

Property Client Full

42 County Road 4, Douro-Dummer, Ontario K9L 1B9

Listing

42 County Road 4 Douro-Dummer

Active / Residential Freehold / Detached

MLS®#: **X12184040**

List Price: **\$549,900**

New Listing



Peterborough/Douro-Dummer/Douro-Dummer

Tax Amt/Yr: **\$1,898.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 1 PL 31 DOURO AS IN R553817; DOURO-DUMMER**

Style: **1 1/2 Storey** Rooms Rooms+: **10+0**
Fractional Ownership: **No** BR BR+: **3(2+1)**
Assignment: **No** Baths (F+H): **1(1+0)**
Link: **No** SF Range: **700-1100**
Stores: **1.5** SF Source:
Lot Irreg: Lot Acres: **< 0.50**
Lot Front: **121.49** Fronting On: **N**
Lot Depth: **238.05**
Lot Size Code: **Feet**
Dir/Cross St: **Parkhill Rd/Highland Ave.**

PIN #:	284790123	ARN #:	152201000501400	Contact After Exp:	No
Holdover:	0	Possession Date:			
Possession:	TBA				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	Gas, Hydro, No Sewers, Cable Available, Telephone Well
Fam Rm:	No	Drive:	Circular	Water:	Well
Basement:	Yes/Partially Finished	Garage:	No	Water Sup Type:	Dug Well
Fireplace/Stv:	No	Gar/Gar Spcs:	Carport/1.0	Water Meter:	
Interior Feat:	Sump Pump, Water Heater Owned, Water Softener	Drive Pk Spcs:	9.00	Waterfront Feat:	
Heat:	Forced Air, Gas	Tot Pk Spcs:	10.00	Waterfront Struc:	
A/C:	Yes/Central Air	UFFI:	No	Well Capacity:	
Central Vac:	No	Pool:	None	Well Depth:	
Apx Age:	51-99	Room Size:		Sewers:	Septic
POTL/Mnth Fee:	No	Energy Cert:	No	Special Desig:	Unknown
Elevator:	No/None	Rural Services:		Farm Features:	
Property Feat:	Hospital, Place of Worship, School	Security Feat:	Smoke Detector	Winterized:	Fully
Exterior Feat:	Deck, Patio				
Roof:	Asphalt Shingle				
Foundation:	Concrete Block				
Soil Type:					
Waterfront Y/N:	No	Waterfront:		Waterfront Frontage (M):	
Water Struc:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	Not Subject to HST
View:	City, Clear, Trees/Woods	Lot Shape:	Rectangular	Lot Size Source:	GeoWarehouse
		Remarks/Directions			

Client Rmks: **Welcome to 42 County Road 4 where country charm meets city convenience. This well-kept 3-bedroom, 1-bathroom home sits on a generous private lot right on the edge of Peterborough, offering the best of both worlds. Whether you're looking for your first home, planning to relocate from the hustle of a bigger city, or simply dreaming of more space and serenity, this one checks all the boxes. Step inside to find a bright, welcoming interior that's been thoughtfully updated with newer flooring and a newer furnace, giving you peace of mind and added comfort through every season. Outside is where this home truly shines. The fenced yard offers privacy and space, making it perfect for hosting summer BBQs, letting the kids or pets play freely, or relaxing with a good book under the mature trees. You'll love the flow between the deck and patio, designed for effortless outdoor entertaining or quiet mornings with a coffee in hand. Located just minutes from all the amenities of Peterborough, you're never far from shops, schools, parks, and restaurants yet you get to enjoy the calm of a more rural setting. With a large lot, room to grow, and a move-in ready interior, this property is a rare find in todays market. Don't miss your chance to make this peaceful property your next chapter.**

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	2.66 M X 3.01 M	8.72 Ft x 9.87 Ft		
Kitchen	Main	4.09 M X 3.79 M	13.41 Ft x 12.43 Ft		
Dining Room	Main	3.96 M X 3.3 M	12.99 Ft x 10.82 Ft		
Bedroom	Main	3.25 M X 2.9 M	10.66 Ft x 9.51 Ft		
Primary Bedroom	Second	5.07 M X 3.59 M	16.63 Ft x 11.77 Ft		

Bedroom
Other
Utility Room
Bathroom

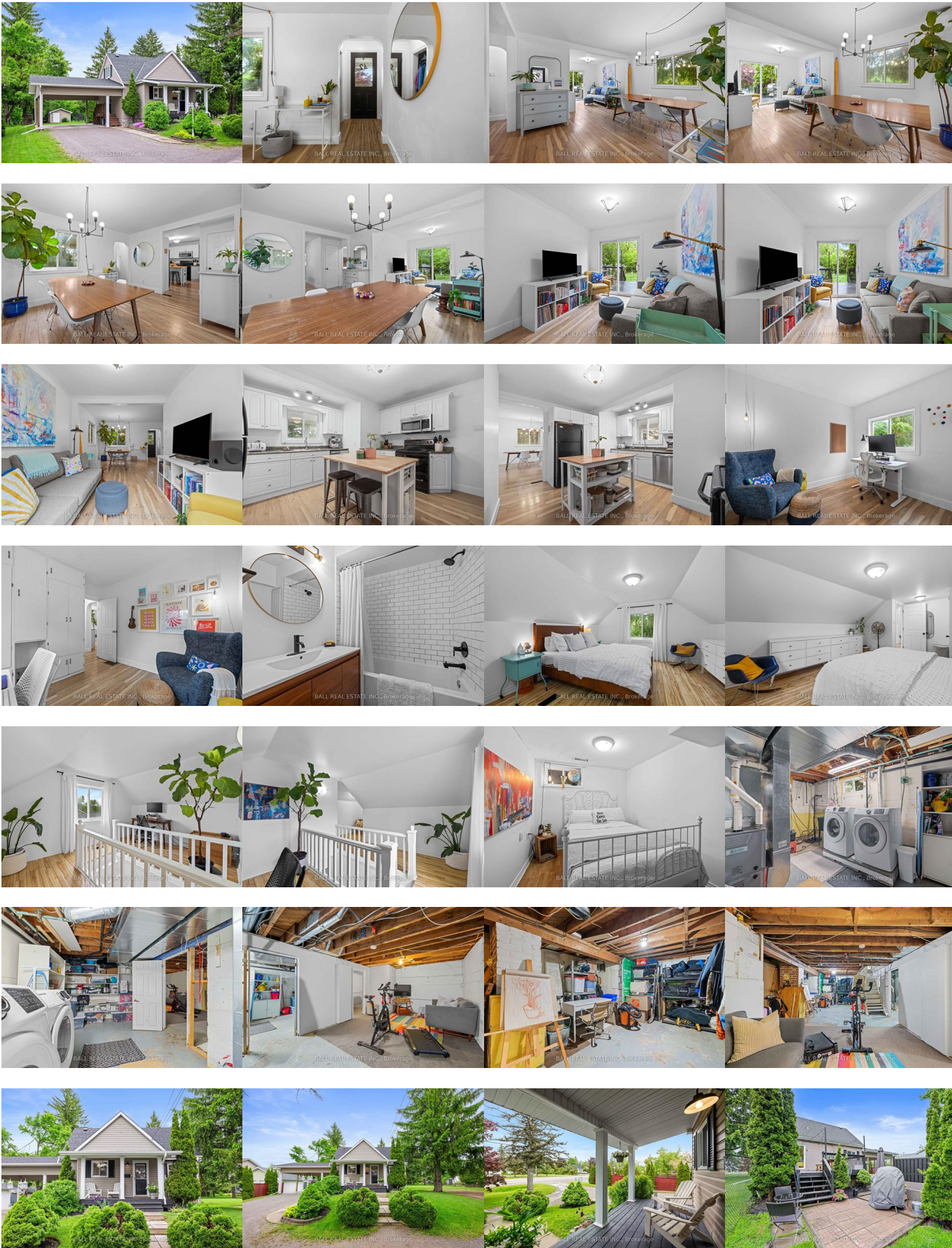
Basement
Basement
Basement
Main

2.26 M X 3.83 M
8.15 M X 4.76 M
5.79 M X 2.9 M

7.41 Ft x 12.56 Ft
26.73 Ft x 15.61 Ft
18.99 Ft x 9.51 Ft

Photos

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