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Cross Property Client Full RES

156385 7TH LINE

Meaford, ON N0C 1G0
Grey County/ Grey Highlands/

Residential/ Single Family/ For Sale Price: \$375,000.00
Active



MLS@#: **254717**
List Date: **14-Apr-2020**
Bedrooms (AG/BG): **4 (3/ 1)**
Bathrooms (F/H): **2 (2/ 0)**
Type: **Detached**
Style: **2 Storey**
Sqft Above Grade: **1,769**
Sq Ft Finished: **2,859**
Sq Ft Source: **Floor plan(s)**
Sqft Below Grade: **1,090**
Sq Ft. Unfinished:
New Construction: **No**
Rooms: **11**
Title/Ownership: **Freehold**
Recreational: **No**
Fronting On: **East**
Year Built/Desc: **0/ Unknown**
Lot Front: **105.94**
Lot Depth: **217.06**
Road Access Fee:
Lot Size/Acres: **Under .5 Acre/**
Cross Streets: **7th Line & 22B Sdrd**
Access: **Year Round**
Driveway Spaces/Type: **2/ Private Single Wide/ Gravel**
Waterfront: **No**
WF Exposure:
Leased Land Fee:

Public Remarks: This charming family home in the quaint area of Rocklyn has been updated with modern finishes throughout and is located on a generous lot with a large rustic barn. The open plan main floor features plenty of light, wood floors, a good size living space with a propane fireplace, dining room, bedroom, 4pc bathroom and eat-in kitchen with pantry and walk out to the back deck, overlooking the private backyard. Head upstairs and you'll find 2 further bedrooms including a spacious master suite w/ his & hers closets and 3pc ensuite. Downstairs offers a fully finished basement with rec room, bedroom and plenty of storage. Outside boasts a large lot surrounded by trees with perennial flowers, a fire pit, sandbox and vegetable gardens, perfect for kids! The barn offers ample space for storage or a workshop. Steps from the Rocklyn General Store and a short drive to Meaford, Thornbury, Beaver Valley Ski Club & many of the area's trails & viewpoints including Walters Falls!

Directions: From Meaford: Grey Road 7 South, West on Grey Road 40, South on 7th Line To Sign

Interior Features

Interior Features: **Sump Pump**
Basement: **Full/ Fully Finished/**
Heat Primary/Sec: **Forced Air-Propane/ Fireplace-Propane**
Fireplace: **Propane**
HVAC: **Air Conditioner**
Foundation: **Concrete Block**
Under Contract \$: **\$60.00**
UFFI: **No**
Furnace Age: **2017**
Under Contract/Rental Items: **Propane Tank**
Plumbing Age:
Lease To Own Equip: **None**
Oil Tank Age:

Exterior Features

Add'l Monthly Fees:
Exposure: **West**
Pool: **None**
Exterior Finish: **Vinyl Siding**
Restrictions: **None**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**
Topography: **Flat**
Alternative Power:
Roofing: **Asphalt**
Yr Roof Surface Replaced:
Water/Supply Type: **Well/ Drilled Well**
Sewage: **Septic**
Water Treatment: **Water Softener**
Exterior Features: **Deck(s), Fenced Partial, Porch, Privacy**
Site Influences: **Rec./Community Centre, Skiing, Trails**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer Curtain Rods, light fixtures**
Exclusions: **Curtains, All Plug In Light Fixtures, Fridge in Basement, Freezer Chest in Basement**

Tax Information

Roll#: **420839000506600**
Local Improve Fee/Comments /
Pin#: **371650128**
Zoning: **R1**
Assessment \$/Year: **\$213,000/2020**
Survey/Year: **No**
Taxes/Year: **\$2,320/ 2019**
Legal Description: **PT LT 22 CON 6 EUPHRASIA AS IN R557186 & PT 1 16R2018; GREY HIGHLANDS**
Survey Type:

Rooms

Room	Level	Dimensions	Features
Kitchen	M	18'11"x15'1"	
Dining Room	M	13'10"x14'7"	
Living Room	M	14'2"x18'11"	
Bedroom	M	11'1"x11'9"	
Bathroom	M		4-Piece
Bedroom	2	19'1"x14'7"	
Bedroom	2	8'6"x10'4"	
Bathroom	2		3-Piece

Bedroom	B	10'10"x7'5"
Recreation Room	B	10'2"x14'5"
Recreation Room	B	19'8"x17'7"

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 04/14/2020

Prepared By: Tarynn Lennox, Salesperson

Royal LePage Locations North (Thornbury), Brokerage

Search Criteria

Status is one of 'Active', 'Conditional'

List SP MUI is 11402375

Co List Agent MUI is 11402375

Co List Agent Agent 2 MUI is 11402375

Co List Agent 3 MUI is 11402375

Selected 1 of 2 results.