

Resale home at

Pine Meadows

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

226.821.1688 or 1.800.561.0612



122 Bristlecone Court

Wellington "C" approx 1572 sq ft

This lovely, well maintained, oversized 2 bedroom, 2 bathroom home is located on a quiet cul de sac. The backyard offers plenty of greenspace with large mature trees. The large front porch is perfect for your morning coffee or socializing with neighbours. The larger size living room descends through glass french doors into a 3 season sun room allowing additional lighting into the home. The bright dining room features a sun tunnel. The eat-in kitchen has additional cupboard space and large pantry. Both large bedrooms offer walk-in closets and the ensuite has the tub/shower combination. The main bathroom has separate shower. Flooring in the dining room and hallway are engineered hardwood, bedrooms and living room are carpeted and front entry, kitchen and bathrooms are vinyl flooring. The home has a walk out into the 1 1/2 car garage. The basement is partially finished with an abundant amount of storage space. This home is move-in ready and won't last long so make your appointment today.

Current monthly payments:

Land Lease:	\$538.00	2020 Yearly Taxes:	\$2315.61
Maintenance:	\$490.00		
TOTAL	\$1028.00	Heating, hydro and A/C – average	\$150.00/month

Next scheduled increase shown as of January 1, 2021.

List Price495,000

Pine Meadows Retirement Community Limited acting as agent for vendor.

Features:

- Oversized Wellington
- Backyard with plenty of greenspace & large mature trees
- Large front porch
- Eat-in kitchen with additional cupboards & pantry
- Glass French doors in living room
- Crown Moulding
- Sun tunnel in dining room
- 3 Season Sunroom
- Patio
- Engineered Hardwood flooring in dining room & hall
- Laundry on main floor
- Entry from home into 1 ½ garage
- Partially finished basement
- Lawn Sprinkler System

Included:

- All appliances (fridge, stove, dishwasher, microwave, washer, dryer)
- All window coverings
- All light fixtures
- Wood shelving in basement and garage
- BBQ
- Freezer in basement
- Sunroom Furniture



Room Sizes

- Living Area: 23'x14'
- Dining Room: 15'4"x13'1"
- Kitchen: 11'3" X 13'1"
- Master Bedroom: 13'8"x13'1"
- Bedroom 2: 12'7" X 13'1"
- Garage: 1 1/2