



654 Lemay Grve **List: \$899,800 For: Sale**
Peterborough Ontario K9K 0H8
 Peterborough Northcrest Peterborough
SPIS: N **Taxes: \$6,658.05/2023** **DOM: 7**
 Detached **Front On: E** **Rms: 9**
Link: N **Acre:** **Bedrooms: 4**
 2-Storey **Washrooms: 4**
 1x2xMain, 1x5x2nd, 2x4x2nd
Lot: 40.04 x 118.61 Feet Irreg:
Dir/Cross St: Lily Lake Rd/Fairbairn St

MLS#: X8423738 **Contract Date: 06/10/2024** **PIN#: 284580862**
Possession Remarks: immd/30/60

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|-------------------------------|--|----------------------------|
| Kitchens: 1 | Exterior: Brick / Stone | Zoning: |
| Fam Rm: Y | Drive: Pvt Double | Cable TV: A |
| Basement: Full / W/O | Gar/Gar Spcs: Built-In / 2 | Hydro: A |
| Fireplace/Stv: Y | Drive Park Spcs: 4 | Gas: A |
| Heat: Forced Air / Gas | Tot Prk Spcs: 6 | Phone: A |
| A/C: Central Air | UFFI: | Water: Municipal |
| Central Vac: | Pool: None | Water Supply: |
| Apx Age: 0-5 | Energy Cert: | Sewer: Sewers |
| Apx Sqft: | Cert Level: | Spec Desig: Unknown |
| Assessment: | GreenPIS: | Farm/Agr: |
| POTL: | Prop Feat: | Waterfront: None |
| POTL Mo Fee: | Electric Car Charger, Family Room, | Retirement: |
| Elevator/Lift: N | Fireplace/Stove, Golf, Park, Place Of Worship, | Oth Struct: |
| Laundry Lev: Upper | River/Stream, School | |
| Phys Hdcap-Eqp: | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|------------------|---------------------|----------------|
| 1 | Living | Main | 14.01 | x 10.99 | Hardwood Floor | Pot Lights | Large Window |
| 2 | Library | Main | 10.99 | x 8.01 | Hardwood Floor | Pot Lights | Double Doors |
| 3 | Family | Main | 10.99 | x 16.01 | O/Looks Backyard | Fireplace | Hardwood Floor |
| 4 | Kitchen | Main | 14.01 | x 7.61 | Centre Island | Ceramic Back Splash | Open Concept |
| 5 | Breakfast | Main | 14.01 | x 10.01 | O/Looks Backyard | Combined W/Kitchen | Open Concept |
| 6 | Prim Bdrm | 2nd | 16.01 | x 14.99 | Coffered Ceiling | 4 Pc Ensuite | W/I Closet |
| 7 | 2nd Br | 2nd | 10.01 | x 10.99 | Broadloom | 5 Pc Ensuite | Double Closet |
| 8 | 3rd Br | 2nd | 15.85 | x 12.01 | Broadloom | 5 Pc Ensuite | Bay Window |
| 9 | 4th Br | 2nd | 9.15 | x 10.01 | Broadloom | 4 Pc Ensuite | Closet |

Client Remks: This brand-new, 4-bedroom, 4-bathroom masterpiece, spanning nearly 2,500 sqft, is a rare gem in the prestigious Trail of Lily Lake neighborhood. Crafted by the renowned Picture Homes, every inch of this double-garage detached house exudes quality and perfection. Step inside to a versatile kitchen, complete with a center island and a dedicated desk space, perfect for entertainment. The open-concept design seamlessly connects the kitchen to a spacious family room. The main floor also features a double-door private library/office, coffered ceiling in living room, all under soaring 9 feet ceilings with pot lights. Upstairs, you'll find four generously sized bedrooms, each with ensuite bathroom access, offering unparalleled privacy and comfort. The primary suite is a true retreat, featuring a tray ceiling with a designer light fixture, a large walk-in closet, 4-piece ensuite equipped with a spa seating area. All bathrooms boast elegant quartz countertops and the large upstairs laundry room adds convenience to everyday living. The uncanvassed walk-out basement with large windows is a blank canvas awaiting your imagination. Located just 40 mins to Oshawa, 1 hr to GTA. It is close to Peterborough Regional hospital, restaurants, parks, and the Trans Canada Trail, this home offers the perfect blend of tranquility and accessibility. You're just minutes away from amenities and so much more. Don't miss your chance to call this exquisite property your home!

Extras: *Please See Feature Sheet*
Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 905-888-6201