

**Property Features of
086050 7 Sideroad, Meaford**

Exterior

- 1 acre lot
- Georgian Bay Views
- 8 mins to Downtown Meaford and 15 mins to Thornbury
- Close to the areas hiking/biking trails
- Mature trees
- Perennial gardens
- Flagstone patios
- Back deck
- Fields and an apple orchard to the east and a small valley with Minnie Hill Creek to the west
- Located on paved road just a few minutes from town amenities
- Double car garage (2 doors with electric openers) with direct access to the house
- Garage walls are all plywood and there are two work benches

Interior

- 4 bedrooms
- 3 bathrooms
- Living space
- Kitchen
- Dining
- Laundry room
- Mudroom
- Finished walk out lower level
- Large windows and additional lighting throughout
- Two walk in pantries for ample storage
- Hickory wide plank engineering hardwood on main level
- Ceramic wood look tile (heated) in mudroom
- Solid wood doors throughout
- Additional wiring and switches installed in living & dining rooms for future pot lights for artwork
- Doorways throughout are accessible (36")
- Switches are all installed at 36" height (door handle) for safety
- Impressive energy efficiency - heat pumps and radiant in-floor heating throughout the entire lower level and mudroom

Living room

- Tray ceilings
- Stone surround propane fireplace
- Bay views

Kitchen/dining

- Custom built kitchen (SouthGate Cabinets)
- Pullout drawers and cabinets
- Spice cabinets
- Knife drawer
- Two wooden lazy Susans
- Custom cabinet doors for fridge
- Custom vent hood
- Extra shelving
- Central island and white quartz counters
- Views of the bay



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- Tray ceilings in dining space

Primary suite

- Expansive room
- Closet space
- 3pc ensuite bath with barn door, heated marble floors and Victoria & Albert volcanic tub

Lower level

- Luxury vinyl tile with cork backing on lower level (except storage area)
- Walk out from rec room
- Large, bright rec room with wood stove
- Guest bedroom
- 3pc bathroom
- Flex/bonus space
- In-law suite potential
- Cold cellar
- Huge storage area on lower level with built in sturdy shelving

Other property information

- Taxes: \$7218

Exclusions

- Small chest freezer (basement)

Inclusions

- Fridges in kitchen & pantry, Upright freezer, California shutters, blind & drapery, washer & dryer.
- Built in microwave/oven combo (new in 2023) & warming drawer (2017), induction cooktop (2017).

Utilities (approx)

- Hydro fees
\$206.74/month (Apr. 2024-Mar. 2025 Average)
- Gas/oil fees
\$217.01/month (Apr. 2024-Mar. 2025 Average)
- Water and sewage source
Well & septic (both new in 2017)

List of additional services used and costs associated

- Optional costs include Eagle's Lawn Care - annual contract (2025 - \$1,157.28 has already been paid)
- Affordable Comfort Service Contract (\$18.06/month)

List of upgrades done to property including the year

- 2018 - Paved driveway with stone edging, Professionally landscaped - Flagstone steps & walkways (front & rear) & patios (rear & west side)
- Hydroseeding, gardens
- installation of 8'x12' Post & Beam garden shed with double doors.
- 2021 - new grass garden added.
- 2025 - Contract renewed to have driveway professionally resealed when weather allows.

List of rental equipment; water heaters, furnace etc.

- Propane tank rental - \$56.44 (Tank Less Hot Water heater is owned)



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Type and age of furnace

- 2017 - Mitsubishi Zuba Model #PVA-A42AA7

Heated floors

- Entire lower level & main floor mudroom are radiant heat (propane)
- Basement has 4 zones so heat can be adjusted
- Ensuite bath marble floor is heated (electric)
- Entire home is serviced by air source Heat Pump

Fireplace Information

- 2017 - WETT certified propane fp & wood stove

Type and age of air conditioning

- 2017 - Air source heat pump

Type and age of hot water tank

- 2017 - Tankless Hot Water

Age of windows

- 2017

Type and age of the roof

- Shingle - 2017

Type of foundation

- Poured concrete



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