




#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	45 Bb Beach Rd		Otonabee-South Monaghan	\$1,800,000.00	3	3	New	X4320357

	<p>45 Bb Beach Rd List: \$1,800,000 For: Sale</p> <p>Otonabee-South Monaghan Ontario K0L1B0</p> <p>Otonabee-South Monaghan Rural Otonabee-South Monaghan Peterborough</p> <p>SPIS: N Taxes: \$4,498.51 / 2018 DOM: 221</p>
	<p>Detached Front On: E Rms: 5 + 2</p> <p>Link: N Acres: 100+ Bedrooms: 3 + 1</p> <p>2-Storey Washrooms: 3</p> <p style="text-align: right;">1x4x2nd, 1x2xMain, 1x3xLower</p> <p>Lot: 101.89 x 101.89 Acres Irreg: Rectangular</p> <p>Dir/Cross St: Cty Road 2 And Bb Beach Road</p>

MLS#: X4320357 **Contract Date:** 12/10/2018 **PIN#:**

Possession Remarks: Immediately

<p>Kitchens: 1 + 1</p> <p>Fam Rm: N</p> <p>Basement: Fin W/O</p> <p>Fireplace/Stv: Y</p> <p>Heat: Baseboard / Electric</p> <p>A/C: None</p> <p>Central Vac:</p> <p>Apx Age: 51-99</p> <p>Apx Sqft:</p> <p>Assessment:</p> <p>POTL:</p> <p>POTL Mo Fee:</p> <p>Elevator/Lift:</p> <p>Laundry Lev: Main</p> <p>Phys Hdcap-Eqp:</p>	<p>Exterior: Brick / Vinyl Siding</p> <p>Drive: Private</p> <p>Gar/Gar Spcs: None / 0.0</p> <p>Drive Park Spcs: 10</p> <p>Tot Prk Spcs: 10.0</p> <p>UFFI:</p> <p>Pool: Inground</p> <p>Energy Cert:</p> <p>Cert Level:</p> <p>GreenPIS:</p> <p>Prop Feat: Clear View, Lake Access, Lake/Pond, Waterfront</p>	<p>Zoning: Farm</p> <p>Cable TV: N</p> <p>Hydro: Y</p> <p>Gas: N</p> <p>Phone: Y</p> <p>Water: Well</p> <p>Water Supply: Drilled Well</p> <p>Sewer: Septic</p> <p>Spec Desig: Unknown</p> <p>Farm/Agr: Livestock</p> <p>Waterfront: Direct</p> <p>Retirement:</p> <p>Oth Struct: Aux Residences Box Stall</p>
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Water Name: Rice, Lake **Shoreline:** Gravel **Shoreline Exp:** S

Alt Power: Generator-Wired

Access to Prop: Yr Rnd Private Rd

#	Room	Level	Length (ft)	Width (ft)	Description
<p>Client Remks: "They Aren't Making Anymore Waterfront." So This Increasingly Rare, Large Acreage With Stupendous Panoramic Views And Lakefront Lot Isn't Going To Come Along Everyday. 2 Houses On 101.89 Acres Need Tlc But What A Great Spot. Sugar Bush. Lakefront Lot. Outdoor Riding Arena. Fenced Horse Paddocks. 10 Shelters. Spring Fed Pond. Artesian Spring. Outbuilding. Workable Fields. Salt Water Pool. Low Farm Taxes. 1 Hour To Toronto.</p> <p>Extras: Second Detached Home. Fridge, Stove Top, Oven, Dishwasher, Generator. Salt Water Pool Overlooking The Lake! Each House Is Separately Metered For Hydro.</p>					
<p>Listing Contracted With: REAL ESTATE HOMEWARD, BROKERAGE Ph: 416-698-2090</p>					