



15 HORIZON ROAD, BURK'S FALLS

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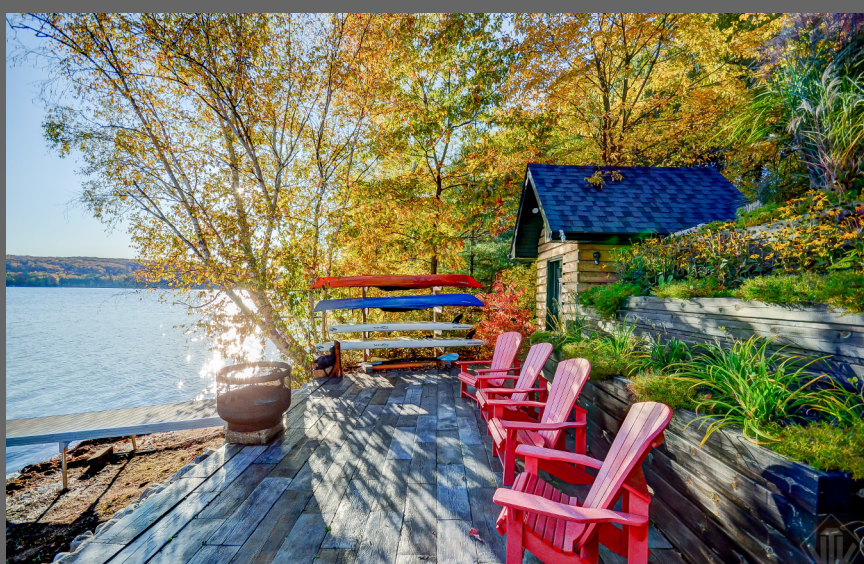
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4 Season Gazebo







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15 HORIZON ROAD 3 MILE LAKE, KATRINE / BURK'S FALLS

Property, Buildings, Room Dimensions and Features

MAIN FLOOR (entry level)

Master Bedroom: 33'5" x 9'8" | 322 sq ft: featuring blackout roller blinds, 9' closet with 2 nos. 36" bifold pine doors, Napoleon propane fireplace, stone fireplace wall, cathedral ceiling in sitting area.

3pc Ensuite Bathroom: 7'6" x 11'5" | 82 sq ft with adjoining walk in closet 6'6" x 11'5" | 74 sq ft: featuring wooden louver blinds, nacarado quartzite vanity countertop, circular, designer vanity mirror, heated towel rack.

Bedroom: 14' x 11' | 137 sq ft: featuring wooden louver blinds, original brick fireplace (inoperable) with pine wood mantle, backlit floor to ceiling pine head board, queen size captain's bed frame with built in drawers.

Bedroom: 14' x 10'8" | 130 sq ft: featuring wooden louver blinds, pine wood built in shelving niche with bulkhead lighting, backlit floor to ceiling pine head board, queen size captain's bed frame with built-in drawers.

Office: 14' x 8'3" | 104 sq ft: featuring wooden louver blinds, a white painted brick chimney, built-in pine bookshelves.

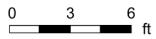
4pc Bathroom: 11'9" x 5'10" | 56 sq ft: featuring wooden louver blinds, a nacarado quartzite vanity countertop, a circular designer vanity mirror, and heated towel rack.

Laundry room: 6'8" x 9'8" | 55 sq ft: featuring wooden louver blinds, stacking washer and dryer, nacarado quartzite laundry tub countertop, built in cabinetry with folding counter and hanging rod.

Main Entry Foyer: 6'6" x 15' | 97.5 sq ft: featuring 10' closet with 2 nos. 36" bifold pine doors, 12' long custom made entryway storage unit with shelves, storage baskets, wall hooks and bench seat.

15 Horizon Rd, Burk's Falls, ON

Main Floor Total Exterior Area 1478 sq ft
Total Interior Area 1362 sq ft



PREPARED: Aug, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



LOWER FLOOR (walk out level)

Kitchen: 12'5" x 18'4" | 192 sq ft: featuring wooden louver blinds, custom cabinetry and hardware, sienna bourdeaux granite countertop, Fisher Paykel appliances including gas range, wall oven, microwave oven, refrigerator freezer and 2 drawer dishwasher, ventahood range extraction system, antique wall cabinet as coffee station.

Dining Room: 13'5" x 14'10" | 196 sq ft: featuring black out roller blinds.

Living Room: 18'3" x 17'3" | 292 sq ft: featuring black out roller blinds, Napoleon propane fireplace, stone fireplace wall and hearth.

Entertainment Room: 17'9" x 12'1" | 206 sq ft: featuring wooden louver blinds; 2 nos. 4 seater and 1 no. single seat grey leather electric reclining sofas, brick chimney wall as TV back drop, built in pine shelving.

2pc Bath: 5'7" x 8'2" | 46 sq ft: featuring nacarado quartzite vanity countertops, designer vanity mirror.

Utility Room: 5' x 12'9" | 64 sq ft: featuring stainless steel pantry shelving, 100 Amp electrical service, John Wood propane water heater, spring fed dug well with Federal well pump and pressure tank, Rain Fresh filtration system, UV water treatment system, in-line well water line heater.

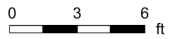
Gazebo: 16' x 16' | 256 sq ft: 4 season structure featuring: pine wall and ceiling finishes, cathedral ceiling, casement windows, Vermont Castings defiant encore wood stove.

Double Garage with Loft: ground floor exterior 28' x 32' | 896 sq ft and Loft level interior 15'9" x 31' | 488 sq ft: 4 season structure featuring: 10' high ceilings, 100 amp electrical service, electric garage door openers, plywood and pine wood wall and ceiling finishes, casement windows, Vermont Castings defiant encore wood stove, Jotul propane wood stove.

Boat Shed: 8'x8' | 96 sq ft: featuring plywood wall finishes, wooden workbench, rain bird irrigation control system with pressure pump.

15 Horizon Rd, Burk's Falls, ON

Lower Floor Total Exterior Area 1234 sq ft
Total Interior Area 1123 sq ft



PREPARED: Aug, 2019



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General Features: LG inverter heat pump and air conditioner, HRV air exchanger, propane fireplaces, electric baseboard heaters (as back up), Generac auto start propane generator, Honeywell home security system, FX Luminaire low voltage landscape lighting controller, wired smoke/CO2 detectors.

Landscaping Features: 1100 sq ft wood grained cast concrete patio, 6" X 6" pressure treated steps to bonfire terrace, pea stone walkways with cast concrete stepping stones, 4 levels of terraced perennial flower beds, Rain Bird irrigation system, landscape lighting system along flower beds and steps, 150' aluminium framed dock (Dock In A Box).

BUILDING AREA SUMMARY

MAIN FLOOR (entry level)

Interior Area: 1362 sq ft

Perimeter Wall Length: 155 ft

Perimeter Wall Thickness: 9 in

Exterior Area: 1478 sq ft

LOWER FLOOR (walk out level)

Interior Area: 1123 sq ft

Perimeter Wall Length: 147 ft

Perimeter Wall Thickness: 9.1 in

Exterior Area: 1234 sq ft

DOUBLE GARAGE WITH LOFT:

Interior area: 837 sq ft

Perimeter Wall Length: 120 ft

Perimeter Wall Thickness: 6 in

Exterior Area: 896 sq ft

Loft Interior Area: 488 sq ft

GAZEBO (walk out level)

Interior Area: 225 sq ft

Perimeter Wall Length: 64 ft

Perimeter Wall Thickness: 6 in

Exterior Area: 256 sq ft

BOAT SHED (lake shore)

Exterior Area: 96 sq ft

Wall Thickness: 6 in

Interior Area: 84 sq ft

TOTAL LIVEABLE AREA HOUSE AND GAZEBO: 2821 sqft

Note: Only major rooms are listed. Some listed rooms may be excluded from total interior floor area. Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

**978 SKYLINE DRIVE 3 MILE LAKE, KATRINE / BURK'S FALLS
(15 Horizon Road Guest Cabin)**

Property, Buildings, Room Dimensions and Features

Main Floor (entry level)

Dining Area: 14'10" x 14'3" | 210 sq ft: featuring Napoleon propane fireplace.

Kitchen: 8'2" x 14'3" | 117 sq ft: featuring Frigidaire refrigerator, General Electric propane stove.

Living Room: 23' x 11'10" | 271 sq ft

2ND FLOOR

3pc Bath: 6'11" x 6'7" | 45.5sq ft: featuring Kholer fixtures, designer mirror.

Bedroom: 7'3" x 11'7" | 86 sq ft

Bedroom: 9' x 12'1" | 108 sq ft

Sitting Room: 10'10" x 14'11" | 150 sq ft:

Master: 8'9" x 12'1" | 105 sq ft

General Features

Red pine wood floors, tongue and groove pine wall finishes, casement windows, 100 amp electrical service, forced air propane furnace, air conditioner, HRV air exchanger, drilled well with pump and pressure tank, Rain Fresh filtration system, wired smoke / CO2 detectors, window blinds

Landscape Features

Pea stone driveway circle and walkways, 360 sq ft pressure treated entryway and deck, terraced perennial flower beds, Rain Bird irrigation system, low voltage landscape lighting along paths, 110' x 4' pressure treated post dock.

BUILDING AREA SUMMARY

MAIN FLOOR

Interior Area: 709 sq ft

Perimeter Wall Length: 110 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 783 sq ft

Total Above Grade Floor Area:

Main Building Interior (total livable space): 1274 sq ft

Main Building Exterior: 1415 sq ft

2ND FLOOR

Interior Area: 565 sq ft

Perimeter Wall Length: 102 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 633 sq ft

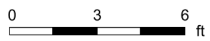
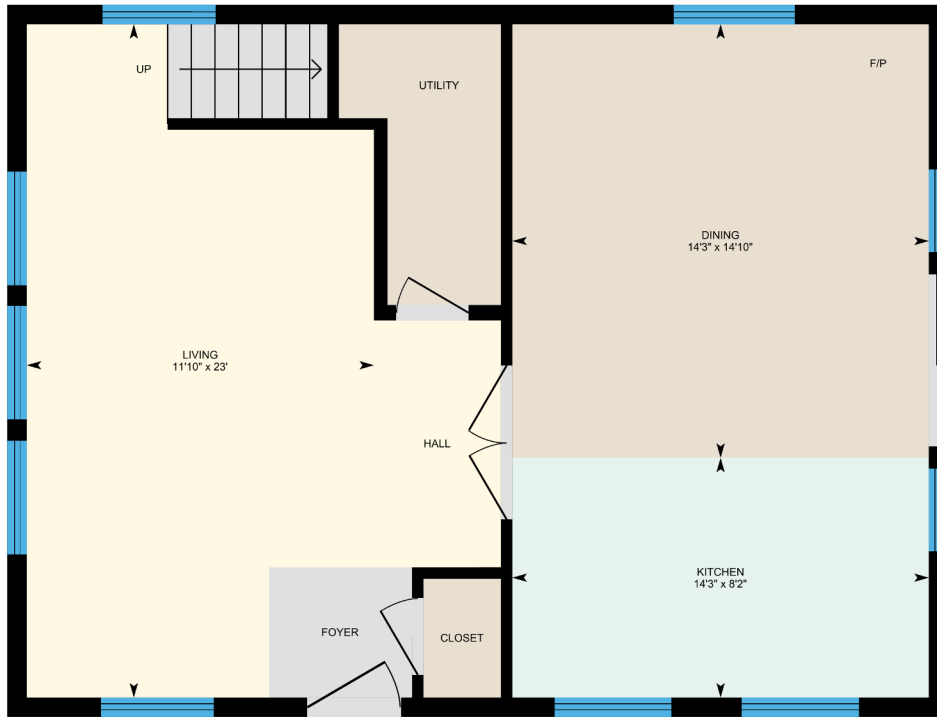
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The following information is deemed to be accurate, however the Buyer should verify same prior to submitting an offer to purchase.



978 Skyline Dr, Burk's Falls, ON

Main Floor Total Exterior Area 783 sq ft
Total Interior Area 709 sq ft



PREPARED: Aug, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



978 Skyline Dr, Burk's Falls, ON

2nd Floor Total Exterior Area 633 sq ft
Total Interior Area 565 sq ft

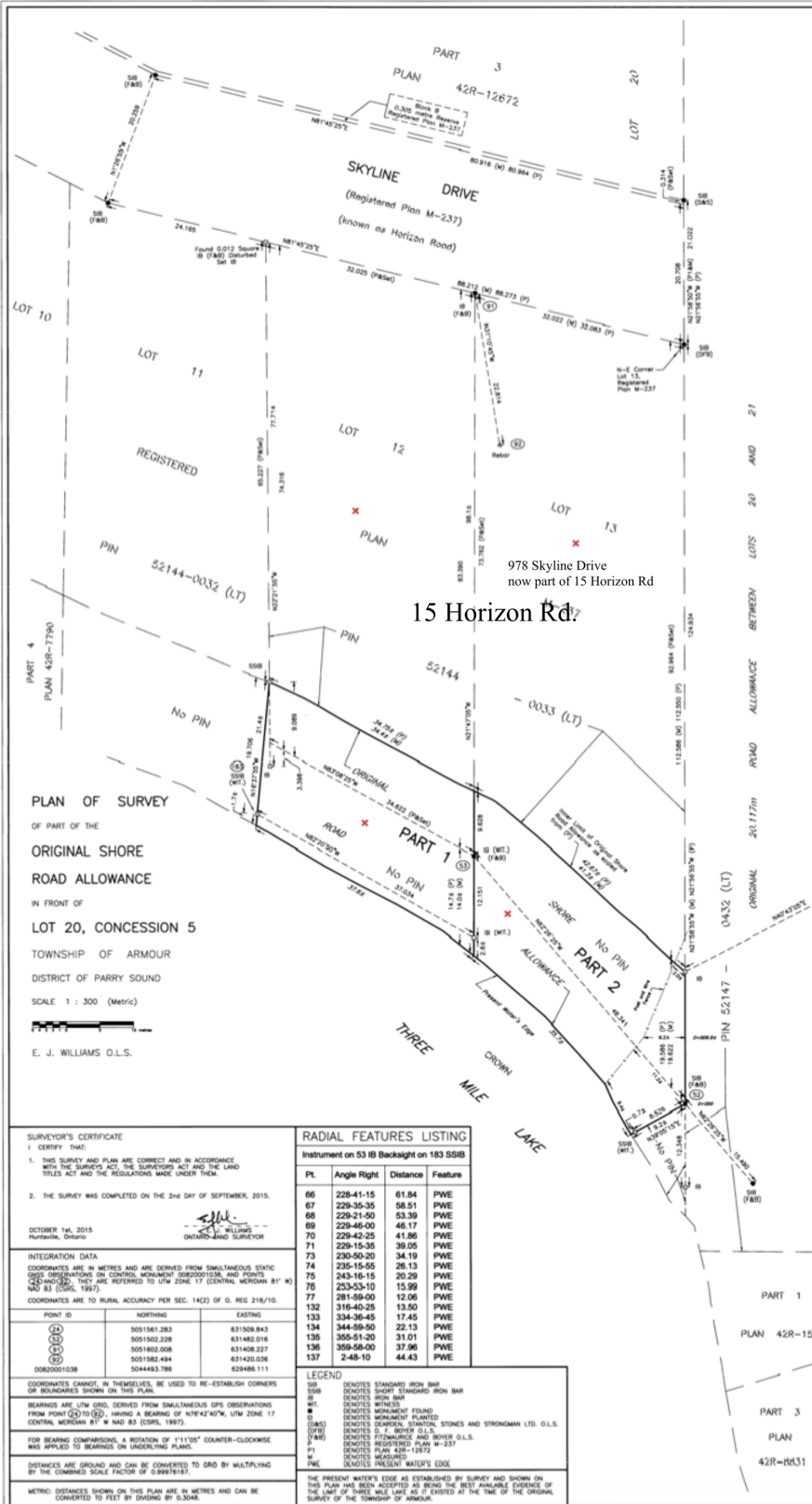


PREPARED: Aug, 2019



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: OCTOBER 14, 2015
 RECEIVED AND DEPOSITED
 DATE: October 7, 2015
 'Wendy Thompson'
 REGISTERED FOR THE LAND REGISTRAR OF THE LAND TITLES DIVISION OF PARRY SOUND

SCHEDULE OF PARTS

PART	LOT	CONCESSION	PIN	AREA
1	Part of the Original Shore		No PIN	0.0724 ha.
2	Road Allowance in Front of Lot 20, Concession 5			0.0834 ha.

PLAN OF SURVEY
 OF PART OF THE
 ORIGINAL SHORE
 ROAD ALLOWANCE
 IN FRONT OF
 LOT 20, CONCESSION 5
 TOWNSHIP OF ARMOUR
 DISTRICT OF PARRY SOUND
 SCALE 1 : 300 (Metric)
 E. J. WILLIAMS O.L.S.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF SEPTEMBER, 2015.
 OCTOBER 14, 2015
 E. J. WILLIAMS
 O.N.T.A.R.I.O. LAND SURVEYOR

INTEGRATION DATA
 COORDINATES ARE IN METRES AND ARE DERIVED FROM SIMULTANEOUS STATIC GPS OBSERVATIONS ON CONTROL MONUMENT 0082001038, AND POINTS (C) AND (D). THEY ARE REFERENCED TO UTM ZONE 17 (CENTRAL MERIDIAN 81° W) NAD 83 (CSRS, 1997).
 COORDINATES ARE TO METRIC ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

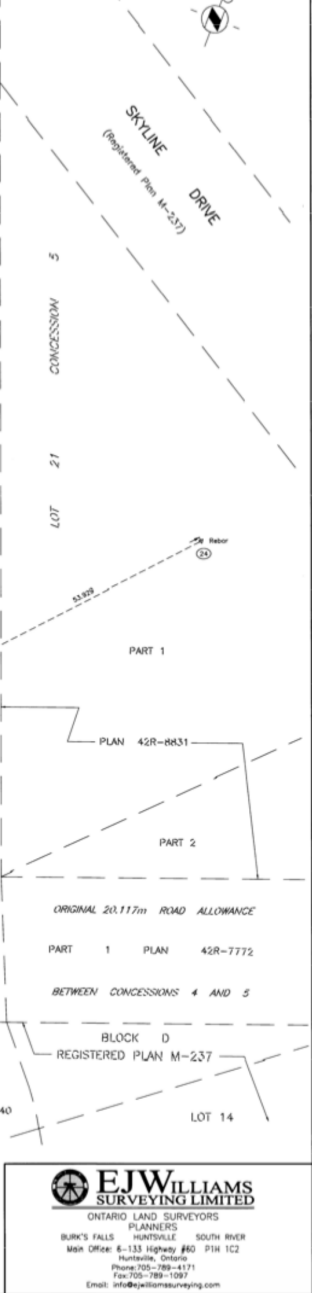
POINT ID	NORTHING	EASTING
(C)	5051561.283	631509.843
(D)	5051502.228	631482.016
(E)	5051802.006	631408.227
(F)	5051802.494	631402.036
(G)	5044483.786	629486.111

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM POINT (C) TO (D), HAVING A BEARING OF N78°42'40" W, UTM ZONE 17 CENTRAL MERIDIAN 81° W NAD 83 (CSRS, 1997).
 FOR BEARING COMPARISONS, A ROTATION OF 1°11'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON UNDERLYING PLANS.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99978167.
 METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

RADIAL FEATURES LISTING
 Instrument on 53 IB Backsight on 163 SSBIB

Pt	Angle Right	Distance	Feature
66	228-41-15	61.84	PW/E
67	229-35-35	58.51	PW/E
68	229-21-50	53.39	PW/E
69	229-46-00	48.17	PW/E
70	229-42-25	41.86	PW/E
71	229-15-35	39.05	PW/E
73	230-50-20	34.19	PW/E
74	235-15-55	26.13	PW/E
75	243-16-15	20.29	PW/E
76	253-53-10	15.99	PW/E
77	281-59-00	12.06	PW/E
132	316-40-25	13.50	PW/E
133	334-36-45	17.45	PW/E
134	344-59-50	22.13	PW/E
135	355-51-20	31.01	PW/E
136	369-58-00	37.96	PW/E
137	2-48-10	44.43	PW/E

LEGEND
 SIB DENOTES STANDARD IRON BAR
 SIB (F&B) DENOTES SHARP STANDARD IRON BAR
 SIB DENOTES IRON BAR
 M DENOTES MONUMENT PLANTED
 M DENOTES MONUMENT FOUND
 (DMS) DENOTES DEGREE, MINUTE, SECOND AND STRONGMAN LTD. O.L.S.
 (F&B) DENOTES O. J. BOYER O.L.S.
 (P) DENOTES FITZMAURICE AND BOYER O.L.S.
 (R) DENOTES REGISTERED PLAN M-237
 M DENOTES MEASUREMENT
 PINE DENOTES PINE
 THE PRESENT WATER'S EDGE AS ESTABLISHED BY SURVEY AND SHOWN ON THIS PLAN HAS BEEN ACCEPTED AS BEING THE BEST AVAILABLE EVIDENCE OF THE LINE OF THREE MILE LAKE AS IT EXISTED AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF ARMOUR.



EJ WILLIAMS SURVEYING LIMITED
 ONTARIO LAND SURVEYORS PLANNERS
 BURK'S FALLS HUNTSVILLE SOUTH RIVER
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 Email: info@ejwilliamsurveying.com



FROM THE ADVENTURE FISHING MAP SERIES



A
Fishing Map
of

THREE MILE LAKE (District of Parry Sound)



Northern Pike

Description and Habits: A cool water fish that has green sides with light oval spots. Unlike its relative the muskie, northern pike have scales that cover the entire cheek. There are 10 or less black pores on the underside of the lower jaw. The caudil (tail) fin is rounded. Pike spawn in early spring after iceout in shallow weedy/marshy areas. It is primarily a fish eater.

Northern Pike Locations

Following the spawning period (which occurs when the water temperature hits the mid 40's F) fishing in the shallows can be good in and around emerging weed beds, timber, rock piles and shallow breaklines. As the summer approaches, large pike will seek out cooler deeper water. Small pike will often remain shallow.

Big Fall Northern Pike

Once the weeds begin to die back in shallow bays, keep your eyes peeled for any green clumps. These are pike magnets. Large pike, which occupied the deeper water areas during the summer, now patrol these areas. Work around the edges and over the tops of these clumps. If the bed is of any size work the holes or inside turns with large jigs.

Northern Pike Tackle

Your lures (spinnerbaits, jigs, spoons, crankbaits) should be on the larger side. Use either the new braided lines or attach a steel leader to your monofilament line (20lb. test). A good bait casting reel mounted on a medium heavy to heavy rod is a must.



Walleye

Description and Habits: This cool water member of the perch family that has an olive green with golden fleck colouration. The lower portion of the caudil (tail) fin is white. The checks are not scaled. Its light sensitive eyes are large and glassy. It spawns over rocky rubble in the early spring along windswept shores, shoals and river beds. They feed on baitfish, insects, worms and crayfish.

Late Fall Walleye & Lure Size

In cooler water fall weather when you are looking for large walleye use larger than usual minnow imitating crankbaits and fish them slowly.

Getting There

From *Toronto*: Take Hwy. 400 north to Barrie. Switch over to Hwy. 11 and go north to Huntsville. Continue north along Hwy. 11 to Katrine. When you reach Three Mile Lake Road turn right and follow it to the lake.

Major Fish Species: Smallmouth Bass, Northern Pike and Walleye

Public Boat Launch: See "Directions from Toronto". Follow Three Mile Lake Road for 4.4 km. to the launch which is on your left. The launch has a sand/gravel base backing onto a steel grill. No fee. Parking at the site is limited. Use the road shoulder where allowed.

Bass season runs from the last Saturday of June to Nov. 30th.

Walleye and Northern Pike season runs from Jan. 1st to March 31st and the 3rd Saturday of May to Dec. 31st.

Check with the local M.N.R. office or the Recreational Fishing Regulations Summary for updates before heading out.

Try trolling for walleye in the early part of the season and in the fall and do it in the early morning or evening. Use slender minnow imitating crankbaits. Jigs tipped with twister tails or live bait work well in deeper sections of the lake during the summer.

For Accommodations

Almaguin Highlands Tourist Office
Hwy. 11 North P.O. Box 315
Emsdale, ON P0A 1J0
1-705-636-0003

Nearby Provincial Park

Mikisew Provincial Park (Eagle Lake)
West of Hwy. 11 at South River
1-705-386-7762
218 sites

Arrowhead Provincial Park
East of Hwy. 11- north of Huntsville
1-705-789-5105
388 sites

Nearby Bait & Tackle

1. Riverside Tackle / Sports (Burks Falls)
2. Katrine Bait & Tackle (Hwy. 11)
3. Dave's Bait & Tackle (Novar)
4. Longhorn Lures (Hwy. 11 Emsdale)

Ontario Fishing Regulations

Regulations may change from year to year and it is your responsibility to know them before fishing your favourite water. For information on fishing licenses, seasons, sanctuaries, catch and possession limits, slot sizes etc. consult the Recreational Fishing Regulations Summary available at most bait & tackle shops, resorts and the local office of the Ministry of Natural Resources.



Smallmouth Bass

Description and Habits: Smallmouth bass are cool water member of the sunfish family. This bass is brownish green with dark vertical bars on its sides. Their colours can change somewhat based on habitat features. Unlike the largemouth, the upper jaw does not extend past its eye. Smallmouth bass eat primarily crayfish, baitfish and insects.

After the males have finished guarding their nests and the females have recuperated from the spawn, these fish will leave the spawning sites and begin actively feeding.

The general movement is away from their spawning areas towards their summer feeding locations. These areas can be shallow or deep depending largely upon the locations of their forage base. Smallies can be found cruising along shallow shorelines, points or deep weed lines. They can graze over the top of or along shoals, reefs, underwater humps and saddles. On occasion they can suspend in deep water just off of various pieces of structure.

Towards the end of the summer smallmouth start to move towards their fall locations and eventual wintering areas. During this period they put the feed bag so as to survive the dormant winter months. They begin to group up more so than in the summer usually around structure that has access to deeper water.

Protecting Spawning Bass

In order to prevent a decline in the population, it is vital to allow the bass to complete its spawning cycle - even if the season is already open. A male that is taken away from the nest leaves the fry vulnerable to other predators such as sunfish and crayfish. A nest can be wiped out in minutes. Studies have also shown that the stress of having been caught and released often results in a high rate of nest abandonment by the male.

Ministry of Natural Resources

R.R. 2 Hwy. 11 North
Bracebridge, ON P1L 1W9
1-705-645-8747

Report A Poacher

1-800-222-TIPS

Looking For Other Maps?

For a complete list of fishing maps and order form, include a stamped self addressed envelope and mail to

Adventure Fishing Maps
P.O. Box 255
Bridgenorth, ON
K0L 1H0
1-705-292-6175

www.adventurefishingmaps.on.ca

www.adventurefishingmaps.on.ca

Navigation Caution: This map should not be used as a guide in navigation because it does not show all the various shoals, hazards, and other perils which might be present in, on or in the vicinity of the lake(s). The water depth lines are approximations only. This map should be used for fishing purposes only.

Larger Evening Walleye
Often times larger walleye on heavily pressured lakes will wait until the evening to feed. Once the lake traffic eases off it's time for you to get on. Fish shallower than you usually do.

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A Quick and Safe Release
Reel in the fish as quickly as possible. If possible keep the fish in water during hook removal. Use needle nose pliers. Never tear out the hook. Avoid contact with fish eye sockets and gills. Don't let the fish flop around. Its scales and body slime are needed to protect it from disease. If the hook is embedded too deeply, cut the line as close as possible to the hook and leave it in. To revive a fish hold it upright and move it slowly back and forth so that water can pass through its gills. Release it when it can swim away under its own steam.

Slip Bobbering Walleye
If your target is a lake point, a submerged reef or shoal, anchor your boat upwind of the structure. Let your bobber float back over the target. Make sure your bait is about 1' off bottom. Use a thin long bodies float in calm water and a fatter body in rougher water.

Smallmouth Bass and Reeds
Keep a sharp lookout for emerging pencil reeds, including those small isolated patches. Try surface poppers or spoons adjacent to these beds (or even in the openings if possible). Spinnerbaits also work well for aggressive fish.

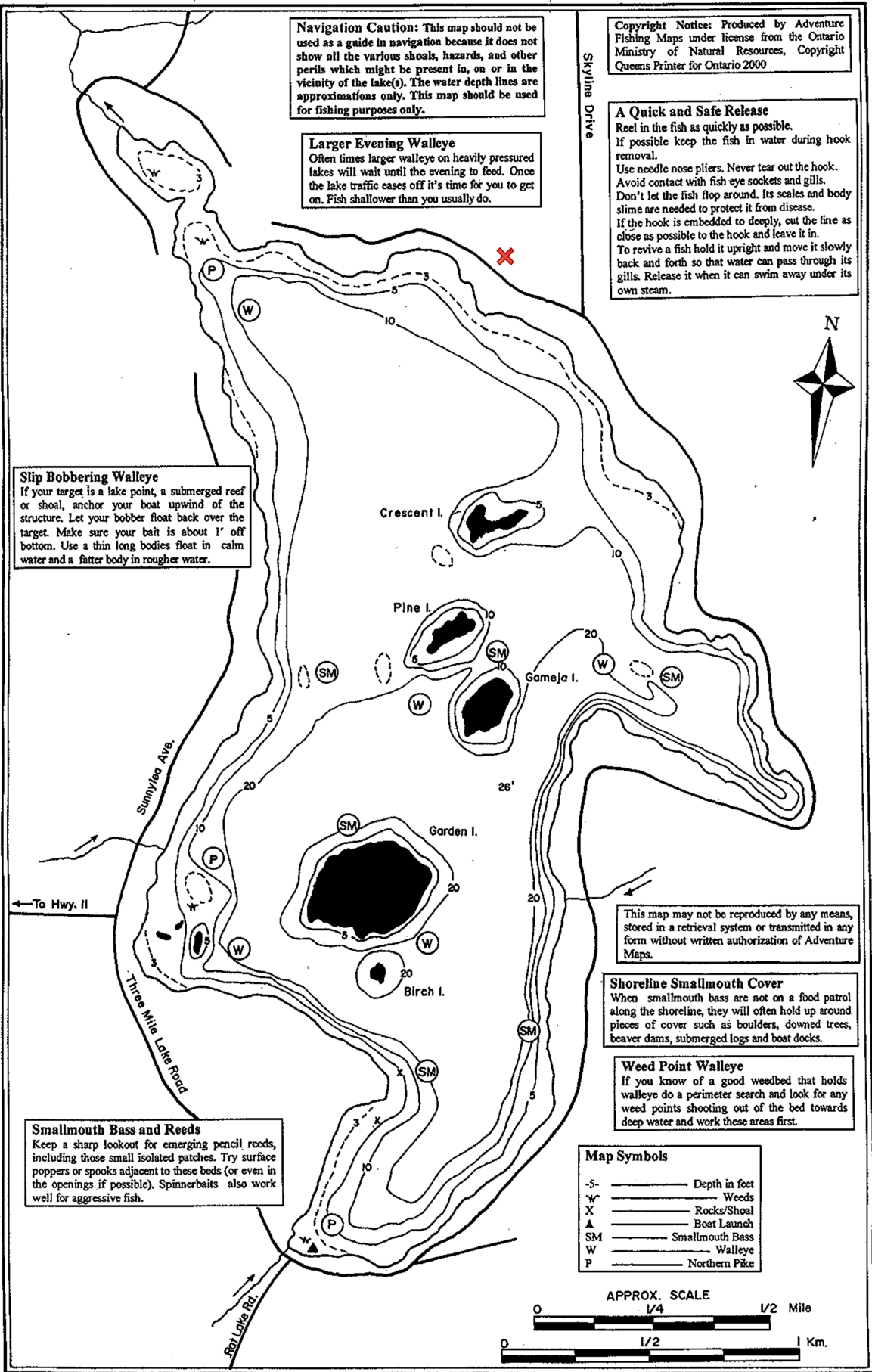
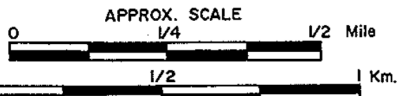
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Shoreline Smallmouth Cover
When smallmouth bass are not on a food patrol along the shoreline, they will often hold up around pieces of cover such as boulders, downed trees, beaver dams, submerged logs and boat docks.

Weed Point Walleye
If you know of a good weedbed that holds walleye do a perimeter search and look for any weed points shooting out of the bed towards deep water and work these areas first.

Map Symbols

-	Depth in feet
W	Weeds
X	Rocks/Shoal
A	Boat Launch
SM	Smallmouth Bass
W	Walleye
P	Northern Pike





DAWN MASHINTER
SALES REPRESENTATIVE

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www.muskokahuntsvillerealestate.com



SANDY TYERS
Broker

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www.sandytyers.com

**CHESTNUT
PARK**
REAL ESTATE LIMITED, BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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