



460 O'CONNELL Rd Peterborough Ontario K9J 4C9 Peterborough Ashburnham Ward 4 Peterborough		List: \$474,900 For: Sale
SPIS: N	Taxes: \$2,834/2025	DOM: 0
Detached Link: N 1 1/2 Storey	Front On: S Acre:	Rms: 2 Bedrooms: 2 + 1 Washrooms: 1 1x4xMain
Lot: 50 x 103.83 Feet Irreg: Dir/Cross St: MONAGHAN / O'CONNELL Directions: MONAGHAN TO O'CONNELL		

MLS#: X12446367	PIN#: 280770126
Legal: LT 83 PL 181; PETERBOROUGH	
Possession Remarks: IMMEDIATE	

Kitchens: 1	Exterior: Alum Siding	Zoning: R1
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Y
Basement: Full / Partially Finished	Park/Drive:	Hydro: Y
Fireplace/Stv: N	Drive: Available	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone: Y
A/C: None	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply
Apx Age: 51-99	Pool: None	Type:
Year Built: 1948	Energy Cert:	Sewer: Sewers
Apx Sqft: 700-1100	Cert Level:	Spec Desig: Unknown
Roof: Asphalt Shingle	GreenPIS:	Farm/Agr:
Foundation: Poured Concrete	Prop Feat:	Waterfront:
Assessment:	Park, Public Transit, School, School Bus	Retirement:
POTL:	Route	Under Contract: Hot Water Heater
POTL Mo Fee:	Exterior Feat: Deck	HST Applicable to Not Subject to HST
Elevator/Lift:	Interior Feat: Water Heater	Sale Price:
Laundry Lev: Lower		Oth Struct:
Phys Hdcap-Eqp:		Survey Type: Unknown

Topography: Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.04	x 7.61	
2	Living	Main	11.71	x 15.98	
3	Prim Bdrm	Main	11.71	x 9.32	
4	Bathroom	Main	4.99	x 7.64	4 Pc Bath
5	2nd Br	2nd	9.94	x 10.99	
6	3rd Br	2nd	12.34	x 9.35	
7	Rec	Lower	22.67	x 22.93	

Client Remks: Fully Updated in 2025! Attention buyers! This beautifully updated home is the perfect opportunity for anyone looking for a move-in ready property under \$500,000. Renovated throughout in 2025, the home features brand new flooring, fresh paint, an updated kitchen, a modern 4-piece bathroom, new shingles, and a spacious new deck all done with care and quality. The main floor offers a bright, functional layout with kitchen, comfortable living room, and a versatile dining room that could easily be converted into a third bedroom. A full 4-piece bath completes the main level. Upstairs, you'll find two spacious bedrooms and ample storage. The lower level is clean and dry, with good ceiling height ready to be finished for additional living space if desired. Located close to all amenities, walking trails, public transit, and with quick access to Hwy 115, this home offers convenience and comfort in one complete package. Don't miss your chance schedule your private viewing today!	
Inclusions: FRIDGE, STOVE, WASHER, DRYER, ELECTRICAL LIGHT FIXTURES (ALL IN AS IS CONDITION)	
Listing Contracted With: FLAT RATE REALTY CORP. Ph: 705-749-9292	