

Resale home at

## Pine Meadows

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

226.821.1688 or 1.800.561.0612



**31 White Bark Way**

### **Elora “B” with approx. 1547 sq ft      Contact us for an appointment**

This popular Elora model home is located close to the Community Centre. The large front porch gives the opportunity to enjoy your morning coffee or chat with neighbours as they walk by. The 1 1/2 car garage has direct access to the laundry room where there is a large walk-in closet for storage. The kitchen also has lots of cupboard space and 2 pantry cupboards. The open concept kitchen, dining and the family room are perfect for entertaining. The bright family room overlooks green space with mature evergreen trees and has a walk out to a private patio. In addition to the family room, there is a living room in the front of the home. The large master bedroom in the back of the home has a double closet and an ensuite with a shower and built in vanity. The main bathroom has a tub shower unit. A new heat pump was installed in May 2023. The basement is partially finished with several rooms, a workshop and a laundry tub (no drain) plus additional storage space.

This home has been lovingly cared for by one owner. It is ready for new owners to put their own ‘personal touch’ on it to make it their own. Make an appointment to view this sought after model and location.

### **Current monthly payments:**

Land Lease:	\$715.00	2022 Yearly Taxes: \$2919.76
Maintenance:	\$575.00	
TOTAL	\$1290.00	Heating, hydro and A/C – average \$121.00/month

Next scheduled increase shown as of January 1, 2024.

**List Price .....\$595,000**

Pine Meadows Retirement Community Limited acting as agent for vendor.

## Features

2 bedrooms and 2 bathrooms

Family room plus living room

Open concept floor plan

Large front porch

Greenspace with mature evergreen trees and a private patio in the back

Large master bedroom with double closet and ensuite with shower

Partially finished basement with laundry tub (no drain)

Entry into home from 1 1/2 car garage

New heat pump (May 2023)

## Included in Sale of Home

Appliances (fridge, stove, microwave, washer, dryer)

All window covering and light fixtures

Water softener (owned)

Electric garage door opener with remote



## Room Sizes

Living Area: 14'8" x 15'1"

Dining Room: 9'5" x 15'1"

Kitchen: 9' x 15'1"

Primary Bedroom: 13'7" x 15'1"

Bedroom 2: 13'1" x 18"

Garage: 1 & 1/2 car  
13'9" x 21'8"