



STEVE SIMON
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Cross Property Client Full RES

161 FRASER STREET

Residential/ Single Family/ For Sale

**Price:
\$1,650,000.00**

**Meaford, ON N0H 2P0
Grey County/ Meaford (Muni)/**

Active



MLS#: **202046**
List Date: **12-Jun-2019** Bedrooms (AG/BG): **2 (2/ 0)**
Bathrooms (F/H): **1 (1/ 0)**

Type: **Detached Bungalow**
Style: **Bungalow**
Sqft Above Grade: **1,060** Sqft Below Grade: **0**
Sq Ft Finished: **1,060** Sq Ft. Unfinished:
Sq Ft Source: **Floor plan(s)**
New Construction: **No** # Rooms: **7**
Title/Ownership: **Freehold** Recreational: **No**
Year Built/Desc: **0/ Completed / New**
Fronting On: **West** Year Built/Desc: **0/ Completed / New**
Lot Front: **135.00** Lot Depth: **106.00**
Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
Access: **Fees Apply, Private Road**
Driveway Spaces/Type: **2/ Front Yard/ Gravel**
Waterfront: **Yes** WF Exposure: **North**
WF Type/Name: **Other/ Georgian Bay**
Shore Rd Allowance: **Owned** WF Frontage Ft: **135**
WF Features: **Beach**
Shore Line: **Sandy**
Leased Land Fee:

Public Remarks: **135 FT of SANDY BEACH. Imagine waking up to the sounds of the waves hitting your very own beach. This charming cottage & its 135ft of waterfront could be yours! Located down a secluded street on the shores of Georgian Bay, a sandy retreat awaits! Put your own touch on this traditional cottage or renovate completely to suit you & your family. Featuring a living space, games room & kitchen all with spectacular bay views & walkouts, 2 beds, 4pc bath & a bunkie, this is the perfect summer getaway. Outside you're surrounded by greenery & in just a few steps you'll feel the sand between your toes. Entertain on the wrap around deck whilst the kids play in the bay. Christie Beach is well known for its sandy beach, shallow waters & peaceful atmosphere where you can enjoy weekends away & feel like you're in your very own paradise. A short drive from Thornbury's fine dining, boutiques & trails. Covid 19 protocols in place.**

Directions: **Off HWY 26 Turn onto Christie Beach Road, Turn Left onto Barker St, Right onto Fraser St, Property is on the Right**

Interior Features

Interior Features: **Smoke Detector**
Basement: **None/ None/** Fireplace: **Wood**
Heat Primary/Sec: **Baseboard/ Wood**
HVAC: **None** Foundation: **Unknown**
Under Contract/Rental Items: **Hot Water Tank, Other (see Remarks)** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
Exterior Finish: **Wood**
Restrictions: **None**
Services: **Cable, Cell Service, Electricity, Internet Other**
Topography: **Clear View, Flat** Alternative Power:
Roofing: **Shingles** Yr Roof Surface Replaced:
Water/Supply Type: **Well/ Cistern** Sewage: **Septic**
Site Influences: **Cul de Sac/ Dead End, Shopping Nearby, Skiing, Water View**

Inclusions/Exclusions

Inclusions: **Refrigerator, Stove, Smoke Detector**

Exclusions: **None.**

Tax Information

Roll#: **421048000105200** Local Improve Fee/Comments /
Pin#: **371190109** Zoning: **Residential** Taxes/Year: **\$7,800/ 2019**
Assessment \$/Year: **\$591,000/2019** Survey/Year: **No** Survey Type:
Legal Description: **LT 11 PL 457 ST. VINCENT; MEAFORD**

Rooms

Room	Level	Dimensions	Features
Living Room	M	15'1"x16'	
Kitchen	M	17'7"x7'6"	
Dining Room	M	15'1"x7'9"	
Master Bedroom	M	7'11"x9'7"	
Bedroom	M	7'11"x8'7"	
Family Room	M	14'4"x17'6"	
Bathroom	M	7'11"x10'7"	4-Piece

Royal LePage Locations North (Thornbury), Brokerage

Prepared By: STEVE SIMON, Salesperson

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