

**1732 TRADERS TRAIL  
PETERBOROUGH**

PIN 284380128



This report was prepared by:

**Jeff Sands**  
Real Estate Broker  
Cell: 705-243-9797

team@jeffandkatie.ca  
jeffandkatie.ca

**BALL Real Estate**

Ontario, Canada



# PROPERTY REPORT

## Property Details

GeoWarehouse Address:

1732 TRADERS TRAIL  
PETERBOROUGH  
K9J6X2

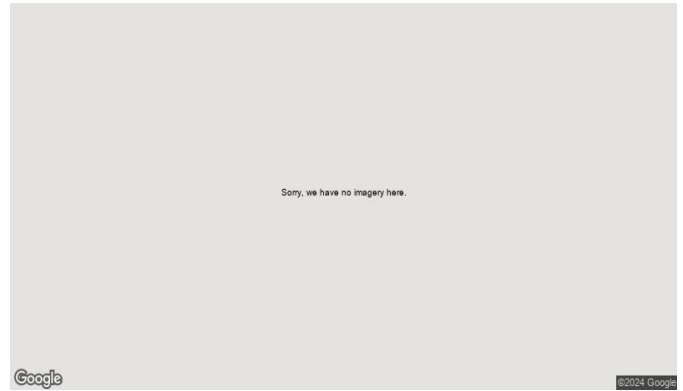
PIN: 284380128

Land Registry Office: PETERBOROUGH (45)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



## Lot Size

Area: 16188.91 sq.ft (0.372 ac)

---

Perimeter: 518.37 ft

---

Measurements: 153.8ft x 67.05ft x 37.43ft x 22.41ft x 143.9ft x 24.95ft x 71.88ft

**Lot Measurement Accuracy : LOW**

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



## Assessment Information

**ARN**

151601010223014

Taxation Year	Previous Assessment
2024	N/A
2023	Phased-In Assessment \$256,000
2022	\$256,000
2021	\$256,000

Frontage: 126.58 ft

---

Depth: N/A

---

Based On: January 1, 2016

Description: Seasonal/recreational dwelling - second tier on water

---

Property Code: 392

---

Current Assessment: \$256,000

### Enhanced Site & Structure

**Structures:**

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplace
301	1979	3	1	0	1	No part storey	No Split	0

**Assessment Roll Legal Description:** CON 10 PT LOT 7 RP 45R316 PART 20

**Property Address:** 1732 TRADERS TRAIL ENNISMORE ON K0L1T0

**Zoning:** R1

**Property Type:** RESIDENTIAL

**Site Area:** 0.38A

**Site Variance:** Irregular

**Driveway Type:** Separate or Private Driveway

**Garage Type:** DETACHED GARAGE

**Garage Spaces:** 0

**Water Service Type:** Private Well

**Sanitation Type:** Septic Bed

**Pool:** Indoor :N, Outdoor :N

**RRF AppealDate:** 2023-03-31

**Abut Details:** N/A

**Onsite Details:** TOPOGRAPHY - LEVEL,NO CURBS AND GUTTERS,NO STREET LIGHTING,NO SIDEWALK ON STREET

**Proximity Details:** N/A

**Waterfront Details:** WATERFRONT - CHANNEL/CANAL

**Last Property Assessment Notice** 2022-11-02

**Property Owner Name:** N/A

**Property Owner Mail:** N/A

**Residential Property Tax Details**

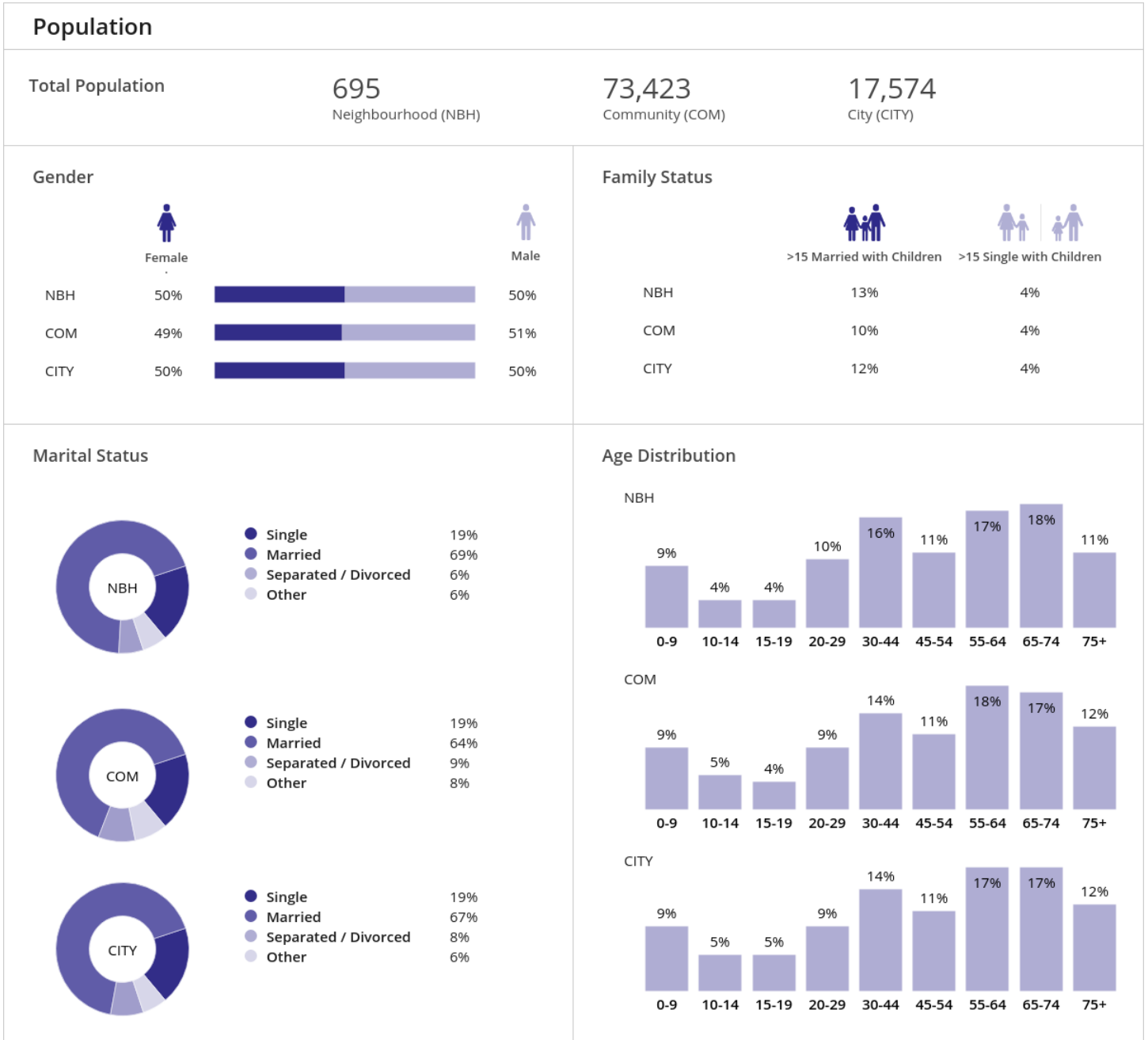
Year	Tax Estimate
2022	\$2,120
2023	\$2,196

---

## Sales History



Sale Date	Sale Amount	Type	Notes
Apr 12, 2022	\$820,000	Transfer	
Nov 14, 1978	\$10,000	Transfer	

## Demographics



## Households

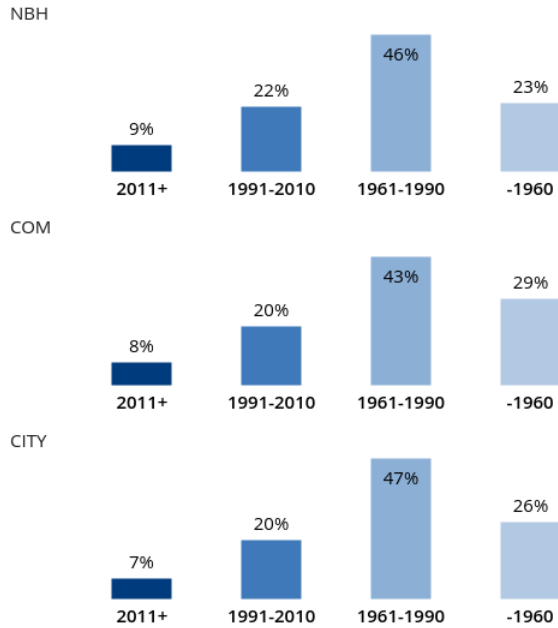
### Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	272	1961-1980
COM	30,482	Before 1960
CITY	7,167	1961-1980

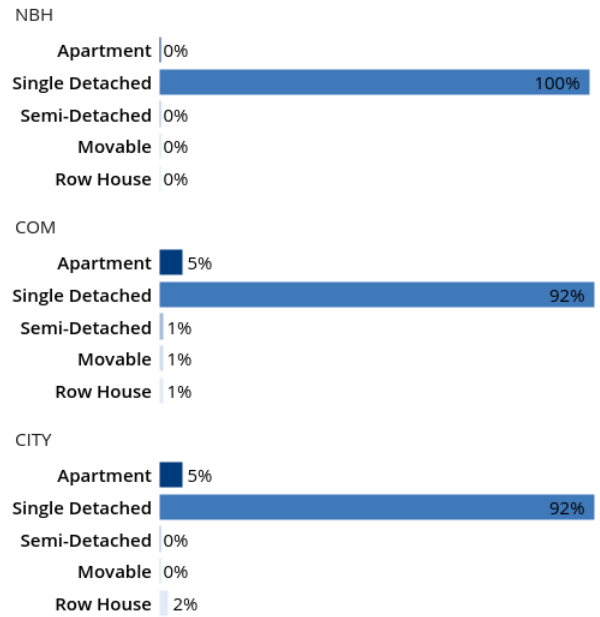
### Ownership

	 Owned	 Rented
NBH	93%	7%
COM	86%	14%
CITY	88%	12%

### Age of Home (Years)



### Structural Type





### Socio-Economic

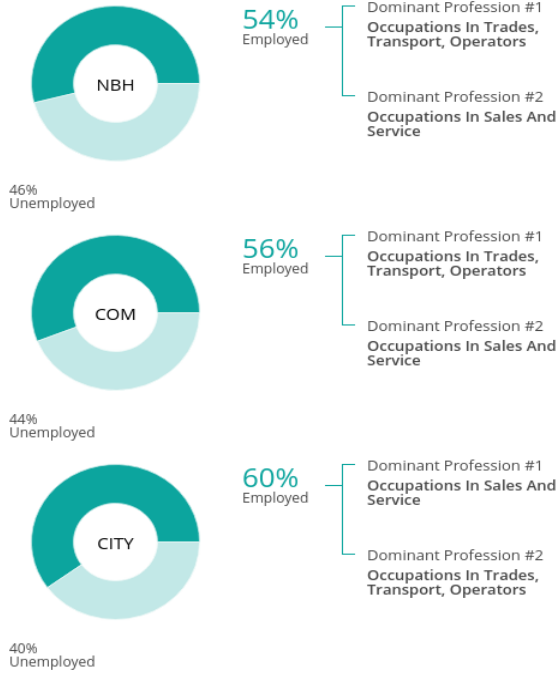
Avg. Household  
Income

**\$110,738**  
Neighbourhood (NBH)

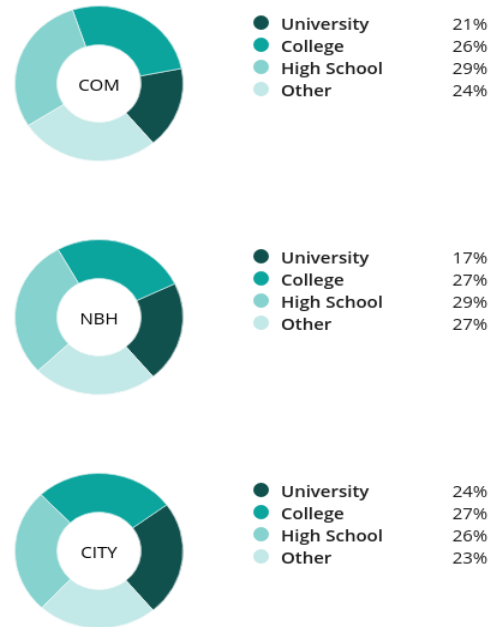
**\$95,822**  
Community (COM)

**\$114,693**  
City (CITY)

#### Employment

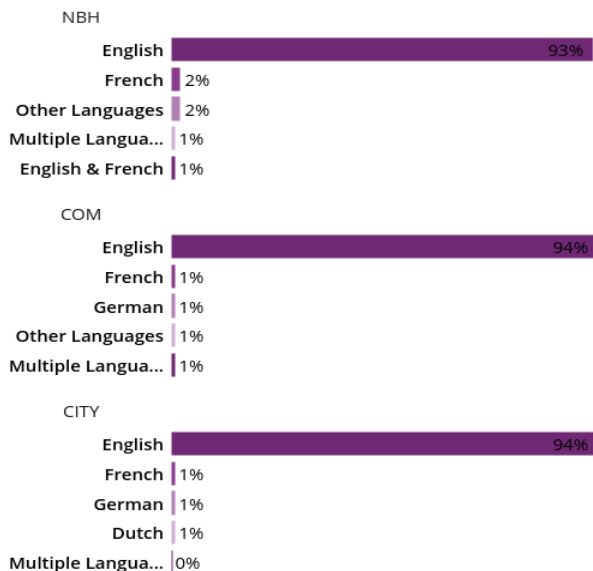


#### Highest Level of Education

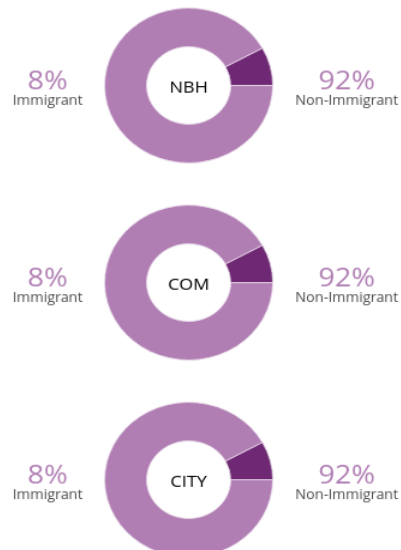


### Cultural

#### Dominant Language



#### Immigration Status





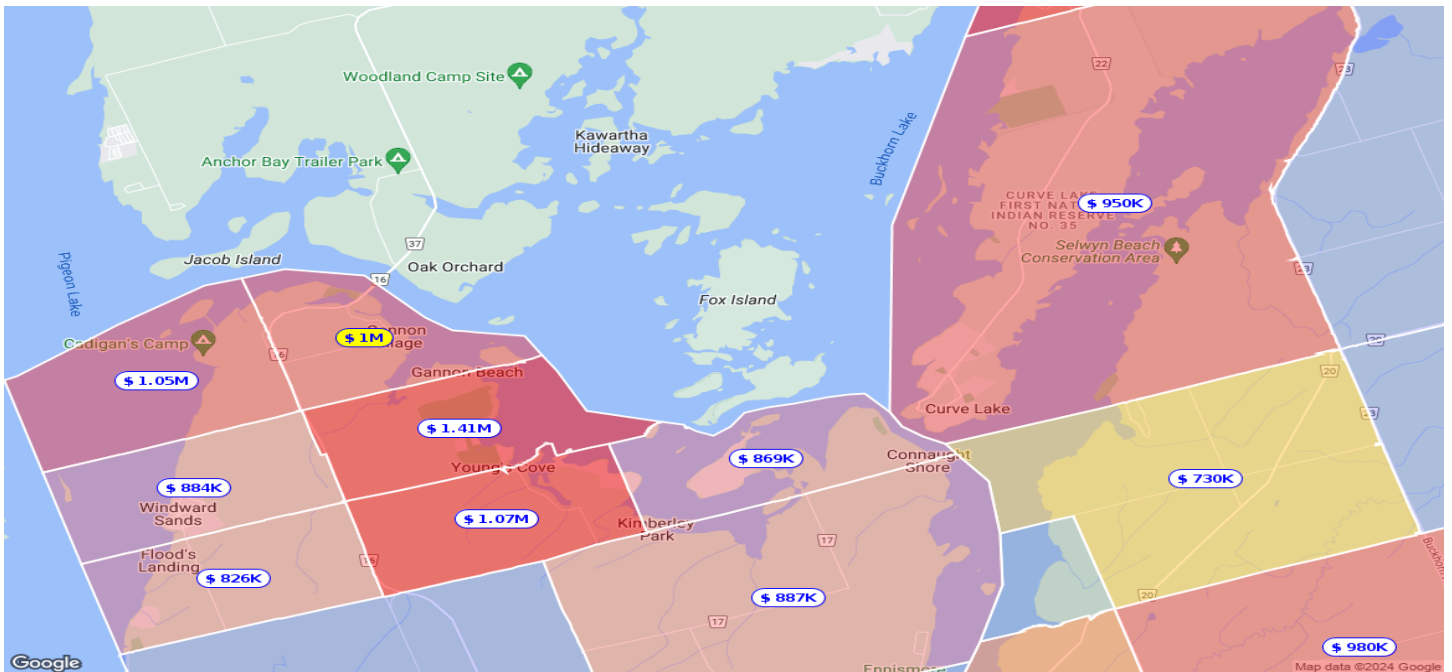
## Comparable Sales

Data Not Available

## Area Heat Maps

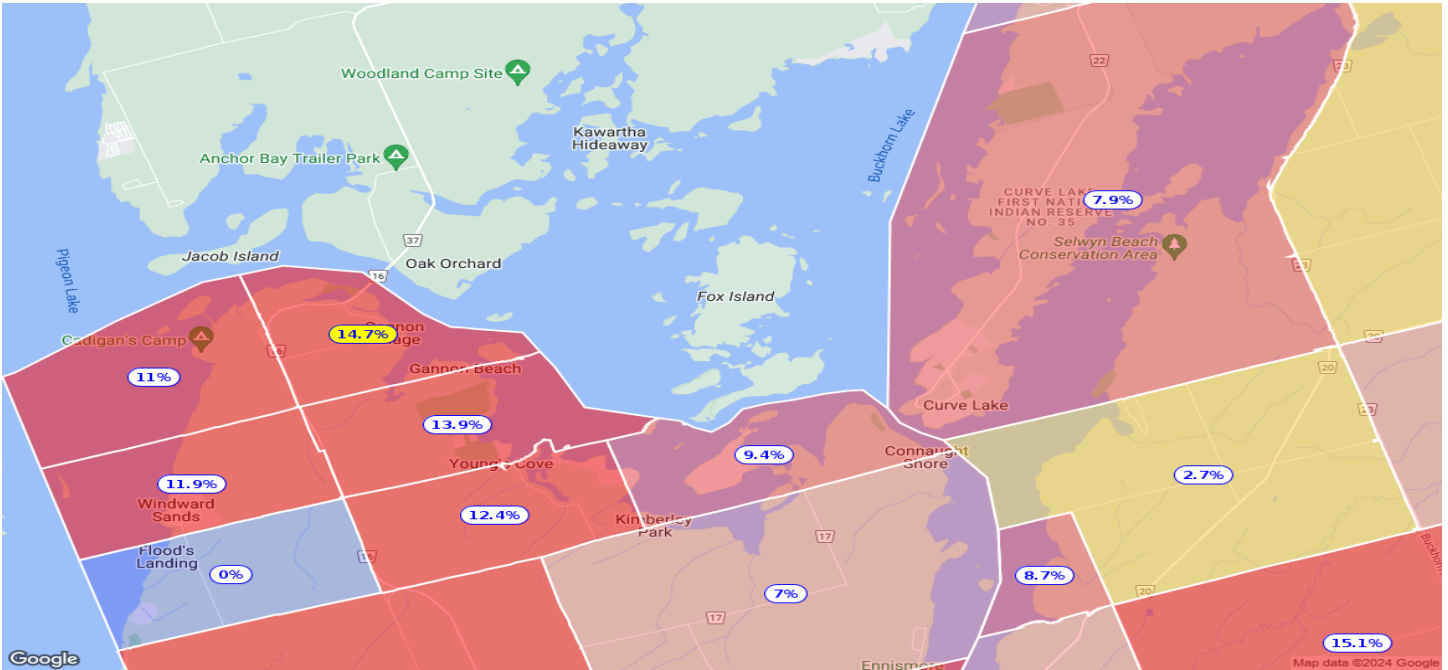
### Average Sales Heat Maps - Last 1 Year

The Average Sales Heat Map shows the average sale price of properties within the subject property's block compared to surrounding blocks.



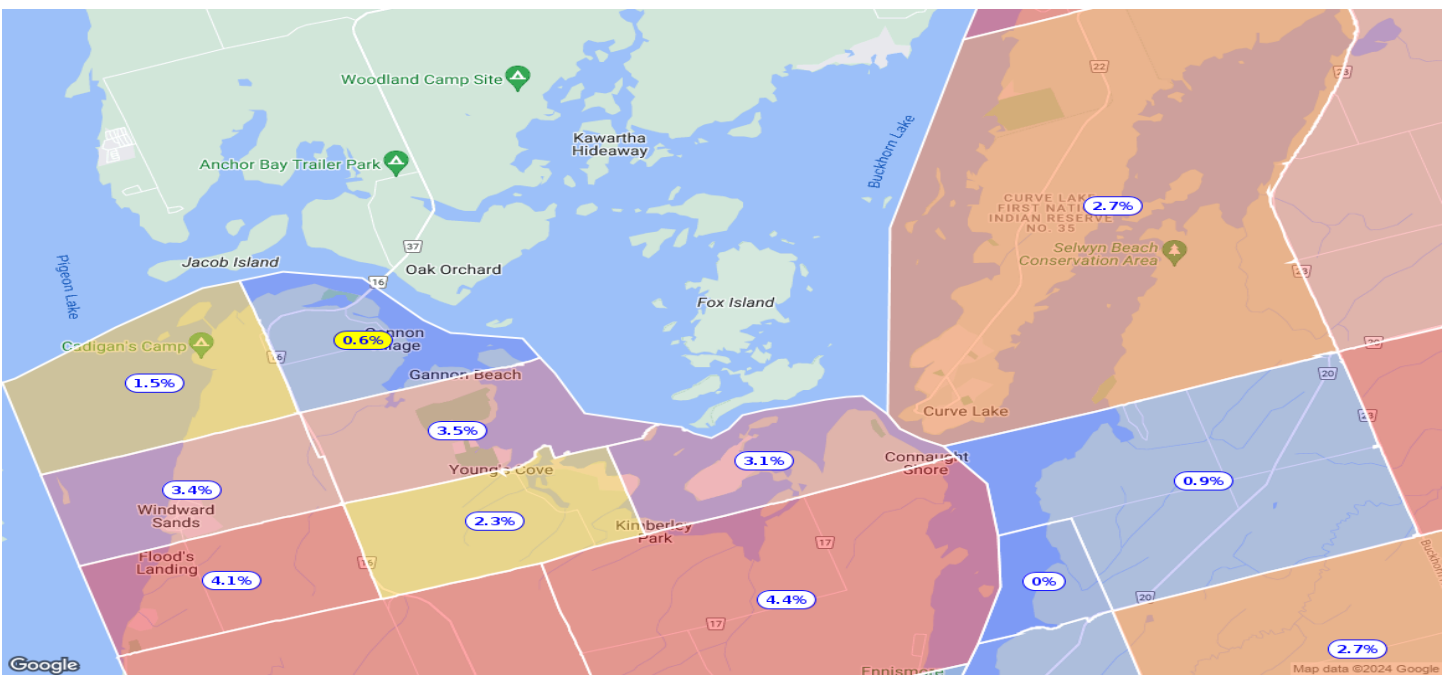
## Growth Rate Heat Maps - Last 5 Years

The Growth Rate Heat Map shows the growth of the average sale price of properties within the subject property's block compared to surrounding blocks.



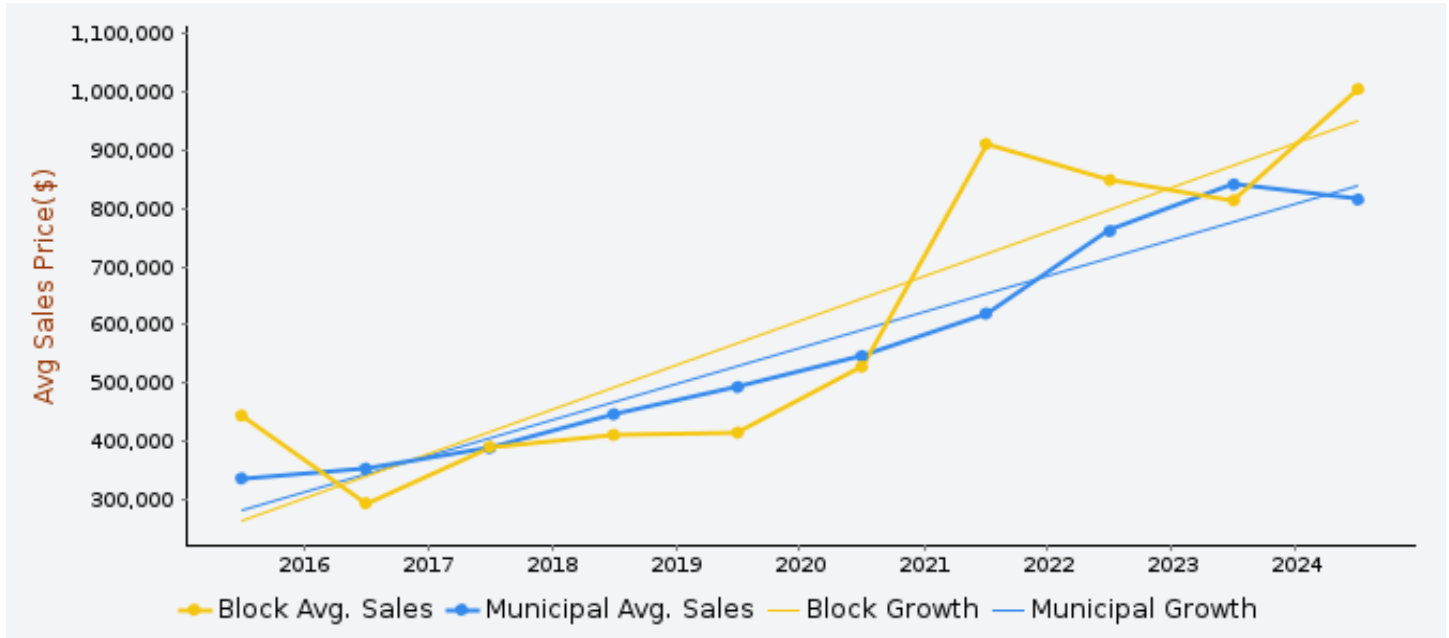
## Market Turnover Heat Maps - Last 1 Year

The Market Turnover Heat Map shows the percentage of properties that have sold in the past year within the subject property's block compared to surrounding blocks.

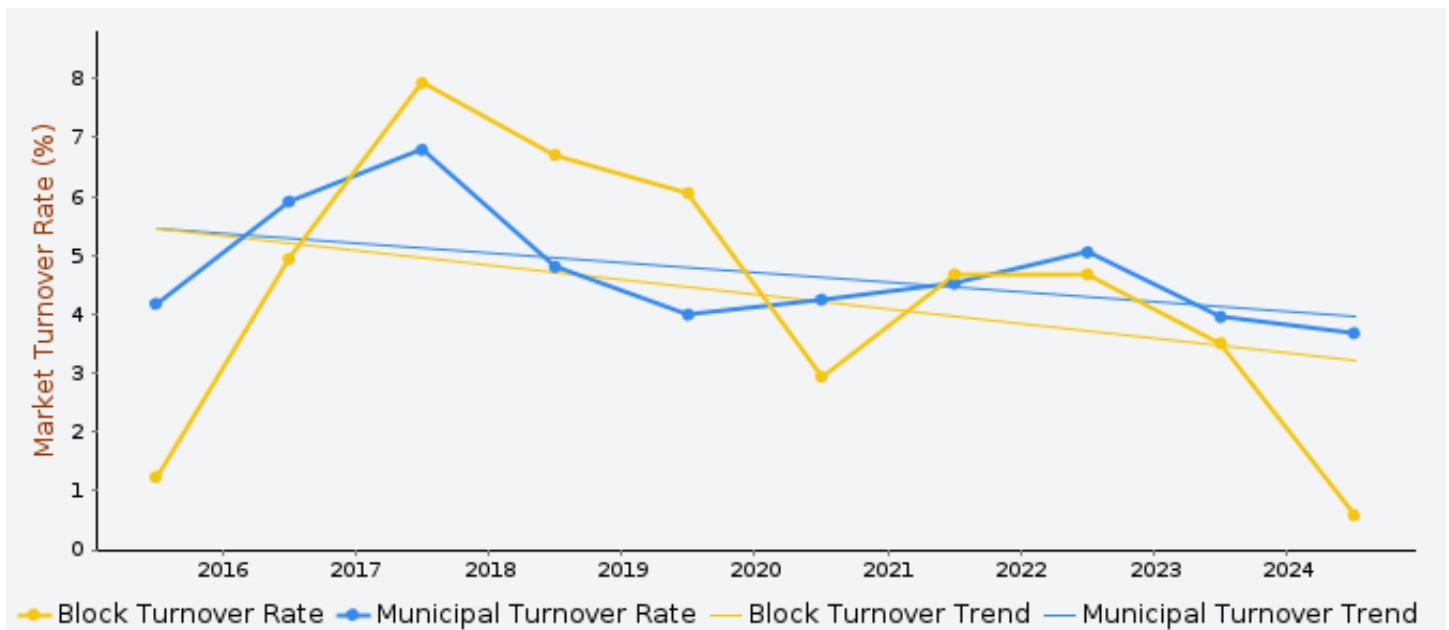


## Historical Market Trends

### Average Sale Values and Growth Rates

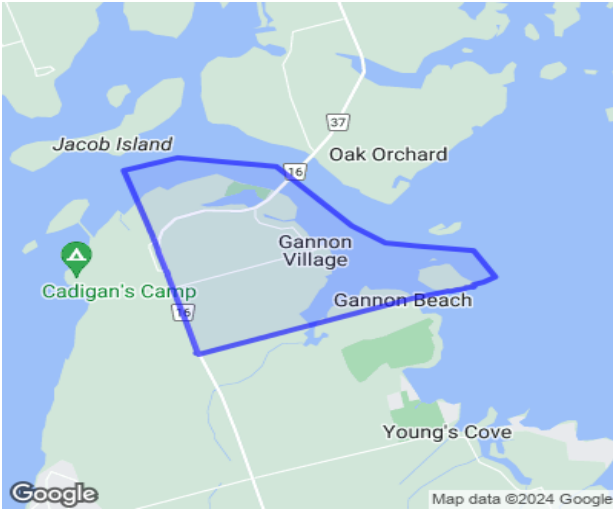


### Market Turnover Rates



## Market Statistics

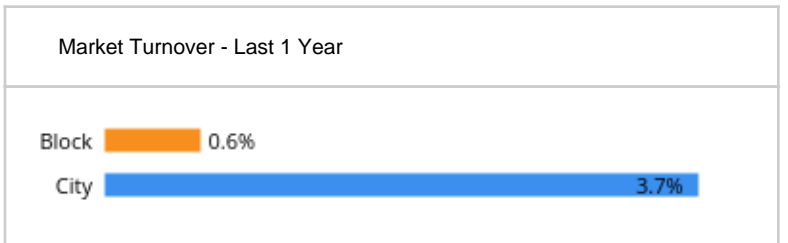
### Area Map



#### 5 Year Analysis

**Stable Value** - With average property values **13% higher** than the municipal average and properties turning over **22.5% less**, property owners are comfortable setting roots in the community.

Average Sales Price - Last 1 Year	
<b>\$1,005,000</b>	<b>\$815,401</b>
Block	Municipality



## Terms and Conditions

**Reports Not the Official Record.** Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

**Currency of Information.** Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

**Coverage.** Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

**Completeness of the Sales History Report.** Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

**Demographic Information.** Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

---

The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.