

Property Client Full

80 Marsh Avenue Unit #133, Peterborough, Ontario K9H 0G7

Listing

80 Marsh Ave #133 Peterborough
Active / Residential Condo & Other / Condo Townhouse

MLS®#: X8310160
List Price: \$619,900

New Listing



Peterborough/Peterborough/Northcrest

Tax Amt/Yr: \$2,304.51 / 2024	Transaction: Sale
SPIS: No	DOM: 0
Legal Level: 1	Legal Unit: #133
Style: Other	Rooms Rooms+: 8+3
Fractional Ownership: No	BR BR+: 3(2+1)
Assignment: No	Baths (F+H): 4 (3+1)
Corp #: 111	SF Range: 1600-1799
Reg Office: PCECC	SF Source: 0
Locker: None	Lot Acres: 0
Locker Level:	Fronting On:
Dir/Cross St: Broadway Blvd/Marsh Ave	
Prop Mgmt: Guardian Property Management	

PIN #: 0	ARN #: 0	Contact After Exp: No
Holdover: TBD	Possession Date:	
Bldg Name:		

Kitchens: 1 (1+0)	Pets Allowed: Restricted	Balcony: None
Fam Rm: Yes	Maintenance: \$250.00	Exterior: Brick, Vinyl Siding
Basement: Yes/Finished	A/C: Yes/Central Air	Gar/Gar Spcs: Attached Garage/1.0
Fireplace/Stv: No	Elev/Lift: No Retirement: No	Park Type: Owned
Heat: Forced Air, Gas	Included: Parking	Drive Pk Spcs: 1.00
Apx Age: 0-5	Energy Cert: No	Tot Pk Spcs: 2.00
Sqft Source: 0	Green PIS: No	
Exposure: SW		
Assessment: 2024		
Special Design: Unknown		
Property Feat: Park, Place of Worship, Public Transit, School		

Under Contract: **Hot Water Heater** Dev Charges Paid: **0** HST App To SP: **Included**

Remarks/Directions

Client Rmks: Discover this beautifully designed home, perfectly blending comfort and convenience in a quiet neighborhood. Steps away from transit, groceries, dining, and parks, it meets all your urban needs. Featuring an open concept kitchen and living area, high ceilings, and ample natural light, its ideal for both entertaining and daily life. The kitchen boasts modern appliances and extensive storage. The flexible basement includes dual sinks and can be a two-bedroom space or a rec room. A spacious loft adds versatility, suitable for an office or extra living area. Ample storage across all floors and two parking spots, with additional visitor parking, ensure practicality. Experience urban living with a serene touch, ideal for those seeking proximity to city conveniences in a peaceful setting.

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

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **05/06/2024**

Rooms

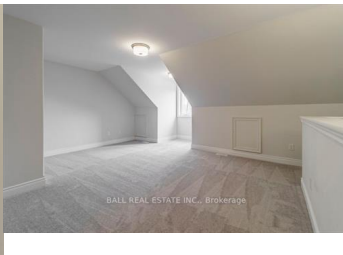
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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.37 M X 5.48 M	11.01 Ft x 17.00 Ft		
Kitchen	Main	2.9 M X 3.21 M	9.06 Ft x 10.06 Ft		
Dining Room	Main	2.91 M X 2.36 M	9.07 Ft x 7.09 Ft		
Primary Bedroom	Main	3.8 M X 4.15 M	12.06 Ft x 13.07 Ft		
Bedroom	Upper	3.6 M X 5.3 M	11.10 Ft x 17.05 Ft		
Loft	Upper	6.27 M X 5.28 M	20.07 Ft x 17.04 Ft		
Recreation	Basement	6.12 M X 5.06 M	20.01 Ft x 16.07 Ft		
Bedroom	Basement	3.76 M X 4.02 M	12.04 Ft x 13.02 Ft		
Bathroom	Main			2	
Bathroom	Main			3	
Bathroom	Upper			4	
Bathroom	Basement			5	

Photos

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