

# 263 DENMARK Street, Meaford, Ontario N4L 1C2

Client Full  
**Active / Residential**

**263 DENMARK St Meaford**

Listing ID: 40571231  
Price: **\$474,900**



## Grey/Meaford/Meaford

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	2	1	

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,170**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,170/Plans**  
 BG Fin SF: **0**  
 DOM: **2**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,282.00/2022**

### Remarks/Directions

Public Rmks: **This freshly renovated, 2 bed century home in Meaford is situated in a prime location across from the Georgian trail in a quiet residential neighbourhood. Take a beautiful 5 minute bike ride along the trail to the waterfront. If you are looking for a first time home, to downsize, or weekend retreat in a friendly neighbourhood, this house is a must see. The whole house has been lovingly updated, keeping its historic charm throughout with a modern twist. Some updates include; updated kitchen & bathrooms (2023), updated plumbing, new pot lights & lighting, luxury vinyl throughout, shiplap walls, all interior walls painted, fenced in backyard (2021), original windows re-conditioned (2018), high quality red cedar shakes over entire house, new driveway (2020), new steel roof (2009) and much more! The main level features a kitchen, open concept dining & living space with 9ft ceilings, full bathroom, and office. Upstairs you'll find 2 light-filled bedrooms and an updated 4-pc bathroom. Located within walking distance of the local school, waterfront, pool and downtown Meaford, this home makes getting around town easy! Meaford is a rapidly expanding area in the heart of South Georgian Bay. A short drive from Thornbury, golfing, hiking, private ski clubs and everything the area has to offer. Move in and start having fun!**

Directions: **Off HWY 26, Turn onto Margaret St, Turn Right onto Denmark, Property is on the Left.**

### Exterior

Construct. Material:	<b>Wood</b>	Foundation:	<b>Stone</b>	Roof:	<b>Metal</b>
Shingles Replaced:				Prop Attached:	<b>Detached</b>
Year/Desc/Source:	<b>1880/Completed / New/Estimated</b>			Apx Age:	<b>100+ Years</b>
Property Access:	<b>Public Road, Year Round Road</b>			Rd Acc Fee:	
Garage & Parking:	<b>Private Drive Single Wide//Gravel Driveway</b>				
Parking Spaces:	<b>3</b>	Driveway Spaces:	<b>3.0</b>	Garage Spaces:	<b>0.0</b>
Services:	<b>Natural Gas, Street Lights, Telephone</b>				
Water Source:	<b>Municipal</b>	Water Tmnt:		Sewer:	<b>Sewer (Municipal)</b>
Lot Size Area/Units:	<b>0.000/</b>	Acres Range:	<b>&lt; 0.5</b>	Acres Rent:	
Lot Front (Ft):	<b>49.08</b>	Lot Depth (Ft):	<b>61.01</b>	Lot Shape:	
Location:	<b>Urban</b>	Lot Irregularities:		Land Lse Fee:	
Area Influences:	<b>Beach, Downtown, Golf, Hospital, Lake/Pond, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Quiet Area, Ravine, River/Stream, Schools, Shopping Nearby, Skiing, Trails</b>				
Topography:	<b>Flat site</b>			Fronting On:	<b>South</b>
Restrictions:	<b>None</b>			Exposure:	

### Interior

Interior Feat:	<b>Water Heater Owned</b>		
Security Feat:	<b>Carbon Monoxide Detector(s), Smoke Detector(s)</b>		
Basement:	<b>Crawl Space</b>	Basement Fin:	<b>Unfinished</b>
Cooling:	<b>None</b>		
Heating:	<b>Gas</b>		
Under Contract:	<b>None</b>	Contract Cost/Mo:	
Inclusions:	<b>Carbon Monoxide Detector, Gas Oven/Range, Gas Stove, Hot Water Tank Owned, Refrigerator, Smoke Detector, Window Coverings</b>		

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>PT LT 794 PL 309 MEAFORD PT 1 16R3123; MEAFORD</b>	Survey:	<b>None/</b>
Zoning:	<b>R1</b>	Hold Over Days:	
Assess Val/Year:	<b>\$96,000/2020</b>	Occupant Type:	<b>Vacant</b>
PIN:	<b>371140066</b>		
ROLL:	<b>421049100211700</b>	Deposit:	<b>5%</b>
Possession/Date:	<b>Immediate/</b>		

### Brokerage Information

List Date: **04/13/2024**  
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**

**Listing ID: 40571231**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	10' 6" X 11' 10"	3.20 X 3.61	Wood-solid
Kitchen	Main	14' 6" X 8' 6"	4.42 X 2.59	Wood-solid
Dining Room	Main	11' 7" X 8' 6"	3.53 X 2.59	Wood-solid
Bathroom	Main			4-Piece
Bedroom Primary	Second	13' 4" X 8' 9"	4.06 X 2.67	Wood-solid
Bedroom	Second	9' 10" X 8' 8"	3.00 X 2.64	Wood-solid
Bathroom	Second	6' 9" X 11' 9"	2.06 X 3.58	4-Piece

**Listing ID: 40571231**

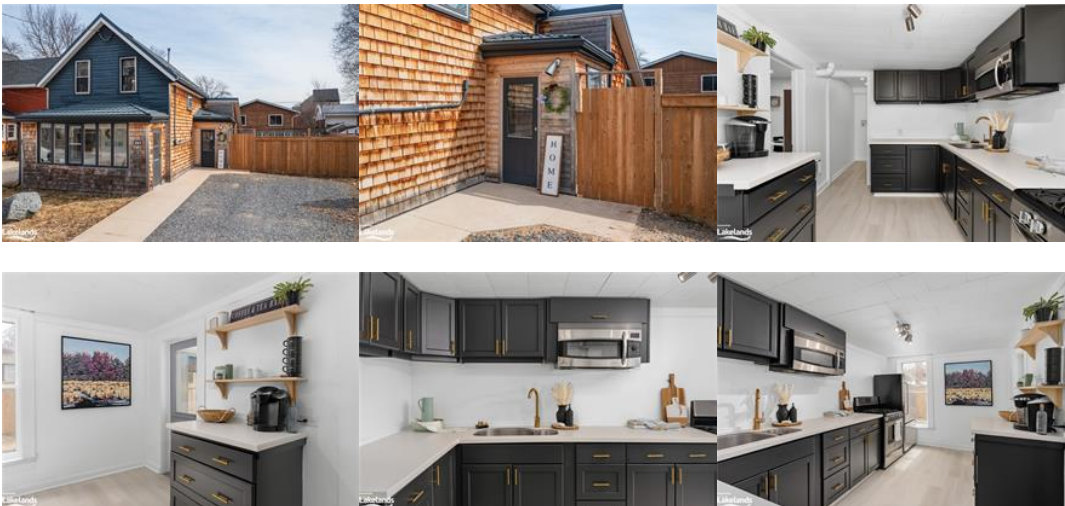
Click the LifeStyle Match button to prioritize which property features matter most to you.

**Listing ID: 40571231**

Green Energy Efficient:  
Green Energy Generation:  
Green Indoor Air Quality:  
Green Sustainability:  
Green Water Conservation:  
Energy Certification:  
Date:  
Information Statement:

Level:

**Listing ID: 40571231**







---

**Listing ID: 40571231**

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.