

492 RIDGE Road, Meaford, Ontario N4L 1L9

Client Full
Active / Residential

492 RIDGE Rd Meaford

MLS® #: 40121761
Price: \$1,275,000



Grey/Meaford/Meaford

Bungalow/House

	Beds	Baths	Kitch
Lower	1	1	
Main	3	3	1

Beds: **4 (3 + 1)**
 Baths: **4 (3 + 1)**
 SF Fin Total: **4,084/Plans**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,107.00/Plans**
 BG Fin SF: **1,977.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,969/2020**

Remarks/Directions

Public Rmks: Beautiful bungalow in the heart of Meaford featuring a backyard oasis with a meticulously maintained stocked pond, attractive landscaping, 3 car garage with additional access to the backyard and 201 ft of frontage (incl. a separately deeded 60x274ft building lot). Many updates have been done to the property inside and out, some include; finished basement (2015), a new roof (2015) and new Luxaire furnace (2017). The light filled main floor boasts a huge foyer leading into the living area and open plan kitchen/dining with views of the pond, tons of cupboard space and walk out to the backyard. You'll also find a family room with vaulted ceilings, 2 guest bedrooms w/shared bath, office space, powder room, additional laundry hook up and access to the 3 car garage. The spacious primary suite features his/her closets, updated wood floors, pond views and a 5pc ensuite bath with glass surround walk-in shower and new Centennial windows (2018). The lower level is fully finished and offers an expansive rec space, large laundry room, 3pc bath with infrared sauna, guest bedroom, ample storage and a separate entrance from the garage. Outside, relax in your own backyard paradise with mature greenery surrounding the property for privacy, fully stocked pond, landscaped gardens and extensive patio area with pergola. Shoring of the pond & rocks were added in 2018. Stunning landscaped gardens can be found at the front of the property as well as an oversized driveway and 3 car garage. Also included with the sale of this property is a separately deeded 60ft wide by 274ft deep building lot. Located a bike ride away from the waterfront, schools and downtown Meaford, this home makes getting around town easy! Meaford is a rapidly expanding area for new families and has something for everyone including an array of restaurants, beach, trails and more. A short drive from Thornbury and the area's private ski/golf clubs. Covid 19 protocols in place.

Directions: HWY 26 follow onto S Syles St, N Sykes St, turn left onto Ridge Road

Common Elements

Exterior

Exterior Feat: **Landscaped, Patio(s), Privacy, Private Pond**
 Construct. Material: **Brick**
 Shingles Replaced: **//Owner**
 Year/Desc/Source: **//Owner**
 Garage & Parking: **Attached Garage//Outside/Surface/Open, Private Drive Double Wide//Exclusive Parking, Circular Driveway**
 Foundation: **Poured Concrete**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **Unknown**
 Parking Spaces: **11**
 Parking Level/Unit: **11**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone Municipal**
 Water Source: **Municipal**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **201.00**
 Location: **Urban**
 Area Influences: **Ample Parking, Arts Centre, Beach, Campground, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other Pond, Trees/Woods**
 Water Tmnt: **0.50-1.99**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **273.00**
 Lot Irregularities:
 Acres Rent:
 Lot Shape: **Rectangular**
 Land Lse Fee:
 View: **Pond, Trees/Woods**
 Topography: **Flat, Wooded/Treed**
 Retire Com:
 Fronting On:

Interior


Interior Feat: **Other**
 Basement: **Full Basement**
 Laundry Feat: **Laundry Room, Lower Level, Main Level, Washer Hookup**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **/Natural Gas**
 Inclusions: **Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings**
 Add Inclusions: **infrared sauna**
 Exclusions: **Both freezers in the basement**
 Basement Fin: **Fully Finished**
 FP Stove Op:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 3 PL 1083 AS IN R530616, S/T INTEREST IN R288989; S/T R295207; MEAFORD**
 Zoning: **R1**
 Assess Val/Year: **\$444,000/2021**
 PIN: **371060185**
 ROLL: **421049300119775**
 Possession/Date: **60 - 89 Days/**
 Possession Rmks: **TBD**

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

Brokerage Information

List Date: **05/31/2021**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage** 
 Source Board: **The Lakelands**

Prepared By: STEVE SIMON, Salesperson
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Date Prepared: 10/08/2021

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

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bathroom	Main			2-Piece
Bathroom	Main			4-Piece
Bathroom	Main			5+ Piece, Ensuite
Primary				
Bedroom	Main	10' 10" X 10' 8"	3.30 X 3.25	
Bedroom	Main	10' 10" X 9' 11"	3.30 X 3.02	
Family Room	Main	16' 11" X 14' 6"	5.16 X 4.42	
Kitchen/Dining Room	Main	20' 10" X 16' 8"	6.35 X 5.08	
Living Room	Main	15' 4" X 12' 5"	4.67 X 3.78	
Office	Main	9' 4" X 13' 5"	2.84 X 4.09	
Bedroom Primary	Main	14' 9" X 11' 11"	4.50 X 3.63	
Bathroom	Lower			4-Piece
Bedroom	Lower	14' 2" X 14' 11"	4.32 X 4.55	
Laundry	Lower	8' 10" X 13' 1"	2.69 X 3.99	
Recreation Room	Lower	25' 5" X 48' 8"	7.75 X 14.83	
Storage	Lower	7' 2" X 13' 10"	2.18 X 4.22	
Storage	Lower	9' 5" X 7' 7"	2.87 X 2.31	
Storage	Lower	9' 0" X 11' 8"	2.74 X 3.56	

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

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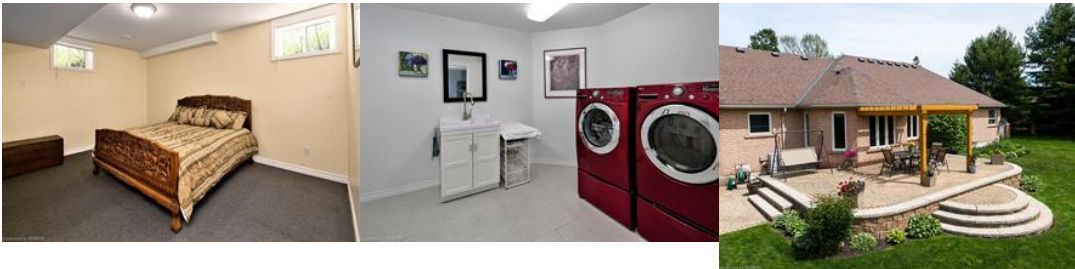
Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Information Statement:

Date:

Level:

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