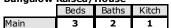
103 GORDON Crescent, Meaford, Ontario N4L 1C7

Client Full Active / Residential 103 GORDON Cr Meaford

MLSR#: 40102279 Price: **\$929,000**

Grey/Meaford/Meaford **Bungalow Raised/House**



3 (3 + 0)Beds: 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 quest rooms have their own4 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 if 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

Asphalt Shingle Construct. Material: Hardboard Roof:

Poured Concrete Shingles Replaced: Foundation: Prop Attached: Detached /To Be Built/Builder Year/Desc/Source: Apx Age: New Rd Acc Fee:

Property Access: Year Round Road Garage & Parking: Attached Garage, Private Drive Double Wide,

Parking Spaces: Driveway Spaces: 2.0 Garage Spaces: 2.0 Parking Level/Unit: Parking Assigned: Sewer

Sewer (Municipal)

Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone Services:

Municipal-Metered Water Source: 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: Fronting On: South East, South Restrictions: Exposure:

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) **Full Basement** Basement Fin: Unfinished Basement:

Laundry Feat: **Laundry Room** Cooling: Other Heating: Forced Air, Gas

Hot Water Heater Under Contract: Contract Cost/Mo: Carbon Monoxide Detector, Dishwasher, Dryer, Microwave, Smoke Detector, Stove, Washer Inclusions:

Common Elem Fee: No

LOT 19, PLAN 16M28 MUNICIPALITY OF MEAFORD Legal Desc:

Zoning: R1

Assess Val/Year: \$82,000/2021 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

Royal LePage Locations North (Collingwood Unit B) Brokerage List Brokerage:

Source Board: Southern Georgian Bay

Prepared By: Todd Vanzuilekom, Salesperson

Date Prepared: 04/23/2021 *Information deemed reliable but not guaranteed.* CoreLogic Matrix

3-Piece

4-Piece

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Room Level Dimensions Dimensions (Metric) Room Features					
	Room	Level	<u>Dimensions</u>	Dimensions (Metric)	Room Features

Great Room 11' 9" X 21' 7" 3.58 X 6.58 11' 9" X 9' 7" **Dining Room** Main 3.58 X 2.92

13' 1" X 15' 8" **Bedroom Primary Main** 3.99 X 4.78 **Bathroom Primary Main**

9' 7" X 12' 0" Bedroom Main 2.92 X 3.66 12' 12" X 10' 0" Bedroom Main

3.96 X 3.05 Bathroom Main

10' 0" X 7' 3" 3.05 X 2.21 Kitchen Main

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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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