

Resale home at

## Pine Meadows

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

226.821.1688 or 1.800.561.0612



**184 Lace Bark Lane**

### **Elora "B" with approximately 1550 sq ft**

This Elora open concept plan home is located on a quiet cul de sac close to the Community Centre. This home offers a large front porch and a wider driveway. There is entry to home from the 1 and 1/2 car garage. A new 3 season room is attached to the family room and backs onto a private back yard. The laundry is on the main floor and also has a sink. The open concept kitchen, dining room and family has lots of natural light with large windows and a sun tunnel. The flooring is a combination of vinyl and carpet. The master bedroom has a walk in closet with a pocket door and an ensuite with a shower. The main bathroom has a sun tunnel for added light. There is a partially finished basement with plenty of room for storage. Make an appointment today to view this home and consider the advantages of life in an adult lifestyle community. We look forward to meeting you!

### **Current monthly payments:**

Land Lease:	\$538.00	2020 Yearly Taxes:	\$2802.19
Maintenance:	\$490.00		
TOTAL	\$1028.00	Heating, hydro and A/C – average	\$175.00/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

Open concept home with large front porch and private backyard  
Bright home includes sun tunnels in the kitchen and main bathroom  
Located close to Community Centre on a quiet cul de sac  
Garage 1 1/2 with remote entry and a wide driveway  
Garage entry into the home  
Main floor laundry with sink  
Open concept kitchen, dining room and family room  
New 3 season room attached to family room  
New roof in 2018  
Partially finished basement with plenty of storage  
Central vac  
Hot water heater (2015)

## Included

Appliances (fridge, stove, dishwasher, washer & dryer, 2 small freezers)  
All Window Coverings  
All Lighting fixtures except light sconces in bedroom  
Shelving and workbench in basement  
Chairs and table in 3 season room

## Not Included

Light sconces in bedroom  
Microwave

## Negotiable

Dining room table and hutch



## Room Sizes

Living Area:	14'9" x 15'1"
Dining Room:	10'5" x 15'1"
Kitchen:	9' x 15'1"
Master Bedroom:	12'10" x 15'1"
Bedroom 2:	9'9" x 11'8"
Garage:	13'9" x 24'8"