

Resale home at

## Pine Meadows

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

226.821.1688 or 1.800.561.0612



**88 White Bark Way**

**Belwood model with approx. 1047 sq ft**

This Belwood home may be one of our smaller homes but it has many appealing features and upgrades. There are 2 bedrooms and 1 bathroom on the main floor. . A tub/shower unit, new toilet, sink and counter top are featured in the main bathroom. Laundry is also on the main floor. The bright eat-in kitchen in the front of the home has a large pantry with rolling drawers, a new dishwasher and upgraded countertop, sink and taps. Flooring throughout the home is either vinyl, ceramic or laminate. The living/dining room leads to a large covered private porch which is ideal for relaxing on a nice weather day. The backyard is nicely landscaped with trees and shrubs. An open staircase leads to the partially finished basement that has a large family room, a 3-piece bathroom with a large walk-in shower as well as plenty of storage space. A new heat pump was installed in 2022.

This home has been well maintained and is turn-key ready for its new owners. Make an appointment to view this home today. Motivated seller.

### Current monthly payments:

Land Lease:	\$650.00	2023 Yearly Taxes: \$2027.01
Maintenance:	\$575.00	
TOTAL	\$1225.00	Heating, hydro and A/C – average \$130.00/month

Next scheduled increase shown as of January 1, 2024.

**List Price .....\$550,000**

Pine Meadows Retirement Community Limited acting as agent for vendor.

## Features

- Well maintained with many upgrades
- 2 bedrooms and 1 bathroom on main floor
- Bright eat-in kitchen
- Main floor laundry
- Covered private porch overlooking tree yard
- Open stairs with wooden railing to the basement
- Partially finished basement with family room and bathroom
- NEW heat pump and hot water tank
- Single car garage
- Move-in ready

## Included

- All light fixtures
- All appliances
- Remote garage opener

## Not included

- Freezer in basement



## Room Sizes

- Living Area: 9'8" x 12'1"
- Dining Room: 9'8" x 12'1"
- Kitchen: 13' x 12'1"
- Primary Bedroom: 14'5" x 12'1"
- Bedroom 2: 12' x 11'8"
- Garage: 10'8" x 21'4"