

22 BLAKE Street, Meaford, Ontario N4L 1E9

Client Full
Active / Residential

22 BLAKE St Meaford

MLS® #: 40022622
 Price: **\$519,000**



Grey/Meaford/Meaford Bungalow/House

	Beds	Baths	Kitch
Lower	1	1	
Main	2	1	1

Beds: **3 (2 + 1)**
 Baths: **2 (2 + 0)**
 SF Total: **2,226/Plans**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **1,140.00/Plans**
 Blw Grade SF: **1,086.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,743/2020**

Remarks/Directions

Public Rmks: Beautifully updated home walking distance to downtown Meaford, featuring numerous updates throughout, open plan main floor and located on a quiet cul-de-sac. The main floor boasts lots of light, fresh paint (2020) and modern features including a spacious living space with new flooring (2020), main floor master with his and hers closets, 4pc bathroom and completely new kitchen/dining with brand new appliances (2020), bar area, floating shelves and walk out to the back deck. Head downstairs and you'll find a large rec room, attractive bathroom with new vanity, sink and light fixture (2020), brand new carpet and paint (2020). There is also a portion of unfinished space that provides plenty of storage and potential for in-law suite! Located within walking distance of local schools, waterfront and downtown Meaford, this home makes getting around town easy! Meaford is a rapidly expanding area for new families, which means this house will be in great demand. A short drive from Thornbury, private ski clubs and everything the area has to offer. Covid 19 protocols in place.

Directions: From HWY 26, turn left onto Burton St, right onto Union Street and left onto Blake Street, property on your right.

Common Elements

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Aluminum Siding, Brick**
 Shingles Replaced: Foundation: **Poured Concrete**
 Year/Desc/Source: **1982//Other**
 Parking Features: **Private Double Driveway**
 Parking Spaces: **2**
 Garage Sp/Desc: **2**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal-Metered**
 Lot Size: **60.96**
 Lot Front: **60.96**
 Area Influences: **Beach, Downtown, Golf, Hospital, Park, Playground Nearby, Public Parking, Quiet Area, Schools, Shopping Nearby, Skiing, Trails**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Carport Sp: **Sewer (Municipal)**
 Acres Range: **< 0.5**
 Lot Depth: **113.33**
 Acres Rent:

Interior

Interior Feat: **In-law Capability**
 Basement: **Full Basement, Partially Finished**
 Laundry Feat: **Lower Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Under Contract: **Hot Water Heater**
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Bathroom mirrors**
 Exclusions: **All artwork**

Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 15 PL 1021; MEAFORD**
 Zoning: **R1**
 Assess Val/Year: **\$202,000/2020**
 PIN: **371130075**

Local Improvements Fee:
 Survey: **Unknown/**
 Hold Over Days:
 Occupant Type: **Owner**

ROLL: **421049200221416**
Possession/Date: **Flexible/**

Deposit:

Brokerage Information

List Date: **09/18/2020**
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
Source Board: **Southern Georgian Bay**

Prepared By: Tarynn Lennox, Salesperson

Date Prepared: 09/18/2020

POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40022622



MLS® #: 40022622

Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bathroom	Main			5+ Piece
Bedroom	Main	11 x 11.11	3.35 M x 3.35 M	
Dining Room	Main	14.5 x 9.6	4.57 M x 3.05 M	
Kitchen	Main	10.1 x 12.1	3.05 M x 3.66 M	
Living Room	Main	12.5 x 18.6	3.96 M x 5.79 M	
Master Bedroom	Main	10.1 x 17.9	3.05 M x 5.49 M	
Bathroom	Lower			3-Piece
Bedroom	Lower	9.9 x 20	3.05 M x 6.10 M	
Recreation Room	Lower	13.9 x 20	4.27 M x 6.10 M	

MLS® #: 40022622





MLS® #: 40022622

Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Information Statement:

Date:

Level:

MLS® #: 40022622

Click the LifeStyle Match button to prioritize which property features matter most to you.

