

Resale home at

## Pine Meadows

8473 Wellington 19, R.R. #1, Belwood Ontario N1B 1J0

226.821.1688 or 1.800.561.0612



**18 Pine Ridge Road**

**Luther "C" with approx. 1542 sq ft**

You can enjoy your morning coffee in the large three season sun room which has an insulated floor and overlooks a well landscaped private backyard and the lake. The bright eat-in kitchen has many extra features including Hanover oak cupboards, an island for food preparation and an appliance 'garage'. In addition, there is a family room connected to the kitchen with beautiful custom made oak shelving and cupboards with roll out shelving. The open concept living room/dining room allows for dinner party entertaining. The master bedroom has a large en-suite with extra vanity space and a shower stall. The second bedroom has a large clothes closet but also an additional storage cupboard. The main bathroom features a 'sun tunnel' that floods the room with natural light and has a tub/shower unit. The basement is partially finished. This home has lots of storage on the main floor and in the basement. A short closing is possible.

### Current monthly payments:

Land Lease:	\$555.00	2019 Yearly Taxes: \$2388.76
Maintenance:	\$490.00	
TOTAL	\$1045.00	Heating, hydro and A/C – average \$200.00/month

Next scheduled increase shown as of January 1, 2021.

**List Price .....\$429,000**

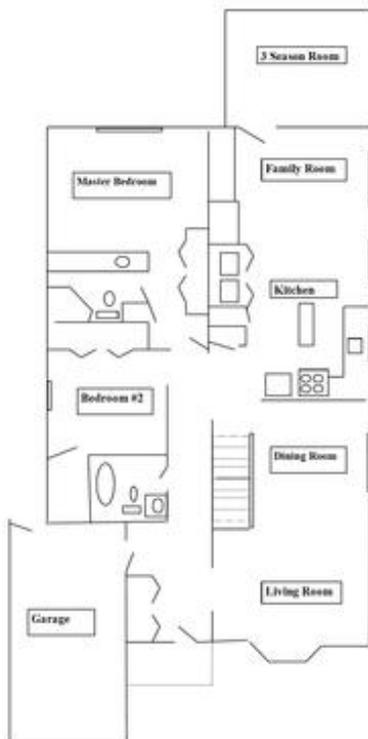
Pine Meadows Retirement Community Limited acting as agent for vendor.

## Features of the Home

- Backyard well landscaped for privacy and lakeview
- Three season sun room with insulated floor
- Door into the 1 car garage from inside the house
- Open concept living and dining room
- Eat-in kitchen
- Family room connected to kitchen with lots of storage
- Vinyl flooring in the hallway, bathrooms and kitchen
- Large en-suite with double vanity and shower
- Lots of storage space
- Basement partially finished with 2 rooms

## Included in Sale of the Home

- All window treatments and blinds
- All appliances
- All light fixtures
- Workbench, wooden shelving and storage cabinet in basement
- Steel shelving in garage
- Electric garage door opener with remote
- Water softener
- Spare sump pump



## Room Sizes

Living Area:	12'9" X 15'1"
Dining Room:	10' X 11'7"
Kitchen:	15' X 15'1"
Master Bedroom:	11'3" X 15'1"
Bedroom 2:	10'2" X 11'1"
Garage:	21'4" X 11'9"