

121 FRASER Street, Meaford, Ontario N0H 2P0

Client Full
Active / Residential

[121 FRASER St Meaford](#)

MLS® #: 40072480
 Price: \$1,600,000



Grey/Meaford/Meaford Cottage/House

Water Body: **Georgian Bay**
 Type of Water: **Bay**

	Beds	Baths	Kitch
Main	2	1	1
Second	3		

Beds: **5 (5 + 0)**
 Baths: **1 (1 + 0)**
 SF Total: **1,597/Plans**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,597.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,596/2020**

Remarks/Directions

Public Rmks: **90ft of SANDY BEACH. Imagine waking up to the sounds of the waves hitting your very own beach. This charming cottage set on a deep lot & its 90ft of waterfront could be yours! Located down a secluded street on the shores of Georgian Bay, a sandy retreat awaits! Put your own touch on this traditional cottage or renovate completely to suit you & your family. Featuring a living space with a wood burning fireplace & spacious kitchen, both with large windows and spectacular bay views, 5 good sized bedrooms & 3pc updated bath, this is the perfect summer getaway. Surrounded by greenery, the private exterior boasts a deck with stunning bay views, outside shower, shed & Georgian Bay is just a few steps away. Christie Beach is well known for its sandy beach, shallow waters & peaceful atmosphere where you can enjoy weekends away & feel like you're in your very own paradise. A short drive from Thornbury's fine dining, boutiques & trails. Covid 19 protocols in place.**

Directions: **Highway 26, Christie Beach Road, Fraser St**

Common Elements

Waterfront

Features: **Beach Front, Water Access**
 Dock Type: **None**
 Shoreline: **Clean, Mixed**
 Shore Rd Allow: **Not Owned**
 Channel Name:

Boat House:
 Frontage: **90.00**
 Exposure:
 Island Y/N: **No**

Exterior

Construct. Material: Wood	Foundation: Concrete Block	Roof: Asphalt Shingle, Other
Shingles Replaced:		Prop Attached: Detached
Year/Desc/Source: //Other		Apx Age: Unknown
Property Access: Private Road		Rd Acc Fee:
Other Structures:		Winterized: Not Winterized
Parking Features: Private Single Driveway		Sewer: Septic
Garage Sp/Desc:	Parking Assigned:	
Services: Cell Service, Electricity, Natural Gas	Water Tmnt:	
Water Source: Cistern	Acres Range: < 0.5	Acres Rent:
Lot Size Area/Units: /	Lot Depth (Ft): 242.00	Lot Shape:
Lot Front (Ft): 90.00	Lot Irregularities:	Land Lse Fee:
Location: Urban		
Area Influences: Beach, Cul de Sac/Dead End, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Library, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Schools, Shopping Nearby, Skiing, Trails		
View: Bay, Beach	Retire Com:	
Topography: Level	Fronting On: North	

Interior

Interior Feat: **Other**
 Basement: **None** Basement Fin:
 Cooling: **None**
 Heating: **Baseboard, Fireplace-Wood, Forced Air, Gas**
 Fireplace: **/Wood**
 Under Contract: **None**
 Lease to Own: **None**

FP Stove Op:
 Contract Cost/Mo:

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**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 24 PL 457 ST. VINCENT; MEAFORD**
 Zoning: **R1** Survey: **Unknown/**
 Assess Val/Year: **\$506,000/2021** Hold Over Days:
 PIN: **371190126** Occupant Type: **Owner**
 ROLL: **421048000103700**
 Possession/Date: **90+ Days/2021-09-01** Deposit:

Brokerage Information

List Date: **03/05/2021**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
 Source Board: **Southern Georgian Bay**

Prepared By: STEVE SIMON, Salesperson

Date Prepared: 03/05/2021

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

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bathroom	Main			3-Piece
Bedroom	Main	12.03 x 9.03	3.66 m x 2.74 m	
Bedroom	Main	9.01 x 12.05	2.74 m x 3.66 m	
Dining Room	Main	14.02 x 15.1	4.27 m x 4.57 m	
Kitchen	Main	7.03 x 11.08	2.13 m x 3.35 m	
Living Room	Main	14.02 x 15.05	4.27 m x 4.57 m	
Bedroom	Second	13.08 x 8.08	3.96 m x 2.44 m	
Bedroom	Second	17.06 x 10.04	5.18 m x 3.05 m	
Bedroom	Second	17.06 x 9.07	5.18 m x 2.74 m	

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

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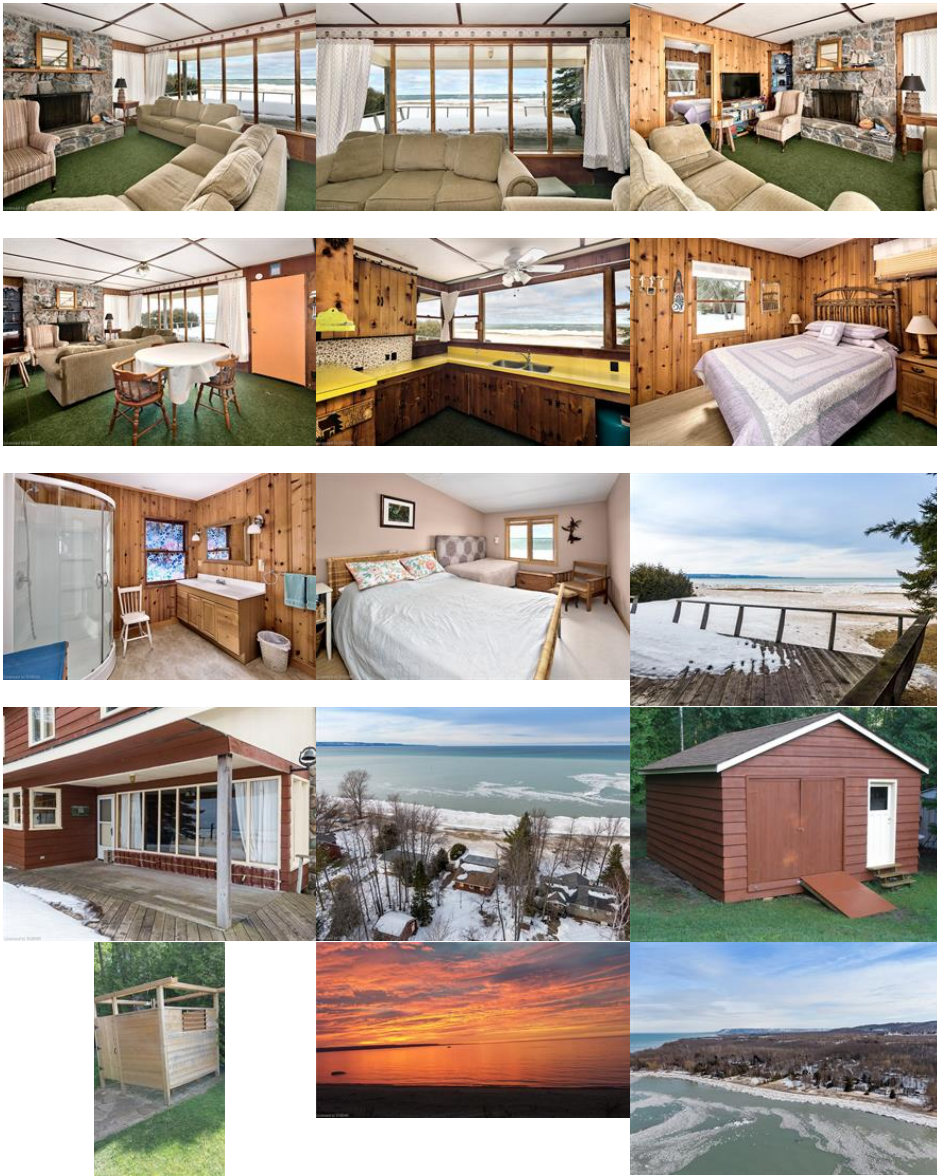
Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Information Statement:

Date:

Level:

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