



**Bronwen PERRY**  
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**Cross Property Client Full**

**306 ROYAL LANE**  
**Meaford, ON N4L 0A5**  
Grey County/ Meaford (Muni)/

**Residential/ Condo/ For Lease**      **Price: \$2,000.00**  
**Active**      **Monthly**



MLS@#: **191509**  
List Date: **30-Apr-2019**      Bedrooms (AG/BG): **2 ( 2/ 0)**  
Bathrooms (F/H): **4 ( 3/ 1)**

Type: **Attached/Row**  
Style: **Bungalow**

Sqft Above Grade: **1,500**      Sqft Below Grade: **1,000**  
Sq Ft Finished: **2,500**      Sq Ft. Unfinished

Sq Ft Source: **Other**

New Construction: **Yes**      # Rooms: **12**  
Title/Ownership: **Condominium**      Recreational: **No**

Fronting On: **West**      Year Built/Desc: **2018/ Completed / New**

Access: **Unassumed**

Garage Spaces/Type: **1.0/ Attached**

Driveway Spaces/Type: **1/ Private Single Wide/ Gravel**

Waterfront: **No**      WF Exposure:

Leased Land Fee:

Public Remarks: **This 2 bedroom, 3.5 bathroom brick rental townhome with attached garage and main floor living is in in Meaford, offering the small town lifestyle with easy access to the area's many activities. The interior is pristine and the high ceiling provides an open atmosphere. The main floor master features an en-suite and walk in closet while the laminate floor living room has a walk out to the back deck. The kitchen is stylish with stainless appliances and cupboard space, including 2 large pantry cabinets. Adjoining the kitchen is a dining room with a front bay window. Upstairs is a guest bedroom, full bathroom and loft space overlooking both the dining room and living room. The lower level is finished with potential to provide a rec-room and bedroom, here there is another bathroom. Spacious modern rental homes are in demand in Meaford and this property will be sure to go fast. Book your showing today and get ready to move in!**

Directions: **Off HWY 26 Turn onto Side Road 13, Turn Right onto Union St, Left onto Russett Drive**

**Interior Features**

Interior Features: **Finished Loft, Main Floor Laundry**

Basement: **Full/ Fully Finished/**      Fireplace:

Heat Primary/Sec: **Forced Air-Gas/**

HVAC: **Central Air**      Foundation: **Poured Concrete**

Under Contract/Rental Items: **None**      Plumbing Age:

**Exterior Features**

Add'l Monthly Fees:      Exposure:      Pool: **None**

Exterior Finish: **Brick**

Restrictions: **None**

Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone**

Topography: **Terraced**      Alternative Power:

Roofing: **Asphalt**      Yr Roof Surface Replaced:

Water/Supply Type: **Municipal-Metered/**      Sewage: **Municipal Sewers**

Water Treatment: **Chlorination**

Exterior Features: **Balcony, Porch**

Site Influences: **Cul de Sac/Dead End, Hospital**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Garage Door Opener**

Exclusions: **None.**

**Condominium**

Condo Name: **Gates of Kent**      Property Mgr/Phone: **E&H Property Management/ 519-373-6427**

Condo Corp.#: **No. 89**      Condo Fee: **0.00**      Fee Remarks:

Condo Corp. Yr End: **31-Aug-2019**      Pets Permitted: **Restricted**      Status Certificate/Date: /

Laundry Access:      Locker #/Info: / **None**

Parking Type #1: **Exclusive**      Parking Type #2:

Condo Amenities: **Year Round Living**

Included In Costs: **Common Elements, Parking**

**Lease/Rental Information**

Incl In Lease Costs: **Common Elements, Parking**      Lease Term: **1 Year**

Lease Requirements: **Credit Check, Deposit, Lease Agreement, Non-Smoking Policy, References, Rental Application, Smoke-Free Building**      Pets Permitted: **Restricted**

Parking Cost/Mnth \$: **\$0**      Furnished: **No**      Sublease: **No**      Priv Entrance: **Yes**

Property Mgr/Phone: **E&H Property Management/ 519-373-6427**

Pin#:      Zoning: **Residential**      Taxes/Year: /

Assessment \$/Year:      Survey/Year: **No**      Survey Type:

**Rooms**

Room	Level	Dimensions	Features
Dining Room	M	10'x10'4"	
Kitchen	M	10'x13'	
Living Room	M	13'3"x13'2"	
Master Bedroom	M	11'5"x12'1"	
Ensuite	M		4-Piece
Bathroom	M		2-Piece
Bedroom	2	9'x11'7"	
Bathroom	2		4-Piece
Loft	2	14'6"x14'	
Recreation Room	B	34'x13'	
Office	B	11'x12'	
Bathroom	B		4-Piece

Royal LePage Locations North (Meaford), Brokerage

Client Full Report

Date Printed: 04/30/2019

Prepared By: BRONWEN PERRY, Salesperson

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