

265630 25 Sideroad, Meaford, Ontario N4L 1W5

Client Full
Active / Residential

265630 25 Siderd Meaford
Pending Board Approval

MLS®#: 40525552
Price: **\$2,898,888**



Grey/Meaford/Meaford

2 Storey/House

	Beds	Baths	Kitch
Main	2	3	1
Second	1	2	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **5 (3 + 2)**
 SF Fin Total: **4,694**
 AG Fin SF Range: **4001 to 5000**
 AG Fin SF: **4,694/Plans**
 Tot Unfin SF: **2,330**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$0.00/2023**

Remarks/Directions

Public Rmks: **Tranquility and style awaits at this incredible new build home (2022) designed by award winning architect, Steve Hamelin. Located on 4 acres, over 4600sqft of luxury living space including detached 3 car garage with full 2 bed guest suite above, Bay views and high end finishes throughout. Situated just 5 minutes from beautiful Meaford and its waterfront, shops and restaurants and only 15 minutes to the picturesque town of Thornbury. No expense spared when it comes to the quality and craftsmanship of this home. Some features include; barn board floors throughout; milled in Canada, solid wood doors and trim, Canadian made fiberglass windows and doors, custom kitchen cabinets, energy efficient metal roof and so much more. The large chef's kitchen features custom cabinetry, island with seating for 4, pantry, high end appliances and a dining area. The great room was designed to entertain with vaulted ceilings, oversized propane fireplace and easy access to the multitude of outdoor patio seating arrangements. Relax and unwind in the luxurious primary suite, boasting vaulted ceilings with chandeliers in both the bedroom and bath, walk in closet and gorgeous ensuite bath. Also on the main floor you'll find a mudroom with a dog shower, an additional 2 guest bedrooms each with ensuite bathrooms as well as 2 half baths. Create your own space with 2330sqft of unfinished lower level space, 9ft ceilings that utilize steel beams for a true open concept feel, huge windows, plus an additional 300sqft cold storage. The exterior space maximizes those bay and countryside views including a 300sqft covered front porch, expansive 900sqft covered back porch and 900sqft second storey balcony. Separate 3 car garage with Trusscore walls, 2 beds, bath, kitchen, dining and balcony. All on its own septic system, with its own furnace, AC and tankless water heater. The perfect space for an in-law suite. Virtual grass added to exterior images to show what it will look like once grass seed has grown.**

Directions: **7th line, turn on 25th sideroad**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Guest House	2	1	1	Yes

Exterior

Exterior Feat: **Balcony, Deck(s), Landscaped, Other, Porch, Privacy**
 Construct. Material: **Stone, Wood**
 Shingles Replaced: Foundation: **Concrete**
 Year/Desc/Source: **2022/Completed / New/Owner**
 Garage & Parking: **Attached Garage, Detached Garage//Outside/Surface/Open//Built-In Garage**
 Parking Spaces: **10** Driveway Spaces: **5.0**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Telephone, Other**
 Water Source: **Well** Water Tmnt: **Septic**
 Lot Size Area/Units: / Acres Range: **2-4.99**
 Lot Front (Ft): **282.00** Lot Depth (Ft): **626.00**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Ample Parking, Beach, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Marina, Park, Place of Worship, Playground Nearby, Quiet Area, Schools, Shopping Nearby, Skiing, Trails, Other**
 View: **Bay, Forest, Trees/Woods**
 Topography: **Level, Wooded/Treed**
 Retire Com:
 Fronting On: **North**

Interior

Interior Feat: **Built-In Appliances, In-law Capability, Water Heater Owned, Other**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Laundry Feat: **Laundry Room**
 Cooling: **Central Air**
 Heating: **Forced Air**
 Fireplace: **/Living Room, Propane** FP Stove Op:
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 24 CON 8 ST. VINCENT PT 1 16R4831; MEAFORD**
 Zoning: **R1** Survey: **Available/**

Assess Val/Year: **\$92,000/2022**
PIN: **371020092**
ROLL: **421048000705105**
Possession/Date: **Flexible/**

Hold Over Days:
Occupant Type: **Owner**

Deposit: **5%**

Brokerage Information

List Date: **01/05/2024**
List Brokerage: **[Royal LePage Locations North \(Thornbury\), Brokerage](#)** 

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Fraser MacDonald, Salesperson
Date Prepared: 01/05/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece
Bathroom	Main			3-Piece
Bedroom	Main	12' 1" X 12' 0"	3.68 X 3.66	
Dining Room	Main	16' 3" X 15' 1"	4.95 X 4.60	
Kitchen	Main	20' 2" X 13' 5"	6.15 X 4.09	
Great Room	Main	18' 0" X 20' 4"	5.49 X 6.20	
Mud Room	Main	12' 9" X 4' 0"	3.89 X 1.22	
Bedroom Primary	Main	13' 11" X 17' 0"	4.24 X 5.18	Ensuite, Walk-in Closet
Desc: walk in closet 81sqft				
Laundry	Main	8' 4" X 10' 0"	2.54 X 3.05	
Den	Second	24' 7" X 13' 0"	7.49 X 3.96	
Bathroom	Second			2-Piece
Bathroom	Second			3-Piece
Bedroom	Second	28' 0" X 22' 0"	8.53 X 6.71	
Basement	Lower	60' 7" X 58' 11"	18.47 X 17.96	
Desc: Unfinished space				
Cold Room	Lower	9' 11" X 38' 5"	3.02 X 11.71	

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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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Grass seed has been planted.
Virtual grass added to image

Grass seed has been planted.
Virtual grass added to image





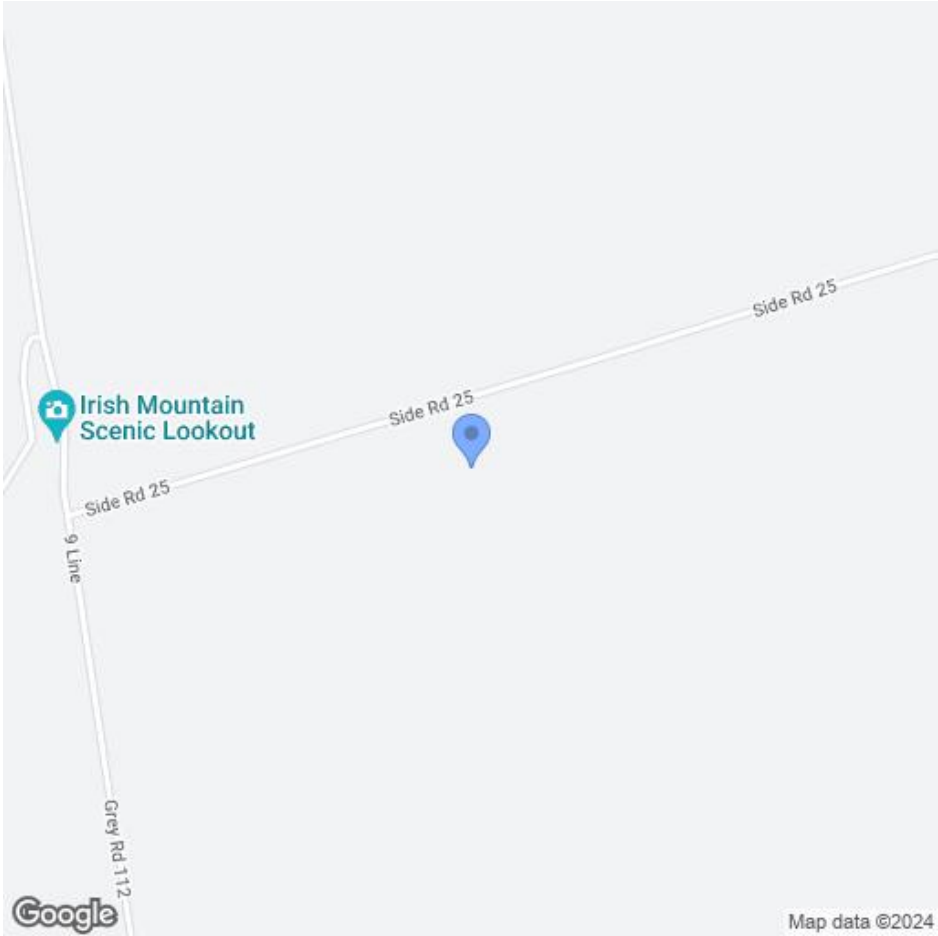
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