

Property Client Full

1548 Heritage Line, Otonabee-South Monaghan, Ontario K0L 2G0

Listing

1548 Heritage Line Otonabee-South Monaghan
Active / Residential Freehold / Detached

MLS®#: X12175095
 List Price: **\$1,349,900**

New Listing



Peterborough/Otonabee-South Monaghan/Otonabee-South Monaghan

Tax Amt/Yr: **\$6,130.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **3**
 Legal Desc: **PART LOT 18 CONCESSION 7 OTONABEE PART 1 45R16755 TOWNSHIP OF OTONABEE-SOUTH MONAGHAN**

Style: **Bungalow Raised** Rooms Rooms+: **13+0**
 Fractional Ownership: **No** BR BR+: **5(3+2)**
 Assignment: **No** Baths (F+H): **3(3+0)**
 Link: **No** SF Range: **1500-2000**
 Storeys: SF Source:
 Lot Irreg: **Property consists of 2 lots** Lot Acres: **0.50 - 1.99**
 Lot Front: **187.00** Fronting On: **W**
 Lot Depth: **362.00**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Heritage Line/Lang Rd**

PIN #:	0	ARN #:		Contact After Exp:	No
Holdover:	TBA	Possession Date:			
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Stone, Vinyl Siding	Utilities:	No Gas, Hydro, No Sewers, Cable Available, Telephone Available
Fam Rm:	No	Garage:	Yes	Water:	Well
Basement:	Yes/Finished W/O, Full	Gar/Gar Spcs:	Attached Garage/2.0	Water Sup Type:	Dug Well
Fireplace/Stv:	Yes	Drive Pk Spcs:	10.00	Water Meter:	No
Fireplace Feat:	Propane	Tot Pk Spcs:	12.00	Waterfront Feat:	
Interior Feat:	Auto Garage Door Remote, Floor Drain, In-Law Capability, Primary Bedroom - Main Floor, Storage, Water Heater Owned, Water Softener, Water Treatment	UFFI:	No	Waterfront Struc:	
Parking Feat:	Private Triple	Pool:	None	Well Capacity:	
Heat:	Forced Air, Propane	Room Size:		Well Depth:	
A/C:	Yes/Central Air	Energy Cert:	No	Sewers:	Septic
Central Vac:	No	Green PIS:	No	Special Desig:	Unknown
Apx Age:	0-5	Rural Services:		Farm Features:	
POTL/Mnth Fee:	No	Security Feat:	Carbon Monoxide Detectors, Smoke Detector	Winterized:	Fully
Retirement:	No				
Property Feat:	Golf, Part Cleared, Place of Worship, Rolling, Wooded/Treed				
Exterior Feat:	Landscape Lighting, Landscaped, Lighting, Patio, Privacy				
Roof:	Asphalt Shingle				
Foundation:	Poured Concrete				
Soil Type:					
Waterfront Y/N:	No	Waterfront:		Waterfront Frontage (M):	
Water Struct:		Easements/Restr:			
Under Contract:	Propane Tank	Dev Charges Paid:	No	HST App To SP:	Not Subject to HST
View:	Clear, Forest, Golf Course, Hills, Meadow, Panoramic, Pasture, Trees/Woods, Valley	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Experience elevated living in this stunning custom-built executive bungalow, just five years young and perfectly positioned a top a picturesque hill. From the moment you arrive, you'll be captivated by the breathtaking panoramic views overlooking rolling hills, and open pastures where horses graze and birds soar freely. This is country side luxury at it's finest. Thoughtfully designed with 3+2 bedrooms, this home offers a spacious and functional open-concept layout ideal for both everyday living and entertaining. The custom kitchen is the heart of the home, complete with a large quartz island featuring storage on both sides, sleek cabinetry, and premium finishes perfect for hosting family and friends. Soaring 9-foot ceilings enhance the sense of space, while high-end Hickory hardwood flooring flows seamlessly throughout both levels. Oversized windows flood every room with natural light, creating a warm and inviting atmosphere. The stone fireplace in the living area adds a touch of rustic charm and comfort. The fully finished walkout**

lower level is an ideal extension of the living space, offering two additional bedrooms, a generous recreation area, and patio doors that open to a peaceful patio surrounded by nature an incredible place to unwind and take in the scenery. Enjoy the privacy and tranquility of rural living with the convenience of being just minutes from Hwy 7/115, Lang Pioneer Village and a short drive to Peterborough. Outdoor enthusiasts and families will appreciate the nearby basketball, baseball, and soccer facilities, all just a few minutes away. With two included PINs (281530132 & 281530154), this property offers both value and versatility in a highly desirable setting. Whether you're looking for a forever home or a peaceful retreat, this one-of-a-kind bungalow delivers elegance, comfort, and unbeatable views in every direction.

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

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **05/30/2025**

Rooms

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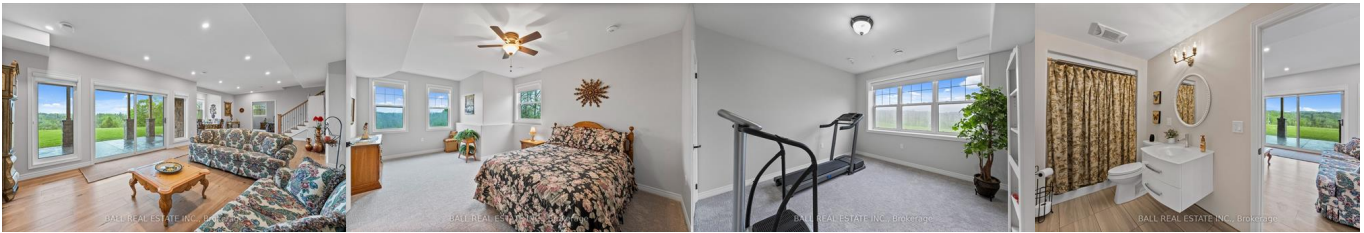
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.54 M X 5.91 M	18.17 Ft x 19.38 Ft		
Kitchen	Main	3.95 M X 4.28 M	12.95 Ft x 14.04 Ft		
Dining Room	Main	3.19 M X 3.27 M	10.46 Ft x 10.72 Ft		
Primary Bedroom	Main	3.92 M X 5.61 M	12.86 Ft x 18.40 Ft		W/I Closet
Bedroom	Main	2.69 M X 3.02 M	8.82 Ft x 9.90 Ft		
Bedroom	Main	2.67 M X 3.54 M	8.75 Ft x 11.61 Ft		
Foyer	Main	1.78 M X 3.06 M	5.83 Ft x 10.03 Ft		
Recreation	Basement	10.54 M X 5.83 M	34.58 Ft x 19.12 Ft		
Bedroom	Basement	3.77 M X 3.46 M	12.36 Ft x 11.35 Ft		
Bedroom	Basement	3.83 M X 7.89 M	12.56 Ft x 25.88 Ft		
Utility Room	Basement	8.05 M X 4.11 M	26.41 Ft x 13.48 Ft		
Other	Basement	3.76 M X 4.57 M	12.33 Ft x 14.99 Ft		
Bathroom	Main			4	
Bathroom	Main			5	
Bathroom	Basement			3	

Photos

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