

Resale home at

## Pine Meadows

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

226.821.1688 or 1.800.561.0612



**11 Pine Ridge Road**

**Dracon "BF" with approximately 1400 sq ft**

This well maintained home with a "peak-a-view" overlooking Lake Belwood and many upgrades is ready for a new owner. The upgrades include: hardwood flooring through out the main floor, sunshades and renovated bathrooms. There is a bright eat-in kitchen in the front of the home. Both the living room and master bedroom have doors which open onto a patio and a private backyard. The spacious dining room has a lovely bay window. The main bathroom has a tubshower unit and the ensuite has a new shower. The laundry is on the main floor off the master bedroom. The partially finished basement also has a NEW heat pump, water softener and hot water heater (2015). This home is move-in ready and won't last long so call for an appointment today.

### Current monthly payments:

Land Lease:	\$553.00	2020 Yearly Taxes:	\$2221.84
Maintenance:	\$490.00		
TOTAL	\$1043.00	Heating, hydro and A/C – average	\$155.00/month

Next scheduled increase shown as of January 1, 2021.

**List Price .....\$475,000.00**

Pine Meadows Retirement Community Limited acting as agent for vendor.

## Features

Well maintained and move-in ready  
Private green space with "peak-a-view" overlooking Lake Belwood  
Many upgrades (hardwood flooring, bathrooms, window coverings)  
New heat pump and water heater (2015)  
Bright eat in kitchen in the front of the home  
Laundry on main floor  
Interlocking brick driveway  
Partially finished basement  
Roof (2008)

## Included

Appliances (fridge, stove, dishwasher, microwave, washer, dryer)  
All window coverings  
All lighting fixtures



## Room Sizes

Living Area: 17'3" x 11'3"  
Dining Room: 10'7" x 13'1"  
Kitchen: 13'7" x 13'1"  
Master Bedroom: 12'6" x 12'11"  
Bedroom 2: 10'7" x 10'9"  
Garage: 11'5" x 21'2" One car