

112 PELLER Court, Bobcaygeon, Ontario K0M 1A0

Client Full
Active / Residential

112 PELLER Ct Bobcaygeon

MLS® #: 40416938

Price: \$1,899,000



Kawartha Lakes/Kawartha Lakes/Verulam (Twp) Bungalow/House



Water Body: **Pigeon Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	1	1	
Main	2	3	1

Beds (AG+BG): **3 (2 + 1)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **4,497**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,407/LBO provided**
 BG Fin SF: **2,090/LBO provided**
 DOM/CDOM: **1/1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,833.00/2022**

Remarks/Directions

Public Rmks: **This is a spectacular and immaculately maintained home in the luxury Rolling Hills Estates community a few minutes south of Bobcaygeon on Pigeon Lake. The custom-built home was completed in 2011 with 4,500 sq. ft. of living area on two levels. The stunning chef's kitchen is the centrepiece of the main level, with high-end appliances, large central island, and abundant wood cabinetry. The kitchen opens to the living room with a stone fireplace, dining and breakfast areas, all with 20 ft ceilings, engineered hardwood flooring and floor-to-ceiling windows. Behind the kitchen is a walk-out to an expansive, private and west-facing covered deck that is perfect for evening gatherings. An additional outdoor patio provides lovely views of the lake. Both main floor bedrooms have walk-outs and ensuites, including a lavish 6 pc ensuite in the Primary. The large rec room on the lower level has a pool table, bar, fireplace and walk-out to a stone patio along with a third bedroom, office and 3 pc bathroom. An oversized double attached garage with a paved driveway completes the picture. The large 0.63 lot is beautifully landscaped with underground irrigation. This property includes a 1/17th ownership in the Rolling Hills Estates Association, including the boat launch, docking facilities, gazebo and the narrow strip of waterfront along the development. Peller Court is a municipally serviced road and the vibrant town of Bobcaygeon is less than a 10-minute drive away.**

Directions: **County Road 17 (Pigeon Lake Road) to Peller Court.**

Common Elements

Waterfront

Features: **Trent System, Waterfront-Deeded**
 Dock Type: **Private Docking**
 Shoreline:
 Shore Rd Allow: **None**
 Channel Name:
 Boat House:
 Frontage: **0.00**
 Exposure:
 Island Y/N: **No**

Exterior

Exterior Feat: **Awnings, Deck(s), Landscaped, Lawn Sprinkler System, Patio(s)**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **2010//Other**
 Property Access: **Municipal Road**
 Other Structures:
 Garage & Parking: **Attached Garage//Private Drive Single Wide//Asphalt Driveway**
 Parking Spaces: **7**
 Services: **Garbage/Sanitary Collection, High Speed Internet**
 Water Source: **Drilled Well**
 Well Cap Gall/Min: **10**
 Lot Size Area/Units: **0.627/Acres**
 Lot Front (Ft): **123.00**
 Location: **Rural**
 Area Influences: **Lake/Pond, Shopping Nearby**
 View: **Lake**
 Topography: **Level**
 Restrictions: **None**
 Foundation: **Poured Concrete**
 Driveway Spaces: **5.0**
 Water Tmnt: **UV System, Water Softener**
 Well Testing:
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **225.00**
 Lot Irregularities:
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **6-15 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces: **2.0**
 Sewer: **Septic**
 Well Depth Ft: **89**
 Acres Rent:
 Lot Shape: **Rectangular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **West**
 Exposure:

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Built-In Appliances, Central Vacuum Roughed-in, Sewage Pump, Water Heater Owned, Water Softener**
 Basement: **Full Basement**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane, Heat Pump**
 Fireplace: **2/Living Room, Propane, Rec Room**
 Under Contract: **Propane Tank**
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings,**
 Basement Fin: **Fully Finished**
 FP Stove Op: **Yes**
 Contract Cost/Mo:

OtherAdd Inclusions: **Refer to Schedule B. Furniture is negotiable.****Property Information**

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PCL 3-1 SEC 57M759; LT 3 PL 57M759; S/T LT16569; S/T EASEMENT IN FAVOUR OF BELL CANADA OVER PART 3 57R9034 AS IN KL2130 CITY OF KAWARTHA LAKES.	
Zoning: R1-18	Survey: Available/ 2010
Assess Val/Year: \$658,000/2023	Hold Over Days: 90
PIN: 631390003	Occupant Type: Owner
ROLL: 165102602013506	
Possession/Date: Flexible/	Deposit: \$75,000.00

Brokerage Information

List Date: **05/10/2023**
 List Brokerage: [KAWARTHA WATERFRONT REALTY INC. - 170](#) 

 Source Board: Kawartha Lakes Real Estate Association
 Prepared By: DAVID DONAIS, Broker of Record
 Date Prepared: 05/11/2023

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	22' 11" X 17' 5"	6.98 X 5.31	
Dining Room	Main	12' 10" X 11' 11"	3.91 X 3.63	
Kitchen	Main	17' 6" X 19' 5"	5.33 X 5.92	
Breakfast Room	Main	14' 4" X 7' 2"	4.37 X 2.18	
Bedroom Primary	Main	27' 0" X 15' 0"	8.23 X 4.57	
Primary Ensuite	Main	11' 11" X 18' 0"	3.63 X 5.49	5+ Piece
Bathroom				
Bedroom	Main	15' 4" X 11' 10"	4.67 X 3.61	
Bathroom	Main	8' 8" X 6' 7"	2.64 X 2.01	3-Piece, Ensuite
Bathroom	Main	3' 6" X 7' 11"	1.07 X 2.41	2-Piece
Laundry	Main	7' 5" X 5' 3"	2.26 X 1.60	
Recreation Room	Basement	31' 9" X 40' 7"	9.68 X 12.37	
Bedroom	Basement	22' 2" X 11' 11"	6.76 X 3.63	
Office	Basement	19' 6" X 14' 10"	5.94 X 4.52	
Other	Basement	8' 3" X 7' 4"	2.51 X 2.24	
Bathroom	Basement	8' 5" X 9' 11"	2.57 X 3.02	3-Piece
Utility Room	Basement	12' 1" X 15' 10"	3.68 X 4.83	
Utility Room	Basement	7' 3" X 16' 1"	2.21 X 4.90	

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