

			34 Paul Rexe Blvd Otonabee-South Monaghan Ontario K9J 0G4 Otonabee-South Monaghan Otonabee-South Monaghan Peterborough SPIS: N Taxes: \$3,671/2024 DOM: 21 Detached Front On: S Rms: 3 Link: N Acre: Bedrooms: 3 Bungalow Washrooms: 2 1x4, 1x4 Lot: 12 x 30 Feet Irreg: Dir/Cross St: TELEVISION ROAD / PAUL REXE BLVD Directions: TELEVISION ROAD TO PAUL REXE BLVD		
MLS#: X12380016 PIN#: 281580058 Possession Remarks: FLEXIBLE					
Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 6-15 Year Built: 2016 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2024 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:		Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Attached / 2 Park/Drive: Drive: Available Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Lake/Pond, Public Transit, School Bus Route, Wooded/Treed Interior Feat: Air Exchanger,Auto Garage Door Remote,Primary Bedroom - Main Floor,Rough-In Bath,Ventilation System		Zoning: HR -19 Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.94	x 12.2	
2	Dining	Main	7.15	x 15.22	
3	Living	Main	15.09	x 15.22	
4	Prim Bdrm	Main	11.98	x 14.01	
5	2nd Br	Main	9.45	x 10.3	
6	3rd Br	Main	9.06	x 11.75	
7	Bathroom	Main	0	0	4 Pc Bath
8	Bathroom	Main	0	0	4 Pc Ensuite
9	Rec	Lower	35.93	x 29.43	
Client Remks: Beautiful 3 Bed, 2 Bath Brick Bungalow - Less Than 10 Years Old! Welcome to this bright and spacious open-concept bungalow, perfect for modern living. The main floor features a well-appointed kitchen, dining area, and a cozy living room complete with a gas fireplace ideal for entertaining or relaxing with family. The primary bedroom offers a private retreat with a 4-piece ensuite bath, while two additional bedrooms provide comfortable space for family or guests. The clean and spacious basement is ready for your personal touch ideal for a recreation room, home gym, or additional living space. Enjoy convenient inside entry from the double garage, offering ample room for parking and storage. Step out onto the raised back deck and take in the serene views of the forest and pond area. Located close to local amenities and offering quick access to Hwy 115 for easy commuting, this home blends comfort, functionality, and a peaceful setting. Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER , WINDOW COVERINGS, ELECTRONIC LIGHT FIXTURES, GARAGE DOOR OPENER (ALL IN AS IS CONDITION) Listing Contracted With: FLAT RATE REALTY CORP, Ph: 705-749-9292					