

STEVE SIMON
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Cross Property Client Full RES

14 MEADOWLARK WAY

Residential/ Single Family/ For Sale

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

**Clearview, ON L9Y 0K1
Simcoe County/ Clearview/**

Active



MLS#: **276917**
List Date: **30-Jul-2020**
Bedrooms (AG/BG): **5 (3/ 2)**
Bathrooms (F/H): **4 (3/ 1)**
Type: **Detached Bungalow**
Style: **Bungalow**
Sqft Above Grade: **2,385**
Sq Ft Finished: **4,605**
Sq Ft. Unfinished: **2,220**
Sq Ft Source: **Floor plan(s)**
New Construction: **No**
Title/Ownership: **Freehold**
Rooms: **17**
Recreational: **No**
Year Built/Desc: **2018/ Completed / New**
Fronting On: **South**
Year Built/Desc: **2018/ Completed / New**
Lot Front: **164.04**
Lot Depth: **312.07**
Road Access Fee: **Year Round**
Access: **Year Round**
Garage Spaces/Type: **3.0/ Attached**
Driveway Spaces/Type: **4/ Private Double Wide/ Gravel**
Waterfront: **No**
WF Exposure:
Leased Land Fee:

Public Remarks: **MOUNTAIN VIEWS. Beautiful new (2018) home in sought after development, Windrose Estates. Perfect weekend retreat or family home featuring breathtaking views & designer finishes. The open plan main floor features a stylish kitchen with island, high end appliances, quartz countertops & walk out to back deck. The living area has a stone surround gas fireplace with custom built ins & large dining space. The main floor master suite boasts mountain views, a spacious WIC, 5pc bath w/ heated floors & access to the back deck. You'll also find 2 guest beds with shared 3pc bath & oversized mudroom with laundry. The fully finished lower level is a dream guest suite! Featuring 9ft ceilings, heated floors, movie room, custom glass wine room, bar, 2 beds, office & engineered wood floors. Head outside to landscaped gardens, back deck w/ mountain views, hot tub, fire pit & 3 car garage! Minutes from Osler Bluff Ski Club & Blue Mountain & just a short drive to dtown Collingwood. Covid 19 protocols in place.**

Directions: **Off Grey Road 19, Turn into Meadowlark Way, Property is on the Left**

Interior Features

Interior Features: **Bar Fridge, Carbon Monoxide Detector, Gym, Hot Tub, Smoke Detector**
Basement: **Full/ Fully Finished/**
Fireplace: **Electric, Natural Gas**
Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas**
HVAC: **Air Conditioner**
Foundation: **Poured Concrete**
Under Contract/Rental Items: **None**
Plumbing Age:

Exterior Features

Add'l Monthly Fees: **Wood**
Exposure: **None**
Exterior Finish: **Wood**
Restrictions: **Subdivision Covenants**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup**
Topography: **Clear View, Flat**
Alternative Power:
Roofing: **Shingles**
Yr Roof Surface Replaced:
Water/Supply Type: **Co-Operative/**
Sewage: **Septic**
Exterior Features: **Hot Tub, Patio(s), Seasonal Living, Year-Round Living**
Site Influences: **Beach, Cul de Sac/Dead End, Downtown, Golf, Hospital, River/Stream, Schools, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Garage Door Opener, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Smoke Detector, Window Coverings new wine fridge in basement**

Exclusions: **Light in front kids bedroom**

Tax Information

Roll#: **432901001211832**
Local Improve Fee/Comments /
Pin#: **582530290**
Zoning: **Residential**
Taxes/Year: **\$4,200/ 2019**
Assessment \$/Year: **\$664,000/2020**
Survey/Year: **No**
Survey Type:
Legal Description: **LOT 16, PLAN 51M873, S/T EASEMENT IN GROSS OVER PART 9 ON PLAN 51R35279 AS IN SC529057; CLEARVIEW SUBJECT TO AN EASEMENT FOR ENTRY AS IN SC142792**

Rooms

Room	Level	Dimensions	Features
Living Room	M	15'4"x16'2"	
Kitchen	M	15'4"x15'4"	
Dining Room	M	14'9"x13'	
Master Bedroom	M	14'11"x14'5"	
Ensuite	M		5+ Piece
Breakfast	M	7'7"x13'1"	
Bedroom	M	10'11"x14'8"	

Bathroom	M		3-Piece
Bedroom	M	11'4"x13'	
Bathroom	M		2-Piece
Laundry Room	M	11'8"x11'2"	
Bedroom	B	14'5"x12'8"	
Bedroom	B	14'4"x13'10"	
Recreation Room	B	15'2"x31'5"	
Den	B	9'9"x15'3"	
Theatre/Media Room	B	14'5"x19'10"	
Bathroom	B		3-Piece

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 07/30/2020

Prepared By: STEVE SIMON, Salesperson

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