

**Property Features of**  
**077839 11th Line, Meaford**

**Exterior**

- 100 acres of land
- Red brick century home estimate date of build 1910
- Taxes approx: \$3018
- Shed
- Perennial gardens
- Mature trees
- Wrap around deck
- Pacifica Hot tub 2003, new cover 2021
- Panoramic views to south and east
- Private oasis

**Interior**

- 4 Bedrooms
- 1 Bathrooms
- 2395sqft
- Sunroom
- Living room
- Kitchen/dining
- Upper level
- Bonus 560sqft attic space
- Original wood floors and baseboards throughout

**Kitchen/Dining**

- New floor in kitchen (2025)
- Dining room
- Large kitchen area
- Island with seating space

**Living room**

- Cozy living space
- Wood burning fireplace with stone surround

**Second level**

- 4 good sized bedrooms

**Other**

- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone
- Water Source: Well | Sewer: Septic
- Lot Shape: Rectangular
- Location: Rural
- Area Influences: Ample Parking, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Schools, Shopping Nearby, Skiing, Trails, Other
- View: Forest, Trees/Woods

**Utilities (approx)**

- Hydro fees - \$1848.00/yr
- Gas/oil fees - Oil heat \$2580.00/yr estimate with carbon tax removed



\*\* 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.

### **Updates**

- Drilled well - October 1978
- New hydro line from road to house March 1978
- Tile drainage of approximately 22 acres 1980
- Fire place with high efficiency wood insert 1984
- Full kitchen Reno 1987
- Addition of 'sunroom' added 1988
- New septic bed July 1992
- New Furnace, high efficiency air conditioner 2002
- New Martin double hung windows in main house
- and front door with 'roll' screen-all windows and door are wood interior and aluminum exterior (attic window also done same) 2011
- New LePage sliding patio door and windows-wood interior and aluminum exterior 2012
- New roof and soffits and fascia and spray foam insulation-sunroom 2012
- Bathroom update 2012
- New skylights in sunroom 2014
- New oil tank 2017
- Replaced kitchen and dining room ceilings and installed pot lights June 2018
- UV system installed September 2019
- New roof on outdoor shed 2023
- Central vac (new motor 2024)
- Septic pumped September 2024
- New kitchen floor 2025
- Front 9-10 acres treed in 1993; back 21.9 acres treed in 2012
- Barn removed April 2025

### **Type and age of furnace**

- New Mack Oil furnace 2002

### **Fireplace**

- Wood insert fireplace 1984: no WETT

### **Type and age of air conditioning**

- High efficiency Ducane installed 2002

### **Type and age of hot water tank**

- John Woods Pro -2008-electric

### **Age of windows**

- Main house 2011, sunroom 2012

### **Type and age of the roof**

- Shingles-main house 2015, sunroom 2012

### **Type of foundation**

- Main house-stone; sunroom poured cement

### **INCLUSIONS**

- Kitchen appliances, window bench, washer, dryer, dehumidifier

### **EXCLUSIONS**

- Furnishings



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