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Cross Property Client Full RES

137 ST VINCENT CRESCENT

Meaford, ON N4L 1W7

Grey County/ Meaford (Muni)/

Residential/ Single Family/ For Sale Price: \$799,000.00
Active



MLS#: **274257**
List Date: **16-Jul-2020**
Bedrooms (AG/BG): **4 (2/ 2)**
Bathrooms (F/H): **2 (2/ 0)**
Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **1,415**
Sq Ft Finished: **2,796**
Sq Ft Source: **Floor plan(s)**
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **East**
Lot Front: **242.72**
Road Access Fee:
Cross Streets: **Tucker & St. Vincent**
Access: **Year Round**
Garage Spaces/Type: **1.5/ Attached**
Driveway Spaces/Type: **10/ Private Double Wide/ Asphalt, Gravel**
Waterfront: **No**
Leased Land Fee:
Sqft Below Grade: **1,381**
Sq Ft. Unfinished
Rooms: **9**
Recreational: **No**
Year Built/Desc: **2013/ Completed / New**
Lot Depth: **354.55**
Lot Size/Acres: **1-2.99 Acres/ 2.15**
WF Exposure:

Public Remarks: Surrounded by trees and farmland, this bungalow is located on 2.2 acres of land, just a short drive from Meaford, Thornbury, Blue Mountain and private ski/golf clubs. This charming home boasts 4 beds, Leviton Smart home system, unique wood features throughout & a peaceful backyard oasis. The open plan main level features a large kitchen w/island & built in appliances, dining/living area w/vaulted ceilings & walk out to a private back deck, master suite w/ensuite bath that boasts a soaker tub, tall ceilings & WIC, 3pc guest bath & an additional bed/office. Head downstairs & you'll find a fully finished lower level w/rec room and 2 beds. Outside you'll find 2 deck areas and a stream, surrounded by mature trees & lush greenery. Spend your summer evenings entertaining friends, while admiring the beautiful oasis around you or take a bike ride on the quiet country roads. Close to Meaford & Thornbury's beaches, award winning restaurants, boutiques & trails. Covid 19 protocols in place.

Directions: From Meaford: Hwy 26 East, right onto Third Line (South), Left on 7 Sideroad (West), Right to Tucker St (North), follow the fork right and home is on the right (see sign)

Interior Features

Interior Features: **Cathedral Ceiling, Other (see remarks)**
Basement: **Full/ Fully Finished/**
Heat Primary/Sec: **Geothermal/**
HVAC: **Central Air, HRV System**
Under Contract \$:
Under Contract/Rental Items: **Hot Water Tank**
Lease To Own Equip: **None**
Accessibility:
Fireplace:
Foundation: **ICF**
UFFI: **No**
Furnace Age:
Plumbing Age: **2008**
Oil Tank Age:
Wiring Age: **2008**

Exterior Features

Add'l Monthly Fees:
Lot Shape:
Exterior Finish: **Stone**
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**
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**
Exposure:
Lot Irregularities:
Pool: **None**
FH Common Fee: **No**
Alternative Power:
Yr Roof Surface Replaced:
Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Garage Door Opener**

Exclusions: **Boston Bruins Stained Glass**

Tax Information

Roll#: **421048001204813**
Pin#: **371200098**
Assessment \$/Year: **\$323,000/2020**
Legal Description: **LT 7 PL 936; MEAFORD**
Local Improve Fee/Comments /
Zoning: **R1**
Survey/Year: **No**
Taxes/Year: **\$4,290/ 2020**
Survey Type:

Rooms

Room	Level	Dimensions	Features
Bathroom	M		3-Piece
Bathroom	M		3-Piece, Ensuite
Bedroom	M	12'9"x16'10"	
Bedroom	M	10'x13'8"	

Kitchen	M	15'8"x12'11"
Living Room	M	20'9"x17'5"
Bedroom	L	10'2"x11'8"
Bedroom	L	10'2"x11'8"
Recreation Room	L	31'9"x36'5"

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 07/16/2020

Prepared By: Tarynn Lennox, Salesperson

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Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Residential'

Selected 1 of 1 result.