



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care in managing the tasks of cleaning, sorting, appraising, packing, shipping, moving, and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Discover living in the Village of Lakefield. Located along the shores of the Katchewanooka Lake just North of Peterborough.

This well-loved three-bedroom bungalow is being offered for sale for the first time in 24 years! Providing a well-designed layout, the large living room features a huge picture window and the oak kitchen boasts a sun-filled dining area that leads directly to the elevated back deck. The main floor is further complimented with a primary bedroom suite with its own walk-through closet and full attached private bathroom. The main floor also provides a second bedroom which benefits from a walk-in closet as well as a convenient four-piece family bathroom and separate laundry room.

The lower level is finished with care and provides a rec room, third bedroom, workshop, two-piece powder room, and storage area.

Located on a quiet cul-de-sac this home has been developed with lovely perennial gardens and a tranquil water feature in the backyard. A Generac full house hydro generator system was installed Fall of 2021.

Live just minutes away from the Trent-Severn Waterway system, conservation areas, local farms, and boutique shops. This is the best of small-town living while still being near the city!

Property Details

ADDRESS: 8 Mahood Road, Lakefield (Peterborough) K9J 6Y3

TYPE: Detached bungalow

LEGAL DESCRIPTION: PCL 23-1 SEC 45M160; LT 23 PL 45M160; SMI-ENN-LAK

SQ. FT:	1,100 +/- sq ft as per floor plans plus finished basement
BEDROOMS:	2 + 1
BATHS:	1-4pc main, 1-4pc ensuite, 1-2pc basement
LAUNDRY:	Main floor laundry room
BASEMENT:	Full, fully finished with family room, third bedroom, workshop and utility area
AGE:	1998 (24 years old)
ELECTRICAL:	100 amp breaker
ROOF:	Asphalt shingles (2016)
FOUNDATION:	Poured concrete
FLOORS:	Carpet, vinyl and laminate
INTERIOR:	Drywall
WINDOWS:	Vinyl
EXTERIOR:	Brick with covered front porch, rear deck and interlocking brick walkway
PARKING:	Paved single wide drive, parking for 2
GARAGE:	Single car attached garage
LOT SIZE:	35' x irregular pie shape (see survey available)
ZONING:	R1-4 Residential Zone
TAXES:	\$2,775.47 (2021)

COSTS:	Heating \$67/month Hydro \$65/month Utilities \$116 / month
ROLL #:	151603000407623
PIN #:	284060023
HEATING:	Forced air gas furnace (2017)
GENERATOR:	Generac - full house Hydro (2021)
COOLING:	AC system (2019)
RENTALS:	Hot water tank - electric (replaced 2019) \$20.35 per month through Enercore.
WATER:	Municipal
WASTE:	Sewers
LOT DESCRIPTION:	Sloped, partially fenced with a man-made pond partially backing on a schoolyard.
CHATELS INCLUDED:	Satellite dish, garden cabinet, garden shed, fridge, stove, dishwasher, washer, dryer, built-in speakers, workbench, generator
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Home Inspection Report
- Zoning Provisions
- Property Video
- Schedule B
- Floor Plans
- Virtual Tour