

# 159038 7TH Line, Meaford (Municipality), Ontario N4L 1W5

Client Full  
**Active / Residential**

**159038 7TH Li Meaford (Municipality)**

*Pending Board Approval*

MLS®#: 40524099

Price: **\$1,995,000**



## Grey/Meaford/Meaford

### Bungalow/House

	Beds	Baths	Kitch
Lower	2	1	
Main	3	2	1

Beds (AG+BG): **5 (3 + 2)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **2,637**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,346/Other**  
 BG Fin SF: **1,291/Other**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$6,468.00/2022**

### Remarks/Directions

Public Rmks: **Experience stunning views and enjoy the beauty of nature with this breathtaking 87.6 acre property located near Kiowana Beach, Meaford. The perfect home to take in the sunrise over the Georgian Bay, and the sunset over the farm field and trees. The well-maintained brick bungalow boasts 5 bedrooms (3 up, 2 down), 2.5 baths, an attached 2 car garage and a finished walkout basement. Plenty of space for family and friends to stay. Relax with your loved ones and enjoy the stunning panoramic views from the large living room at the heart of the home Head outside to explore the picturesque farm fields of grain and hay, babbling creek, mixed forest, hills, old apple orchard, trails and more. This one-of-a-kind property features an old weeping willow tree and a two-storey barn (42'11" x 48') originally used for cattle. With only a short 600m walk to beach access or 3-minute drive to St Vincent's waterfront park, and just 6 minutes from downtown Meaford for great restaurants, entertainment and all amenities, this location is perfect. Don't miss out on the opportunity to call this truly unique property your own!**

Directions: **From ON-26 Hwy W, turn North onto 7th Line. It is between Side Road 25 and Cedar on the west side of 7th Line.**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Barn</b>				<b>No</b>

### Exterior

Exterior Feat: **Deck(s), Patio(s), Privacy**  
 Construct. Material: **Solid Brick**  
 Shingles Replaced:  
 Year/Desc/Source: **1980/Estimate/Estimated**  
 Property Access: **Public Road**  
 Other Structures: **Barn**  
 Garage & Parking: **Attached Garage//Private Drive Single Wide**  
 Parking Spaces: **6**  
 Water Source: **Spring Well**  
 Lot Size Area/Units: **88.950/Acres**  
 Lot Front (Ft): **0.00**  
 Location: **Rural**  
 Area Influences: **Beach, Library, Open Spaces, River/Stream**  
 View: **Lake, Meadow, Trees/Woods**  
 Topography: **Hilly, Level, Open space, Sloping, Wooded/Treed**  
 Restrictions: **Easement**  
 School District: **Bluewater District School Board**

Foundation: **Concrete**  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **31-50 Years**  
 Rd Acc Fee:  
 Winterized:  
 Garage Spaces: **2.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **West**  
 Exposure: **East**

### Interior

Interior Feat: **Water Heater, Water Softener**  
 Basement: **Full Basement**  
 Basement Feat: **Walk-Out**  
 Laundry Feat: **In Basement**  
 Cooling: **None**  
 Heating: **Baseboard, Electric**  
 Fireplace: **2/Wood**  
 Under Contract: **None**  
 Lease to Own: **None**  
 Inclusions: **Dryer, Range Hood, Refrigerator, Stove, Washer, Window Coverings**

Basement Fin: **Fully Finished**  
 FP Stove Op:  
 Contract Cost/Mo:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PT LT 25 CON 7 ST. VINCENT AS IN R441653 & PT 3-5 16R6917 EXCEPT PT 1 16R6917, S/T R392371 & S/T R441653, S/T INTEREST IN R145514; MEAFORD**  
 Zoning: **RU, EP**  
 Assess Val/Year: **\$466,000/2023**  
 PIN: **371020120**

Local Improvements Fee:  
 Survey: **None/**  
 Hold Over Days: **30**  
 Occupant Type: **Owner**

ROLL: **421048000618101**  
Possession/Date: **Flexible/**

Deposit: **5%**

**Brokerage Information**

List Date: **12/28/2023**  
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage** 

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Source Board: The Lakelands Association of REALTORS®  
Prepared By: Steve Simon, Salesperson  
Date Prepared: 12/28/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	18' 5" X 17' 3"	5.61 X 5.26	Fireplace
Dining Room	Main	7' 9" X 8' 9"	2.36 X 2.67	
Kitchen	Main	11' 1" X 9' 6"	3.38 X 2.90	
Primary Ensuite Bathroom	Main	6' 10" X 8' 1"	2.08 X 2.46	3-Piece
Bedroom	Main	12' 8" X 11' 1"	3.86 X 3.38	
Bedroom	Main	14' 4" X 14' 1"	4.37 X 4.29	
Bathroom	Main	4' 1" X 4' 1"	1.24 X 1.24	2-Piece
Bedroom	Main	9' 5" X 9' 6"	2.87 X 2.90	
Bedroom	Lower	12' 2" X 12' 5"	3.71 X 3.78	
Recreation Room	Lower	33' 7" X 19' 7"	10.24 X 5.97	Fireplace
Desc: w/ walkout to patio				
Bedroom	Lower	14' 5" X 11' 1"	4.39 X 3.38	
Bathroom	Lower	11' 8" X 5' 11"	3.56 X 1.80	3-Piece
Desc: w/ large walk-in shower				
Laundry	Lower	18' 1" X 9' 4"	5.51 X 2.84	

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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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Lot lines

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