

Property Client Full

12 Leanne Avenue, Otonabee-South Monaghan, Ontario K9J 6X8

Listing

12 Leanne Ave Otonabee-South Monaghan
Active / Residential Freehold / Detached

MLS®#: X12828932
List Price: \$469,000

New Listing



Peterborough/Otonabee-South Monaghan/Otonabee-South Monaghan

Tax Amt/Yr: **\$3,069.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 1 PL 28 OTONABEE; OTONABEE-SOUTH MONAGHAN**

Style: **Bungalow Raised** Rooms Rooms+: **7+2**
 Fractional Ownership: **No** BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: SF Source: **MPAC**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **112.81** Fronting On: **N**
 Lot Depth: **71.00**
 Lot Size Code: **Feet**
 Zoning: **Res**
 Dir/Cross St: **Hwy 7 & Hwy 28**

PIN #: **281610093** ARN #: **150601000219900** Contact After Exp: **No**
 Holdover: **60**
 Possession: **Flexible** Possession Date: **2026-03-31**

Kitch Kitch + 1 (1+0) Fam Rm: Yes Basement: Yes/Finished W/O, Walk Out Fireplace/Stv: No Interior Feat: Water Treatment Heat: Forced Air Heat Source: Gas A/C: Yes/Central Air Central Vac: No Apx Age: 51-99 Elevator: No/ Laundry Lev: Lower Property Feat: Cul De Sac, Hospital, Fenced Yard Roof: Shingles Foundation: Concrete Block Soil Type: Lease To Own Items: None Waterfront Y/N: No Water Struct: Under Contract: View:	Exterior: Brick, Vinyl Siding Garage: No Gar/Gar Spcs: Other/0,0 Drive Pk Spcs: 6,00 Tot Pk Spcs: 6,00 Pool: None Room Size: Rural Services: Security Feat:	Utilities: Gas, Hydro Well Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Septic Unknown Special Desig: Farm Features: Winterized: Fully
Waterfront:		Island YN:
Easements/Restr: Dev Charges Paid: Lot Shape: Irregular		HST App To SP: Included In Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **Situated just minutes from Peterborough, and conveniently positioned between the GTA and Ottawa, this location offers excellent access for both daily commuting and weekend adventures. The generous lot features a fenced backyard and two driveways, providing ample space for family life, outdoor enjoyment, and recreational equipment. The well-designed raised bungalow offers three bedrooms and two bathrooms, with a functional layout ideal for growing families. The lower level features a spacious family room, an office or additional bedroom, a laundry room, and the second full bathroom, providing flexible living options for work, play, or guests. The former garage has been converted into a versatile open space, perfect for storage, a home office, a playroom, or a hobby area, ready to adapt to your needs.**

Listing Contracted With: **KAWARTHA WATERFRONT REALTY INC. 705-438-3000**

Prepared By: **KIM ELRICK, REALTOR Salesperson**

Date Prepared: **02/27/2026**

Rooms

MLS®#: X12828932

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.04 M X 3.65 M	13.25 Ft x 11.97 Ft		
Dining Room	Main	3.4 M X 3.2 M	11.15 Ft x 10.49 Ft		
Kitchen	Main	3.55 M X 3.22 M	11.64 Ft x 10.56 Ft		
Primary Bedroom	Main	3.55 M X 3.22 M	11.64 Ft x 10.56 Ft		
Bedroom	Main	3.04 M X 2.81 M	9.97 Ft x 9.21 Ft		
Bedroom	Main	3.04 M X 2.79 M	9.97 Ft x 9.15 Ft		
Bedroom	Basement	4.19 M X 2.74 M	13.74 Ft x 8.98 Ft		

Recreation
Furnace
Bathroom
Bathroom

Main
Lower
Main
Lower

6.19 M X 3.96 M
1.82 M X 2.43 M

20.30 Ft x 12.99 Ft
5.97 Ft x 7.97 Ft

4
3

Photos

MLS® #: X12828932

[12 Leanne Avenue, Otonabee-South Monaghan, Ontario K9J 6X8](#)



Living Room

Living Room

Living Room



AI Virtual Staged

Dinning Room

Kitchen

AI Virtually Staged



Kitchen

Primary Bedroom

Bedroom 1

Bedroom 2



Bedroom 2

Main floor 4 piece bath

Main floor 4 piece bath

AI Virtually Staged



Entrance with stairs to upper level or lower level



Family Room



Family Room



Family Room



AI Virtually Staged



Family Room



Family Room



Lower Level - Office/Bedroom



Lower Level - Office/Bedroom



Lower Level 3 Piece Bath



AI Virtually Staged



Back Deck



AI Virtually Staged

