

8473 Wellington Road 19, Belwood Ontario N0B 1J0

226-821-1688 or 1-800-561-0612

**136 Bristlecone Court , Shand "AF" with approx. 1434 Sq. Ft.****List Price: \$579,000.00**

Welcome to this beautifully maintained move-in-ready two-bedroom bungalow with a beautiful back and side views of mature trees and open space. The house has new luxury vinyl planking throughout the main floor. It offers a beautiful 3-season sunroom and 2 back interlocking patios and an interlocking front walkway. The primary bedroom has an ensuite with a tub/shower combination and the main washroom has a step-in jet tub. The eat-in kitchen has newly refaced cabinets and a spacious pantry. The family room, dining room and living room are open concept and boast windows on all three sides of the home. There is a main floor laundry room with a separate mudroom and entrance to the 1 1/2 car garage. The partially finished basement has ample space for storage and organization and one carpeted/finished office/TV room. This home combines comfort, style, privacy and thoughtful updates, ready for you to move in and enjoy.

[CHANGE HYPERLINK FOR "PHOTOS"]

To view [Photos](#) of this listing right click and open hyperlink.

### **Current Monthly Payments:**

**Land Lease** \$699.98

**2025 Yearly Taxes:** \$ 2776.91

**Maintenance** \$612.60

**Heating, hydro and A/C** – Average \$175/month

**TOTAL** \$1312.58

Pine Meadows Retirement Community Limited acting as agent for vendor.  
Next Review for Land Lease / Maintenance Scheduled for January 2027

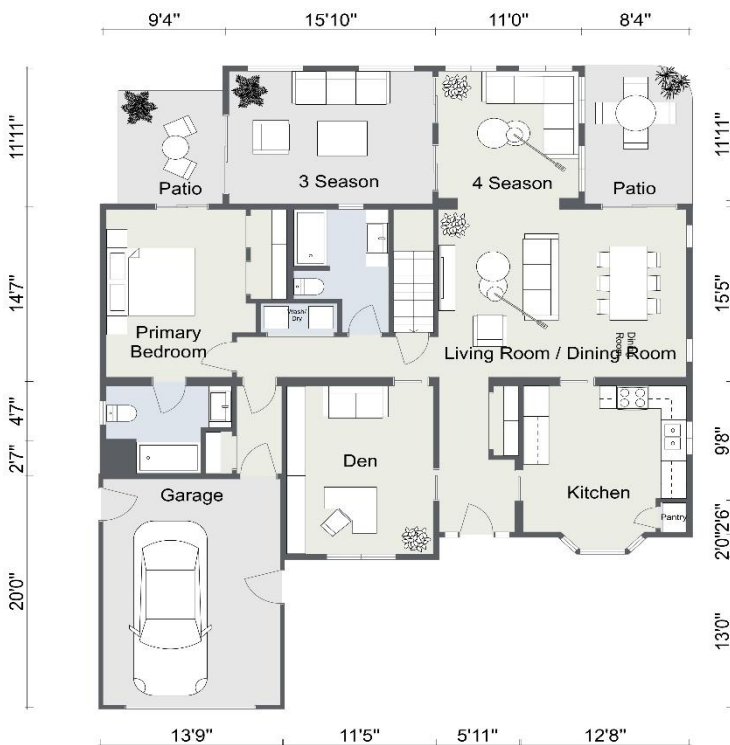
## Features of the Home:

- Move-in ready
- New luxury vinyl planking throughout main floor (2023)
- Main Floor Laundry/mud room with garage access
- 2 Private back decks
- Eat-in kitchen
- 2 bedrooms or den and bedroom option
- 1 ½ car garage for extra storage (entrance from garage)
- New water softener (Nov. 2025)
- Newer heat pump (2016)
- Bright with many windows on all 4 sides
- Under cabinet kitchen lighting
- Backs onto mature trees and open space
- Open concept living/dining areas
- Kitchen cabinets newly refaced
- Pull out drawers in kitchen cupboards
- Interlocking front walkway and two separate back patios
- 3 season room
- Newly paved driveway and front steps
- Carpeted basement stairs
- Ample shelves and cupboards in the basement for storage
- Carpeted office/tv room in the basement
- Owned hot water tank (2020)

### - Included in the Sale of the Home:

- All window blinds
- Light fixtures (except dining room)
- All appliances (except microwave)
- Water softener
- Basement chest freezer

## Floor Plan:



### Room Sizes:

- Kitchen – 11'7" x 12'6"
- Living Room – 10' x 11'7"
- Dining Room – 9'4" x 14'7"
- Primary Bedroom – 11'8" x 14'7"
- Bedroom 2 – 13'3" x 14'7"
- Garage – 1 ½ car