

**Property Features of
158067 7th Line, Meaford**

Exterior

- Built in 2018 - modern farmhouse style
- 2 car attached garage
- Huge driveway
- Landscaped with low maintenance perennial gardens
- Large covered back deck and front porch
- Beautiful gardens and mature trees for privacy
- 1200sqft detached workshop (built in 2022/23) - currently used as a ceramics workshop
- Garden Storage Shed
- ICF

Interior

- 3 bedrooms
- 2.5 bathrooms
- Total sqft: 2705sqft
- Great room
- Kitchen
- Dining area
- Laundry room/mudroom
- Den/Office
- Second floor
- Reading nook
- Unfinished lower level
- Wood floors throughout
- HRV
- 200 amp
- Back up sump pump
- Water filtration system
- Stairs are solid wood and steel

Kitchen/dining

- Open concept
- Island with breakfast bar and space for stools
- Quartz countertops
- Dining area with walk out to covered back deck

Great room

- Large windows
- Light filled space
- Cathedral ceiling
- Stone surround floor to ceiling gas fireplace with custom built ins

Primary suite

- Expansive space with vaulted shiplap ceilings
- Walk in closet
- 4pc ensuite bathroom
 - Walk in shower
 - Toilet
 - Double vanity (one with sink)
 - Freestanding bath tub



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

Second floor

- 2 large guest bedrooms
- 4pc bath
- Reading nook/bonus space

Lower level (1709sqft)

- 8ft ceilings
- Unfinished
- Opportunity for more living space once finished

Area

- Close to the areas public and private ski/golf clubs, beaches and trail system
- Few minutes drive from downtown Meaford or 11 minute bike ride
- 15 minute drive to Thornbury
- A short drive to Blue Mountain Village

Inclusions

- Dishwasher, Dryer, Stove, Refrigerator, Washer
- Blinds

Exclusions

- Wall sconces in master and green room, curtains in office, round mirror in half bath, art, decorative mirrors throughout house, free standing bookshelves/ furniture

Fees and Utility Costs (approx)

- Taxes: \$6600
- Hydro: \$90/mo
- Gas/oil: \$110/mo



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