

Property Client Full

238 Patricia Crescent, Peterborough, Ontario K9J 0C7

Listing

238 Patricia Cres Peterborough

Active / Residential Freehold / Detached

MLS®#: **X12127733**

List Price: **\$849,900**

New Listing



Peterborough/Selwyn/Selwyn

Tax Amt/Yr: **\$2,991.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **2**
Legal Desc: **LOT 19 RCP 102 SMITH TOWNSHIP OF SELWYN**

Style: **Sidesplit** Rooms Rooms+: **12+0**
Fractional Ownership: **No** BR BR+: **3(3+0)**
Assignment: **No** Baths (F+H): **2(1+1)**
Link: **No** SF Range: **2000-2500**
Storeys: **No** SF Source: **No**
Lot Irreg: **No** Lot Acres: **0.50 - 1.99**
Lot Front: **87.75** Fronting On: **N**
Lot Depth: **211.21**
Lot Size Code: **Feet**

Zoning: **Residential**

Dir/Cross St: **Fairbairn St/Patricia Cres.**

Next OH: **Public: Sat May 10, 1:30PM-3:00PM**

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

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Brick	Utilities:	Gas, Hydro, No Sewers, Cable, Telephone Available
Fam Rm:	Yes	Drive:	Private	Water:	Well
Basement:	Yes/Full, Partially Finished	Garage:	Yes	Water Inc:	Drilled Well
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Attached Garage/2.0	Water Meter:	
Fireplace Feat:	Wood	Drive Pk Spcs:	9.00	Waterfront Feat::	
Interior Feat:	Floor Drain, Storage, Water Heater	Tot Pk Spcs:	11.00	Waterfront Struc:	
Heat:	Forced Air, Gas	UFFI:	No	Well Capacity:	
A/C:	Yes/Central Air	Pool:	Inground	Well Depth:	
Central Vac:	No	Room Size:		Sewers:	Septic
Apx Age:	31-50	Energy Cert:	No	Special Desig:	Unknown
POTL/Mnth Fee:	No	Green PIS:	No	Farm Features:	
Elevator:	No/None	Rural Services:	Electrical, Garbage Pickup, Internet High Speed, Natural Gas, Recycling Pckup	Winterized:	
Retirement:	No	Security Feat:	Carbon Monoxide Detectors, Smoke Detector		
Property Feat:	Cul De Sac, Place of Worship, Wooded/Treed Canopy, Deck, Landscape Lighting, Landscaped, Lighting, Patio, Porch, Privacy, Seasonal Living				
Roof:	Asphalt Shingle				
Foundation:	Block, Concrete Block				
Soil Type:					
Lease To Own Items:	None				
Waterfront Y/N:	No	Waterfront:	None	Waterfront Frontage (M):	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	Not Subject to HST
View:	Pool, Trees/Woods	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Welcome to your perfect blend of comfort, character, and countryside charm in the heart of Selwyn Township a peaceful pocket just outside of Peterborough, known for its friendly community, natural beauty, and spacious properties. Nestled on a generous lot in one of the areas most desirable neighbourhoods, this 4-level side split is more than a house it's a lifestyle upgrade waiting to be lived. With three bedrooms, two full bathrooms, and a thoughtfully designed layout across four levels, this home offers room to breathe, relax, and entertain all while surrounded by warm, rustic touches like barn wood paneling and natural finishes that nod to the regions rural roots. Whether you're a growing family, weekend hosts, or simply someone who values the quiet of country living with easy access to town amenities, this property checks every box.**

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

Prepared By: **KATIE HADDEN, REALTOR Salesperson**

Date Prepared: **05/08/2025**

Rooms

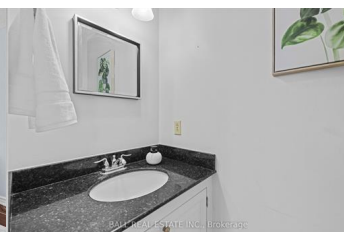
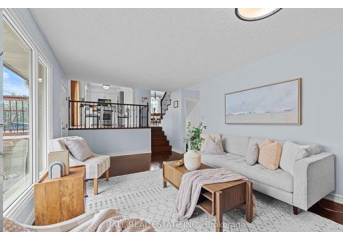
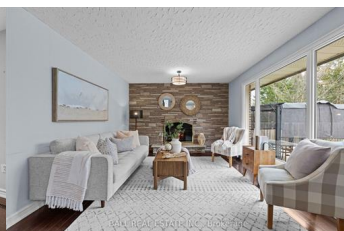
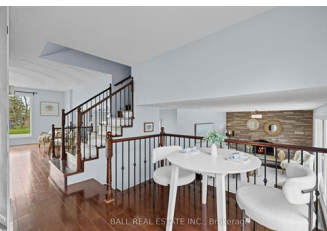
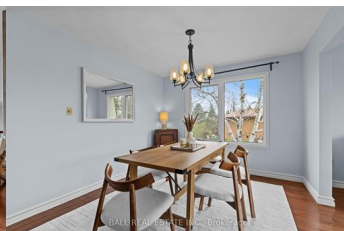
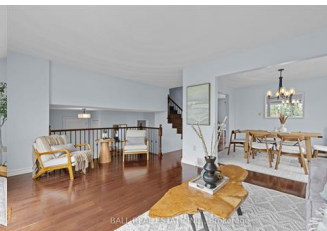
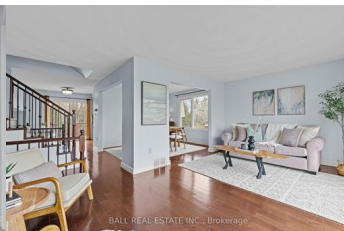
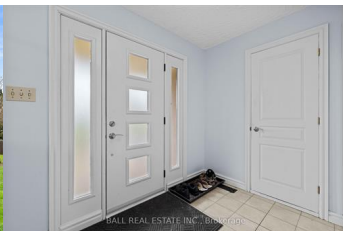
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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.44 M X 3.49 M	17.84 Ft x 11.45 Ft		
Kitchen	Main	3.45 M X 2.65 M	11.31 Ft x 8.69 Ft		
Dining Room	Main	3.34 M X 3.17 M	10.95 Ft x 10.40 Ft		

Breakfast	Main	1.99 M X 2.41 M	6.52 Ft x 7.90 Ft	
Primary Bedroom	Upper	4.41 M X 3.53 M	14.46 Ft x 11.58 Ft	
Bedroom	Upper	3.09 M X 3.96 M	10.13 Ft x 12.99 Ft	
Bedroom	Upper	2.77 M X 3.96 M	9.08 Ft x 12.99 Ft	
Family Room	Lower	5.94 M X 3.53 M	19.48 Ft x 11.58 Ft	
Other	Lower	3.35 M X 3.36 M	10.99 Ft x 11.02 Ft	
Foyer	Lower	2.71 M X 4.73 M	8.89 Ft x 15.51 Ft	
Recreation	Lower	5.44 M X 5.27 M	17.84 Ft x 17.29 Ft	
Other	Lower	2.5 M X 2.07 M	8.20 Ft x 6.79 Ft	
Other	Lower	4.24 M X 2.13 M	13.91 Ft x 6.98 Ft	Wet bar
Laundry	Lower	2.54 M X 2.43 M	8.33 Ft x 7.97 Ft	
Other	Lower	5.93 M X 3.53 M	19.45 Ft x 11.58 Ft	
Utility Room	Lower	2.75 M X 4.81 M	9.02 Ft x 15.78 Ft	
Other	Lower	2.76 M X 1.22 M	9.05 Ft x 4.00 Ft	
Bathroom	Lower			2
Bathroom	Upper			4
Photos				

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