

Resale home at

Pine Meadows

8473 Wellington 19, R.R. #1, Belwood Ontario N0B 1J0

226.821.1688 or 1.800.561.0612



62 Meadow Lane

Shand "C" Model modified with approximately 1290 sq ft

This newly listed mid-size home has many features that buyers have been asking for: 2 car garage with entry to the home, good location, new heat pump (2021), large three season sunroom and finished basement with a bathroom, patio seating area in the front

The bright eat-in kitchen with a bay window opens to the dining/living room which allows for various arrangements of the living area. Off the living room is the sunroom which adds an outdoor extension to the home for summer BBQ's. The primary bedroom has a walk-in closet and an ensuite with a shower. The main bathroom has a tub shower unit. Laundry is on the main floor.

In the back, the sunroom opens to a large deck overlooking plenty of green space and mature trees - a perfect spot for morning coffee as the sun comes up.

Make an appointment today to view this lovely home. A short closing is possible - start enjoying the retirement lifestyle at Pine Meadows in the very near future!

Current monthly payments:

Land Lease:	\$732.88	2023 Yearly Taxes: \$2265.25
Maintenance:	\$575.00	
TOTAL	\$1307.88	Heating, hydro and A/C – average \$125.00/month

Next scheduled increase shown as of January 1, 2025.

List Price\$649,000

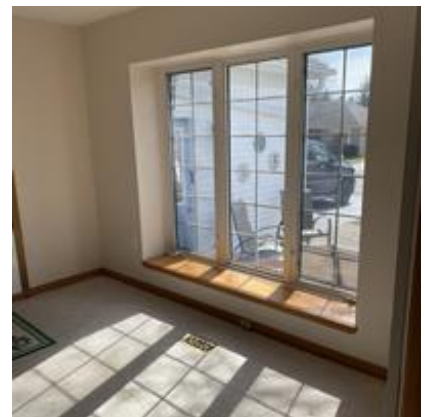
Pine Meadows Retirement Community Limited acting as agent for vendor.

Features of the Home

- Patio seating area in the front
- Eat-in kitchen with bay window
- 2 car garage with entry to the home
- Location near Community Centre with plenty of green space in backyard and mature trees
- Large three season sunroom plus a large deck
- 2 bedrooms and 3 bathrooms
- Upgraded flooring in kitchen and living area (2022)
- Primary bedroom has walk in closet, a second closet and ensuite with shower
- Laundry on main floor
- Finished basement
- Water softener's
- Central Vac
- New heat pump (2021)

Included

- All appliances (fridge, stove, microwave, dish washer, washer and dryer)
- Window coverings and light fixtures



Room Sizes

- Living Area: 10'10" x 14"7"
- Dining Room: 9'4" x 14'7"
- Kitchen: 11"7" x 12"7"
- Primary Bedroom: 11"6" x 14"7"
- Bedroom 2: 11"3' x 14"7"
- Garage: 2 car 19'4" x 19'8"