

Resale home at

## Pine Meadows

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

226.821.1688 or 1.800.561.0612



**79 White Bark Way**

### **Belwood II "A" with approx. 1158 sq ft**

This well maintained home has many things to offer. It features an upgraded kitchen, with a combination of high grade laminate flooring, carpeting, vinyl flooring and neutral colours throughout the home. The roof was replaced in 2011 and a new heat pump installed this year. 2019 saw replacement of the stove, refrigerator, dishwasher, and microwave. Also in 2019 the water softener was replaced as well as kitchen and bathroom taps. The washer and dryer were replaced five years ago and the only original item is the hot water tank.

This extended Belwood model features an 11' x 11' four season room which has been used as a den as well as a 12' x 12' three season sunroom accessed from the four season room. The basement is largely finished with a propane fireplace in the family room and a three piece bathroom completely renovated last year. An inground sprinkler system ensures the lawn is kept in good condition.

### **Current monthly payments:**

Land Lease:	\$650.00	2023 Yearly Taxes: \$2154.07
Maintenance:	\$575.00	
TOTAL	\$1225.00	Heating, hydro and A/C – average \$170.00/month

Next scheduled increase shown as of January 1, 2024.

**List Price .....\$595,000**

Pine Meadows Retirement Community Limited acting as agent for vendor.

**Included in the sale:**

All appliances (washer, dryer, dishwasher, microwave, stove, refrigerator)

All light fixtures and window coverings.

Propane fireplace, shelving, work bench and wine racks in the basement, plus laundry sink with pump.

500 litre propane tank outside (rented).

Garage door opener.

Wicker furniture in the sunroom.

**Available for offer:**

Basement furniture, including Daybed with trundle, couch, TV table, bookcase and treadmill.



**Room Sizes**

- Living Area: 19'4" X 12'1"
- Kitchen: 13' X 12'1"
- Primary Bedroom: 14'5" X 12'1"
- Bedroom 2: 12' X 9'8"
- Garage: 1 car