



Price: \$399,000	MLS® #: 20101892
Status: Active	PID #:
	Roll #: 4210480012024280000
Legal Descr.: CONC 2, PT LOT 10, RP16R101, PART 5	
Address: 317589 3RD LINE	
City: MUNICIPALITY OF MEAFORD, N4L 1W7	
Side of Road: East	
Elem Schl: MEAFORD	
Sec. School: MEAFORD	
Lot Size: 100 X 250'	District: MM
Water Frontage: 	Sub-Dist: SV
SQ.FT. above: 1,650	Zoning: RES
Total Finished SqFt: 2406	Occupancy: Owner
List.Date: 15-APR-2010	Possession: TBA
	Exp.Date: 31-JUL-2010

Directions Hwy 26 West of Thornbury to 3rd Line south to sign
Show.Instr.

Type: Single Family	HVAC: Wood, Propane, Forced Air, Air Conditioning	Exterior: Brick, Other
Style: Bungalow - Raised	Garage Type: None	Driveway: Paved, Private
Title to Land: Freehold	Water: Well, Drilled	Found/Basement: Block, Walkout, Fully Finished
Property Size: Under 0.5 Acres	Sewer: Septic	Features: Deck/Patio, Central Air, Central Vacuum, Alarm System, Whirlpool Tub, Fireplace (s)/Woodstove, Gas Fireplace
Land Features: Landscaped, Rolling, Wooded/Treed, View	Services: Electricity, Telephone, Natural gas, Garbage	Roof: Wood Shingle
WF Features:	Rental Equipm.: Water Heater, Water Softener, Propane Tank	Flooring: Wood, Ceramic/Marble

Easement/Restrict.:

Inclusions dishwasher,fridge,stove,microwave,wshser,dryer,central vac>window coverings,water softener,water purifier,storage shed

Exclusions

Remarks Spectacular views to Georgian Bay - & what sunsets to watch from your expansive 700 sq ft steel-beamed deck.This home has been extensively renovated w/highest quality thruout.Designer kit w/Corion counters,top-of-the-line appls, 100 yr old red pine flrs,Mexican tile,bevelled french doors.Melting cables roughed in for driveway,extensive rock landscaping w/waterfall & sprinklers.No expense has been spared.Home offers choices to accommodate your living requirements.Contact L.S.Wired for all computer,sound & security needs. Newer roof w/heating coils,septic,well/filtration system,furnace, c/air,c/vac, extra insulation,2-200 amp service.You could not replace what is here at this price.Virtual Tour available.Located between Thornbury & Meaford w/easy access to golf courses,marinas,ski hills,biking,hiking & fishing.Must be seen to appreciate the value here!!!

Price Changes
 JUN-24-2010 , Old Price: \$419,000 New Price: \$399,000

Bedrooms: 2+1	Sign: Yes	UFFI: NO	Add.Mo/Yr Fee: NO
Bathrooms: 2 \	Lockbox: Yes	SPIS: Yes	Garage: No Property Manager:
Rental Income: POTENTIAL	Road: Public	Survey: No	Waterfront: No
Yr.Built: 0			

Floor	Room	Size	Floor	Room	Size
LOWER LEVEL	FAMILY ROOM	24 X 15'	MAIN FLOOR	MASTER BEDROOM	14 X 10'
MAIN FLOOR	LIV/DIN COMBINATION	25 X 12.7'	LOWER LEVEL	LAUNDRY	12.3 X 8.8'
MAIN FLOOR	KITCHEN	18.3 X 8.10'	MAIN FLOOR	OTHER	7 X 5' MUDROOM
MAIN FLOOR	BEDROOM	17 X 9'	LOWER LEVEL	BATH (# pieces 1-6)	4 PC
LOWER LEVEL	BEDROOM	12.3 X 11.2'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC

Assessment: **\$** Taxes: **\$2777 (2009)**

Condo Fee: Condo Corp Year End: Mobile/Leased Land F:

Seller Name: **NICOLE WEIR** Home Tel.: Bus.Tel.:

Listing Office: **CENTURY 21 Offord Realty Ltd., Brokerage (Thornbury) 519 599-3300** Listing Agent: **MARILYN DOUGLAS -**

(FAX: 519 599-2368)

Listing Agent: sue.marilyn@propertiesofbluemountain.com
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SP: 2.5%+tax

All data is subject to Errors, Omissions or revisions and is not warranted. (30-JUN-2010 14:23 EDT)