



**Tarynn Lennox**  
Sales Representative  
tarynn@lifestylesnorth.com  
Cell: (705) 441-3687



**Cross Property Client Full RES**

**173 ALBERT STREET**  
**Meaford, ON N4L1T8**  
**Grey County/ Meaford (Muni)/**

**Residential/ Single Family/ For Sale Price: \$395,000.00**  
**Active**



MLS#: **255124**  
List Date: **16-Apr-2020** Bedrooms (AG/BG): **4 ( 2/ 2)**  
Bathrooms (F/H): **2 ( 2/ 0)**

Type: **Detached**  
Style: **Bungalow Raised**  
Sqft Above Grade: **1,028** Sqft Below Grade: **959**  
Sq Ft Finished: **1,987** Sq Ft. Unfinished  
Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **10**  
Title/Ownership: **Freehold** Recreational: **No**  
Fronting On: **North** Year Built/Desc: **2006/ Unknown**  
Lot Front: **42.65** Lot Depth: **82.02**  
Road Access Fee: Lot Size/Acres: **Under .5 Acre/**  
Access: **Municipal road, Year Round**  
Garage Spaces/Type: **1.0/ Carport**  
Driveway Spaces/Type: **2/ Private Single Wide/ Asphalt**  
Waterfront: **No** WF Exposure:  
Leased Land Fee:

Public Remarks: **Raised 4 bedroom bungalow located on a quiet street, walking distance to downtown Meaford. The main floor is bright and open, freshly painted in 2020, featuring a spacious living room, kitchen/dining area with walkout to rear deck and breakfast bar, main floor master, guest bedroom and updated 4pc bathroom (2020).The lower level is fully finished and boasts lots of space for a family, with a large rec room, 2 guest bedrooms, 3pc bathroom, laundry and ample storage space. Outside offers a deck, carport and fully fenced yard, ideal for pets and kids! Only a short walk to downtown Meaford's restaurants, picturesque harbour and trails and just 10 minutes drive from Thornbury.**

Directions: **HWY 26, turn onto Lombard St, turn onto Victoria St then Albert St.**

**Interior Features**

Interior Features: **Sump Pump**  
Basement: **Full/ Fully Finished/** Fireplace:  
Heat Primary/Sec: **Forced Air-Gas/**  
HVAC: **Air Conditioner, HRV System** Foundation: **Poured Concrete**  
Under Contract \$: UFFI: **No** Furnace Age:  
Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

**Exterior Features**

Add'l Monthly Fees: **\$70** Exposure: Pool: **None**  
Exterior Finish: **Vinyl Siding**  
Restrictions: **Subdivision Covenants**  
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone**  
Topography: **Flat** Alternative Power:  
Roofing: **Asphalt** Yr Roof Surface Replaced:  
Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
Exterior Features: **Deck(s), Fenced Full**  
Site Influences: **Downtown, Hospital, Park, Playground Nearby, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**  
Schools: **St. Vincent Euphrasia, Georgian Bay Community School**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Refrigerator, Stove**

Exclusions: **Washing machine, dryer**

**Tax Information**

Roll#: **421049300109414** Local Improve Fee/Comments /  
Pin#: **378600003** Zoning: **R1** Taxes/Year: **\$2,500/ 2019**  
Assessment \$/Year: **\$193,000/2020** Survey/Year: **No** Survey Type:  
Legal Description: **UNIT 3 LEVEL 1 GREY VACANT LAND CONDOMINIUM PLAN NO. 60 ; PT LT 1367-1369, 1373-1375 PL 309 MEAFORD DESIGNATED AS PT 1, 16R8369 MORE FULLY DESCRIBED IN SCHEDULE A OF DECLARATION R486919; MEAFORD**

**Rooms**

Room	Level	Dimensions	Features
Bathroom	M		4-Piece
Bedroom	M	11'1"x8'7"	
Master Bedroom	M	11'x14'4"	
Kitchen	M	11'1"x11'1"	
Dining Room	M	11'1"x10'2"	
Living Room	M	11'11"x22'22"	
Bedroom	L	10'5"x9'10"	
Bedroom	L	7'1"x11'8"	
Bathroom	L		3-Piece
Recreation Room	L	10'8"x27'9"	

**Royal LePage Locations North (Thornbury), Brokerage**

**Client Full Report**

**Date Printed: 04/17/2020**

**Prepared By: Tarynn Lennox, Salesperson**

**Royal LePage Locations North (Thornbury), Brokerage**

**Search Criteria**

This search was narrowed to a specific set of Listings.

Property Type is 'Residential'

Selected 1 of 1 result.