

Property Client Full

42 Willow Road, Otonabee-South Monaghan, Ontario K9J 0E1

Listing

42 Willow Rd Otonabee-South Monaghan

Active / Residential Freehold / Detached

MLS®#: X13883102

List Price: \$395,000

New Listing



Peterborough/Otonabee-South Monaghan/Otonabee-South Monaghan

Tax Amt/Yr:	\$1,582.71/2026	Transaction:	Sale
SPIS:	No	DOM	5
Legal Desc:	NA		
Style:	Bungalow	Rooms Rooms+:	8+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	700-1100
Storeys:	1.0	SF Source:	Plans
Lot Irreg:		Lot Acres:	
Lot Front:	100.00	Fronting On:	N
Lot Depth:	135.00	Builder Name:	
Lot Size Code:	Feet		
Dir/Cross St:	Wallace Point Rd. to Driscoll Road		

PIN #:		ARN #:		Contact After Exp:	No
Holdover:	90			Survey Year/Type:	None
Possession:	Immed	Possession Date:			
Kitch Kitch +	1 (1+0)	Exterior:	Vinyl Siding	Water:	Other
Fam Rm:	No	Garage:	Yes	Water Supply Type:	Lake/River
Basement:	Yes/Partial Basement	Gar/Gar Spcs:	Attached Garage/1.5	Water Meter:	No
Fireplace/Stv:	Yes	Drive Pk Spcs:	5.00	Waterfront Feat:	Boat Launch, Riverfront,
Fireplace Feat:	Wood, Wood Stove	Tot Pk Spcs:	6.50	Waterfront Struc:	Winterized
Interior Feat:	Auto Garage Door Remote	Pool:	None	Well Capacity:	Not Applicable
Heat:	Forced Air	Room Size:		Well Depth:	
Heat Source:	Oil	Rural Services:	Cell Services, Garbage	Sewers:	Septic
A/C:	/None	Security Feat:	Pickup, Recycling	Special Desig:	Unknown
Central Vac:	No		Pckup	Farm Features:	
Apex Age:	51-99			Winterized:	Fully
Laundry Lev:	Main				
Property Feat:	Beach				
Exterior Feat:	Deck				
Roof:	Metal				
Foundation:	Block				
Soil Type:					
Alternate Power:	None				
Water Name:	Otonabee River	Waterfront:		Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Not Applicable				
Water Frontage:	108.00/Feet				
Water Features:	Boat Launch, Riverfront, Winterized				
Under Contract:	Hot Water Heater	Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Private Rd				
Shoreline:	Clean	Shoreline Exposure:	West		
Shoreline Road Allowance:	None				
Docking Type:	None	Water View:	Direct	Channel Name:	
View:	River	Lot Shape:		Lot Size Source:	

Remarks/Directions

Client Rmks: Discover an affordable opportunity to enjoy year-round waterfront living on the beautiful Otonabee River at 42 Willow! With 108 feet of waterfront, this charming 2-bedroom, 1-bathroom home offers a peaceful setting just a short drive from Peterborough. Featuring 895 square feet of living space, the home offers a comfortable, functional layout with a cozy wood stove and oil heating to keep you warm through the cooler months. Enjoy morning coffee overlooking the river, summer afternoons by the water, and quiet winter evenings beside the fire. A detached 1.5-car garage provides excellent space for parking, storage, or a workshop. Situated on privately leased land at just \$3,000 annually, with 2026 property taxes of \$1,528.71, this property offers an appealing alternative to traditional freehold waterfront ownership. Whether you're looking to downsize, escape the city, or settle into a quieter pace of life, this four-season home offers the opportunity to enjoy everything the Otonabee River has to offer, all year long!

Inclusions: Fridge, Stove, Microwave, Washer, Dryer, Water dispenser, Garage Shelving

Listing Contracted With: MinCom Kawartha Lakes Realty Inc. 705-743-7355

Prepared By: Roger Currier, Broker

Date Prepared: 10/14/2026

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.61 M X 2.69 M	18.41 Ft x 8.83 Ft		
Family Room	Main	5.46 M X 95 M	17.91 Ft x 311.68 Ft		
Dining Room	Main	2.87 M X 2.87 M	9.42 Ft x 9.42 Ft		
Kitchen	Main	2.87 M X 2.97 M	9.42 Ft x 9.74 Ft		
Bedroom	Main	2.87 M X 2.87 M	9.42 Ft x 9.42 Ft		
Bedroom	Main	2.97 M X 2.9 M	9.74 Ft x 9.51 Ft		
Laundry	Main	1.88 M X 2.85 M	6.17 Ft x 9.35 Ft		
Bathroom	Main				
				3	
Photos					

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