

FEATURE SHEET

628 HERITAGE TRAIL, PETERBOROUGH, ON

MLS #: X8245986

THE HOUSE

- 3+2 Bedrooms
- 4 Baths
- 2-Storey Home
- Open Concept
- 2nd Floor Laundry
- Finished Basement
- New Hardwood Floor on Main Level (2024)
- New Carpet on 2nd Floor (2024)
- Freshly Painted (2024)
- Basement Finished with Permit (2020-2023)
- New Bathroom in Basement with Permit (2024)
- Great North end neighbourhood at the edge of City limits

INCLUSIONS

Refrigerator, Stove, Washer, Dryer, Central Vacuum & Attachments, ELFs, Gazebo, Electric Fireplace, Window Coverings, TV Mounts
(All Appliances & Hot Tub sold in "As Is" condition)

EXCLUSIONS

Natural Gas BBQ, Personal Belongings and Staging Items

UTILITIES, TAXES, AND OTHER INFORMATION

- Enbridge Gas - \$1,697.84/year**
- Hydro - \$1,926.65/year**
- Hot Water Tank Rental - \$39.89/month**
- Property Taxes - \$5,658.57/year
- Recycling & Organic Collection - Friday
- Garbage Collection - Every other Friday

** Utility Costs are based on the current occupants usage for 2023 and does not necessarily reflect the costs for future occupants.



Tom Sangster | REALTOR®

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Not intended to solicit individuals currently under contract

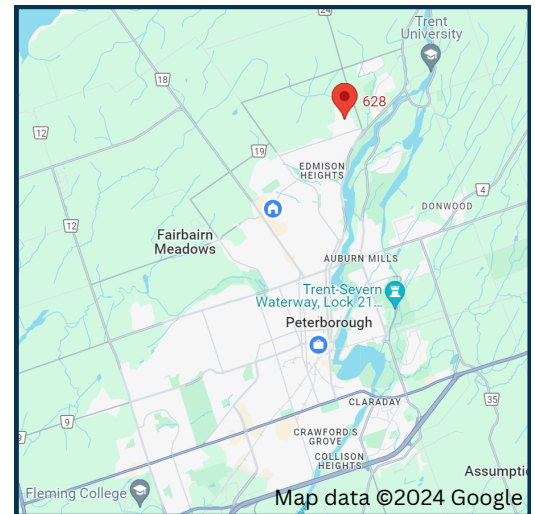


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THE NEIGHBOURHOOD

- Tim Hortons - 1.9km
- Parkway Trail (connects to the Trans Canada Trail) - 800m
- Peterborough Regional Health Centre - 7.9Km
- Peterborough Fire Station #2 - 600m
- Peterborough Police Station 5.0km
- Downtown Peterborough - 5.3Km
- Lansdowne Place Mall - 9.1Km
- Costco - 10.8Km
- Canadian Tire, Chemong Rd - 4.6Km
- Home Depot - 7.8Km
- The Keg - 9.3Km
- Peterborough Golf & Country Club - 5.2Km
- Riverview Park & Zoo - 850m
- Trent University - 2.2Km
- Fleming College - 13.2Km



THE SCHOOLS

- Elementary - R.F. Downey PS / St. Paul
- Elementary French Immersion - Edmison Hghts PS / St. Anne
- Secondary - Adam Scott CVI / St. Peter SS
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