

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



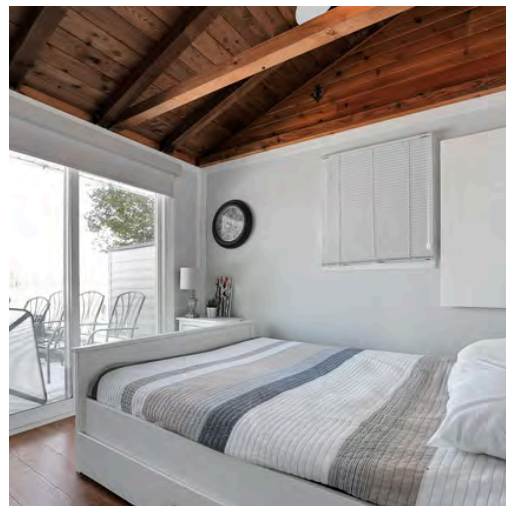
**\$659,000**

*Welcome to* 1024 Quail Run Lane

on Horseshoe Lake, Minden Hills



*Troy Austen*  
Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca





Enjoy lake life on sought-after Horseshoe Lake, part of a desirable 2-lake chain with boating access to Mountain Lake. Centrally located just 10 minutes to Minden, 15 minutes to Haliburton, and only 2 minutes from Blairhampton Golf Course, this fully renovated 3-season cottage is the perfect retreat or weekend getaway. Set on a flat, level lot with a child-friendly beach area and sunset views, the property offers easy access to the water and outdoor enjoyment for all ages. The approximately 800 sq ft interior features an open-concept layout with 3 bedrooms, 1 bathroom, and a bright, modern finish throughout. Fully updated from top to bottom, there's nothing left to do but move in and start enjoying the lake.

## Property Client Full

1024 Quail Run Lane, Minden Hills, Ontario K0M 2K0

Listing

**1024 Quail Run Lane Minden Hills**

**Active / Residential Freehold / Cottage**

**MLS®#: X12084081**

**List Price: \$659,000**

**New Listing**



### Haliburton/Minden Hills/Minden

Tax Amt/Yr: **\$2,457.27/2024** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PT LT 14 CON 6 MINDEN AS IN H145295; T/W H145295 TOWNSHIP OF MINDEN HILLS**

Style: **Bungalow** Rooms Rooms+: **7+0**  
Fractional Ownership: **BR BR+: 3(3+0)**  
Assignment: **Baths (F+H): 1(1+0)**  
Link: **SF Range: 700-1100**  
Storeys: **1.0** SF Source:  
Lot Irreg: **Lot Acres:**  
Lot Front: **43.00** Fronting On: **N**  
Lot Depth: **255.90**  
Lot Size Code: **Feet**  
Zoning: **SR**  
Dir/Cross St: **Duck Lake Road**

PIN #: **391940536**  
Holdover: **60**  
Possession: **Flexible**

ARN #: **461603100036300** Contact After Exp: **No**  
Possession Date:

Kitch Kitch + **1 (1+0)**  
Island YN: **No**  
Fam Rm: **No/None**  
Basement: **Yes**  
Fireplace/Stv: **Living Room, Wood Stove**  
Fireplace Feat: **Water Heater Owned**  
Interior Feat: **Electric, Heat Pump**  
Heat: **Yes/Wall Unit**  
A/C: **No**  
Central Vac: **No**  
Property Feat: **Lake Access**  
Exterior Feat: **Deck, Seasonal Living**  
Roof: **Asphalt Shingle**  
Foundation: **Block, Piers**  
Soil Type:  
Alternate Power: **None**  
Water Name: **Horseshoe Lake**  
Waterfront Y/N: **Yes**  
Water Struct: **Beachfront, Dock**  
Water Features: **Under Contract:**  
Access To Property: **Yr Rnd Private Rd**  
Shoreline: **Hard Bottom, Sandy**  
Shoreline Road Allowance: **Not Owned**  
Docking Type: **Private**  
View: **Lake**

Exterior: **Vinyl Siding**  
Drive: **Private**  
Garage: **No**  
Gar/Gar Spcs: **None/0.0**  
Drive Pk Spcs: **4.00**  
Tot Pk Spcs: **4.00**  
Pool: **None**  
Room Size:  
Rural Services: **Electrical, Internet High Speed**  
Security Feat:

Water: **Other**  
Water Inc: **Lake/River**  
Water Meter:  
Waterfront Feat: **Beachfront, Dock**  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features:  
Winterized: **No**

Waterfront: **Direct**  
Easements/Restr: **Unknown**

Waterfront Frontage (M): **13.10**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**  
Lot Shape:

Channel Name:  
Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Enjoy lake life on sought-after Horseshoe Lake, part of a desirable 2-lake chain with boating access to Mountain Lake. Centrally located just 10 minutes to Minden, 15 minutes to Haliburton, and only 2 minutes from Blairhampton Golf Course, this fully renovated 3-season cottage is the perfect retreat or weekend getaway. Set on a flat, level lot with a child-friendly beach area and sunset views, the property offers easy access to the water and outdoor enjoyment for all ages. The approximately 800 sq ft interior features an open-concept layout with 3 bedrooms, 1 bathroom, and a bright, modern finish throughout. Fully updated from top to bottom, there's nothing left to do but move in and start enjoying the lake.**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

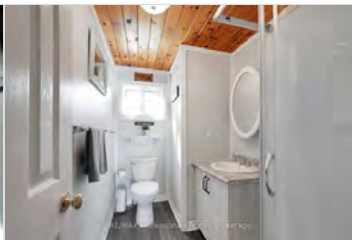
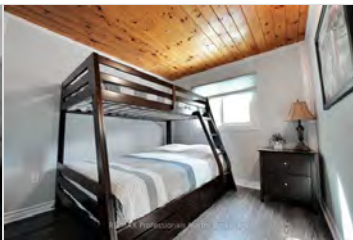
Date Prepared: **04/15/2025**

Photos

**MLS®#: X12084081**

**1024 Quail Run Lane, Minden Hills, Ontario K0M 2K0**







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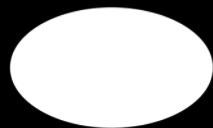
# Chattels

## Included

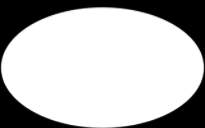
- As viewed except for noted exclusions

## Excluded

- Personal Items
- Deck box



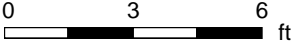
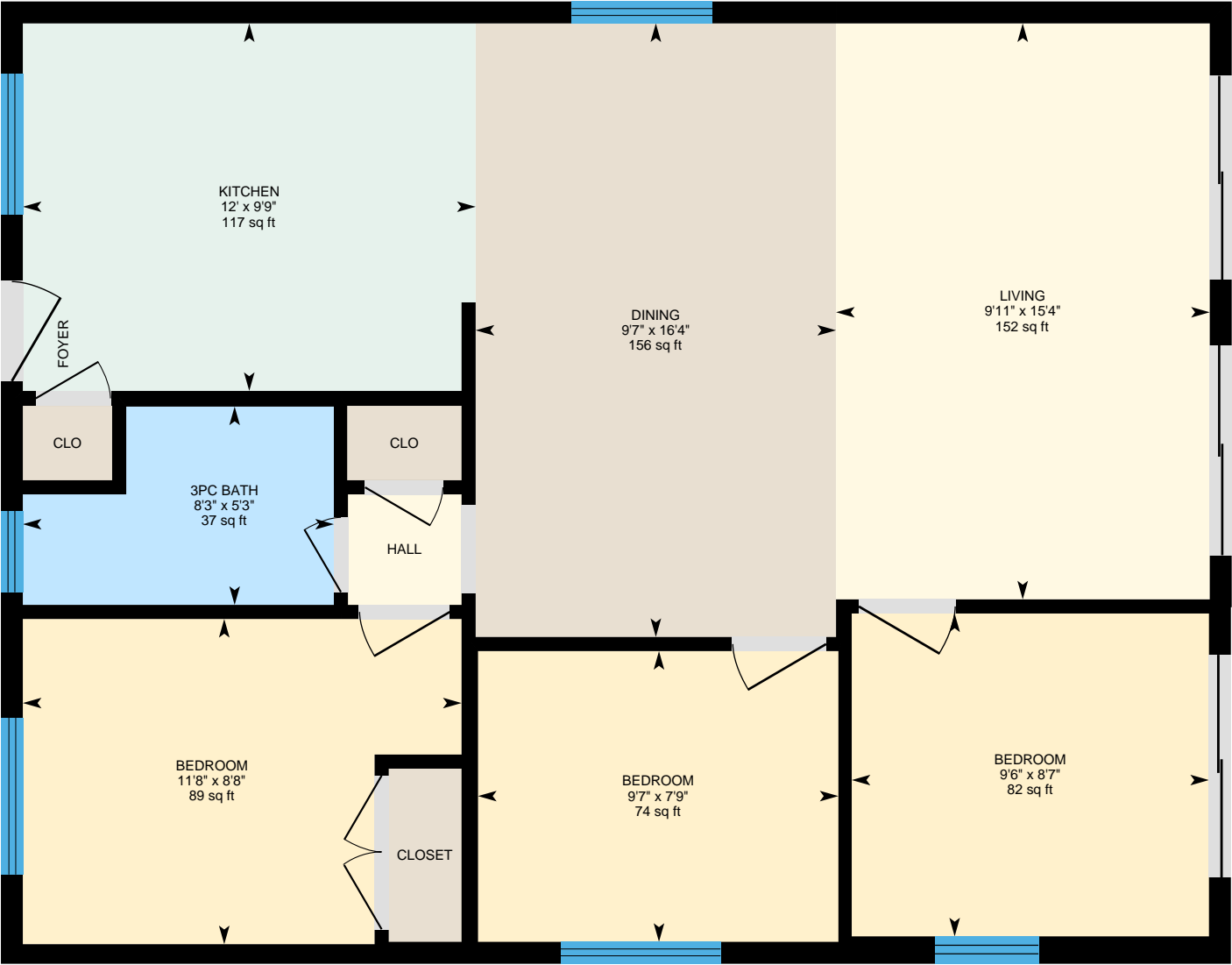
Seller



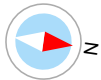
Buyer

1024 Quailrun Lane, Minden Hills, ON

Main Floor Interior Area 769.65 sq ft



PREPARED: 2025/04/10



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 1024 Quailrun Lane, Minden Hills, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

- 3pc Bath: 5'3" x 8'3" | 37 sq ft
- Bedroom: 7'9" x 9'7" | 74 sq ft
- Bedroom: 8'7" x 9'6" | 82 sq ft
- Bedroom: 8'8" x 11'8" | 89 sq ft
- Dining: 16'4" x 9'7" | 156 sq ft
- Kitchen: 9'9" x 12' | 117 sq ft
- Living: 15'4" x 9'11" | 152 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 769.65 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 769.65 sq ft





Box 357, #7 Milne Street  
Minden, Ontario KOM 2K0  
Telephone: 705-286-1260 Ext. 209  
Fax: 705-286-6005

S 808

## Sewage System Final Installation Report

File Number: 17-120

Installation by: TMS SERVICES Date: 14 07 2017

Work authorized by Site Inspection Report for Sewage System Permit has been satisfactorily completed and includes:

1. Septic Tank Holding Tank of working capacity of \_\_\_\_\_ litres constructed of plastic/ concrete/ fiberglass  
Manufacturer: ADMTEL Model: -LO BOY

2. Distribution Pipe: Type: INFILTRATORS Absorption Trench System ☐ Filter Bed System ☒  
Filter Bed Area: 28 m<sup>2</sup> Filter Sand Contact Area: \_\_\_\_\_ m<sup>2</sup>

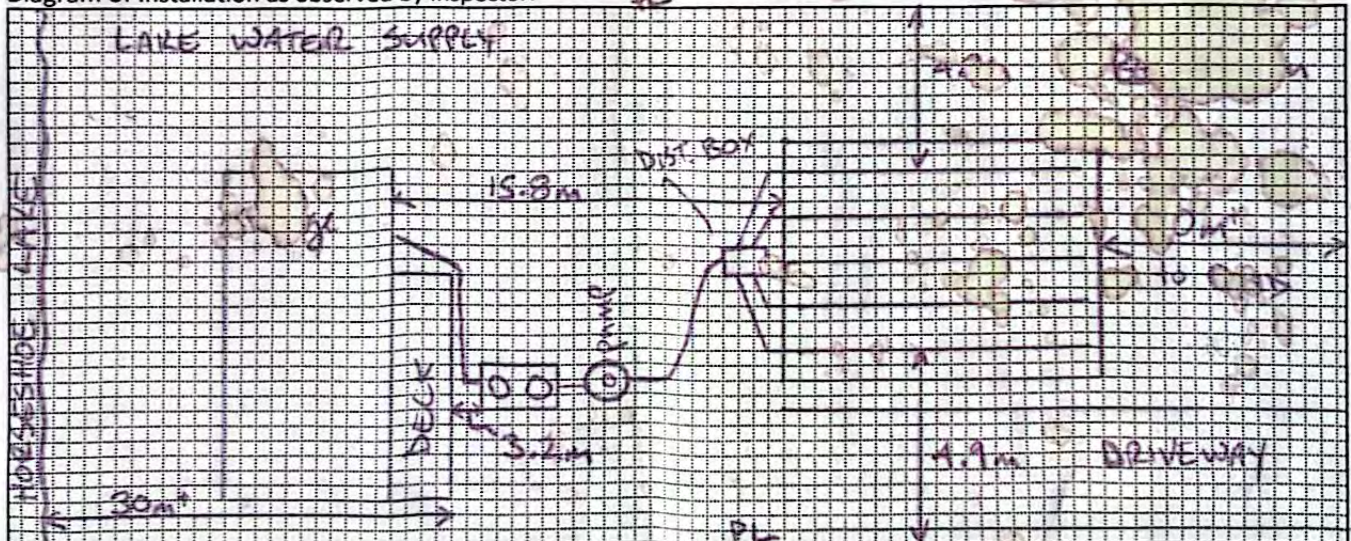
Total 32 Lineal Metres in 5 runs of 6.4 metres and fed by: Gravity ☐ Siphon ☐ or Pump ☒  
Loading Rate Area: 160 m<sup>2</sup> 15 metre constructed mantle provided: Yes / No (circle)

3. Size of System based on 3 bedrooms and/or 9 fixture units. Commercial details: \_\_\_\_\_

Area of Building: 4200 m<sup>2</sup> Total Daily Design Sewage Flow: \_\_\_\_\_ litres

4. Other: PUMP - HYDROSTATIC - XEF

Diagram of Installation as observed by Inspector: AL



Ensure the following work is completed: 1) Back fill system and sod or seed 2) Stabilize all sloped surfaces 3) Finish grading to shed run-off and divert water around leaching bed 4) If a pump is used after the tank, ensure the weeping tile are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments: 1) OK TO BACKFILL 2) FINISH FILLING IN AROUND TANK + PUMP  
3) PROTECT BED FROM VEHICULAR TRAFFIC

### INSTALLATION REPORT

Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:

WAYNE CASSIDY

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # 749

Such system being located on Lot #: 14 Conc. #: 6 Plan #: \_\_\_\_\_ Sub Lot #: \_\_\_\_\_

Civic (Emergency, Fire, 911) # 1024 Street: QUAIL RUN LANE

Roll #: 31-36300 Township/County/City: MINDEN

Inspected & Recommended by (Appointed Inspector-Part 8): \_\_\_\_\_ Date: JULY 18 2017

Reviewed (Part 8 Coordinator): \_\_\_\_\_ Date: \_\_\_\_\_

Note: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Sewage System Permit is obtained.





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@WETT\_CA

MYERS CHIMNEY

This inspection form is provided to WETT members as a recommended part of completing a WETT Inspection™. If this form is modified in any way from the official form provided by WETT, it will no longer be considered to be an official WETT Inspection™ form.

Company: Myers Chimney  
Address: 2224 South Lake Rd.  
Website: \_\_\_\_\_  
Email: myerschimney@hotmail.com  
Phone: 705-286-1245

**REQUESTED BY:**

Name: \_\_\_\_\_  
Address: 1024 Quail Run Lane  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_

Inspector's name: Josh Truax

Reason(s) for inspection: Insurance

Type of inspection requested: ☒ Visual ☐ Technical ☐ Invasive

Date of request: \_\_\_\_\_

**INSPECTION LOCATION:** ☒ Same as requested or:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_

WETT #: 12957

TURN TO PAGE 9 FOR THE INSPECTION SUMMARY

Date of inspection: 10/18/2024

**1. Visual Inspection:** This inspection includes the following:

- Measurements of clearances.
- Opening stove doors and all ground-accessible dampers/clean-out doors.
- Visual inspection of the chimney from the ground.
- WETT report documenting all noted deficiencies and red flags that may require a more detailed inspection, including all mandatory photos in the WETT Inspection Standards of Practice (SOP).
- Easily visible portions of the flue (such as first tiles of an open fireplace or top section if the inspector has accessed the roof).

**2. Technical Inspection:** This inspection includes the following:

- All visual elements of the system as indicated in **Visual** Inspection.
- Hands-on work which may include:
  - Taking apart flue pipes,
  - Opening clean-outs,
  - Entering the attic to view additional system components,
  - Accessing the chimney on the roof.
- Review of condition of components removed or exposed through hands-on work and quantity of creosote noted in components and where visible in chimney sections.
- All observations and recommendations documented on WETT Inspection forms, including work completed and areas accessed, along with all mandatory photos.

**3. Invasive Inspection:** This inspection includes the following:

- All visual elements of the system as indicated in **Visual** Inspection.
- All hands-on work as indicated in **Technical** Inspection.
- General construction work to building elements including:
  - Opening of walls or ceilings,
  - Disassembly or invasive work on masonry or prefab chimneys,
  - Examination of chimney liners,
- All observations and recommendations documented on WETT Inspection forms, including work completed and areas accessed, along with mandatory photos.

- Inspection Results:** Indicate inspection results for each component. **Code compliance** = proper use of listed components, N/A = Not Applicable, UTI = Unable To Inspect.
- Suitable (Suitability)** refers to system components that appear to be mechanically and structurally able to provide their designed and intended function.
- Unsuitable** refers to components, or parts thereof, that are not mechanically or structurally suitable to maintain the function they were intended to perform.  
Note: an appliance that has been modified is no longer a certified appliance.
- This inspection report only documents the conditions at the time of inspection.
- All **non-compliance** ratings should be considered for comment. See "Comments" page(s).
- An inspection, at any level, can be expected to include some components marked **UTI**.
- Manufacturer's specific instructions/**CSA B365**/building code shall be used to complete this inspection form.
- Appliances are not fired as part of an inspection. This is not a performance inspection.
- The electrical system is not part of a solid-fuel inspection.
- Documentary evidence, including a valid certification number of the attending WETT-certified professional, is a mandatory requirement of the inspection process.
- Persons signing a declaration must have physically inspected the work.
- Use one inspection form per appliance. In a multi-chimney situation, this inspection form is limited to the related appliance.
- Inspectors are checking for **"Code Compliance."** They do not "Pass" or "Fail."
- Inspectors do not certify the appliance or the installation.
- Inspectors do not issue a WETT certificate with an inspection, they issue an inspection report.



<b>Has the type of inspection been discussed prior to inspection?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Appliance Make/Model/Serial #:</b> <u>Wolf Steel / Napoleon 1100</u>
<b>Are copies of building permit/s available?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Installation manual available:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Original <input type="checkbox"/> Web download
<b>Time of day:</b> Hours: <u>9</u> Minutes: <u>30</u> AM/PM <u>AM</u>	<b>Certification Standard:</b> <input checked="" type="checkbox"/> ULC S627 <input type="checkbox"/> EPA <input type="checkbox"/> CSA B415 <input type="checkbox"/> Uncertified <input type="checkbox"/> Unknown
<b>Weather conditions (ice, snow, wind, rain, thunderstorm, sunny):</b> <u>sunny</u>	<b>Listing Agency:</b> <input type="checkbox"/> ULC <input type="checkbox"/> CSA <input checked="" type="checkbox"/> WH/ETL <input type="checkbox"/> OTL <input type="checkbox"/> Other/Comments: _____
<b>Roofing type/material:</b> <u>shingles</u>	<b>Alcove approved:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Roof accessed?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Attic accessed?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Mobile home approved:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Chimney Make / Model:</b> <u>ICC / Excel</u>	<b>Flue Collar Size:</b> <u>6"</u>
<b>Installation manual available:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Original <input type="checkbox"/> Web download	<b>Is there a fan or blower attached?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Listing Agency:</b> <input checked="" type="checkbox"/> ULC <input type="checkbox"/> CSA <input type="checkbox"/> WH/ETL <input type="checkbox"/> OTL <input type="checkbox"/> Other: _____ <b>UTI:</b> _____	<b>Comments/condition of appliance (baffle plate, air tubes, bricks, gaskets, etc.):</b> Suitable <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Certification Standard:</b> <input type="checkbox"/> ULC S604 <input checked="" type="checkbox"/> ULC S629 <input type="checkbox"/> Other: _____ <input type="checkbox"/> Unknown	<b>Installed in:</b> <input checked="" type="checkbox"/> Residence (Part 9) <input type="checkbox"/> Modular Home (A277) <input type="checkbox"/> Mobile Home/Manufactured (Z240) <input type="checkbox"/> Alcove <input type="checkbox"/> Garage <input type="checkbox"/> Other: _____
<b>Comments/Condition of chimney (dents, corrosion, perforations, heat marks on outer wall, distortion, bulging, misaligned inner liner sections)</b> Suitable <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (See notes)	<b>Appliance location:</b> <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Main Floor <input type="checkbox"/> Other (specify): _____
<input checked="" type="checkbox"/> Inside installation <input type="checkbox"/> Outside installation	<b>Appliance Installed by:</b> _____ <b>Date:</b> _____ <input checked="" type="checkbox"/> Unknown
<b>Chimney Installed by:</b> _____ <input checked="" type="checkbox"/> Unknown <b>Date:</b> _____	<b>Height of Chimney</b> <input type="checkbox"/> UTI <u>8ft</u>

# WOOD STOVE, FLUE PIPE (CSA B365-17) & MANUFACTURED CHIMNEY

CLEARANCE TO	REQUIRED	ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
1. Combustible right side wall	10"	61"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
2. Combustible left side wall	10"	96"+	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
3. Combustible rear wall	6"	9"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
4. Combustible corner – right side (45 degrees)			<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
5. Combustible corner – left side (45 degrees)			<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
6. Top/ceiling	82"	94"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes

CLEARANCES/REQUIREMENTS	REQUIRED	ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
7. Shielding ceiling			<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
8. Wall shielding – rear			<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
9. Wall shielding – right side			<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
10. Wall shielding – left side			<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
11. Ember pad material	Continuous, durable, non-combustible	tiles	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
12. Ember pad – front	Minimum 18"	22"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
13. Ember pad – rear	Minimum 8"	9"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
14. Ember pad – right side	Minimum 8"	12"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
15. Ember pad – left side	Minimum 8"	12"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes



CLEARANCES/REQUIREMENTS	REQUIRED	ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
16. Radiant heat floor protection material – uncertified appliance	CSA B365-17: 8.1.4	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
17. Radiant heat floor protection material – certified appliance	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
18. Hazardous location	CSA B365-17: 4.3	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
19. Outdoor combustion air	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
20. Is CO alarm present in the same room with solid-fuel-burning appliance?	9.32.4.2.3 (BCBC)	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes
21. Is CO alarm present in the same room with solid-fuel-burning appliance?	9.32.3.9.3 (ABC)	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes
22. Is CO alarm present?	9.33.4.2 (OBC)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes

It is the homeowner's responsibility to ensure that the CO alarm is in working condition and installed in accordance with applicable codes.  
NOTE: WETT inspectors do not test the CO alarm, they just note if it is present.



## FLUE PIPE

Flue Pipe/ Connector: Type: ☐ Single-wall ☒ Double-wall ☐ ULC S641 Diameter: 6"  
Manufacturer: ICC Model: excel Listing Agency: ulc Is manual available? ☐ Yes ☒ No

FLUE PIPE/ CONNECTOR REQUIREMENTS	REQUIRED		ACTUAL		CODE COMPLIANCE	PHOTOS TAKEN
	Uncertified	Certified				
23. Wall clearances – right side	Unshielded 18"	Shielded 9"	<u>6"</u>	<u>70.5"</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
24. Wall clearances – left side	18"	9"	<u>6"</u>	<u>96"+</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
25. Wall clearances – rear wall	18"	9"	<u>6"</u>	<u>6"</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes

FLUE PIPE/ CONNECTOR REQUIREMENTS	REQUIRED		ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
	Uncertified	Certified			
26. (a) Clearances - horizontal pipe	18"	9"	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
26. (b) Clearances – ceiling	18"	9"	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
27. Total length	Maximum 10'	58"	Actual(s) _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
28. Elbows	Maximum 180°	2-45's	Actual(s) _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
29. Fastening	3 screws per joint	_____	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
30. Allowance for expansion	Elbow/ slip/ adjust	_____	Actual(s) _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
31. Flue pipe orientation	Male end down	_____	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
32. Joint overlap	Min 30 mm (1-3/16")	_____	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
33. Flue pipe slope	Min ¼" per foot	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
34. Material – steel or other non-combustible material with a melting point of not less than 1100 °C (2000 °F)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
35. Minimum thickness of flue pipe	_____	_____	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
36. Flue pipe condition	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
37. Pipe shielding present	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
38. Support: horizontal present	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
39. Barometric damper present CSA B365-17: 4.4.4	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
40. Flue-mounted heat reclaimers present CSA B365-17: 4.4.1	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
41. Does the flue pipe pass through floors or ceilings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
42. Connection to factory-built chimney – Mfr. instructions	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes



# FACTORY-BUILT CHIMNEY

COMPONENT/CLEARANCE	REQUIRED	ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
43. Minimum horizontal extension beyond inside wall surface	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
44. Maximum horizontal extension beyond inside wall surface	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
45. Wall radiation shield	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
46. Base tee and cap	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
47. Base tee support	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
48. Wall support/band	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
49. Distance between supports	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
50. Chimney offsets	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
51. Offset support	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
52. Firestopping	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
53. Ceiling support	<input type="checkbox"/> Flat <input checked="" type="checkbox"/> Cathedral	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
54. Minimum vertical extension below ceiling	_____	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
55. Attic radiation shield	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes

COMPONENT/CLEARANCE	REQUIRED	ACTUAL	CODE COMPLIANCE	PHOTOS TAKEN
56. Is attic radiation shield above insulation level?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
57. Other radiation shield(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
58. Enclosed through living space	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
59. Roof flashing/storm collar	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
60. Rain cap	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
61. Rain cap spark arrestor	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
62. Roof braces	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
63. Roof brace solidly anchored	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
64. Height above roof surface	Min – 900 mm (3'/36")	48" _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
65. Height within 3 m (10')	Min – 600 mm (2'/24")	36" _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
66. Chimney height above chase cap	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes
67. Chimney clearance to combustibles	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> UTI	<input type="checkbox"/> Yes
68. Other areas of chimney enclosed or hidden	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> UTI	<input type="checkbox"/> Yes



**69. Fire Code = 2.6.1.4. Chimneys, Flues and Flue Pipes**

**(1)** Every chimney, flue and flue pipe shall be inspected to identify any dangerous condition

**a)** at intervals not greater than 12 months, **b)** at the time of addition of any appliance, and **c)** after any chimney fire.

**70. Fire Code = 2.6.1.4.**

**(2) Chimneys, Flues and Flue Pipes** shall be cleaned as often as necessary to keep them free from dangerous accumulations of combustible deposits.

**Appendix A – A.2.6.1.4 (2)** The presence in a chimney of deposits of soot or creosote in excess of 3 mm thick will indicate the need for immediate cleaning, possible modification of burning procedures and more frequent inspections.

*(Amount of creosote should be noted in comments section.)*

**71. Fire Code = 2.6.1.4 3) A chimney, or flue pipe shall be replaced or repaired to eliminate**

**a)** any structural deficiency or decay

**Appendix A – A.2.6.1.4 (3) (a)** Structural deficiencies are deviations from required construction, such as the absence of a liner or inadequate design of supports or ties. Instances of decay are cracking, settling, crumbling mortar, distortion, advanced corrosion, separation of sections, or loose or broken supports

**72. Fire Code = 2.6.1.4. 3) A chimney, flue, or flue pipe shall be replaced or repaired to eliminate**

**b)** all abandoned or unused openings that are not effectively sealed in a manner that would prevent the passage of fire or smoke.

File reference #: \_\_\_\_\_

Photos taken: ☒ Yes ☐ No Number of photos: 2

This checklist contains: \_\_\_\_\_ pages in total | This report contains: 9 pages in total.

### Comments and observations:

All non-compliance ratings should be considered for comment. Add number of non-compliance line. More pages may be added.

#### SUMMARY:

This installation appears to meet the requirements of the manufacturers and CSA B365-17 within the scope of a Visual inspection.

Please attach additional page(s) if needed

Customer signature: \_\_\_\_\_

Date: \_\_\_\_\_

Inspector signature: Ian Myers

Digitally signed by Ian Myers  
Date: 2024.10.22 09:32:04 -0400

Inspector WETT #: 7688

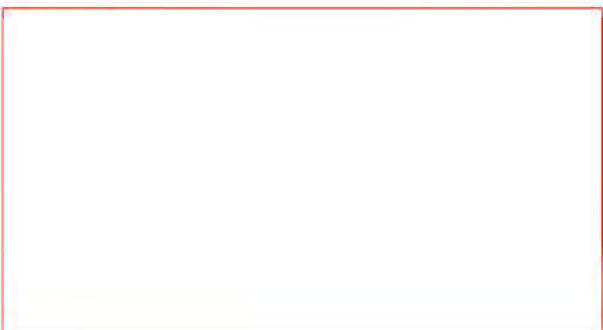
Date: 10/18/2024

### PHOTOS:

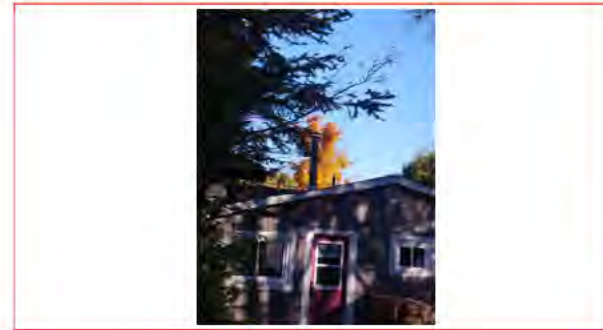
Section #: \_\_\_\_\_



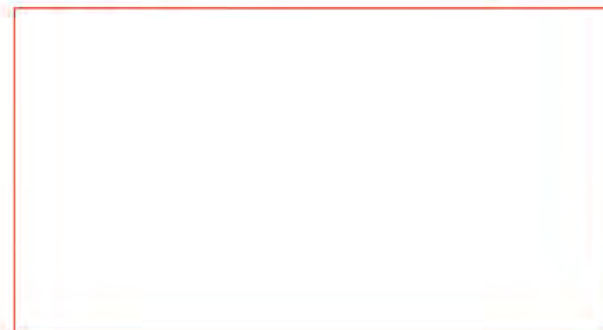
Section #: \_\_\_\_\_



Section #: \_\_\_\_\_



Section #: \_\_\_\_\_







**TOWNSHIP OF MINDEN HILLS**  
PO BOX 359 7 MILNE ST  
MINDEN ON K0M 2K0  
Tel. No. : (705) 286-1260

# TAX BILL

**FINAL 2024**

Billing Date

**Jun 08, 2024**

Roll No. **4616 031 00036300.0000**

Mortgage Co:

Mortgage No.

1024 QUAILRUN LANE  
CON 6 PT LOT 14

Assessment		Municipal			Education	
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
RT P	289,000	RES FULL - MUNICIPAL	0.00444522	1,284.67	0.00153000	442.17
		RES FULL - COUNTY	0.00252745	730.43		
Sub Totals		Municipal Levy		2,015.10	Education Levy	442.17
Special Charges/Credits		Summary				
			Tax Levy Sub-Total (Municipal+Education)		2,457.27	
			Special Charges/Credits		0.00	
			2024 Tax Cap Adjustment		0.00	
			Final 2024 Taxes		2,457.27	
			Less Interim Billing		(1,136.21)	
			Past Due/Credit (As of 06/08/2024)		0.00	
Total			Total Amount Due		\$	1,321.06

IF YOUR TAXES ARE PAID BY YOUR MORTGAGE COMPANY, THIS IS FOR INFORMATION ONLY.

Please return this portion with your payment

**FINAL 2024**

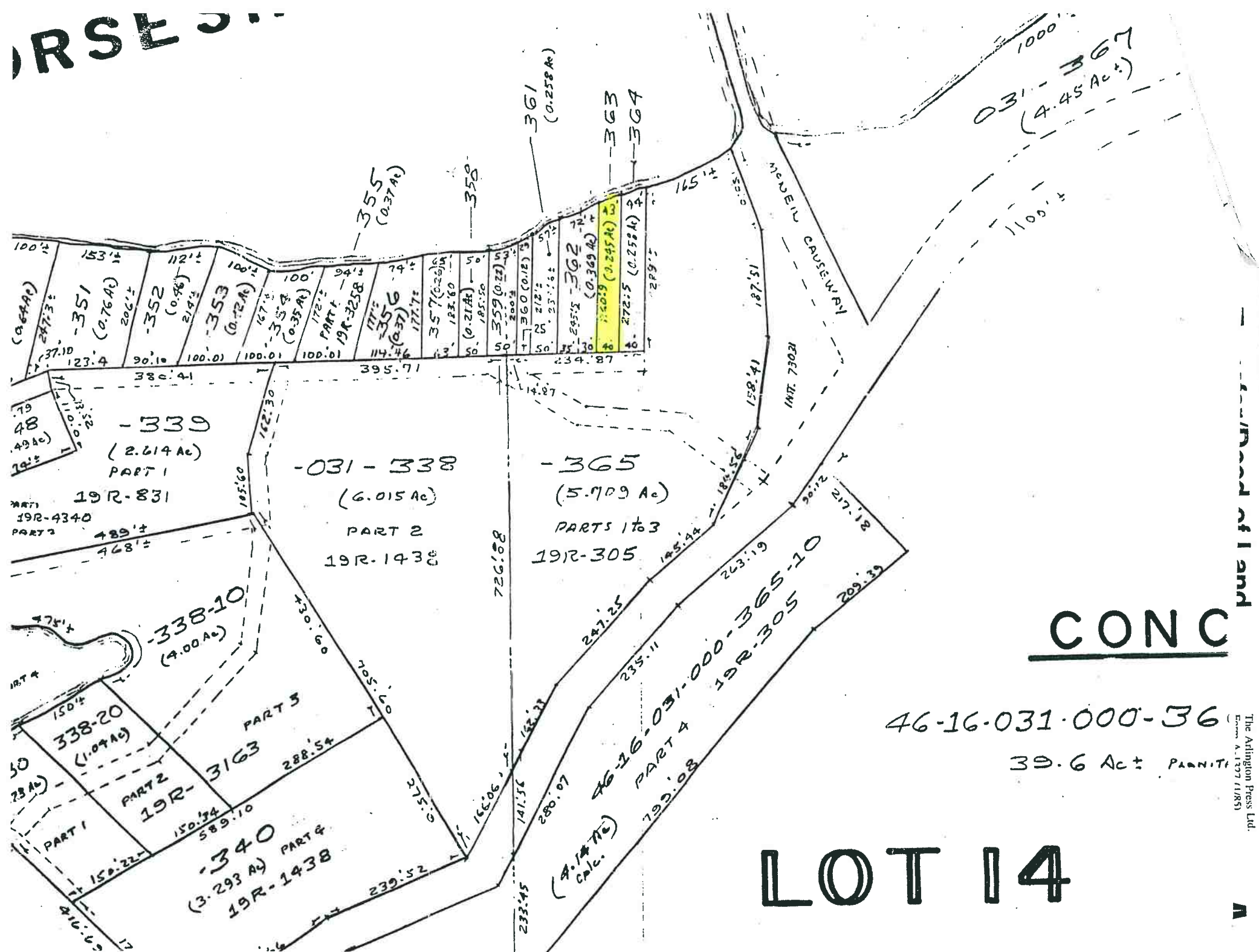


**TOWNSHIP OF MINDEN HILLS**  
PO BOX 359 7 MILNE ST  
MINDEN ON K0M 2K0  
Tel. No. : (705) 286-1260

Second Installment	
Roll #	4616 031 00036300.0000
Due Date:	Sep 20, 2024
Total Amount Due	\$ 660.00
Amount Paid	660.00

Sep 10, 2024

ORSE



LOT 14

The Arlington Press Ltd.  
London W.C.2 (1985)



W.W.

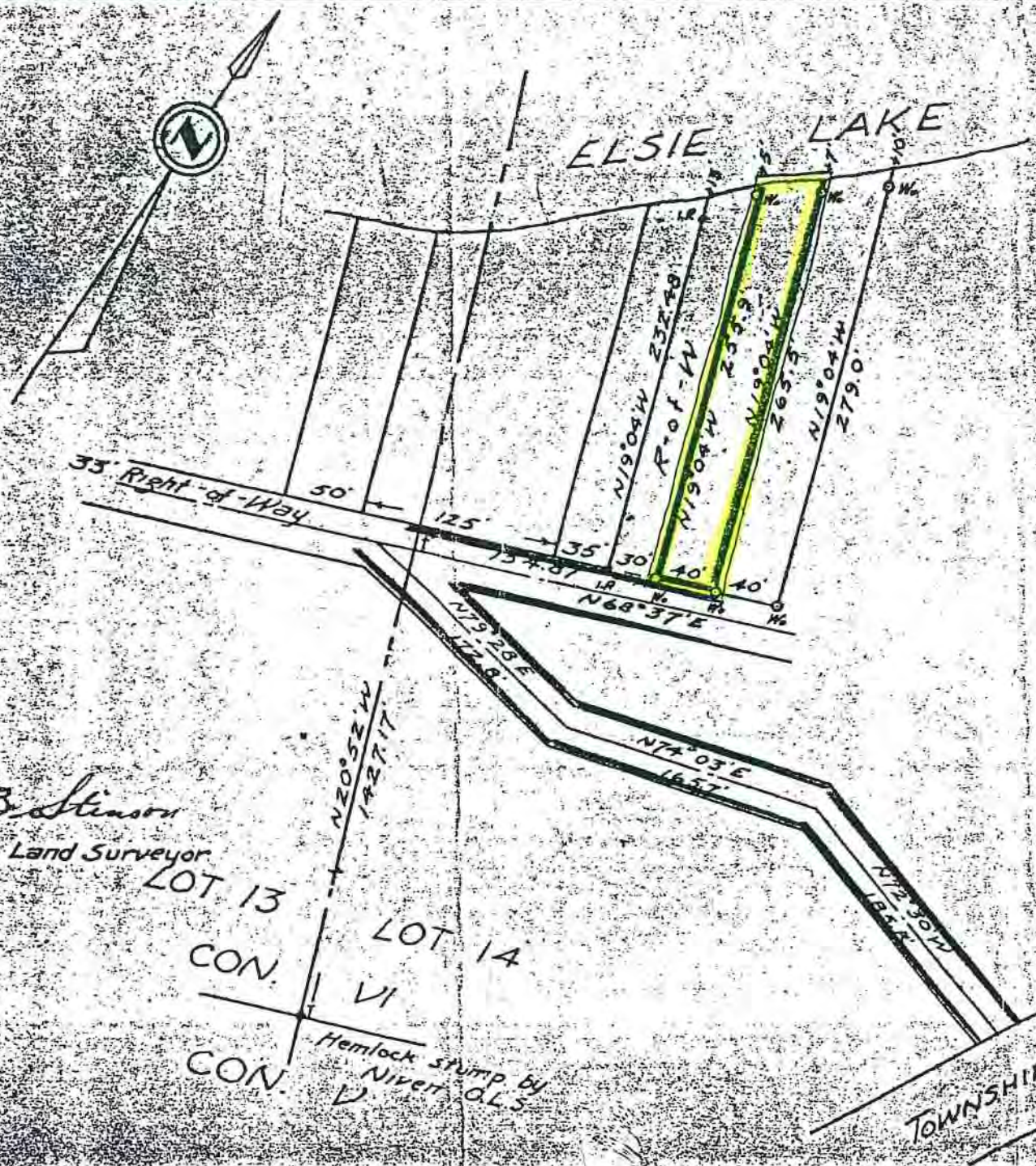
PLAN  
showing survey of part of  
LOT 14, CON. VI  
TOWNSHIP OF  
MINDEN

Scale: 100 ft. = 1 in.

Bobcaygeon, Ont.,  
August 31, 1955.

*Ralph B. Stinson*  
Ontario Land Surveyor

LOT 13  
CON. VI  
LOT 14  
CON. VI  
Hemlock stump by  
Nivert O.L.S.





# 1024 Quailrun Lane, Horseshoe Lake



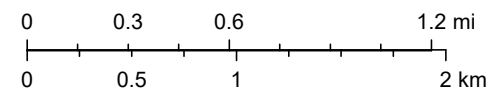
November 16, 2024

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Scale: 1:36,112





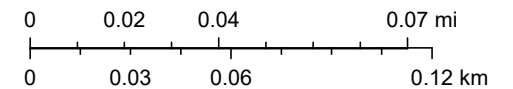
# 1024 Quailrun Lane, Horseshoe Lake



November 16, 2024



Scale: 1:2,257



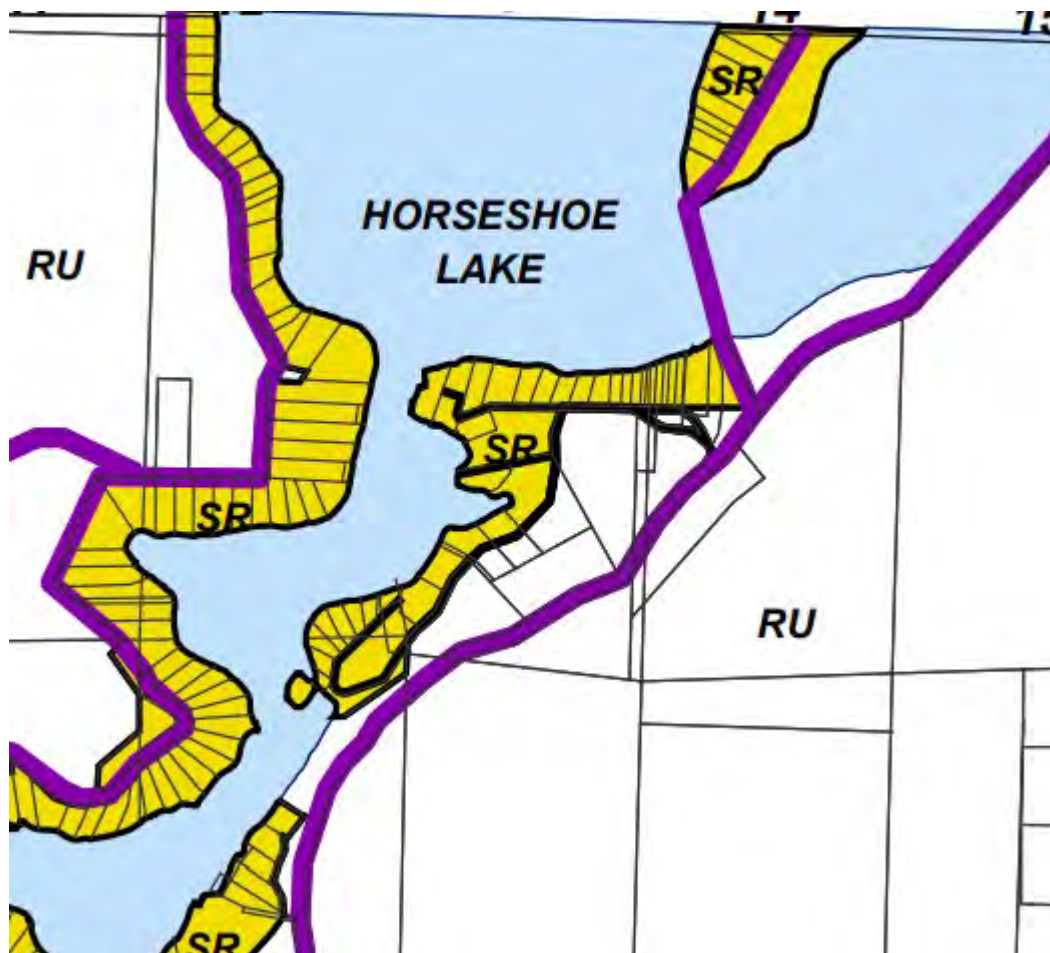
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# Horseshoe Lake - Haliburton

Location: 7 km (4.5) mile north of Minden  
 Elevation: 301 m (1,002 ft)  
 Surface Area: 258 ha (637 ac)  
 Mean Depth: 7.8 m (26 ft)  
 Max Depth: 22.5 m (75 ft)  
 Way Point: 78° 40' 00" Lon - W 44° 59' 00" Lat - N



ZONE 15

Horseshoe Lake - Haliburton

## Fishing



Horseshoe Lake is a popular summer destination lake for cottagers and visitors alike. Due to the close proximity of this lake to Highway 35 and the town of Minden, fishing pressure is constant throughout the year. While the angling pressure is heavy, there are some good days out on Horseshoe Lake.

In recent years, rainbow trout have been stocked in order to re-establish a trout fishery. (Lake trout and splake were stocked in the lake periodically through the 1980s). There are two classic strategies for catching rainbow. The first is to troll along this drop-off area with a leech or nymph pattern (for fly anglers) or with a small spoon or spinner (for spincasters). This is the best way to find where the fish are. Another classic technique is to anchor just out from the drop off and cast into the shallow area, allowing your fly or lure to sink down to within a few feet of the bottom. Then, retrieve slowly towards the drop-off.

Most bass are quite small, although there are a few lunkers caught in Horseshoe Lake each year. The shallow northeast portion of the lake is full of weeds and a good hiding area for largemouth. Largemouth are quite willing to take topwater presentations like a Rapala Skitter Pop. Fly anglers can do quite well with a crayfish imitation worked off the bottom, while poppers and Muddler Minnows can be fantastic in the quiet bays when the sun is not beating down on the lake and the water is quite still in the evening or early morning.

Spincasters should try jigs off drop-off areas. While spinners are always productive, crankbaits are becoming more popular here. Jigging with a Texas rigged worm is another popular option. Largemouth are usually the easier of the two species to find, as they like the warm water, and will tend to find some sort of cover in the shallow waters and stay there all summer. You will find small smallmouth in the shallows, too, but the larger smallmouth tend to head towards deeper water where they can feed on baitfish.

A resident population of whitefish also inhabits the lake in decent numbers and are caught by bass and trout anglers on occasion. Using spinners, spoons or flies can target these aggressive fish.

## Facilities



The town of Minden offers all the necessary amenities for visitors. From groceries to accommodations, visitors should be able to find everything they need to enjoy their stay or visit in the area.

## Other Options



Minden Lake to south and Duck Lake to the north are two angling alternatives near Horseshoe Lake. Minden Lake is formed by the damming of the Gull River and is stocked with rainbow trout. Both Minden Lake and Duck Lake are home to populations of smallmouth bass.

## Directions



Minutes from the town of Minden, Horseshoe Lake can be found via the Horseshoe Lake Road (County Road 20). The Horseshoe Lake Road branches east off Highway 35 just north of the junction with County Road 21. Turning right onto Bethel Road then left onto Duck Lake Road will bring you along the eastern shores of the lake. About 2 km (1.2 miles) down the Duck Lake Road, Island Road brings you across a causeway and onto an island in the middle of the lake. It is possible to launch small craft from the causeway.

Horseshoe Lake Fish Stocking Data		
Year	Species	Number
2007	Rainbow Trout	5,100
2005	Rainbow Trout	5,000

## Area Indicator

