

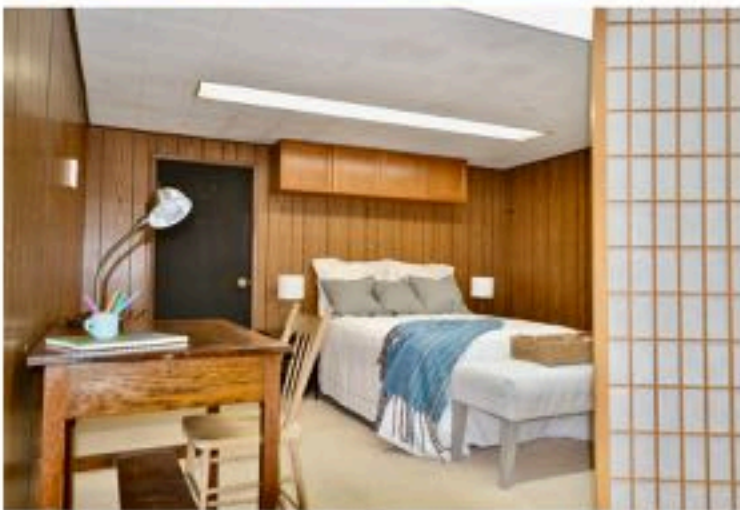
2 Bath

~1850 sq ft

\$849,000

4 Bedroom

2 Car Garage



Escape the hustle and bustle without sacrificing convenience in this spacious 4-bedroom bungalow, 2 car garage, offering views of the Otonabee River and easy access to both the city and Trent University. Owners would happily accept a combined offer with the home & vacant (MLS X8404772) lot at a discount. Enjoy views of the tranquil Otonabee River from multiple vantage points throughout the property. Whether it's morning coffee on the deck or evening strolls along the riverbank, this home offers a peaceful retreat from the daily grind. With four bedrooms and ample living space, this bungalow is perfect for families, those who love to entertain or students. The open floor plan allows for seamless flow between the living room, dining area, and kitchen, creating an inviting atmosphere for gatherings. The lower floor contains; 3 piece bath, large bedroom, sitting room, laundry (possible second kitchen) and separate entrance. Step outside to the spacious backyard, where you can soak in the sights and sounds of nature or host barbecues with friends and family. The expansive deck provides the perfect spot for outdoor dining or simply basking in the sun while taking in the river views. Situated just minutes away from both Trent University, Biking trails and downtown, this property offers the best of both worlds. Enjoy easy access to campus amenities, cultural attractions, shopping centers, and dining establishments, all within close proximity.

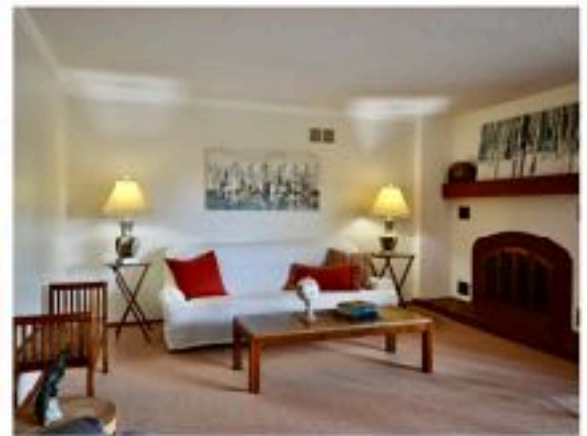


ROYAL SERVICE



1073 Water Street  
Peterborough

\$849,000



- Steps away from Trent University and Downtown
- Double Car Garage
- 4 bedrooms, including Separate entrance to lower level
- Beautiful Sunroom with large Deck with views of the River
- Cork floors in Kitchen with built in refrigerator
- Stunning woodwork
- Large living room with fireplace and circular stairs
- Lower Level contains; Living room, spacious bedroom  
3pcs bath, laundry(possible kitchen & Separate entrance



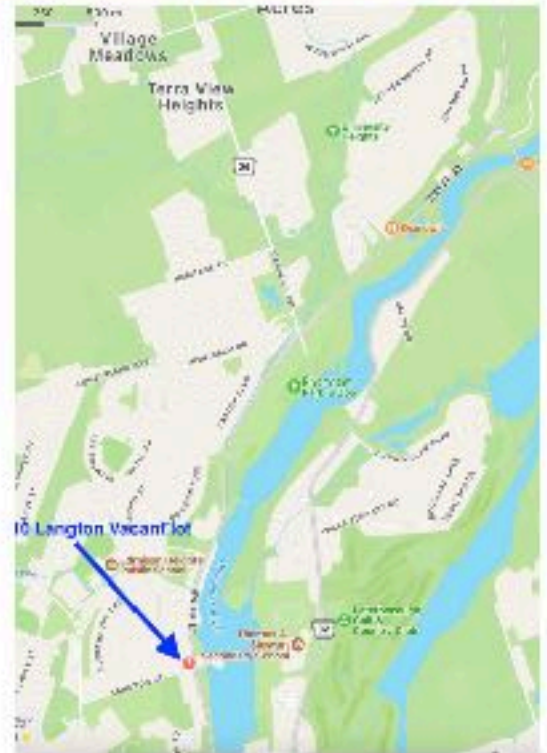
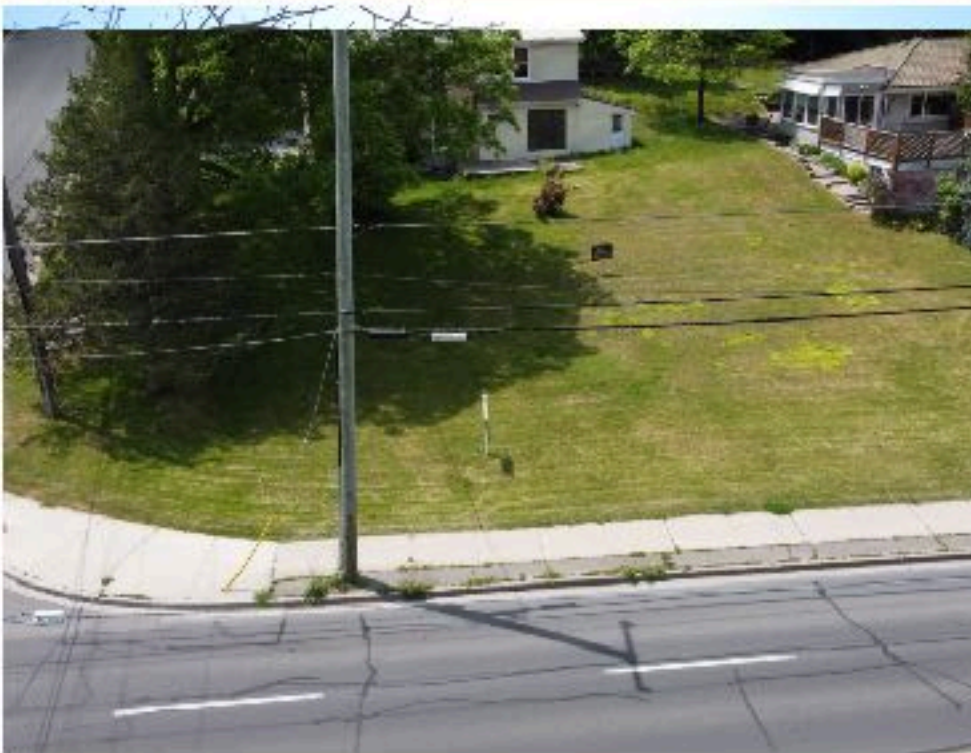
Listing Agent  
**John Leguard**  
John@leguard.ca  
289-251-4612  
www.leguard.ca





10 Langton Street  
Peterborough

\$349,000



- Steps away from Trent University and Downtown
- Views of the glistening waters of the Otonabee River
- Desirable location and scenic views
- Parcel of land presents an excellent investment
- Create your own private oasis
- The possibilities for crafting the ultimate riverside retreat



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