



## Resale home at Pine Meadows

8473 Wellington Road 19, Belwood Ontario N0B 1J0

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

**70 White Bark Way [Douglas “CF” Model] with approx. 1430 sqft**

**List Price: \$564,900**



Welcome to easy, carefree living in this beautifully maintained two-bedroom bungalow — perfectly suited for those ready to simplify without sacrificing comfort.

Thoughtfully designed for main-floor living, this home offers a warm, sun-filled front living room and two spacious bedrooms, each with double closets. The bright 4-piece bath is conveniently located, while the open-concept kitchen, dining, and four-season family room create an inviting space to gather, relax, and enjoy everyday life.

Six large windows flood the heart of the home with natural light and frame peaceful views of the private, tree-lined backyard. The adjoining three-season sunroom extends your living space — the perfect spot for morning coffee or quiet evenings surrounded by nature.

Practicality meets comfort with side-by-side main-floor laundry, additional storage, a second 3-piece bath, and direct access to the attached 1½-car garage for effortless year-round convenience.

The finished lower level adds valuable flexibility with a spacious recreation room, dedicated office/den, third bathroom, and abundant storage/workshop space — ideal for hobbies or visiting family.

If you're looking to downsize while upgrading your lifestyle, this move-in-ready home offers the perfect balance of space, simplicity, and peace of mind.

To view more [Photos](#) of this listing right click and open hyperlink. To see photos of the [Pine Meadows Community](#), right click and open hyperlink.

### Current Monthly Payments:

**Land Lease**                    \$699.98

**Yearly Taxes:** \$2606.34 (2025)

**Maintenance**                \$612.60

**Heating, hydro and A/C** – Average \$275/month

**TOTAL**                            \$1312.58

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

## Features of the Home:

- Beautiful treed lot for privacy and nature views
- Paved driveway with interlock walkway and back patio
- Sun filled front Living Room
- Bright and open kitchen, dining and family room
- New kitchen cabinetry and countertops
- Several new appliances and light fixtures
- Large bedrooms with double closets
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- Conveniently located main bathroom
- Newly renovated main floor 3-piece bathroom
- Main floor laundry room/ Mud room with garage access to 1 ½ car garage,
- Finished basement with Rec room, Office, Den with lots of work space & storage
- Basement 3-piece bathroom
- Ground source heat pump for efficient heat and A/C
- Compressor replaced in 2014
- New Water softener (2025) and
- Hot Water tank (2026) - Owned
- Outdoor sprinkler system
- New roof in 2009 (30 year shingles)

## Included in the Sale of the Home:

- All window coverings
- All light fixtures
- All appliances
- Washer & dryer
- Water softener

## Floor Plan:



## Room Sizes:

- Kitchen – 9' 6" x 14' 7"
- Living Room – 13' 5" x 14' 7"
- Dining Room – 9' 6" x 14' 7"
- Primary Bedroom – 12' x 12' 2"
- Bedroom 2 – 12' x 12' 2"
- Garage – 12' 10" x 22'
- Sun Room – 10' x 12'