

## Property Client Full

# 1429 Clearview Drive Unit #304, Peterborough, Ontario K9K 1X8

Listing

**1429 Clearview Dr #304 Peterborough**

**Active / Residential Condo & Other / Condo Apartment**

**MLS®#: X12403787**

**List Price: \$369,900**

**New Listing**



### Peterborough/Peterborough/Monaghan Ward 2

Tax Amt/Yr:	<b>\$2,399.00/2024</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM	<b>0</b>
Legal Level:	<b>3</b>	Legal Unit:	<b>304</b>
Style:	<b>Condo Apartment</b>	Rooms Rooms+:	<b>8+0</b>
Fractional Ownership:		BR BR+:	<b>2(2+0)</b>
Assignment:		Baths (F+H):	<b>2 (1+1)</b>
Corp #:	<b>46</b>	SF Range:	<b>1000-1199</b>
Reg Office:	<b>*</b>	SF Source:	<b>Plans</b>
Locker:	<b>None</b>	Lot Acres:	
Locker Level:		Fronting On:	
Zoning:	<b>R-4</b>		
Dir/Cross St:	<b>Cherryhill &amp; Clearview Drive</b>		
Prop Mgmt:	<b>Babcock and Robinson</b>		

PIN #:	<b>287460012</b>	ARN #:	<b>151402001082061</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>0</b>				
Possession:	<b>TBD</b>	Possession Date:			
Bldg Name:	<b>Peterborough Condo Corporation</b>				

Kitchens:	<b>1 (1+0)</b>	Pets Allowed:	<b>Restricted</b>	Balcony:	<b>None</b>
Fam Rm:	<b>Yes</b>	Maintenance:	<b>\$421.57</b>	Laundry Acc:	<b>In Building</b>
Basement:	<b>/None</b>	A/C:	<b>Yes/Window Unit</b>	Laundry Lev:	<b>Main</b>
Fireplace/Stv:	<b>No</b>	Central Vac:	<b>No</b>	Exterior:	<b>Brick</b>
Interior Feat:	<b>Primary Bedroom - Main Floor</b>	UFFI:	<b>No</b>	Gar/Gar Spcs:	<b>None/0.0</b>
Heat:	<b>Baseboard, Electric</b>	Elev/Lift:	<b>No</b>	Park Type:	<b>Owned</b>
Apx Age:	<b>31-50</b>	Energy Cert:	<b>No</b>	Drive Pk Spcs:	<b>1.00</b>
Sqft Source:	<b>Plans</b>	Green PIS:	<b>No</b>	Tot Pk Spcs:	<b>1.00</b>
Exposure:	<b>E</b>			Park Spot 1/2:	<b>16</b>
Assessment:	<b>2024</b>				
Special Design:	<b>Unknown</b>				
Bldg Amen:	<b>Visitor Parking</b>				
Property Feat:	<b>Golf, Hospital, Park, Place of Worship, Public Transit, School</b>				

Waterfront Y/N:	<b>No</b>	Waterfront:	<b>None</b>	Waterfront Frontage (M):	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	<b>Included In</b>

### Remarks/Directions

**Client Rmks:** Welcome to 1429 Clearview Drive, Unit #304 - a bright and spacious 2-bedroom, 1.5-bathroom condo located in Peterborough's desirable west end. This well-maintained unit features a generous living area with a thoughtful layout, ideal for comfortable day-to-day living or entertaining guests. Nestled in a quiet, walk-up building, it offers a peaceful environment with all the conveniences of city life just minutes away. Located just off Lansdowne Street, you're steps from restaurants, retail, grocery stores, and essential services. Quick access to Hwy 115 makes commuting a breeze, while nearby parks, walking trails, and golf courses provide plenty of options for outdoor leisure and recreation. This prime location blends lifestyle and accessibility effortlessly. The unit is currently tenant-occupied with an ideal tenant in place, making it a fantastic turnkey opportunity for investors looking for reliable rental income. The existing lease runs until September 30th, after which it transitions to a month-to-month arrangement, offering flexibility for buyers seeking a future home, the property offers low-maintenance condo living in a well kept building and a vibrant neighbourhood. Whether you're investing or planning ahead for your own peaceful retreat, this condo offers comfort, convenience, and long-term value. Don't miss out!

**Inclusions:** Fridge, Stove, Dishwasher, B/I Microwave/Fan

Listing Contracted With: **BALL REAL ESTATE INC. 705-775-2255**

**Prepared By: JEFF SANDS, Broker**

**Date Prepared: 09/15/2025**

Rooms

**MLS®#: X12403787**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.47 M X 2.87 M	11.38 Ft x 9.41 Ft		
Dining Room	Main	3.5 M X 2.94 M	11.48 Ft x 9.64 Ft		
Living Room	Main	4.92 M X 3.91 M	16.14 Ft x 12.82 Ft		
Bedroom	Main	4.47 M X 4.01 M	14.66 Ft x 13.15 Ft		Ensuite Bath, W/I Closet
Bedroom	Main	4.01 M X 3.02 M	13.15 Ft x 9.90 Ft		
Utility Room	Main	4.11 M X 0.91 M	13.48 Ft x 2.98 Ft		

Bathroom	Main	4
Bathroom	Main	2
Photos		

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