

# 205731 26 Highway, Meaford, Ontario N4L 1R4

Client Full  
**Active / Residential**

**205731 26 Hw Meaford**

Listing ID: 40534347  
Price: **\$1,190,000**



## Grey/Meaford/Meaford

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	4	1	

Beds (AG+BG): **4 (4 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **2,208**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,208/Owner**  
 DOM: **4**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,461.00/2020**

Next OH: **Public: Sun Feb 11, 1:00PM-3:00PM**

### 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: <b>Solid Brick</b>	Foundation: <b>Unknown</b>	Roof: <b>Shingles</b>
Shingles Replaced:		Prop Attached: <b>Detached</b>
Year/Desc/Source: <b>//</b>		Apx Age: <b>100+ Years</b>
Garage & Parking: <b>Private Drive Triple+ Wide</b>		
Parking Spaces: <b>6</b>	Driveway Spaces: <b>6.0</b>	Garage Spaces:
Water Source: <b>Dug Well</b>	Water Tmnt:	Sewer: <b>Septic</b>
Lot Size Area/Units: <b>15.290/Acres</b>	Acres Range: <b>10-24.99</b>	Acres Rent:
Lot Front (Ft): <b>447.00</b>	Lot Depth (Ft): <b>1,310.37</b>	Lot Shape:
Location: <b>Urban</b>	Lot Irregularities:	Land Lse Fee:
Area Influences: <b>Ample Parking, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Quiet Area, School Bus Route, Schools, Shopping Nearby, Skiing, Trails, Other</b>		
Topography:		Fronting On: <b>North</b>

### Interior

Interior Feat: <b>Propane Tank</b>		
Basement: <b>Full Basement</b>	Basement Fin: <b>Unfinished</b>	
Laundry Feat: <b>Main Level</b>		
Cooling: <b>None</b>		
Heating: <b>Forced Air-Propane</b>		
Under Contract: <b>None</b>		Contract Cost/Mo:
Inclusions: <b>Dryer, Refrigerator, Stove, Washer</b>		

### Property Information

Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>PT LT 19 CON 7 ST. VINCENT AS IN R447850; S/T SV17586, SV17612; MEAFORD</b>	Survey: <b>Available/</b>
Zoning: <b>R1</b>	Hold Over Days: <b>90</b>
Assess Val/Year: <b>\$243,000/2016</b>	Occupant Type: <b>Vacant</b>
PIN: <b>371020177</b>	
ROLL: <b>421048000613700</b>	
Possession/Date: <b>Flexible/</b>	Deposit: <b>5%</b>

### Brokerage Information

List Date: **02/05/2024**  
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Steve Simon, Salesperson  
 Date Prepared: 02/09/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Kitchen</b> <u>Desc:</u> <b>Ceramic Floors</b>	<b>Main</b>	<b>12' 0" X 12' 0"</b>	<b>3.66 X 3.66</b>	
<b>Dining Room</b> <u>Desc:</u> <b>Laminate</b>	<b>Main</b>	<b>16' 3" X 13' 8"</b>	<b>4.95 X 4.17</b>	
<b>Family Room</b>	<b>Main</b>	<b>10' 10" X 16' 11"</b>	<b>3.30 X 5.16</b>	
<b>Living Room</b>	<b>Main</b>	<b>15' 7" X 16' 11"</b>	<b>4.75 X 5.16</b>	
<b>Laundry</b>	<b>Main</b>	<b>7' 0" X 7' 0"</b>	<b>2.13 X 2.13</b>	
<b>Bedroom Primary</b>	<b>Second</b>	<b>18' 2" X 9' 3"</b>	<b>5.54 X 2.82</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10' 11" X 13' 9"</b>	<b>3.33 X 4.19</b>	
<b>Bedroom</b>	<b>Second</b>	<b>14' 11" X 12' 9"</b>	<b>4.55 X 3.89</b>	
<b>Bedroom</b>	<b>Second</b>	<b>12' 11" X 12' 10"</b>	<b>3.94 X 3.91</b>	<b>3-Piece</b>
<b>Bathroom</b>	<b>Second</b>			<b>4-Piece</b>
<b>Bathroom</b>	<b>Main</b>			<b>3-Piece</b>

<u>Type</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
<b>Public</b>	<b>02/11/24</b>	<b>1:00PM-3:00PM</b>	

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

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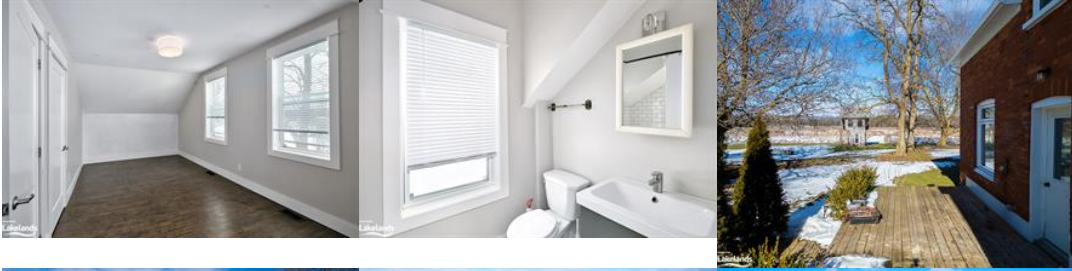
Green Energy Efficient:  
Green Energy Generation:  
Green Indoor Air Quality:  
Green Sustainability:  
Green Water Conservation:  
Energy Certification:  
Date:  
Information Statement:

Level:

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