Client Full 47 NELSON St E Meaford MLSR#: 40179432 **Active / Residential** Price: **\$1,190,000**



Grey/Meaford/Meaford

2 Storey/House

| | Beds | Baths | Kitch |
|--------|------|-------|-------|
| Lower | 1 | | |
| Main | 1 | 1 | 1 |
| Second | 2 | 2 | |

4 (3+1) 3 (3+0) Beds: Baths: SF Fin Total: 2.560/Plans SF Fin Range: 1501 to 2000 AG Fin SF: 1,769.00/Plans 791.00/Plans BG Fin SF: Common Interest: Freehold/None Tax Amt/Yr: \$1,900/2021

Asphalt Shingle

Remarks/Directions

Public Rmks: WORK AND PLAY! Welcome to 47 Nelson St, known as 'Avalon'. Thoroughly updated 4 bed, 3 bath home in Meaford with a separate 800 sqft workshop/garage, just steps from Georgian Bay!The C1/R2 designation allows for the home to be used as both commercial and residential. Originally built in 1932, this true Meaford charm has so much history behind it including being the location where the last boat was made for the well known Georgian Bay Fishing Fleet. The property has been completely stripped to bare frame and renovated (2021), with a new second storey added, roof, windows, hardwood floors, all new electrical, plumbing, insulation and so much more! The open concept main level boasts Gas Hydronic In-floor heating, living area with 48? contemporary gas fireplace, modern kitchen with peninsula, stunning granite counters & brand new, never been used appliances (on order) and 3pc bathroom with walk-in shower and laundry closet. The study/bedroom has beautiful sliding glass doors and is the perfect space for a main floor primary bedroom or private office if used for business. Walk out from the kitchen onto the brand new multi level deck space. Head upstairs to the upper level where you'll find a guest bed w/WIC, 3pc bath and primary suite w/vaulted ceilings, skylight, WIC and 5pc ensuite with a soaker tub, walk-in shower and double vanity. The walkout lower level offers Gas Hydronic In-floor heating, a spacious rec room, den, bedroom and plenty of storage space. Walk out through sliding glass doors to a private patio area with large stone outlining the space. The exterior has been updated to feature landscaped gardens, multi level deck, patio and 800sqft workshop/garage. The front porch has views of the bay, only a few steps away. Located close to the marina, downtown Meaford and everything this area has to offer. A short drive to Thornbury and private ski/golf clubs. **Photos virtually staged.Lower level, garage and shop virtually staged to show commercial potential

N Sykes St, turn onto Nelson St E towards the harbour Directions:

Common Elements

Exterior

Exterior Feat: Deck(s), Landscaped, Privacy

Construct. Material:

Block, Poured Shingles Replaced:

Foundation: Prop Attached: **Detached** Concrete

Roof:

Year/Desc/Source: 1932//Owner Apx Age: 51-99 Years Other Structures: Workshop Winterized:

Pool Features: None

Garage & Parking: Detached Garage//Private Drive Single Wide//Exclusive Parking

1.0 Parking Spaces: **Driveway Spaces:** Garage Spaces:

Parking Level/Unit: Parking Assigned: Sewer: Sewer (Municipal)

Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Services:

Telephone

Water Source: Municipal Water Tmnt: Lot Size Area/Units: Acres Range:

< 0.5 Acres Rent: 44.00 Lot Front (Ft): Lot Depth (Ft): 120.00 Lot Shape: Location: Urban Lot Irregularities: Land Lse Fee:

Ample Parking, Arts Centre, Beach, Business Centre, Dog Park, Downtown, Golf, Highway Access, Area Influences:

Hospital, Lake Access, Lake/Pond, Landscaped, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Public Transit, Quiet Area, Rec./Community Centre, Schools,

Shopping Nearby, Skiing, Trails, Other

View: Retire Com:

Interior

Interior Feat: Built-In Appliances, Water Heater, Other

Basement: **Full Basement** Basement Fin: **Fully Finished**

Basement Feat: Walk-Out

Laundry Feat: Laundry Closet, Main Level

Wall Unit, Other Coolina:

Heating: Fireplace, Gas, Heat Pump, In-Floor

FP Stove Op: Fireplace: /Natural Gas Under Contract: Contract Cost/Mo:

Inclusions: Dishwasher, Dryer, Range Hood, Refrigerator, Stove, Washer

Add Inclusions: All fixtures and appliances (New GE side by side Fridge, with Ice maker and GE slide in Range pending

August delivery), work benches in workshop, Combined Cycle unit in garage (not installed)

Electric Age: 2021 Plumbing Age: 2021 Furnished:

Property Information

Common Elem Fee: No

Legal Desc: PT LT 1140 PL 309 MEAFORD AS IN R522302; MEAFORD

Zoning: R2/C1

Assess Val/Year: \$146,000/2021

PIN: 371080216 ROLL: 421049100100300 Possession/Date: 30 - 59 Days/

Possession Rmks: flex - 30 days pref

Local Improvements Fee:

rvey: **None**/

Hold Over Days:

Occupant Type: Vacant

Deposit: 5% list price

Brokerage Information

List Date: **10/22/2021**

List Brokerage: Royal LePage Locations North (Thornbury), Brokerage

Source Board: The Lakelands

Prepared By: STEVE SIMON, Salesperson Date Prepared: 10/22/2021

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| MLS®#: 401 | 79432 | | | |
|----------------------|-----------------------------|-------------------|----------------------------|-----------------------|
| Room Bathroom | <u>Level</u> Main | <u>Dimensions</u> | <u>Dimensions (Metric)</u> | Room Features 3-Piece |
| Dining Room | Main | 12' 10" X 11' 11" | 3.91 X 3.63 | |
| Kitchen | Main | 12' 10" X 8' 9" | 3.91 X 2.67 | |
| Living Room | Main | 20' 0" X 10' 11" | 6.10 X 3.33 | |
| Bedroom | Main | 9' 3" X 10' 2" | 2.82 X 3.10 | |
| Bathroom | Second | | | 3-Piece |
| Bathroom | Second | | | 5+ Piece |
| Bedroom | Second | 9' 1" X 13' 1" | 2.77 X 3.99 | |
| Bedroom Prima | ry Second | 20' 8" X 13' 4" | 6.30 X 4.06 | |
| Den | Lower | 10' 9" X 7' 10" | 3.28 X 2.39 | |
| Bedroom | Lower | 12' 3" X 16' 4" | 3.73 X 4.98 | |
| Recreation Roo | m Lower | 10' 9" X 19' 2" | 3.28 X 5.84 | |

MLS®#: 40179432

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

MLS®#: 40179432
Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:

Date: Level:

Information Statement:

MLS®#: 40179432



virtual staging used



Virtually staged - not actual appliances





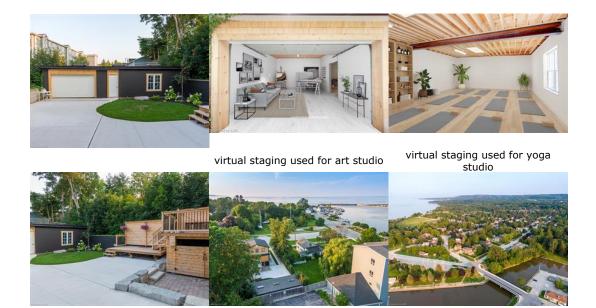
virtually staged



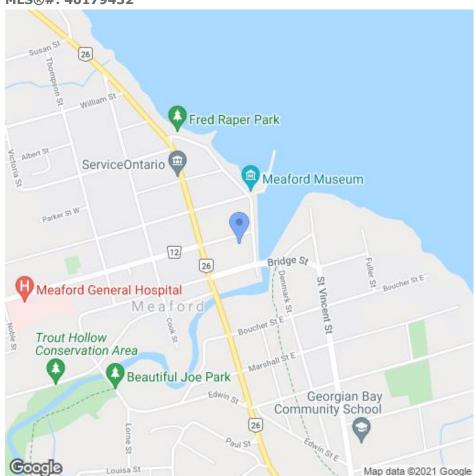








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