

Resale Home at

Pine Meadows

8473 Wellington Road 19, Belwood Ontario N0B 1J0

226 821 1688 or 1.800. 561. 0612



54 Pine Ridge Road

Carmel "B" with approximately 1333 sq ft

This well maintained, updated open concept 2 bedroom, 2 bathroom 'Carmel' model offers many features and upgrades to enhance your Pine Meadows lifestyle. The homes numerous updates include: bathrooms, window coverings, flooring. The large front porch has new railings and plenty of space to entertain with a morning coffee or late afternoon beverage. Off the dining room is a large deck with an awning that extends out to cover a good part of the deck. The backyard has plenty of privacy and greenspace as well as mature trees. The primary bedroom has an upgraded ensuite with shower. The main bathroom has a shower. A full size higher end washer and dryer are located on the main floor. There is a walk-in entrance from the garage into the house. A portion of the basement offers a finished office area with built in wall to wall bookcase, corner accent cupboard and a fully finished spare room. There is ample room for storage or for the enterprising homeowner to creatively finish the unfinished part of the basement.

This is a very attractive home that has been well looked after. This model of home does not last long on the market. Make your appointment today.

[Photos](#) (Right Click on 'photos', then Click 'Open Hyperlink')

Current Monthly Payments:

Land Lease	\$732.88	2023 Yearly Taxes: \$2221.92 (2023)
Maintenance	\$575.00	Heating, hydro and A/C – average \$170/month
TOTAL	\$1307.88	List Price \$589,900

Pine Meadows Retirement Community Limited acting as agent for vendor

Features:

Many upgrades
New heat pump (2023)
Hot water tank replaced (2012)
New water softener (2024)
Partially finished basement
Wall to wall bookcase in basement
All window inserts replaced
California shutters throughout
Garage repainted
High grade laminate in living areas
Ceramic floor in entry, hall and kitchen
Garage door opener replaced
Awning over deck
Large front porch, vinyl railing

Included in Sale of Home

All appliances (washer, dryer, refrigerator, stove, dishwasher)
All light fixtures, window coverings
Shelving in basement and garage

Not included in Sale of Home

Generator in garage (negotiable)



Floor Plan:



Room Sizes:

Kitchen – 16' X 10'
Living Room – 25'7" X 14'7"
Primary Bedroom – 12' X 14'7"
Bedroom #2 – 11'10"x 14'7"