



<b>612 Fallis 6th Line</b> <b>Cavan Monaghan Ontario L0A 1G0</b> Cavan Monaghan Cavan Twp Peterborough <b>SPIS:</b> N <b>Taxes:</b> \$6,915.12/2025 <b>DOM:</b> 0		
Detached <b>Link:</b> N Bungalow	<b>Front On:</b> N <b>Acre:</b> 2-4.99	<b>Rms:</b> 6 + 3 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 3 1x3xMain, 1x4xMain, 1x3xBsmt
<b>Lot:</b> 200.13 x 689.06 Feet <b>Irreg:</b> 236.2ft x 689.06ft x 200.13ft x 818.64ft <b>Dir/Cross St:</b> Valley View Drive/Fallis Line <b>Directions:</b> Hwy 115 to Tapley Quarter Line - turn left at the lights and left onto Fallis Line		

<b>MLS#:</b> X12345308 <b>PIN#:</b> 280080226
<b>Possession Remarks:</b> Immediate

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Fin W/O <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 31-50 <b>Year Built:</b> 1984 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 2000-2500 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 10 <b>Tot Prk Spcs:</b> 12 <b>UFFI:</b> <b>Pool:</b> Indoor <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> None	<b>Zoning:</b> R <b>Cable TV:</b> <b>Hydro:</b> Y <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Well <b>Water Supply</b> <b>Type:</b> <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> Hot Water Heater, Propane Tank <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.01	x 15.12	
2	Dining	Main	10.1	x 12.86	
3	Kitchen	Main	14.9	x 14.47	
4	Prim Bdrm	Main	20.11	x 15.78	
5	2nd Br	Main	11.68	x 19.16	
6	3rd Br	Main	11.61	x 12.96	
7	Laundry	Bsmt	13.91	x 14.8	
8	Rec	Bsmt	15.09	x 29.66	
9	Other	Bsmt	23.69	x 39.3	

<b>Client Remks:</b> Discover the perfect blend of space, privacy, and convenience in this 3-bedroom, 3-bathroom, bungalow located at the edge of the charming community of Millbrook. Situated on almost 4 acres of picturesque land, this property offers plenty of room while being only minutes to Highway 115 for an easy commute to Peterborough, the GTA, and surrounding areas. Step inside to find an eat-in kitchen and a bright, open living room featuring a stunning stone, wood-burning fireplace - perfect for cozy winter evenings. All bedrooms are spacious, offering comfort and functionality for families or guests. The walkout basement provides additional living space and leads directly to your indoor pool - a rare & exciting feature for year-round enjoyment. While the home is in original condition and ready for your updates, it boasts solid construction and endless potential. Additional highlights include a double car garage, ample parking for vehicles and recreational toys, and a private setting surrounded by mature trees. Enjoy small-town charm, local shops, schools, and community events, all while being close to major routes for effortless travel. Dont miss your chance to create your dream property in one of the areas most desirable locations! <b>Inclusions:</b> Fridge, Stove, Wall Oven, Dishwasher, Microwave Range, Washer, Dryer, Window Coverings & Rods, Pool Equipment, Garage Door Openers (x2)
<b>Listing Contracted With:</b> CENTURY 21 UNITED REALTY INC. <b>Ph:</b> 705-743-4444