

**Property Features of**  
**107 Iron Wood Dr, Meaford**

**Exterior**

- Ranch bungalow | Built in 2020
- 2 car garage with access from inside the house
- 16ft by 12ft rear deck
- Located on a cul-de-sac in Golf Course Estates subdivision
- Lot size: 66ft x 176ft
- Taxes: \$4905

**Interior**

- 2562sqft
- 3 bedrooms
- 2.5 bathrooms
- Living room
- Kitchen/dining
- Rec Room
- Storage
- Hardwood flooring throughout
- Water Source:Municipal | Sewer:Municipal
- Forced air gas | Central air

**Kitchen**

- Stone countertops
- Pantry (ready for a main floor washer/dryer)
- Generously sized island with seating for 4

**Living room/Dining**

- Bright space with large windows
- Dining space with sliding doors to deck

**Primary suite**

- Main floor
- 4pc ensuite bath

**Lower level**

- Rec room
- 2pc bath
- Guest bedroom

**Inclusions**

- Inclusions:Carbon Monoxide Detector, Dishwasher, Garage Door Opener, Refrigerator, Smoke Detector, Stove, Washer

**Other**

- Area Influences:Arts Centre, Cul de Sac/Dead End, Dog Park, Downtown, Golf, Hospital, Library, Marina, Place of Worship, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby
- Fronting On:East Exposure:West
- School District:Bluewater District School Board
- High School:Georgian Bay Community School
- Elementary School:St. Vincent Euphrasia Elementary



\*\* The information provided on this Features List is provided by the owner and is believed to be accurate and reliable.  
The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

**Utilities (estimate - including charging an electric car)**

- Hydro - \$1070.24/yr
- Heating - \$712.67/yr
- Water - \$1232.97/yr



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