



825 Southview Dr **List: \$1,499,900 For: Sale**
Otonabee-South Monaghan Ontario K0L 1B0
 Otonabee-South Monaghan Otonabee-South Monaghan Peterborough
SPIS: No **Taxes: \$8,074.49/2025** **DOM: 0**

Detached **Front On: S** **Rms: 8**
Link: N **Acres:** **Bedrooms: 5**
 2-Storey **Washrooms: 6**
 2x2xMain, 1x3xMain, 1x5x2nd,
 1x4x2nd, 1x4xBsmt

Lot: 70.14 x 182.1 Feet Irreg: 70.14'x 182.10'x 112.67'(water)x 218.39'
Dir/Cross St: County Rd 2/Southview Drive
Directions: County Rd 2 to Southview Drive

MLS#: X13229958 **PIN#:** 280200248
Possession Remarks: Flexible
Legal: PT LT 11 CON IN FRONT OF CON A AND CON A S MONAGHAN AS IN R604441; T/W R604441 ; OTONABEE-SOUTH MONAGHAN

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out / Full Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Stone / Wood Gar/Gar Spcs: Attached / 2 Driveway: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Waterfront Interior Feat: Carpet Free	Zoning: Cable TV: Hydro: Gas: Phone: Water: Well Water Supply Type: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: None
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Water Body Name: Rice Lake **Shoreline:** Clean, Sandy
Water Body Type: Lake **Shoreline Allowance:** Not Ownd
Water Frontage (M): 218.39 **Shoreline Exp:** SE
Water Features: Dock, Marine Rail, Boathouse **Alternative Power:** None
Access to Property: Year Round Private Road **Easements/Restrict:** Unknown
Docking Type: Private **Waterfront Accessory Bldgs:** Dry Boathouse-Single
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.34	x 12.99	Fireplace	Overlook Water	
2	Kitchen	Main	26.57	x 18.01	Eat-In Kitchen	Wood Stove	Overlook Water
3	Den	Main	20.18	x 12.66			
4	2nd Br	Main	16.17	x 10.01	3 Pc Ensuite	W/I Closet	
5	3rd Br	Main	10.6	x 8.43			
6	Prim Bdrm	2nd	29	x 24.25	5 Pc Ensuite	W/I Closet	Overlook Water
7	4th Br	2nd	10.43	x 8.43			
8	5th Br	2nd	12.34	x 7.58			
9	Games	Bsmt	27.33	x 27.26	Fireplace		
10	Rec	Bsmt	26.08	x 16.17	Walk-Out		

Client Remks: Experience the best of Rice Lake living at this exceptional year-round waterfront retreat. Offering 5 bedrooms, 6 bathrooms, and a fully finished walkout basement, this home is designed for gathering, entertaining, and making lasting memories. The spacious eat-in kitchen with wood stove is the heart of the home, while the main-floor bedroom with ensuite is ideal for guests or multi-generational living. Upstairs, the impressive primary suite features a walk-in closet, propane fireplace, luxurious 5-piece ensuite, and stunning lake views. Outside, enjoy just over 100 feet of waterfront, a marine structure to store your boat with rooftop deck, screened-in gazebo, detached shop/future bunkie, beautifully landscaped grounds, and breathtaking views across Rice Lake. Complete with a double car garage and located just 20 minutes from Peterborough, this is waterfront living at its finest.

Inclusions: Fridge, Stove, Microwave Range, Dishwasher, Washer, Dryer, Garage Door Opener, Dock
Listing Contracted With: Century 21 United Realty Inc. Ph: 705-743-4444