

Resale home at

Pine Meadows

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

226.821.1688 or 1.800.561.0612



68 White Bark Way

Shand "C" 1288 sq ft

This lovely well-maintained 2 large bedrooms, 2 bathroom home is perfectly located with rows of mature trees and greenspace in the back allowing you a space to relax and enjoy nature. There have been numerous upgrades including new furnace, hot water heater, lighting fixtures, main bathroom redone, faucets, new sink in kitchen, newer appliances and irrigation water system. The living room and dining room have hardwood flooring and the bedrooms are carpeted. There is a walk-out to patio through the dining room french glass doors plus there is an inside entrance into the 1 1/2 garage. The main bathroom has bath/shower combination and the ensuite has shower. The basement has a finished rec room and plenty of storage space. This home is ready to go and won't last long so book your appointment today.

All offers will be considered.

Current monthly payments:

Land Lease:	\$605.00	2022 Yearly Taxes: \$2202.99
Maintenance:	\$525.00	
TOTAL	\$1130.00	Heating, hydro and A/C – average \$116.00/month

Next scheduled increase shown as of January 1, 2023.

List Price\$610,000

Pine Meadows Retirement Community Limited acting as agent for vendor.

Features:

- Private backyard with mature trees & greenspace
- Walk-out from dining room to private patio
- Power awning over patio
- 2 large bedrooms, 2 bathrooms (1 totally refinished)
- Updated lighting fixtures
- Hardwood flooring living room/dining room
- Walk-out into garage from house
- New Furnace & Hot Water Heater
- 1 1/2 garage
- Irrigation Water System
- Finished rec room in basement
- Plenty of storage in basement

Included:

- All lighting fixtures, window coverings
- appliances (fridge, stove, dishwasher, washer, dryer)



Room Sizes

- Living Area: 10'x14'7"
- Dining Room: 9'4"x14'7"
- Kitchen: 11'10"x12'7"
- Primary Bedroom: 11'6"x14'7"
- Bedroom 2: 11'3"x14'7"
- Garage: 1 1/2 13'9"x19'8"