

Property Features for 173 Albert St, Meaford

Exterior

- Raised bungalow
- Vinyl siding
- Back deck
- Carport

Interior

- 4 bedrooms
- 2 bathrooms
- Living room
- Kitchen/Dining
- Finished basement
- Forced air gas
- Air conditioning and HRV system

Main floor

- 2 bedrooms including master
- 4pc bathroom
- Living room
- Kitchen/dining with breakfast bar and patio doors to back deck

Lower level

- Fully finished
- Rec room
- 2 guest bedroom
- 3pc bathroom
- Sump pump
- Laundry
- Lots of storage

Back Yard

- Fully fenced
- Back deck

The Area

- Walking distance to downtown Meaford
- 10 minute drive from Thornbury
- Schools: St. Vincent Euphrasia, Georgian Bay Community School



Inclusions:

- Dishwasher, fridge and stove

Exclusions:

- Washing machine, dryer

Updates

- Interior painted (2020)
- Updated bathroom (2020)

Condo

- Birchwood Condos - Sheridan property management
- \$70/mo
- Road and light maintenance
- Condo corporation number: GVLC#60

Utilities

- Water Heater - billed monthly at \$33.92
- Water Treatment - Silver Eagle water softener system
- Gas - \$64 monthly = \$768 yearly,
- Hydro - \$93 monthly = \$1116 yearly,
- Water - \$115 monthly = \$1380 yearly,
- Condo fees - \$70 monthly = \$840 yearly

Other listing details

- Taxes - \$2500 yearly
- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone
- Hot water tank rental
- Foundation - poured concrete
- Water/Supply Type: Municipal
- Sewage: Municipal Sewers

