

Resale Home at

## Pine Meadows

8473 Wellington Road 19, Belwood Ontario N0B 1J0

226 821 1688 or 1.800. 561. 0612



### 44 White Bark Way

### Belwood “BF” Modified with approximately 1236 sq ft

This is a unique home in Pine Meadows. It features a 4 season room, as well as two bedrooms and two bathrooms. The primary bathroom has both a tub/shower unit as well as a separate shower. The primary bedroom has a three (3) piece ensuite as well as a walk-in closet. The floor plan was extended 6 feet when it was designed by the original owner. The ensuite and walk-in closet was added by the current owner. As well, the garage roof and the exterior siding with new shutters were replaced in 2022. A new steel garage door was also added in 2022. A new geothermal heat pump was added in 2024. The kitchen and bathrooms have been upgraded, there is gas fireplace in the sunroom, and there are California shutters on all interior windows. ([Photos](#)) Ctrl + Click on 'Photos'

### Current Monthly Payments:

Land Lease	\$732.88	2024 Yearly Taxes: \$2338.41
Maintenance	\$575.00	
TOTAL	\$1307.88	Heating, hydro and A/C – average \$150/month

**List Price \$600,000**

Pine Meadows Retirement Community Limited acting as agent for vendor

## Features:

- Two bedrooms on the main floor
- Two bathrooms (ensuite off primary bedroom)
- 4 seasons room off dining room
- New geothermal unit (2024)
- New external siding, steel garage door (2022)
- Double wide pave driveway
- Kitchen and bathroom upgraded
- Gas heater in 4 seasons room
- Upgraded stackable washer and dryer
- Walk-in closet in primary bedroom
- Backing onto green space
- California shutters
- Composite wood entry

## Included in Sale of Home

- All appliances (washer, dryer, refrigerator, stove, dishwasher, microwave)
- All ceiling fans (3)
- All light fixtures, window coverings
- Barbecue and patio furniture
- Refrigerator and freezer in basement
- All wood shelving
- 2 dehumidifiers, water softener (owned)
- 3 garage door openers
- Television in primary bedroom

## Negotiable

- Some furniture items
- Television in 4 Season Room

## Floor Plan



## Room Sizes

Living Room – 13' X 12'1"

Kitchen – 9'1" X 12'1"

4 Season Room – 11' X 8'

Primary Bedroom – 13' 4" X 12'4"

Bedroom #2 – 12' X 9'4"

Deck – 18' X 12'