



44 Bridge St **List: \$1,249,999 For: Sale**
Smith-Ennismore-Lakefield Ontario K0L 2H0
 Smith-Ennismore-Lakefield Lakefield Peterborough
SPIS: N **Taxes:** \$3,111/2023 **DOM:** 79
 Detached **Front On:** N **Rms:** 10
Link: N **Acre:** **Bedrooms:** 4
 2-Storey **Washrooms:** 2
 1x3xMain, 1x3x2nd
Lot: 248 x 220 Feet **Irreg:**
Dir/Cross St: Bridge/Clementi

MLS#: X8183624 **Contract Date:** 03/30/2024 **PIN#:** 284010397
Possession Remarks: Flexible

Kitchens: 1	Exterior: Stone / Wood	Zoning:
Fam Rm: Y	Drive: Circular	Cable TV:
Basement: None	Gar/Gar Spcs: Detached / 3	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 10	Gas: Y
Heat: Radiant / Gas	Tot Prk Spcs: 13	Phone: A
A/C: None	UFFI: No	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age: 100+	Energy Cert:	Sewer: Sewers
Apx Sqft: 2000-2500	Cert Level:	Spec Desig: Heritage
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront: None
POTL Mo Fee:	Beach, Family Room, Fireplace/Stove, Library, Marina, Park, Rec Centre, School	Retirement:
Elevator/Lift: N		Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Bathroom	Main	6.99	x 8.17	3 Pc Bath
2	Kitchen	Main	12.24	x 19.26	Centre Island W/O To Garden
3	Dining	Main	17.85	x 10.66	
4	Living	Main	17.09	x 16.24	Beamed Fireplace
5	Prim Bdrm	Main	17.85	x 12.83	
6	Utility	Main	6.99	x 6.43	
7	Bathroom	2nd	7.15	x 1.08	3 Pc Bath
8	2nd Br	2nd	9.51	x 23	
9	3rd Br	2nd	10.66	x 13.25	
10	4th Br	2nd	17.85	x 11.58	

Client Remks: Nestled in the quaint village of Lakefield, this historic estate is an architectural masterpiece. Commercial/residential property zoned C2. Perfect for a live/work space for lawyer, realtor, doctor, yoga studio, chiropractor, accountant, professional services, etc. With amazing advertising exposure on the main corner of Lakefield. Revel in breathtaking views of the Otonabee River from the property. The stone house sits on a generous 1.27-acre lot, providing walking access to the river leading to Lakefield Beach and Marsh. A local landmark, the estate features impressive outdoor spaces, flourishing perennial gardens, and distinctive historical charm. Notable features include a solarium with an updated deck, soaring ceilings, original stonework, and a modern kitchen with GE appliances. Recent plumbing and electrical enhancements ensure a comfortable living experience, and a pre-inspection adds peace of mind.

Extras:
Listing Contracted With: YOUR HOME SOLD GUARANTEED REALTY IMPERIUM **Ph:** 905-261-8305