

	32 Paul Rexe Blvd Otonabee-South Monaghan Ontario K9J 0G4 Otonabee-South Monaghan Otonabee-South Monaghan Peterborough SPIS: N Taxes: \$4,907.10/2025 DOM: 90				List: \$699,900 For: Sale	
	Detached Link: N 2-Storey		Front On: N Acre:		Rms: 3 + 2 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x3xLower	
	Lot: 34.46 x 98.43 Feet Irreg: Dir/Cross St: Televisions Road Directions: TELEVISION RD-PAUL REXE BLVD					
	MLS#: X12246501 PIN#: 281580106 Possession Remarks: IMMEDIATE					
Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 6-15 Year Built: 2015 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:		Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Lake/Pond, School Bus Route, Wooded/Treed Interior Feat: Water Heater		Zoning: Cable TV: A Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Sale Price: Not Subject to HST Oth Struct: Fence - Full, Garden Shed Survey Type: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	11.06	x 18.08		
2	Dining	Main	9.94	x 8.83		
3	Kitchen	Main	9.94	x 9.25		
4	Bathroom	Main	5.68	x 4.89	2 Pc Bath	
5	Prim Bdrm	2nd	16.57	x 12.5	4 Pc Ensuite	
6	Br	2nd	10.5	x 9.12		
7	Br	2nd	10.56	x 13.48		
8	Bathroom	2nd	10.56	x 4.99	4 Pc Bath	
9	Rec	Bsmt	18.18	x 21.33		
10	Bathroom	Bsmt	8.6	x 4.89	3 Pc Bath	
11	Utility	Bsmt	9.61	x 15.35		
Client Remks: BEAUTIFUL FULLY FINISHED HOME NEWLY BUILT LESS THAN 10 YEARS AGO. PERFECTLY SITUATED WHERE YOUR BACKYARD IS PRIVATE WITH ACCESS TO WALKING PATH AND SERENE VIEWS OF NEIGHBOURHOOD POND. THIS 3 BED, 4 BATH HOME HAS EYE CATCHING CURB APPEAL WITH BEAUTIFUL LANDSCAPING FOR GARDENS, LANEWAY (RESURFACED 2025) AND FRONT ENTRANCE. THE MAIN FLOOR FEATURES LIVING ROOM WITH CORNER GAS FIREPLACE, 2 PC BATH, BRIGHT UPDATED KITCHEN (2024) QUARTZ COUNTERTOPS WITH DINING AREA AND WALKOUT TO DECK AND BACKYARD. THE UPSTAIRS OFFERS A SPACIOUS PRIMARY BEDROOM WITH A 4 PC ENSUITE AND WALK-IN CLOSET, 2ND AND 3RD GUEST ROOMS BOTH WITH AMPLE CLOSET SPACE AND A FULL 4PC BATH. THE LOWER LEVEL IS COMPLETE WITH LARGE FAMILY/RECREATIONAL ROOM WITH A WET BAR AREA, AND A FULL 4PC BATH, LAUNDRY, UTILITY AND STORAGE. ATTACHED GARAGE WITH ACCESS INTO THE HOME. Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, BAR FRIDGE IN LOWER, SHUTTERS Listing Contracted With: FLAT RATE REALTY CORP, Ph: 705-749-9292						