

**TROYAUSTEN**

**REAL ESTATE TEAM**

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$4,711,111**

# Welcome to **Sunset Cove**

1622 West Shore Road on Kennisis Lake, Haliburton



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca





Welcome to Sunset Cove! This cottage epitomizes sophisticated lakeside living, boasting breathtaking sunset views over its 970' of waterfront along one of Haliburton's most prestigious lakes. Set on 16 acres at the lake's end, it offers ultimate privacy with additional frontage along the channel to the soap pond.

Step inside the sprawling 4,500 square foot cottage, where architectural elegance meets modern comfort. With 5 bedrooms and 3 bathrooms, this home offers ample space for relaxation. From the locally crafted handrails to the high-end finishes throughout, every aspect of the cottage exudes sophistication. The stargazing deck off the primary bedroom, and the winter sunroom provides bespoke spaces for relaxation. A screened porch, complete with a fireplace, guarantees blissful early spring mornings and bug-free summer nights. Throughout the cottage, four propane and wood-burning fireplaces provide warmth and comfort. Amenities such as a sauna, backup generator, in-floor radiant heating, and a sound system ensure a seamless experience of luxury and convenience. An insulated and heated 3 car garage adds to the practical luxury.

Outside, wander scenic walking trails through the forest. Follow a distinct trail above the cottage to a bench for breathtaking lake views, or marvel at the impressive 90-foot rock wall. Indulge in lakeside luxury by the fire pit or enjoy the outdoor shower for a refreshing escape. Situated away from the hustle and bustle of boat traffic, Sunset Cove offers a peaceful environment where you can reconnect with nature. Spend leisurely days canoeing or stand-up paddleboarding or venture out to explore the pristine waters of Kennisis Lake. For added convenience, the vibrant community of Kennisis Lake Marina is just a short distance away, offering a range of amenities including summer entertainment, a snack bar, gas station, and pickleball courts. Immerse yourself in the epitome of luxury lakeside living at Sunset Cove.



## Interior Home Features

Five spacious bedrooms

Three bathrooms

4,500 square feet of architectural excellence

Locally designed and handcrafted handrails

Screened porch complete with a fireplace

Four propane and wood-burning fireplaces

Ultimate relaxation can be found at many points throughout the home from the sauna to the star gazing deck off the primary bedroom

# Exterior Features

Expansive 970 feet of waterfront along Kennisis Lake

Additional frontage along the channel to the Soap Pond

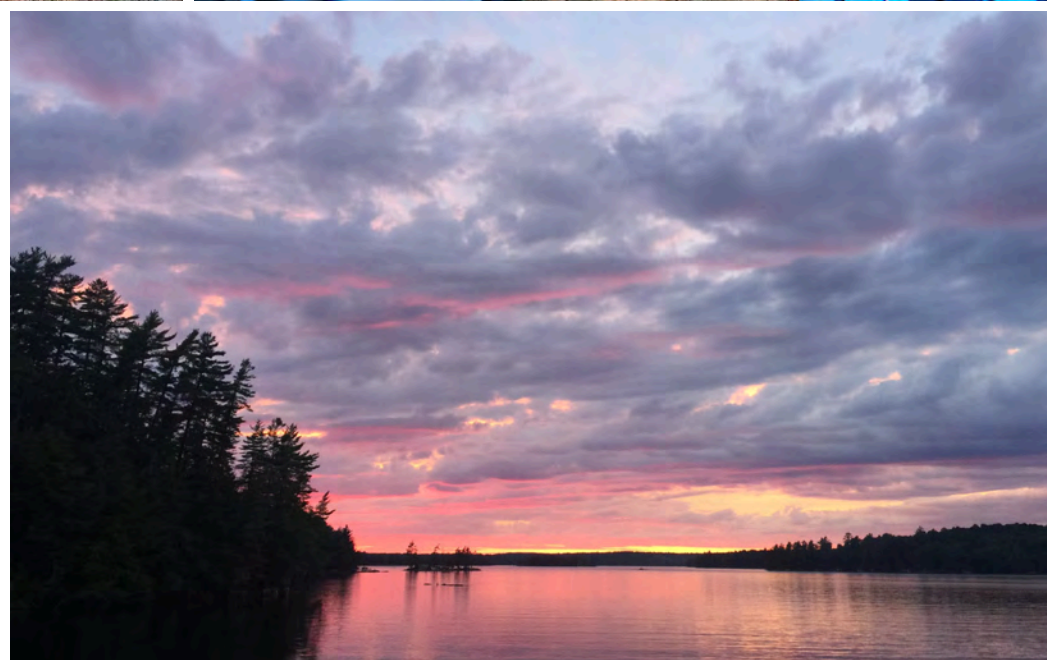
Sprawling across 16 acres with extensive network of walking trails throughout

West facing to capture breathtaking sunsets

Insulated and heated 3 car garage

Close to proximity to the Kennisis Lake Marina

25 Minutes to the Village of Haliburton



# 1622 WEST SHORE Road, Haliburton, Ontario K0M 1S0

Listing

Client Full  
Active / Residential

[1622 WEST SHORE Rd Haliburton](#)

Listing ID: 40576169  
Price: \$4,711,111

## Haliburton/Dysart et al/Guilford Cottage/House



Water Body: **Kennisis Lake**  
Type of Water: **Lake**



	Beds	Baths	Kitch
Lower	2	1	
Main		1	1
Second	3	1	

Beds (AG+BG): **5 (3 + 2)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **4,516**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,816/Plans**  
 BG Fin SF: **1,700/Plans**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$9,050.00/2023**

### Remarks/Directions

**Public Rmks:** Welcome to Sunset Cove! This cottage epitomizes sophisticated lakeside living, boasting breathtaking sunset views over its 970' of waterfront along one of Haliburton's most prestigious lakes. Set on 16 acres at the lake's end, it offers ultimate privacy with additional frontage along the channel to the soap pond. Step inside the sprawling 4,500 square foot cottage, where architectural elegance meets modern comfort. With 5 bedrooms and 3 bathrooms, this home offers ample space for relaxation. From the locally crafted handrails to the high-end finishes throughout, every aspect of the cottage exudes sophistication. The stargazing deck off the primary bedroom, and the winter sunroom provides bespoke spaces for relaxation. A screened porch, complete with a fireplace, guarantees blissful early spring mornings and bug-free summer nights. Throughout the cottage, four propane and wood-burning fireplaces provide warmth and comfort. Amenities such as a sauna, backup generator, in-floor radiant heating, and a sound system ensure a seamless experience of luxury and convenience. An insulated and heated 3 car garage adds to the practical luxury. Outside, wander scenic walking trails through the forest. Follow a distinct trail above the cottage to a bench for breathtaking lake views, or marvel at the impressive 90-foot rock wall. Indulge in lakeside luxury by the fire pit or enjoy the outdoor shower for a refreshing escape. Situated away from the hustle and bustle of boat traffic, Sunset Cove offers a peaceful environment where you can reconnect with nature. Spend leisurely days canoeing or stand-up paddleboarding or venture out to explore the pristine waters of Kennisis Lake. For added convenience, the vibrant community of Kennisis Lake Marina is just a short distance away, offering a range of amenities including summer entertainment, a snack bar, gas station, and pickleball courts. Immerse yourself in the epitome of luxury lakeside living at Sunset Cove.

**Directions:** From Haliburton take Hwy 118 west to West Guilford, County Road 7/Kennisis Lake Road to West Shore Road to #1622

### Waterfront

Waterfront Type: <b>Direct Waterfront</b>	Water View: <b>Direct Water View</b>
Waterfront Features: <b>Beach Front</b>	
Dock Type: <b>Private Docking</b>	Boat House:
Shoreline: <b>Clean, Mixed, Rocky, Sandy, Shallow</b>	Frontage: <b>970.00</b>
Shore Rd Allow: <b>Not Owned</b>	Exposure: <b>North, West</b>
Channel Name:	Island Y/N: <b>No</b>

### Exterior

Exterior Feat: <b>Deck(s), Landscaped, Privacy, Recreational Area, Security Gate, Year Round Living</b>	Roof: <b>Cedar, Metal</b>
Construct. Material: <b>Stone, Wood</b>	Prop Attached: <b>Detached</b>
Shingles Replaced: Foundation: <b>Concrete Block</b>	Apx Age: <b>16-30 Years</b>
Year/Desc/Source: <b>2004/Completed / New/Owner</b>	Rd Acc Fee:
Property Access: <b>Municipal Road, Year Round Road</b>	Winterized: <b>Fully Winterized</b>
Other Structures: <b>Shed, Storage</b>	Garage Spaces: <b>3.0</b>
Garage & Parking: <b>Detached Garage//Outside/Surface/Open//Gravel Driveway</b>	
Parking Spaces: <b>13</b>	Driveway Spaces: <b>10.0</b>
Services: <b>Cell Service, Electricity, High Speed Internet Avail, Telephone</b>	
Water Source: <b>Drilled Well</b>	Water Tmnt: <b>Reverse Osmosis, Water Softener</b>
Water Source: <b>Drilled Well</b>	Sewer: <b>Septic</b>
Lot Size Area/Units: <b>16.000/Acres</b>	Acres Range: <b>10-24.99</b>
Lot Front (Ft): <b>970.00</b>	Acres Rent:
Location: <b>Rural</b>	Lot Depth (Ft):
Area Influences: <b>Arts Centre, Beach, Lake/Pond, Landscaped, Marina, Quiet Area, Skiing, Trails</b>	Lot Shape: <b>Irregular</b>
View: <b>Beach, Forest, Hills, Lake, Skyline, Trees/Woods, Water</b>	Land Lse Fee:
Topography: <b>Hillside, Level, Rocky, Terraced, Wooded/Treed</b>	Retire Com:
Restrictions:	Fronting On: <b>West</b>
	Exposure: <b>North, West</b>

### Interior

Interior Feat: **Built-In Appliances, Ceiling Fans, Central Vacuum, Guest Accommodations, Sauna, Water Heater Owned**  
 Security Feat: **Alarm System**

Basement: **Full Basement**                      Basement Fin: **Fully Finished**  
 Basement Feat: **Walk-Out**  
 Laundry Feat: **In Basement**  
 Cooling: **None**  
 Heating: **Fireplace, Fireplace-Propane, Fireplace-Wood, In-Floor, Radiant, Wood**  
 Fireplace: **4/Propane, Wood**                      FP Stove Op:  
 Under Contract: **Internet, Propane Tank**                      Contract Cost/Mo:  
 Inclusions: **Central Vac, Dishwasher, Dryer, Furniture, Hot Water Tank Owned, Refrigerator, Washer, Other**  
 Add Inclusions: **Generac Generator**  
 Exclusions: **Artwork, Personal Items**

Property Information

Common Elem Fee: <b>No</b> Legal Desc: <b>PT LT 8 CON 12 GUILFORD PT 1 19R7383 EXCEPT MRO LYING UNDERNEATH PT 1 19R7383; DYSART ET AL</b> Zoning: <b>SR</b> Assess Val/Year: <b>\$1,284,000/2024</b> PIN: <b>391370202</b> ROLL: <b>462404100075725</b> Possession/Date: <b>Flexible/</b>	Local Improvements Fee: Survey: <b>Available/ 2002</b> Hold Over Days: Occupant Type: <b>Owner</b> Deposit: <b>min 5%</b>
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Brokerage Information

List Date: **04/25/2024**  
 List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Troy Austen, Salesperson  
 Date Prepared: 04/25/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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Rooms

**Listing ID: 40576169**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	13' 0" X 10' 0"	3.96 X 3.05	
Mud Room	Main	11' 2" X 6' 10"	3.40 X 2.08	
Living Room	Main	25' 0" X 19' 0"	7.62 X 5.79	
Kitchen/Dining Room	Main	24' 4" X 18' 9"	7.42 X 5.72	
Den	Main	17' 9" X 13' 5"	5.41 X 4.09	
Pantry	Main	13' 7" X 6' 5"	4.14 X 1.96	
Desc: Office & Pantry combined				
Bathroom	Main	6' 8" X 4' 10"	2.03 X 1.47	2-Piece
Sunroom	Main	16' 0" X 16' 0"	4.88 X 4.88	
Bathroom	Second	14' 6" X 8' 7"	4.42 X 2.62	5+ Piece
Bedroom Primary	Second	16' 11" X 13' 5"	5.16 X 4.09	
Bedroom	Second	12' 3" X 11' 5"	3.73 X 3.48	
Bedroom	Second	13' 7" X 13' 4"	4.14 X 4.06	
Bedroom	Lower	17' 10" X 10' 0"	5.44 X 3.05	
Bedroom	Lower	12' 6" X 10' 3"	3.81 X 3.12	
Bathroom	Lower	8' 10" X 5' 10"	2.69 X 1.78	3-Piece
Sauna	Lower	9' 0" X 7' 0"	2.74 X 2.13	
Family Room	Lower	23' 0" X 19' 0"	7.01 X 5.79	
Laundry	Lower	14' 3" X 11' 0"	4.34 X 3.35	
Desc: Laundry & Utility				
Gym	Lower	17' 10" X 12' 11"	5.44 X 3.94	

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# Chattels

## Included

- Turn-Key!
  - Everything included except for listed exclusion

## Excluded

- Artwork
- Personal Items



Seller



Buyer



# Additional Information

- Propane supplier – Budget
- Propane Cost – \$3000 to \$5000 per year
- Wood – obtained from the property
- Internet Provider – Bell and Starlink
- Cell Service – yes intermittent
- Septic Installed 2004
  - Pump system upgraded 2018
  - Last pumped 2022, pumped yearly
- Well Installed 2004
- Water system - Yes
- Winterized - Yes
  - To winterize yearly: Turn off outside taps and take down outside shower head
- Age of Roof - Steel Installed 2004
- Garage Construction 2010 Lakeside Storage 2014
- Insurance Company – TD
- Municipal year round road
- Driveway Plowing Cost \$800 per season
- Indoor Sauna
- In floor radiant heat on all 3 levels
- Back up battery for the boiler
- HVAC, humidification system.
- Garbage compactor
- Climbing wall in garage and natural rock wall outside
- Back up generator
- Walking trails throughout property
- 1200 sq ft 3 car garage heated
- Outdoor shower



**SITE INSPECTION REPORT FOR A SEWAGE SYSTEM PERMIT**

FILE NUMBER

*Attestation sketch - original permit applies*

*Ge-5-03*

Page 2 of 2

Owner \_\_\_\_\_ Date *June 12/03*

County/City/Twp. \_\_\_\_\_ Lot# \_\_\_\_\_ Conc.# \_\_\_\_\_

Plan # \_\_\_\_\_ Sub Lot # \_\_\_\_\_ Roll # \_\_\_\_\_ Emergency # 911 \_\_\_\_\_

**1. Assessment of Property**

- a) Surface drainage: good fair poor
- b) Slope of ground: level gradual steep
- c) Clearances (horiz.): satisfactory unsatisfactory
- d) Percolation rate: \_\_\_\_\_ min./cm. Measured  Estimated

**2. Decision: On the basis of your application the property is:**

- a) Acceptable if system is installed as outlined in item 3 below
- b) Not acceptable; Reason recorded under item 3

An applicant may appeal a decision by writing to:  
The Building Code Commission  
777 Bay St. 2nd Floor, Toronto, Ontario, M5G 2E5

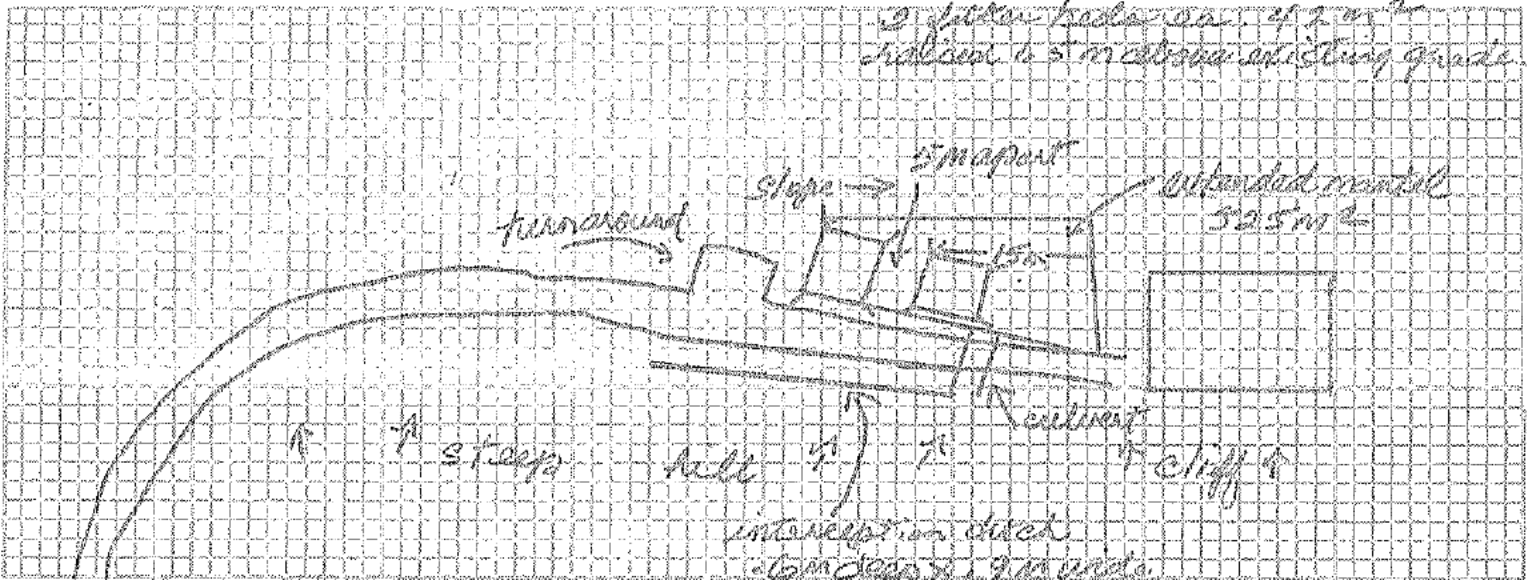
Soil Condition	
Depth (metres)	Soil Type
0 _____	
0.5 _____	
1.0 _____	
1.5 _____	
Show rock elevation	
Show water table _____ W	

**3. Requirements of Sewage System:**

- a) Working capacity of Septic Tank: \_\_\_\_\_ litres Holding Tank: \_\_\_\_\_ litres
- b) Length of absorption trench required \_\_\_\_\_ metres. c) Filter bed area \_\_\_\_\_ sq.m.; contact area \_\_\_\_\_ sq.m.
- d) Size of system is based on \_\_\_\_\_ bedrooms and / or \_\_\_\_\_ fixture units. Commercial details \_\_\_\_\_  
Area of Building: \_\_\_\_\_ m<sup>2</sup>
- e) Proposed layout of sewage system, as below  or, as per attached drawing(s)

**IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION**

4. Registered under Ontario New Home Warranties Plan Act. - YES  NO



NOTES: 1) If a reserve area is indicated in the above-mentioned comments / drawings, this area must be retained free of structures for the installation of a replacement tile bed, when required.  
2) It is an offence to use a system without a Permit. In order to issue a Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3.

Inspected and Recommended by *B. Colpitts*  
(Appointed Inspector - Part 8)

Date *June 12/03* Issued *[Signature]*  
(Designated Sewage Inspector - Part 8)

- OFFICES:**
- 200 Rose Glen Rd., Port Hope, Ontario L1A 3V6
  - 22 Doxsee Ave. S., Campbellford, Ontario K0L 1L0
  - 35 Alice St., Brighton, Ontario K0K 1H0
  - Hwy. #118, Halliburton, Ontario K0M 1S0
  - 108 Angeline St. S., Lindsay, Ontario K9V 3L5
- PHONE (905) 885-9100
  - PHONE (705) 653-1550
  - PHONE (613) 475-0933
  - PHONE (705) 457-1391
  - PHONE (705) 324-3569



# SITE INSPECTION REPORT FOR A SEWAGE SYSTEM PERMIT

FILE NUMBER

GU-5-03

Page 1 of 2

Owner \_\_\_\_\_ Date May 5/03

County/City/Twp. Brillford Lot# 8 Conc.# 12

Plan # \_\_\_\_\_ Sub Lot # \_\_\_\_\_ Roll # 4624060 Emergency # 911 \_\_\_\_\_  
0000148000000

### 1. Assessment of Property

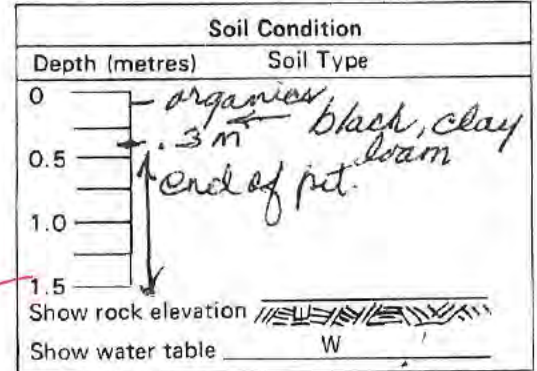
- a) Surface drainage: good fair poor
- b) Slope of ground: level gradual steep
- c) Clearances (horiz.): satisfactory unsatisfactory
- d) Percolation rate: 25-30 min./cm. Measured  Estimated

### 2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outlined in item 3 below
- b) Not acceptable; Reason recorded under item 3

An applicant may appeal a decision by writing to:  
The Building Code Commission  
777 Bay St. 2nd Floor, Toronto, Ontario, M5G 2E5

*Copy*



### 3. Requirements of Sewage System:

- a) Working capacity of Septic Tank 8400 litres Holding Tank: N/A litres
- b) Length of absorption trench required \_\_\_\_\_ metres. c) Filter bed area 84 sq.m.; contact area 136 sq.m.
- d) Size of system is based on 5 bedrooms and / or 21 fixture units. Commercial details \_\_\_\_\_  
Area of Building: 363 m<sup>2</sup>
- e) Proposed layout of sewage system, as below  or, as per attached drawing(s)

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

4. Registered under Ontario New Home Warranties Plan Act. - YES  NO

1. Ensure compliance w/ OBC, including additional setback of 2.4m added to all minimums.
2. Filter bed to be centered on test pit on high ground back 60+m towards W. sh. drive from turnaround area on lower side of drive.
3. Additional fill required to stabilize raised filter bed and create 4:1 mantle.
4. Specification sheet required for effluent pumps & alarm.
5. Aggregate sheet required for filter sand.
6. Filter bed to be raised 1.2 m above existing grade.
7. Filter bed to be split in two to create 2 beds each of 42m<sup>2</sup> with 68m<sup>2</sup> contact areas separated by 10m from each other.
8. Distribution box required to ensure each bed receives equal dose.

NOTES: 1) If a reserve area is indicated in the above-mentioned comments / drawings, this area must be retained free of structures for the installation of a replacement tile bed, when required.  
2) It is an offence to use a system without a Permit. In order to issue a Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3.

Inspected and Recommended by B. Colpith  
(Appointed Inspector - Part B)  
Date May 5/03.

Issued Tom Ullman  
(Designated Sewage Inspector - Part B)

OFFICES:

200 Rose Glen Rd., Port Hope, Ontario L1A 3V6	PHONE (905) 885-9100 <input type="checkbox"/>
22 Doxsee Ave. S., Campbellford, Ontario K0L 1L0	PHONE (705) 653-1550 <input type="checkbox"/>
35 Alice St., Brighton, Ontario K0K 1H0	PHONE (613) 475-0933 <input type="checkbox"/>
Hwy. #118, Haliburton, Ontario K0M 1S0	PHONE (705) 457-1391 <input type="checkbox"/>
	PHONE (705) 324-3569 <input type="checkbox"/>



**Electrical  
Safety  
Authority**

PO Box 24143 Pinebush Postal Outlet, Cambridge, ON, N1P 8E6

For inquiries:

TOLL FREE TEL: 1-800-369-7535

TOLL FREE FAX: 1-800-369-7445

www.esainspection.net

## Certificate of Inspection - ACP

JBK ELECTRIC  
RR 1, PO BOX 81  
HALIBURTON ON K0M 1S0

NOTICE DATE: February 28, 2004  
NOTIFICATION #: 10859816  
PRINT DATE: February 28, 2004  
CUSTOMER ID: 1499  
ACP #: C-R0396

Re:

WESTSHORE DR  
L8  
C12  
GUILFORD TWP ON

HEREBY GIVES NOTICE THAT THE ELECTRICAL INSPECTION FOR THE INSTALLATION (OR  
PART OF INSTALLATION) DESCRIBED HERE ON HAS BEEN DEEMED INSPECTED

1 NEW RESIDENTIAL 200A  
NEW RESIDENTIAL < = 200A



PO Box 24143 Pinebush Postal Outlet, Cambridge, ON , N1R 8E6  
For inquiries:  
TOLL FREE TEL.: 1-800-369-7535 TOLL FREE FAX: 1-800-369-7542

www.esainspection.net

## Certificate of Inspection

JBK ELECTRIC  
RR 1, PO BOX 81  
HALIBURTON ON K0M 1S0

NOTICE DATE: March 04, 2004  
NOTIFICATION #: 10908929  
PRINT DATE: March 04, 2004  
CUSTOMER ID: 1499  
ACP #: C-R0396

Re:

L8 WESTSHORE DR  
L8  
C12  
GUILFORD TWP ON

HEREBY GIVES NOTICE THAT THE ELECTRICAL INSPECTION FOR THE INSTALLATION  
(OR PART OF INSTALLATION) DESCRIBED HEREON HAS BEEN COMPLETED

1 UG PRIMARY TRENCH INSPECTION  
UNDERGROUND LINE (TRENCH)

# 1622 West Shore Road, Kennisis Lake



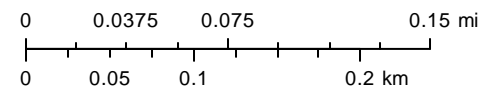
April 17, 2023

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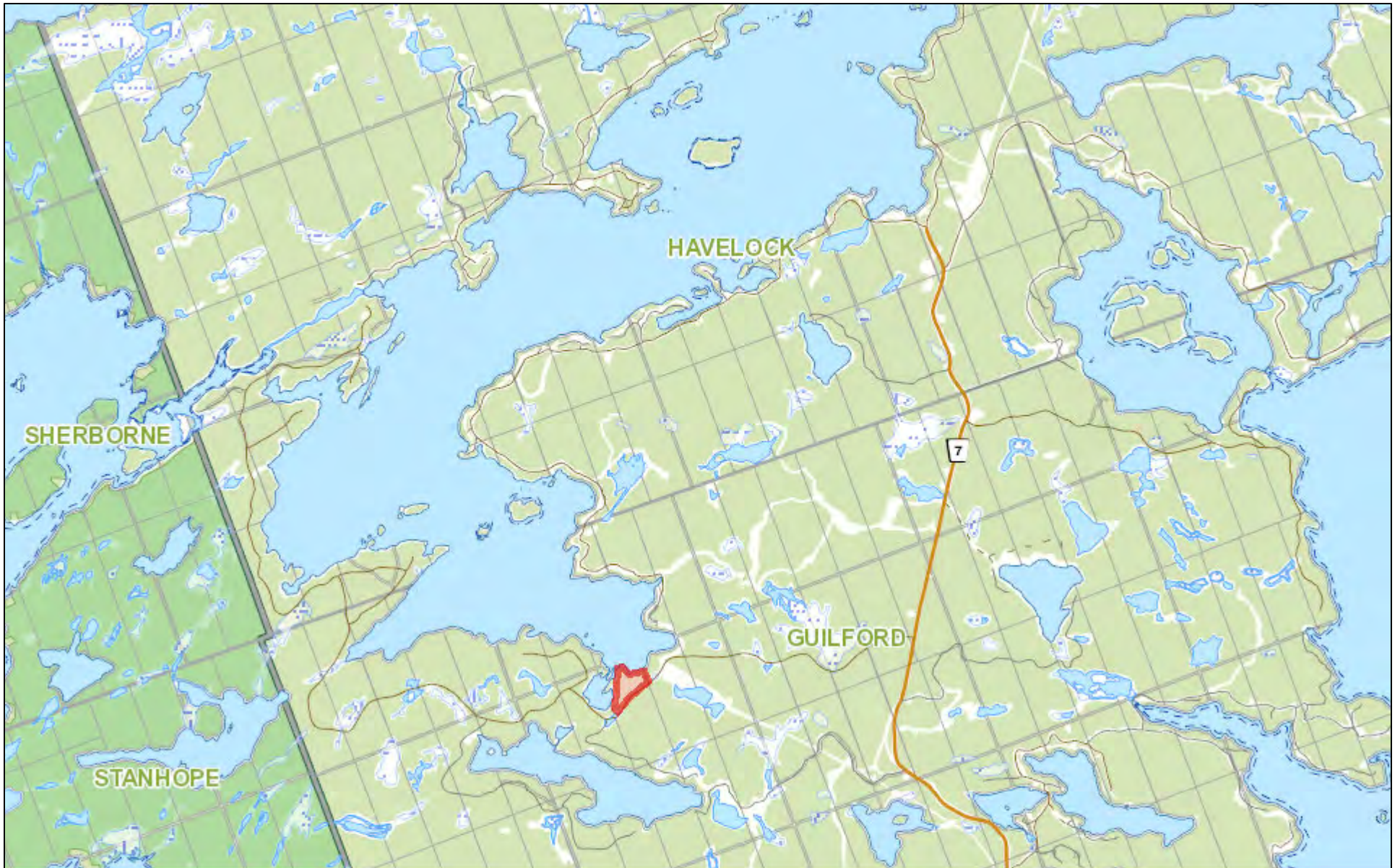
Published by the County of Haliburton, 2022.



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# 1622 West Shore Road, Kennisis Lake



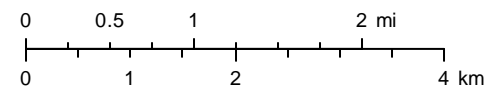
April 17, 2023

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Published by the County of Haliburton, 2022.



1:72,224



PLAN OF SURVEY OF  
**PART OF LOT 8, CONCESSION 12**  
**GEOGRAPHIC TOWNSHIP OF GUILFORD**  
**MUNICIPALITY OF DYSART et al**  
**COUNTY OF HALIBURTON**  
**PAUL WILSON O.L.S.**  
 2002

100 50 0 100 200 300 FEET  
 SCALE : 1 INCH = 100 FEET

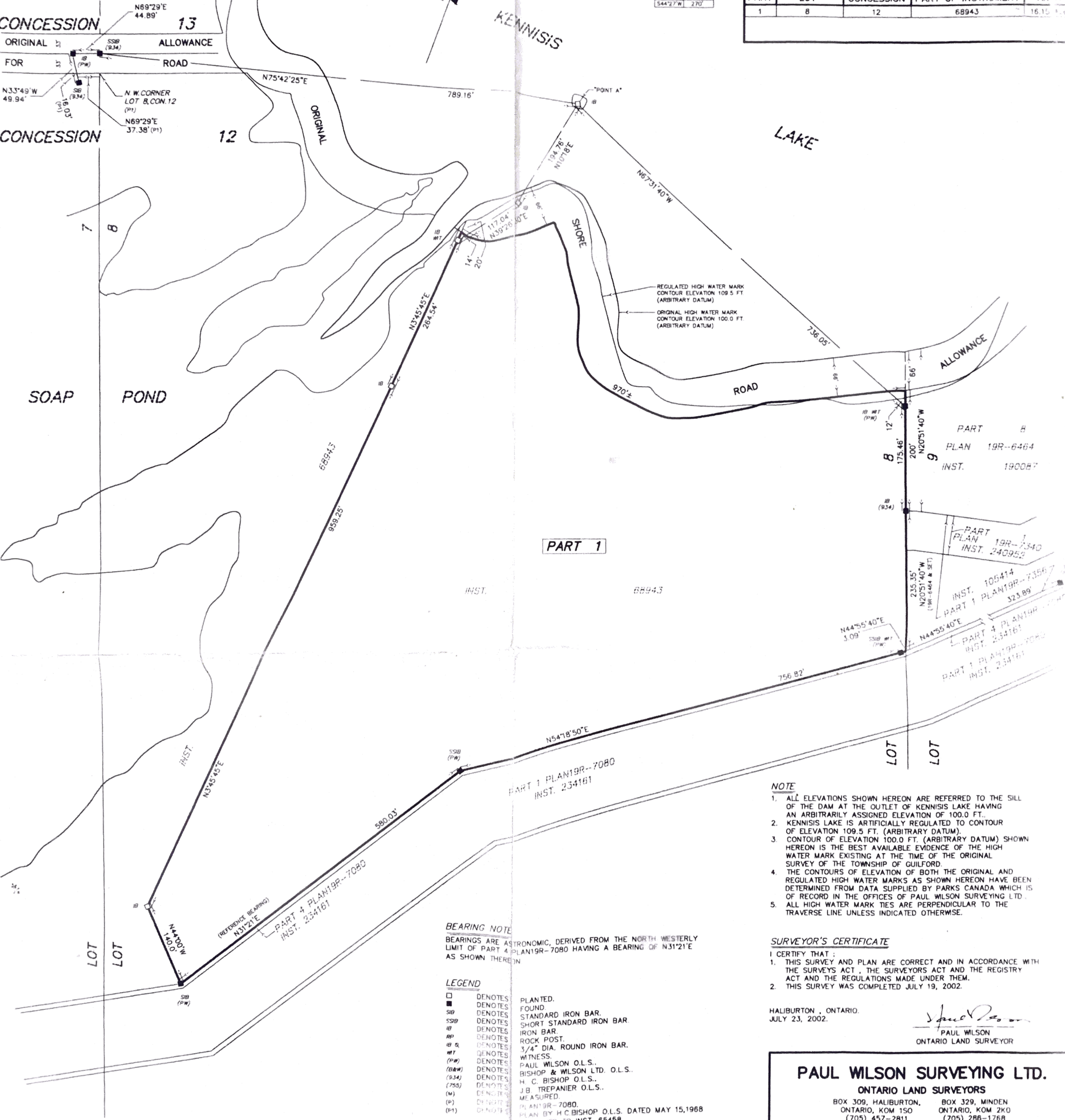
REGULATED HIGH WATER MARK TIES FROM "POINT A"		ORIGINAL HIGH WATER MARK TIES FROM "POINT A"	
BEARING	DISTANCE	BEARING	DISTANCE
S62°50'	67.3	S71°22'	64.6
S62°14'	63.5	S61°42'	56.4
S55°17'	60.4	S58°14'	52.7
S50°17'	57.3	S51°57'	51.3
S45°14'	55.1	S45°19'	49.0
S38°34'	52.0	S40°22'	48.2
S35°58'	49.8	S36°40'	45.4
S34°59'	48.2	S34°46'	40.9
S32°58'	46.6	S32°09'	34.5
S27°33'	33.3	S31°37'	26.2
S27°22'	29.4	S31°53'	22.6
S28°13'	25.4	S29°00'	15.3
S24°54'	17.7	S17°01'	14.0
S19°37'	15.1	S18°18'	13.5
S5°22'	13.7	S24°45'W	24.8
S3°57'W	15.6	S32°47'W	29.0
S10°03'W	17.7	S37°03'W	22.1
		S44°27'W	27.0

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT  
 August 14, 2002  
 DATE  
 PAUL WILSON

**PLAN 19R-7383**  
 RECEIVED AND DEPOSITED  
 August 14, 2002  
 A JOHNSTON Report  
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (No. 19)

IMPERIAL: DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

SCHEDULE				
PART	LOT	CONCESSION	PART OF INSTRUMENT	AR. A.
1	8	12	68943	16.15



**BEARING NOTE**  
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTH WESTERLY LIMIT OF PART 4 PLAN 19R-7080 HAVING A BEARING OF N31°21'E AS SHOWN THEREON

- LEGEND**
- DENOTES PLANTED.
  - DENOTES FOUND.
  - SID DENOTES STANDARD IRON BAR.
  - SSIB DENOTES SHORT STANDARD IRON BAR.
  - IB DENOTES IRON BAR.
  - RP DENOTES ROCK POST.
  - IB 3/4" DENOTES 3/4" DIA. ROUND IRON BAR.
  - WT DENOTES WITNESS.
  - (PW) DENOTES PAUL WILSON O.L.S.
  - (B&W) DENOTES BISHOP & WILSON LTD. O.L.S.
  - (934) DENOTES H. C. BISHOP O.L.S.
  - (755) DENOTES J.B. TREPANIER O.L.S.
  - (M) DENOTES MEASURED.
  - (P) DENOTES PLAN 19R-7080.
  - (P1) DENOTES PLAN BY H.C. BISHOP O.L.S. DATED MAY 15, 1968 ATTACHED TO INST. 65458.

- NOTE**
- ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE OUTLET OF KENNIS LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 FT.
  - KENNIS LAKE IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 109.5 FT. (ARBITRARY DATUM).
  - CONTOUR OF ELEVATION 100.0 FT. (ARBITRARY DATUM) SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF GUILFORD.
  - THE CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED HIGH WATER MARKS AS SHOWN HEREON HAVE BEEN DETERMINED FROM DATA SUPPLIED BY PARKS CANADA WHICH IS OF RECORD IN THE OFFICES OF PAUL WILSON SURVEYING LTD.
  - ALL HIGH WATER MARK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THIS SURVEY WAS COMPLETED JULY 19, 2002.

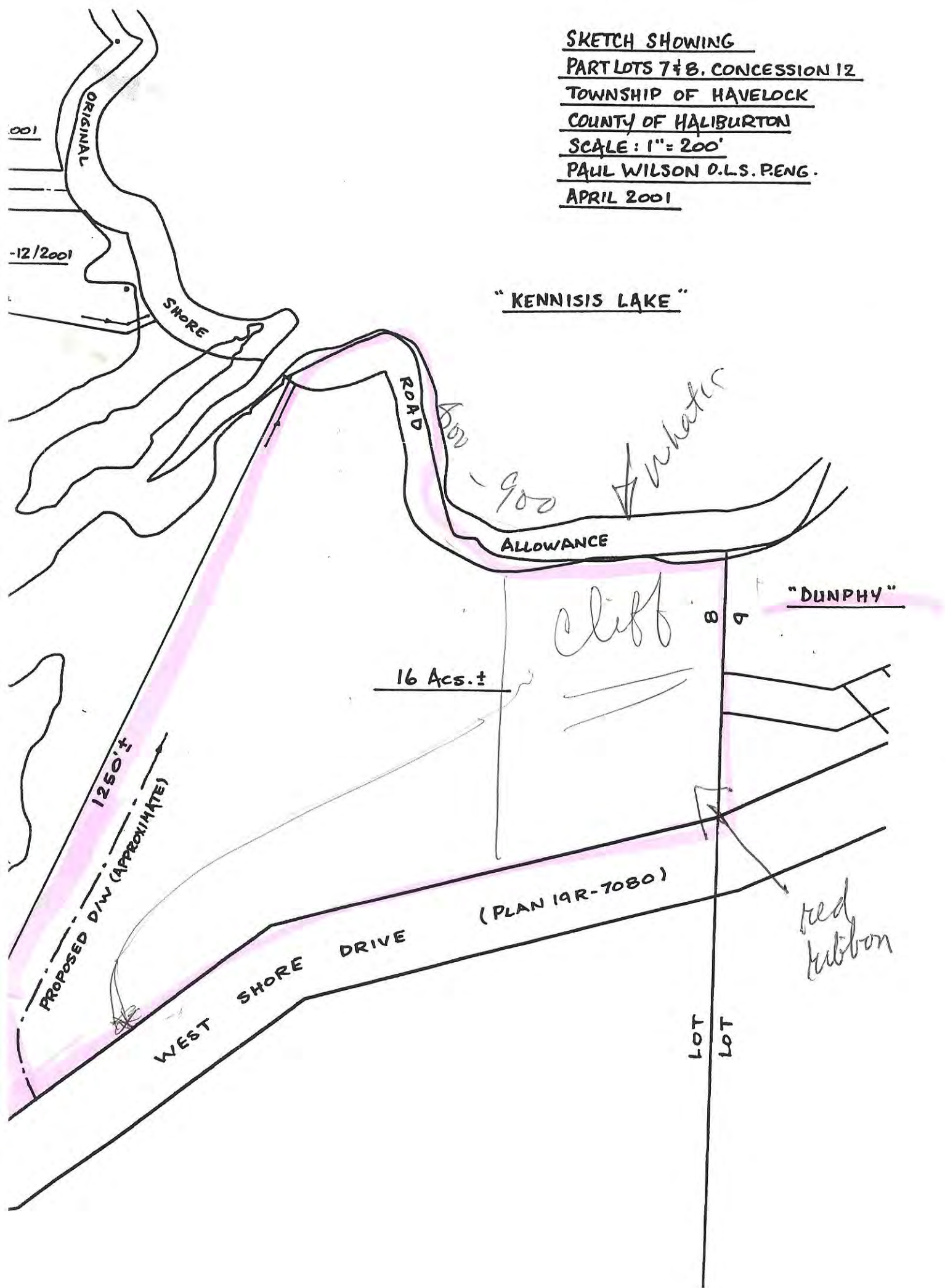
HALIBURTON, ONTARIO.  
 JULY 23, 2002.

PAUL WILSON  
 ONTARIO LAND SURVEYOR

**PAUL WILSON SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 BOX 309, HALIBURTON, ONTARIO, K0M 2K0 (705) 457-2811  
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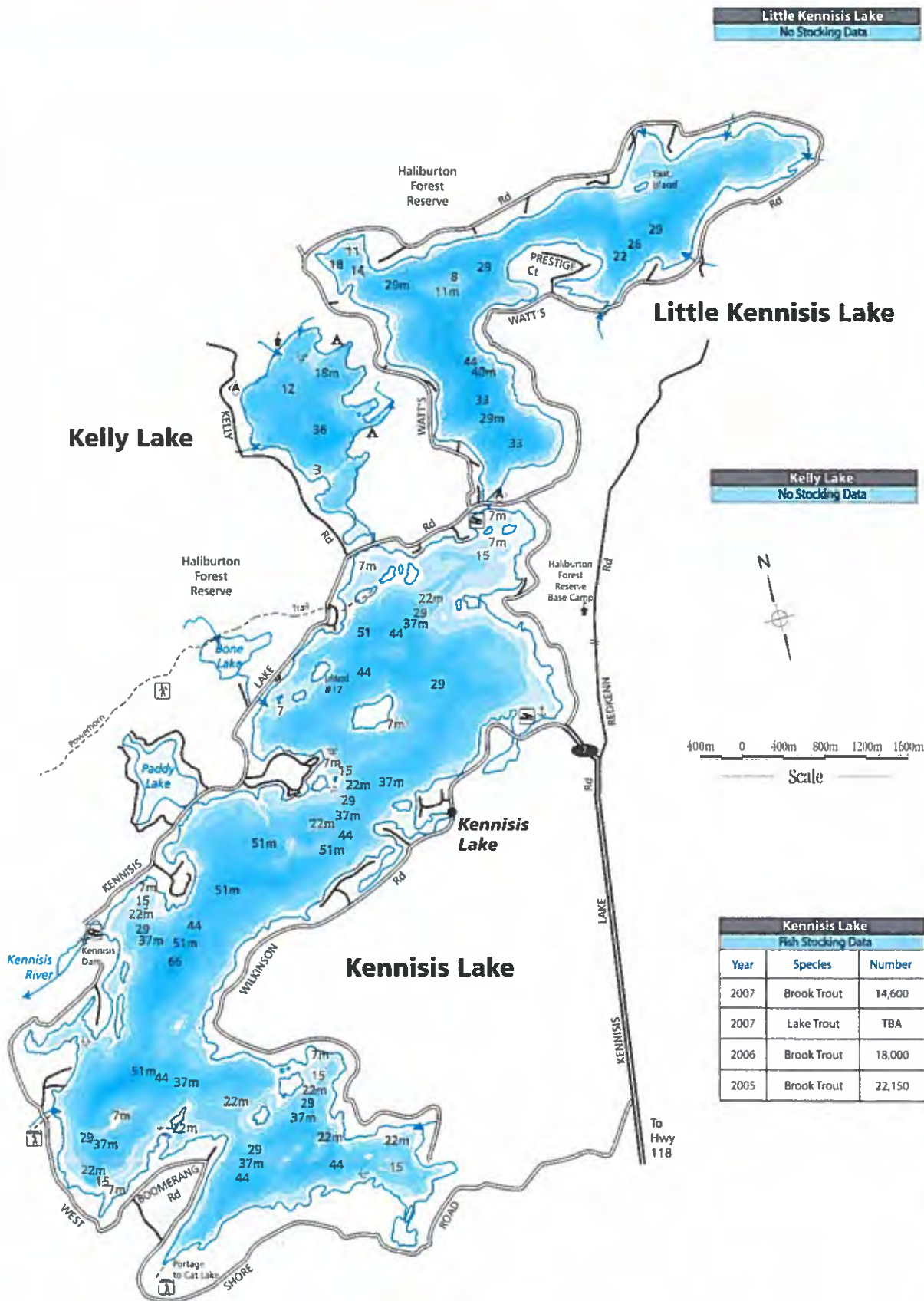
SKETCH SHOWING  
PART LOTS 7 & 8, CONCESSION 12  
TOWNSHIP OF HAVELOCK  
COUNTY OF HALIBURTON  
SCALE: 1" = 200'  
PAUL WILSON O.L.S. P.E.N.G.  
APRIL 2001







# Kennisis & Kelly Lakes



**Little Kennisis Lake**  
No Stocking Data

Elevation: 374 m (1,227 ft)  
Surface Area: 18 ha (44.5 ac)  
Mean Depth: 18.3 m (60 ft)  
Max Depth: 43.9 m (144 ft)  
Way Point: 78° 36' 00" Lon - W 45° 15' 00" Lat - N

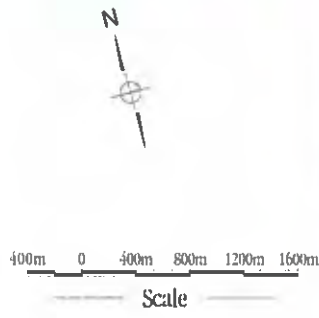
**Kelly Lake**  
No Stocking Data

Elevation: 369 m (1,230 ft)  
Surface Area: 99 ha (244 ft)  
Mean Depth: 10.8 m (36.2 ft)  
Max Depth: 35.1 m (117 ft)  
Way Point: 78° 37' 00" Lon - W 45° 15' 00" Lat - N

**Kennisis Lake**  
Fish Stocking Data

Year	Species	Number
2007	Brook Trout	14,600
2007	Lake Trout	TBA
2006	Brook Trout	18,000
2005	Brook Trout	22,150

Elevation: 364 m (1,213 ft)  
Surface Area: 1,417 ha (3,502 ft)  
Mean Depth: 23.1 m (77.1 ft)  
Max Depth: 66.9 m (223 ft)  
Way Point: 78° 38' 00" Lon - W 45° 13' 00" Lat - N





# Kennisis & Kelly Lakes

### Area Indicator



### Directions



Kennisis Lake is one of the larger lakes in the region and sits in a corner between the Leslie M Frost Centre and the Haliburton Forest Reserve. From Haliburton, follow Highway 118 west to the Kennisis Lake Road (County Road 7). Kennisis Lake Road leads to the southern shore of the lake where the first of the three boat launch areas can be found. The second launch site lies along the northeast end of the lake and an additional access can be found at the Kennisis Lake Dam on the northwest shore of the lake.

To the north, Kelly Lake can be accessed off Kelly Road from North Kennisis Drive. North Kennisis Drive branches off the Kennisis Lake Road (County Road 7) near the Haliburton Forest Reserve front gate. Permits are required to access the lake and can be picked up at the gate.

To reach Little Kennisis Lake, take the Kennisis Lake Road (County Road 7) north to the Haliburton Forest Reserve main gate. The gatehouse attendant can direct you to the lake.

### Facilities



Along with the three access areas, there are a number of rental cottages and other privately run accommodations available on Kennisis Lake. Kelly lake is much more rustic, with a cartop boat launch and rustic hike-in or boat access camping areas are found on the east side of the lake. For more plush accommodations, the reserve does rent cabins on the lake. Little Kennisis also lies in the reserve but is home to many private cottages that may be available for rent.

The Haliburton Forest Reserve is a year round outdoor recreation area that includes a main lodge and cabin accommodations, a general store and rustic camping. Drive-in access camping is available in a number of areas around the reserve. Check out [www.haliburtonforest.com](http://www.haliburtonforest.com) for more information on the Haliburton Forest.

### Fishing



Kennisis Lake is a big lake that forms the hub of a series of great fishing and recreational lakes in and around the Haliburton Forest Reserve. On the north end of the big lake, both Kelly and Little Kennisis are connected by short channels. Of the three, Kennisis is the most popular with a number of camps and cottages dotting the shoreline.

Kennisis Lake is a deep lake that provide great habitat for lake trout. These naturally reproducing fish have been known to reach up to 75 cm (30 in). Ice fishing is quite popular and is perhaps the most successful lake trout angling method on this lake. During the open water season, success drops significantly, although trolling over one of the many mid water humps can produce results.

In recent years, brook trout have been heavily stocked into the lake. For added success, springtime or late fall can definitely increase your catch rates for brook trout. Brookies have been known to be quite aggressive at these times of year and can be readily caught by casting towards shore with small spinners or flies. Bobber fishing with a hook and worm can also work well.

Fishing success on Kennisis is fair for smallmouth bass that average 0.5-1 kg (1-2 lbs) in size and can be found larger. Working shoreline structure is the best method to find smallmouth bass. However, in the summer smallmouth can be found around the 7 m (23 ft) shoals that are found around the lake.

Nearby Kelly Lake is like stepping into a different world. It is much less developed and provides a more secluded fishing experience. The lake is remarkably clear, with visibility up to 9 m (29 ft), and home to lake trout, as well as bass. The bulk of the lake trout action occurs as soon as the season opens in mid May. Trolling with bright coloured spoons or spinners seems to work quite well for the lake trout in both lakes.

During the summer months, lake trout are very difficult to find and fishing is much better for smallmouth bass. Anglers should focus their efforts along shore structure, especially off rocky points. In the northeastern end of the lake, there is a rock pile that regularly attracts smallmouth.

Little Kennisis Lake is one of the more popular and developed lakes within the Haliburton Forest, although the fishing remains steady. For consistent action, anglers are best to focus their attention on smallmouth bass. Smallmouth provide fair fishing much of the time for average sized bass. The shoreline weed areas and rock structure provide good habitat for bass in the spring and for smaller bass year round.

However, larger smallmouth tend to head for deeper water in the summer and the shallow area in the northwest part of the lake is the better fishing areas for the bigger fish. Try working jigs and deep running spinners to find these scrappy fish. Trolling with the aid of a downrigger is a different way of fishing for big smallmouth. While it is not the most popular means of fishing, it is catching on, especially as more and more people are having success snagging bigger fish. The lake has a rather steep drop-off, which means that you will probably have good success trolling around the edge of the lake, too. A fish finder is very helpful in finding the transient smallmouth.

A natural population of lake trout also remains in Little Kennisis Lake, and they can reach some nice sizes. Lakers can be found up to 75 cm (30 in) on occasion, but average much smaller. While winter and spring fishing is more productive, open water trolling is the most popular method of angling for these trout. Flashy spoons, trolled in the deeper portions of the lake should increase the chance of hooking into one of these lake trout in the summer months.

In order to protect lake trout stocks, Kelly Lake is part of the winter/spring fishing sanctuary period. Please practice catch and release for these highly sought after sportfish.

### Other Options



**Cat Lake** and **Blackcat Lake** are two scenic Frost Centre Lakes can be found via portage from the southwestern shore of Kennisis Lake. Both smaller lakes offer interior rustic camping and are stocked periodically with brook trout.

Next to Little Kennisis Lake, **Wolf Lake** and **Dog Lake** are fine alternatives on slow days. Wolf Lake has been stocked with splake and is home to a population of smallmouth bass. Dog Lake is a more remote lake than Wolf Lake and is stocked periodically with brook trout.