



**521 Clayton Ave** **List: \$1,149,900 For: Sale**  
**Peterborough Ontario K9K 0H6**  
 Peterborough Northcrest Peterborough  
**SPIS: N** **Taxes: \$6,984.22/2024** **DOM: 18**  
 Detached **Front On: S** **Rms: 8**  
**Link: N** **Acre:** **Bedrooms: 4 + 1**  
 2-Storey **Washrooms: 4**  
 1x2xMain, 2x5x2nd, 1x4x2nd  
**Lot: 40.03 x 108.27 Feet Irreg:**  
**Dir/Cross St: Fairbairn St & Lily Lake Rd**

**MLS#: X8386888** **Contract Date: 05/30/2024** **PIN#: 284580993**  
**Possession Remarks: Flexible**

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Pvt Double	<b>Cable TV:</b>
<b>Basement:</b> Unfinished / W/O	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 4	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 6	<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> N	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b> N	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Fireplace/Stove	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b>		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Office	Main	10.83	x 7.87	
2	Family	Main	14.7	x 16.01	Moulded Ceiling Electric Fireplace
3	Kitchen	Main	14.21	x 15.94	
4	Dining	Main	14.21	x 7.71	W/O To Balcony
5	Prim Bdrm	2nd	18.77	x 17.72	5 Pc Ensuite W/I Closet W/O To Sunroom
6	2nd Br	2nd	14.14	x 11.19	Semi Ensuite 5 Pc Ensuite
7	3rd Br	2nd	12.6	x 12.34	Semi Ensuite 5 Pc Ensuite
8	4th Br	2nd	19.23	x 10.99	4 Pc Ensuite
9	Laundry	2nd	11.02	x 7.51	

**Client Remks:** Introducing 521 Clayton Avenue, An Exquisitely Upgraded Home Nestled In Peterborough's Newest Northcrest Community. This Residence Showcases Meticulous High-End Upgrades, Exuding Luxury And Elegance Throughout. The Open Concept Main Floor Features An Office, A Charming Family Room Adorned With Waffle Ceilings And Crown Moulding, And A State-Of-The-Art Gourmet Kitchen. The Kitchen Boasts Custom Cabinetry That Seamlessly Flows Into A Breakfast Area, Complimented By Quartz Countertops, Luxury Appliances, And A Walk-Out To A Serene Balcony Overlooking A Beautifully Manicured Backyard. The Upper Level Presents Four Spacious Bedrooms, Each With Either A Full Ensuite Or A Semi-Ensuite With Bedroom 4 Boasting A Walk-Out to Balcony. The Primary Bedroom Retreat Offers A Screened-In Private Balcony, An Electric Fireplace With Mantle, A Bespoke Walk-In Closet With Built-In Cabinetry, And A Stunning 5-Piece Ensuite. Venture Outside From The Pristine Unfinished Basement With A Walk-Out To A Fully Fenced Backyard Featuring A Newly Manicured Garden. Conveniently Located Close To Shopping, Schools, Parks, Transit, And More. This Stunning Peterborough Home Will Not Disappoint.

**Extras:**  
**Listing Contracted With: REBEL REAL ESTATE INC. Ph: 905-493-6266**