

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$429,000

Welcome to

12798 Cty Rd 503
Highlands East



Cheryl Bolger

Sales Representative



CONTACT DETAILS:

 705-457-9994  cheryl@cherylbolger.ca
 705-306-9450  troyausten.ca



Discover your perfect family home or retirement haven! This family home features a spacious, bright open-concept design. The functional kitchen, complete with an island and walk-in pantry, is great place to make family memories. Enjoy the convenience of main floor laundry/mudroom. The dining area has a walkout deck for morning coffee that overlooks a dedicated garden and vegetable growing area. The finished lower level includes a huge bedroom and 5pc bathroom, providing extra space and comfort, along with a family room. The lower level could be a perfect inlaw suite. The carport allows you to drive right up to the door to unload groceries with ease out of the elements. Located centrally with proximity to all essential amenities. The back yard is lovely and includes a fire pit and shed for tools. The property backs on to bush for that cottage country feel. Don't miss this exceptional opportunity!

12798 COUNTY ROAD 503, Highlands East, Ontario K0L 2Y0

Listing

Client Full
Active / Residential

[12798 COUNTY ROAD 503 Highlands East](#)

Listing ID: 40616268
Price: **\$429,000**

Haliburton/Highlands East/Monmouth



Bungalow/House

	Beds	Baths	Kitch
Lower	1	1	
Main	2	1	1

Beds (AG+BG): **3 (2 + 1)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **1,000**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **1,000/Other**
DOM: **1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,421.75/2023**

Remarks/Directions

Public Rmks: **Discover your perfect family home or retirement haven! This family home features a spacious, bright open-concept design. The functional kitchen, complete with an island and walk-in pantry, is great place to make family memories. Enjoy the convenience of main floor laundry/mudroom. The dining area has a walkout deck for morning coffee that overlooks a dedicated garden and vegetable growing area. The finished lower level includes a huge bedroom and 5pc bathroom, providing extra space and comfort, along with a family room. The lower level could be a perfect inlaw suite. The carport allows you to drive right up to the door to unload groceries with ease out of the elements. Located centrally with proximity to all essential amenities. The back yard is lovely and includes a fire pit and shed for tools. The property backs on to bush for that cottage country feel. Don't miss this exceptional opportunity!**

Directions: **From Haliburton, Hwy. 118 to County Rd. 503 to sign on left. From Wilberforce, Loop Road to County Road 503 to sign on the left side of the road.**

Exterior

Exterior Feat: **Balcony**
Construct. Material: **Concrete Block, Vinyl Siding**
Shingles Replaced: **2022**
Year/Desc/Source: **//**
Property Access: **Public Road, Year Round Road**
Other Structures:
Garage & Parking: **Outside/Surface/Open//Gravel Driveway, Other**
Parking Spaces: **3**
Services: **Electricity, Telephone**
Water Source: **Drilled Well**
Lot Size Area/Units: **0.450/Acres**
Lot Front (Ft): **192.00**
Location: **Rural**
Foundation: **Concrete Block**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **16-30 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Driveway Spaces: **3.0**
Garage Spaces:
Water Tmnt: **Septic**
Acres Range: **< 0.5**
Lot Depth (Ft): **136.00**
Lot Irregularities: **192' X 136' X 174' X 102'/0.45 ACRES**
Sewer: **Septic**
Acres Rent:
Lot Shape:
Land Lse Fee:
Area Influences: **Lake Access, Lake/Pond, Open Spaces, Park, Playground Nearby, School Bus Route, Schools**
Topography: **Level**
Fronting On: **East**

Interior

Interior Feat: **Built-In Appliances**
Basement: **Full Basement**
Cooling: **None**
Heating: **Forced Air-Propane**
Under Contract: **Propane Tank**
Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Other**
Add Inclusions: **Light Fixtures**
Exclusions: **Couches, Tables/Chairs, Beds, Kids Playground**
Basement Fin: **Fully Finished**
Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **PT. LOT 15, CONC. 10, TWP. OF MONMOUTH, PARTS 1 AND 2, RP 19R945**
Zoning: **RR**
Assess Val/Year: **\$155,000/2024**
PIN: **392340227**
ROLL: **460160100038500**
Possession/Date: **Other/**
Local Improvements Fee:
Survey: **Unknown/**
Hold Over Days:
Occupant Type: **Vacant**
Deposit: **min 5%**

Brokerage Information

List Date: **07/10/2024**
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: 07/11/2024

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Rooms

Listing ID: 40616268

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room/Dining Room	Main	11' 9" X 23' 10"	3.58 X 7.26	
Kitchen	Main	12' 7" X 13' 6"	3.84 X 4.11	
Bedroom	Main	10' 10" X 10' 0"	3.30 X 3.05	
Bedroom	Main	10' 10" X 10' 0"	3.30 X 3.05	
Laundry	Main	7' 6" X 9' 10"	2.29 X 3.00	
Bathroom	Main			4-Piece
Bedroom Primary	Lower	11' 5" X 21' 8"	3.48 X 6.60	
Bathroom	Lower	9' 2" X 10' 7"	2.79 X 3.23	4-Piece
Family Room	Lower	27' 10" X 10' 7"	8.48 X 3.23	
Utility Room	Lower	10' 5" X 14' 3"	3.17 X 4.34	

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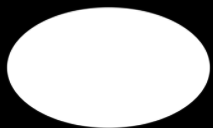
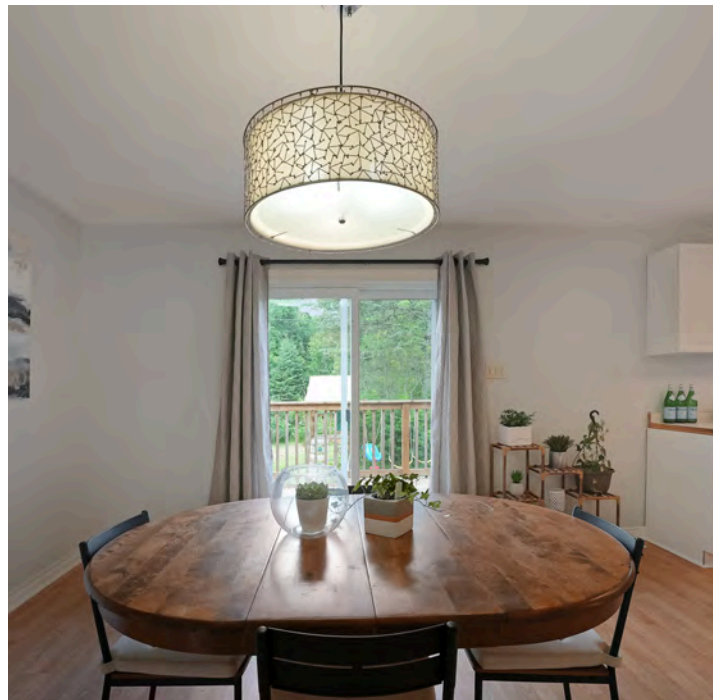
Chattels

Included

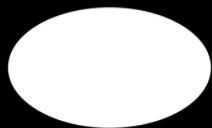
- Dishwasher
- Dryer
- Refrigerator
- Stove
- Washer
- Light Fixtures

Excluded

- Couches
- Tables/Chairs
- Beds
- Kids Play Set



Seller



Buyer

Additional Information

- Hydro Costs per year - \$1800/yr Approx
- Propane Supplier - Kelly's Fuel
- Propane Costs per Year - \$2500/yr approx
- Cell Service - Yes
- Septic last pumped by - Stoughton's
 - Last pumped - 06/22
- Water Treatment System - No
- Building Winterized? - Yes
- Age of building - 2006
- Age of roof - 2 years
- Road Type - Municipal Year Round Road
 - School bus route - Yes
- Driveway Plowing Costs - \$400/year
- House Upgrades
 - New Deck, Siding and Patio Door - 2023
 - New Shingles - 2022
 - New Stove/Washer/Dishwasher - 2019
 - Basement Bathroom Finished - 2020
 - Upstairs Bathroom Reno - 2018

INSTALLATION REPORT

File Number: MON-4-07

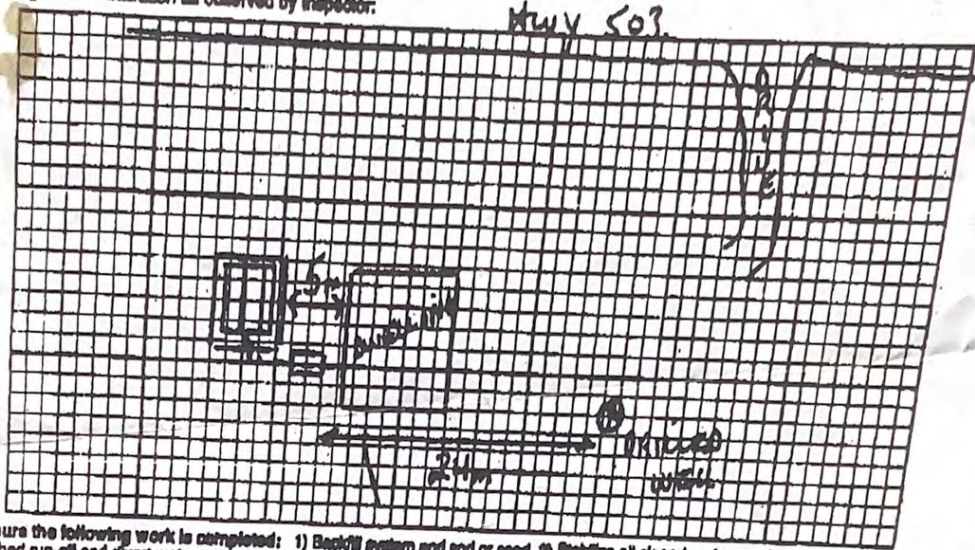
Installation by: STEVE MONDERICH

Date: 07-06-04

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

1. Septic Tank/Holding Tank of working capacity of 3600 litres constructed of plastic/concrete/fibreglass
Manufacturer: BCP.
2. Distribution Pipe: Type: PVC Absorption Trench System Filter Bed System
Filter Bed Area: 24 m² Filter Band Contact Area 24 m²
Total 20 Linear Metres in 4 runs of 5 metres and led by: Gravity Siphon or Pump
Loading Rate Area: _____ m² 18 metre constructed manhole provided: Yes / No
3. Size of System based on 3 bedrooms and/or 2.0 fixture units. Commercial details: _____
Area of Building: 220 m² Total Daily Design Sewage Flow: 16000 litres
4. Other _____

Diagram of installation as observed by inspector:



Ensure the following work is completed: 1) Backfill 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 domed to 75% capacity in 18 minutes and include a high level alarm in case of pump failure.

Comments: MAINTAIN EFFLUENT FILTER

INSTALLATION REPORT

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

KEN M'FARLANE

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # MON-4-07

Such system being located on Lot # 15 Cons. # 10 Plan # _____ Sub Lot# _____

Civic (Emergency, Fire, 911) # 12798 Street: Hwy 503

Roll # _____ Township/County/City: MONMOUTH

Inspected & Recommended by (Appointed Inspector - Name): [Signature] Date: 07-06-04

Reviewed (Part 8 Coordinator): [Signature] Date: 07-06-04

BH-LC-145-01
R-04
R-05

Note: No change can be made to any building(s) or structure 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.

Municipality of Highlands
2249 Loop Road
PO 295
Wilberforce
(705) 448-2315

DO NOT PAY

Municipality of Highlands
249 Loop Road
O 295
Wilberforce Ontario K0L 3C0
(705) 448-2981

NOT PAY - PAID BY MORTGAGE



Your account number is: 2000 8384 2222
This statement is issued on: June 12, 2024

Your Electricity Statement


For the period of: May 7, 2024 - June 6, 2024

What do I owe?

\$145.⁹¹
See reverse for a summary of your charges

How much did I use?

You powered your home with



814 kWh
of electricity this period

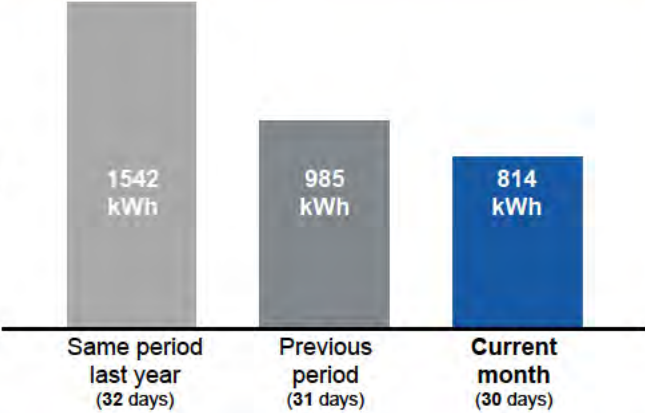
When is it due?

Jul 2, 2024

What does my electricity usage look like?

Your average daily usage has **decreased by 44%** compared to the same period last year.

Find out more by logging into **myAccount** at www.HydroOne.com



Period	Usage (kWh)
Same period last year (32 days)	1542
Previous period (31 days)	985
Current month (30 days)	814

What do I need to know?

Total Ontario support: \$139.40. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.

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

Please return this slip with your payment.

Your account number: **2000 8384 2222**



Total amount you owe **\$145.91**

Amount enclosed

\$



HYDRO ONE NETWORKS INC.
PO BOX 4102 STN A
TORONTO ON M5W 3L3

2000838422220000145911



What am I paying for?

Balance carried forward from previous statement		\$0.00
Amount from your previous period	\$168.24	
Amount we received on May 23/24	-\$168.24	
Your electricity charges		\$145.91
Total amount you owe		\$145.91

If payment is not received by Jul 2, 2024, a late payment charge of 1.5% compounded monthly (19.56% per year) will be calculated from the statement date and applied to your account.



Powering 12798 HWY 503, L15 C10

Point of Delivery: 10477409

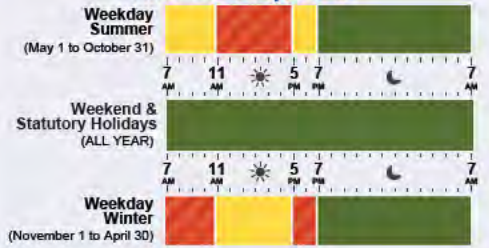
Residential - Low Density

Electricity		\$85.17
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		\$65.01
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		\$5.55
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)		\$20.24
Ontario Electricity Rebate		-\$30.06
Total of your electricity charges		\$145.91

What is my Time-of-Use breakdown?

May 7/24 to Jun 6/24	Usage (kWh)	Rate (¢)	Amount
TOU On-Peak	99.3438	18.2	\$18.08
TOU Mid-Peak	142.833	12.2	\$17.43
TOU Off-Peak	570.8262	8.7	\$49.66

Time-of-Use periods



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Save time and trees with paperless billing

Convenient, secure online access to your account 24/7 – and it's better for the environment.
HydroOne.com/myAccount



Meter reading details

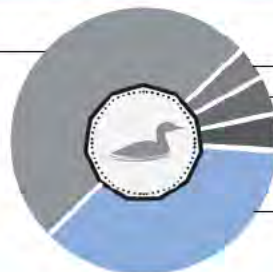


Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J2646487	Jun 6/24 52232.8394	May 7/24 51419.8364	813.003	(x1) = 813.003

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.





P.O. Box# 1447
 Peterborough, On
 K9J 7H6
 705-745-4629 or toll free 888-313-4328
 HST# 897917498
 www.kellysfuel.com

P.O. Box# 119
 Bancroft, On
 K0L 1C0
 613-332-2294 or toll free 877-395-4328
 www.kellysfuel.com



INVOICE: 219019057
 CUSTOMER: 21268
 PAGE: 1
 DATE: 21 Mar 24

TORY HILL, ON
 K0L 2Y0

1KM SOUTH OF TORY HILL ON HWY 503-#12798

DESCRIPTION	Quantity	Price	Amount
BANCROFT PROPANE	450.3000	0.7990	359.79
		Subtotal	359.79
		Ont Carbon Tax	45.30
		Harmonized Sales Tax	52.66
PLEASE PAY -->	TOTAL		457.75



Municipality of Highlands East

2249 Loop Road
HIGHLANDS EAST PO 295
Wilberforce Ontario K0L 3C0
(705) 448-2981
Email: info@highlandseast.ca

highlandseast.ca

Group Code:

DO NOT PAY - PAID BY MORTGAGE HOLDER

TAX NOTICE

Final	2023
Billing Date	July 10, 2023

[REDACTED]		Bill No.		195079				
Roll No.		601-000-38500-0000		[REDACTED]				
Name and Address			Municipal Address/Legal Description					
[REDACTED]			12798 COUNTY RD 503 CON 10 PT LOT 15 RP 19R945 PART 1 TO 2					
Assessment		Municipal Levy		County Levy		Education Levy		
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$155,000.00	Residential English Public	0.00525422	\$814.40	0.00235833	\$365.54	0.00153000	\$237.15
Sub Totals >>>		Municipal Levy	\$814.40	County Levy	\$365.54	Education Levy	\$237.15	
Special Charges			Installments		Summary			
By Law #	Description	Amt	Exp Year	Due Date	Amount			
				9/30/2023	\$721.55			
Total Special Charges		\$0.00						
						Sub-Total - Tax Levy	\$1,417.09	
						Special Charges/Credits	\$0.00	
						2023 Tax Cap Adjustment	\$0.00	
						Final 2023 Levies	\$1,417.09	
						Less Interim Tax Notice	\$695.54	
						Past Due Taxes/Credit	\$0.00	
						Total Amount Due	\$721.55	

Schedule 2
Explanation of Tax Changes 2022 to 2023

Final 2022 Levies	Final 2023 Levies	Total Year Over Year Change
\$1,391.06	\$1,417.09	\$26.01

Schedule 3
Explanation of Property Tax Calculations

Commercial	Industrial	Multi-Res.
------------	------------	------------

Final 2022 Levies	\$1,391.06
* 2022 Annualized Taxes	\$1,391.06
2023 Local Municipal Levy Change	\$16.06
2023 County Levy Change	\$9.93
2023 Provincial Education Levy Change	
2023 Tax Change Due to Reassessment	
** Final 2023 Levies	\$1,417.09

* Adjusted and final tax amounts apply only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

2023 CVA Taxes			
* 2022 Annualized Taxes			
2023 Tax Cap Amount			
2023 Provincial Education Levy Change			
2023 Municipal Levy Change			
** 2023 Adjusted Taxes			

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments the annualized taxes should equal the Final tax amount listed above.

Municipality of Highlands East
2249 Loop Road
PO 295
Wilberforce Ontario K0L 3C0
(705) 448-2981

DO NOT PAY - PAID BY MORTGAGE HOLDER



Municipality of Highlands East
2249 Loop Road
PO 295
Wilberforce Ontario K0L 3C0
(705) 448-2981

DO NOT PAY - PAID BY MORTGAGE HOLDER



SECOND INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	601-000-38500-0000
Name	[REDACTED]
Address	12798 COUNTY RD 503 TORY HILL, ON K0L 2Y0
Due Date	Total Due
0, 0	\$0.00

FIRST INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	601-000-38500-0000
Name	[REDACTED]
Address	12798 COUNTY RD 503 TORY HILL, ON K0L 2Y0
Due Date	Total Due
September 30, 2023	\$721.55



12798 Cty Rd 503, Tory Hill



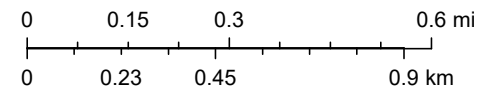
July 5, 2024

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12798 Cty Rd 503, Tory Hill



July 5, 2024

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