

Property Features of 128 Montgomery Street, Meaford

Exterior

- **Rarely offered, highly sought-after location on Montgomery Street, also known as "Teachers' Row"**
- Solid brick home on an impressive half-acre-plus lot
- Fully fenced, private backyard framed by lush perennial gardens and mature shade trees
- Morning sun, evening sunsets, and filtered views of Georgian Bay through mature trees
- Naturally elevated lot with superior drainage for peace of mind
- Sprawling back deck off the dining room
- Dedicated sand area for fire pit evenings
- Private storage shed
- Oversized garage with backyard access, lower mudroom entry, and western sunset views

Interior

- 2,349 sq ft of beautifully finished living space
- 3 bedrooms, 3 full bathrooms
- Luxury vinyl flooring throughout, safely preserving original hardwood floors underneath
- Charming shiplap detailing

Main Level

- Light-filled interiors with warmth, character, and practical elegance
- Gourmet kitchen with double pantries and high-end inclusions, including double ovens and two refrigerators
- Seamless dining access to the back deck
- Spacious main-level bath with a relaxing soaker tub (option to convert back to a full shower)

Lower Level (Walkout)

- Versatile guest suite or multi-generational living space
- Dedicated bedroom with luxury ensuite bath featuring cozy heated floors
- Family and entertainment hub centered around a warm gas fireplace
- Direct walkout access to the rear grounds
- Custom wood detailing in bathrooms, reclaimed from a local 150-year-old barn
- Lower-level mudroom with direct garage access
- Exposed upper ceiling structure allows for effortless future kitchen modifications

Location

- Steps to local Meaford schools
- Easy stroll to the Georgian Trail, local beaches, and waterfront parks
- Nearby dining options including Tim Hortons, Pizzaiolo, and Subway
- Minutes to downtown Meaford's boutique shops, harbour, and vibrant dining scene
- Close to community recreation: tennis courts, community pool, baseball diamond, and skate park



** 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.