

205731 26 Highway, Meaford, Ontario N4L 1R4

Client Full
Active / Farm

205731 26 Hw Meaford
 Pending Board Approval

Listing ID: **40546232**
 Price: **\$1,190,000**



Grey/Meaford/Meaford

2 Storey/Agricultural (With House)

	Beds	Baths	Kitch
Main		1	1
Second	4	1	

Alt Listing ID: **40534347**
 Trans Type: **Sale**
 Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Range: **2001 to 3000**
 AG Fin SF: **2,208.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$0.00/2024**
 Addl Monthly Fees:

Remarks/Directions

Public Rmks: **Nestled on a sprawling 15 acres of picturesque land, this property boasts a renovated 4-bedroom, 2-storey red brick house. Surrounded by enchanting mature trees, this residence offers the perfect blend of tranquility and natural beauty. As you explore the property, you'll discover a charming pond and stream, creating a serene ambiance that complements the quiet country setting. Located just minutes away from Meaford and Thornbury, this gem is also conveniently close to ski hills and golf courses, making it an ideal haven for outdoor enthusiasts. The farmhouse itself has undergone a thorough renovation, ensuring modern comfort while preserving its timeless charm. The lovely bright kitchen is a focal point, featuring ample storage space for all your culinary needs. In addition the main floor features a family room, living room, large dining space, laundry room and bathroom. Upstairs boasts 4 good sized bedrooms and a 4pc bathroom. This property is not just a house; it's a lifestyle. Whether you're seeking a peaceful escape from the hustle and bustle or a place to entertain family and friends, this location offers the best of both worlds. Don't miss the opportunity to own this amazing piece of real estate—schedule a viewing today and experience the magic of this unique countryside haven.**

Directions: **Highway 26 West from Meaford- #205731.**
 Cross St: **Hwy 26 West**

Exterior

Construct. Material: **Solid Brick** Foundation: **Unknown** Roof: **Shingles**
 Shingles Replaced: Year/Desc/Source: // Prop Attached: **100+ Years**
 Garage and Parking: **, Private Drive Triple+ Wide,**
 Parking Spaces: **6** Driveway Spaces: **6**
 Garage Sp/Desc: Water Source: **Dug Well** Sewer: **Septic**
 Lot Size Total/Units: **15.29 Acres** Acres Range: **10-24.99** Acres Rent:
 Lot Front (Ft): **447.00** Lot Depth (Ft): **1,310.37**
 Area Influences: **Golf, Highway Access, Lake Access, Marina, School Bus Route, Shopping Nearby, Trails, Other**
 Topography: Fronting On: **North**

Interior

Interior Feat: **Propane Tank**
 Basement: **Full Basement, Unfinished,**
 Laundry Feat:
 Water Source: **Dug Well**
 Cooling: **None**
 Heating: **Forced Air, Propane**
 Inclusions: **Dryer, Refrigerator, Stove, Washer**

Farm Information

Farm Type: **Other** Additional Res:
 Farm Remarks: **15 acres**
 Soil Type: **Mixed** Soil Test/Date:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 19 CON 7 ST. VINCENT AS IN R447850; S/T SV17586, SV17612; MEAFORD**
 Zoning: **R1** Survey: **None/**
 Assess Val/Year: **\$243,000/2016** Hold Over Days: **90**
 PIN: **371020177** Occupant Type: **Vacant**
 ROLL: **421048000613700**
 Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **02/27/2024**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	12' 0" X 12' 0"	3.66 X 3.66	
Desc: Ceramic Floors				
Dining Room	Main	16' 3" X 13' 8"	4.95 X 4.17	
Desc: Laminate				
Family Room	Main	10' 10" X 16' 11"	3.30 X 5.16	
Living Room	Main	15' 7" X 16' 11"	4.75 X 5.16	
Laundry	Main	7' 0" X 7' 0"	2.13 X 2.13	
Bedroom Primary	Second	18' 2" X 9' 3"	5.54 X 2.82	
Bedroom	Second	10' 11" X 13' 9"	3.33 X 4.19	
Bedroom	Second	14' 11" X 12' 9"	4.55 X 3.89	
Bedroom	Second	12' 11" X 12' 10"	3.94 X 3.91	3-Piece
Bathroom	Second			4-Piece
Bathroom	Main			3-Piece

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

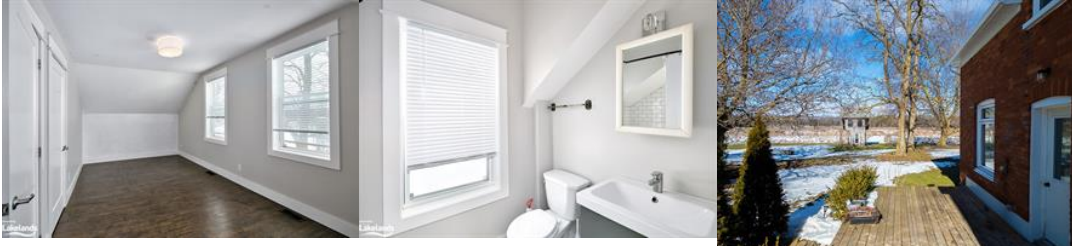
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Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Date:
 Information Statement:

Level:

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