

Resale Homes at
“Pine Meadows” (your place to be)

8473 Wellington Road 19, Belwood Ontario N0B 1J0
226 821 1688 or 1.800. 561. 0612



49 Pine Ridge Road
Carmel “B” with approximately 1333 sq ft

This bright updated 2 bedroom, 2 bathroom popular “Carmel” model has just come on the market and offers numerous features. The extended front porch is great for your morning coffee with a peak a boo view of Lake Belwood. The private deck at the back overlooks a park like setting with mature trees giving you the tranquility you deserve in your new lifestyle. Updates include, new luxury vinyl plank flooring (waterproof) throughout the home, freshly painted throughout, LED slim lighting fixtures in dining room and hallways, new deck boards and privacy panel, new insulated garage door, taps in kitchen & bathrooms, new toilets. The eat-in kitchen offers plenty of counter & cupboard space. The primary bedroom has a walk-in closet and ensuite with tub/shower combination. The main bathroom has a shower. The basement is unfinished allowing you to create your personal space, plus an abundance of storage. This home is move in ready so you can begin your new life in our active adult lifestyle community. [Photos](#) Right click and open hyperlink

Current Monthly Payments:

Land Lease	\$732.88	Yearly Taxes: \$2577.11 (2023)	
Maintenance	\$575.00	Heating, hydro and A/C – average \$170.00/month	
TOTAL	\$1307.88		List Price \$582,500

Pine Meadows Retirement Community Limited acting as agent for vendor

Features of the Home:

Located on a sought-after street

Extended front porch

New luxury vinyl plank flooring (waterproof) throughout

Interior freshly painted throughout

Kitchen lots of cupboard space plus breakfast nook

Primary bedroom walk-in closet & ensuite

Private deck with new boards & privacy panel

Park like setting & mature trees at back

Plenty of storage in basement

Emergency lighting in bsmt

New geothermal furnace (2015)

Roof (2014)

Included:

All window coverings(except sheers in backbedroom),

Lighting fixtures,

Appliances (fridge, built in stove & cook top, dishwasher, freezer in bsmt, stair lift, electric fireplace

Not included:

Washer & dryer

Floor Plan:



Room Sizes:

Kitchen – 16x10'

Living/Dining Room – 24'7"x14'7"

Primary Bedroom – 12'x14'7"

Bedroom 2 – 9'10"x14'7"

Garage – 23'x12'

Deck – 12'x12'

