

Property Client Full

405 Philrick Drive, Peterborough, Ontario K0L 1J0

Listing

405 Philrick Dr Peterborough

Active / Residential Freehold / Detached

MLS®#: X12022637

List Price: \$1,389,000



Peterborough/Trent Lakes/Trent Lakes

Tax Amt/Yr:	\$4,326.00/2024	Transaction:	Sale
SPIS:	No	DOM	84
Legal Desc:	LT 12 PL 23 HARVEY; GAL-CAV-HAR		
Style:	Bungalow	Rooms Rooms+:	8+1
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	1100-1500
Storeys:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	0.50 - 1.99
Lot Front:	85.00	Fronting On:	S
Lot Depth:	196.44		
Lot Size Code:	Feet		
Zoning:	Rural Residential		
Dir/Cross St:	Cty Rd 36 from Buckhorn		

PIN #:	283630091	ARN #:	154201030312600	Contact After Exp:	No
Holdover:	0	Possession Date:			
Possession:	TBD				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	No Gas, Hydro, No Sewers, Cable Available, Telephone Available
Fam Rm:	Yes	Drive:	Private	Water:	Well
Basement:	Yes/Full, Unfinished	Garage:	Yes	Water Sup Type:	Drilled Well
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Detached Garage/1.0	Water Supply:	UV System
Fireplace Feat:	Wood	Drive Pk Spcs:	3.00	Water Meter:	
Interior Feat:	None	Tot Pk Spcs:	3.00	Waterfront Feat:	Dock, Marina Services, Trent System, Winterized
Heat:	Forced Air, Propane	UFFI:	No	Waterfront Struc:	Bunkie
A/C:	Yes/Central Air	Pool:	None	Well Capacity:	
Central Vac:	No	Room Size:		Well Depth:	
Apx Age:	6-15	Energy Cert:	No	Sewers:	Septic
Retirement:	No	Energy Gener:	Generator-Wired	Special Desig:	Unknown
Property Feat:	Beach, Clear View, Golf, Lake/Pond, Marina, Waterfront	Green PIS:	No	Farm Features:	
Roof:	Asphalt Shingle	Rural Services:	Electrical, Internet High Speed	Winterized:	
Foundation:	Poured Concrete	Security Feat:			
Soil Type:					
Water Name:	Big Bald Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct	Waterfront Frontage (M):	25.90
Water Struct:	Bunkie	Easements/Restr:	Unknown		
Water Features:	Dock, Marina Services, Trent System, Winterized	Dev Charges Paid:		HST App To SP:	Included In
Under Contract:					
Access To Property:	Yr Rnd Municipal Rd				
Shoreline:	Natural	Shoreline Exposure:	South		
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	

Remarks/Directions

Client Rmks: Discover a modern oasis in the Kawarthas, a move-in ready gem on Big Bald Lake. This cottage features 3 bedrooms, 2 bathrooms, and a bunkie, nestled in a fishing paradise with direct access to the Trent System's lakes. Near by Buckhorn and Bobcaygeon offer unique shops and dining experiences. The open-concept living space, complete with a cozy fireplace, is perfect for gatherings. The property ensures privacy, boasting a massive deck, private dock, and a double-car garage for all outdoor activities. It comes with a long list of inclusions that will make your transition that much more seamless. Ready for hiking, biking, and relaxing by the water? This setup allows you to enjoy the best of lakeside living without the hassle of additional purchases.

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

Prepared By: JEFF SANDS, Broker

Date Prepared: 06/09/2025

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bedroom	Main	3.8 M X 4.01 M	12.46 Ft x 13.15 Ft		
Bedroom	Main	3.07 M X 3.83 M	10.07 Ft x 12.56 Ft		
Bedroom	Main	3.07 M X 4.01 M	10.07 Ft x 13.15 Ft		
Living Room	Main	6.3 M X 4.2 M	20.66 Ft x 13.77 Ft		
Kitchen	Main	3.7 M X 3.83 M	12.13 Ft x 12.56 Ft		
Dining Room	Main	2.84 M X 3.83 M	9.31 Ft x 12.56 Ft		

Laundry
Family Room
Bathroom
Bathroom

Main
Basement
Main
Main

1.78 M X 3.83 M
15.4 M X 7.92 M

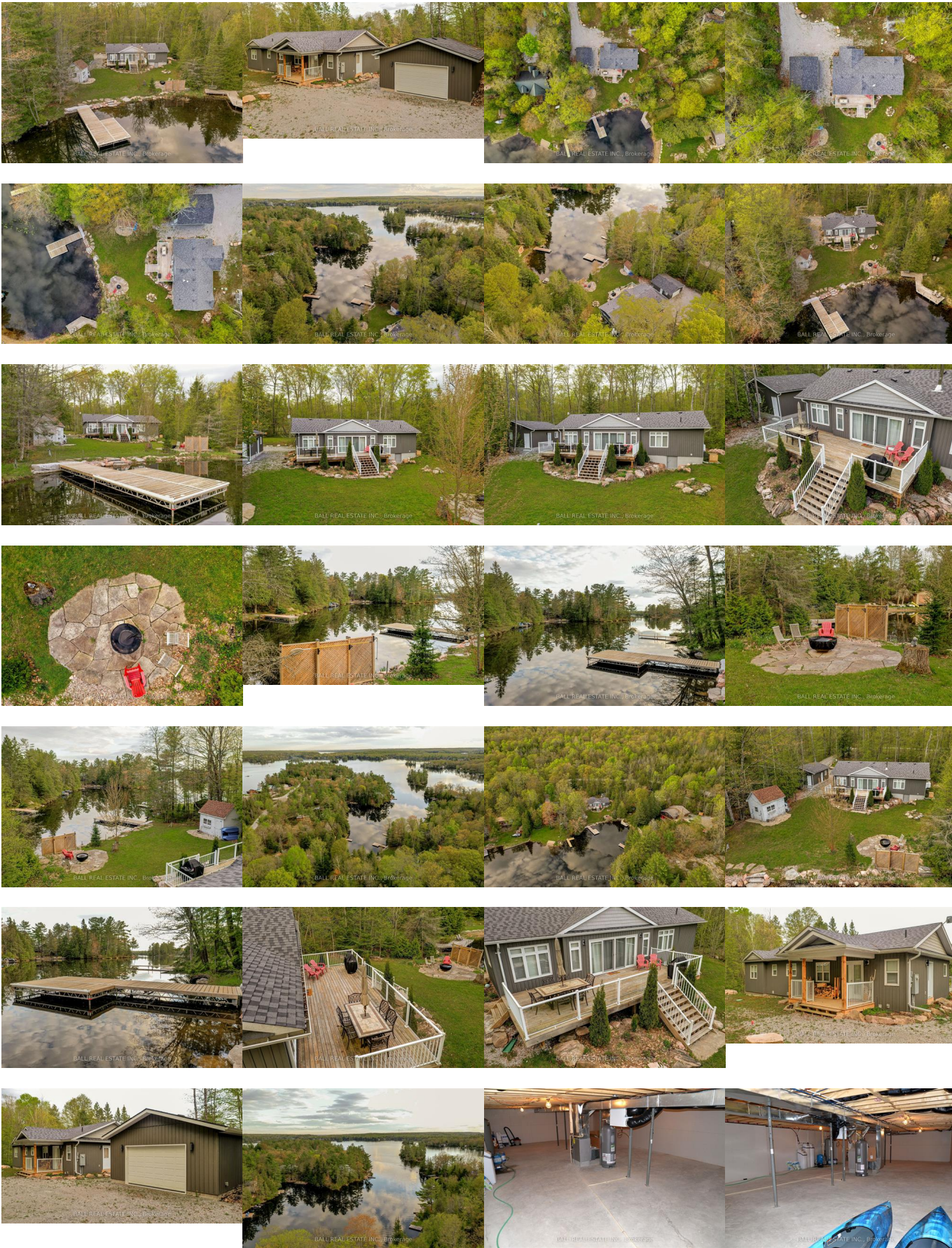
5.83 Ft x 12.56 Ft
50.52 Ft x 25.98 Ft

4
4

Photos

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