

**Property Features of  
24 Albery Court Unit 9, Meaford**

**Exterior**

- Georgian Mews Condo in Meaford
- BBQ Gas Hook Up
- 1 spot numbered and visitor parking
- Wired for alarm

**Interior**

- 2 bedrooms
- 1.5 bathrooms
- Open plan main floor with gas fireplace
- Air conditioning
- Upper level with bay views
- Partially finished lower level

**Kitchen**

- Electric stove, gas hook up available
- Built in storage
- Updated white cabinetry
- 4 seat peninsula
- Walk out to back deck

**Upper floor**

- 2 bedrooms total with ample closet space
- Master bedroom with balcony
- Guest bedroom has Georgian Bay views
- Shared 5pc bathroom

**Lower level**

- 3 pc bathroom rough in
- Electrical and insulation done
- Cold Room

**Area**

- 10 minute drive from Thornbury
- Walking distance to Georgian Bay and downtown Meaford

**UPGRADES TO PROPERTY**

- Engineered hardwood on main floors
- Carpet on stairs and upstairs
- Kitchen cabinets
- New light fixtures
- Ceiling fans
- Painted throughout
- Insulated and electrically wired

**Other property information**

- Taxes: approx \$2072.94
- Monthly fee: \$427
- Hot Water Tank - Reliance - 60 Gallon (under contract)
- E & H Property Management



\*\* 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.

**Exclusions**

- BBQ, personal items, furniture

**Inclusions**

- All window coverings, all appliances (dishwasher, refrigerator, oven/stove, microwave, washer, dryer), all mirrors, shed 5X6, RO Water purification system



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