

Property Features for
121 Fraser Street, Meaford (Christie Beach)

Exterior

- Traditional cottage
- 90ft waterfront
- Sandy Beach (Christie Beach)
- Large deck
- Surrounded by greenery
- Outdoor shower
- Spacious shed
- Deep lot 90ft x 242ft
- Year the home was built:1956
- Age and type of the furnace: 18 year old natural gas
- Age and type of the roof: 2012 front roof with rubber membrane, 2020 back roof with asphalt shingles

Interior

- 5 bedrooms
- 3pc bathroom
- Open kitchen and living area
- Wood burning fireplace

Kitchen

- View of the bay
- Breakfast bar
- Open to living space

Living room

- Walk out to back deck
- Large windows with stunning views of the bay and beach
- Lounge area with wood burning fireplace

Upper level

- 3 bedrooms
- Storage space

The Area

- Christie Beach a few steps away
- 5 minute drive from downtown Thornbury
- A short drive from Meaford, Georgian Bay Club, private ski clubs and Blue Mountain Village
- 20 minute drive from Collingwood

Other property information

- Taxes: \$6596
- Heating: Natural gas furnace for the main floor and baseboard heating for the upstairs.
- Fireplace: Wood
- Sewer: Septic - Ecoflow sewage system installed in 2002. The filters on it were changed in 2017. There is an annual inspection fee of \$260.
- Water source: 1,100 gallon cistern



Utilities

Cost breakdown – approx. for a year

- Electricity \$895
- Natural gas \$1,002
- \$275 annual fees to the Christie Beach Cottagers' Association
- \$50/month for grass cutting (if desired)
- 1,100 gallon cistern Approx. \$500

Upgrades

- 1986 – second storey added
- 2011 – renovated bathroom, pantry and circular stairs

Inclusions

- Refrigerator, Window Coverings

Exclusions

- Kitchen stove, shed fridge, living room curtains, anything in south east main floor bedroom (except window coverings) that is attached to the wall, school bell on outside of cottage, mirror in bathroom, stone painting of cottage at front door



** 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.