

Property Features of
058151 12TH Line, Meaford

Exterior

- 25 acres of land
- House built in 2016
- ICF foundation
- Roof - steel
- Taxes: \$4926
- 2 car oversized garage with loft space
- Auxiliary wood furnace - propane
- Air conditioning
- 10kw backup generator

Interior

- 3 Bedrooms
- 3 Bathrooms
- 2411 finished sqft
- Great room
- Den
- Kitchen/dining
- Laundry room
- Mudroom
- Upper level
- Bonus room
- Unfinished lower level
- 3/4 inch special walnut plank flooring
- All bathrooms have heated floors under polished ceramic tile
- All countertops in kitchen and bathrooms are granite

Kitchen/Dining

- 4ft range
- Microwave and bar fridge in island
- Pot filler
- Granite countertops
- Dining space with walk out to deck

Great room

- Vaulted wood covered ceilings
- Floor to ceiling windows with nature views
- Stone surround fireplace

Second level

- Primary suite with ensuite bath
- Guest bedroom
- 3pc Guest bathroom
- Bonus room



Primary suite

- Spacious room
 - Walk in closet
 - Walk out to private balcony with greenery views
- 3pc Ensuite
- Heated floors and towel rack
 - Freestanding tub

Lower level

- 1264sqft unfinished space
- Potential to have a huge rec room - additional living space

Inclusions

- Appliances, window coverings, drive shed

Exclusions

- None

Other

- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone
- Water Source: Well | Sewer: Septic
- Lot Front (Ft): 506.00 | Lot Depth (Ft): 2,232.00
- Lot Shape: Rectangular
- Location: Rural
- Area Influences: Ample Parking, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Schools, Shopping Nearby, Skiing, Trails, Other
- View: Forest, Trees/Woods
- Topography: Level, Wooded/Treed

Utilities (approx)

- Hydro - \$2000/yr
- Gas - \$3000/yr



** 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.