

Resale Home at

Pine Meadows

8473 Wellington Road 19, Belwood Ontario N0B 1J0

226 821 1688 or 1.800. 561. 0612



171 Pine Ridge Road

Belwood II "AF" with approximately 1200 sq ft

This attractive 2 bedroom, 1 bathroom Belwood has great curb appeal. It is ideally situated on Pine Ridge Road on a corner lot. It has a front porch that faces south where one can sit and enjoy a morning coffee. Upgrades include kitchen and bathroom taps, a new hot water tank (2017), new washer and dryer (2019), and a new dishwasher (2019). The entry, kitchen and bathroom have vinyl flooring, the four season room which is part of the design of the home has hardwood and the bedrooms are carpeted. A unique feature of this home are the double French doors that exit onto an interlocking stone patio that has privacy lattice on one side. The area behind the home has green space and a border of trees for privacy. There is access to the 1 car garage from inside the house. The kitchen windows have sheers. All the other windows have vertical blinds. The basement is unfinished and can be completed to meet the needs of the future owner. This model of home is ideal for an individual or a couple that are looking for a comfortable home in our active adult lifestyle community. [Photos](#) (Right click Photos and select Open Hyperlink)

Current Monthly Payments:

Land Lease	\$666,25	2023 Yearly Taxes: \$ 1984.55 (2023)
Maintenance	\$575.00	Heating, hydro and A/C – average \$170/month
TOTAL	\$1241.25	List Price\$520,000

Pine Meadows Retirement Community Limited acting as agent for vendor

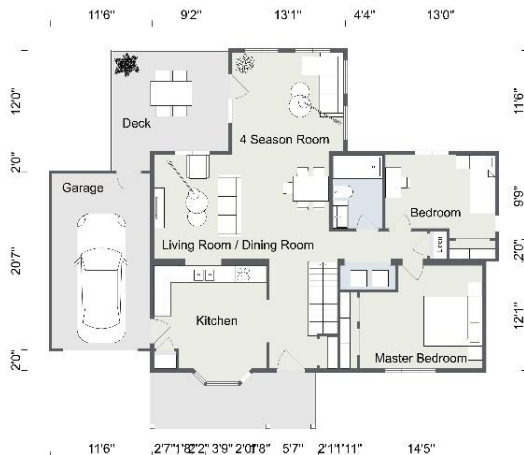
Features of the Home:

- Includes all window coverings
- Includes all appliances
- Great curb appeal
- 2 bedrooms, 1 bathroom
- 1 car garage with access into the home
- Large front porch
- Upgraded kitchen and bathroom taps
- Heat pump in good working order
- New hot water tank
- New dishwasher, washer and dryer
- Four season room integral part of the home
- Vinyl flooring in entry, kitchen and bathroom
- Carpeted bedrooms
- Hardwood in four season room
- Green space and trees behind the home
- Interlocking patio
- Unfinished basement

Not included in Sale of the Home:

All furniture

Floor Plan:



Room Sizes:

- Kitchen – 13' X 12'1"
- Living Room – 20'4" X 12'1"
- Sunroom – 13' X 6'8"
- Primary Bedroom – 14'3" X 12'1"
- Bedroom 2 – 13' X 9'8"
- Garage – 20'8" X 11'8"
- Patio – 12' X 12'

