

47 NELSON Street E, Meaford, Ontario N4L 1G1

Client Full
Active / Residential

47 NELSON St E Meaford

MLS® #: 40179432
 Price: **\$1,190,000**



Grey/Meaford/Meaford

2 Storey/House

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

Beds: **4 (3 + 1)**
 Baths: **3 (3 + 0)**
 SF Fin Total: **2,560/Plans**
 SF Fin Range: **1501 to 2000**
 AG Fin SF: **1,769.00/Plans**
 BG Fin SF: **791.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,900/2021**

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**

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

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped, Privacy**
 Construct. Material: **Cedar**
 Shingles Replaced: Foundation: **Block, Poured Concrete**
 Year/Desc/Source: **1932//Owner**
 Other Structures: **Workshop**
 Pool Features: **None**
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Exclusive Parking**
 Parking Spaces: **5** Driveway Spaces: **4.0** Garage Spaces: **1.0**
 Parking Level/Unit: Parking Assigned: Sewer: **Sewer (Municipal)**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal** Water Tmnt:
 Lot Size Area/Units: / Acres Range: **< 0.5**
 Lot Front (Ft): **44.00** Lot Depth (Ft): **120.00**
 Location: **Urban** Lot Irregularities:
 Area Influences: **Ample Parking, Arts Centre, Beach, Business Centre, Dog Park, Downtown, Golf, Highway Access, 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: **Bay** 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**
 Cooling: **Wall Unit, Other**
 Heating: **Fireplace, Gas, Heat Pump, In-Floor**
 Fireplace: **/Natural Gas**
 Under Contract: **None** FP Stove Op:
 Inclusions: **Dishwasher, Dryer, Range Hood, Refrigerator, Stove, Washer** Contract Cost/Mo:
 Add Inclusions: **All fixtures and appliances (New GE side by side Fridge. with Ice maker and GE slide in Range pending**

Electric Age: **2021** August delivery), work benches in workshop, Combined Cycle unit in garage (not installed)
Plumbing Age: **2021** Furnished:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 1140 PL 309 MEAFORD AS IN R522302; MEAFORD**
Zoning: **R2/C1** Survey: **None/**
Assess Val/Year: **\$146,000/2021** Hold Over Days:
PIN: **371080216** Occupant Type: **Vacant**
ROLL: **421049100100300** Deposit: **5% list price**
Possession/Date: **30 - 59 Days/**
Possession Rmks: **flex - 30 days pref**

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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***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			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 Primary	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 Room	Lower	10' 9" X 19' 2"	3.28 X 5.84	

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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:
Date:
Information Statement:

Level:

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virtual staging used



Virtually staged - not actual appliances



virtually staged



virtual staging used





virtual staging used for art studio

virtual staging used for yoga studio



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