

Resale home at

Pine Meadows

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

226.821.1688 or 1.800.561.0612



192 Pine Ridge Road

Carmel "B" with approx.. 1240 sq ft

This attractive well maintained home has great curb appeal and has been well cared for with many upgrades. The home offers an open concept living and dining room, front master bedroom with walk-in closet and an ensuite with a tub and shower as well as new countertop and sink. There are two bedrooms, two bathrooms and a stacker washer and dryer unit. There are many upgrades to the home including porcelain flooring in the kitchen, hallways and bathrooms, laminate flooring in the main living areas, new windows in the living room and den, Corian countertops, an undermount sink in the kitchen, upgraded taps and custom built movable kitchen island. The stove, refrigerator, and microwave have upgraded as has the water softener. The 3 season sunroom off the dining room is an excellent added feature. The roof has been replaced and a sun tunnel installed in 2014. A new water softener was installed in 2007. The composite wood front porch and aluminum railing are new in 2020. The front and rear of the home are tastefully landscaped. The basement is fully finished. There are additional upgrades which need to be seen to be fully appreciated. A 60 day closing is preferred. This exceptional home will not be long on the market. Call or email us to view the home.

Current monthly payments:

Land Lease:	\$504.00	2020 Yearly Taxes: \$2133.78
Maintenance:	\$505.00	
TOTAL	\$1009.00	Heating, hydro and A/C – average \$150.00/month

Next scheduled increase shown as of January 1, 2022.

List Price\$440,000

Pine Meadows Retirement Community Limited acting as agent for vendor.

Well maintained and upgraded home

2 bedrooms, 2 bathrooms

Porcelain flooring in entrance, bathrooms

Laminate flooring in living areas

Upgraded kitchen and bathrooms

3 season room

Interlocking wrap around stone patio

Fully finished basement

Composite wood deck on porch

Included in Sale of Home

All window coverings

All light fixtures

Kitchen island and built in cabinet

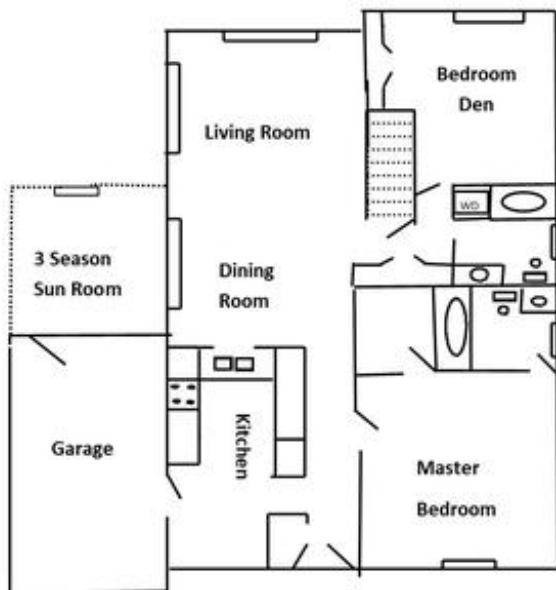
Bookshelves and workbenches in basement

Not included in Sale of Home

Furniture in sunroom (negotiable)

Patio table and umbrella

Deck box and furniture on front porch



Room Sizes

Living Area: 23'2" X 14'7"

Kitchen: 15'5" X 10'

Master Bedroom: 12' X 14'7"

Bedroom 2: 11'7" X 12'2"

Garage: 1 car