

# 728 FAIRBAIRN Street, Peterborough, Ontario K9H 6B6

Listing

Client Full  
**Active / Residential**

[728 FAIRBAIRN St Peterborough](#)

MLS®#: 40162191  
Price: **\$425,000**



## Peterborough/Peterborough North/1 South

### Bungalow/House

	Beds	Baths	Kitch
Lower	1	1	
Main	2	1	1

Beds: **3 ( 2 + 1 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Total: **1,441/Other**  
 SF Range: **501 to 1000**  
 Abv Grade Fin SF: **791.00/Other**  
 Blw Grade SF: **650.00/Other**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,386/2021**

### Remarks/Directions

Public Rmks: **Really nice 2+1 bedroom, 2 bath, brick bungalow with large eat-in kitchen, finished basement and detached garage. Hardwood floors, vinyl windows. Separate entrance to basement. Sunroom. Mudroom. Attic space has development potential. Shingles new in 2015. Deck surface new in 2016. Located across the street from Jackson Park. Just 100 steps to a bus stop. A short walk to the trail system. This home is being sold "AS IS". Pre-list Home Inspection is available through your REALTOR.**

Directions: **Parkhill Road to Fairbairn turn North. Follow Fairbairn to 728, on the right. Corner of Fairbairn and Wellington.**  
 Cross St: **Wellington Street**

### Common Elements

#### Exterior

Exterior Feat: **Deck(s)**  
 Construct. Material: **Brick**  
 Shingles Replaced: **2015** Foundation: **Block** Roof: **Asphalt Shingle**  
 Year/Desc/Source: **1935//Public Records** Prop Attached: **Detached**  
 Property Access: **Municipal Road** Apx Age: **51-99 Years**  
 Other Structures: **None** Rd Acc Fee:  
 Pool Features: **None** Winterized: **Fully Winterized**  
 Garage & Parking: **Detached Garage, Private Drive Single Wide, Exclusive Parking, Tandem Driveway**  
 Parking Spaces: **3** Driveway Spaces: **2.0** Garage Spaces: **1.0**  
 Parking Level/Unit: Parking Assigned: Sewer: **Sewer (Municipal)**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**  
 Water Source: **Municipal-Metered** Water Tmnt: **None**  
 Lot Size Area/Units: **7,244.000/Square Feet** Acres Range: **< 0.5** Acres Rent:  
 Lot Front (Ft): **67.49** Lot Depth (Ft): **0.00** Lot Shape: **Rectangular**  
 Location: **Urban** Lot Irregularities:  
 Area Influences: **Greenbelt/Conservation, Park, Public Transit, Schools, Trails** Land Lse Fee:  
 View: **Forest** Retire Com: **No**  
 Topography: **Terraced** Fronting On: **East**  
 Restrictions: **Unknown** Exposure: **West**  
 Local Impvmt: **No**

#### Interior

Interior Feat: **Bar Fridge, Built-In Appliances, Ceiling Fans, Water Heater, Wet Bar**  
 Security Feat: **None**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Basement Feat: **Separate Entrance, Walk-Up**  
 Laundry Feat: **In Basement**  
 Cooling: **None**  
 Heating: **Forced Air, Gas**  
 Under Contract: **Hot Water Heater** Contract Cost/Mo:  
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, Washer**  
 Add Inclusions: **Fridge in the lower level.**  
 Furnace Age: **18** Tank Age: UFFI: **No**


### Property Information

Common Elem Fee: **No** Local Improvements Fee: **No**  
 Legal Desc: **PT LTS 85 PL 17T, DESIGNATED AS PART 1, 45R16331 CITY OF PETERBOROUGH**  
 Zoning: **R1** Survey: **Available/**  
 Assess Val/Year: **\$243,000/2021** Hold Over Days: **180**  
 PIN: **281110181** Occupant Type: **Vacant**

ROLL: **151405004015100**  
 Possession/Date: **Immediate/**

Deposit: **5%**

Brokerage Information

List Date: **09/07/2021**  
 List Brokerage: [Re/Max Eastern Realty Inc. Brokerage 181](#)   
 Source Board: **Peterborough and the Kawarthas**

**Prepared By: GEOFF WHITE, Salesperson**

**Date Prepared: 09/07/2021**

**POWERED** by [itsorealestate.com](http://itsorealestate.com). All rights reserved.

**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

Rooms

**MLS® #: 40162191**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Kitchen</b>	<b>Main</b>	<b>11' 11" X 15' 7"</b>	<b>3.63 X 4.75</b>	
<u>Desc:</u> <b>Eat-In Kitchen</b>				
<b>Living Room</b>	<b>Main</b>	<b>16' 10" X 15' 7"</b>	<b>5.13 X 4.75</b>	<b>Hardwood floor</b>
<u>Desc:</u> <b>Hardwood floors, vinyl windows, ceiling fan</b>				
<b>Bedroom</b>	<b>Main</b>	<b>10' 11" X 10' 11"</b>	<b>3.33 X 3.33</b>	
<u>Desc:</u> <b>Hardwood floors, closet, vinyl window</b>				
<b>Bedroom</b>	<b>Main</b>	<b>11' 0" X 10' 4"</b>	<b>3.35 X 3.15</b>	<b>Hardwood floor</b>
<u>Desc:</u> <b>Hardwoof floors, closet, vinyl window</b>				
<b>Bathroom</b>	<b>Main</b>	<b>7' 8" X 6' 11"</b>	<b>2.34 X 2.11</b>	<b>4-Piece</b>
<u>Desc:</u> <b>Tile surround, vinyl window, exhaust fan</b>				
<b>Bedroom</b>	<b>Lower</b>	<b>13' 11" X 11' 3"</b>	<b>4.24 X 3.43</b>	
<b>Recreation Room</b>	<b>Lower</b>	<b>17' 2" X 10' 1"</b>	<b>5.23 X 3.07</b>	<b>Wet Bar</b>
<u>Desc:</u> <b>Wet bar and fridge</b>				
<b>Bathroom</b>	<b>Lower</b>	<b>7' 8" X 8' 3"</b>	<b>2.34 X 2.51</b>	<b>4-Piece</b>
<u>Desc:</u> <b>Tile surround and exhaust fan</b>				

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.