

Property Features of 492 Ridge Road, Meaford

Exterior

- 3 car garage
- Stunning backyard oasis with stocked pond, landscaped gardens, patio, pergola and access from the garage
- Huge driveway
- Separately deeded 60ft x 274ft building lot (included in sale)

Interior

- 4 bedrooms
- 3.5 bathrooms
- Pond views throughout main level
- Light filled living room
- Open plan kitchen/dining
- Office space
- Main level primary suite
- Main level laundry hook up
- Family room
- Fully finished lower level
- Cooling: Central Air
- Heating: Fireplace-Gas, Forced Air, Gas

Family room

- Vaulted ceilings
- Big windows

Kitchen/Dining

- Granite counters
- Large island
- Lots of cupboard space
- Dining space with walk out to patio
- Pond views

Primary Bedroom Suite

- Pond views
- His and hers closets
- Ensuite bathroom

Primary ensuite

- 5pc bathroom
- New windows added (2018)
- Walk in shower with glass surround
- Bidet and toilet
- Double vanity

Lower level

- Fully finished with access from the garage and main floor
- Spacious rec room
- Ample storage space
- Large Bedroom
- 3pc bathroom with infrared sauna
- Laundry room

Area

- Minutes from Meaford's dining, shops, harbour and trails
- A short drive to Thornbury and private ski/golf clubs



** 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.

Inclusions

- Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings, infrared sauna

Exclusions

- 2 freezers in basement

Utilities

- 2020 property taxes, 2 lots combined. \$5969.00. This will increase by 3% for 2021
- Enbridge Gas, \$1,051.00
- Hydro One, \$1,599
- Water & Sewage , \$1,472

Upgrades

- Master bath completely redone in 2014
- Guest bathtub replaced & tiled with glass door in 2014
- All toilets replaced, ceiling lights replaced except dining area & office and door knobs replaced. 2015
- Hardwood floors installed in bedrooms & office
- Contractor finished basement & vinyl flooring in main 1st floor living areas installed in 2015
- New Am Corning shingle roof installed in 2015
- New Luxaire furnace installed in 2017
- Shoring of pond & rocks added in 2018
- 5 new Centennial windows installed (3 in family room & 2 in master bath) in 2018
- Over \$160,000.00 invested in this property since purchase

Property maintenance

- Lawn care, \$75.00+tax weekly (May to October)
- Snow removal \$25.00/per visit (2 inches or greater)
- Eagles Yearly \$2,008.98 - new owners will get 1 Summer & Fall fertilizer & weed control (this was prepaid in January 2021.



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