

# 317551 3RD Line, Meaford, Ontario N4L 1W7

Client Full  
**Active / Residential**

**317551 3RD Li Meaford**

Listing ID: 40608663  
Price: **\$1,675,000**



## Grey/Meaford/Meaford

### 2 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	3	1	

Beds (AG+BG): **4 (4 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **2,387**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,387/Other**  
 DOM: **55**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,728.00/2023**

### Remarks/Directions

**Public Rmks:** Welcome to your own private oasis! This spectacular 8.2 acre property offers a countryside retreat with the convenience of being minutes to downtown Meaford & all area activities. The ideal family escape, full time residence, retreat or B&B. Enter the stunning grounds be greeted by a serene landscape of mature trees, gardens and an updated farmhouse. The main floor features a living room with WB fireplace, dining area, large custom kitchen, 3-pc bath all creating a warm welcoming atmosphere. The main floor also has a bedroom for accessible main floor living. A mudroom offers separate entry ensuring an easy transition between indoor/outdoor activities. The second level features four more bedrooms and an oversized 2-car detached garage offers room for your vehicles and recreational toys. A walk-out deck with glass railings overlooks the peaceful property and sunset views. Nature lovers will appreciate the walking trails and the pond teeming with trout. Spend leisurely afternoons fishing or enjoying the serene ambiance created by the trickling waterfall. Located next to the pond, find the "Surf Bar" a unique and whimsical addition. For golf lovers, a putting green awaits and at the back of the sprawling lot, a barn provides another picturesque view with potential use as an event space, storage or home to farm animals/horses. A new (2023) art/yoga studio/office located at the back of the property provides a serene escape for work, creativity or relaxation. Embrace your green thumb on the side yard/field which has been used to grow sunflowers and could be utilized for growing vegetables. Two separately deeded large adjoining lots are also available to purchase. Immerse yourself in the beauty of the surroundings and create memories in this idyllic sanctuary. Located in a prime location close to the area's many amenities including beautiful beaches, Georgian Bay, restaurants, coffee shops, boutiques, golf/ski clubs and much more!

**Directions:** From Highway 26: South on 3rd Line, past 10th SDRD, property is on east side.

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Barn				No
Other				No
Other				No
Garage				No

### Exterior

Exterior Feat:	<b>Deck(s), Fishing, Landscape Lighting, Lighting, Patio(s), Porch, Private Pond</b>			Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Wood</b>			Prop Attached:	<b>Detached</b>
Shingles Replaced:				Apx Age:	<b>Unknown</b>
Year/Desc/Source:	//			Foundation:	<b>Stone</b>
Garage & Parking:	<b>Detached Garage//Front Yard Parking, Private Drive Single Wide</b>			Driveway Spaces:	<b>10.0</b>
Parking Spaces:	<b>10</b>			Water Tmnt:	
Water Source:	<b>Drilled Well</b>			Acres Range:	<b>5-9.99</b>
Lot Size Area/Units:	/			Lot Depth (Ft):	<b>0.00</b>
Lot Front (Ft):	<b>0.00</b>			Lot Irregularities:	
Location:	<b>Rural</b>			Land Lse Fee:	
Area Influences:	<b>Ample Parking, Downtown, Golf, Greenbelt/Conservation, Hobby Farm, Hospital, Lake/Pond, Library, Marina, Open Spaces, Place of Worship, Quiet Area, School Bus Route, Schools, Shopping Nearby, Skiing, Trails</b>			Retire Com:	
View:	<b>Pond</b>			Fronting On:	<b>East</b>
Topography:					

### Interior

Interior Feat:	<b>Water Heater</b>		Basement Fin:	<b>Unfinished</b>
Basement:	<b>Partial Basement</b>			
Cooling:	<b>None</b>			
Heating:	<b>Baseboard, Fireplace-Wood, Propane</b>			
Inclusions:	<b>Dryer, Refrigerator, Stove, Washer</b>			
Exclusions:	<b>Lawn furniture and golf cart</b>			

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 9 CON 2 ST. VINCENT PT 85, 86 & 90 RD101; MEAFORD**

Zoning: **A**  
Assess Val/Year: **\$308,000/2024**  
PIN: **371190095**  
ROLL: **421048001202204**  
Possession/Date: **Flexible/**

Survey: **Unknown/**  
Hold Over Days:  
Occupant Type: **Owner**  
Deposit: **5%**

Brokerage Information

List Date: **06/20/2024**  
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Steve Simon, Salesperson  
Date Prepared: 08/14/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bedroom Primary	Main	11' 9" X 16' 1"	3.58 X 4.90	Walk-in Closet
Living Room	Main	23' 1" X 22' 2"	7.04 X 6.76	Fireplace
Bathroom	Main	8' 4" X 7' 10"	2.54 X 2.39	3-Piece
Dining Room	Main	18' 10" X 7' 8"	5.74 X 2.34	
Kitchen	Main	18' 10" X 12' 11"	5.74 X 3.94	
Laundry	Main			
Mud Room	Main	7' 5" X 12' 2"	2.26 X 3.71	
Bedroom	Second	15' 9" X 21' 9"	4.80 X 6.63	Balcony/Deck
Bedroom	Second	11' 11" X 11' 9"	3.63 X 3.58	
Bathroom	Second	11' 8" X 11' 9"	3.56 X 3.58	4-Piece
Bedroom	Second	11' 8" X 8' 11"	3.56 X 2.72	

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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:

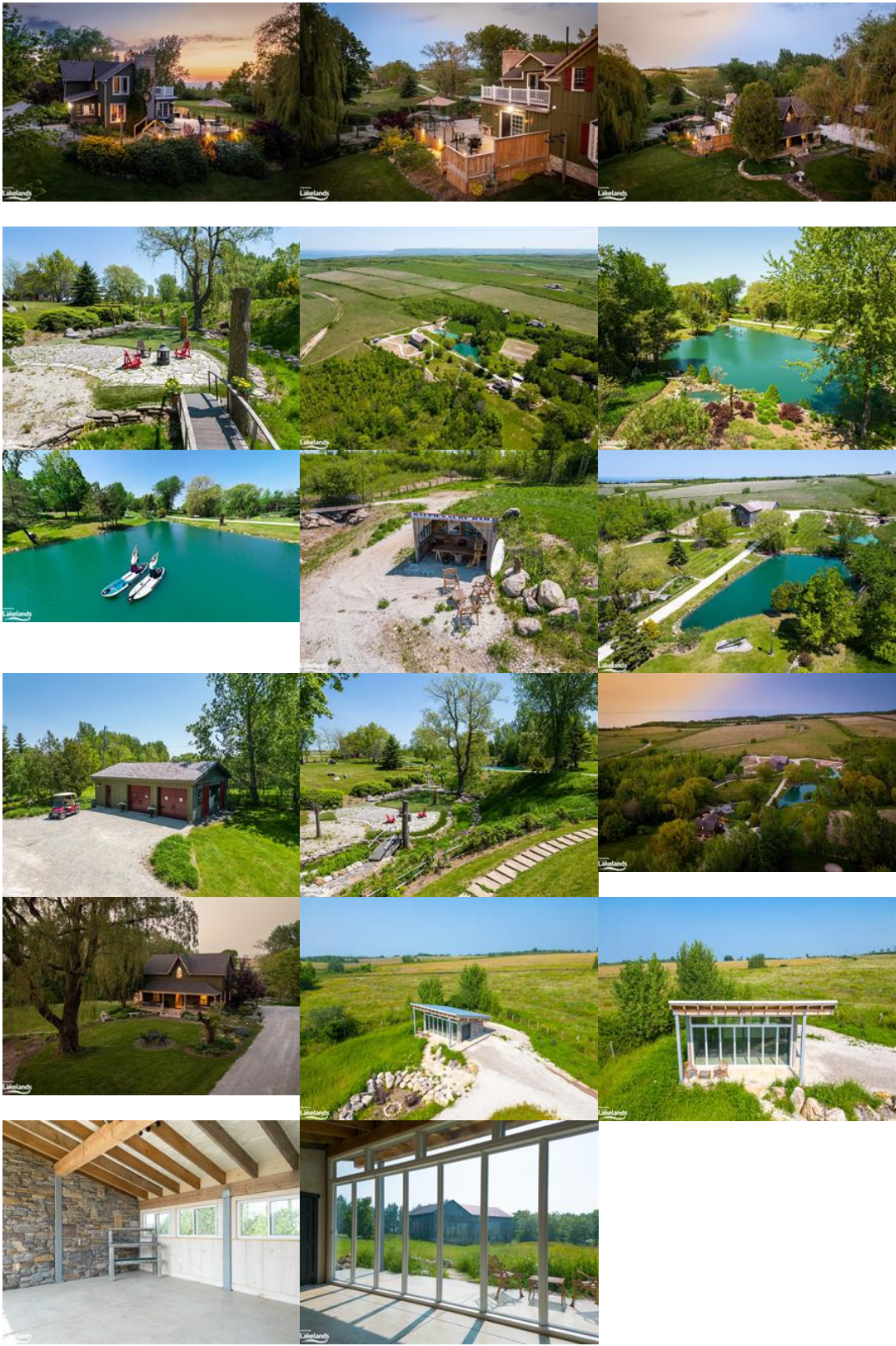
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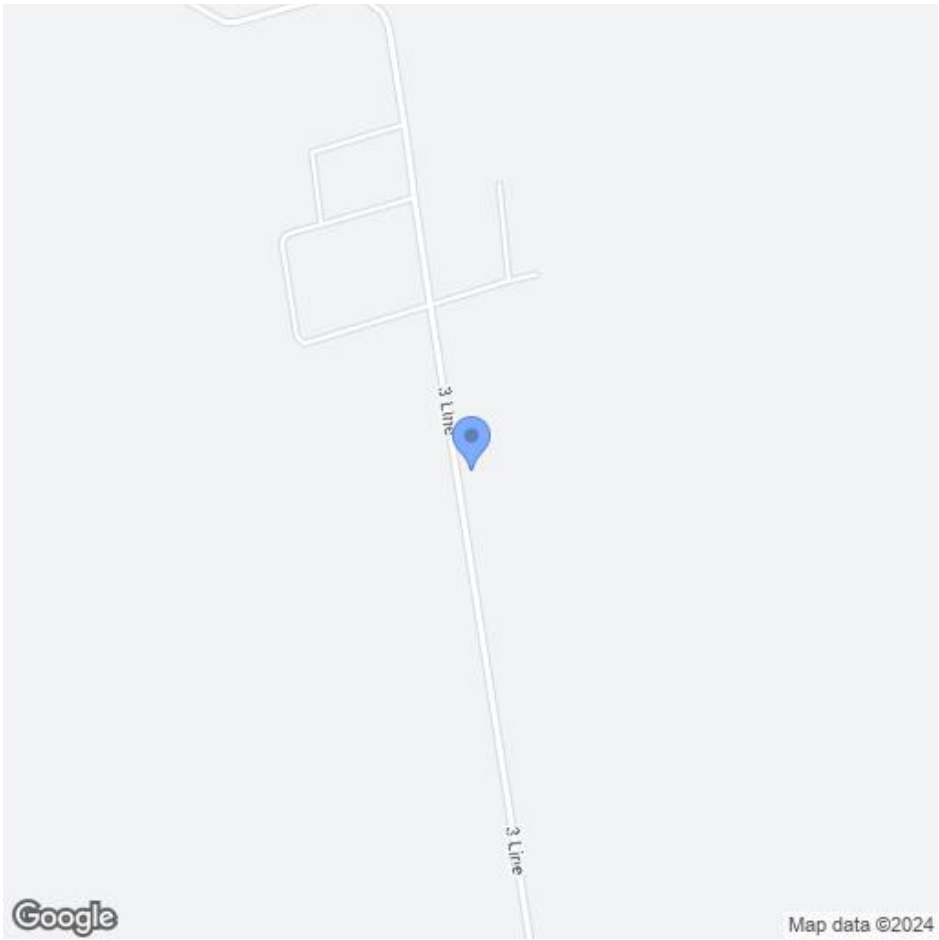








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