

FEATURE SHEET

454 WELLER ST, PETERBOROUGH, ON

THE HOUSE

- 2-Storey, 4-Bedroom, 2-Bath Layout – One bedroom currently used as a home office
- Built in 1885 – with over a century of history and architectural character.
- Custom Varcroft & Bianco Kitchen – High-end cabinetry with granite countertops, blending classic design with modern function.
- Original and restored 12" baseboards & crown mouldings
- Post-and-Beam Family Room – Featuring a walkout to the backyard and accents from a historic 1910 addition.
- Gas Fireplace in Living
- Private Backyard Patios, Mature Gardens, and Gazebo
- Main Floor Laundry & Updated Baths
- 200-amp panel, upgraded insulation, and some updated windows.
- Insulated 1.5-Car Garage + Dual Driveways

INCLUSIONS

Refrigerator, Stove, Washer, Dryer, Built-In Dishwasher, Microwave, Range Hood, Beer Fridge, All Window Coverings, All Electric Light Fixtures, Telus Security System (Monthly Monitoring Not Included), Ceiling Heater in Garage,

EXCLUSIONS

Personal Belongings and Staging Items, Mirrors in Front Entrance & Dining Room, Tire Rack on back of Garage, Pot Rack in Kitchen

UTILITIES, TAXES, AND OTHER INFORMATION

- Enbridge Gas - \$137.66/month**
- Hydro - \$158.37/month**
- Hot Water Tank Rental - \$34.61/Bi-monthly**
- Property Taxes - \$7,182.71/year (2025)
- Waste, Recycling, Organic Collection - Tuesday

** Utility Costs are based on average usage of current occupants over the last 12 months and do not necessarily reflect the costs for future occupants.



Tom Sangster | REALTOR®

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Frank Real Estate

Independently Owned and Operated. Brokerage

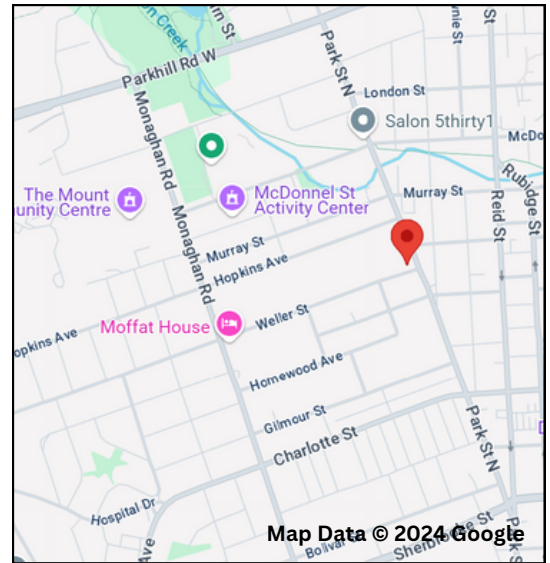
Not intended to solicit individuals currently under contract

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THE NEIGHBOURHOOD

- Tim Hortons - 1.5km
- Trans-Canada Trail - 1.1Km
- Peterborough Regional Health Centre - 1.8Km
- Downtown Peterborough - 1.0Km
- Lansdowne Place Mall - 3.8Km
- Costco - 5.5Km
- Canadian Tire, Chemong Rd - 2.9Km
- Home Depot - 2.9Km
- The Keg - 3.9Km
- Kawartha Golf & Country Club - 4.8Km
- Peterborough Fire Station HQ - 1.2Km
- Peterborough Police Station - 1.7Km
- Trent University - 7.0Km
- Fleming College - 7.6Km



THE SCHOOLS

- Elementary - Queen Mary PS / St. Anne
- Elementary French Immersion - Prince of Wales PS / St. Anne
- Secondary - Adam Scott CVI / St. Peter SS
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