

Property Client Full

18 Edwin Court, Otonabee-South Monaghan, Ontario K0L 2G0

Listing

18 Edwin Crt Otonabee-South Monaghan

Active / Residential Freehold / Mobile / Trailer

MLS®#: **X12347786**

List Price: **\$424,900**

New Listing



Peterborough/Otonabee-South Monaghan/Otonabee-South Monaghan

Tax Amt/Yr: **\$0.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **11**
 Legal Desc: **PT LT 8-9 CON 7 OTONABEE AS IN R412988 & R681848, PT 3 45R9377, PT 6 45R9837 & PT 2 45R5659 EXCEPT PT 1, 2, 4 & 5 45R9958 S/T R590653 S/T R681848 T/W R412988 OTONABEE-SOUTH MONAGHAN**

Style: **Bungalow** Rooms Rooms+: **7+0**
 Fractional Ownership: **No** BR BR+: **2(2+0)**
 Assignment: **No** Baths (F+H): **2(1+1)**
 Link: **1.0** SF Range: **1500-2000**
 Stores: **1.0** SF Source:
 Lot Irreg:
 Lot Size Code: **Feet** Lot Acres:
 Dir/Cross St: **Edwin Court and Tyler Drive**

PIN #:	281660235	ARN #:	150601000314900	Contact After Exp:	No
Holdover:	0	Possession Date:			
Possession:	TBA				
Kitch Kitch +	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	No Gas, Hydro, Sewers,
Island YN:	No	Drive:	Available		Telephone Available
Fam Rm:	No	Garage:	No	Water:	Municipal
Basement:	No/None	Gar/Gar Spcs:	None/0.0	Water Meter:	
Fireplace/Stv:	No	Drive Pk Spcs:	4.00	Waterfront Feat:	Boat Launch
Interior Feat:	Carpet Free, Water Heater	Tot Pk Spcs:	4.00	Waterfront Struc:	
Heat:	Forced Air, Propane	UFFI:	No	Well Capacity:	
A/C:	Yes/Central Air	Pool:	Community	Well Depth:	
Central Vac:	No	Room Size:		Sewers:	Municipal
Apx Age:	16-30	Energy Cert:	No	Special Desig:	Landlease
POTL/Mnth Fee:	No	Green PIS:	No	Farm Features:	
Elevator:	No/None	Rural Services:	Electrical, Garbage	Winterized:	Fully
Retirement:	Yes		Pickup, Recycling		
Property Feat:	Campground, Golf, Lake/Pond, Park, Rec Centre, Waterfront	Security Feat:	Smoke Detector		
Exterior Feat:	Deck, Landscape Lighting, Landscaped, Porch Enclosed				
Roof:	Metal				
Foundation:	Steel Frame				
Soil Type:					
Water Name:	Rice Lake				
Waterfront Y/N:	No	Waterfront:		Waterfront Frontage (M):	
Water Struct:		Easements/Restr:			
Water Features:	Boat Launch				
Under Contract:	Air Conditioner	Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Paved Road, Yr Rnd Municipal Rd				
Shoreline:	Natural	Shoreline Exposure:			
View:	Clear, Pond, Trees/Woods, Water	Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Discover 18 Edwin Court a bright and spacious 2-bedroom, 2-bath bungalow in the sought-after Shady Acres Resort. Built in 1990 and offering approximately 1,550 sq ft of comfortable, one-level living, this well-maintained home is perfect for year-round living or a seasonal escape. Over the past several years, the current owners have made significant renovations and improvements, ensuring the home is both modernized and move-in ready. Updates include refreshed interiors, upgraded finishes, and thoughtful enhancements designed to maximize comfort, style, and efficiency. Inside, the light-filled living room welcomes you in, flowing seamlessly into a generous kitchen and dining area perfect for entertaining. Two well-sized bedrooms offer plenty of space for family or guests, while the open layout and abundant natural light create an inviting, airy atmosphere. Life at Shady Acres is about more than just owning a home its about embracing a vibrant, active lifestyle. Residents enjoy an array of resort-style amenities, including a heated pool, pickleball, basketball, shuffleboard, horseshoes, playgrounds, a jumping pillow, and a full calendar of planned activities for all ages. Water lovers will appreciate the boat slips and launch, offering easy access to the Trent-Severn Waterway for boating and fishing. With its peaceful setting, welcoming community, and countless amenities, this home offers the perfect balance of relaxation and recreation. Whether enjoying a quiet coffee on the porch, hosting friends, or spending the day on the water, 18 Edwin Court is the perfect place to call home.**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	5.15 M X 4.01 M	16.89 Ft x 13.15 Ft		
Living Room	Main	5.1 M X 4.01 M	16.73 Ft x 13.15 Ft		
Sunroom	Main	4.21 M X 2.88 M	13.81 Ft x 9.44 Ft		
Exercise Room	Main	7.95 M X 2.88 M	26.08 Ft x 9.44 Ft		
Primary Bedroom	Main	4.31 M X 4.01 M	14.14 Ft x 13.15 Ft		
Bedroom	Main	2.84 M X 3.04 M	9.31 Ft x 9.97 Ft		
Laundry	Main	1.43 M X 1.86 M	4.69 Ft x 6.10 Ft		
Other	Main	6.86 M X 2.88 M	22.50 Ft x 9.44 Ft		
Bathroom	Main			2	
Bathroom	Main			4	

Photos

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