

103 GORDON Crescent, Meaford, Ontario N4L 1C7

Client Full
Active / Residential

103 GORDON Cr Meaford

MLS® #: 40102279
Price: **\$929,000**



Grey/Meaford/Meaford Bungalow Raised/House

	Beds	Baths	Kitch
Main	3	2	1

Beds: **3 (3 + 0)**
Baths: **2 (2 + 0)**
SF Total: **1,567/Builder**
SF Range: **1501 to 2000**
Abv Grade Fin SF: **1,567.00/Builder**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$0/2020**

Remarks/Directions

Public Rmks: **TO BE BUILT. List price reflects standard finishes & does not include upgrades. Exterior artist rendition and interior photos used to show quality of craftsmanship. Discover the perfect lifestyle with this 1567 sq ft 3 bed, modern farmhouse bungalow in desirable Meaford, built by Urban Oak. If you have a growing family, or are looking for the perfect place to retire, this home, central to all of the area's amenities, is ideal. Featuring main floor living with an expansive great room complete with vaulted ceiling and optional gas fireplace, this house is equally suited to entertaining or relaxation. The open plan kitchen adjoins the living room and has all of the features a gourmet could require, including quartz counter tops and storage with a pantry cupboard. The sleeping arrangements are suitable for both family and guests. The Master Bedroom has a walk-in closet and an ensuite with large shower, while the 2 guest rooms have their own 4 piece bathroom. Plenty of storage is available with a large 2 car garage and an unfinished basement. Located in peaceful Meaford, near private and public ski hills, schools, world class golf, dining and shopping, this home is your gateway to the lifestyle you deserve. Hurry properties in the region are selling at record rates. Book your showing now! Covid 19 protocols in place.**

Directions: **HWY 26, turn onto Coleman St, Turn onto Gordon Crescent**
Common Elements

Exterior

Construct. Material:	Hardboard	Foundation:	Poured Concrete	Roof:	Asphalt Shingle
Shingles Replaced:				Prop Attached:	Detached
Year/Desc/Source:	/To Be Built/Builder			Apx Age:	New
Property Access:	Year Round Road			Rd Acc Fee:	
Garage & Parking:	Attached Garage, Private Drive Double Wide,				
Parking Spaces:	4	Driveway Spaces:	2.0	Garage Spaces:	2.0
Parking Level/Unit:		Parking Assigned:		Sewer:	Sewer (Municipal)
Services:	Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone				
Water Source:	Municipal-Metered	Water Tmnt:			
Lot Size Area/Units:	/	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	60.00	Lot Depth (Ft):	110.00	Lot Shape:	Rectangular
Location:	Urban	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Beach, Cul de Sac/Dead End, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Library, Major Highway, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other				
Topography:	Dry, Flat			Fronting On:	South
Restrictions:				Exposure:	East, South
School District:	Bluewater District School Board				
High School:	Georgian Bay Community School				
Elementary School:	St Vincent-Euphrasia Elementary School				

Interior

Interior Feat:	Sump Pump, Other		
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)		
Basement:	Full Basement	Basement Fin:	Unfinished
Laundry Feat:	Laundry Room		
Cooling:	Other		
Heating:	Forced Air, Gas		
Under Contract:	Hot Water Heater	Contract Cost/Mo:	
Inclusions:	Carbon Monoxide Detector, Dishwasher, Dryer, Microwave, Smoke Detector, Stove, Washer		

Property Information

Common Elem Fee: **No**
 Legal Desc: **LOT 19, PLAN 16M28 MUNICIPALITY OF MEAFORD**
 Zoning: **R1**
 Assess Val/Year: **\$82,000/2021**
 PIN: **371130317**
 ROLL: **421049200214181**
 Possession/Date: **Other/**
 Possession Rmks: **to be built**

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

Brokerage Information

List Date: **04/22/2021**
 List Brokerage: **Royal LePage Locations North (Collingwood Unit B) Brokerage** 
 Source Board: **Southern Georgian Bay**

Prepared By: Todd Vanzuilekom, Salesperson

Date Prepared: 04/23/2021

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

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Great Room	Main	11' 9" X 21' 7"	3.58 X 6.58	
Dining Room	Main	11' 9" X 9' 7"	3.58 X 2.92	
Bedroom Primary	Main	13' 1" X 15' 8"	3.99 X 4.78	
Bathroom Primary	Main			3-Piece
Bedroom	Main	9' 7" X 12' 0"	2.92 X 3.66	
Bedroom	Main	12' 12" X 10' 0"	3.96 X 3.05	
Bathroom	Main			4-Piece
Kitchen	Main	10' 0" X 7' 3"	3.05 X 2.21	

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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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