

**Property Features of  
305 Cook Street, Meaford**

**Exterior**

- Newly built townhome (2022) featuring many upgrades
- Bay views
- 5 minute walk to the beach/waterfront
- 5 minute walk to downtown Meaford and its many restaurants, shops and amenities
- Brick exterior
- Attached single car garage
- 12x9ft balcony with water views off of the primary suite and a large 12 x 19ft deck with privacy walls off of the main level to be completed in upcoming weeks.

**Interior**

- 3 bedrooms
- 2.5 bathrooms
- Bright open concept main level
- Main floor walkout to deck
- Bonus room/den
- Forced air gas heat
- Air conditioning
- Hot water heater (rented)
- Laundry room on upper level

**Kitchen/Dining**

- White cabinetry
- White quartz countertops
- Island with seating for 3
- Brand new stainless steel appliances
- Large dining space with walk out to deck

**Living room**

- 9ft ceilings
- Bright space
- Large windows

**Upper Primary suite**

- Large, light filled room
- 5pc ensuite bathroom
- Walk in closet
- Doors leading out to balcony with views of the georgian bay

**Upper level**

- 4pc bathroom
- 2 good sized guest bedrooms (in addition to the primary suite)
- Linen closet
- Laundry room with brand new washer & dryer and laundry sink.



\*\* 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.

**Basement**

- Large unfinished basement with lots of potential to customize to your liking
- Rough in for bathroom

**Area**

- Walking distance to the waterfront, marina, beaches, parks and downtown Meaford
- Close to the areas private ski/golf clubs
- 25 min drive to Blue Mountain Village or Owen Sound
- 35 min drive to Collingwood

**Other property info**

- Monthly fee: \$120
- Taxes: \$3836.50 (approx)
- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone
- Area Influences: Beach, Business Centre, Cul de Sac/Dead End, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Landscaped, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other

**Inclusions**

- Dishwasher, Dryer, Refrigerator, Stove, Microwave, Washer

**Exclusions**

- All chattels excluding shelf in front entrance

**Utilities (per year)**

- Hydro Fee -
- Gas/Oil Fee -
- Sewage/Water Fee -

**Updates**

- Brand new townhome with many upgrades completed in 2022
- TARION Home Warranty



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