

**Property Features of
155 Kiowana Beach Rd, Meaford**

Exterior

- Year home was built - 1999
- 59ft of waterfront
- Sandy beach
- Georgian Bay views
- Private road
- Huge double lot 59ft x 406ft
- x2 bunkie buildings - 1 with hydro
- Dug shore well and septic system
- Muskoka granite Beach rock wall
- Landscaped with native plants, trees, and pollinators
- A freshly painted bunkhouse with hydro
- Workshop is ideal for hobbies or storage
- 3 deck spaces - front of the house, lake side lower, lake side upper
- Double lot with a rear lot that has potential to be built on but currently a nature focused space with a place for a fire pit
- Ample parking space on house lot and rear lot

Interior

- 3 Bedrooms
- 2 Bathrooms
- Renovation drawings and design selections was made by a professional interior designer with a keen eye for function and style
- Open plan Living room with walkout
- Large Kitchen
- Laundry room
- Den with walkout
- Full interior renovation 2020
- Hot water tank: Electric (2022) + on-demand propane (2017)
- Smooth ceilings throughout
- Smart thermostat allows for remote management of temperature and settings

Kitchen

- Wall-to-wall cabinetry
- A bar niche
- Coffee station
- Stunning walnut island counter, custom-fabricated in Quebec
- Artisan-style backsplash tiles
- Premium appliances
- Beverage fridge and a full height pantry cabinet - ample storage
- Walkout to back deck
- Bay views

Living room/dining

- 11ft cathedral ceilings
- Walkout to back deck overlooking the bay
- Large windows
- Light filled space
- Georgian Bay views
- Dining space

Primary suite

- Extra large space
- 11ft cathedral ceilings
- Custom wallpaper on one wall



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- 4pc ensuite bathroom

Den

- Walk out to beachfront
- Spacious and bright
- Area for dining

Area

- 10 minutes to Downtown Meaford
- 20 minutes to Thornbury
- 30 minutes to private ski clubs
- 35 minutes to Collingwood
- 25 minutes to Owen Sound

Inclusions

- All fixtures and appliances

UPDATES

Exterior

- New ridge vents in the roof in 2021
- Beach rock wall done in 2020 (with Muskoka area granite)
- More than 50 trees and shrubs were planted within the past 3 years
- Freshly painted bunkhouse
- Lake front, house front and back lot landscaped with native plants, trees and pollinators as recently as 2024
- Ash trees have been treated up until last year

Interior

- Primary bathroom power outlet for future smart toilet or bidet seat installation
- Brand new owned electric hot water tank. Back-up on demand hot water heater
- Water softener & UV water treatment system
- Full gut job inside only exterior walls and staircase left in 2020 (to the studs Renovation)
- Luxury vinyl walnut plank flooring
- Glass wall in stairwell
- Sliding barn doors in entryway
- Brand new front door in 2020
- Complete new insulation - roof, walls, including high-efficiency spray foam in crawl space
- Electrical all updated during the reno
- All bathrooms fully renovated in 2020
- Smart thermostat
- Designer light fixtures throughout
- All new bathroom & kitchen exhaust fans
- 11' cathedral ceiling on 2nd floor
- Custom wallpaper in principal bedroom

Kitchen

- Wall to wall kitchen cabinetry with bar niche and coffee station, walnut island counter fabricated in Quebec
- Reverse osmosis kitchen water filter
- Artisan style backsplash kitchen tiles
- Kitchen appliances, plumbing fixtures all from 2020

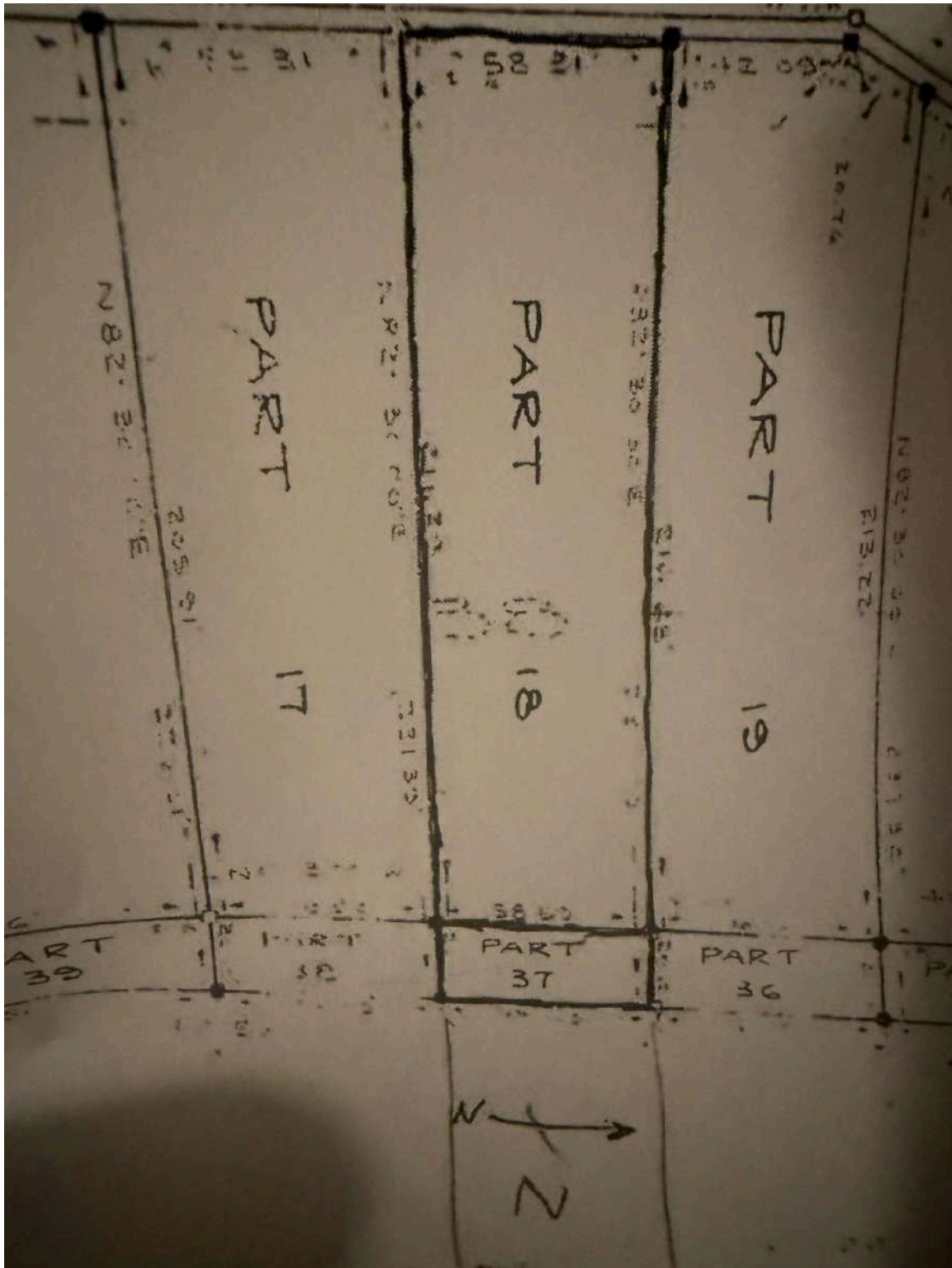
Fees and Utility Costs (approx)

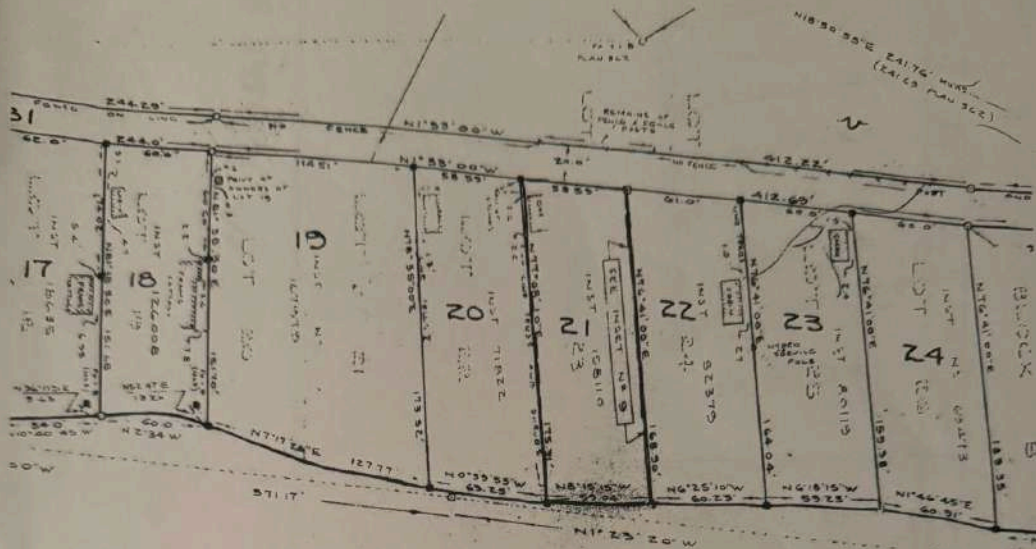
- Taxes: \$8555
- Hydro: \$100/mo
- Gas/oil: \$200/mo



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Survey





PLAN OF SURVEY
OF ALL OF
REGISTERED PLAN N: 362
AND PART OF
LOT 25 CONCESSION VI
TOWNSHIP OF ST. VINCENT
COUNTY OF GREY
SCALE 1" = 50'
1978
MAURICE HEWETT O.L.S.

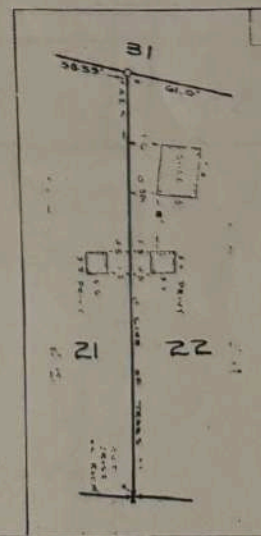
SURVEYOR'S CERTIFICATE

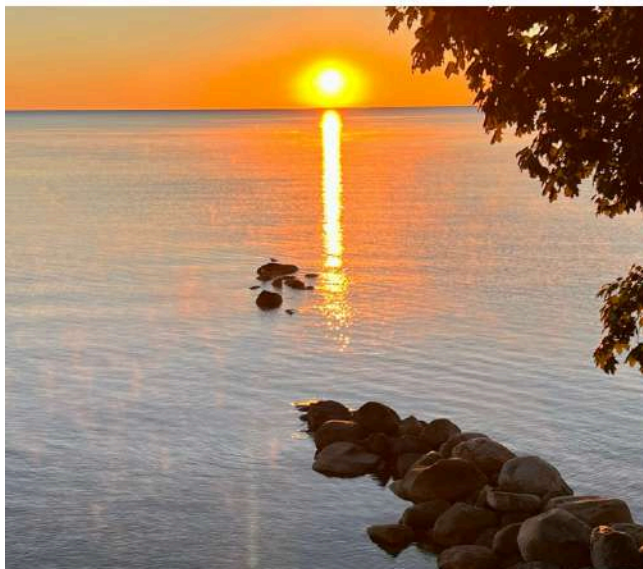
- I HEREBY CERTIFY THAT
1. SAID PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE ACT AND THE BOUNDARIES ACT AND THE REGULATIONS MADE THEREUNDER, BEING AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY
 2. WAS COMPLETED ON THE 31ST DAY OF AUGUST 1978
 3. I HAVE A TRUE COPY OF THE FIELD NOTES OF SURVEY
- SWORN BEFORE ME ON THE 31ST DAY OF AUGUST 1978
SEPTEMBER 8TH 1978

Maurice Hewett
MAURICE HEWETT
ONTARIO LAND SURVEYOR

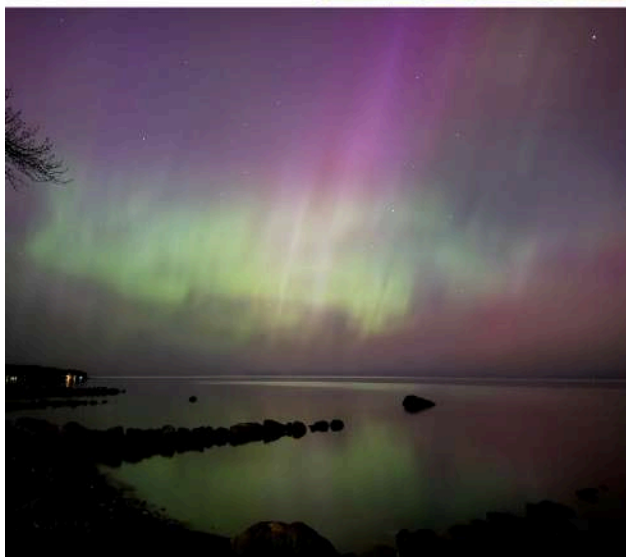
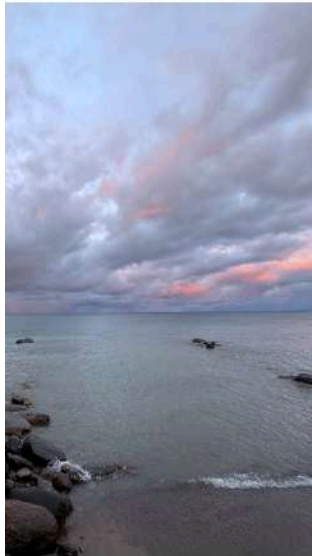
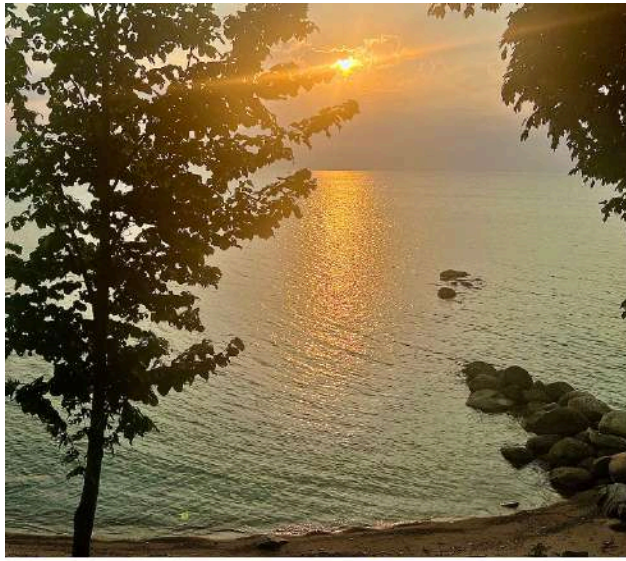
NOTE

- PLANS ARE ASTRONOMIC AND DERIVED FROM OBSERVATIONS ON THE
AND ARE REFERRED TO THE MERIDIAN THROUGH THE SOUTHWEST CORNER
LOT 25 CONCESSION VI, TOWNSHIP OF ST. VINCENT COUNTY OF GREY
- 1" - DENOTES HEWETT AND MILLS LIMITED, ONTARIO LAND SURVEYORS
 - 2" - DENOTES A STANDARD IRON BAR WITH CAP SET
 - 3" - DENOTES A 5/8" ROUND BY 2 1/2" IRON BAR WITH CAP SET
 - 4" - DENOTES FOUND
 - 5" - DENOTES WITHGESS BAR
 - 6" - DENOTES B.W. MACKETT O.L.S.





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