

## Property Client Full

59 Paul Rexe Boulevard S, Otonabee-South Monaghan, Ontario K9J 0G4

Listing

**59 Paul Rexe Blvd S Otonabee-South Monaghan**

**Active / Residential Freehold / Attached / Row / Townhouse**

MLS®#: **X12320233**

List Price: **\$574,999**

**New Listing**



### Peterborough/Otonabee-South Monaghan/Otonabee-South Monaghan

Tax Amt/Yr: **\$4,397.96/2025** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **LOT 44, PLAN 45M241 TOWNSHIP OF OTONABEE-SOUTH MONAGHAN**

Style: **2 Storey** Rooms Rooms+: **9+0**  
Fractional Ownership: **BR BR+: 3(3+0)**  
Assignment: **Baths (F+H): 3(2+1)**  
Link: **SF Range: 1100-1500**  
Storeys: **2.0** SF Source:  
Lot Irreg: **Lot Acres: < 0.50**  
Lot Front: **24.61** Fronting On: **S**  
Lot Depth: **98.45**  
Lot Size Code: **Feet**  
Zoning: **Residential**  
Dir/Cross St: **Paul Rexe BLVD and Richard Eason**

PIN #: **281580093**  
Holdover: **0**  
Possession: **TBA**

ARN #: **150601000513747** Contact After Exp: **No**  
Possession Date:

Kitch Kitch + Island YN: <b>1 (1+0)</b>	Exterior: <b>Brick, Vinyl Siding</b>	Utilities: <b>Gas, Hydro, Sewers, Cable Available, Telephone Available</b>
Fam Rm: <b>No</b>	Drive: <b>Private</b>	
Basement: <b>Yes/Full, Unfinished</b>	Garage: <b>Yes</b>	Water: <b>Municipal</b>
Fireplace/Stv: <b>No</b>	Gar/Gar Spcs: <b>Attached Garage/1.0</b>	Water Meter:
Interior Feat: <b>ERV/HRV, Water Heater</b>	Drive Pk Spcs: <b>2.00</b>	Waterfront Feat:
Heat: <b>Forced Air, Gas</b>	Tot Pk Spcs: <b>3.00</b>	Waterfront Struc:
A/C: <b>Yes/Central Air</b>	UFFI: <b>No</b>	Well Capacity:
Central Vac: <b>No</b>	Pool: <b>None</b>	Well Depth:
Apx Age: <b>6-15</b>	Room Size:	Sewers: <b>Municipal</b>
Elevator: <b>No/None</b>	Energy Cert: <b>No</b>	Special Desig: <b>Unknown</b>
Property Feat: <b>Clear View, Golf, Park, Place of Worship, Public Transit</b>	Green PIS: <b>No</b>	Farm Features:
	Rural Services:	Winterized: <b>Fully</b>
Exterior Feat: <b>Deck, Landscaped, Porch</b>	Security Feat:	
Roof: <b>Asphalt Shingle</b>		
Foundation: <b>Poured Concrete</b>		
Soil Type:		
Waterfront Y/N: <b>No</b>	Waterfront: <b>None</b>	Waterfront Frontage (M):
Water Struct:	Easements/Restr:	
Under Contract: <b>Hot Water Heater</b>	Dev Charges Paid:	HST App To SP: <b>Not Subject to HST</b>
View: <b>Clear, Meadow, Valley</b>	Lot Shape: <b>Rectangular</b>	Lot Size Source: <b>GeoWarehouse</b>

#### Remarks/Directions

Client Rmks: **Welcome to 59 Paul Rexe Boulevard, a modern 3-bedroom, 2.5-bathroom freehold townhouse in Peterboroughs sought-after east end. Built in 2017, this bright and well-maintained home offers the perfect blend of style, comfort, and functionality for families, first-time buyers, or investors. The main floor features an open-concept layout with a spacious living and dining area that flows into the kitchen, perfect for everyday living and entertaining. Freshly painted and featuring brand-new carpet on the stairs, the home feels clean, updated, and move-in ready. Upstairs, you'll find three generous bedrooms including a primary suite with a walk-in closet and 4-piece ensuite bath. The unfinished basement offers a rough-in for an additional bathroom and room to grow. Ideal for a future rec room, guest space, or home gym. Enjoy the convenience of inside access to the single-car garage, which includes a plug for your electric vehicle. Outside, there is a private deck out back and a covered patio in the front. This home is located close to parks, schools, shopping, and Highway 115, making it an ideal choice for commuters and families alike. A fantastic opportunity in a family-friendly neighbourhood - come take a look!**

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

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **08/01/2025**

Rooms

MLS®#: **X12320233**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Laundry	Basement	3.3 M X 3.41 M	10.82 Ft x 11.18 Ft		
Dining Room	Ground	2.36 M X 2.84 M	7.74 Ft x 9.31 Ft		
Living Room	Ground	4.92 M X 3.66 M	16.14 Ft x 12.00 Ft		
Kitchen	Ground	4.52 M X 3.68 M	14.82 Ft x 12.07 Ft		

Foyer	Ground	1.77 M X 3.66 M	5.80 Ft x 12.00 Ft	
Primary Bedroom	Second	4.24 M X 3.74 M	13.91 Ft x 12.27 Ft	
Bedroom	Second	3.41 M X 2.84 M	11.18 Ft x 9.31 Ft	
Bedroom	Second	3.75 M X 3.24 M	12.30 Ft x 10.62 Ft	
Other	Basement	7.17 M X 6 M	23.52 Ft x 19.68 Ft	
Bathroom	Main			2
Bathroom	Second			3
Bathroom	Second			4
Photos				

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