

Property Client Full

349 McGill Street, Peterborough, Ontario K9J 1W6

Listing

349 McGill St Peterborough
Active / Residential Freehold / Detached

MLS®#: X9842704
List Price: \$479,900

New Listing



Peterborough/Peterborough/Otonabee

Tax Amt/Yr: **\$3,613.00/2023** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 84 PL 30Q N MONAGHAN; PETERBOROUGH**

Style: **2 1/2 Storey** Rooms Rooms+: **7+1**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(1+1)**
 Link: **No** SF Range: **1500-2000**
 Stories: **2.5** SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **40.00** Fronting On: **N**
 Lot Depth: **120.00**
 Lot Size Code: **Feet**
 Zoning: **R1**
 Dir/Cross St: **McGill St/Park St**

PIN #: **280940093** ARN #: **151401004006900** Contact After Exp: **No**
 Holdover: **-1**
 Possession: **TBD** Possession Date:

Kitch Kitch + Fam Rm:	1 (1+0) No	Exterior:	Brick, Vinyl Siding	Utilities:	No Gas, Hydro, Sewers, Cable Available, Telephone
Basement:	Yes/Full, Unfinished	Drive:	Private	Water:	Municipal
Fireplace/Stv:	No	Gar/Gar Spcs:	Detached Garage/1.0	Sewers:	Municipal
Interior Feat:	None	Drive Pk Spcs:	2.00	Special Desig:	Unknown
Heat:	Forced Air, Gas	Tot Pk Spcs:	3.00		
A/C:	Yes/Central Air	UFFI:	No		
Apx Age:	100+	Pool:	None		
Elevator:	No/None	Energy Cert:	No		
Retirement:	No	Green PIS:	No		
Property Feat:	Hospital, Park, Place of Worship, Public Transit, School				
Roof:	Asphalt Shingle				
Foundation:	Poured Concrete				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included

Remarks/Directions

Client Rmks: **Step into Your Dream Home at 349 McGill Street! Nestled near bustling Lansdowne Street and Memorial Centre, this enchanting 2.5-story home is just under 10 minutes from Highway 115, blending convenience with charm. Perfect for a growing family, it features 3 spacious bedrooms, 2 bathrooms, and a layout inviting light updates to personalize your dream space. Inside, discover a cozy upper loft ideal for a guest bedroom or serene library. Enjoy a bright 3-season sunroom, perfect for morning coffee or a relaxing read, adding to the home's warmth and character. Step outside to a walk-out deck and fenced backyard, ideal for gatherings, barbecues, or playtime. Situated close to shopping, dining, and schools, 349 McGill Street offers both comfort and accessibility. A wonderful choice for families or anyone ready to make this charming house a true home. Don't let this extraordinary opportunity slip through your fingers schedule your tour today and uncover the enchanting possibilities that await!**

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

Prepared By: **JEFF SANDS, Broker**

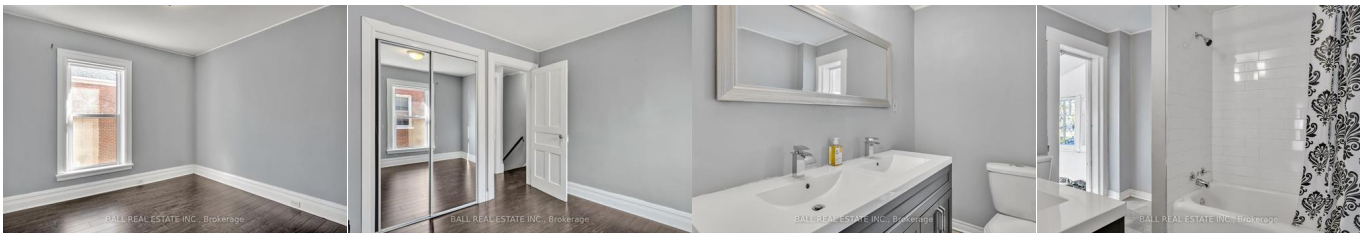
Date Prepared: **10/31/2024**

Rooms

MLS®#: X9842704

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.62 M X 7.92 M	11.87 Ft x 25.98 Ft		
Kitchen	Main	4.15 M X 4.14 M	13.61 Ft x 13.58 Ft		
Foyer	Main	2.62 M X 3.7 M	8.59 Ft x 12.13 Ft		
Primary Bedroom	Second	3.03 M X 3.72 M	9.94 Ft x 12.20 Ft		
Bedroom	Second	3.01 M X 3.24 M	9.87 Ft x 10.62 Ft		
Bedroom	Second	3.2 M X 2.76 M	10.49 Ft x 9.05 Ft		
Other	Third	4.43 M X 4.61 M	14.53 Ft x 15.12 Ft		
Other	Third	8.67 M X 3.96 M	28.44 Ft x 12.99 Ft		
Utility Room	Basement	1.8 M X 2.33 M	5.90 Ft x 7.64 Ft		
Other	Basement	6.11 M X 7.65 M	20.04 Ft x 25.09 Ft		
Bathroom	Second			5	
Bathroom	Main			2	

Photos





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