

Property Client Full

138 Hill Drive, Peterborough, Ontario K0L 1J0

Listing

138 Hill Dr Peterborough

Active / Residential Freehold / Detached

MLS®#: **X12243605**

List Price: **\$779,000**

New Listing



Peterborough/Trent Lakes/Trent Lakes

Tax Amt/Yr: **\$2,889.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **LT 24 PL 35 HARVEY; GAL-CAV AND HAR**

Style: **1 1/2 Storey** Rooms Rooms+: **14+0**
Fractional Ownership: **BR BR+: 2(2+0)**
Assignment: **Baths (F+H): 2(2+0)**
Link: **No** SF Range: **700-1100**
Storeys: **1.5** SF Source:
Lot Irreg: Lot Acres: **0.50 - 1.99**
Lot Front: **100.00** Fronting On: **S**
Lot Depth: **217.00**
Lot Size Code: **Feet**
Zoning: **Shoreline Residential**
Dir/Cross St: **County Road 36**

PIN #: **283800107** ARN #: **154201030109600** Contact After Exp: **No**
Holdover: **90**
Possession: **Flexible** Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Wood	Utilities: No Gas, Hydro, No Sewers,
Fam Rm: No	Drive: Private	No Cable
Basement: Yes/Partial Basement, Partially Finished	Garage: Yes	Water: Well
Fireplace/Stv: Yes	Gar/Gar Spcs: Detached Garage/1.0	Water Sup Type: Dug Well
Fireplace Feat: Fireplace Insert, Living Room, Wood	Drive Pk Spcs: 4.00	Water Supply: UV System
Interior Feat: Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned, Water Purifier	Tot Pk Spcs: 5.00	Water Meter:
Heat: Forced Air, Propane	Pool: None	Waterfront Feat: Trent System
A/C: No/None	Room Size:	Waterfront Struc:
Central Vac: No	Rural Services: Internet High Speed	Well Capacity:
Apex Age: 51-99	Security Feat:	Well Depth:
Property Feat: Lake/Pond		Sewers: Septic
Exterior Feat: Deck, Patio		Special Desig: Unknown
Roof: Asphalt Shingle		Farm Features:
Foundation: Concrete Block		Winterized: Fully
Soil Type:		
Alternate Power: Unknown		
Water Name: Lower Buckhorn Lake	Waterfront: Direct	Waterfront Frontage (M): 100.00
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struct:		
Water Features: Trent System	Dev Charges Paid:	HST App To SP: Not Subject to HST
Under Contract:	Shoreline Exposure: South	
Access To Property: Yr Rnd Municipal Rd		
Shoreline: Natural	Water View: Direct	Channel Name:
Shoreline Road Allowance: None	Lot Shape:	Lot Size Source: GeoWarehouse
Docking Type: Private		
View: Lake		

Remarks/Directions

Client Rmks: **This year round home or cottage on Lower Buckhorn Lake has been impeccably renovated and furnished to provide a comfortable and aesthetic escape from the stresses of urban life. The cottage is sited on a large and level 0.54 acre lot with 100 ft of south-facing waterfront in a protected and attractive bay featuring classic Buckhorn smooth granite shoreline and islets. The cottage is highlighted by a main living area with high ceilings, floor-to-ceiling windows, wood burning fireplace insert, and a walk-out to a lovely deck. The kitchen with breakfast seating faces the living area, with a dining, sunroom and Primary bedroom just off the living room. The recently renovated loft features a bedroom and a cozy reading room. The lower level has a large Rec room with additional sleeping area, a walk-out to a private covered patio, and a 3 pc bathroom with a laundry room. A waterside bunkie has two additional bedrooms for children and guests. Recent enhancements include a new electrical panel, stove, dishwasher, water pump, sump pumps, and a large dock. The cottage is being sold with most furniture and furnishings included. Services in Buckhorn are within a 5 minute drive, and the property is serviced by a paved municipal road.**

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

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **06/25/2025**

Rooms

MLS® #: X12243605

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.87 M X 5.36 M	19.25 Ft x 17.58 Ft		
Dining Room	Main	2.31 M X 3 M	7.57 Ft x 9.84 Ft		
Kitchen	Main	2.79 M X 1.98 M	9.15 Ft x 6.49 Ft		
Breakfast	Main	3.15 M X 1.3 M	10.33 Ft x 4.26 Ft		
Sunroom	Main	3.07 M X 3.1 M	10.07 Ft x 10.17 Ft		
Primary Bedroom	Main	2.92 M X 3.68 M	9.58 Ft x 12.07 Ft		
Other	Main	1.35 M X 1.96 M	4.42 Ft x 6.43 Ft		
Bedroom	Second	2.87 M X 3.73 M	9.41 Ft x 12.23 Ft		
Loft	Second	2.92 M X 3.91 M	9.58 Ft x 12.82 Ft		
Recreation	Basement	7.85 M X 5 M	25.75 Ft x 16.40 Ft		
Bathroom	Main			3	
Bathroom	Basement			3	

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