



Cross Property Client Full

102 BRIDGE STREET
Meaford, ON N4L 1B8
Grey County/ Blue Mountains (The)/

Residential/ Single Family/ For Sale Price: \$350,000.00
Active



MLS@#: **223281**
List Date: **23-Sep-2019** Bedrooms (AG/BG): **3 (3/ 0)**
Bathrooms (F/H): **1 (1/ 0)**

Type: **Detached**
Style: **2 Storey**

Sqft Above Grade: **1,291** Sqft Below Grade: **0**
Sq Ft Finished: **1,291** Sq Ft. Unfinished:
Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **7**
Title/Ownership: **Freehold** Recreational: **No**
Fronting On: **South** Year Built/Desc: **0/ Unknown**
Lot Front: **39.00** Lot Depth: **209.00**
Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
Access: **Municipal road**
Driveway Spaces/Type: **2/ Private Double Wide/ Asphalt**
Waterfront: **No** WF Exposure:
Leased Land Fee:

Public Remarks: **Classic style meets the relaxed life in Meaford with this 3-bedroom home, located a short distance from the waterfront, schools and the downtown. Inside this home you will be greeted by wide base boards, high ceilings and crown moulding providing a century home's flare. The main level has a living room, dining room and kitchen/laundry. The kitchen is partially finished providing a blank slate to update this home to suit anyone. The upper level is where you will find the bedrooms and 4-piece bath which has a heated floor. Also, on this level is a large linen closet for storage. The lower level is unfinished and has a built-in workbench and more space for storage. The exterior is surrounded by trees with greenery at the back of the property, while the front has gardens and is on a quiet side street ideal for family. If you are looking for a relaxed small-town lifestyle in a home that you are willing to add your own personal touch to, this property is a great option. Book a showing now!**

Directions: **From HWY 26 Turn East onto Trowbridge ST, Follow Straight to Bridge St, Property is on the Left.**

Interior Features: **Main Floor Laundry**
Basement: **Full/ None/** Fireplace:
Heat Primary/Sec: **Forced Air-Gas/** Foundation: **Stone**
HVAC: **Duct Work** UFFI: **Unknown** Furnace Age: **2007**
Under Contract \$:
Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features
Pool: **None**

Add'l Monthly Fees: Exposure:
Exterior Finish: **Brick**
Restrictions: **None**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Recycling Pickup, Street Lights, Telephone**
Topography: **Rolling, Wooded/Treed** Alternative Power:
Roofing: **Asphalt** Yr Roof Surface Replaced:
Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
Water Treatment: **Chlorination**
Site Influences: **Backs onto Greenspace, Beach, Downtown, Hospital, Library, Marina, Schools, Trails**
Schools: **G.B.C.S & S.V.E**

Inclusions/Exclusions
Inclusions: **Dishwasher, Washer Appliances are "as is" condition**

Exclusions: **None.**

Tax Information
Roll#: **421049100109600** Local Improve Fee/Comments /
Pin#: **371160057** Zoning: **Residential** Taxes/Year: **\$2,356/ 2019**
Assessment \$/Year: **\$182,000/2019** Survey/Year: **No** Survey Type:
Legal Description: **LT 342 PL 309 MEAFORD; MEAFORD**

Room	Level	Dimensions	Features
Living Room	M	10'9"x12'4"	
Dining Room	M	10'9"x13'10"	
Kitchen	M	13'1"x10'	
Master Bedroom	2	13'11"x9'11"	
Bedroom	2	10'2"x12'9"	
Bedroom	2	7'9"x10'	
Bathroom	2	6'x6'2"	4-Piece

Royal LePage Locations North (Meaford), Brokerage
Client Full Report Date Printed: 09/23/2019
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