

	1095 Whitefield Dr		List: \$649,000 For: Sale
	Peterborough Ontario K9J 7P4		
Peterborough Monaghan Peterborough			
Taxes: \$3,967.24 / 2023		SPIS: N	Last Status: New
PT LT 13 PL 22Q NORTH MONAGHAN, PT 1		DOM: 4	
45R7189, EXCEPT PT 1 45R9626; PETERBOROUGH			
Detached	Front On: N	Rms: 12	
Link: N	Acre: < .50	Bedrooms: 2 + 3	
Bungalow-Raised	81.05 x 121.09 Feet	Washrooms: 2	
Irreg: Irregular		1x3xUpper, 1x3xLower	
Dir/Cross St: Sherbrooke St/Whitefield Dr			

MLS#: X8057346 Sellers: 2820955 Ontario Corp. Contact After Exp: N
 Holdover: 90 Possession Remarks: Anytime Occup: Vacant
 PIN#: 284630332 ARN#:

Kitchens: 1	Exterior: Brick / Metal/Side	Zoning:
Fam Rm: Y	Drive: Private	Cable TV: A
Basement: Finished	Gar/Gar Pk Spcs: Attached / 1.0	Hydro: A
Fireplace/Stv: Y	Drive Pk Spcs: 4	Gas: A
Heat: Radiant / Gas	Tot Pk Spcs: 5.0	Phone: A
A/C: None	UFFI: No	Water: Municipal
Central Vac: N	Pool: None	Water Supply:
Apx Age: 16-30	Energy Cert:	Sewer: Sewers
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Clear View, Park, Public	Waterfront:
Elevator/Lift: N	Transit, School Bus Route	Retirement: N
Laundry Lev: Lower		Oth Struct:
Phys Hdcp-Eqp: N		

Water Front(m): 0.00

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	15.19	x 12.50	Hardwood Floor	Fireplace	Window
2	Kitchen	Main	12.00	x 10.99	Hardwood Floor	Eat-In Kitchen	
3	Breakfast	Main	12.00	x 8.99	Hardwood Floor	Walk-Out	
4	Dining	Main	12.00	x 11.81	Hardwood Floor		
5	Prim Bdrm	Main	14.30	x 12.00	Hardwood Floor	Double Closet	W/O To Balcony
6	2nd Br	Main	12.60	x 10.50	Hardwood Floor	Double Closet	
7	Bathroom	Main			3 Pc Bath	Skylight	Ceramic Floor
8	3rd Br	Lower	12.00	x 10.99	Laminate	Large Closet	
9	4th Br	Lower	13.19	x 11.91	Double Closet	Laminate	
10	5th Br	Lower	12.99	x 10.99	Laminate		
11	Rec	Lower	23.98	x 18.01	Laminate		
12	Bathroom	Lower			Ceramic Floor	3 Pc Bath	

Client Remks: Amazing Location.. Quiet And Premium Location Of West End Homes. 2 + 3 Large Bedrooms, 2 Full Baths, Large Kitchen W/Eat -In, Formal Dining, Family Room With Fireplace And Large Rec Room. Ideal For Investors/First Time Buyers Etc. Just Steps To Golf View Heights Park And Also Mcmann Park, With Plenty Of Walking Trails. A Short Walk To The Kawartha Golf Club! Convenient Spot For Shopping And Travels Routes.

Extras:
Inclusions: Fidge, Stove, Dishwasher, Washer & Dryer. All Electrical Light Fixtures, Existing Window Coverings
Exclusions:
Rental Items: Hot Water Tank
Brkage Remks: Must Certify the Deposit Cheque & Attach Sch B & Form 801 To All Offers. Buyer/Buyer's Agent Has To Verify All The Measurements & Taxes. Email Offer To: vela4homes@gmail.com

HOMELIFE/FUTURE REALTY INC. Ph: 905-201-9977 Fax: 905-201-9229
 7 Eastvale Drive Unit 205 Markham L3S4N8
 VELA SUBRAMANIAM, Salesperson 416-786-0760
Contract Date: 2/09/2024 **Condition:** Ad: Y
Expiry Date: 5/31/2024 **Cond Expiry:** Escape:
Last Update: 2/09/2024 **CB Comm:** 2.25% + Hst **Original:** \$649,000