

Property Client Full

477 Gifford Drive, Peterborough, Ontario K0L 1T0

Listing

477 Gifford Dr Peterborough

Active / Residential Freehold / Detached

MLS®#: X13043080

List Price: \$649,900

New Listing



Peterborough/Selwyn/Selwyn

Tax Amt/Yr: **\$3,130.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PT LT 6-7 CON 2 ENNISMORE AS IN R421952 EXCEPT THE EASEMENT THEREIN; SMI-ENN-LAK**

Style: **1 1/2 Storey** Rooms Rooms+: **8+0**
 Fractional Ownership: **No** BR BR+: **2(2+0)**
 Assignment: **No** Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.5** SF Source: **Plans**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **100.77** Fronting On: **S**
 Lot Depth: **186.89** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **RES**
 Dir/Cross St: **Gifford Drive and Peregrine Road**

PIN #: **284460122** ARN #: **151601000218900** Contact After Exp: **No**
 Holdover: **0** Survey Year/Type: **1984/Available**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: Basement:	1 (1+0) No Yes/Full, Partially Finished, Walk Out	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool:	Hardboard No None/0.0 4.00 4.00 None	Utilities: Water: Water Supply Type:	Gas Available, Hydro, No Sewers, Cable Available, Telephone Available Well Dug Well, Water System
Fireplace/Stv: Fireplace Feat: Interior Feat: Parking Feat: Heat Source: A/C: Central Vac: Apx Age: Elevator: Laundry Lev: Retirement: Property Feat:	Yes Wood Stove Water Heater Owned Available, Private /None No 51-99 No/ Lower No Clear View, Golf, Library, Place of Worship, School, Waterfront	Room Size: Energy Cert: Green PIS: Rural Services: Security Feat:	No No Cell Services, Telephone Available, Garbage Pickup, Natural Gas, Recycling Pckup	Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Trent System Not Applicable Septic Unknown Partial
Exterior Feat: Roof: Foundation: Soil Type: Alternate Power: Phys Hdcp-Eqp: Water Name: Waterfront Y/N: Water Struct: Water Features: Under Contract: Access To Property: Shoreline: Shoreline Road Allowance: Docking Type: View:	Deck, Landscape Lighting, Porch Enclosed Metal Block Unknown No Chemong Lake Yes Not Applicable Trent System Yr Rnd Municipal Rd Hard Bottom, Natural Owned Private Clear, Lake	Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid: Shoreline Exposure: South East Water View: Direct Lot Shape: Rectangular	Island YN: No HST App To SP: Not Subject to HST Channel Name: Lot Size Source: Survey		

Remarks/Directions

Client Rmks: **Welcome to 477 Gifford Drive, a rare opportunity to own a waterfront property on Chemong Lake in a highly desirable location. Set on a generous lot with a clean, accessible shoreline, this property offers endless potential for those looking to create their lakeside retreat. The existing home features two bedrooms, one bathroom, and a spacious living area, providing a functional starting point for renovation or reimagining. Whether you are a first time buyer, investor, or someone with a vision, this property represents a unique chance to make it your own. While the home may require updates or redevelopment, the true value lies in the land and its exceptional waterfront setting. The lot size offers flexibility for expansion, rebuilding or designing a custom home tailored to your lifestyle. Enjoy stunning lake views, direct water access, and the peaceful surroundings that make waterfront living so sought after. Imagine early mornings with coffee by the water as the lake sits calm and quiet, followed by long sun-filled days spent outside. Head out for a boat ride, take a swim from your shoreline, or enjoy a quiet afternoon listening to the water and watching the scenery shift throughout the day. Evenings bring a slower pace, with warm light over the lake and space to gather, relax and take it all in. The property offers more than**

just a place to live. It is an opportunity to create a lifestyle connected to the water, with the freedom to shape the space into something truly your own.

Inclusions: N/A

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

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **04/25/2026**

Rooms

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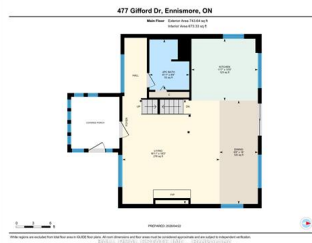
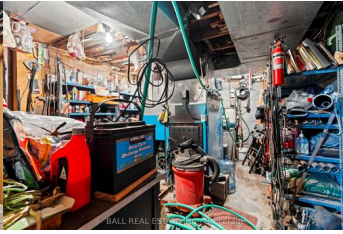
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.28 M X 3.52 M	10.76 Ft x 11.54 Ft		
Dining Room	Main	5.48 M X 2.03 M	17.97 Ft x 6.66 Ft		
Living Room	Main	5.54 M X 5.16 M	18.17 Ft x 16.92 Ft		
Bedroom	Second	3.33 M X 2.47 M	10.92 Ft x 8.10 Ft		
Bedroom	Second	3.98 M X 2.59 M	13.05 Ft x 8.49 Ft		
Laundry	Basement	1.96 M X 3.05 M	6.43 Ft x 10.00 Ft		
Recreation	Basement	8.6 M X 3.55 M	28.21 Ft x 11.64 Ft		
Utility Room	Basement	4.6 M X 3.23 M	15.09 Ft x 10.59 Ft		
Other	Basement	5.44 M X 2.47 M	17.84 Ft x 8.10 Ft		
Bathroom	Main			4	

Photos

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