



## 599 Maniece Avenue

Must-See! Custom Home in exclusive Peterborough estate neighbourhood.

Quality built 4-bedroom, 4-bath residence featuring 4,427 square feet of finished space spread over three floors, including the walkout lower level.

Situated on a private, beautifully landscaped property featuring a huge heated in-ground pool, expansive patio and hot tub and plenty of space to play - perfect for entertaining or relaxing in your own backyard oasis.

Located in highly desirable East City, enjoy easy access to shops, restaurants, top-rated schools, and some of Peterborough's most iconic attractions. Walk to the world-famous Lift Lock, Little Lake, Beavermead Beach, Rogers Cove, and Lift Lock Golf Club. Outdoor enthusiasts will love being minutes from the Trans Canada and Rotary Greenway trail systems. Trent University is just five minutes away, with Highway 115 two minutes from your door and Markham/Toronto reachable in under an hour.

Inside, the home is packed with premium features, including oversized windows, smooth ceilings, crown mouldings, oak hardwood, heated floors, and a heated garage. A bright main-floor office offers serene views - ideal for working from home - while a heated 500-sq-ft workshop provides endless possibilities for hobbies or tradespeople. The fully finished walk-out lower level provides lots of room for the kids, with setup for home theatre, billiards room and more.

With lots of parking and set among an enclave of custom homes, this superb neighbourhood is known for both its quality residences and friendly community. Download the feature sheet and floor plans for full details, and be sure to view the virtual tour. Rarely available in this location - don't miss your chance to own this exceptional East City dream home.



*599 Maniece 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

599 Maniece Avenue

---

## Specifications

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

Total Finished Space:      Main:      1,464 sf  
   Upper:      1,164 sf  
   Lower:     1,799 sf  
   Total:     4,427 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: \*\* Measurements & square footage are approximate. \*\*

**E&OE**