

Resale home at

## Pine Meadows

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

226.821.1688 or 1.800.561.0612



**80 White Bark Way**

### Wellington "C" 1440 sq ft -

This well maintained, open concept Wellington model offers numerous updates and features. Walk out to your private patio and sit back and relax with nature surrounding you. The mature trees offer plenty of shade. The large front porch is perfect for your morning coffee and socializing with your neighbours. The gardens around the home gives it significant curb appeal. This upgraded home has two bedrooms, two bathrooms, high end laminate floors throughout the main living area, carpet in bedrooms, granite counter tops, stainless steel appliances, updated light fixtures, and it is painted in neutral colours. The bright living room features a cathedral ceiling with walk out to patio. The hallway has a sun tunnel for additional light. The open area between the kitchen, dining room and living room is the perfect space to entertain. The primary bedroom features a walk-in closet and ensuite with a shower. The main bathroom has a tub/shower combination. The single car garage has inside entrance to the house. The basement is partially finished with a rec room and office plus plenty of additional storage. This home is ready for you to move in so book your appointment today as it will not last. Motivated seller.

### Current monthly payments:

Land Lease:	\$650.00	2023 Yearly Taxes: \$2783.95
Maintenance:	\$575.00	
TOTAL	\$1225.00	Heating, hydro and A/C – average \$170.00/month

Next scheduled increase shown as of January 1, 2024.

**List Price .....\$599,900**

Pine Meadows Retirement Community Limited acting as agent for vendor.

**Features:**

- Open concept perfect for entertaining
- Large front porch
- Walk out to private patio with power awning and mature trees for shade
- Large eat in kitchen with pantry and Stainless steel appliances
- Reverse Osmosis water purifier
- Laminate flooring with hardwood finish
- Cathedral ceiling in living room
- Primary and second bedrooms have walk-in closets
- Primary bedroom has ensuite
- Sun tunnel in hallway for additional lighting
- Entrance from garage inside home
- Partially finished basement with rec room and office
- Laundry tub in basement
- Water softener (owned)

**Included:**

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

**Not Included**

- electric fireplace, microwave



**Room Sizes**

- Living Area: 17' x 13'
- Dining Room: 15'9" x 13'1"
- Kitchen: 11'3" x 13'1"
- Primary Bedroom: 13'8" x 13'1"
- Bedroom 2: 12'2" x 13'1"
- Garage: 11'8" x 21'2" Single car