

# Property Client Full

557 Riverside Drive, Peterborough, Ontario K0M 1A0

Listing

**557 Riverside Dr Peterborough**

**Active / Residential Freehold / Detached**

MLS®#: **X12155221**

List Price: **\$2,499,000**

**New Listing**



## Peterborough/Trent Lakes/Trent Lakes

Tax Amt/Yr: **\$9,946.00/2024** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PT LT 16 CON 18 HARVEY PT 3 45R1271 EXCEPT PT 1 45R3165 T/W R493330 EXCEPT THE EASEMENT THEREIN RE: PT 3 45R961; GAL-CAV AND HAR**

Style: **Bungalow** Rooms Rooms+: **13+0**  
Fractional Ownership: **BR BR+: 3(3+0)**  
Assignment: **Baths (F+H): 3(2+1)**  
Link: **No** SF Range: **2500-3000**  
Storeys: **1.0** SF Source:  
Lot Irreg: **North side lot depth is 202 ft** Lot Acres: **0.50 - 1.99**  
Lot Front: **400.00** Fronting On: **E**  
Lot Depth: **170.00**  
Lot Size Code: **Feet**

Zoning: **Shoreline Residential**  
Dir/Cross St: **County Road 36 and Riverside Drive**

PIN #:	<b>283520183</b>	ARN #:	<b>154201000403700</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>90</b>	Possession Date:			
Possession:	<b>Flexible</b>				
Kitch Kitch + Island YN:	<b>1 (1+0)</b>	Exterior:	<b>Brick, Stone</b>	Utilities:	<b>No Gas, Hydro, No Sewers, No Cable</b>
Fam Rm:	<b>Yes</b>	Drive:	<b>Circular</b>	Water:	<b>Well</b>
Basement:	<b>Yes/Crawl Space</b>	Garage:	<b>Yes</b>	Water Inc:	<b>Drilled Well</b>
Fireplace/Stv:	<b>Yes</b>	Gar/Gar Spcs:	<b>Detached Garage/4.0</b>	Water Meter:	
Fireplace Feat:	<b>Propane</b>	Drive Pk Spcs:	<b>20.00</b>	Waterfront Feat:	<b>Boathouse, Trent System</b>
Interior Feat:	<b>Water Heater Owned, Water Softener</b>	Tot Pk Spcs:	<b>24.00</b>	Waterfront Struc:	<b>Wet Boathouse-Double</b>
Heat:	<b>Forced Air, Propane</b>	Pool:	<b>None</b>	Well Capacity:	
A/C:	<b>Yes/Central Air</b>	Room Size:		Well Depth:	
Central Vac:	<b>No</b>	Rural Services:		Sewers:	<b>Septic</b>
Apx Age:	<b>51-99</b>	Security Feat:		Special Desig:	<b>Unknown</b>
Property Feat:	<b>Clear View, Lake/Pond, Waterfront</b>			Farm Features:	
Exterior Feat:	<b>Landscaped, Patio</b>			Winterized:	<b>Fully</b>
Roof:	<b>Metal</b>				
Foundation:	<b>Block</b>				
Soil Type:					
Alternate Power:	<b>None</b>				
Water Name:	<b>Pigeon Lake</b>				
Waterfront Y/N:	<b>Yes</b>	Waterfront:	<b>Direct</b>	Waterfront Frontage (M):	<b>122.00</b>
Water Struct:	<b>Wet Boathouse-Double</b>	Easements/Restr:	<b>Unknown</b>		
Water Features:	<b>Boathouse, Trent System</b>				
Under Contract:	<b>Propane Tank</b>	Dev Charges Paid:		HST App To SP:	<b>Not Subject to HST</b>
Access To Property:	<b>Paved Road, Municipal Road</b>	Shoreline Exposure:	<b>South/East</b>		
Shoreline:	<b>Deep, Rocky, Shallow</b>				
Shoreline Road Allowance:	<b>None</b>				
Docking Type:	<b>Private</b>	Water View:	<b>Direct</b>	Channel Name:	
View:	<b>Lake</b>	Lot Shape:	<b>Irregular</b>	Lot Size Source:	<b>GeoWarehouse</b>

### Remarks/Directions

Client Rmks: **This is undoubtedly one of the finest waterfront properties in all of the western Kawarthas. Sited on Rocky Point on Pigeon Lake, the property features 400 ft of superlative waterfront ranging from child-friendly wade-in beach to dive-off-the-shore into 20 ft deep weed-free water that is perfect for swimming. The 1.5 acre lot is level and nicely landscaped, extremely private and provides spectacular panoramic vistas across the north, east and south arms of the lake. The brick and stone lake house is ideally positioned to take advantage of the views and provides almost 3,000 sq ft. of living space, highlighted by a 700 sq ft circular sunroom and a living room with vaulted ceilings and stone fireplace. Other tremendous assets on the property include an extra large and insulated 4 car garage, an exceedingly rare double wet-slip boat house, a brick circular driveway, and a beautiful flagstone patio. The property is located near the end of prestigious Riverside Drive, which is a paved municipally maintained road, and is a 5 minute drive to Bobcaygeon, one of the loveliest towns in the Kawarthas with excellent shopping and restaurants. Pigeon Lake is noted for its great fishing and boating opportunities across 5 lock-free lakes. This one-of-a-kind property is the type that can handle a substantial investment without fear of hitting a valuation ceiling.**

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

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **05/16/2025**

**MLS®#: X12155221**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Living Room</b>	<b>Main</b>	<b>8.93 M X 7.01 M</b>	<b>29.29 Ft x 22.99 Ft</b>		
<b>Dining Room</b>	<b>Main</b>	<b>4.17 M X 5.39 M</b>	<b>13.68 Ft x 17.68 Ft</b>		
<b>Kitchen</b>	<b>Main</b>	<b>3.32 M X 2.53 M</b>	<b>10.89 Ft x 8.30 Ft</b>		
<b>Breakfast</b>	<b>Main</b>	<b>4.66 M X 3.69 M</b>	<b>15.28 Ft x 12.10 Ft</b>		
<b>Den</b>	<b>Main</b>	<b>4.69 M X 2.77 M</b>	<b>15.38 Ft x 9.08 Ft</b>		
<b>Primary Bedroom</b>	<b>Main</b>	<b>4.66 M X 5.21 M</b>	<b>15.28 Ft x 17.09 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>4.91 M X 2.83 M</b>	<b>16.10 Ft x 9.28 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>3.2 M X 6.22 M</b>	<b>10.49 Ft x 20.40 Ft</b>		
<b>Sunroom</b>	<b>Main</b>	<b>8.81 M X 9.79 M</b>	<b>28.90 Ft x 32.11 Ft</b>		
<b>Mudroom</b>	<b>Main</b>	<b>2.62 M X 3.32 M</b>	<b>8.59 Ft x 10.89 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>4</b>	
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<b>Bathroom</b>	<b>Main</b>			<b>2</b>	

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