

**Property Features of**  
**317551 Third Line, Meaford**

**Exterior**

- 8.2 acres
- Countryside retreat
- Updated farmhouse
- Pond with trout
- Deck
- Walking trails
- Putting green
- Surf bar
- Waterfall
- New 2023 yoga studio
- Septic system
- Drilled Well
- Minutes to Downtown Meaford and Georgian Bay

**Interior**

- 5 bedrooms
- 2 bathrooms
- Living room
- Kitchen/Dining
- Main floor Primary suite
- Upper level
- Basement storage area
- Inside laundry room on main level
- Baseboard heat propane

**Kitchen/Dining**

- Large open concept kitchen
- Island with seating
- Dining space

**Living room**

- Wood burning fireplace
- Walk out to patio

**Primary suite**

- Main floor
- Huge suite with 3pc ensuite

**Upper floor**

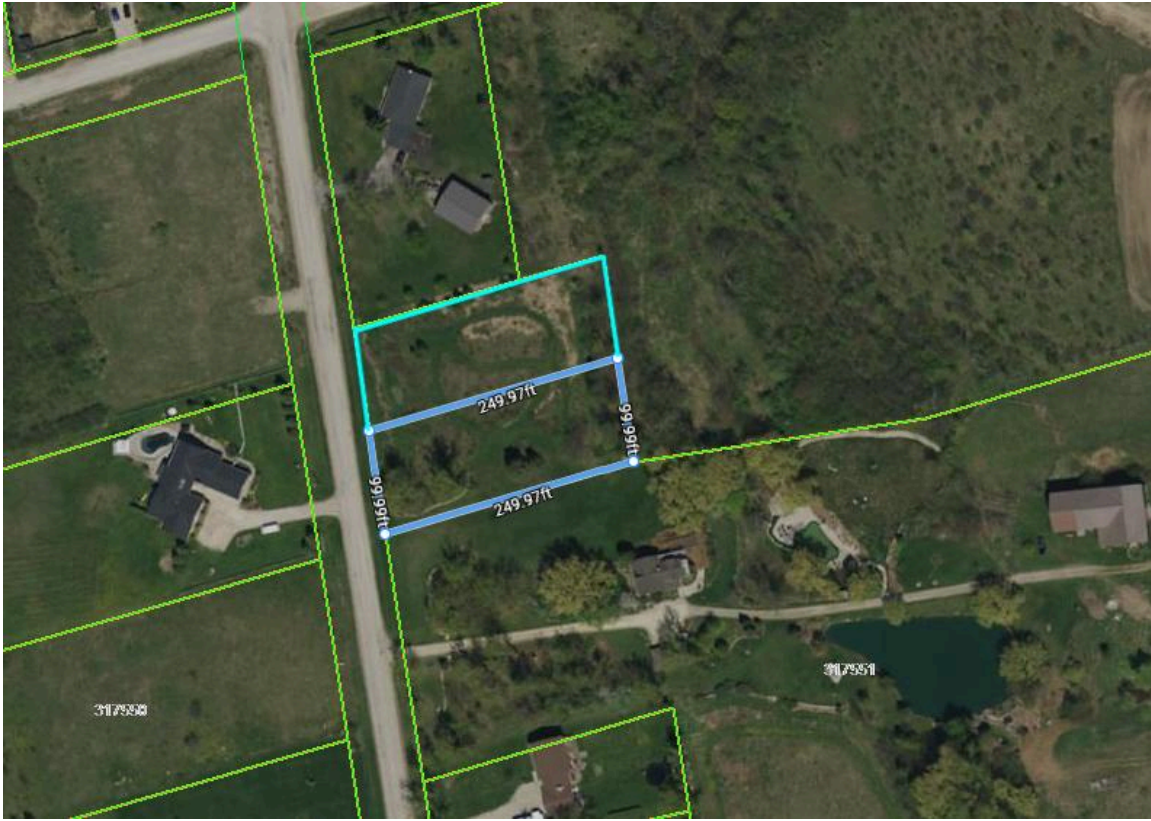
- x3 Guest bedroom
- 4pc bathroom

**Inclusions/exclusions**

- Inclusions: Dryer, Refrigerator, Stove, Washer
- Exclusions: lawn furniture and golf cart



x2 separately deeded lots available to purchase



\*\* 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.