Welcome To 327 Vansickle Road

AN IDYLLIC RETREAT IN PETERBOROUGH COUNTY

Notable Features

Set in a peaceful rural setting, this well-appointed home offers a comfortable balance of space, functionality, and scenic surroundings. Positioned to take full advantage of its countryside location, the property enjoys open views of farmland and pasture, creating a calm and inviting atmosphere.The main level features a generous front foyer that provides a welcoming entry and practical transition into the home. A large eat-in kitchen offers ample space for daily living and casual gatherings, while the spacious living room is well-suited for both relaxation and entertaining. Three bedrooms and a full bathroom complete the main level layout, with the primary bedroom offering direct access to the expansive wraparound deck.Extending along three sides of the home, the deck provides multiple access points from the foyer, kitchen, and primary bedroom, creating seamless indoor-outdoor flow. This outdoor space is ideal for enjoying the surrounding landscape, with particularly striking sunset views from the rear deck.The lower level offers additional living space with a walk-out to the yard, enhancing both functionality and accessibility. This level includes a large bonus area, a family room with a woodstove for added warmth and character, a three-piece bathroom with laundry hookups, and an additional bedroom featuring a walk-in closet-well-suited for extended family, guests, or flexible living arrangements.With its practical layout, scenic setting, and convenient proximity to nearby communities, this property presents an excellent opportunity for those seeking a comfortable home in a peaceful rural environment.

- **Main Level**
  - Foyer - spacious foyer with hardwood flooring, walk-out to deck
  - Living room - large bay window and laminate flooring
  - Kitchen - eat-in kitchen, laminate flooring, walk-out to deck
  - 4 piece washroom - tile flooring
  - Primary bedroom - laminate flooring, closet & walk-out to deck
  - 2 additional bedrooms - closets and laminate flooring

- **Lower Level**
  - Spacious family/rec room - with cozy woodstove
  - 3 piece washroom - shower stall, laundry hookups
  - Bedroom - with large window, pot lights & walk in closet/utility area
  - Utility/storage room
  - Large open bonus space with patio door that walks-out to yard

Inclusions:

- Fridge, Stove, Dishwasher (not working, as-is condition), Washer, Dryer (Appliances are all in "as-is" condition).
- UV light, water softener.
- Ceiling fan & light in Primary bedroom in "as-is" condition - currently not working.
- Barbeque,
- Patio furniture,
- Woodstove,
- Bed frame in basement bedroom

Additional Features

- Spacious deck with access from front yard, eat-in kitchen or primary bedroom
- Septic - last pumped approx. 4-5 years ago (located in front yard)
- Dug well with jet pump & pressure tank (well located on south side of parking area)
- Water softener & UV System
- Forced air propane furnace
- Steel Roof (installed approximately 2014)
- Deck - redone approx. 8-10 years ago
- Sliding door in kitchen & sliding door in basement - replaced summer 2025

- **Service Providers:**
  - Propane - Endicott - Tank rental - $203.40 Propane - approx. $237.13
  - Wood - less than 1 cord per year (but owners are only here part time)
  - Hydro - Approx. $1,300 per year - (approx. $75/mth - summer/fall & $180/mth - winter/spring)
  - Internet - Xplore - $120/month

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