

296 ST VINCENT Street, Meaford, Ontario N4L 1C2

Client Full
Active / Residential

296 ST VINCENT St Meaford

MLS® #: **40425440**
Price: **\$569,000**



Grey/Meaford/Meaford

Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	
Main	2	1	1

Beds (AG+BG): **3 (2 + 1)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **1,742**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **976/Other**
BG Fin SF: **766**
DOM/CDOM: **1/1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,484.00/2022**

Next OH: **Public: Sat May 27, 1:00PM-3:00PM**

Remarks/Directions

Public Rmks: Open House Saturday May 27th 1-3pm. Welcome home! This charming 3-bedroom, 2-bathroom bungalow is now available for sale. Situated in a tranquil, family-friendly neighbourhood, across from the Georgian trail, this meticulously maintained property offers comfort, style, convenience and endless potential! Step inside and be greeted by vintage charm paired with new luxury vinyl flooring throughout the main level. The open concept living/dining area boasts natural light, making it the perfect space for entertaining guests or enjoying quality time with your loved ones. The adorable vintage kitchen is perfect for entertaining, overlooks the living space, and offers great storage space. A mudroom/den with separate entry off of the kitchen leads towards the spacious finished basement offering potential for functional multi-generational living or the possibility of a separate in-law suite. A 4-piece bathroom, primary bedroom and good-sized guest suite complete the main floor. On the lower level, the large basement offers spacious rec. room, third bedroom with 3-piece ensuite, storage room, laundry and utility room. The space could easily lend itself to a separate living space or 1 bedroom apartment. Outside, you'll find a private back deck perfect for hosting summer barbecues or enjoying the sunshine. The expansive corner lot offers ample space, and potential to expand the current home or possibly add a second dwelling. Conveniently located near the Georgian trail, waterfront, schools, parks, and Meaford's downtown, this bungalow offers easy access to all the amenities you desire. Don't miss the opportunity to make this your investment property, weekend getaway or forever home. Book a showing and experience the charm for yourself.

Directions: From HWY 26- North on St. Vincent Street, past Edwin property is on the west corner.

Common Elements

Exterior

Construct. Material:	Vinyl Siding	Foundation:	Block	Roof:	Asphalt Shingle
Shingles Replaced:	2015			Prop Attached:	Detached
Year/Desc/Source:	1956//Other			Apex Age:	51-99 Years
Garage & Parking:	Detached Garage//Private Drive Single Wide				
Parking Spaces:		Driveway Spaces:	3.0	Garage Spaces:	0.0
Services:	Cable, Cell Service, Electricity, High Speed Internet, Recycling Pickup, Telephone				
Water Source:	Municipal	Water Tmnt:		Sewer:	Sewer (Municipal)
Lot Size Area/Units:	/	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	115.00	Lot Depth (Ft):	0.00	Lot Shape:	
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Corner Site, Downtown, Golf, Greenbelt/Conservation, Highway Access, Hospital, Lake Access, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Ravine, Schools, Shopping Nearby, Skiing, Other				

Interior

Interior Feat:	In-law Capability, Water Heater
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)
Basement:	Full Basement
Cooling:	None
Heating:	Baseboard, Forced Air
Inclusions:	Dryer, Freezer, Stove, Washer

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LT 799 PL 309 MEAFORD; MEAFORD	Survey:	Unknown/
Zoning:	r1	Hold Over Days:	
Assess Val/Year:	\$179,000/2022	Occupant Type:	Vacant
PIN:	371140074		
ROLL:	421049100212100	Deposit:	5%
Possession/Date:	Flexible/		

Brokerage Information

List Date: **05/26/2023**
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	14' 2" X 14' 2"	4.32 X 4.32	4-Piece
Bedroom Primary	Main	12' 4" X 10' 1"	3.76 X 3.07	
Bedroom	Main	8' 11" X 12' 5"	2.72 X 3.78	
Bathroom	Main	5' 0" X 9' 3"	1.52 X 2.82	
Kitchen/Dining Room	Main	12' 10" X 10' 6"	3.91 X 3.20	
Den	Main	11' 4" X 9' 6"	3.45 X 2.90	3-Piece
Recreation Room	Basement	17' 0" X 13' 0"	5.18 X 3.96	
Bedroom	Basement	12' 1" X 15' 7"	3.68 X 4.75	
Bathroom	Basement	6' 11" X 7' 8"	2.11 X 2.34	
Storage	Basement	4' 8" X 7' 8"	1.42 X 2.34	
Utility Room	Basement	13' 11" X 12' 2"	4.24 X 3.71	

Location Information

Street Number:	296	Street Name:	ST VINCENT
Street Designation:	ST	Municipality:	MEAFORD
Postal Code:	N4L1C2		

Valuation & Equity (Estimate)

Land Registry Status:	ACTIVE
Legal Description:	LT 799 PL 309 MEAFORD; MEAFORD
PIN:	371140074
Land Registry Status:	ACTIVE
Legal Description:	LT 799 PL 309 MEAFORD; MEAFORD

Sales History

Land Registry Information

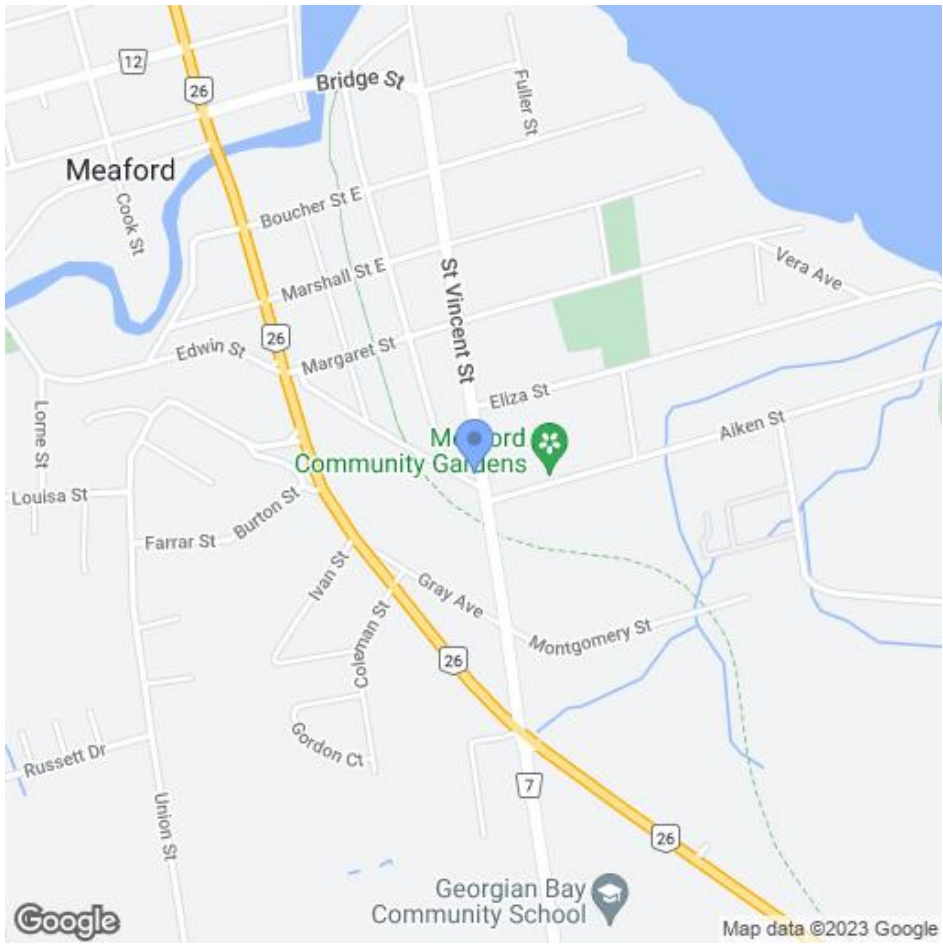
Parcel Area:	637.854	Parcel Area Unit:	m2
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Last Market Sale

Last Sale Date:	08/29/1997	Last Sale Price:	62000
Last Sale Type:	T		

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



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