

## Property Features of 31 Gordon Cres, Meaford

### Exterior

- Large covered back deck
- Tree lined back yard
- Double car garage with inside access
- 4-6 driveway Parking spaces
- Walking distance to Downtown Meaford and 10 minutes to Thornbury
- 20 min drive to the areas private ski/golf clubs and Blue Mountain Village

### Interior

- 4 bedrooms
- 3 bathrooms
- Kitchen/dining area
- Living room
- Main floor laundry room
- Finished lower level
- 3735sqft
- Forced air gas heat
- Central AC
- Heated floor in all bathrooms

### Living room

- Gas fireplace
- Vaulted ceilings

### Kitchen/dining

- Large island
- Quartz counters
- Stainless steel appliances
- Plenty of cupboard space
- Open to dining area with walk out to back deck

### Primary bedroom

- Walk in closet
- Doors leading out to back deck
- 5pc ensuite bathroom with double vanity, large shower with bench, toilet, freestanding tub, heated floors

### Lower level

- Large rec room with electric fireplace
- Guest bedroom with walk in closet
- Guest 4pc bathroom with heated floors
- Utility room
- Gear room
- Fitness room

### Other property information

- Taxes: \$6790



\*\* 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.

**Inclusions**

- Fridge, stove, dishwasher, bar fridge in lower level, washer, dryer.
- All blinds and window coverings
- Light fixtures

**Exclusions**

- Hot tub

**List of upgrades done to property**

- Basement was entirely finished to add a bedroom with a large closet, extra large family room with electric fireplace and bar area, a gym, bathroom with double sink and shower, a gear room.
- In addition, landscaping was added, rear deck was enlarged and hot tub added.

**Utilities approx.**

- Hydro: \$130/mo
- Gas: \$110/mo
- Water: \$120/mo



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