

*599 Maníece Avenue*

FEATURES AND AMENITIES

## Foyer

- ▲ Front Wood Entry Doors w/Sidelights
- ▲ Heated Tile Floor
- ▲ Smooth Ceilings
- ▲ Crown Mouldings
- ▲ Black Semi-flush Farmhouse Light w/dimmer
- ▲ Double Coat Closet
- ▲ Direct Access to Office

## Living Room

14' x 12.5'

- ▲ Smooth Ceilings
- ▲ Crown Mouldings
- ▲ Oak Hardwood Floor

## Dining Room

14' x 12.5'

- ▲ Smooth Ceilings
- ▲ Crown Mouldings
- ▲ Oak Hardwood Floor
- ▲ Farmhouse Chandelier w/dimmer
- ▲ Built-in Speakers w/Volume Control
- ▲ Walkout to Covered Deck

## Kitchen

15' x 10'

- ▲ Centre Island w/power outlet & Storage
- ▲ Heated Tile Floor
- ▲ Stainless Steel Appliances
- ▲ Under Counter Lighting
- ▲ Large Farmhouse Light w/dimmer
- ▲ Large Pantry
- ▲ Vac Pan (Central vac sweep)

## Breakfast Area

13' x 10'

- ▲ Oversized Eat-In Area
- ▲ Heated Tile Floor
- ▲ Walkout to Covered Deck and Overlooking Pool
- ▲ Farmhouse Breakfast Chandelier
- ▲ Built-in Desk

## Laundry Room

8' x 8'

- ▲ Heated Tile Floor
- ▲ Storage/Coat Closet
- ▲ Upper & Lower Cabinets
- ▲ Laundry Sink
- ▲ Entryway from/to Garage

## Family Room

17' x 13'

- ▲ Oak Hardwood Floor
- ▲ Natural Gas Fireplace with White Mantle & Surround
- ▲ Smooth Ceilings
- ▲ Crown Mouldings
- ▲ Built-in Speakers
- ▲ Farmhouse Light w/dimmer

## Sunroom

17' x 10'

- ▲ Heated Tile Floor
- ▲ Smooth Ceilings
- ▲ Oversized Panoramic Windows Overlooking the Grounds
- ▲ Walkout to Covered Deck

## Office

12.5' x 9'

- ▲ Oak Hardware Floor
- ▲ Smooth Ceilings
- ▲ Oversized Windows Overlooking the Front and Driveway
- ▲ Custom Wood Blinds
- ▲ Directly Accessible from the Front Entry/Foyer

## Other Main Floor Features

- ▲ Two Piece Powder Room
- ▲ Oversized Two-car Heated Garage w/Storage Loft
- ▲ Covered Front Veranda

### Primary Bedroom

14' x 12 1/2'

- ▲ Smooth Ceilings
- ▲ 5-Piece Ensuite Bath
- ▲ Large walk-in Closet (12' x 4') w/Full Length Mirrored Doors
- ▲ Hunter Douglas Ceiling Fan w/Remote Control
- ▲ Walkout to Balcony Overlooking Pool and Grounds

### Five Piece Ensuite

- ▲ Over and under Counter LED Lighting
- ▲ Double Sinks
- ▲ Double Cabinet Storage
- ▲ Oversized Tub
- ▲ Shower w/Seat & Rainfall & Handheld Shower Head
- ▲ Heat Lamp
- ▲ Oversize Linen Closets/Storage

### Bedroom Two

12 1/2' x 10'

- ▲ Smooth Ceilings
- ▲ Large Windows overlooking Front Yard
- ▲ Double Door Closet w/lighting

Bedroom Three

12 1/2' x 10'

- ▲ Smooth Ceilings
- ▲ Large Windows overlooking Front Yard
- ▲ Double Door Closet w/ lighting
- ▲ LED Perimeter Lighting

Bedroom Four

10' x 10'

- ▲ Smooth Ceiling
- ▲ Double Door Closet w/ lighting

Upper Level 4-Piece Bath

- ▲ Over and Under Counter LED Lighting
- ▲ Oversize Linen Closet/Storage

## Media/Family Room

27.5 x 12'

- ▲ Smooth Ceilings
- ▲ Commercial Broadloom Flooring
- ▲ Home Theatre Wiring
- ▲ Large Above-Grade Windows
- ▲ Pot Lights w/ Dimmer Controls
- ▲ Custom Wood Blinds

## Recreation Room

19.5' x 15.5'

- ▲ Smooth Ceilings
- ▲ Large Above-Grade Windows w/Custom Wood Blinds
- ▲ Pot Lights w/ Dimmer Controls
- ▲ Heated Stamped Concrete & Epoxy / Commercial Broadloom Floor
- ▲ Walkout to Pool Patio

## Billiards/Games Room

17' x 13'

- ▲ Smooth Ceilings
- ▲ Large Above-Grade Windows
- ▲ Commercial Broadloom Flooring
- ▲ Built-in Speakers
- ▲ Olhausen Santa Ana 9' x 4 1/2' Pool Table (\$9,000 Repl. Value, Included)
- ▲ 40" Wall-Mounted Smart TV (Included)

## Workshop

23' x 22'

- ▲ Heated Industrial-Epoxy Coated Concrete Floor
- ▲ Single Car Overhead Door
- ▲ Man-Door -Walkout to Lower Drive
- ▲ Built-in Overhead LED Lighting
- ▲ 200 Amp Sub-Panel
- ▲ Portable Floor A/C Unit (Included)
- ▲ Industrial Grade Rack/Shelving (Included)
- ▲ 100" x 50" Steel Plate Welding/Work Table is negotiable
- ▲ 8' x 4' Wall Mounted Matching Peg Board (Included)

## Study /Craft Room

9' x 8'

- ▲ Heated Tile Floor
- ▲ Built-in LED and Fluorescent Lighting

## Mechanical/Storage Room

12' x 7'

- ▲ Natural Gas Furnace w/Humidifier & A/C
- ▲ HRV (Heat Recovery Ventilator)
- ▲ Hydronic In-Floor Auxiliary Heating System
- ▲ Gas Water Heater (Rental)
- ▲ Water Softener
- ▲ Whole-Home Water Filter
- ▲ Chest Freezer (Included)

## Lower Level 2-Piece Bath w/Heated Floor



### Exterior Front

- ▲ Oversized/Split Driveway w/parking for 12 Cars
- ▲ Driveway Post Lights
- ▲ Upper-Level Driveway Curb
- ▲ Huge Covered Porch/Veranda w/Pot Lights (33' x 6')

### Exterior Rear

- ▲ Huge Covered Veranda w/Pot Lights, (33' x 12')
  - Overlooks Pool and Grounds
  - Natural Gas Hookup for BBQ
  - Stairs to Lower Pool Deck
  - Accessible via Three Walkouts from Main Level
- ▲ Arctic Spa Hot Tub (Included)
- ▲ Huge Patterned Concrete Pool Patio
- ▲ Black Aluminum Pool Fencing w/Three Locking Access Gates
- ▲ Pool Area Speakers (4) and AMP/Receiver (Included)

### Pool & Area

- ▲ Custom Designed 44' x 20' Half Roman Inground Pool (9' Deep) (2015)
- ▲ Baja Jump/Spring Board
- ▲ Underwater LED Lighting
- ▲ Oversized (8') Fibreglass Steps
- ▲ Filter
- ▲ Pump
- ▲ Natural Gas Heater
- ▲ Solar Cover and Roller
- ▲ Snap-in Winter Cover
- ▲ Arctic Spa Hot Tub (Included)
- ▲ \*\* Pool Liner is serviceable, but is showing signs of aging and should likely be replaced in the next few years. 2026 Quote on hand for replacement, approximately \$8,300.

### Attached Garage

- ▲ Oversized - 23' x 23'
- ▲ Heated, Controlled via Lower-Level Workshop
- ▲ Drywalled and Insulated
- ▲ Overhead Storage Loft w/Drop Down Stairs
- ▲ Electric Door Openers

### Detached Garage

- ▲ Utility Size - 23' x 13'
- ▲ Fully Insulated
- ▲ High Ceilings
- ▲ 100 Amp Sub-Panel
- ▲ Heated w/Portable Oil-Filled Radiator Heater (Included)
- ▲ Florescent and Utility Lighting + Ceiling Fan

## Specifications

Mailing Address: 599 Maniece Avenue  
Peterborough, Ontario K9L 0C1

Total Finished Space:	Main:	1,464 sf
	Upper:	1,031 sf
	Lower:	1,799 sf
	Total:	4,294 sf

Legal: PT LT 29 CON 12 (OTONABEE), PT 2 PL  
45R12222 ; PETERBOROUGH

Annual Taxes: Approximately: \$9,500 (2025)

Possession: To Be Arranged

Note: Purchasing the home as furnished (all or part) can be arranged.

Note: \*\* All measurements are approximate. \*\*

**E&OE**