

Head Lake's Most Charming Year-Round Retreat

# 388 NORTH SHORE ROAD

*WHERE THE WORK IS DONE AND THE LAKE IS WAITING*

● \$989,000

 3 Bedrooms

 2 Bathrooms

 Queen Elizabeth Wildlands in your backyard

 Equal parts cottage magic and modern comfort with 1 acre to roam

 Waterfront postcard views over 160 ft of waterfront

“

From your spot on the shore, Head Lake stretches wide and still, glassy on calm mornings, rippling gently in the breeze in the afternoon. Summer brings sparkling blues and greens, autumn paints the water in golds and reds, and winter wraps the horizon in snow. Every season offers a view worth pausing for, from your first coffee to the last light fading off the dock.

”





Where every modern touch enhances, rather than replaces, the simple joys of life by the lake.

# Anchored in Rustic Charm, Revitalized for Contemporary Living

- **New Generac backup generator:** ready to keep the lights glowing and coffee brewing, even on stormy nights
- **Brand-new septic system:** modern reliability for worry-free lakeside living
- **Drilled Well with filtration:** Heated water line from well, filtration system by the Pump Shop
- **Air source heat pump:** efficient heating and cooling for four-season comfort added to kitchen, and 2 bedrooms. Additionally there is a propane wall furnace in the dining area
- **New wood stove:** that crackle-and-glow warmth for chilly evenings after a day on the water
- **Brand-new kitchen with generous storage:** sleek, functional, and perfect for lakeside feasts
- **New flooring throughout:** fresh underfoot, durable for sandy toes and cottage traffic
- **Spacious deck:** your stage for sunset dinners and loon calls at dusk
- **Spray-foamed crawl space:** keeps the cottage cozy in winter and cool in the summer heat
- **New roof (2021):** ready to shelter a lifetime of dock days and fireside nights





An open concept living space backdropped with a fabulous wood stove to take the chill off.







With three inviting bedrooms and two full baths, there's room for family, friends, and all the laughter that comes with lake life.







Lake views all year long!





# Inclusions

- Fridge, Stove, Dishwasher
- Washer and Dryer
- Freezer in spare bedroom
- Aluminum dock (currently not in the water)
- yellow swim dock
- Chairs and end tables in living room
- Bunk Bed
- Guest Bedroom bed, dresser and endtable
- Wood firepit chairs
- Patio Furniture and canopy

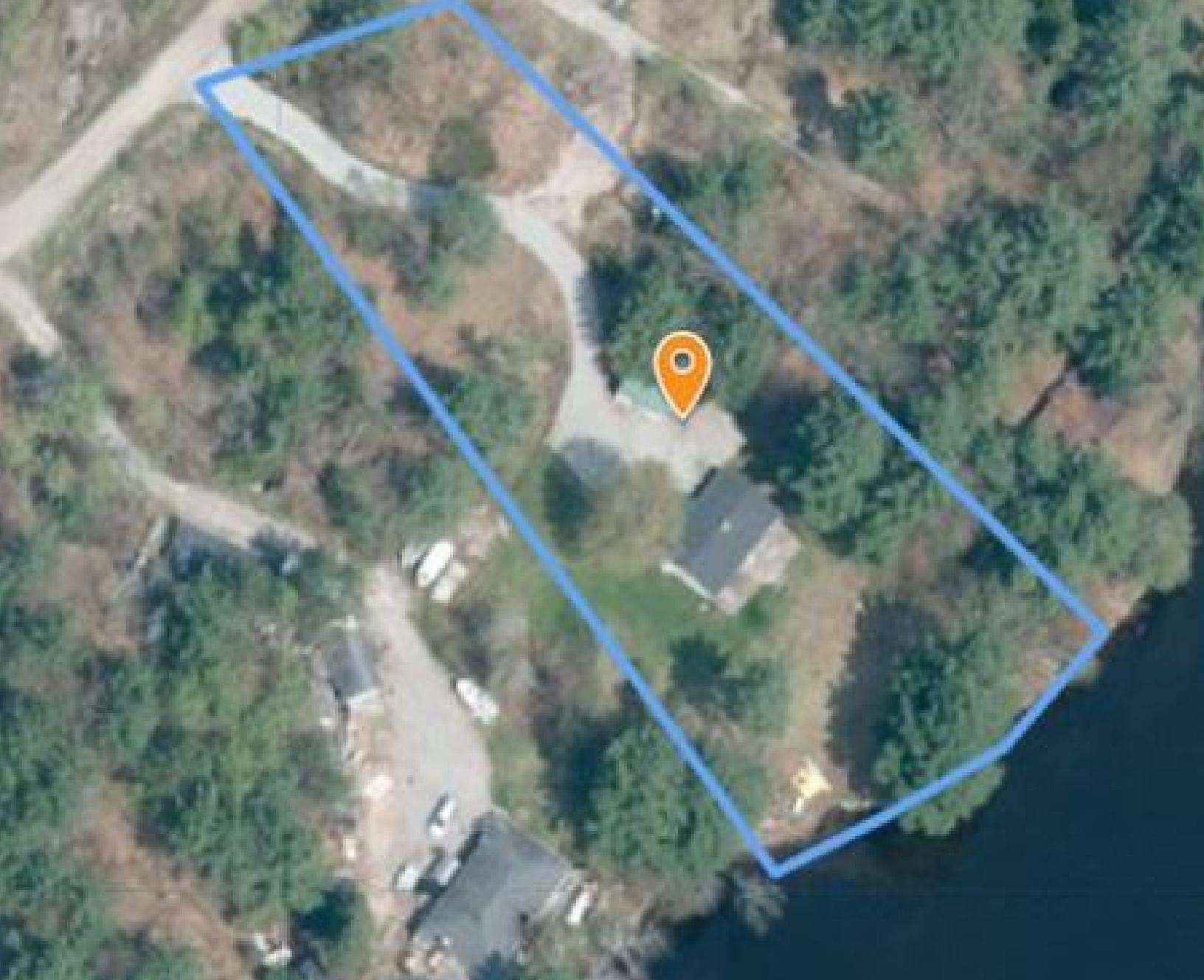
# Exclusions

- **TV and Sound System**
- **Living room lamp and marble table**
- **Primary Bedroom Bed and purple chair**
- **red outdoor rocking chairs**
- **various dishes, cutlery, pots and pans**



# Your Yearly Cottage Budget

- Private road maintenance: \$250 per year for grading and gravel
- The City plows the road in winter
- Wood: 2 bushcords, however is based on personal use
- Propane is based on personal use
- Hydro approximately \$125 per month
- House Insurance with The Commonwealth Insurance, \$130/mth
- 2024 house taxes \$3914



## Planning And Property Web Map Zone Lookup

368 NORTH SHORE RD

Results: 2

### Property Information

**NOT FOR COMMERCIAL USE**  
**NOT TO SURVEY GRADE**

#### Location:

368 NORTH SHORE RD

#### Legal Description:

CON 1 FT LOT 17 PLAN 368 LOT 2

Legacy Township

DUGBY

Ward

Ward 1

#### GENERALIZED ZONING\*

#### ZONE TYPE\*

LSR(100%)

#### ZONE NAME\*

Residential



Lot lines as per Geowarehouse and are approximate, may not be correct





Address of Well Location (Street Number/Name) <b>388 NORTH SHORE RD.</b>		Township <b>KAWARTHA LAKES</b>	Lot <b>17</b>	Concession <b>1</b>
County/District/Municipality		City/Town/Village <b>KIRKFIELD</b>	Province <b>Ontario</b>	Postal Code <b>K0M2B0</b>
UTM Coordinates NAD <b>83</b>	Zone <b>17</b>	Easting <b>665710</b>	Northing <b>4958077</b>	Municipal Plan and Sublot Number <b>PLAN 388 LOT 2-WARD 1</b>

## Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
Brown	Soil		Loose	0	2
Grey	Gneiss		Soft	2	40

Annular Space				Results of Well Yield Testing							
Depth Set at (m/ft) From		To		Type of Sealant Used (Material and Type)	Volume Placed (m <sup>3</sup> /ft <sup>3</sup> )	After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____		Draw Down		Recovery	
								Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
0	20	Bentonite		3		If pumping discontinued, give reason: N/A		Static Level	5		21
						N/A		1	10	1	14
						30		2	13	2	9

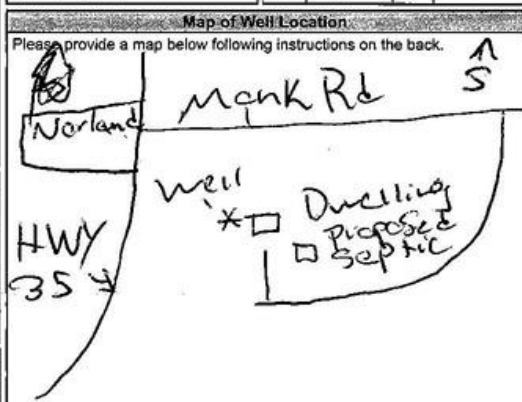
Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	
<input type="checkbox"/> Other, specify		<input type="checkbox"/> Other, specify	

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To	
6 1/4	Steel	3/16	12	20	<input checked="" type="checkbox"/> Water Supply
					<input type="checkbox"/> Replacement Well
					<input type="checkbox"/> Test Hole
					<input type="checkbox"/> Recharge Well
					<input type="checkbox"/> Dewatering Well
					<input type="checkbox"/> Observation and/or Monitoring Hole
					<input type="checkbox"/> Alteration (Construction)
					<input type="checkbox"/> Abandoned, Insufficient Supply
					<input type="checkbox"/> Abandoned, Poor Water Quality
					<input type="checkbox"/> Abandoned, other, specify
					<input type="checkbox"/> Other, specify

Construction Record - Screen				Map of Well Location	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	To	

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft) From	To
32	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	0	20
		20	40

Business Name of Well Contractor <b>Haliburton Artesian Well Drillers</b>		Well Contractor's Licence No. <b>716712</b>
Business Address (Street Number/Name) <b>334 Industrial Park Rd</b>		Municipality <b>Haliburton</b>
Province <b>ON</b>	Postal Code <b>K0M1S0</b>	Business E-mail Address <b>haliburtonartesian@gmail.com</b>
Bus. Telephone No. (inc. area code) <b>7054579268</b>		Name of Well Technician (Last Name, First Name) <b>Woodward Luke</b>
Well Technician's Licence No. <b>39141</b>		Signature of Technician and/or Contractor <b>[Signature]</b>
Date Submitted <b>2020/11/12</b>		



Comments: <b>-1</b>	
Well owner's information package delivered <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered <b>2020/11/12</b>
Date Work Completed <b>2020/11/09</b>	Ministry Use Only Audit No. <b>2350833</b> Received <b>DEC 31 2020</b>



## INVOICE

8314 HWY 35  
MINDEN ON, KOM 2L1  
GRAVEL PIT: (705) 454-1608 FAX: (705) 454-2188

**DATE:** Dec 1st 2021  
**INVOICE #** 466  
**HST #:** #R102488756

## Grant Wilson

DESCRIPTION	AMOUNT
Septic System	\$ 20,000.00
5/8 Limestone Road Crush 80.6 ton	\$ 1,306.00
Machine time & MAN	\$ 250.00
LEVY	\$94.03

<b>SUB-TOTAL</b>	<b>\$</b>	<b>21,650.03</b>
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**HST** \$ 2,814.50

**TOTAL \$24,464.53**

# THE PUMP SHOP

Your Water Specialists  
5161 Cty Rd 21, Box 1054  
Haliburton, ON K0M 1S0

PAID

## Invoice

Date	Invoice #
2021-09-08	430258

Invoice To
Grant Wilson 388 North Shore Rd Head Lake Norland On, K0M 2B0

Ship To
Grant Wilson 388 North Shore Rd Head Lake Norland

Customer Phone	Customer Alt. Phone
416 727 0801	

P.O. No.	Terms

Item	Description	Qty	U/M	Rate	Amount
Service Call - ... Labour-Regular	August 17/21 Treatment System for Iron & Tannins, Sulphur Service Call - Regular Labour Regular Removed Greensand filter to re-bed to a Carbon filter. Removed solution tank. Installed new Iron filter and re-bed Carbon. Added second Blue and White feed pump with Peroxide-set at 30%. Set pH pump at 50%. Ran water and explained to customer new equipment. All ok.	1 4.5		80.00 110.00	80.00 495.00
BWA1N12C6T	Blue & White Feed Pump 230V 16 GPD 30Rpm Analog Timer 3/8 Norprene	1	ea	1,025.00	1,025.00
FC25	Hydrogen Peroxide. 35%, 25L Pail	1	ea	129.00	129.00
S02984	Hydrogen Peroxide Test Strips	1	ea	41.00	41.00
PSBTSCS1NM	Excalibur Superior Filter 9X481 Cube No Media	1	ea	922.50	922.50
MEDA8056	Media Centaur Carbon 1 Cu.Ft.	1	ea	640.00	640.00
dis30	30% Discount			-30.00%	-192.00
MEDA5000	Media Aquasorb 5000 Activated Carbon 1 Cube	0.5	ea	266.66	133.33
MEDA8072	Media Gravel Per Lbs	20	ea	0.809	16.18
PSBTSCS1.5...	Excalibur Superior Filter 10X54 1.5 Cube No Media	1	ea	1,085.85	1,085.85
MEDA804201	Media Greensand Plus 0.5 cu/ft bag	3	ea	171.60	514.80

The Pump Shop....Your Water Specialists			Subtotal	
Payment is due upon receipt. We appreciate your business. Thank you for choosing The Pump Shop.			Sales Tax Total	
GST/HST No. 868979477			Payments/Credits	
Phone #	Fax #	Web Site	Balance Due	
(705) 457-2638	(705) 457-1408	thepumpshop.ca		



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Item	Description	Qty	U/M	Rate	Amount
MEDA8072	Media Gravel Per Lbs	20	ea	0.809	16.18
PSBTSZC1NM	Excalibur Superior Air Capsulate Iron and Sulphur Filter 1.0 cuft NO MEDIA	-1	ea	1,714.29	-1,714.29
MEDA804201	Media Greensand Plus 0.5 cu/ft bag	-2	ea	171.60	-343.20
MEDA8072	Media Gravel Per Lbs	-20	ea	0.809	-16.18
1401-007	Pvc Insert Tee 3/4"	2	ea	1.49	2.98
1435-007	Pvc Female Adapter 3/4"	1	ea	2.99	2.99
HAS8	Ss Clamp 1/2"	14	ea	1.19	16.66
PEX34	Pex Pipe 3/4"	10	ft	1.37	13.70
1410099	Pex Pinch Clamp 3/4"	8	ea	0.62	4.96
304-6323	Pex Tee 3/4"	1	ea	4.30	4.30
304-6372	Pex Elbow 90* 3/4"	1	ea	3.12	3.12
304-6514	Pex Female Adapter 3/4" fpt x 3/4" pex	1	ea	7.0771	7.08
306-6554	Pex Male Adapter 3/4" Pex x 3/4" Mpt	2	ea	5.50	11.00
MP526	Mp Brass Hose Connector 3/4 Male Hose X 3/4 Mip	1	ea	7.69	7.69
PP7534FT	Poly Pipe 75Psi 3/4"	5	ft	0.69	3.45
CLK V319501	Excalibur Refill Port Plug Assembly	1	ea	20.30622	20.31
CLK V30101Z	Excalibur Injector Black Z Plug	1	ea	2.68	2.68
CLK D121206	Excalibur Distributor 930 Bottom Stack Fine Mesh Resin	1	ea	11.20	11.20
CLK D750CA...	Excalibur Distributor 1.05" 72" Long	1	ea	13.75	13.75
Serviced by Mitch and Gabe					
The Pump Shop....Your Water Specialists				<b>Subtotal</b>	\$2,959.04
Payment is due upon receipt. We appreciate your business. Thank you for choosing The Pump Shop.				<b>Sales Tax Total</b>	\$384.67
GST/HST No. 868979477				<b>Payments/Credits</b>	-\$3,343.71
Phone #	Fax #	Web Site	<b>Balance Due</b>		
(705) 457-2638	(705) 457-1408	thepumpshop.ca	\$0.00		