



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

**89 COLLINGWOOD STREET W**  
**Meaford, ON N4L 1H1**  
Grey County/ Meaford (Muni)/

**Residential/ Single Family/ For Sale Price: \$275,000.00**  
**Active**



MLS@#: **228060**  
List Date: **15-Oct-2019** Bedrooms (AG/BG): **3 ( 3/ 0)**  
Bathrooms (F/H): **2 ( 1/ 1)**

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

Sqft Above Grade: **1,747** Sqft Below Grade: **0**  
Sq Ft Finished: **1,747** Sq Ft. Unfinished:  
Sq Ft Source: **Other**

New Construction: **No** # Rooms: **9**  
Title/Ownership: **Freehold** Recreational: **No**  
Fronting On: **South** Year Built/Desc: **0/ Completed / New**

Lot Front: **66.00** Lot Depth: **165.00**  
Road Access Fee: Lot Size/Acres: **Under .5 Acre/**  
Access: **Municipal road, Year Round**

Garage Spaces/Type: **1.0/ Attached**  
Driveway Spaces/Type: **2/ Private Single Wide/ Gravel**  
Waterfront: **No** WF Exposure:  
Leased Land Fee:

Public Remarks: **Attractive Century home in the heart of Meaford, steps from Downtown and the stunning harbour. This home boasts huge potential to be a great family home, with over 1700sqft of living space featuring 3 bedrooms including a main floor master with ensuite, 4pc bathroom on the upper level, new furnace (2014) and main floor laundry. Fantastic dining, shops, trails, Georgian Bay and much more on your doorstep with this sought after location in picturesque Meaford.**

Directions: **From Sykes Turn West onto Collingwood St. Follow to Sign on Left**

Interior Features: **Main Floor Laundry**  
Basement: **Crawl Space/ None/**  
Heat Primary/Sec: **Forced Air-Gas/**  
HVAC: **Duct Work**  
Under Contract \$:  
Under Contract/Rental Items: **Hot Water Tank**

**Interior Features**

Fireplace:  
Foundation: **Stone**  
UFFI:  
Furnace Age: **2014**  
Plumbing Age:

**Exterior Features**

Pool: **None**

Add'l Monthly Fees:  
Exterior Finish: **Brick**  
Restrictions:  
Services: **None**  
**Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights**

Topography: **Level**  
Roofing: **Asphalt**  
Water/Supply Type: **Municipal/**  
Site Influences: **Downtown, Hospital, Rec./Community Centre, Shopping Nearby, Trails**  
Schools: **G.B.C.S / S.V.E**

Exposure:  
Alternative Power:  
Yr Roof Surface Replaced:  
Sewage: **Municipal Sewers**

**Inclusions/Exclusions**

Inclusions: **Refrigerator**

Exclusions: **Stove, Washer, Dryer (Negotiable)**

**Tax Information**

Roll#: **421049300209000** Local Improve Fee/Comments /  
Pin#: **371090085** Zoning: **Residential** Taxes/Year: **\$2,214/ 2019**  
Assessment \$/Year: **\$171,000/2019** Survey/Year: **No** Survey Type:  
Legal Description: **LT 933 PL 309 MEAFORD; MEAFORD**

**Rooms**

Room	Level	Dimensions	Features
Foyer	M	11'6"x7'6"	
Living Room	M	14'x12'8"	
Dining Room	M	15'x14'	
Kitchen	M	10'x12'	
Bedroom	M	9'x11'	
Ensuite	M		2-Piece
Bedroom	2	14'x8'	
Master Bedroom	2	11'8"x12'	
Bathroom	2		4-Piece

Royal LePage Locations North (Meaford), Brokerage

Client Full Report

Date Printed: 10/15/2019

Prepared By: **BRONWEN PERRY, Salesperson**

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