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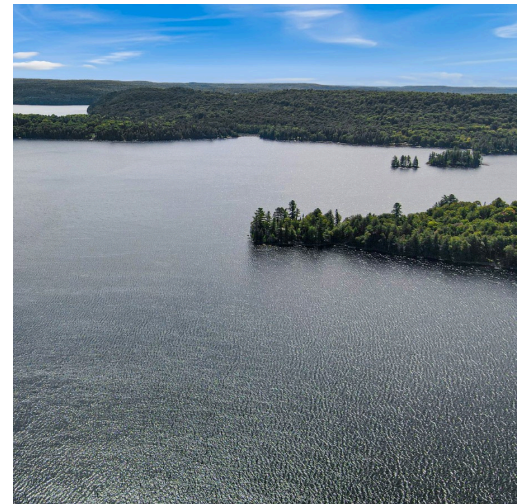
\$985,000

Welcome to 1216 Johnson Bay Road
on Percy Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to this beautifully maintained 4-season cottage on Percy Lake, offering 100 feet of clean shoreline and deep swimming right off the new dock. This 3-bedroom, 2-bathroom cottage features an open-concept kitchen and dining area overlooking a bright living space, enhanced by large windows that let in plenty of natural light. The updated kitchen, along with the potential to add a Haliburton room, makes this a perfect spot for entertaining. Mature trees provide privacy at the shoreline, while the dock enjoys great afternoon sun. Located on a municipal year-round road, the property also includes a backup generator for added convenience. Percy Lake is spring-fed and ideal for fishing, with a vibrant community and a sandy public beach nearby.

1216 JOHNSON BAY Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

[1216 JOHNSON BAY Rd Haliburton](#)

Listing ID: 40639159
 Price: **\$985,000**



Haliburton/Dysart et al/Harburn Cottage/House



Water Body: **Percy Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,050**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,050/LBO provide**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,872.74/2024**

Remarks/Directions

Public Rmks: **Welcome to this beautifully maintained 4-season cottage on Percy Lake, offering 100 feet of clean shoreline and deep swimming right off the new dock. This 3-bedroom, 2-bathroom cottage features an open-concept kitchen and dining area overlooking a bright living space, enhanced by large windows that let in plenty of natural light. The updated kitchen, along with the potential to add a Haliburton room, makes this a perfect spot for entertaining. Mature trees provide privacy at the shoreline, while the dock enjoys great afternoon sun. Located on a municipal year-round road, the property also includes a backup generator for added convenience. Percy Lake is spring-fed and ideal for fishing, with a vibrant community and a sandy public beach nearby.**

Directions: **From West Guilford - Eagle Lake Rd, Left onto Haliburton Lake Rd, Left in Fort Irwin to stay on Haliburton Lake Rd, Left onto Percy Lake Rd, Left onto Johnson Bay Road to #1216**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Other**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep, Rocky**
 Shore Rd Allow: **Not Owned**
 Channel Name:

Water View: **Unobstructed Water View**
 Boat House:
 Frontage: **100.00**
 Exposure: **South**
 Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Deck(s), Privacy, Year Round Living**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **1991//Other**
 Property Access: **Municipal Road, Year Round Road**
 Other Structures:
 Garage & Parking: **Private Drive Single Wide**
 Parking Spaces: **4**
 Services: **Cell Service, Electricity, High Speed Internet, Telephone**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **0.579/Acres**
 Lot Front (Ft): **100.00**
 Location: **Rural**
 Area Influences: **Lake/Pond, Landscaped, Quiet Area**
 Topography:
 School District: **Trillium Lakelands District School Board**
 High School: **HHSS**
 Elementary School: **SBES/JDHES**

Foundation: **Block, Concrete**
 Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Driveway Spaces: **4.0**
 Garage Spaces:
 Water Tmnt:
 Sewer: **Septic**
 Acres Range: **0.50-1.99**
 Acres Rent:
 Lot Shape:
 Lot Depth (Ft):
 Land Lse Fee:
 Lot Irregularities:
 Fronting On: **South**

Interior

Interior Feat: **Water Heater Owned**
 Basement: **Crawl Space**
 Laundry Feat: **In Bathroom**
 Cooling: **Wall Unit**
 Heating: **Baseboard, Electric, Fireplace-Propane**
 Under Contract: **Propane Tank**
 Inclusions: **Other**
 Add Inclusions: **See attached chattels list**
 Exclusions: **See attached chattels list**

Basement Fin: **Unfinished**
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **LT 151 PL 524; DYSART ET AL**
Zoning: **WR4**
Assess Val/Year: **\$387,000/2024**
PIN: **392840174**
ROLL: **462405000072700**
Possession/Date: **Flexible/**

Survey: **None/**
Hold Over Days:
PIN 2:
Occupant Type: **Owner**
Deposit: **min 5%**

Brokerage Information

List Date: **08/30/2024**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(83 Maple Ave\)](#)** 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 08/30/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40639159

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bedroom Primary	Main	11' 9" X 13' 3"	3.58 X 4.04	Walkout to Balcony/Deck
Bedroom	Main	12' 11" X 9' 5"	3.94 X 2.87	
Bedroom	Main	10' 11" X 9' 3"	3.33 X 2.82	
Desc: Currently used as a den, accessed through the 2-piece bathroom/laundry room.				
Bathroom	Main	9' 8" X 5' 0"	2.95 X 1.52	3-Piece
Bathroom	Main	9' 3" X 7' 10"	2.82 X 2.39	2-Piece, Laundry
Desc: Combined with Laundry				
Kitchen/Dining Room	Main	18' 11" X 13' 4"	5.77 X 4.06	
Living Room	Main	17' 7" X 14' 8"	5.36 X 4.47	
Desc: Walk-Out to Deck				

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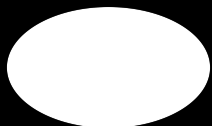
Chattels

Included

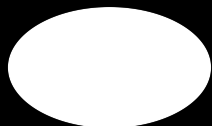
- Appliances
 - Dishwasher
 - Dryer
 - Refrigerator
 - Stove
 - Washer
 - Microwave
 - Generac Generator
- Dining room/Kitchen
 - Hutch
 - Matching dining table
 - 8 chairs
- Primary Bedroom
 - 2 Dressers
 - 2 Side tables
 - Bed
 - Mirror
- Guest Bedroom
 - 2 beds
 - Chest of Drawers
- Living room
 - 1 Tan Chair
 - Sofa
 - TV Stand & TV
 - Speakers
- Outdoor furniture
 - All flower pots
 - Lower deck: 3 pc Hauser wicker furniture, fire pit
 - Upper deck: Teak dining table, 2 chairs, bench, side table, umbrella, 2 BBQs (Kamado Joe & Propane)
 - Dock side: Wicker Sofa, 4 chairs, umbrella, 4 captain chairs

Excluded

- Personal items
- Everything that is not listed as an inclusion



Seller



Buyer



Additional Information

- Propane Costs per year - \$1018.26/yr approx
 - \$226.00 for propane tank rental
- Upgrades:
 - New floating dock installed in 2023, designed with a custom solid steel structure.
 - Kitchen fully renovated in 2023.
 - Completely updated 3-piece bathroom in 2023.
 - Wide-plank vinyl flooring and premium carpet installed throughout the home in 2023.
 - Land dock and ramp leading to the floating dock have been redone.
 - Large 20KW Generac generator added for backup power.
 - Addition of a back bedroom or a cozy den.
 - A second bathroom was added to the laundry room.
 - Pipes fitted with heat tracing for added protection.
 - Two walls were removed, and the ceiling was repaired to match.
 - Broadloom carpeting installed throughout the house.
 - New blinds added in every room.
 - Stone wall built around the driveway for added curb appeal.
 - Both the front and back gardens have been professionally landscaped.
 - Insulated work shed with electricity connected.
 - Underground drainage installed on the driveway to manage water flow.
 - Custom-made dining hutch, table, and chairs included.
 - Upgraded kitchen appliances.
 - Wood storage gazebo and canoe stand added to the property.



HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

REVISION/RENEWAL FILE NUMBER

HAR-4-88 ✓

SITE INSPECTION REPORT AND CERTIFICATE OF APPROVAL FOR A SEWAGE SYSTEM

DATE: JUNE 32, 1988 SEPTEMBER 3/97

OWNER GERRY HOPKINS

Lot No. 25 Conc. 9

Township/Municipality HALIBURTON

Plan # 524 Sub. Lot # 151

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: 16 min./cm. Measured Estimated

TEST PIT Soil Condition table with columns for Depth (metres) and Soil Type. Includes handwritten notes like 'ORGANIC TOPSOIL', 'DR. BR. SANDY SILT', 'SCALE OF CLAY', 'BED ROCK VARIES'.

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
c) Owner may wish to consider a Proprietary Aerobic System

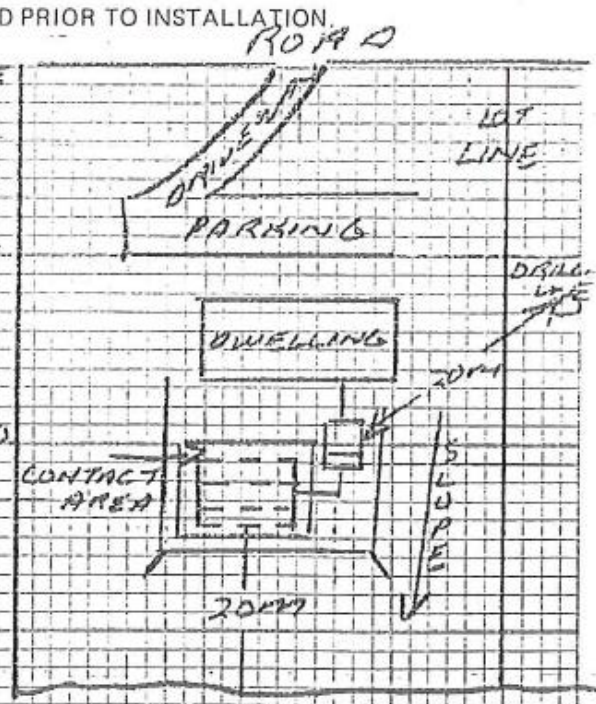
Under Section 139 of the Environmental Protection Act, 1990 an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, Suite 502, 112 St. Clair Avenue West, Toronto, Ontario M4V 1N3, within 15 days of receipt of the decision.

3. Requirements of Sewage System:

- a) Working capacity of Septic Tank: 3600 litres Holding Tank: litres
b) Length of absorption trench required metres: c) Filter bed area 22 sq.m.; contact area 31 sq.m.
d) Size of system is based on 3 bedrooms and/or 9 fixture units. Commercial details
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.

- 1) AT LEAST 1.2M OF GRANULAR FILL WILL BE REQUIRED TO PROVIDE A LEVEL AREA 1.5M ABOVE BEDROCK IN WHICH TO INSTALL A FILTER BED.
2) A CONTACT AREA IS REQUIRED AS INDICATED ABOVE
3) AGGREGATE SHEET IS REQUIRED FOR FINAL INSPECTION.
4) REFER TO ATTACHED AND DRAWINGS NO 1, 2 & 4 FOR CONST SPECS & SETBACKS.



PERCY LAKE Scale: 1 square equals approx. metre

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 under the Environmental Protection Act to use a system without a Use Permit. In order to issue a Use 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.

CERTIFICATE

This Certificate of Approval under Section 77 of the Environmental Protection Act 1990 is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3, and provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof.

INSPECTED & RECOMMENDED BY R J MacNeill for J DE MANCUSO

DATE Sept 3, 1997

OFFICES: 200 Rose Glen Rd., Port Hope, Ontario L1A 3V6
P.O. Box 449, Campbellford, Ontario K0L 1L0
P.O. Box 127, Brighton, Ontario K0K 1H0
P.O. Box 570, Haliburton, 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

R J MacNeill Director

197174

Haliburton Septic Pumping
Box 158
Eagle Lake, On
K0M 1M0
haliburtonsepticpumping@live.ca
HST# 800254117

DATE	June 10/21
TAX REG. NO. N° DE TAXE	
ORDER NO. N° DE COMMANDE	

SOLD TO VENDU À	[Redacted]
ADDRESS ADRESSE	1216 Johnson Bay Rd
SHIP TO EXPÉDIER À	Percy Lake, ON
ADDRESS ADRESSE	[Redacted]

SHIPPING DATE DATE D'EXPÉDITION	VIA	TERMS CONDITIONS	BUYER ACHETEUR	SOLD BY VENDU PAR
------------------------------------	-----	---------------------	-------------------	----------------------

QUANTITY QUANTITÉ	DESCRIPTION	PRICE PRIX	AMOUNT MONTANT
1			
2			
3			
4	pump out Septic		200 —
5			
6			
7			
8			
9			
10			
11			
12			
13			
14		TVH/HST TPS/GST	26 —
15		PST/TVP	
16		TOTAL	226 —

Thanks
Paid

SIGNATURE



Ministry of the Environment

Well Tag Number: **A 022901**
A022901

Well Record
Regulation 903 Ontario Water Resources Act

page ___ of ___

Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10th of a metre.
- Please print clearly in blue or black ink only.

Well Owner's Information and Location of Well Information

Ministry Use Only										
MUN				CON				LOT		

RR#/Street Number/Name: **1216 JOHNSON RD**
 City/Town/Village: **Fort Irwin**
 Site/Compartment/Block/Tract etc.:
 GPS Reading: NAD Zone Easting Northing Unit Make/Model Mode of Operation:
 813 17 706552 5011332 MAGELLAN
 Undifferentiated Averaged
 Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Metres To
	brown sand gravel stones			0	0.9
	grey granite			0.9	61.0

Hole Diameter

Depth From	Metres To	Diameter Centimetres
0	6.1	222
6.1	61.0	152

Water Record

Water found at: 6.0 m
 Kind of Water: Fresh Sulphur Salty Minerals
 Gas Other: **unknown**

After test of well yield, water was Clear and sediment free

Chlorinated: Yes No

Construction Record

Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Metres To
158	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	0.48	0	6.7

Screen

Outside diam: Steel Fibreglass Plastic Concrete Galvanized

No Casing or Screen

Open hole

6.7 61.0

Test of Well Yield

Pumping test method	Draw Down Time min	Water Level Metres	Recovery Time min	Water Level Metres
Pump intake set at - (metres) 50	Static Level	3.05		
Pumping rate - (litres/min) 182	1	4.51	1	7.01
Duration of pumping - hrs + min 0	2	4.52	2	6.92
Final water level end of pump - metres 4.91	3	4.91	3	6.84
Recommended pump type: <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	4	5.34	4	6.75
Recommended pump depth: 5.9 metres	5	5.67	5	6.67
Recommended pump rate: 25 (litres/min)	10	6.81	10	5.82
If flowing give rate - (litres/min)	15	7.64	15	5.11
	20	8.11	20	4.81
	25	8.53	25	4.42
If pumping discontinued, give reason.	30	8.98	30	4.12
	40	9.49	40	3.88
	50	9.73	50	3.71
	60	9.91	60	3.58

Plugging and Sealing Record Annular space Abandonment

Depth set at - Metres From	To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
0	6.1	bedonite slurry	0.1

Method of Construction

Cable Tool Rotary (air) Diamond Digging
 Rotary (conventional) Air percussion Jetting Other
 Rotary (reverse) Boring Driving

Water Use

Domestic Industrial Public Supply Other
 Stock Commercial Not used
 Irrigation Municipal Cooling & air conditioning

Final Status of Well

Water Supply Recharge well Unfinished Abandoned, (Other)
 Observation well Abandoned, insufficient supply Dewatering
 Test Hole Abandoned, poor quality Replacement well

Location of Well

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.

Audit No. **Z 20951** Date Well Completed: **2005 04 27**
 Was the well owner's information package delivered? Yes No Date Delivered: **2005 04 27**

Well Contractor/Technician Information

Name of Well Contractor: **Dennis Debler Milling Ltd** Well Contractor's Licence No.: **1748**
 Business Address (street name, number, city etc.): **RR 2 Haliburton Ont. K0M 1S0**
 Name of Well Technician (last name, first name): **Dennis Debler** Well Technician's Licence No.: **T-0033**
 Signature of Technician/Contractor: *[Signature]* Date Submitted: **2005 05 07**

Ministry Use Only

Data Source: Contractor
 Contractor: **1748**
 Date Received: **MAY 18 2005** Date of Inspection: **YYYY MM DD**
 Remarks: Well Record Number

1216 Johnson Bay Rd - Percy Lake



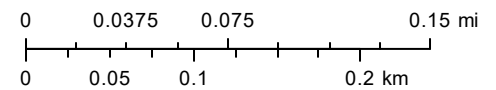
November 19, 2021

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1216 Johnson Bay Road, Percy Lake



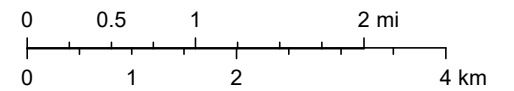
August 21, 2024

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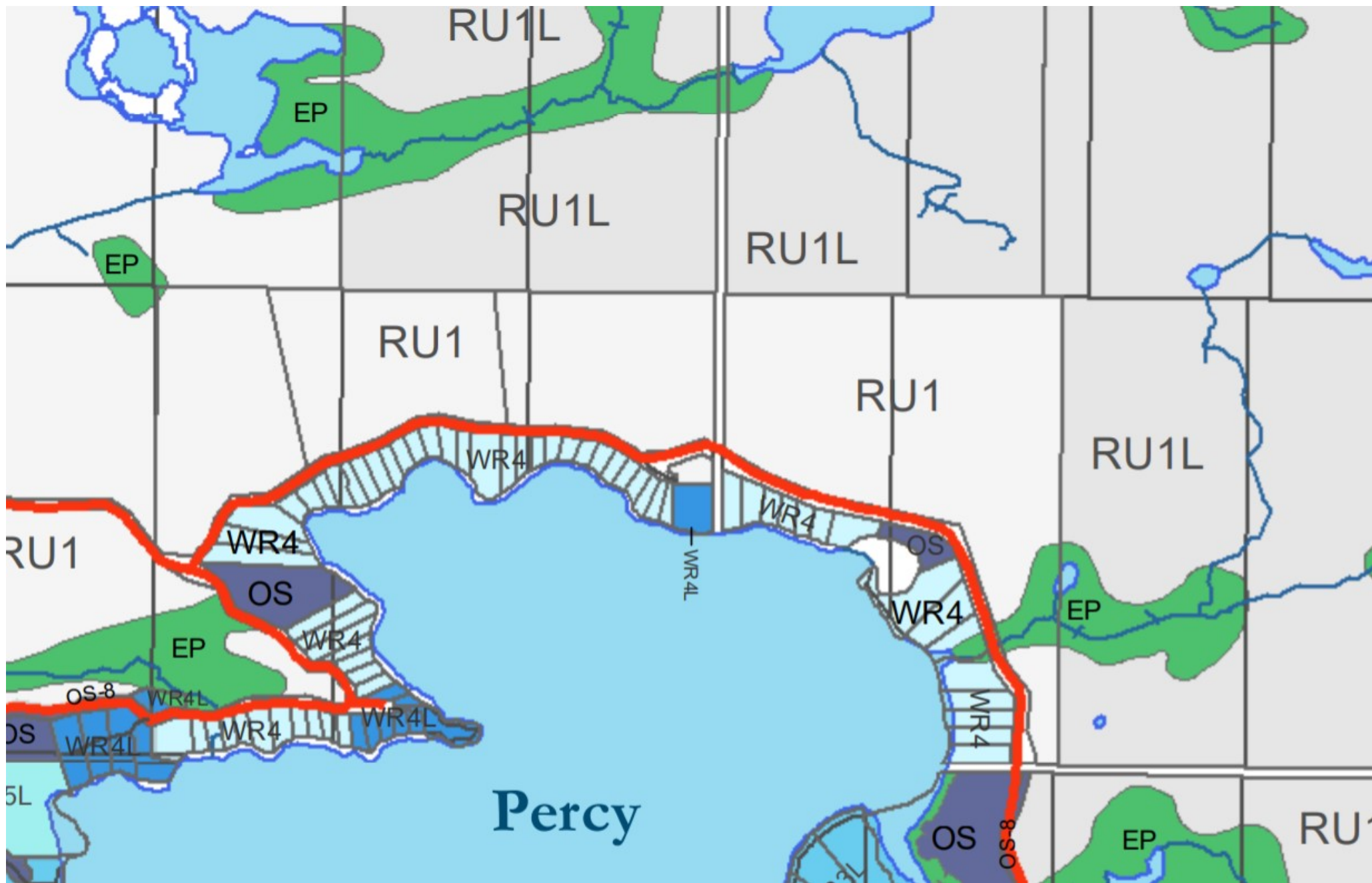
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Percy Lake

Haliburton County

Harburn Township

Physical Data

Surface Area - 843 ft

Perimeter - 14.5 miles

Maximum Depth - 110 ft

Mean Depth - 36 ft

Lake Characteristics

Percy lake is a medium size waterbody, the bottom consisting of two basins. The lake is moderately deep.

Slightly acidic. Secchi disc disappeared 17 ft below the water surface. TDS - 39, MEI - 3.2, pH - 7, Alk - 13.7

Fish Species Present

Smallmouth bass, lake trout, yellow perch, pumpkinseed, white sucker, bluntnose minnow, creek chub

The lake was named after a Mr. Percy who was an official of the now defunct Canada Land and Emigration Company.

Lake trout were first introduced in 1964. Catches to date have been excellent. Good smallmouth bass catches are also reported.

Access

Follow County Rd 14 from Eagle Lake to Fort Irwin. Continue north on Haliburton Lake Rd to Percy Lake Rd.

Survey Date - 1970,79

(water chemistry updated - 96,86,85.)

(Refer to Harburn Township map - page 216)

