

1394 Flatwater Cove Tr

PERCY LAKE



HALIBURTON
GOLD GROUP

RE/MAX
PROFESSIONALS NORTH
BROKERAGE - INDEPENDENTLY OWNED + OPERATED
JEFF & JESS WILSON

Overview



Flatwater Cove Tr

Escape to a world of privacy and professional design with this one-of-a-kind estate on Percy Lake. Set on over 4 acres of private grounds with just under 600 feet of waterfront, this Haliburton sanctuary offers an experience in luxury rarely found. Step inside the grand timberframe home, where thoughtful design and premium craftsmanship define every space.





1394 Flatwater Cove

Internet Provider: Starlink

Condo Fees: \$185 per month, covers road maintenance and plowing

Contractors Used:

- **Thomas Contracting**
 - excavating, basement, septic
- **Great Lakes Frame Company**
 - most of the structure and finishings
- **Thermo Seal**
 - Insulation where needed
- **Hardcore Paint**
 - Drywall and paint
- **Churko Electric/Steve Churko**
- **Leading Edge Plumbing**
- **Bryan Cooney**
 - Siding
- **Matt Brennen**
 - Heating and Cooling
- **Dale McCrea**
 - Tilework
- **Jesse Johnson**
 - Landscaping



1394 Flatwater Cove Trail

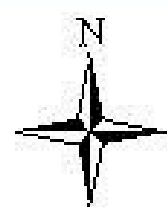
LOT 12, PLAN 19M12 ; T/W AN UNDIVIDED COMMON INTEREST IN HALIBURTON COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 9; SUBJECT TO AN EASEMENT OVER PARTS 7, 8 & 9 19R10025 IN FAVOUR OF HALIBURTON COMMON ELEMENTS CONDOMINIUM PLAN NO. 9 AS IN HA52212 SUBJECT TO AN EASEMENT IN GROSS OVER PART 7-9, 19R10025 AS IN HA51737 SUBJECT TO AN EASEMENT IN GROSS OVER PT 12, 19R10033 AS IN HA51738 SUBJECT TO AN EASEMENT AS IN HA51977 SUBJECT TO AN EASEMENT IN GROSS OVER PART 4, 19R10143 AS IN HA64447 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE

Flatwater Cove Trail

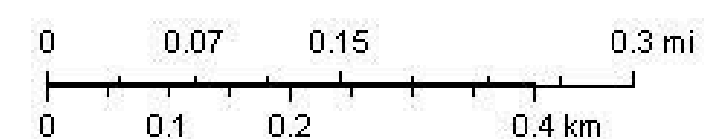


August 25, 2025

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Scale: 1:9,028







Inclusions:

- All appliances as viewed

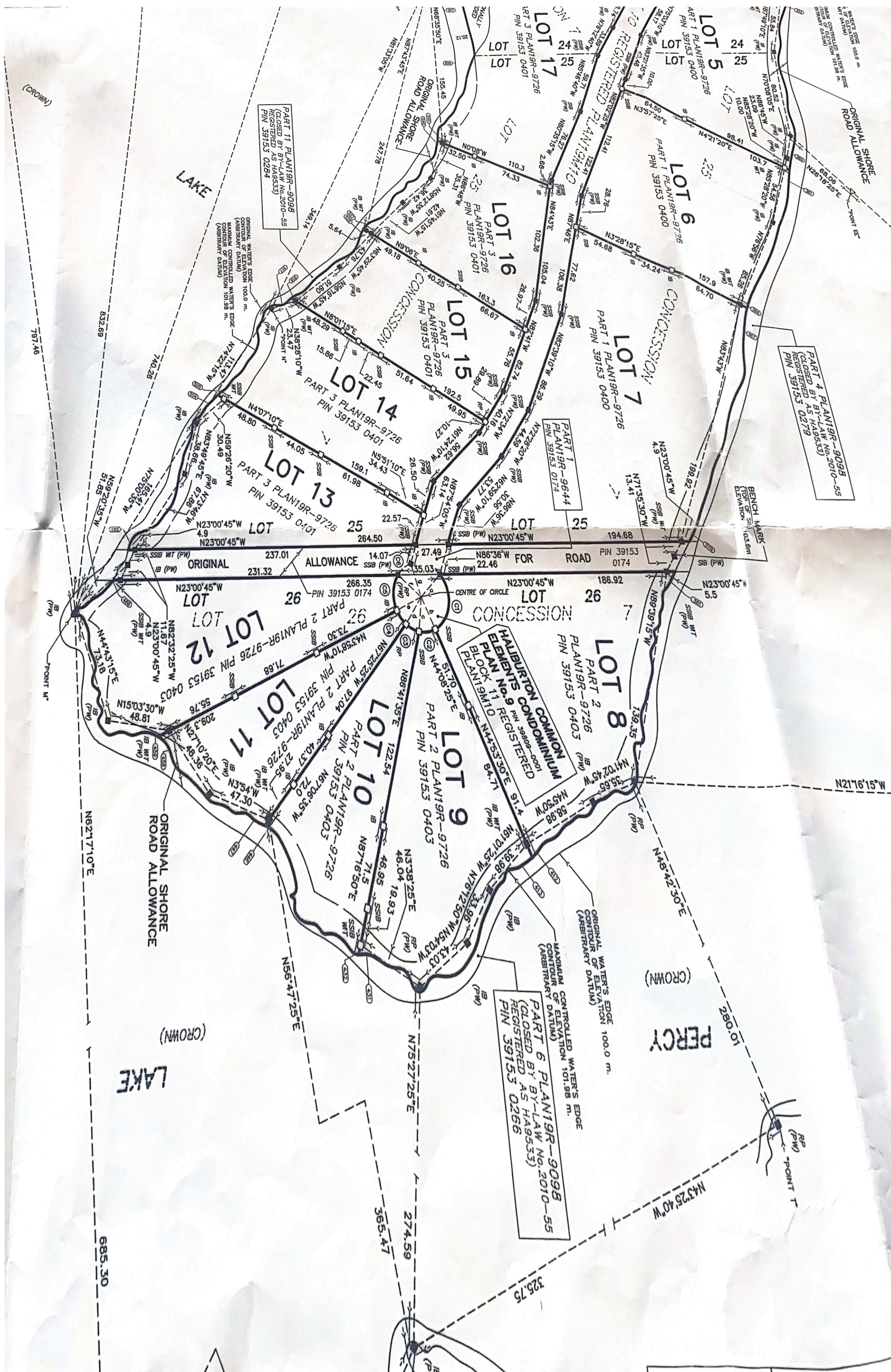
Exclusions:

- All personal belongings

Negotiables

- Everything as viewed

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Ministry of the Environment,
Conservation and Parks

Well Tag No. (Place Sticker and/or Print Below)

A304663

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☐ Metric ☒ Imperial

Page 1 of 1

Address of Well Location (Street Number/Name)		Township	Lot	Concession
1394 Flatwater Cove		Dysart et Al	12	
County/District/Municipality		City/Town/Village	Province	Postal Code
Haliburton		Haliburton	Ontario	K0M1L5O
UTM Coordinates Zone	Easting	Northings	Municipal Plan and Sublot Number	
NAD 83	1770771	195009281	13M12	

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) From To
brown	sand		packed	0 10
gray	granite	red granite	hard	10 400

Annular Space			Results of Well Yield Testing	
Depth Set at (m) From To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	After test of well yield, water was: ☒ Clear and sand free ☐ Other, specify	Draw Down Time (min) Water Level (m) Static Level
0 20	Bentonite hole plug	3.75	n/a	28.8

Method of Construction		Well Use	
☐ Cable Tool	☐ Diamond	☐ Public	☐ Commercial
☐ Rotary (Conventional)	☐ Jetting	☒ Domestic	☐ Municipal
☐ Rotary (Reverse)	☐ Driving	☐ Livestock	☐ Test Hole
☐ Boring	☐ Digging	☐ Irrigation	☐ Cooling & Air Conditioning
☒ Air percussion		☐ Industrial	
☐ Other, specify		☐ 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) From To	☒ Water Supply	☐ Replacement Well
6 1/4	steel	3/16	f2 20	☐ Test Hole	☐ Recharge Well
6 1/8	openhole		20 400	☐ Dewatering Well	☐ Observation and/or Monitoring Hole
				☐ Alteration (Construction)	☐ Abandoned, Insufficient Supply
				☐ Abandoned, Poor Water Quality	☐ Abandoned, other, specify
				☐ Other, specify	

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

Water Details		Hole Diameter	
Water found at Depth (m) 260	Kind of Water: ☐ Fresh ☒ Untested	Depth (m) From To	Diameter (cm/in)
		0 20	9
		20 400	6 1/8

Well Contractor and Well Technician Information			
Business Name of Well Contractor		Well Contractor's Licence No.	
Debler Well Drilling		7 5 0 2	
Business Address (Street Number/Name)		Municipality	
2369 Gelert Road		Minden	
Province	Postal Code	Business E-mail Address	
ONT	K0M2K0	svick2033@aol.com	
Bus. Telephone No. (inc. area code)		Name of Well Technician (Last Name, First Name)	
7054571426		Vick Sean	
Well Technician's Licence No.		Signature of Technician and/or Contractor	
30319		[Signature]	
Date Submitted			
2020/11/16			

Map of Well Location

Please provide a map below following instructions on the back.

Well owner's information package delivered	Date Package Delivered	Ministry Use Only Audit No. 2346085 NNV 19 2020 Received
☒ Yes ☐ No	2020/11/16	
Date Work Completed		
2020/11/16		



Municipality of Dysart et al

P.O. Box 389, 135 Maple Avenue

Haliburton, Ontario K0M 1S0

705-457-1740

Fax: 705-457-1964

www.dysartetal.ca

"The Heart of the Highlands"

BUILDING DEPARTMENT SEWAGE SYSTEM INSTALLATION REPORT

Septic Permit Number: SP2019-159(2) Revised

Installation by: Thomas Contracting Date: August 17, 2020

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

1. **Septic Tank** of working capacity of 9180 litres constructed of **concrete**.
Manufacturer: Brooklin Model: _____
2. **Distribution Pipe:** Type: 3" PVC Absorption Trench System: ☐ Filter Bed System: ☒
Filter Bed Area: 80 sq. m. Filter Sand Contact Area: 80 sq. m.
Total _____ Lineal Metres in _____ runs of _____ metres and fed by: Gravity: ☒ Siphon: ☐ Pump: ☐
Loading Rate Area: 390 sq. m. 15 metre constructed mantle provided: _____
3. Size of System based on 7 bedrooms and/or 43 fixture units. Commercial Details: _____
Area of Building: 336 sq. m. Total Daily Design Sewage Flow: 3900 litres
4. Other: As built drawings by Thomas Contracting forms part of this use permit

See Diagram of Installation on back of report.

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: **Ensure annual effluent filter maintenance**

Protect all Septic System components from vehicular traffic

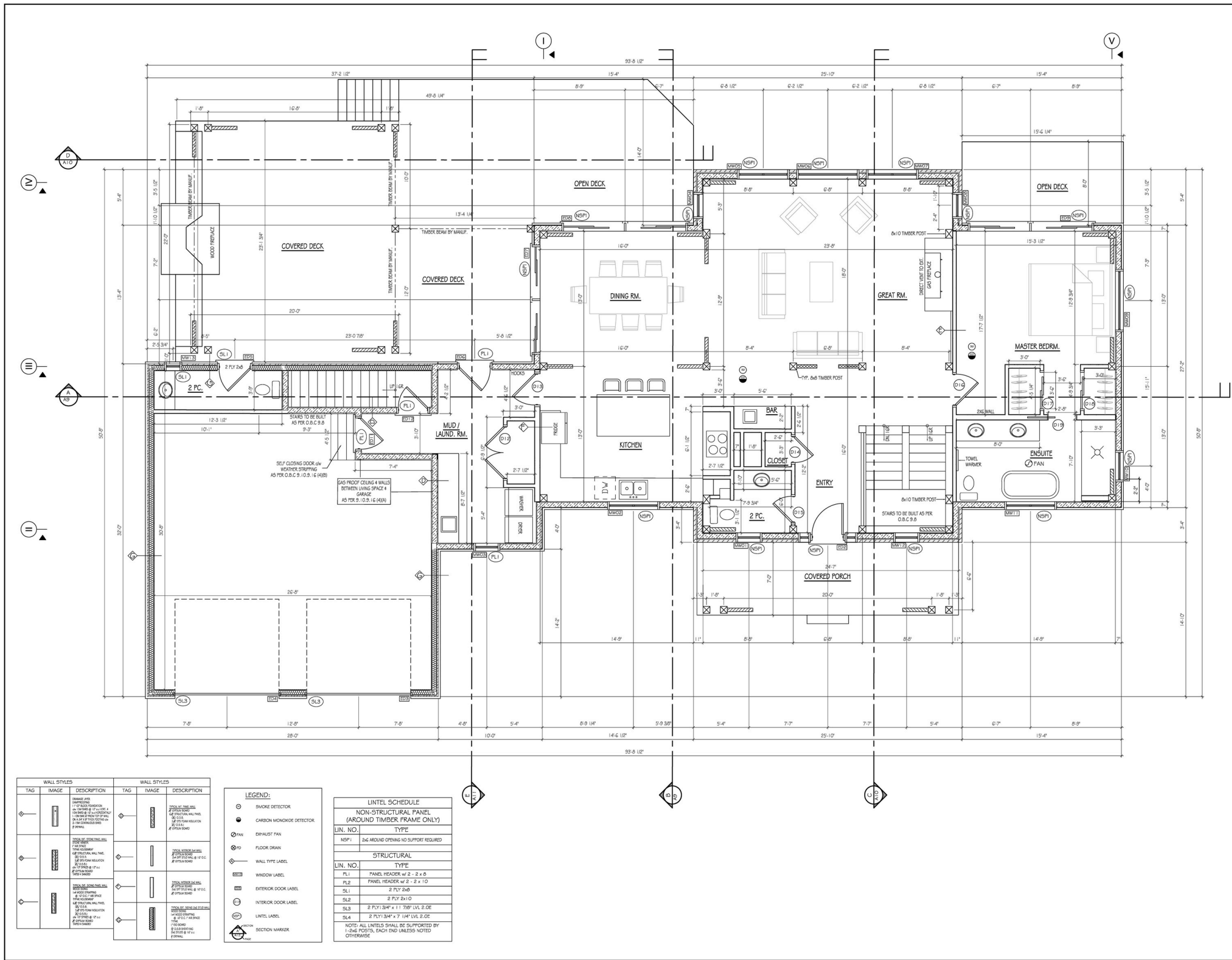
Septic Beds are at the maximum allowable loading, any additional loading will require an upgrade.

INSTALLATION REPORT	
Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:	
<u>DECOUTO KATHERINE ANNE DECOUTO JESSE WILLIAM FIRTH</u>	
For the use and operation of the Class <u>4</u> Sewage System Installed/Altered under Septic Permit Number: <u>SP2019-159(2) Revised</u>	
Such system being located at:	
Municipal Roll Number:	46-24-050-000-01483-0000
Legal Description	PLAN 19M12 LOT 12
Address:	UNNAMED RD
Issued by: <u>Karl Korpela</u> , Chief Building Official, Karl Korpela Date: <u>Mar 02, 2023</u>	

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

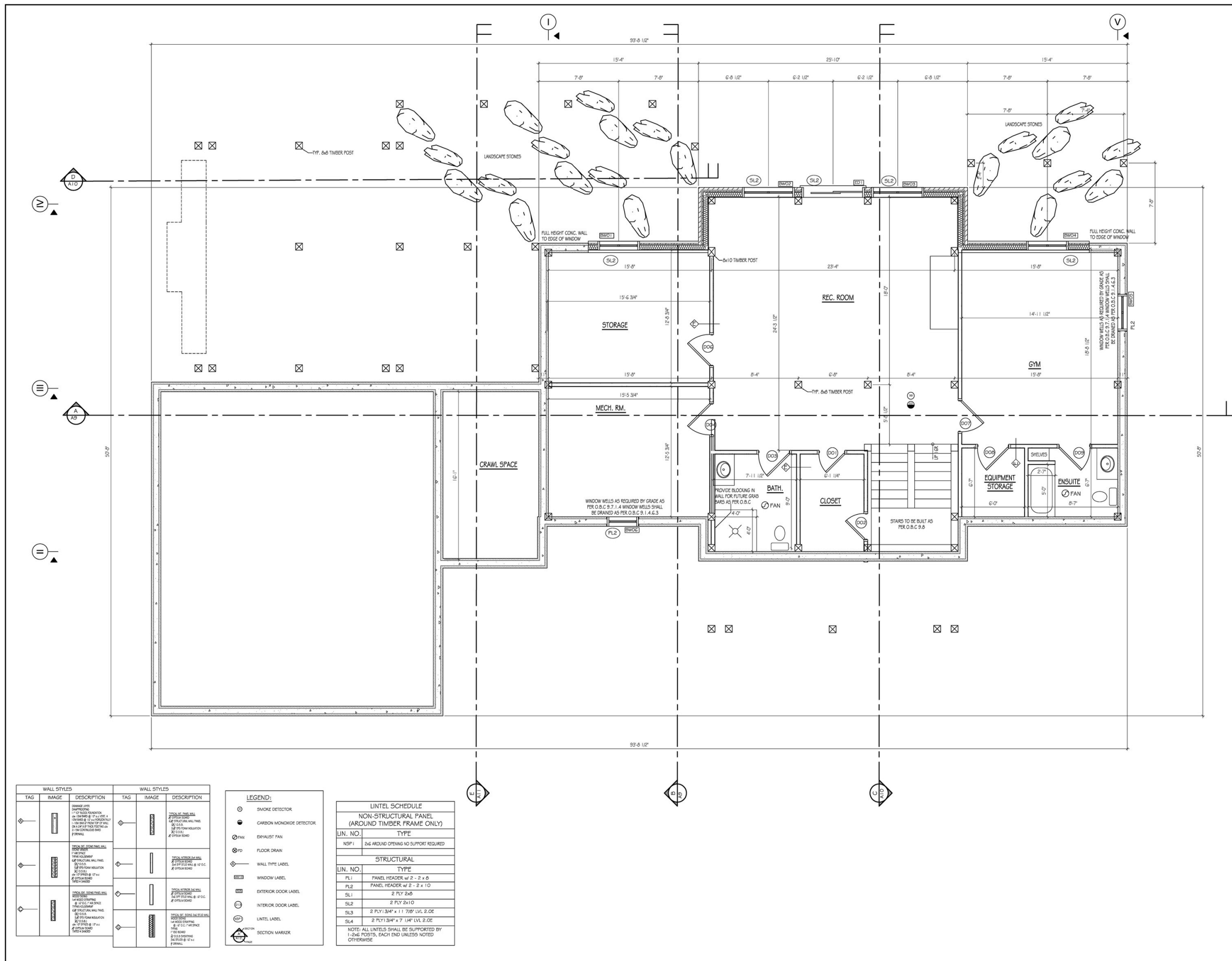
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P.O. BOX 238
CHATSWORTH, ONTARIO
N0H 1G0
PHONE: 519-794-0400
FAX: 519-794-0500
EMAIL: design@greatlakesframe.com

NOTES:

CONTRACTORS MUST VERIFY ALL DIMENSIONS AND REPORT AND DISCREPANCIES OR OMISSIONS TO THE OWNER BEFORE COMMENCING WORK.

PRINTS ARE NOT TO BE SCALED

ALL WORK SHALL CONFORM TO ONTARIO BUILDING CODE 2012 O. REG 332/12 STANDARDS AS A MINIMUM REQUIREMENT.

NO.	DATE	REVISION
1	MAY 12, 2020	UNIT REVISIONS 4 OF 10 DETAILS UPDATED
2	APR. 25, 2020	UPDATED WINDOWS 4 REVISED FLOOR PLAN LAYOUT (KITCHEN / MUDROOM / ENTRY 4 DISBURT)
3	MAY 20, 2020	WALK-OUT WALL FOUNDATION REVISION
4	JUNE 2, 2020	UPDATED WINDOWS
5	JUNE 10, 2020	REVISED CIRC LAYOUT 4 PERS
6	JAN. 26, 2021	MILWORK REVISIONS

PURPOSE	REVISION
PRELIMINARY	
PERMIT	
TENDER	
CONSTRUCTION	

JESSIE & KATIE DECOUO
FLATWATER COVE
HALIBURTON, ONT.

NEW COTTAGE BASEMENT PLAN

SCALE: 1/4"=1'-0"
DATE: JAN. 26, 2021

DRAWN BY: M. EMKE A.Sc.T
FLR AREA: 3006 sq. ft.

A5

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