

\$1,499,000 - 1787 Moncrief Line, Cavan Monaghan (cavan-Monaghan)

MLS® #X12338077

\$1,499,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Cavan-Monaghan, Cavan Monaghan
(cavan-Monaghan), Ontario

Welcome to Your Kawartha Lakes Family Retreat. Discover this two-story all-brick home, custom-built and lovingly maintained. Nestled on a remarkable 13-acre parcel just south of Peterborough city limits, the property boasts 1158 feet of water frontage along the Otonabee River, part of the historic Trent Severn Waterway, with endless opportunities for fun. Enjoy boating, knee boarding, canoeing, and fishing for pickerel, bass, and carp from your private dock. Gather around the fire pit for memorable evenings by the water. In winter, the property transforms into a wonderland, perfect for snowmobiling and RVing. Entering via the covered verandah, the two-story cathedral foyer welcomes you into a bright space. This home features an open kitchen and breakfast room concept, complemented by a versatile flex room. The main floor family room/kitchen opens to a large deck. The floor plan includes a mudroom with a sink for cleaning up after outdoor activities. With three bedrooms, the master suite has a generous walk-in closet. The finished lower level showcases charming brick walls from the neighborhood schoolhouse and features an oak bar with a sink, ideal for entertaining, along with space for a billiard table and gym equipment. This expansive property is suitable for a small hobby farm, allowing for horses and other animals. The grounds are perfect for



self-sufficiency, with space for gardening and outdoor storage. An insulated, heated 2-car garage offers workshop space, and a separate office presents home-based business opportunities. Located next to the Peterborough Airport, enjoy watching small aircraft and get involved with aviation training at Seneca College. This private setting offers a blend of rural charm and recreational opportunities. Flexible possession options await. Seize this incredible opportunity where every day is filled with adventure! (id:6289)

Essential Information

Listing #	X12338077
Price	\$1,499,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1787 Moncrief Line
Subdivision	Cavan-Monaghan
City	Cavan Monaghan (cavan-Monaghan)
Province	Ontario
Postal Code	K9J6Z9

Amenities

Amenities	Beach, Golf Nearby, Separate Electricity Meters
Utilities	Cable, Electricity, Wireless, Electricity Connected, Telephone
Features	Wooded area, Irregular lot size, Waterway, Wetlands, Level, Sump Pump
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Garage door opener remote(s), Water softener, Water Treatment, Dryer, Oven, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick
Lot Description	706.8 x 1330.7 FT ; 196x107x464x707x1,331x136x174x84x75x340x 10 - 24.99 acres
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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