

## Property Features of 137 St Vincent Crescent, Meaford

### Exterior

- 2.2 acres of land
- 2 back decks
- Foundation: ICF
- Exterior Finish: Stone
- Front porch with deck
- Patio with privacy fence
- Fire pit
- Surrounded by mature trees
- Well is approx 103ft deep
- Ground source heating/cooling system

### Interior

- 4 bedrooms
- 2 bathrooms
- Heat: Geothermal
- HVAC: Central Air, HRV System
- The Leviton Smart home system
- Open plan main level
- Guest bathroom
- Main floor master
- Guest bedroom/office
- Finished lower level
- Wood features throughout (ceilings and walls)

### Living/Dining/Kitchen

- Vaulted ceilings in living room
- Large kitchen with built in appliances. island and breakfast bar.
- Walk out to back deck

### Master Bedroom

- Ensuite bath with soaker tub and tall ceilings
- Walk in closet
- Bay window
- Engineered hardwood floors

### Lower level

- Fully finished
- 2 bedrooms
- Large Rec room
- Utility/storage room



\*\* The information provided on this Features List is provided by the owner and is believed to be accurate and reliable.  
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### Other property information

- Taxes: \$4290 (2020)
- Hydro \$220 per month
- **The Leviton Smart home system** uses the Leviton cloud which is very secure. The system works with Alexa or Google home for voice control. It is very easy to enroll the new homeowner and there is no way for current owners to access it after. Newest on the market and does not require a hub and has a 5 year warranty. It works off of the wifi and is updated via wifi.
- **The ground source heating/cooling system** - There is about 1800 feet of piping in the ground down about 10 feet and runs at about 54 degrees (approx).
- Under Contract/Rental Items: Water heater (Reliance)
- Plumbing Age: 2008
- Wiring Age: 2008
- Restrictions: Environment Protected
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone
- Topography: Level, Sloping, Waterway, Wooded/Treed
- Roofing: Asphalt
- Water/Supply Type: Well/ Drilled Well
- Sewage: Septic
- Water Treatment: Water Softener
- Exterior Features: Deck(s), Patio(s), Porch, Privacy
- Site Influences: Beach, Cul de Sac/Dead End, Golf, Hospital, Major Highway, Schools, Shopping Nearby, Skiing, Trails
- Schools: SVE / GBCS

### Inclusions

- Dishwasher, Dryer, Refrigerator, Stove, Washer, Garage Door Opener

### Exclusions

- Boston Bruins Stained Glass



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