

24 ALBERY Court Unit #9, Meaford, Ontario N4L 0A3

Client Full
Active / Residential

24 ALBERY Ct #9 Meaford

MLS® #: 40030389
Price: **\$385,000**



Grey/Meaford/Meaford 2 Storey/Apartment/Condo Unit

	Beds	Baths	Kitch
Main		1	1
Second	2	1	

Beds: **2 (2 + 0)**
 Baths: **2 (1 + 1)**
 SF Total: **1,263/Plans**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,263.00/Plans**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$2,073/2020**
 Condo Fee/Freq: **427.00/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: Immaculate condo in the heart of Meaford, walking distance to Georgian Bay and downtown's restaurants and shops. Featuring numerous updates including attractive engineered hardwood floors, kitchen cabinets and freshly painted throughout. The main floor boasts a bright, open plan living space with a cozy gas fireplace, powder room, updated kitchen with 4 seat peninsula, built in storage and sliding doors to the back deck. Head upstairs and you'll find 2 spacious bedrooms, both with ample closet space and a shared 5pc bathroom. The master bedroom features a balcony and the guest bedroom offers beautiful Georgian Bay views! The lower level is partially finished with tons of potential, the electrical and insulation is done and you'll also find a rough-in for a 3pc bathroom, a cold room and utility room. This could be a great space for the family! Outside you'll find a deck leading down to green space, landscaped gardens and a small shed, perfect for storage! Located within walking distance of local schools, Georgian Bay and downtown Meaford, this home makes getting around town easy! Meaford is a rapidly expanding area, which means this condo 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: Highway 26 to N Sykes St, turn onto Alberly Court, Georgian Mews Complex
Common Elements

Assoc Amenities: **BBQs Permitted**
 Assoc Fees: **\$427.00/Monthly**
 Assoc Fee Incl:
 Assoc Fee Rmrks:
 Prop Mgmnt Co: **E & H property management**

Pets Allowed: **Yes**
 Locker: **None**
 Condo Corp #: **77**
 Condo Corp Yr End:

Exterior

Exterior Feat: **Balcony, Deck(s)**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **2008//Other**
 Other Structures: **Shed**
 Parking Features: **Visitor Parking, Reserved/Assigned**
 Garage Sp/Desc:
 Water Source: **Municipal**
 Lot Size:
 Area Influences: **Beach, Downtown, Golf, Highway Access, Hospital, Landscaped, Library, Park, Place of Worship, Public Parking, Quiet Area, Schools, Shopping Nearby, Skiing, Trails**
 View: **Bay**
 Topography: **Level**
 Restrictions: **Subdiv. Covenant**

Roof: **Asphalt Shingle**
 Prop Attached: **Attached**
 Apx Age: **6-15 Years**
 Sewer: **Sewer (Municipal)**
 Acres Rent:
 Retire Com:
 Fronting On:

Interior

Interior Feat: **Ceiling Fans, Rough-in Bath**
 Basement: **Full Basement, Unfinished**
 Laundry Feat: **In Basement**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **/Natural Gas**
 Under Contract: **Hot Water Heater**
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **all mirrors, shed 5X6, RO Water purification system**
 Exclusions: **BBQ, personal items, furniture**

FP Stove Op:
Contract Cost/Mo:

Property Information

Common Elem Fee: **Yes**
 Legal Desc: **UNIT 9, LEVEL 1, GREY STANDARD CONDOMINIUM PLAN NO. 77 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT BLK 34, PL1087; MEAFORD; S/T EASEMENT IN GROSS AS IN GY7224; S/T EASEMENT IN GROSS AS IN GY7225**
 Zoning: **R1**
 Assess Val/Year: **\$159,000/2020**
 PIN: **378770009**
 ROLL: **421049300109509**
 Possession/Date: **Flexible/**

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

Brokerage Information

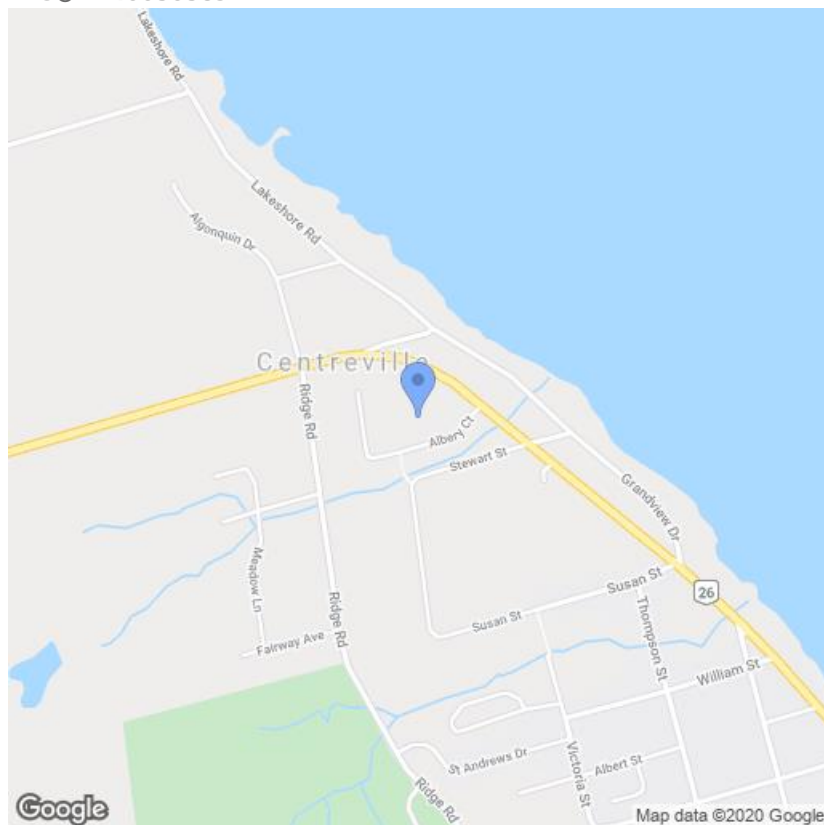
List Date: **10/08/2020**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
 Source Board: **Southern Georgian Bay**

Prepared By: STEVE SIMON, Salesperson
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Date Prepared: 10/14/2020

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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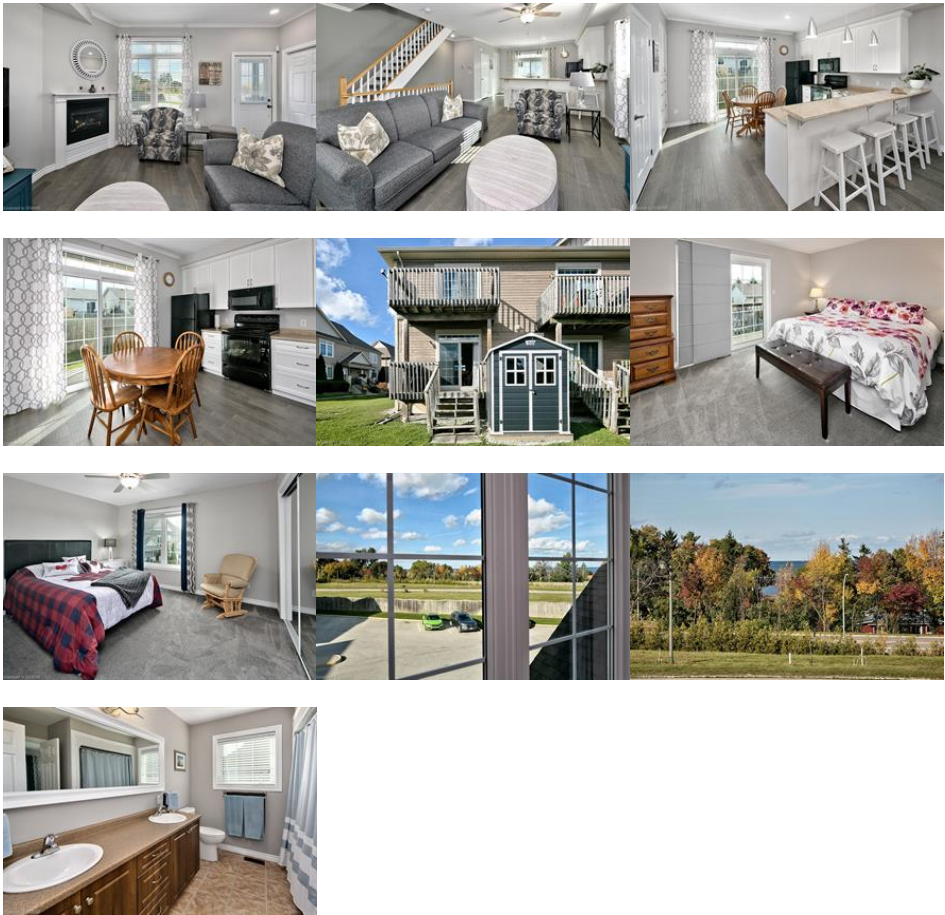


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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bathroom	Main	17 x 19.3	5.18 m x 5.79 m	2-Piece
Living Room	Main	17 x 13.5	5.18 m x 4.27 m	
Kitchen	Main	13.5 x 11.6	4.27 m x 3.66 m	
Bedroom	Second	14.7 x 11.1	4.57 m x 3.35 m	
Bathroom	Second			5+ Piece

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

Date:

Level:

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