

Property Client Full

1288 Wildlark Drive, Peterborough, Ontario K9K 2J7

Listing

1288 Wildlark Dr Peterborough
Active / Residential Freehold / Detached

MLS®#: X9309917
 List Price: **\$899,900**

New Listing



Peterborough/Peterborough/Monaghan

Tax Amt/Yr: **\$6,906.29/2024** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **FIRSTLY: LT 102 PL 45M147; SECONDLY: PT LT 8 CON 13 N MONAGHAN PT 6, 45R10709; PETERBOROUGH**

Style: **2 Storey** Rooms Rooms+: **10+5**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **4(3+1)**
 Link: **No** SF Range: **3000-3500**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **49.02** Fronting On: **N**
 Lot Depth: **120.07**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Glenforest/Wildlark**

PIN #: **284720101** ARN #: Contact After Exp: **No**
 Holdover: **0**
 Possession: **TBD** Possession Date:

Kitch Kitch + Fam Rm:	1 (1+) Yes	Exterior:	Brick, Vinyl Siding	Utilities:	Gas, Hydro, Sewers, Cable, Telephone
Basement:	Yes/Finished W/O, Full	Drive:	Pvt Double	Water:	Municipal
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Attached Garage/2.0	Sewers:	Municipal
Interior Feat:	None	Drive Pk Spcs:	4.00	Special Desig:	Unknown
Heat:	Forced Air, Gas	Tot Pk Spcs:	6.00		
A/C:	Yes/Central Air	UFFI:	No		
Apx Age:	16-30	Pool:	None		
Elevator:	No/None	Energy Cert:	No		
Retirement:	No	Green PIS:	No		
Property Feat:	Hospital, Park, Public Transit, Rolling, School				
Roof:	Asphalt Shingle				
Foundation:	Poured Concrete				
Waterfront Y/N:	No	Waterfront:	None	Waterfront Frontage (M):	
Under Contract:		Dev Charges Paid:		HST App To SP:	Included

Remarks/Directions

Client Rmks: **Welcome to 1288 Wildlark Drive, a spacious 4-bedroom, 4-bathroom home located in a desirable neighborhood of Peterborough. This charming two-story home features an attached double car garage, large kitchen and living spaces and a beautifully designed laundry room with built-in cupboards and a sink. The primary bedroom is a true retreat, complete with a 4-piece ensuite bathroom, featuring a separate soaker tub, dual sinks and a walk-in closet. The renovated basement offers a second living suite, perfect for guests or extended family members. Step outside to the fenced backyard, where you'll find a spacious deck area, perfect for entertaining, along with garden spaces and a garden shed for storage. This home is ideal for families seeking comfort, convenience and ample space. Don't miss your chance to own this lovely property at 1288 Wildlark Drive!**

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

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **09/10/2024**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	6.07 M X 3.53 M	19.91 Ft x 11.58 Ft		
Dining Room	Main	4.6 M X 3.56 M	15.09 Ft x 11.67 Ft		
Kitchen	Main	4.6 M X 3.56 M	15.09 Ft x 11.67 Ft		
Family Room	Main	6.1 M X 3.96 M	20.01 Ft x 12.99 Ft		
Laundry	Main	2.54 M X 2.24 M	8.33 Ft x 7.34 Ft		
Primary Bedroom	Second	7.32 M X 5.18 M	24.01 Ft x 16.99 Ft		
Bedroom	Second	3.66 M X 3.15 M	12.00 Ft x 10.33 Ft		
Bedroom	Second	3.94 M X 3.63 M	12.92 Ft x 11.90 Ft		
Bathroom	Second			4	
Bathroom	Second			4	
Bathroom	Main			2	
Bathroom	Basement			4	

Photos





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