



1071 Parkhill Rd W **List: \$1,799,800 For: Sale**
Peterborough Ontario K9K 0E2
 Peterborough Monaghan Peterborough
SPIS: N **Taxes: \$12,701.04/2023** **DOM: 21**
 Detached **Front On: S** **Rms: 12 + 2**
Link: N **Acre:** **Bedrooms: 4**
 1 1/2 Storey **Washrooms: 5**
 1x5xMain, 1x4xMain, 1x2xMain,
 1x5x2nd, 1x2xBsmt
Lot: 174.54 x 164.92 Feet Irreg:
Dir/Cross St: Parkhill Rd W & Wallis Dr

MLS#: X8376490 **Contract Date: 05/27/2024** **PIN#: 284760106**
Possession Remarks: tba

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Pvt Double	Cable TV:
Basement: Finished	Gar/Gar Spcs: Detached / 2	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 10	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 12	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age:	Energy Cert: N	Sewer: Sewers
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS: N	Farm/Agr:
POTL:	Prop Feat:	Waterfront: None
POTL Mo Fee:	Family Room, Fireplace/Stove, Golf,	Retirement:
Elevator/Lift: N	Grnbelt/Conserv, Hospital, Public Transit,	Oth Struct: Garden Shed
Laundry Lev: Main	School	
Phys Hdcap-Eqp: N		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.5	x 18.24	
2	Dining	Main	19.65	x 15.26	
3	Family	Main	19.65	x 16.17	
4	Prim Bdrm	Main	23.43	x 14.67	
5	Office	Main	15.68	x 11.15	
6	Kitchen	Main	19	x 16.83	
7	2nd Br	2nd	22.01	x 15.58	
8	3rd Br	2nd	19.32	x 16.93	
9	Media/Ent	Bsmt	11.68	x 17.59	

Client Remks: This one-of-a-kind elegant custom-built ICF home with over 4000sq feet of living space, located in the sought after Westend of Peterborough directly across from the TransCanada trail, offers a first-class executive living experience with its spectacular lot and impressive features. Conveniently situated, it is just 10 minutes from excellent dining and shopping options and only 5 minutes from the nearest hospital, schools, and parks, ensuring easy access to essential services and amenities. This house offers 10-foot ceilings throughout the main floor, a built in multi zone audio system and has a stunning 40-foot long vaulted hallway. The loft area offers an enjoyable large entertaining area for the kids to enjoy. The current family room; secondary kitchen; home office; bathroom with walk-in tub and roughed in washer/drawer area with a separate entrance and parking could serve as an in-law suite or a professional office space. This home has undergone several recent upgrades that significantly enhance its comfort and efficiency. In 2023, new windows and window coverings were installed on the second floor, with Hunter Douglas window coverings throughout the rest of the house, all backed by a lifetime warranty. A new mini-split HVAC/heat pump system was also installed in September 2023, providing superior climate control. In 2022, the home saw the installation of a 5-ton Napoleon high-efficiency air conditioner and a high-efficiency Napoleon furnace, along with the addition of a 9 x 12 Kawartha wooden shed, offering ample outdoor storage. The radiant heated floor system serves the basement, main floor, and garage. Additionally, the property has an inviting private courtyard and has benefitted from over \$50,000 in landscaping, enhancing its outdoor appeal.

Extras:
Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 905-470-9800