



**237 Flavelle Way** **List: \$990,000 For: Sale**  
**Peterborough Ontario K9K 0J2**  
 Peterborough Northcrest Peterborough  
**SPIS: N** **Taxes: \$7,150/2023** **DOM: 6**  
 Detached **Front On: E** **Rms: 10 + 1**  
**Link: N** **Acre:** **Bedrooms: 4 + 1**  
 2-Storey **Washrooms: 5**  
 2x5x2nd, 1x3xBsmt, 1x3x2nd,  
 1x2xMain  
**Lot: 51.64 x 100.69 Feet Irreg:**  
**Dir/Cross St: Lily Lake Road & Dolman Street**

**MLS#: X8426374** **Contract Date: 06/11/2024** **PIN#: 284581318**  
**Possession Date: 06/17/2024 Possession Remarks: IMMEDIATE**

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Part Fin  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:**  
**Apx Age:** New  
**Apx Sqft:** 3000-3500  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:** Upper  
**Phys Hdcap-Eqp:**

**Exterior:** Brick / Stone  
**Drive:** Pvt Double  
**Gar/Gar Spcs:** Built-In / 2  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 4  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:**  
 Family Room, Fireplace/Stove, Golf,  
 Grnbelt/Conserv, Hospital

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Den	Main	10.5	x 10.5	Hardwood Floor	Separate Rm	Large Window
2	Kitchen	Main	17.52	x 7.68	Porcelain Floor	Stone Counter	Modern Kitchen
3	Breakfast	Main	17.52	x 10.5	Porcelain Floor	Open Concept	Combined W/Kitchen
4	Family	Main	12.99	x 12.5	Hardwood Floor	Fireplace	Large Window
5	Dining	Main	16.99	x 14.01	Hardwood Floor	Open Concept	Large Window
6	Prim Bdrm	2nd	17.68	x 16.5	5 Pc Ensuite	W/I Closet	Large Window
7	2nd Br	2nd	13.52	x 12.99	5 Pc Ensuite	Window	Large Closet
8	3rd Br	2nd	11.52	x 10.5	5 Pc Ensuite	Window	Large Closet
9	4th Br	2nd	12.5	x 12.01	3 Pc Ensuite	Window	Large Window
10	Laundry	2nd	0	0	Porcelain Floor		
11	Bathroom	Bsmt	0	0	3 Pc Bath		
12	Mudroom	Bsmt	0	0	Porcelain Floor		

**Client Remks:** Indulge In The Pinnacle Of Luxury Living In This Exquisite 4 Bedroom, 5 Bathroom, Sun Filled Detached Home In Peterborough's Lily Lake Area. Every Detail Exudes Sophistication, From The Lavish En-suite Bathrooms To The Elegant Living Space, With Luxury Finishes. This Executive Home Offers A Lifestyle Of Unparalleled Opulence And Comfort, Spanning Over 3000 Square Feet. A Functional Open Concept Layout That's A Delight To Entertain In. Too Many Upgrades To List. Please Check Attachment. Some Upgrades Include: Side Separate Entrance, Upgraded Kitchen, Upgraded Flooring, Extended Doors And Arches On The Main Level, Coffered Ceilings In Family Room, Gas Line For Stove, Additional Full Bathroom In Basement, Wet Bar Rough-In For Basement, Egress Window In Basement, Gas BBQ Line, Stainless Steel Appliances With Pot Filler, Modern Light Fixtures, Garage Door Opener, A/C, Rough-In Central Vac. Additional Wiring: Home Ethernet ready for Wifi Access Points, Home Security System, Exterior Cameras.

**Extras:** Open House: Sat 12-2pm & Sun 2-4pm  
**Listing Contracted With:** RE/MAX REALTRON REALTY INC. **Ph:** 416-289-3333