

FEATURE SHEET

179 BARNARDO AVE, PETERBOROUGH, ON

MLS #: X9388737

THE HOUSE

- 3+3 Bedroom Bungalow
- Legal Accessory Apartment in Basement
- 3 Baths (2 Baths in Bsmt; 1 Bath Upper)
- Office in Each Unit
- Single Car Garage
- Open Concept Floor Plan
- Private Laundry in Both Units
- Private Deck for Upper Unit
- Large Backyard

INCLUSIONS

Refrigerator x2, Stove x2, Washer x2, Dryer x2, Dishwasher x1, ELF's, Window Coverings ("As Is" condition), Hot Water Tank

EXCLUSIONS

Personal Belongings, Electric Fireplace

UTILITIES, TAXES, AND OTHER INFORMATION

- Hydro - \$4,887.74/year**
- Property Taxes - \$3,585.22/year
- Rental Income: \$5,000/Month (\$2500/Unit/Month)**
Rent Includes.: Hydro, Water, Sewer)
- Recycling & Organic Collection - Tuesday
- Garbage Collection - Every other Tuesday

** Rental Income and Expenses are based on most recent rents charged and the current occupants usage during the last 12 months and does not necessarily reflect the rental income and expenses for future occupants.



Tom Sangster | REALTOR®

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Frank Real Estate

Independently Owned and Operated, Brokerage

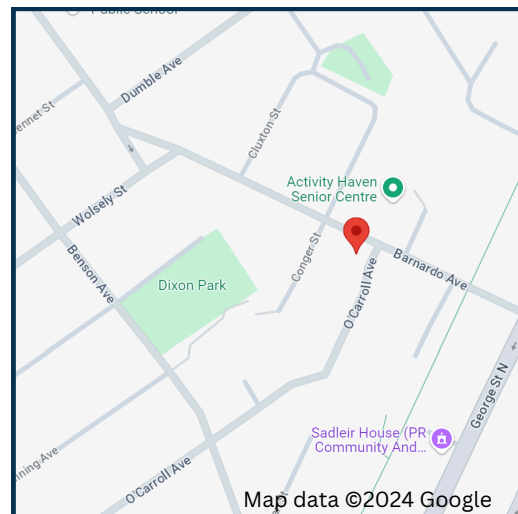
Not intended to solicit individuals currently under contract

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THE NEIGHBOURHOOD

- Tim Hortons - 1.2Km
- Parkway Trail (connects to the Trans Canada Trail) - 1Km
- Peterborough Regional Health Centre - 3.9Km
- Peterborough Fire Station HQ - 2.4Km
- Peterborough Police Station 1.3Km
- Downtown Peterborough - 2.0Km
- Lansdowne Place Mall - 5.3Km
- Costco - 7.1Km
- Canadian Tire, Chemong Rd - 1.9Km
- Home Depot - 4.4Km
- Riverview Park & Zoo - 3.7Km
- Trent University - 5.1Km
- Fleming College - 9.5Km



THE SCHOOLS

- Elementary - Queen Elizabeth PS / St. Anne
- Elementary French Immersion - Edmison Hghts PS / St. Anne
- Secondary - Adam Scott CVI / St. Peter SS
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MAKING REAL ESTATE WORK FOR YOU



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