

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$669,000

Welcome to

1239 Canuck Trail

on Davis Lake, Minden




Troy Austen


Sales Representative



CONTACT DETAILS:

 705-457-9994

 info@troyausten.ca

 705-455-7653

 troyausten.ca





Welcome to your year-round family cottage on Davis Lake, where family memories are waiting to be made!

This cozy family cottage boasts 3 bedrooms and 1 updated bathroom, ensuring ample space and comfort for your loved ones. Step into the heart of family gatherings with the open concept living and dining area, featuring recent updates such as new flooring, update windows and glass doors (2023) that flood the space with natural light and showcase beautiful lake views. Curl up and stay cozy by the wood stove (WETT Certified) on those cooler evenings. The renovated kitchen is ready for preparing delicious meals to share. Enjoy the tranquility of lakeside living from the screened porch, perfect for lazy afternoons.

Additional guest accommodations are provided in the (16'x12') bunkie, complete with cable for entertainment. Store all your cottage toys and essentials in the detached garage (22'x14') with hydro, ensuring everything is organized and easily accessible. Families will enjoy the flat lot and 90' of sandy gradual water entry, ideal for children to splash and play! For added convenience, the village of

Minden is only a short 12 minute drive away, ensuring access to all essential amenities and restaurants. Experience the ultimate in family-friendly cottage living at this Davis Lake Cottage – where every moment is filled with joy and relaxation!



Interior Home Features

Three spacious bedrooms

One updated bathroom

Open concept design with beautiful lake views

Updated kitchen

Main floor laundry for added convenience

Upgrades including: new flooring, update windows and glass doors (2023)

Exterior Features

90ft of sandy clean shoreline

16' x 12' Bunkie for additional guest accommodations

22' x 14' detached garage for all your storage needs

Fully winterized for year-round enjoyment

Just a 12-minute drive to both the Village of Minden



1239 CANUCK Trail, Minden, Ontario K0M 2A1

Listing


Client Full
Active / Residential

1239 CANUCK TI Minden

Listing ID: 40553508
 Price: **\$669,000**



Haliburton/Minden Hills/Lutterworth Bungalow/House

 Water Body: **Davis Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **960**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **960/LBO provided**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,644.41/2023**

Remarks/Directions

Public Rmks: **Welcome to your year-round family cottage on Davis Lake, where family memories are waiting to be made! This cozy family cottage boasts 3 bedrooms and 1 updated bathroom, ensuring ample space and comfort for your loved ones. Step into the heart of family gatherings with the open concept living and dining area, featuring recent updates such as new flooring, update windows and glass doors (2023) that flood the space with natural light and showcase beautiful lake views. Curl up and stay cozy by the wood stove (WETT Certified) on those cooler evenings. The renovated kitchen is ready for preparing delicious meals to share. Enjoy the tranquility of lakeside living from the screened porch, perfect for lazy afternoons. Additional guest accommodations are provided in the (16'x12') bunkie, complete with cable for entertainment. Store all your cottage toys and essentials in the detached garage (22'x14') with hydro, ensuring everything is organized and easily accessible. Families will enjoy the flat lot and 90' of sandy gradual water entry, ideal for children to splash and play! For added convenience, the village of Minden is only a short 12 minute drive away, ensuring access to all essential amenities and restaurants. Experience the ultimate in family-friendly cottage living at this Davis Lake Cottage – where every moment is filled with joy and relaxation!**

Directions: **Take Hwy 35, turn on to Davis Lake Rd to Canuck Trail**
 Cross St: **CANUCK TRAIL & DAVIS LAKE ROAD**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Beach Front**
 Dock Type: **Private Docking** Boat House:
 Shoreline: **Mixed, Sandy** Frontage: **90.00**
 Shore Rd Allow: **Not Owned** Exposure: **East**
 Channel Name: Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				
Bunkhouse				Yes

Exterior

Exterior Feat: **Deck(s), Porch-Enclosed, Recreational Area, Year Round Living** Roof: **Asphalt Shingle**
 Construct. Material: **Vinyl Siding** Prop Attached: **Detached**
 Shingles Replaced: Foundation: **Piers** Apx Age: **31-50 Years**
 Year/Desc/Source: **/Owner/** Rd Acc Fee:
 Property Access: **Private Road** Winterized: **Fully Winterized**
 Other Structures: **Shed** Garage Spaces: **1.0**
 Garage & Parking: **Detached Garage//Private Drive Double Wide//Gravel Driveway** Driveway Spaces: **6.0**
 Parking Spaces: **6** Services: **Cell Service, Electricity, High Speed Internet**
 Water Source: **Lake/River** Water Tmnt: **Heated Water Line, Sediment Filter, UV System, Yes** Sewer: **Septic**
 Lot Size Area/Units: **0.357/Acres** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **90.00** Lot Depth (Ft): **154.00** Lot Shape: **Irregular**
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Lake/Pond, Library, Open Spaces, Park, Place of Worship, Quiet Area, Trails** Retire Com:
 View: **Forest, Lake** Fronting On: **East**
 Topography: **Open space, Sloping, Waterway, Wooded/Treed**

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned, Water Treatment**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Main Level**

Cooling: **None**
 Heating: **Baseboard, Woodstove**
 Fireplace: **1/Wood Stove** FP Stove Op: **Yes**
 Lease to Own: **None**
 Inclusions: **Dryer, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings, Other**
 Add Inclusions: **See attached chattels list**
 Exclusions: **See attached chattels list**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 10 CON 2 LUTTERWORTH AS IN H255887; T/W H255887; MINDEN HILLS**
 Zoning: **SR2** Survey: **None/**
 Assess Val/Year: **\$327,000/2024** Hold Over Days:
 PIN: **392070120** Occupant Type: **Owner**
 ROLL: **461605100022900**
 Possession/Date: **Other/** Deposit: **min 5%**

Brokerage Information

List Date: **03/13/2024**
 List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#) 

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Troy Austen, Salesperson
 Date Prepared: 03/14/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40553508

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	19' 7" X 12' 7"	5.97 X 3.84	
Kitchen	Main	10' 2" X 7' 0"	3.10 X 2.13	
Dining Room	Main	17' 5" X 7' 6"	5.31 X 2.29	
Utility Room	Main	7' 6" X 5' 10"	2.29 X 1.78	Laundry
Porch	Main	11' 4" X 8' 0"	3.45 X 2.44	
Desc: Screened in Porch				
Bedroom	Main	12' 6" X 11' 3"	3.81 X 3.43	
Bedroom	Main	10' 3" X 7' 10"	3.12 X 2.39	
Bedroom	Main	7' 10" X 7' 5"	2.39 X 2.26	
Bathroom	Main	10' 3" X 5' 0"	3.12 X 1.52	4-Piece

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Chattels

Included

- Dryer
- Hot Water Tank Owned
- Refrigerator
- Stove
- Washer
- Window Coverings
- Bunkie - all furniture
- Master B/R - two dressers
- 2nd B/R - dresser and headboard only
- 3rd B/R - all furniture
- Dining room - kitchen table and chairs
- Exterior - storage bin by fire pit

Excluded

- Personal Items
- Master B/R - mattress, frame, headboard and two side tables
- 2nd B/R - mattress and frame
- Living room - all furniture, coffee tables and tv
- Kitchen - microwave
- Screened porch - all furniture
- Exterior - BBQ, fire table, umbrella with stand, and portable fire pit.
- Some furnishings - Negotiable



Seller



Buyer

Additional Information

- Hydro costs per year - Approx. \$1370
- Wood Supplier - owners state they are allowed to take pre-approved trees from the forest to burn
- Satellite provider - Shaw Direct
- Internet provider - Xplore
- Highspeed internet available
- Cell Service - yes
- Septic last pumped - 06/08/2021 by Shepard Environmental Services
- Water Treatment system - yes
 - New UV Filtration System installed in April 2021
 - Heated waterline
- Winterized - yes
- Age of building - 49 years
- Age of roof - 15 years
- Driveway plowing costs - \$225/2023
- Road Fees - Included in Lake Assoc. Dues
- Lake Assoc. Dues - \$240 in 2023

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

LN-5475
FILE NUMBER

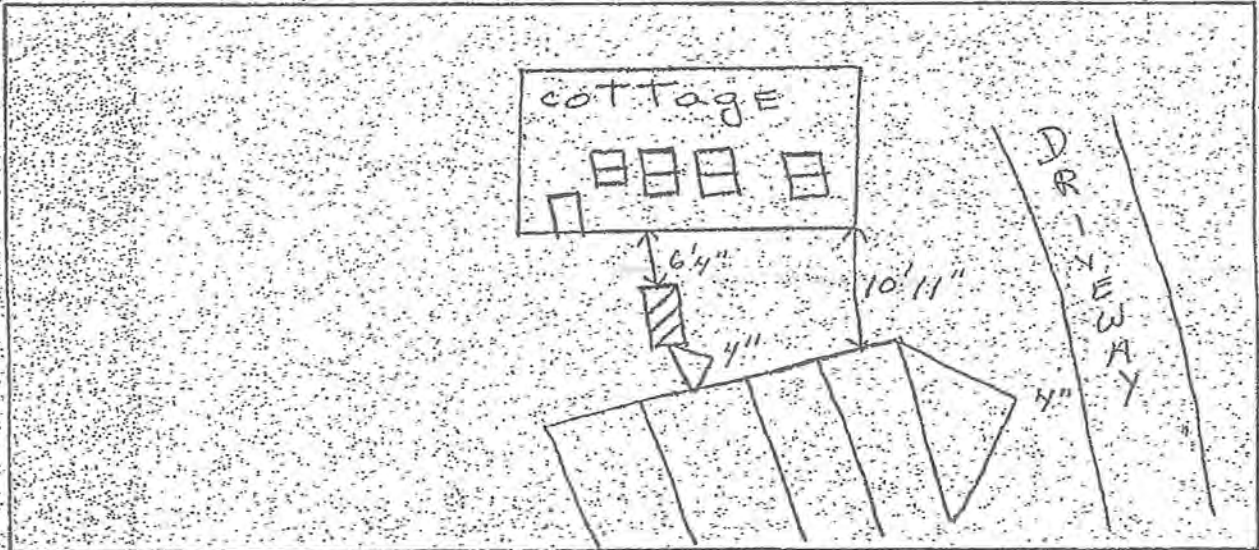
SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

REPORT: _____ DATE: 24-9-75
INSTALLED BY: DEAN LEARY

Work authorized by certificate of approval has been satisfactorily completed and includes:

- A. Septic Tank/Holding Tank of working capacity of 600 imp. gals. constructed of steel/concrete/fiberglass on site: or prefabricated: to serve 5 bedrooms;
- B. Leaching Bed of total 20 lineal feet of P.V.C. (P.V.C., Drain Tile, etc.) distribution pipe laid in 5 runs of 40 feet and fed by Gravity/Syphon/Pump.
- C. Other Details _____

Actual location and orientation of components of sewage system are as shown hereunder or as outlined on the Certificate of Approval form



The following work remains to be completed: Backfill system and complete ; Stabilize all sloped surfaces: ; Finish grading to shed run-off and divert water around leaching bed ; Other: connect inlet and seal

Any use permit issued hereunder may be revoked if this work is not completed promptly to provincial standards.

USE PERMIT

Under section 69A of the Environmental Protection Act, 1971 and regulations and subject to the limitations thereof a permit is hereby granted to W.M. ORSER for the use and operation of the Class 4 Sewage System installed/Altered under Certificate of Approval # LN-5475 Dated 24-7-75 in accordance with the application and Certificate of Approval with any changes indicated above and located on lot 10 Conc. 2 Township/Municipality Lutesworth County Haliburton Plan No. _____ Sub Lot No. _____ Inspected and Recommended by R. H. Morrison Dated this 24 Day of Sept 1975 Issued R. J. MacNeill (Director)

NOTE: Section 57A of the Act provides that 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 Certificate of Approval is obtained.



Your account number is: [redacted]
This statement is issued on:

2001 7011 8466
February 29, 2024

Your Electricity Statement


For the period of: January 25, 2024 - February 23, 2024

What do I owe?

\$61.43
See reverse for a summary of your charges

How much did I use?

You powered your home with




0 kWh
of electricity this period

When will my payment be withdrawn?


\$61.43 will be withdrawn on

Mar 20, 2024

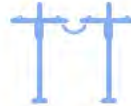
Delivering to our customers



30,000 km
of high-voltage transmission lines



1.3 million
residential and business customers



123,000 km
of local distribution lines

The delivery cost on your bill is the cost of ensuring you have reliable power when you need it. Hydro One collects this money to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles.

What do I need to know?

Learn about our programs to help you save money and energy at home and at work. Go to www.HydroOne.com/saving-money-and-energy.

-  For billing, quick answers and much more, visit www.HydroOne.com
-  For emergencies or reporting outages **1-800-434-1235** (24 hrs)
-  For service inquiries and payment **1-888-664-9376**
Mon to Fri 7:30 a.m. - 8 p.m.
-  Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Your account number: 2001 7011 8466





What am I paying for?

Balance carried forward from previous statement		\$0.00
Amount from your previous period	\$69.69	
Amount we received on Feb 20/24	-\$69.69	
Your electricity charges		\$61.43
Total amount to be withdrawn on Mar 20/24		\$61.43



Powering 1239 CANUCK TRAIL

Point of Delivery: 10507759

Residential - Medium Density

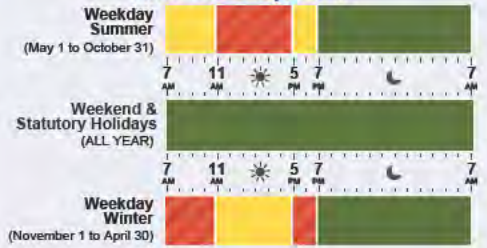
Electricity		\$0.00
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.		
Delivery		\$65.32
This is the cost of ensuring you have reliable power when you need it. Hydro One collects this money to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.		
Regulatory Charges		\$0.24
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.		
HST (87086-5821-RT0001)		\$8.52
Ontario Electricity Rebate		-\$12.65
Total of your electricity charges		\$61.43

You are currently enrolled on Pre-Authorized Payment.

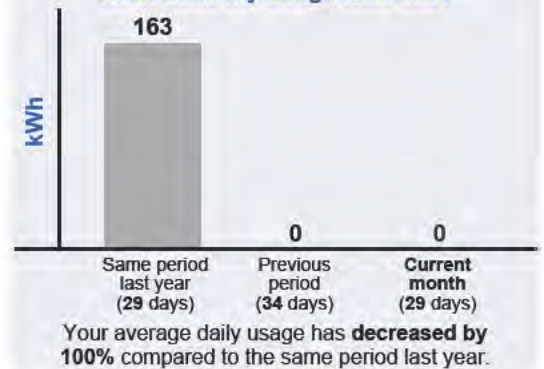
What is my Time-of-Use breakdown?

Jan 25/24 to Feb 23/24	Usage (kWh)	Rate (\$)	Amount
TOU On-Peak	0.0	18.2	\$0.00
TOU Mid-Peak	0.0	12.2	\$0.00
TOU Off-Peak	0.0	8.7	\$0.00

Time-of-Use periods



What does my usage look like?

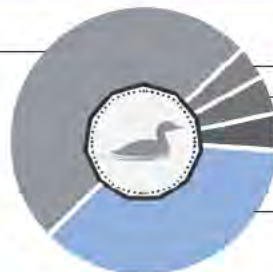


Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J3112981	Feb 23/24 51863.1318	Jan 25/24 51863.1318	0.0	(x1) = 0.0

Shedding light on your electricity statement

To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



- Regulatory costs
- Taxes
- Other delivery costs
- Hydro One's delivery costs

Energy Saving Tip

Phantom Power

Electronics use energy even when off. Plug them into power bars with timers or auto-shutoff to lower energy use.



WETT RECOMMENDED INSPECTION CHECKLIST

Requested by: [REDACTED]	Inspection location: <input checked="" type="checkbox"/> Same as requested or:
Address: 1239 CANUCK TRAIL MINDEN HILLS, ONT	Address:
Postal code:	Postal code:
Phone no's:	Phone no's:
Inspector's name: <i>Brian Shaw</i>	WETT no.: <i>8697</i>
Reason(s) for inspection: <i>Home purchase</i>	
Level of inspection requested: <input checked="" type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3	
Date of request: <i>Sept 23/20</i>	Date of inspection: <i>Sept 23/20</i>

FACTORY-BUILT CHIMNEY

Chimney classification: <input checked="" type="checkbox"/> ULC S629 (650C) <input type="checkbox"/> ULC S604 (FB Type A)
<input type="checkbox"/> ULC S610 (FB Fireplace Chimney) <input type="checkbox"/> Unknown
Listing agency: <input checked="" type="checkbox"/> ULC <input type="checkbox"/> CSA <input type="checkbox"/> WH(ITS) <input type="checkbox"/> UL <input type="checkbox"/> OTL
Manufacturer: <i>SELKIRK</i> <input type="checkbox"/> Unknown
Installation manual available: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Installed by: _____ Date: _____ <input checked="" type="checkbox"/> Unknown Approx age: <i>5 yrs</i>
Total height: <i>6'</i> Flue Size: <i>6" x 6"</i> <input checked="" type="checkbox"/> Inside installation <input type="checkbox"/> Outside Installation

Inspection Results: Indicate inspection results for each component. Code Compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect. An inspection can be expected to include some components marked UTI.

COMPONENT	CODE COMPLIANCE
1. Horizontal extension beyond inside wall surface	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
2. Wall radiation shield	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
3. Clean out Tee and cap	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
4. Wall supports	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI

Continued over page

FACTORY-BUILT CHIMNEY, page 2

COMPONENT, continued	CODE COMPLIANCE, continued
5. Support spacing	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
6. Support above offset	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
7. Ceiling support	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
8. Firestops/radiation shields	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
9. Attic radiation shield	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
10. Enclosed through living space	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
11. Roof flashing	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
12. Roof Braces	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
13. Rain Cap	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
14.	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI

OTHER CONSIDERATIONS	CODE COMPLIANCE
15. Height above roof surface: minimum 3' required	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
16. Height above any roof surface or structure within 10': 2' required	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
17. Chimney clearance to combustibles	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
18. Areas of chimney enclosed or hidden <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
19. Attached appliance(s)	Specify: <u>Woodstove</u>
Photos taken: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Your file reference:	

Comments and Observations. All non-compliance ratings should be considered for comment. Attach additional page(s) if needed.

Installation needs B365 Standards.

This checklist contains 2 pages in total. The Inspection Report contains 4 pages in total.

Inspector Signature: [Signature]
Date: Sept 23/20.

Lighthouse Inspections
Insert your company logo and contact information here
705-345-8901

TOWNSHIP OF MINDEN HILLS

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

TAX BILL

INTERIM 2024

Billing Date

Feb 12, 2024

Roll No. **4616 051 00022900.0000**

Mortgage Co:

Mortgage No.



1239 CANUCK TRAIL
CON 2 PT LOT 10

2023 Annualized Taxes	Rate	2024 Interim Tax Amount
2,644.42	50% of 2023 Taxes	1,322.21
	Sub Total	1,322.21
Special Charges/Credits	Summary	
	Interim 2024 Taxes	1,322.21
	Past Due (Credit) (As of 02/12/2024)	0.00
Total	Total Amount Due	\$ 1,322.21

NEW LANDFILL CARDS WILL BE INCLUDED WITH FINAL TAX BILLS IN JUNE, WITH EFFECTIVE DATE OF JULY 1, 2024

Please return this portion with your payment

INTERIM 2024

Second Installment

Roll # 4616 051 00022900.0000	
Due Date: May 24, 2024	Total Amount Due \$ 661.00
Amount Paid	

**YOU ARE PARTICIPATING IN THE
PREAUTHORIZED PAYMENT PLAN,
NO PAYMENT IS REQUIRED.**

TOWNSHIP OF



TOWNSHIP OF MINDEN HILLS

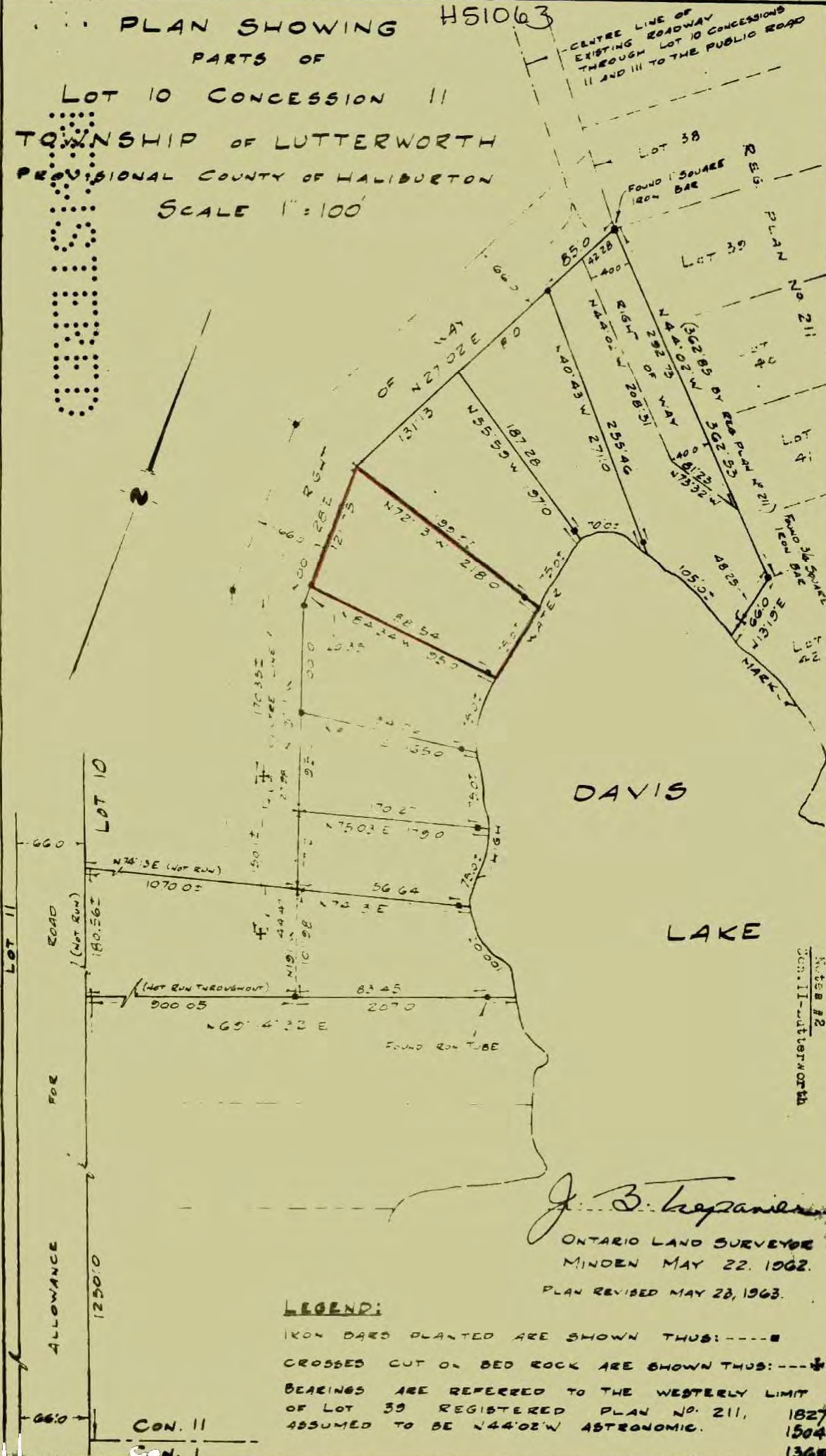
PO BOX 359 7 MILNE ST
MINDEN ON K0M 2K0
Tel. No. : (705) 286-1260



PLAN SHOWING H51063

PARTS OF
 LOT 10 CONCESSION 11
 TOWNSHIP OF LUTTERWORTH
 PROVISIONAL COUNTY OF HALIBURTON
 SCALE 1"=100'

11
 10
 9
 8
 7
 6
 5
 4
 3
 2
 1



CENTRE LINE OF
 EXISTING ROADWAY
 THROUGH LOT 10 CONCESSIONS
 II AND III TO THE PUBLIC ROAD

Lot 38
 FOUND IRON SQUARE
 1804 BAR

Lot 39
 PLAN No 211

DAVIS

LAKE

Note #2
 Con. II - Lutterworth

J. B. Trepanier
 ONTARIO LAND SURVEYOR
 MINOR MAY 22, 1962.
 PLAN REVISED MAY 28, 1963.

LEGEND:

- IRON BARS PLANTED ARE SHOWN THUS: ---■
- CROSSES CUT ON BED ROCK ARE SHOWN THUS: ---✕
- BEARINGS ARE REFERRED TO THE WESTERLY LIMIT OF LOT 39 REGISTERED PLAN NO. 211, ASSUMED TO BE N44°02'W ASTRONOMIC.

ALLOWANCE FOR ROAD
 1250'0"
 66'0"
 CON. II
 CON. I

1827
 1504
 1368

1239 Canuck Trail, Davis Lake



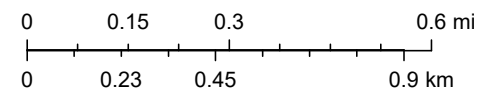
February 29, 2024

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Scale: 1:18,056



1239 Canuck Trail, Davis Lake



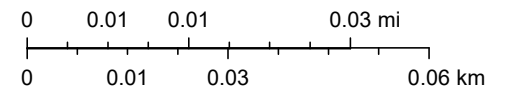
February 29, 2024

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Scale: 1:1,128





Smuck Trail

Canuck Trail

Lane Lilypad

Lane Lilypad

123.11ft

153.41ft

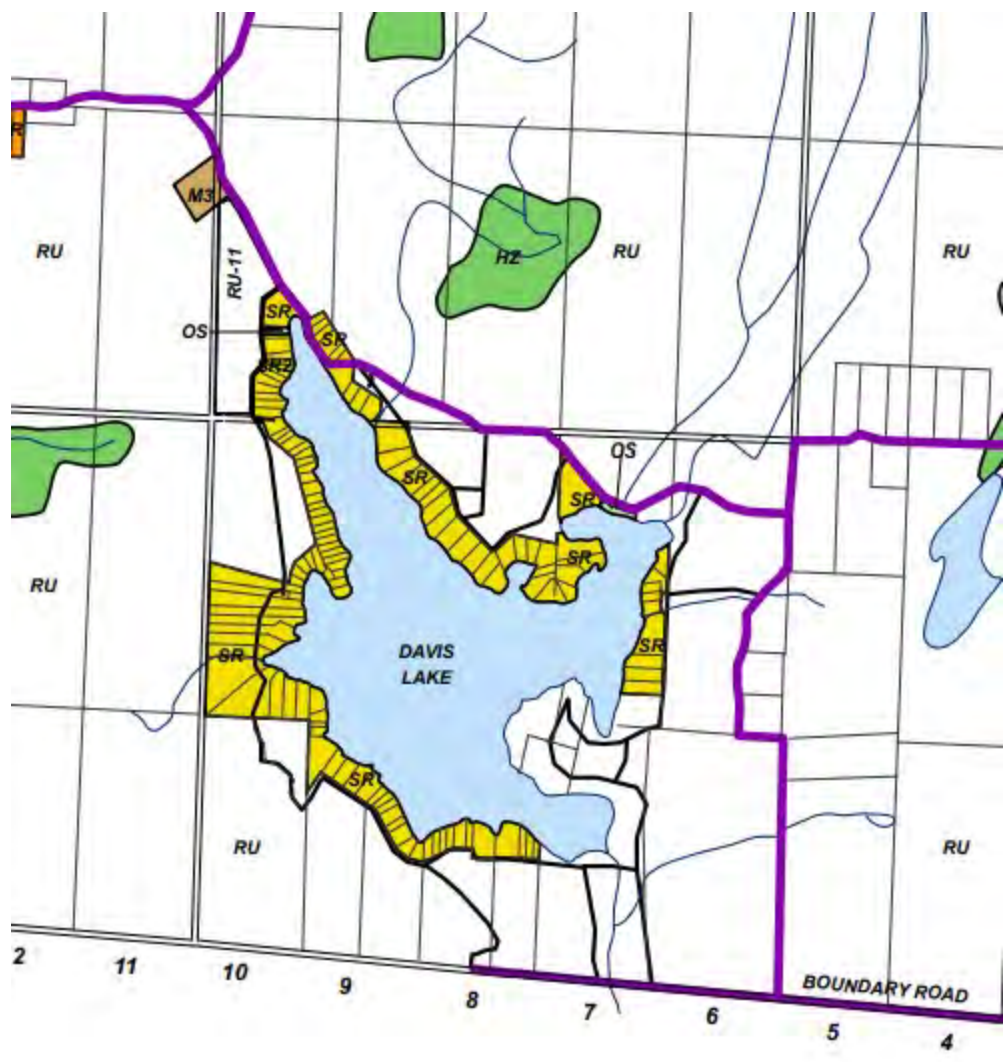
47.25ft

53.66ft

168.88ft

Lane Lilypad

Llan Trail



Davis Lake

County of Haliburton

Lutterworth Township

Physical Data

Surface Area - 198 acres

Maximum Depth - 90 feet

Longitude - 78°43'

Perimeter - 5 miles

Mean Depth - 31 feet

Height Above Sea level - 855 ft

Lake Characteristics

At the time of survey, May 17, 1972, the water temperature ranged from 60°F on the surface to 42°F on the bottom. The thermocline occurred between 4 ft and 9 ft with the temperature dropping from 60°F to 50°F.

The dissolved oxygen content ranged from 12 mg/L at the 4 ft level to 10 mg/L at the 88 ft level. The dissolved solids reading ranged from 68.4 parts per million at the 4 ft level to 34.2 parts per million at the 87 ft level.

The pH value ranged from 7.5 at the 4 ft level to 7 at the 67 ft level giving the water a basic characteristic. Clarity in this yellow-brown water was indicated by the disappearance of the secchi disc 39 ft under the surface.

Fish Species Present

Lake trout, smallmouth bass, rock bass. Presently closed to winter fishing, check with MNR for current regulations.

Access

Follow Davis Lake Rd east, just north of Miners Bay on Hwy 35.

Survey Date May 17, 1972



(Refer to Lutterworth
Township map -
page 217)