

Property Client Full

735 Mountain Ash Road, Peterborough, Ontario K9J 8K1

Listing

[735 Mountain Ash Rd Peterborough](#)

Active / Residential Freehold / Detached

MLS®#: X13437922

List Price: \$499,900

New Listing

Peterborough/Peterborough/Otonabee Ward 1



Tax Amt/Yr: **\$3,927.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 27-1 SEC 45M117 LT 27 PL 45M117 PETERBOROUGH**

Style: Bungalow Raised	Rooms Rooms+: 6+4
Fractional Ownership: No	BR BR+: 3(2+1)
Assignment: No	Baths (F+H): 2(2+0)
Link: No	SF Range: 700-1100
Storeys:	SF Source: Plans
Lot Irreg:	Lot Acres: < 0.50
Lot Front: 30.00	Fronting On: W
Lot Depth: 100.00	Builder Name:
Lot Size Code: Feet	
Zoning: Residential	
Dir/Cross St: Mountain Ash Road and Crawford Road	

PIN #: 280560043	ARN #: 151401012003672	Contact After Exp: No
Holdover: 0		Survey Year/Type: Unknown
Possession: TBA	Possession Date:	

Kitch Kitch + Fam Rm: 2 (1+1)	Exterior: Brick	Utilities: Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal
Basement: Yes/Finished, Full	Garage: Yes	
Fireplace/Stv: No	Gar/Gar Spcs: Attached Garage/1.0	
Interior Feat: In-Law Capability, In-Law Suite, Water Heater	Drive Pk Spcs: 2.00	Water: Municipal
Parking Feat: Available, Private	Tot Pk Spcs: 3.00	Water Supply Type:
Heat: Forced Air	UFFI: No	Water Meter:
Heat Source: Gas	Pool: None	Waterfront Feat:
A/C: Yes/Central Air	Room Size:	Waterfront Struc:
Central Vac: No	Energy Cert: No	Well Capacity:
Apx Age: 31-50	Green PIS: No	Well Depth:
POTL/Mnth Fee: No	Rural Services:	Sewers: Sewer Unknown
Elevator: No/	Security Feat:	Special Desig:
Laundry Lev: Main		Farm Features:
Retirement: No		Winterized: Fully
Property Feat: Golf, Hospital, Park, Place of Worship, Public Transit, Fenced Yard		
Exterior Feat: Deck, Porch, Year Round Living		
Roof: Asphalt Shingle		
Foundation: Concrete		
Topography: Dry		
Soil Type:		
Phys Hdcp-Eqp: No		
Lease To Own Items: None		
Waterfront Y/N: No	Waterfront: None	Island YN:
Water Struct:	Easements/Restr:	
Under Contract: None	Dev Charges Paid:	HST App To SP: Not Subject to HST
View:	Lot Shape: Rectangular	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: Welcome to 735 Mountain Ash Road, a well-maintained raised bungalow offering exceptional flexibility in Peterborough's convenient south end. Whether you're a first-time home buyer, an investor, or a family seeking multigenerational living, this property offers a versatile layout designed to suit a variety of lifestyles. The main floor features a bright and functional layout where the spacious kitchen, dining area, and living room flow seamlessly together, creating an inviting space for everyday living and entertaining. Two generously sized bedrooms, a large bathroom, and convenient main-floor laundry complete the level. The lower level offers excellent in-law suite potential with a kitchenette, living area, bedroom, bathroom, and separate laundry facilities. A private entrance through the attached single-car garage adds flexibility and privacy, making the space ideal for extended family, guests, or additional living arrangements. Extensive updates completed in 2022 include a new roof, a renovated main-floor kitchen and lower-level kitchenette, updated flooring, bathrooms, and fresh paint throughout. More recently, a new air conditioning system was installed in 2026, adding to the home's overall comfort and value. Outside, the fully fenced backyard provides plenty of room for children, pets, gardening, and outdoor gatherings. The attached single-car garage and driveway offer convenient parking and storage. Location is a true highlight. Situated just minutes from Lansdowne Place, Costco, grocery stores, restaurants, parks, schools, and recreational amenities, you'll enjoy easy access to everything you need. Commuters will also appreciate the quick connection to Highway 115 for travel throughout the region and beyond. Combining recent updates,

flexible living space, and an unbeatable location, 735 Mountain Ash Road presents an outstanding opportunity for buyers seeking a home that can grow and adapt to their needs for years to come.

Inclusions: **Fridge x2, stove, dishwasher, washing machine x2, dryer x2**

Listing Contracted With: **Ball Real Estate Inc. 705-775-2255**

Prepared By: **Jeff Sands, Broker**

Date Prepared: **06/12/2026**

Rooms

MLS® #: X13437922

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	3.57 M X 4.23 M	11.71 Ft x 13.87 Ft		
Dining Room	Main	3.72 M X 3.15 M	12.20 Ft x 10.33 Ft		
Living Room	Main	3.33 M X 5.23 M	10.92 Ft x 17.15 Ft		
Primary Bedroom	Main	3.51 M X 4.06 M	11.51 Ft x 13.32 Ft		
Bedroom	Main	2.6 M X 4.08 M	8.53 Ft x 13.38 Ft		
Laundry	Main	2.6 M X 2.12 M	8.53 Ft x 6.95 Ft		
Kitchen	Basement	2.7 M X 3.01 M	8.85 Ft x 9.87 Ft		
Bedroom	Basement	3.16 M X 3.87 M	10.36 Ft x 12.69 Ft		
Recreation	Basement	2.7 M X 3.92 M	8.85 Ft x 12.86 Ft		
Utility Room	Basement	3.19 M X 3.21 M	10.46 Ft x 10.53 Ft		
Bathroom	Main			4	
Bathroom	Lower			4	

Photos

MLS® #: X13437922

[735 Mountain Ash Road, Peterborough, Ontario K9J 8K1](#)





725 Mountain Ash Rd, Peterborough, ON

725 Mountain Ash Rd, Peterborough, ON
725 Mountain Ash Rd, Peterborough, ON



FIRST FLOOR

725 Mountain Ash Rd, Peterborough, ON

725 Mountain Ash Rd, Peterborough, ON
725 Mountain Ash Rd, Peterborough, ON



SECOND FLOOR

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026