

217 ST VINCENT Crescent, Meaford, Ontario N4L 1W7

Client Full
Active / Residential

217 ST VINCENT Cr Meaford
Pending Board Approval

MLS® #: **40011985**
 Price: **\$829,000**



**Grey/Meaford/Meaford
 Bungalow Raised/House**

	Beds	Baths	Kitch
Basement	1	1	
Main	3	2	1

Beds: **4 (3 + 1)**
 Baths: **3 (3 + 0)**
 SF Total: **2,718/Plans**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **1,408.00/Plans**
 Blw Grade SF: **1,310.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,120/2019**

Remarks/Directions

Public Rmks: **Surrounded by trees & farmland, this custom built (2018) home is located on 2.4-acres, a short drive from Thornbury. Featuring designer finishes & breathtaking sunset views, this stunning home is the perfect weekend retreat/family home. Many high-end finishes including; wide plank engineered hardwood, glass railings & heated floors in all bathrooms, lower level & entrance! The open plan main level boasts cathedral ceilings, living/dining area w/walk out to expansive back deck, kitchen w/quartz countertops, master w/ensuite, 2 guest beds & 4pc bath. The fully finished lower level features heated floors, a bedrm w/shiplap feature walls & an office/den & rec space, perfect area for kids/guests! Spend your summer evenings entertaining family & friends on the back deck/stone patio or take a bike ride down the quiet country roads. Outside you'll also find an oversized detached 3-car garage with radiant in floor heat & insulated walls. Close to Meaford & Thornbury's beaches, dining & trails.**

Directions: **Hwy 26 to 3rd Line South, West on 7th SdRd, North on Tucker St, Take Left at Fork onto St Vincent Crescent to Sign.**

Cross St: **St. Vincent & Tucker**

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped, Patio(s), Porch, Privacy**
 Construct. Material: **Wood**
 Roof/Year: **Asphalt Shingle/** Foundation: **Poured Concrete** Prop Attached: **Detached**
 Year/Desc/Source: **2018/Completed / New/Builder** Apx Age: **0-5 Years**
 Property Access: **Public Road, Year Round Road** Rd Acc Fee:
 Other Structures: **Shed**
 Pool Features: **None**
 Parking Features: **Detached Garage, Gravel Driveway, Private Triple+ Driveway, Heated**
 Parking Spaces: Driveway Spaces: **10** Carport Sp:
 Garage Sp/Desc: **3 Spaces** Sewer: **Septic**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**
 Water Source: **Drilled Well, Well** Water Tmnt: **Iron/Mineral Filter, UV System, Water Softener**
 Lot Size: Acres Range: **2-4.99** Acres Rent:
 Lot Front: **372.00** Lot Depth: **275.00**
 Lot Irregularities: **372x195x275** Lot Shape: Land Lse Fee:
 Area Influences: **Cul de Sac/Dead End, Landscaped, Quiet Area, School Bus Route, Schools, Shopping Nearby, Skiing**
 View: **Forest, Trees/Woods** Retire Com:
 Topography: **Flat, Partially Cleared, Wooded/Treed** Fronting On: **South**
 Restrictions: **None**
 Elementary School: **SVE, GBCI**

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Ceiling Fans, On Demand Water Heater, Sewage Pump, Sump Pump, Upgraded Insulation, Water Heater Owned, Water Purifier, Water Softener, Water Treatment**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Security System, Smoke Detector(s)**
 Basement: **Full Basement, Fully Finished**
 Cooling: **Central Air, Humidity Control**
 Heating: **Fireplace-Propane, Forced Air-Propane, In-Floor, Radiant**
 Fireplace: **1/Family Room, Propane** FP Stove Op: **Yes**
 Under Contract: **None** Contract Cost/Mo:
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**

Add Inclusions: **TV in Built In's in Main Floor Living Room. mirror in ensuite ,Medicine cabinet in ensuite, Mirror in guest bath on main floor, Garage door openers X 3**
 Exclusions: **Large mirror in dining ,Artwork above fireplace**
 Electric Age: **2018** Plumbing Age: **2018** Furnished:
 Furnace Age: **2018** Tank Age: **2018** UFFI: **No**

Brokerage Information

List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#)
 Source Board: **Southern Georgian Bay**

Prepared By: Tarynn Lennox

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*Information deemed reliable but not guaranteed.*CoreLogic Matrix

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Living Room	Main	16.06 x 11.05	4.88 M x 3.35 M	Carpet Free, Cathedral Ceiling, Engineered Hardwood, Fireplace
Kitchen	Main	17.11 x 11.1	5.18 M x 3.35 M	Carpet Free, Engineered Hardwood
Dining Room	Main	16.06 x 11.11	4.88 M x 3.35 M	Engineered Hardwood
Master Bedroom	Main	12.04 x 13.09	3.66 M x 3.96 M	Engineered Hardwood, Walkout to Balcony/Deck
Bathroom	Main			4-Piece, Ensuite, Heated Floor, Tile Floors
Bedroom	Main	10.08 x 9.07	3.05 M x 2.74 M	Engineered Hardwood
Bedroom	Main	10.08 x 10.06	3.05 M x 3.05 M	Engineered Hardwood
Bathroom	Main			3-Piece, Heated Floor
Recreation Room	Basement	18.05 x 34.1	5.49 M x 10.36 M	Heated Floor
Bedroom	Basement	11.03 x 12.1	3.35 M x 3.66 M	Heated Floor
Office	Basement	10.06 x 12.1	3.05 M x 3.66 M	Heated Floor
Bathroom	Basement			3-Piece, Heated Floor
Laundry	Basement	12 x 6.07	3.66 M x 1.83 M	Heated Floor

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