



**Cross Property Client Full RES**

**31 GORDON CRESCENT**  
**Meaford, ON N4L 1C7**  
**Grey County/ Meaford (Muni)/**

**Land/ Residential/ For Sale**  
**Active**

**Price: \$150,000.00**



MLS@#: **262619**  
 List Date: **31-May-2020**  
 Bedrooms (AG/BG): ( / )  
 Bathrooms (F/H): **0 ( / )**  
 Sq Ft Finished  
 Title/Ownership: **Freehold**  
 Fronting On: **South**  
 Lot Front: **60.00**  
 Road Access Fee:  
 Access: **Year Round**  
 Waterfront: **No**  
 Leased Land Fee:  
 Sq Ft. Unfinished  
 Recreational: **No**  
 Year Built/Desc: /  
 Lot Depth: **110.24**  
 Lot Size/Acres: **Under .5 Acre/ 0.15**  
 WF Exposure:

Public Remarks: **VACANT LOT. Rectangle shape building lot. 60ft x 110.24ft. Welcome to Terracewood, the newest subdivision in Meaford! ONLY 4 LOTS LEFT! Build your dream home walking distance to everything Meaford has to offer including downtown restaurants and shops, the beautiful harbour and picturesque trails surrounding the area. Just a 10 minute drive from Thornbury. Located in a quiet, desirable neighbourhood with ample space to work with, land like this is in demand! Please see the following listings for other lots available in Terracewood subdivision: MLS@#262611 MLS@#262606 Taxes to be assessed. HST applicable.**

Directions: **Highway 26, turn onto Coleman St, turn onto Gordon Court**

**Interior Features**  
**Exterior Features**

Restrictions: **Subdivision Covenants**  
 Services: **At Lot Line-Gas, At Lot Line-Hydro, At Lot Line-Municipal Sewer, At Lot Line-Municipal Water**  
 Topography: **Flat**  
 Water/Supply Type: **None/ Alternative Power:**  
 Site Influences: **Downtown, Golf, Major Highway, Park, Schools, Shopping Nearby, Skiing, Trails**  
 Sewage: **None**

**Inclusions/Exclusions**

Exclusions: **none**

**Land**

Total: **ACREAGE 0.15**  
 Clear: Rented: Tiled-System: Soil Test/Date: /  
 Development Charges: **Unknown**

**Tax Information**

Roll#: **421049200214178** Local Improve Fee/Comments /  
 Pin#: **371130320** Zoning: **R1** Taxes/Year: **\$0/ 2019**  
 Assessment \$/Year: **\$82,000/2020** Survey/Year: **No** Survey Type:  
 Legal Description: **LOT 22, PLAN 16M28 SUBJECT TO AN EASEMENT IN GROSS OVER PT 3 16R9893 AS IN GY37555 MUNICIPALITY OF MEAFORD**

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

**Client Full Report**

**Date Printed: 06/01/2020**

**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 5 results.