

**Property Features**  
**91 Bridge St, Meaford**

**EXTERIOR**

- Century home - 1920
- Walking distance to the Meaford harbour and Downtown restaurants and shops
- Close to the areas hiking/biking trails
- Short drive to private ski/golf clubs and 8 minutes to Thornbury
- Large covered back deck
- Front porch and side porch
- Mix of Brick and vinyl siding
- Good size storage shed/garage/workshop
- Lush perennials and mature trees
- Taxes: approx \$6101

**INTERIOR**

- 4 bedrooms
- 3 bathrooms
- Living/dining space
- Kitchen
- Rec room
- Laundry in bathroom
- Mudroom with sink
- Central air
- Forced air gas
- Original refinished wood floors

**Living room/Dining room**

- Bright open space
- Gas fireplace
- Large window

**Kitchen**

- Upgraded 2021
- Island
- Plenty of cupboard space

**Primary bedroom**

- Large room
- Lots of closet space
- 4pc ensuite bathroom
  - Shower
  - Double vanity
  - Toilet
  - Electric heated floors

**Rec room**

- Brick feature wall
- Access to back deck



\*\* 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.

**Utilities (approx)**

- Hydro fees: \$2400.00/year
- Gas/oil fees: \$1200.00/year
- Water and sewage source: Municipality
- Water/sewage fees: \$2400.00/year

**Upgrades**

- Roof 2019
- Plumbing 2017
- Electrical 2017 (200 amp)
- Heating 2011
- Kitchen upgraded 2021
- Covered deck 2016
- Original wood floors sanded and stained 2017
- Cement driveway 2018
- Central air 2021

**Inclusions**

- Fridge, stove, rangehood, dishwasher, washer and dryer, chest freezer, all windows coverings and chandeliers

**Exclusions**

- Wine fridge



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