

**Welcome to
47 Nelson St E, Meaford,
known as 'Avalon'**

HISTORY

Built in 1932, this was the location where the last boat was made for the 'Georgian Bay Fishing Fleet'.

PROPERTY FEATURES

Exterior

- C1/R2 designation
- The home can be used as commercial and residential
- 800 sqft garage/workshop
- Multi level deck
- Private patio with large stone surrounding
- Landscaped gardens
- Views of the bay
- Front porch
- Large driveway
- Cedar siding
- Water source and sewer: Municipal

Interior

- 4 bedrooms
- 3 bathrooms
- Light filled living room
- Open plan kitchen/dining
- Main level study/bedroom with beautiful pocket door
- Main level laundry closet
- Second storey added (2021)
- Fully finished walkout lower level
- Gas Hydronic Infloor heating Main and lower level
- Hardwood floors throughout
- Ceilings: Approx 8'3" on main and upper levels - Lower level is 6' 8" with full walkout doors.

MAIN LEVEL

Living room

- 48" gas fireplace
- Spacious room with lots of light
- Hardwood floors - in floor heat

Kitchen/Dining

- Granite counters
- Peninsula with range hood
- Lots of cupboard space
- Walk out to back deck
- Brand new appliances

Main level 3pc bathroom

- Pedestal & Toilet
- Large tile floors
- Walk in shower
- Laundry closet



** 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.

UPPER LEVEL

- Combined cycle heat pump and A/C units in both bedrooms
- Guest bedroom with walk in closet
- Primary suite with walk in closet, vaulted ceilings, skylight and 5pc ensuite
- 3pc guest bathroom

Upper Primary ensuite

- Soaker tub
- Walk in shower
- Double vanity
- Tile floor

LOWER LEVEL

- Walk out to private patio
- Large Rec room
- Bedroom/office
- Den space
- Tons of storage
- Utility room

Area

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

Inclusions

- Dishwasher, Dryer, Refrigerator, Stove, Washer
- Work benches in workshop
- Combined Cycle unit in garage (not installed)

UPGRADES

- House has been completely stripped to bare frame and renovated
- New second storey added
- All new Electrical - 2021
- Plumbing 2021
- Insulation -2021
- Upper Heating/Cooling -2021
- Gas Hydronic Infloor heating Main and Basement -2018
- Water Heater - 2021
- Roof - 2021
- Cedar siding - 2021
- Windows and Doors- 2021
- Hardwood and Tile Flooring -2021
- Bathrooms fixtures - 2021
- All lighting fixtures - 2021
- Driveway- 2021
- Landscaping - 2021
- Decks -2021
- All Appliances -2021
- Garage and Workshop - new Roof, Skylights, Doors - 2018



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