



**668 Park St N**  
**Peterborough Ontario K9H 4S3**  
 Peterborough Downtown Peterborough  
 Taxes: \$2,906.17 / 2023 SPIS: N Last Status: New  
 Lt 87 PI 165; Peterborough DOM: 26

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Detached Front On: E Rms: 6  
 Link: N Acre: Bedrooms: 2 + 2  
 Bungalow 38 x 100 Feet Washrooms: 2  
 Irreg: 1x3xMain, 1x3xBsmt  
 Dir/Cross St: Wolsely St. / Park St. N

MLS#: X8009224 Sellers: Iroko Maple Assets Inc. Contact After Exp: N  
 Holdover: 90 Possession Date: 3/29/2024 Occup: Tenant  
 PIN#: ARN#: 151405003011700

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Concrete / Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Finished / Sep Entrance	<b>Gar/Gar Pk Spcs:</b> None / 0.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Pk Spcs:</b> 2	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Pk Spcs:</b> 2.0	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Hospital, Library, Park, Place Of Worship, Public Transit, School	<b>Waterfront:</b>
<b>Elevator/Lift:</b>		<b>Retirement:</b>
<b>Laundry Lev:</b>		<b>Oth Struct:</b>
<b>Phys Hdcp-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
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**Client Remks:** Wonderful Opportunity For First Time Home Buyers Or Investment Property Generating \$3,000/Month On Rental Income!!! Spacious Living Rm W/Laminate Flooring. 2 + 1 (Study) Main Floor Bedrooms W/Ample Closets & Large Windows W/Natural Light. Plenty Of Space In Study, Can Also Be Used As 3rd Bedroom! Family Size Kitchen W/Plenty Of Storage & Walk Out To Fenced Yard & Large Deck, Separate Entrance To Basement W/Additional 4Pc Bathroom, Bedroom & Recreational Room. Close To All Amenities, Public Transit & Schools.

**Extras:**  
**Inclusions:**  
**Exclusions:**  
**Rental Items:**  
**Brkage Remks:** Property Is Tenanted. Pls Allow 24 Hrs Notice For Showings. Offer To Be Emailed To: Stevez@royallepage.ca and Gloryzeude53@gmail.com

ROYAL LEPAGE SIGNATURE REALTY Ph: 416-443-0300 Fax: 416-443-8619  
 8 Sampson Mews Suite 201 Toronto M3C0H5  
 STEVE EZEUDE, Broker 647-860-8304  
 GLORY EZEUDE, Salesperson 437-772-5341

**Contract Date:** 1/18/2024 **Condition:** Ad: Y  
**Expiry Date:** 5/17/2024 **Cond Expiry:** Escape:  
**Last Update:** 1/18/2024 **CB Comm:** 2.5% **Original:** \$575,000