

Dear Prospective Buyer:



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 861 Wentworth Street Unit 7 in Peterborough, where comfort, style, and location come together in perfect harmony.

This desirable 4-bedroom, 3-bathroom end-unit townhouse condominium is ideally positioned at the end of a peaceful cul-de-sac, embraced by mature trees and backing onto the tranquil greenery of Wentworth Park.

Step inside to a bright and inviting main floor, where an open concept living, dining, and kitchen area is accented by rich hardwood flooring, creating a warm and elegant atmosphere. Walk out from the dining area to your private two-level deck, offering picturesque park views and a perfect setting for morning coffee or evening relaxation.

The spacious primary bedroom is a true retreat, complete with a walk-through double closet and an ensuite featuring a tub and separate walk-in shower. A second bedroom and full bath complete the main level. The fully finished lower level offers exceptional versatility with two additional bedrooms, a full bathroom, and a generously sized rec room anchored by a cozy gas fireplace—perfect for family gatherings or entertaining guests.

Experience the perfect blend of spacious living and carefree condominium ownership, all within minutes of shopping, schools, public transit, and everyday conveniences. Surrounded by nature yet close to everything, this beautiful home truly offers the best of both worlds.

Property Details

ADDRESS: 7 - 861 Wentworth St, Peterborough K9J8R7

TYPE: Single family residential condominium

LEGAL DESCRIPTION: UNIT 7, LEVEL 1, PETERBOROUGH STANDARD CONDOMINIUM PLAN NO. 67 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT BLK 27 PL 45M202 (PETERBOROUGH), BEING PT 2 PL 45R13660 ; PETERBOROUGH

SQ. FT:	1,575sqft (MPAC).
BEDROOMS:	4; 2 on main level, 2 on lower level.
BATHS:	3; 3 piece on main level, 4 piece ensuite with a bathtub and walk in shower on main level, 3 piece on lower level.
LAUNDRY:	Main level in walkthrough closet between kitchen and garage entry.
BASEMENT:	Full, finished with large rec room with a gas fireplace, 2 bedrooms, a 3 piece bathroom and utility room.
AGE:	19yrs (2006) (MPAC).
ELECTRICAL:	100amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Carpet, hardwood, vinyl, ceramic.
CEILINGS:	Drywall, plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, vinyl.
INTERIOR:	Drywall.
PARKING:	Private, paved, double wide driveway.
GARAGE:	Attached 2 car garage with inside entry.

TAXES:	\$5,502(2024) (MPAC).
CONDO FEES:	\$503.33/mo.
MANAGEMENT CO:	Guardian Property Management, 705-743-0211.
PET FRIENDLY:	Limited.
ROLL #:	151402002003246
PIN #:	287670007
HEATING:	Forced air, natural gas.
FIREPLACE:	Gas Fireplace in lower level rec room (as is condition).
COOLING:	Central A/C (as is condition).
COSTS:	Hydro- \$62.16/mo.
	Enbridge- \$136.03/mo.
	Water/ Sewer- \$119.00/mo.
RENTALS:	None.
WATER/WASTE:	Municipal.
CHATELS INCLUDED:	Fridge, dishwasher, stove (as is condition), washer, dryer, awning (as is condition), natural gas fireplace (all in as is condition)
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000.
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Status Certificate & Home Inspection
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour