



## 5025 North Shore Rd, Frontenac, ON

Discover complete privacy on this breathtaking 20 acre property surrounded in hardwood forest, located just 25 minutes north of Kingston.

Surrounded by nature and set well back from the road, this secluded retreat features winding trails throughout the property, perfect for walking, exploring, and enjoying the peaceful landscape year-round. At the heart of the property sits a beautifully updated 2-storey slab-on-grade home, designed for both comfort and efficiency. Featuring a Legalett radiant heating system, slate flooring in select areas, and a ductless heat pump for air conditioning and an on-demand generator, this home delivers modern, energy-conscious living. The home has an attached garage and is fully connected to the hydro grid, while also benefiting from solar panels and a wind turbine system that feeds power back to the grid, offering valuable supplemental income and long-term sustainability.

- # X12989964
- \$ \$849,000
- 🛏 3 Bedrooms
- 🛁 2 Bathrooms
- 📏 20.873 Acres

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



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Frontenac, ON**

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## Features

### Secluded 20-Acre Country Retreat Near Kingston

*Solar-Powered 2-Storey Home with Sauna, Private Pond, Winding Trails & 20 Acres of Hardwood Forest*

- **Discover Complete Privacy on 20 Acres Near Kingston:** Discover complete privacy on this 20 acre property surrounded in hardwood forest, located just 25 minutes north of Kingston. Surrounded by nature and set well back from the road, this secluded retreat features winding trails throughout the property, perfect for walking, exploring, and enjoying the peaceful landscape year-round.
- **A Home Designed for Comfort & Efficiency:** At the heart of the property sits a beautifully updated 2-storey slab-on-grade home, designed for both comfort and efficiency. Featuring a Legalett radiant heating system, slate flooring in select areas, and a ductless heat pump for air conditioning and an on-demand generator, this home delivers modern, energy-conscious living.
- **Solar Panels & Wind Turbine:** The home has an attached garage and is fully connected to the hydro grid, while also benefiting from solar panels and a wind turbine system that feeds power back to the grid, offering valuable supplemental income and long-term sustainability.
- **The Main Floor** offers two spacious bedrooms, including a primary suite with a 4-piece ensuite, along with a 3-piece main bathroom. The living room is enhanced by custom built-in cabinetry and cozy window seats, creating a warm and functional space to unwind. A welcoming family room with a Jotul woodstove adds charm and comfort, while the recently renovated custom kitchen provides a stylish hub for cooking and entertaining.
- **The Upper Level:** Upstairs, a large third bedroom offers flexible space for guests, a home office, or studio. The house has plenty of storage throughout including a fully accessible attic.
- **Sunroom, Decks & Pond Views:** There is a bright 4-season sunroom/dining room located just off the kitchen which gives access to expansive concrete decks overlooking the pond, offering peaceful, uninterrupted views of abundant wildlife in total seclusion.
- **Private Outdoor Wellness Retreat:** Outdoors, enjoy your own private wellness retreat featuring a sauna, two cold plunge tubs, and a fire pit area - all surrounded by nature. The trails located throughout the property allow you to experience the full beauty of the property right from your doorstep.

## Directions

- North Shore Road just north of Lobourough Lake. Follow to #5025.

# PROPERTY UPDATES & IMPROVEMENTS



## Energy Systems

The property operates on a net metering system with 4.5 kilowatts of solar and a 1 kilowatt wind turbine, offsetting electricity costs through Hydro One. A 2026 Fronius Primo 5kW GEN24 solar-to-grid inverter is currently being completed. Eight Silfab 310-watt solar panels were installed in 2020, along with a Navien boiler. New heat pumps and hydro connection were added in 2026.



## Kitchen & Interior

The kitchen was fully custom-built in 2021. The living area features custom built-in cabinetry added in 2025, and the fireplace room received custom built-in shelves in 2024 along with an accent wall in 2022. A Jotul woodstove was installed in 2021. Sunroom sliding doors were replaced in 2023 and the sunroom flooring updated in 2022.



## Appliances

Electrolux washer and dryer installed in 2019.

## Bathrooms

The ensuite received a custom vanity and new shower door in 2025. The main bathroom shower was also updated in 2025.



## Outdoor & Wellness

The sauna and two cold plunge tubs were added in 2024. The front porch was enclosed in 2024. Driveway improvements including culvert installation, gravel, and widening were completed in 2025.



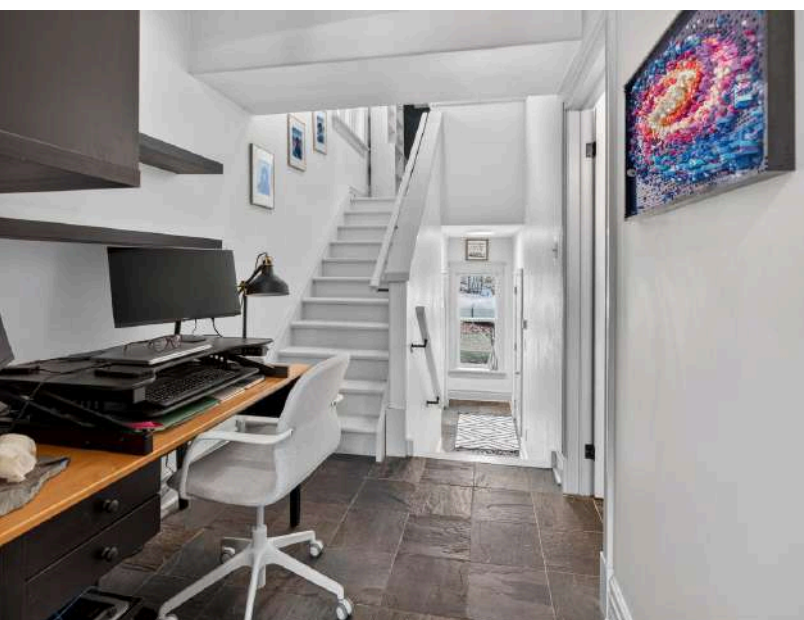
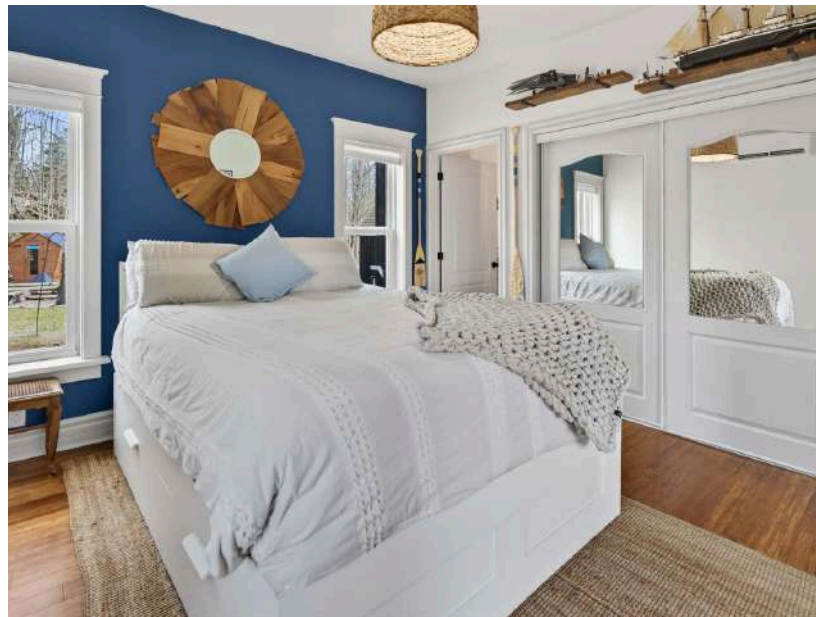
## Outbuildings & Storage

A log garden shed was constructed in 2024. A 3x6 wood shed was added in 2024 and a 6x12 wood shed in 2022.

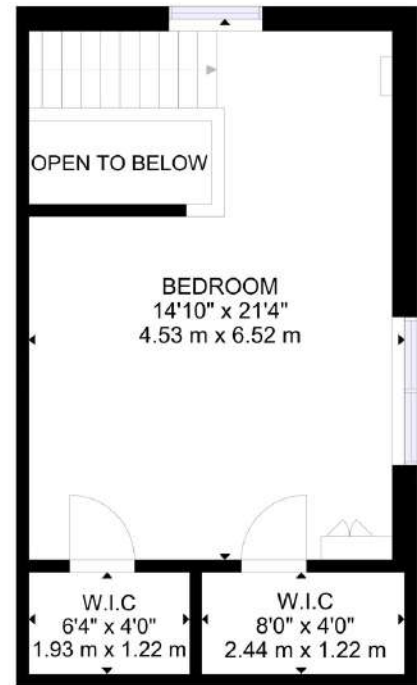
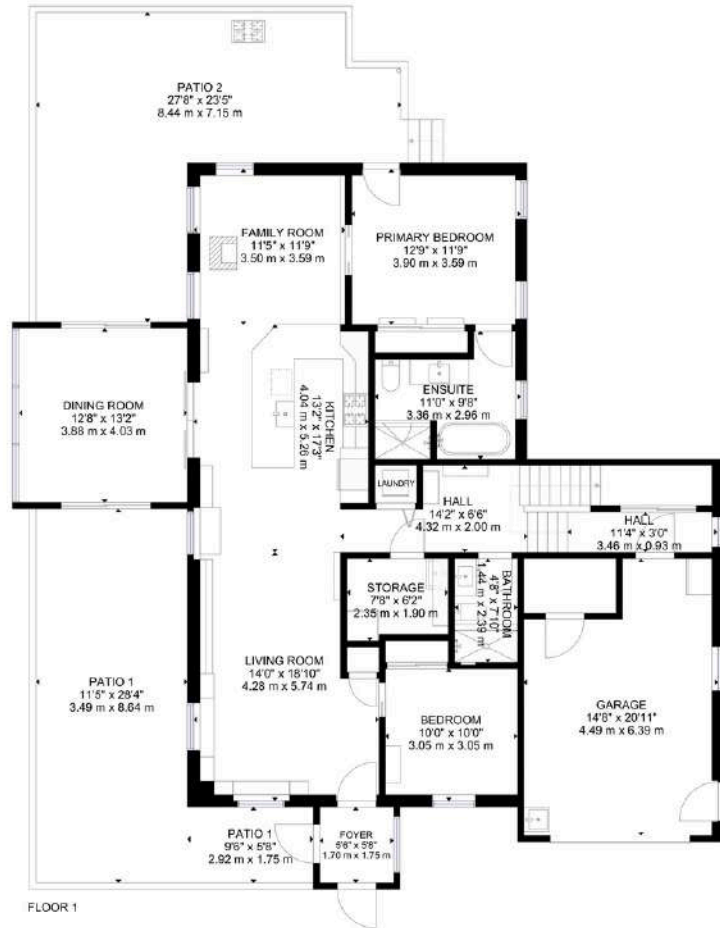
## Exterior

The home exterior was stained to preserve the wood siding in 2022.

# GALLERY



# FLOORPLAN



GROSS INTERNAL AREA  
 FLOOR 1: 1489 sq.ft, 138 m<sup>2</sup>, FLOOR 2: 351 sq.ft, 33 m<sup>2</sup>  
 EXCLUDED AREA: PATIO 1: 380 sq.ft, 35 m<sup>2</sup>, PATIO 2: 438 sq.ft, 41 m<sup>2</sup>, GARAGE: 309 sq.ft, 29 m<sup>2</sup>  
**TOTAL: 1840 sq.ft, 171 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# SURVEY

**PLAN of SURVEY of**  
**PART of LOTS 22 & 23, CONCESSION 7**  
 Geographic Township of Loughborough  
 TOWNSHIP of SOUTH FRONTENAC  
 COUNTY of FRONTENAC

SCALE = 1:1500  
 HOPKINS CHITTY LAND SURVEYORS INC.  
 -2017-



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

**PLAN 13R-31513**  
 RECEIVED AND DEPOSITED

DATE: MARCH 21, 2017

MARCO LUCARELLI  
 REPRESENTATIVE FOR THE LAND REGISTRATION FOR THE LAND TITLES DIVISION OF FRONTENAC (IN. 13)

PHILIP CHITTY  
 ONTARIO LAND SURVEYOR

SCHEDULE		
PART	PART of LOT (CON)	PART of PIN No
1	22 & 23	7 36283-0296 (LT)

OBSERVED REFERENCE POINTS (RMP'S) DERIVED FROM GPS OBSERVATIONS USING PRECISE POINT POSITIONING (PPP) SERVICE (RTK CORRECTION FROM EQUIPMENT 4" TO 8" UTM ZONE 18 TRANSFORMED TO NAD83 DATUM PER SEC 14(2) OF OREG. 216/10)		
POINT ID	EASTING	NORTHING
RMP 1	482108.63	58469.08
RMP 2	482108.51	58456.17

COORDINATES CANNOT IN THEMSELVES BE USED TO BE ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

BEARINGS ARE UTM GRID BEARINGS FROM MULTIPLE REAL TIME KINETIC (RTK) OBSERVATIONS FROM EQUIPMENT 4" TO 8" UTM ZONE 18 (1" BEST ACCURACY) MODE (10/20/10)

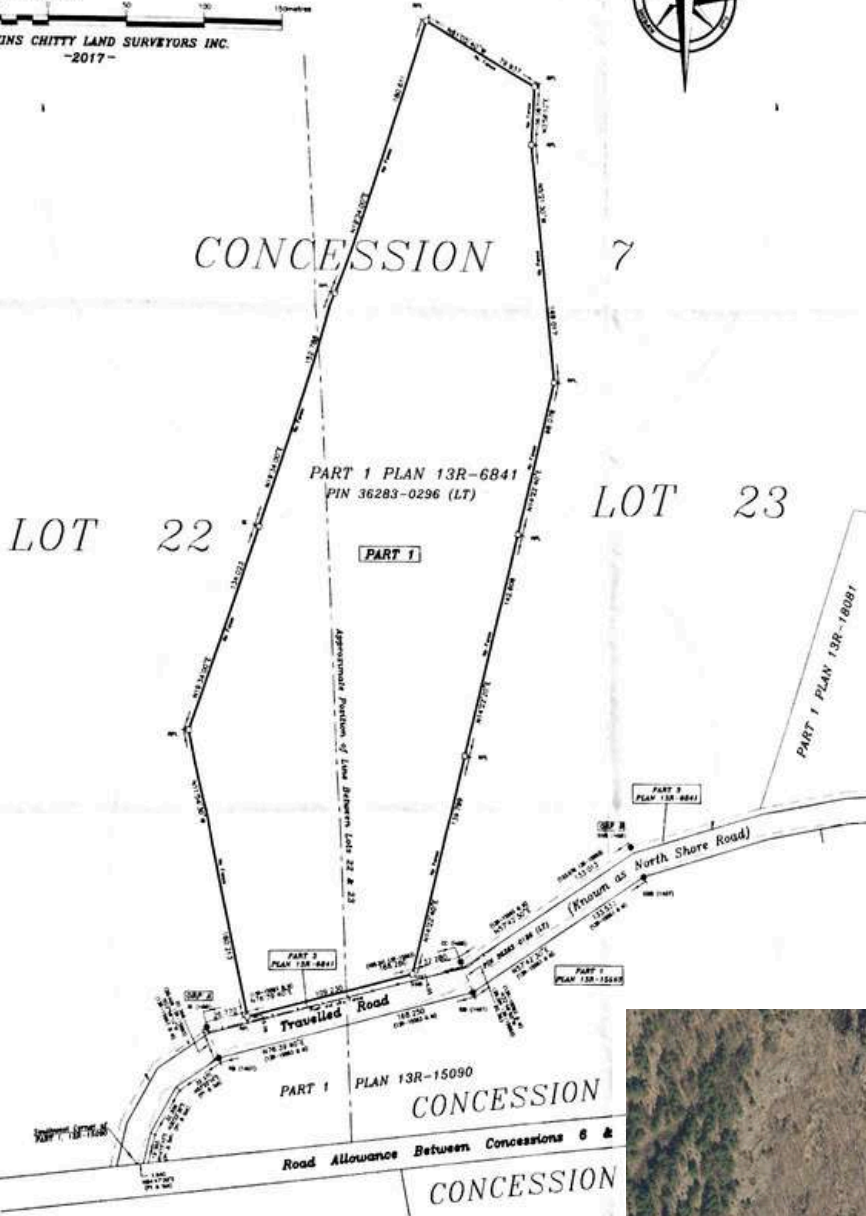
FOR BEARING COMPARISONS & ROTATION OF 97.120° CLOCKWISE WAS APPLIED TO BEARINGS ON 13R-15093 & 13R-15090

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997487

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND:**
- 13R'S PLANTED DUE TO INSUFFICIENT OVERHANGS
  - - demarcated Flashed Turbidity Monitors
  - - Found Turbidity Monitors
  - SB - Standard Iron Bar
  - SBP - Short Standard Iron Bar
  - SB - Iron Bar
  - SB - Iron Bar (round)
  - SB - Bolt Bar
  - AP - Bolt Post
  - (RTK) - Reference
  - (M) - Measured
  - (R.P.) - Registered Plan
  - (RPT) - Hydro Pin
  - (S&S) - Surveyors & Surveyors (S&S)
  - (1007) - George W. Ebdell Ltd. - O.L.S.
  - (P) - Plan 13R-15093

**SURVEYOR'S CERTIFICATE:**  
 I CERTIFY THAT



# WETT INSPECTION 1/3

## WETT RECOMMENDED INSPECTION CHECKLIST

Requested by: <i>Alex &amp; Hailey Makin</i>	Inspection location: <input checked="" type="checkbox"/> Same as requested or:
Address: <i>5025 North Shore Road Perth Road Ont KOH 2L0</i>	Address:
Phone no's: <i>613-920-4602</i>	Phone no's:
Inspector's name: <i>ARON VAN EERD</i>	WETT no.: <i>8463</i>
Reason(s) for inspection: <i>New Install</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>April 6 / 2021</i> Date of inspection: <i>same</i>	

### WOODSTOVE AND FLUE PIPE

Appliance standard: <input checked="" type="checkbox"/> ULC S627 <input type="checkbox"/> EPA <input type="checkbox"/> CSA B415 <input type="checkbox"/> Unknown <input type="checkbox"/> Uncertified	
Listing agency: <input type="checkbox"/> ULC <input type="checkbox"/> CSA <input checked="" type="checkbox"/> WH(ITS) <input type="checkbox"/> UL <input type="checkbox"/> OTL	
Manufacturer: <i>Lotul</i>	Serial Number: <i>20003488</i> Model: <i>F500V3</i> Flue Collar Size: <i>6"</i>
Installation manual available: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Installed by: <i>Haven Home</i>	Date: <i>April 6 / 2021</i> <input type="checkbox"/> Unknown    Approx age: <i>New</i>
Installed in: <input checked="" type="checkbox"/> Residence <input type="checkbox"/> Mobile Home <input type="checkbox"/> Combustible Alcove <input type="checkbox"/> Garage <input type="checkbox"/> Other:	
Appliance location: <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Main Floor <input type="checkbox"/> Other:	
Connected to: <input type="checkbox"/> Masonry chimney <input type="checkbox"/> With s/s liner <input checked="" type="checkbox"/> F-B chimney <input type="checkbox"/> Other:	

**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.

CLEARANCES	ACTUAL	REQ'D	CODE COMPLIANCE
1. Combustible side wall	<i>60"</i>	<i>14"</i>	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
2. Combustible rear wall	<i>17"</i>	<i>6"</i>	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
3. Combustible corner			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
4. Top/ceiling Floor/ceiling	<i>107"</i>	<i>82"</i>	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

Continued over page

# WETT INSPECTION 2/3

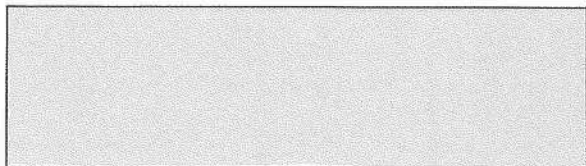
## WOOD STOVE AND FLUE PIPE, page 2

CLEARANCES, cont'd	ACTUAL	REQ'D	CODE COMPLIANCE, cont'd
5. Shielding			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
6. Ember pad size/material	Continuous	Tile	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
7. Heat protection: floor	Tile	Floor	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
FLUE PIPE TYPE: <input type="checkbox"/> Single wall <input checked="" type="checkbox"/> Double wall Size: 6" Required Clearance: 6"			
8. Clearances	11 3/4"	6"	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
9. Total length	74"		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
10. Elbows	/	/	<input type="checkbox"/> No <input type="checkbox"/> Yes
11. Fastening	3 screws		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
12. Expansion joint if vertical	Yes		<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
13.			<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
14.			<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
15. Connection to breech pipe			<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
16. Connection to FB chimney	3 screws		<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
<b>OTHER CONSIDERATIONS</b>		<b>CODE COMPLIANCE</b>	
17. Alcove approved <input type="checkbox"/> No <input type="checkbox"/> Yes		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes	
18. Mobile home approved <input type="checkbox"/> No <input type="checkbox"/> Yes		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes	
19. Outdoor air connection Required? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI	
20.			
Photos taken: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Your file reference:			

**Comments and Observations.** All non-compliance ratings should be considered for comment. Please attach an additional page(s) for this section.

This checklist contains \_\_\_\_ pages in total. The Inspection Report contains \_\_\_\_ pages in total.

Inspector Signature: *Arnon Van Eerd*  
Date: *April 6/2021*



# WETT INSPECTION 3/3

CHECKLIST TYPE:

Page \_\_\_\_

Client Name:

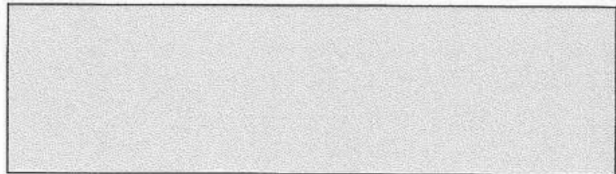
Level of Inspection:  Level 1  Level 2  Level 3

**Comments and Observations.** *All non-compliance ratings should be considered for comment. Attach additional files if needed.*

*This checklist contains \_\_\_\_ pages in total. The Inspection Report contains \_\_\_\_ pages in total.*

*Inspector Signature:*

*Date:*



# WATER TEST

**Public Health  
Ontario**

**Santé  
publique  
Ontario**

**Public Health Laboratory - Kingston**  
181 Barrie St  
Kingston, ON K7L 3K2

**Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only**  
**Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement**

**Pick Up**

<p><b>Submitter's Name and Mailing Address / Nom et adresse postale de l'auteur de la demande d'analyse</b></p> <p><small>First Name, Last Name / Prénom, Nom de famille</small> <b>LYNN GOURLEY / C/O REDMOND REALTY LTD</b></p> <p><small>Street address / Adresse municipale</small> <b>50 WILLIAM ST S GANANOQUE, ON K7G 1S7</b></p>	<p><b>Location of Water Source / Emplacement de la source d'eau</b></p> <p><small>Lot, Concession / ou lot, concession</small>      <small>Emergency Contact # / 911*</small></p> <p><small>Street address / Adresse municipale</small> <b>5025 NORTH SHORE RD SOUTH FRONTENAC ON K0H2L0</b></p> <p><small>County / Comté: NOT PROVIDED</small> <small>Health Unit # / # du bureau de santé: 2241</small></p>
--	---

**Specimen details / Détails sur l'échantillon:**

<b>Barcode / Code à barres: 009841998</b>	<b>Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?</b>	<b>Not answered / Pas répondu</b>
Phone # / # tél.: 613 531 1282	<b>Authorized by / Autorisé par</b>	
Date/Time Collected / Date/heure du prélèvement: 2019-07-05 15:45:00	<b>Chief, Medical Microbiology or Designate</b>	
Date/Time Received / Date/heure Reçu le: 2019-07-05 16:23:00		
<b>Specimen Note / Note sur l'échantillon:</b> This specimen was received in good condition unless otherwise stated./À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.		

**Test results / Résultats d'analyse:**

<b>Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL</b>	<b>0</b>
<b>E.coli CFU/100 mL / E. coli UFC/100 mL</b>	<b>0</b>
<b>Interpretation / Interprétation:</b> There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the vulnerability of well water to external influences, it is important to test water frequently. Consult local health unit for information if required. Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.	
<small>Date of Analysis / Date de l'analyse: 2019-07-05</small>	<small>Date Read / Analyse effectuée le: 2019-07-06</small>

**Please Note / Prière de noter ce qui suit :**

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

\*All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression\*: 2019-07-08  
Date Reported / Date du rapport\*: 2019-07-08 10:27:14

Page 1 of 1

LIMS Report #: 32022707  
X\_SingleSampleOPHL\_WATPRIVATE.rpt





# HEAT PUMP WARRANTY

## PRODUCT REGISTRATION



Registration date: January 28, 2026

### CONFIRMATION

Dear Alex Makin,

Thank you for purchasing new air conditioning and/or heating equipment from the ICP family of brands.

Please retain a copy of this confirmation sheet for your records.

Your registration confirmation number is **Z0064934590371**.

#### Equipment Owner

Alex Makin,  
5025 NORTH SHORE RD,  
PERTH ROAD, ON, K0H 2L0  
CANADA  
(613) 920-4602  
makin.alexander@gmail.com

#### Equipment Location

5025 NORTH SHORE RD,  
PERTH ROAD, ON, K0H 2L0  
CANADA  
6139204602

#### Dealer Information

Arie Victor Enterprises,  
200 BINNINGTON CRT,  
KINGSTON, ON, K7M 8R6  
CANADA  
(613) 305-9298  
contact@arievictorenterprises.com  
Elite Dealer - N

#### Type of purchase

Add-on (I have added additional equipment to my home)

#### Application Type

Residential Single Family

#### Installed Products

Serial Number	Model Number	Installation Date	Coverage	End Date
V231541198	DLCMHBH30DAK	01/01/2026	Enhanced Parts Warranty	01/01/2036
V251241263	DLFSHCH09XAK	01/01/2026	Enhanced Parts Warranty	01/01/2036
V252544075	DLFSHCH24XAK	01/01/2026	See Below	See Below

**\*\* Your product was registered successfully! Your coverage and warranty end date will be available within one business day. If an email address has been provided an updated confirmation detailing the coverage and end date will be automatically sent to you. If you have not provided an email address you have the option to return to the confirmation page and view / print the document via the Manage Registration link after one business day. Thank you for your patience. If your new system ever needs a repair, ask for Fast OEM Parts® Fast OEM (Original Equipment Manufacturer) Parts® have been designed and built specifically for ICP equipment brands and meet exact specifications, ensuring optimum system performance, proven reliability, easy installation and maintenance, as well as safe system operation.**

- U.L. & C.S.A. qualified
- Preserves the original manufacturer's warranty
- Preserves the original efficiency of the system
- Meets rigorous factory run life design specifications

#### SAVE WITH A LABOR PROTECTION PLAN

Your limited parts warranty does not cover labor. We recommend a Labor Protection Plan. Please [click here](#) to see your free quote.



# SEPTIC DOCUMENTS 2/4

203409

## Schedule 2: Sewage System Installer Information

<b>A. Project Information</b>			
Building number, street name <i>North Shore Rd</i>		Lot <i>23</i>	Con. <i>7</i>
City/Town <i>Perth Road</i>	District <i>Lough</i>	Plan number/ other description	
<b>B. Sewage system installer</b>			
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 2.18.1.1?			
<input type="checkbox"/> Yes (Continue to Section C)		<input type="checkbox"/> No (Continue to Section E)	
		<input type="checkbox"/> Installer unknown at time of application (Continue to Section E)	
<b>C. Registered installer information (where answer to B is "Yes")</b>			
Name <i>W H Lee</i>		BCIN <i>16666</i>	
Street address <i>Parham</i>		Lot	Con.
City/Town	Postal code	Province <i>Ont</i>	E-mail
Telephone number <i>(416) 275 5845</i>	Fax ( )	Cell number <i>(416) 583 8846</i>	
<b>D. Qualified supervisor information (where answer to section B is "Yes")</b>			
Name of qualified supervisor(s) <i>George Whaley</i>		Building Code Identification Number (BCIN) <i>11970</i>	
<b>E. Declaration of Applicant:</b>			
I <u><i>PAUL H. RADFORD</i></u> (print name)		declare that:	
<input type="checkbox"/> I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;			
<b>OR</b>			
<input type="checkbox"/> I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2 now that the installer is known.			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. I have authority to bind the corporation or partnership (if applicable).			
<i>June 15 09</i> Date		<i>[Signature]</i> Signature of applicant	

Application for a Permit to Construct or Demolish Schedule 2 06/07/05

(03/06)

2034-09

### G. Attachments

- i. Attach documents establishing compliance with applicable law as set out in Article 1.1.3.3.
- ii. Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.
- iii. Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.
- iv. Attach types and quantities of plans and specifications for the proposed construction or demolition that are prescribed by the by-law, resolution, or regulation of the municipality, upper-tier municipality, board of health or conservation authority to which this application is made.

### H. Declaration of applicant

I, Paul H. RAYTORO certify that:  
(print name)

- 1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
- 2. I have authority to bind the corporation or partnership (if applicable).

June 19 09  
Date

[Signature]  
Signature of applicant

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.

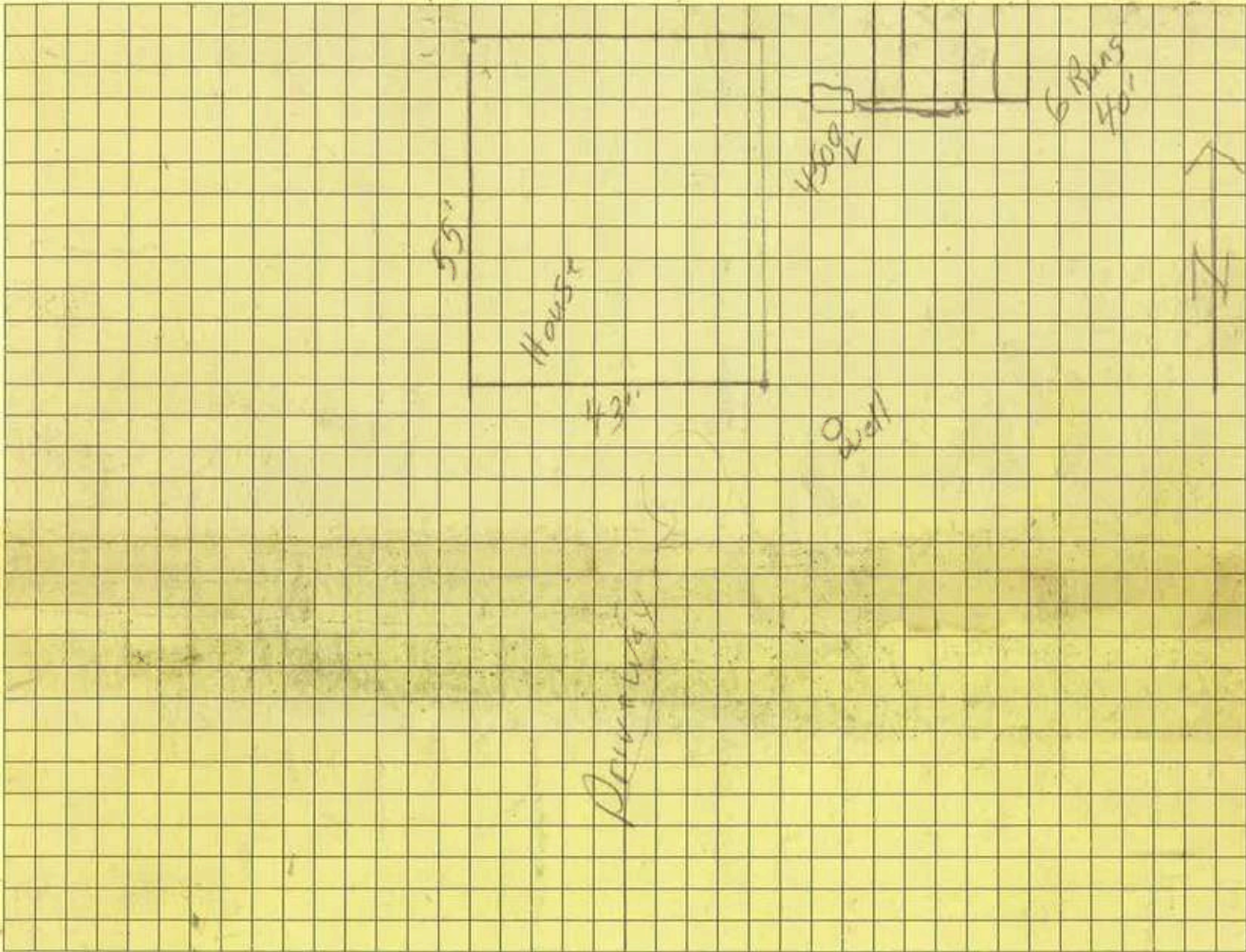
# SEPTIC DOCUMENTS 4/4



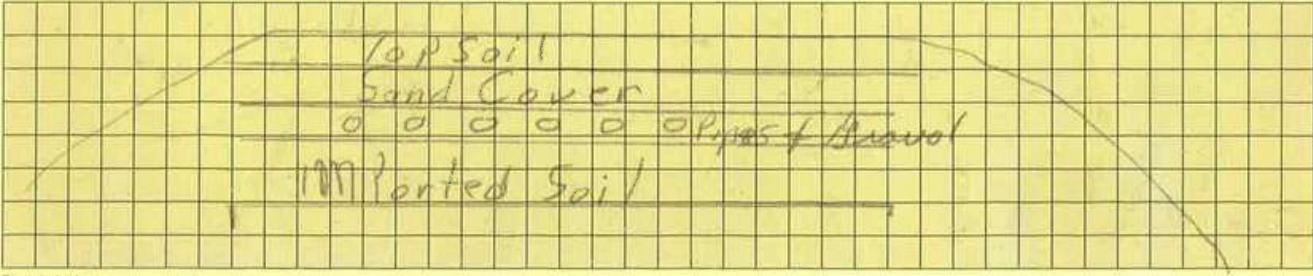
## Sewage System Plans & Specifications

APPLICATION NO: LO 34-09  
 NAME: BARFORD P

12. **LOT DIAGRAM AND SEWAGE SYSTEM PLAN:** Drawing must be accurate, and to scale. Indicate north point and show:
- (a) Location of sewage system components (e.g. tanks, leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on-site systems, driveways, property lines, lakes, rivers, springs, water courses, swimming pools
  - (b) Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.
- 1 sq = 5 m/ft DRAW TO SCALE



### SEWAGE SYSTEM CROSS SECTION (FOR NEW SEWAGE SYSTEMS ONLY)



Benchmark:  
 Approved  Rejected  (see recommendations on page 1)

Permit to install a Class 2,3,4 & 5 Sewage System under section 8-(1) (2) of the Building Code Act, S.O. 1992, C.23. This permit is issued to the owner to construct, install, alter, extend, enlarge or continue to use a Class 4 Sewage system.  
 Any person who is not issued a permit may apply to the Building Code Commission for any issues involving the Building Code or Compliance to the Code.

Approved by Inspector D. Cook Date June 22/09  
 7-70-27 (01/08)

# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=Z37RYboPw3D>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/Nt76H9CpxDI>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/miBqw5aUms01mnni9>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/5025NorthShoreRoad/>

# MLS LISTING



**5025 North Shore Rd** **List: \$849,000 For: Sale**  
**Frontenac Ontario K0H 2L0**  
 Frontenac 47 - Frontenac South Frontenac  
**Taxes:** \$2,466.51/2025 **DOM: 0**  
 Detached **Front On:** N **Rms:** 12  
**Link:** N **Acre:** 10-24.99 **Bedrooms:** 3 + 0  
 2-Storey **Washrooms:** 2  
 1x3xMain, 1x4xMain  
**Lot:** 358.25 x 1847 Feet**Irreg:**  
**Dir/Cross St:** North Shore Road / North Shore Crescent  
**Directions:** North Shore Road just North of Lobourough Lake. Follow to #5025.

**MLS#:** X12989964 **PIN#:** 362830647  
**Possession Remarks:** TBD  
**Legal:** PT LT 22-23 CON 7 LOUGHBOROUGH PT 1,2 & 3, 13R6841, EXCEPT PT 1, 13R18081; SOUTH FRONTENAC

<b>Kitchens:</b> 1 <b>Fam Rm:</b> √N <b>Basement:</b> None <b>Fireplace/Stv:</b> <b>Heat:</b> Heat Pump, Radiant / Propane, Wood <b>A/C:</b> Central Air <b>Central Vac:</b> No <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle, Solar <b>Foundation:</b> Poured Concrete, Insulated Concrete Form <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> No <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Board/Batten / Cedar <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 5 <b>Tot Prk Spcs:</b> None <sup>6</sup> <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Fireplace/Stove, Golf, Lake Access, Place Of Worship, School Bus Route, Wooded/Treed <b>Exterior Feat:</b> Deck, Landscaped, Privacy, Private Pond, Year Round Living <b>Interior Feat:</b> Carpet Free, ERV/HRV, Generator - Full, On Demand Water Heater, Primary Bedroom - Main Floor, Storage, Upgraded Insulation, Water Heater Owned <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Zoning:</b> RU <b>Cable TV:</b> No <b>Hydro:</b> Yes <b>Gas:</b> No <b>Phone:</b> A <b>Water:</b> Well <b>Water Supply Type:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Other Struct:</b> Garden Shed, Gazebo, Sauna, Storage <b>Survey Type:</b> Available
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**Topography:** Rocky, Rolling, Wooded/Treed **Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Telephone Available  
**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.58	x4.92	Tile Floor
2	2nd Br	Main	9.84	x9.84	Hardwood Floor
3	Living	Main	18.37	x10.83	Slate Flooring
4	Kitchen	Main	13.78	x13.12	Slate Flooring
5	Dining	Main	11.48	x11.15	Hardwood Floor
6	Family	Main	11.48	x11.15	Slate Flooring
7	Prim Bdrm	Main	12.47	x11.48	Hardwood Floor
8	Bathroom	Main	10.5	x9.84	4 Pc Ensuite
9	Pantry	Main	7.87	x5.58	Hardwood Floor
10	Bathroom	Main	7.87	x4.59	3 Pc Bath
11	3rd Br	Upper	21	x 14.11	Hardwood Floor
12	Mudroom	Main	13.12	x2.95	Slate Flooring

**Client Remks:** Discover complete privacy on this 20 acre property surrounded in hardwood forest, located just 25 minutes north of Kingston. Surrounded by nature and set well back from the road, this secluded retreat features winding trails throughout the property, perfect for walking, exploring, and enjoying the peaceful landscape year-round. At the heart of the property sits a beautifully updated 2-storey slab-on-grade home, designed for both comfort and efficiency. Featuring a Legalett radiant heating system, slate flooring in select areas, and a ductless heat pump for air conditioning and an on-demand generator, this home delivers modern, energy-conscious living. The home has an attached garage and is fully connected to the hydro grid, while also benefiting from solar panels and a wind turbine system that feeds power back to the grid, offering valuable supplemental income and long-term sustainability. The main floor offers two spacious bedrooms, including a primary suite with a 4-piece ensuite, along with a 3-piece main bathroom. The living room is enhanced by custom built-in cabinetry and cozy window seats, creating a warm and functional space to unwind. A welcoming family room with a Jotul woodstove adds charm and comfort, while the recently renovated custom kitchen provides a stylish hub for cooking and entertaining. Upstairs, a large third bedroom offers flexible space for guests, a home office, or studio. The house has plenty of storage throughout including a fully accessible attic. There is a bright 4-season sunroom/dining room located just off the kitchen which gives access to expansive concrete decks overlooking the pond, offering peaceful, uninterrupted views of abundant wildlife in total seclusion. Outdoors, enjoy your own private wellness retreat featuring a sauna, two cold plunge tubs, and a fire pit area - all surrounded by nature. The trails located throughout the property allow you to experience the full beauty of the property right from your doorstep.

**Inclusions:** TV Mount(s), Fridge, Stove, Dishwasher, Washer, Dryer  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, **BROKERAGE Ph:** 613-273-9595



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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*Your Total Real Estate Package!*