

# Property Client Full

## 732 Ford Crescent, Cavan-Monaghan, Ontario L0A 1C0

Listing

**732 Ford Cres Cavan-Monaghan**

**Active / Residential Freehold / Detached**

MLS®#: **X12437896**

List Price: **\$699,900**

**New Listing**

### Peterborough/Cavan Monaghan/Cavan Twp



Tax Amt/Yr: **\$5,800.00/2024** Transaction: **Sale**  
 SPIS: **Yes** DOM: **0**  
 Legal Desc: **LT 56 RCP 118 CAVAN T/W CMR58939 (CVN-MIL-NMO) CAVAN MONAGHAN**

Style: **Bungalow** Rooms Rooms+: **9+5**  
 Fractional Ownership: **No** BR BR+: **4(3+1)**  
 Assignment: **No** Baths (F+H): **2(2+0)**  
 Link: **No** SF Range: **1100-1500**  
 Storeys: **1.0** SF Source: **Other**  
 Lot Irreg: Lot Acres: **2 - 4.99**  
 Lot Front: **199.88** Fronting On:  
 Lot Depth: **599.59**  
 Lot Size Code: **Feet**  
 Zoning: **Residential**  
 Dir/Cross St: **FORD CRESCENT AND FORD DRIVE**

PIN #:	<b>280050183</b>	ARN #:		Contact After Exp:	<b>No</b>
Holdover:	<b>0</b>	Possession Date:			
Possession:	<b>TBA</b>				
Kitch Kitch + Island YN:	<b>1 (1+0)</b>	Exterior:	<b>Brick</b>	Utilities:	<b>Gas, Hydro, Sewers, Cable Available, Telephone Available</b>
Fam Rm:	<b>No</b>	Garage:	<b>Yes</b>	Water:	<b>Well</b>
Basement:	<b>Yes/Finished</b>	Gar/Gar Spcs:	<b>Attached Garage/2.0</b>	Water Supply Type:	<b>Drilled Well</b>
Fireplace/Stv:	<b>Yes</b>	Drive Pk Spcs:	<b>4.00</b>	Water Meter:	<b>No</b>
Fireplace Feat:	<b>Natural Gas, Rec Room</b>	Tot Pk Spcs:	<b>6.00</b>	Waterfront Feat:	
Interior Feat:	<b>None</b>	Pool:	<b>AboveGround, Outdoor</b>	Waterfront Struc:	
Parking Feat:	<b>Front Yard Parking, Available, Private Double</b>	Room Size:		Well Capacity:	
Heat:	<b>Forced Air, Gas</b>	Energy Cert:	<b>No</b>	Well Depth:	
A/C:	<b>Yes/Central Air</b>	Green PIS:	<b>No</b>	Sewers:	<b>Septic</b>
Central Vac:	<b>No</b>	Rural Services:		Special Desig:	<b>Unknown</b>
Apx Age:	<b>31-50</b>	Security Feat:		Farm Features:	
Elevator:	<b>No/</b>			Winterized:	
Laundry Lev:	<b>Lower</b>				
Retirement:	<b>No</b>				
Property Feat:	<b>Clear View</b>				
Exterior Feat:	<b>Deck</b>				
Roof:	<b>Asphalt Shingle</b>				
Foundation:	<b>Block</b>				
Topography:	<b>Dry, Flat, Open Space</b>				
Soil Type:					
Waterfront Y/N:	<b>No</b>	Waterfront:	<b>None</b>	Waterfront Frontage (M):	
Water Struc:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	<b>Not Subject to HST</b>
View:	<b>Clear, Trees/Woods</b>	Lot Shape:	<b>Rectangular</b>	Lot Size Source:	<b>GeoWarehouse</b>

### Remarks/Directions

Client Rmks: **Welcome to 732 Ford Crescent, a beautiful custom-built home set on 2.75 acres in sought-after Cavan-Monaghan. Perfectly blending warmth, craftsmanship, and privacy, this property offers the ideal retreat while still being just minutes to Highway 115 making it a wonderful location for commuters who want the best of both worlds. Step inside and immediately notice the quality and care that went into every detail. Solid oak doors, trim, and cupboards bring timeless character and lasting durability throughout the home. The main level offers a bright and spacious kitchen and dining area with a convenient walkout to the deck, perfect for morning coffee, family meals, or evening barbecues overlooking the expansive yard. The layout is designed for connection, with comfortable living spaces that make it easy to relax and enjoy time with loved ones. The finished rec room adds even more space to gather, featuring a cozy fireplace that creates the perfect atmosphere for family movie nights or quiet evenings at home. Outdoors, the large yard is where this property truly shines. The generous space offers room for gardening, play, or simply enjoying the peace and quiet of country living. Surrounded by mature trees, it feels like a private retreat while still being close to schools, shopping, and amenities. Practical features like the insulated garage ensure your vehicles and storage stay protected year-round. This home combines quality finishes, generous space, and a setting that balances rural serenity with modern convenience. Whether youre raising a family, entertaining friends, or simply seeking a place to unwind, 732 Ford Crescent is a home that truly delivers it all.**

Inclusions: **Fridge, stove, washer, dryer**

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

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **10/01/2025**

**MLS®#: X12437896**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Kitchen</b>	<b>Main</b>	<b>2.36 M X 4.55 M</b>	<b>7.74 Ft x 14.92 Ft</b>		
<b>Dining Room</b>	<b>Main</b>	<b>3.87 M X 3.65 M</b>	<b>12.69 Ft x 11.97 Ft</b>		
<b>Breakfast</b>	<b>Main</b>	<b>2.12 M X 4.55 M</b>	<b>6.95 Ft x 14.92 Ft</b>		
<b>Living Room</b>	<b>Main</b>	<b>3.94 M X 5.89 M</b>	<b>12.92 Ft x 19.32 Ft</b>		
<b>Primary Bedroom</b>	<b>Main</b>	<b>3.87 M X 4.47 M</b>	<b>12.69 Ft x 14.66 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.93 M X 3.6 M</b>	<b>9.61 Ft x 11.81 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>3.25 M X 3.64 M</b>	<b>10.66 Ft x 11.94 Ft</b>		
<b>Bedroom</b>	<b>Basement</b>	<b>3.87 M X 3.94 M</b>	<b>12.69 Ft x 12.92 Ft</b>		
<b>Recreation</b>	<b>Basement</b>	<b>3.79 M X 5.8 M</b>	<b>12.43 Ft x 19.02 Ft</b>		
<b>Recreation</b>	<b>Basement</b>	<b>3.79 M X 7.14 M</b>	<b>12.43 Ft x 23.42 Ft</b>		
<b>Laundry</b>	<b>Basement</b>	<b>3.87 M X 4.14 M</b>	<b>12.69 Ft x 13.58 Ft</b>		
<b>Utility Room</b>	<b>Basement</b>	<b>3.88 M X 7.11 M</b>	<b>12.72 Ft x 23.32 Ft</b>		
<b>Other</b>	<b>Basement</b>	<b>2.18 M X 3.51 M</b>	<b>7.15 Ft x 11.51 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>4</b>	
<b>Bathroom</b>	<b>Main</b>			<b>3</b>	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2025