

Prepared by: BELINDA STARR SCOLLICK, Salesperson

LIFE ESTATE REALTY INC., BROKERAGE

91 King St East Suite 131, Bowmanville, ON L1C5E2 416-613-9589

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**748 Sawmill Rd E** **List: \$1,199,900 For: Sale**  
**Peterborough Ontario K9L 0G3**  
Peterborough Northcrest Peterborough  
**Taxes: \$6,800.00 / 2024** **SPIS: N** **Last Status: New**  
**LOT23, PLAN 45M248; CITY OF PETERBOROUGH** **DOM: 1**

Detached **Front On: E** **Rms: 9 + 4**  
**Link: N** **Acre: < .50** **Bedrooms: 5 + 1**  
2-Storey **102 x 112 Feet** **Washrooms: 14**  
**Irreg:** **1x3xMain, 2x5x2nd, 4x2nd, 5x4x2nd,**  
**6x4xBsmt**  
**Dir/Cross St: Carnegie Ave / Heritage Trail**

**MLS#: X8109240** **Sellers: Belinda Starr Scollick** **Contact After Exp: N**  
**Open House: 3/10/2024** **From: 2:00** **To: 4:00**  
**Holdover: 180** **Possession Date: 5/01/2024** **Possession Remarks: TBA** **Occup: Owner**  
**Assignment: N** **Fractional Ownership: N**  
**PIN#: ARN#:**

**Kitchens:** 1 + 0  
**Fam Rm:** Y  
**Basement:** Finished / Full  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 0-5  
**Apx Sqft:** 3500-5000  
**Assessment:**  
**POTL:** N  
**Elevator/Lift:** N  
**Laundry Lev:** Upper  
**Phys Hdcp-Eqp:** N

**Exterior:** Brick  
**Drive:** Pvt Double  
**Gar/Gar Pk Spcs:** Attached / 2.0  
**Drive Pk Spcs:** 2  
**Tot Pk Spcs:** 4.0  
**UFFI:** No  
**Pool:** None  
**Energy Cert:** N  
**Cert Level:**  
**GreenPIS:** N  
**Prop Feat:**

**Zoning:**  
**Cable TV:**  
**Hydro:**  
**Gas:**  
**Phone:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:**  
**Retirement:** N  
**Oth Struct:**

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	15.48	x 14.46	Hardwood Floor	O/Looks Frontyard	
2	Kitchen	Main	14.46	x 10.30	Pantry	Hardwood Floor	Stainless Steel Appl
3	Dining	Main	11.64	x 10.30	Hardwood Floor	Breakfast Bar	Walk-Out
4	Living	Main	19.81	x 13.32	Fireplace	Hardwood Floor	
5	Br	Main	11.81	x 7.97	Hardwood Floor	Double Closet	
6	Prim Bdrm	2nd	18.47	x 13.48	5 Pc Ensuite	W/I Closet	O/Looks Backyard
7	2nd Br	2nd	12.99	x 10.99	4 Pc Ensuite	Double Closet	
8	3rd Br	2nd	13.48	x 10.99	4 Pc Ensuite	Double Closet	
9	4th Br	2nd	13.97	x 11.48	Vaulted Ceiling	4 Pc Ensuite	Double Closet
10	Laundry	2nd	8.20	x 8.20	Ceramic Floor	Laundry Sink	O/Looks Frontyard
11	Rec	Bsmt	16.99	x 25.91	Laminate	Open Concept	
12	5th Br	Bsmt	12.99	x 11.97	Laminate		

**Client Remks:** Welcome to luxury living in this executive 6-bedroom, 6-bathroom home nestled on a double-sized lot in the heart of an exclusive private neighborhood. The home boasts upgrades throughout, showcasing a harmonious blend of sophistication and comfort. The kitchen is a culinary masterpiece with sleek quartz counters, butler pantry, full sized pantry and stainless steel appliances. The elegance of quartz transcends to each of the bathrooms, with a primary ensuite that has a spa like atmosphere. Walk-out to a fully fenced yard. This outdoor oasis features a deck for al fresco dining, a patio for relaxation, a fire pit area for cozy gatherings, and a hot tub for ultimate indulgence. The property is within walking distance to the zoo, offering a unique blend of nature and entertainment. Enjoy easy access to downtown amenities or quick connections to the highway for seamless travel. This executive home is not just a property; it's a lifestyle.

**Extras:** Garden Shed  
**Inclusions:** All ELF's, Custom Window Coverings, S/S Fridge, S/S Stove, S/S B/I microwave, S/S B/I dishwasher, Hot Tub, Remote Garage Door  
**Exclusions:** TV mounts, Washer & Dryer  
**Rental Items:** Tankless HWT  
**Brkage Remks:** Easy access for showings, please allow reasonable notice for showings for removal of dogs. Lawn tractor, Rec room furniture, dining room table/chairs and various shelves are negotiable. Offers anytime, please email to info@modernluxuryhomes.ca 24 hours irrevocable please.

**Mortgage Comments:** TAC

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BELINDA STARR SCOLLICK, Salesperson 905-441-4531

**Contract Date:** 3/01/2024

**Condition:** Appt: Anytime

**Ad:** N

**Expiry Date:** 8/31/2024

**Cond Expiry:**

**Escape:**

**Last Update:** 3/02/2024

**CB Comm:** 2.5

**Original:** \$1,199,900