

**PROPERTY FEATURES FOR
125 Mountain Road, Meaford**

EXTERIOR

- 3 acres
- Spectacular Georgian Bay views
- 2 car detached garage with loft space
- Landscaped gardens
- Private blossoming apple orchard
- Fire pit area
- 2 decks

INTERIOR

- 1802 sqft (all on one level)
- 3 bed, 2 full bath
- Basement - crawlspace
- Open plan kitchen, dining and living area
- Master suite with ensuite
- 2 guest bedrooms
- Shared 4pc guest bathroom
- Mudroom addition
- Main floor laundry room with washer and dryer hook up
- Pantry
- Sloped ceilings
- Large windows
- Georgian Bay views throughout
- Engineered hardwood floors

KITCHEN/DINING

- Large modern kitchen
- Wine bar
- Dining area with a bay view
- Walk out to back deck

LIVING ROOM

- Propane fireplace finished in Japanese Shou Sugi Ban and live edge mantle
- Floor to ceiling windows with bay views

MASTER SUITE

- 3pc ensuite bath with walk in shower
- Walk in closet
- Walk out to private back deck
- Georgian Bay and escarpment views

AREA

- 5 minute drive from Thornbury's award winning dining, coffee shops, boutiques and impressive harbour
- Quiet, peaceful road with minimal traffic



OTHER PROPERTY INFORMATION

- 2019 Property taxes \$4,123.96
- Heat Primary/Sec: Forced Air-Propane
- HVAC: HRV System
- Foundation: Poured Concrete
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Telephone
- Topography: Clear View, Hillside, Sloping, Wooded/Treed :
- Roofing: Asphalt
- Shingles Replaced: 2019
- Water/Supply Type: Cistern, Drilled Well
- Sewage: Septic
- Water Treatment: UV System
- Site Influences: Beach, Dog Park, Downtown, Golf, Hospital, Landscaped, Major Highway, Schools, Shopping Nearby, Skiing, Trails, Water View

UTILITIES

- Snow removal has been done with Dinsmores, last bill was \$481.38 for the 2019-2020 winter season.
- The propane tank is a rental, the annual rental fee is: \$67.74

INCLUSIONS

- Fridge, stove, dishwasher, mirrors, garage door openers

EXCLUSIONS

- Artwork



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

UPDATES

- ADDITIONS
 - Main entrance area
 - Mud room
 - Main bath
 - Laundry/pantry

- EXTERIOR
 - New Windows/doors, siding, roof, soffit/facia/tough, flooring, tile, trim, decks, garage doors

- INTERIOR
 - Reworked roof/ceiling over living room, and layout of bedrooms/bathrooms/closets.
 - Excavated basement, installed weeping tile, concrete floor, and spray foam insulation (2015)
 - Updated Ensuite Bathroom (2016)

- ELECTRICAL
 - New Electrical panel and updated wiring throughout

- PLUMBING
 - Installed new submersible well pump & pressure tank, new water softener, filter, reworked plumbing layout to allow for easy transition between well and cistern supply. Standard setup has all household water supplied by cistern and exterior hydrants supplied by well.
 - Cistern cleaned, sealed and serviced Baymount 2017
 - System was last pumped out November 8, 2016. Note: The house has not been lived in since June 2018.

- HEAT/AIR EXCHANGER
 - New Valour Linear L1 Propane fireplace with Heat Shift system 2020
 - Furnace & air exchanger refurbished 2019
 - Mechanical was done by Cook's and Electrical by Dunn's Electric in Owen Sound.



REASONS TO LOVE THE HOME FROM THE CLIENT

- **THE VIEW:** It's obvious, but it's amazing some of the things you can see from there – Annual Sail past at the yacht club, fireworks – from Midland to the top of Blue Mountain, often see planes flying across the ridge and along the valley
- **SUNRISES:** At the top of the ridge, Mountain Road gets some of the Sun's earliest rays. It's amazing to wake up to the sun coming over the escarpment, but also makes for a very warm, bright, peaceful morning on the back deck. We tried that on the weekend, but had 3 kids trying to share our two chairs...
- **MOONRISES:** The moon from Mountain Road is stunning – I've never seen it like this anywhere else. When the full moon appears in the Spring and Fall, it will crest the horizon as a massive orange ball – which doesn't last long, but you'll be in awe every single time. It actually looks like a sunset, but in reverse.
- **FOX HUNTS:** Saturday mornings in the fall, Windermere hosts fox hunts, and it's a site to see when the horses, riders, and hounds make their way down 7th sideroad.
- **HORSES:** Horseback riders will pass the property daily – coming up "John Street" and down Mountain Road to return to Windermere. Some of these horses will be visitors to the fence at the back of the property.
- **BLUEBIRDS:** bluebirds are very common on the property and it's not unusual to see multiple nests in the bluebird houses along the back fence.
- **SNOWSHOEING ON 7TH SIDEROAD:** This is an unopened road allowance that continues through to 3rd Line. You can clip on your snowshoes from home, and quickly be in wide-open space on your own private trail.
- **APPLE ORCHARD:** 7-8 years ago, we planted a mix of apple trees behind the garage and they were loaded with apples last fall. I believe there is a Mac, Red Delicious, Honeycrisp, but not sure what the others are. They should be in blossom shortly...
- **PEACEFUL & QUIET:** Since Mountain Road is not a through-road, there is very little vehicle traffic. Passers-by are immediate neighbors only – usually dog-walkers and horseback riders. There are only 3 houses beyond ours, one of which is a weekender – otherwise, most neighbors live on Collingwood Street and don't drive by our house at all. There is really no other traffic because there is a "no exit" sign at the townline so people rarely come exploring up 7th Sideroad.
- **ACCESS TO GEORGIAN TRAIL:** We would often bike down the hill and across to Christie Beach Road or Lora Bay to access the Georgian Trail – from there, could easily get to Meaford or Thornbury for coffee, ice cream, or a trip to the beach. Actually, biked to Blue one year on St. Patty's day and skied when we got there.
- Probably the best thing about the property is the feeling you get when you drive up – the first thing you see is **THE VIEW OVER THE BAY** and it's an immediate stress reliever

