



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

19 Gordon Crescent, Meaford



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca

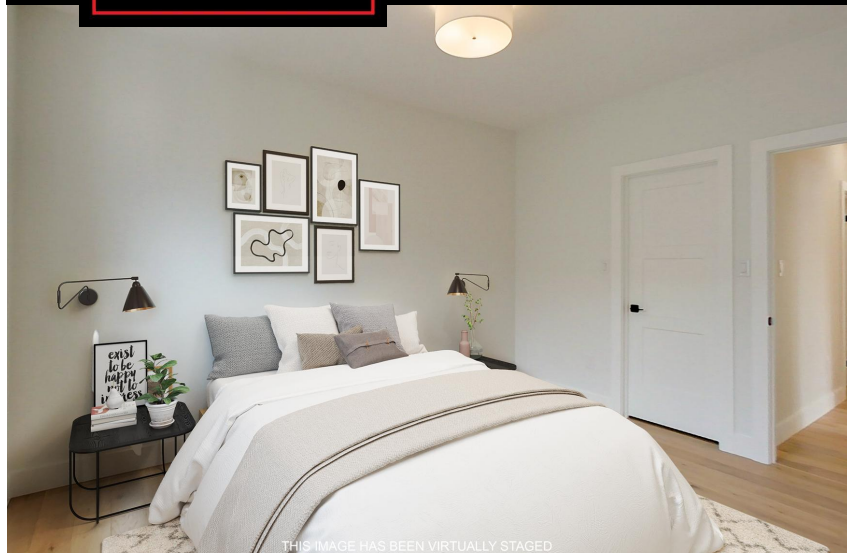


LOCATIONS NORTH





[CollaborativeRealEstate.ca](https://www.collaborativerealestate.ca)



1484 + 1382 sq. ft.



3 + 2 Bed



2 + 1 Bath



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
 kwillison@royallepage.ca
 Cell: (705) 888-0075
 www.CollaborativeRealEstate.ca

19 GORDON Crescent, Meaford, Ontario N4L 1C7

Client Full
Active / Residential

19 GORDON Cr Meaford

MLS® #: 40378391
 Price: **\$1,239,000**



Grey/Meaford/Meaford
Bungalow Raised/House

	Beds	Baths	Kitch
Lower	2	1	1
Main	3	2	1

Beds (AG+BG): **5 (3 + 2)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **2,867**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,484/Other**
 BG Fin SF: **1,382/Other**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,138.00/2023**

Remarks/Directions

Public Rmks: **Here is your chance to own a spacious home with fully finished lower level that can be enjoyed as is or converted (with slight modifications) to an income generating accessory apartment or in-law suite. Designed to be a duplex, if so desired, this is a quality home with first rate workmanship and a beautiful bright open floor plan. This 2,867 sq-ft home features a spacious great room with gas fireplace and large windows, open concept dining and kitchen area and gleaming light wood floors. The kitchen boasts granite countertops, a large granite-topped island and has a French door leading to the back deck. Also on the main level is a 4 pc family bath, two bedrooms, a primary bedroom with walk-in closet & 3 pc ensuite and an exceptionally large front hall walk-in closet with adjacent storage area that could be converted to a laundry room. Downstairs in the fully finished lower level, with separate side entrance, you will find large above-grade windows that fill the space with light, two bedrooms, a 4 piece bath, laundry area and a large family room with optional kitchen area. Enjoy life in this Georgian Bay town close to the bay and marina, restaurants, shopping and a gorgeous new town library. Registered Tarion builder. All pictures are virtually staged.**

Directions: **Sykes Street to Tim Hortons, South on Coleman Street to Gordon Crescent. Sign on left side.**
 Cross St: **Coleman Street**

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Stone, Wood**
 Shingles Replaced: / Foundation: **Poured Concrete** Roof: **Fiberglass Shingle**
 Year/Desc/Source: **2023/Completed / New/Builder** Prop Attached: **Detached**
 Property Access: **Municipal Road, Paved Road** Apx Age: **New**
 Pool Features: **None** Rd Acc Fee:
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **6** Driveway Spaces: **4.0** Garage Spaces: **2.0**
 Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Street Lights, Telephone Available**
 Water Source: **Municipal-Metered** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **59.93** Lot Depth (Ft): **110.47** Lot Shape: **Irregular**
 Location: **Urban** Lot Irregularities: **110.47ft. x 59.93ft. x 110.36ft. x 59.93ft.** Land Lse Fee:
 Area Influences: **Beach, Hospital, Library, Marina, Open Spaces, Quiet Area, School Bus Route, Schools, Shopping Nearby**
 Topography: **Flat site** Fronting On: **South**
 Restrictions: Exposure: **North**
 School District: **Bluewater District School Board, Bruce-Grey Catholic District School Board**
 High School: **Georgian Bay Community SS, St. Mary's High**
 Elementary School: **St. Vincent-Euphrasia PS, Notre Dame Catholic**

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), In-law Capability, On Demand Water Heater, Sump Pump, Water Heater Owned**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Separate Entrance**
 Laundry Feat: **Laundry Room, Lower Level, Washer Hookup**

Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **1/Living Room, Natural Gas**
 Inclusions: **Carbon Monoxide Detector, Garage Door Opener, Smoke Detector**
 Exclusions: **None**

FP Stove Op: **Yes**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LOT 24, PLAN 16M28 MUNICIPALITY OF MEAFORD**
 Zoning: **R1-242-A** Survey: **Unknown/**
 Assess Val/Year: **\$82,000/2022** Hold Over Days: **120**
 PIN: **371130322** Occupant Type: **Vacant**
 ROLL: **421049200214176**
 Possession/Date: **30 - 59 Days/** Deposit: **Minimum 5%**
 Possession Rmks: **45 day close pref.**

Brokerage Information

List Date: **03/02/2023**
 List Brokerage: **[Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Karen E. Willison, Salesperson
 Date Prepared: 03/02/2023

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MLS® #: 40378391

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	13' 3" X 15' 3"	4.04 X 4.65	Crown Moulding, Double sink, Engineered Hardwood, Open Concept, Walkout to Balcony/Deck
Living Room	Main	13' 3" X 17' 8"	4.04 X 5.38	Engineered Hardwood, Fireplace, Open Concept
Dining Room	Main	13' 3" X 13' 2"	4.04 X 4.01	Engineered Hardwood, Open Concept
Bedroom Primary	Main	13' 3" X 10' 11"	4.04 X 3.33	Engineered Hardwood, Ensuite, Walk-in Closet
Primary Ensuite Bathroom	Main	5' 0" X 10' 11"	1.52 X 3.33	3-Piece, Tile Floors
Bedroom	Main	11' 3" X 11' 9"	3.43 X 3.58	Engineered Hardwood
Bedroom	Main	9' 4" X 11' 9"	2.84 X 3.58	Engineered Hardwood
Bathroom	Main	7' 8" X 6' 8"	2.34 X 2.03	4-Piece, Tile Floors
Storage	Main	8' 9" X 5' 2"	2.67 X 1.57	Engineered Hardwood
Desc: Potential Main Floor Laundry Room				
Kitchen/Living Room	Lower	24' 2" X 22' 1"	7.37 X 6.73	Broadloom, Tile Floors
Desc: Currently plumbed & ready for a kitchen to go in if wanted				
Bedroom	Lower	14' 6" X 11' 4"	4.42 X 3.45	Broadloom
Bedroom	Lower	11' 5" X 14' 8"	3.48 X 4.47	Broadloom
Bathroom	Lower	7' 8" X 7' 11"	2.34 X 2.41	4-Piece, Linen closet, Tile Floors
Utility Room	Lower	7' 10" X 8' 0"	2.39 X 2.44	

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19 Gordon Cres, Meaford, ON

Main Building: Total Exterior Area Above Grade 1484.33 sq ft



Main Floor
Exterior Area 1484.33 sq ft



Lower Level (Below Grade)
Exterior Area 1382.25 sq ft



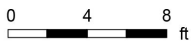
PREPARED: 2023/02/16

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



19 Gordon Cres, Meaford, ON

Lower Level (Below Grade) Exterior Area 1382.25 sq ft
Interior Area 1264.55 sq ft



PREPARED: 2023/02/16



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Appliances Available From::



36" Counter Depth French Door Refrigerator

\$4,288.00



KEY FEATURES

- Duo Cycle Frost Free Cooling
- Blue Light Technology
- IonFresh
- Inner Digital Display
- Large Pantry Drawer
- Interior Filtered Water Dispenser
- Interior Theater Lighting with LED Lights

GENERAL	
Cooling System	Dual Compressor/Frost-Free
Control System	Electronic Control
Type	Freestanding
Finish	Stainless Steel
CAPACITIES	
Total Net Volume cu. ft.	19.86
Fresh Food Net Volume cu. ft.	13.3
Freezer Net Volume cu. ft.	6.56
FRIDGE FEATURES	
Blue Light technology	Yes
IonFresh	Yes
Carbon Filter	Yes
Interior Filtered Water Dispenser	Yes
Electronic Control Display Type	LED Inner Display on Front Top Trim
Auto Defrost	Yes
Inner Illumination	LED- Side Walls
Shelves	4
Crisper	2
Door Racks	6
Compressor	Variable Speed VCC
Fan Ventilation	Yes
FREEZER FEATURES	
Auto Defrost	Yes
Number of Freezer Drawers	1
Automatic Ice Maker	Yes
TECHNICAL INFORMATION	
Supply Voltage, V/Hz	120V / 60 Hz
Rated Current, A	2.2 A
Noise Level, dBA	44 dBA
PERFORMANCE	
Climatic Class	T
Annual Energy Consumption, kwh/year	387
Cooling Gas	R6600a
DIMENSIONS	
H x W x D in.	69 3/4 x 35 3/4 x 26 13/16 in.
H x W x D cm	177.1 x 90.8 x 68 cm
Product Weight	298 lbs. (135 kg)



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LOCATIONS NORTH
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ROYALLEPAGE

Appliances Available From::



24" Tall Tub, Front Control Dishwasher

\$797.00



FEATURES

- Touch Control
- 6 Programs
- Silent Operation: 48 dBA
- Extra Rinse Function
- Sanitize Function
- Easy Installation
- Concealed Heating Element
- Adjustable Feet and Self-adjustable Hinge

CONTROLS	
Control Type	Electronic Touch Control
Position	Front
MAIN FEATURES	
Loading Capacity (Place Settings)	14
Tub Material	Stainless Steel
DMFS Overflow Protection	Overflow Safety
5 Level Wash	Yes
Delay Timer	1/2 – 24 hours
Drying System	Static
Brushless DC™ Motor	Yes
Turbidity Sensor	Yes
Silent Operation	48 dBA
All-in-1 Tablet Function	Automatic
Detergent Dispenser Type	Sliding Lid
Interior High Loop with Air Gap	Yes
FUNCTIONS	
Half Load Function	Yes
Sanitize Function	Yes
Extra Rinse Function	Yes
RapidClean Function	Yes
PROGRAMS	
Number of Programs	6
Pots and Pans+ (167°F)	Yes
Regular Wash (142 – 145°F)	Yes
Express Dry	Yes
China/Crystal (149°F)	Yes
Quick Wash (131°F)	Yes
Rinse & Hold	Yes
ProCare	Yes
DISPLAY	
Rinse Aid Indicator	Yes
RACK SYSTEM	
Cutlery Basket	Sliding
Upper Rack (Inset Shelves)	2
Adjustable Upper Rack	Fixed
Lower Basket Wine Glass Holder	Yes
Knife Accessory	Yes



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LOCATIONS NORTH
BROKERAGE



Appliances Available From::

Blomberg[®]
seit 1883

Tom The Dreamer
MATTRESSES & APPLIANCES

30" Induction Range (save \$1,500 for electric)

\$4,477.00



RANGE FEATURES

- 30" Induction Slide-In Range
- Industry Leading Oven Capacity 5.7 cu.ft.
- Extra-Large Cooking Zone
- Cool Touch Oven Door
- Stainless (Canadian Model: BIR34452CSS)
- Cool Door 4 Pane Heat Resistant Glass (fixed)
- Programmable Self Cleaning

COOKTOP PERFORMANCE

- 4 Induction Zones
- 1 x 9" Single Zone: 2300 Watts
- 2 x 6" Single Zones: 1400 Watts
- 1 x 11" Single Zone: 2600 Watts
- Residual Heat Indicators



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seit 1883

Tom The Dreamer
MATTRESSES & APPLIANCES

30" Over the Range Push Button Microwave

\$788.00



Featured Product Specifications

- 30" Over the Range Push Button Microwave
- 1.6 cu. ft. Interior Capacity
- Chrome Grill Rack Included
- 950W Output Power
- Sensor Cook Technology
- Handleless Design that Matches your Kitchen Design
- Stainless Steel.



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LOCATIONS NORTH
BROKERAGE

ROYALLEPAGE

Appliances Available From::



High Efficiency Front Load Washer & Dryer Set

\$2,788.00



7.8 cu. ft. Capacity Dryer with Built-In Wifi White

- Built-in WiFi
- Vent Sensor
- Sanitize Cycle
- Dimensions:
39.75 H x 28.00 W x 32.00 D (in)
100.97 H x 71.12 W x 81.28 D (cm)

5.5 cu. ft. (IEC) Capacity Washer with Built-In Wifi White

- Built-in WiFi
- Microban® antimicrobial technology
- Dynamic Balancing Technology (dBT™)
- Dimensions:
39.75 H x 28.00 W x 32.00 D (in)
100.97 H x 71.12 W x 81.28 D (cm)



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Appliances Available From::



Appliance Pricing:

36" Counter Depth French Door Refrigerator	\$4,288.00
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30" Induction Range	\$4,477.00
----------------------------	-------------------

Save \$1,500.00 for electric model

24" Tall Tub, Front Control Dishwasher	\$797.00
---	-----------------

30" Over the Range Push Button Microwave	\$788.00
---	-----------------

High Efficiency Front Load Washer & Dryer Set	\$2,788.00
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Total Package Price:	\$13,138.00 + tax
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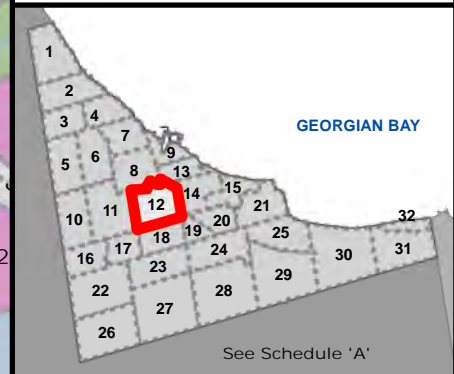


Schedule 'B' Map 12 Municipality of Meaford

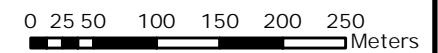


**BY-LAW 60-2009
AS AMENDED**

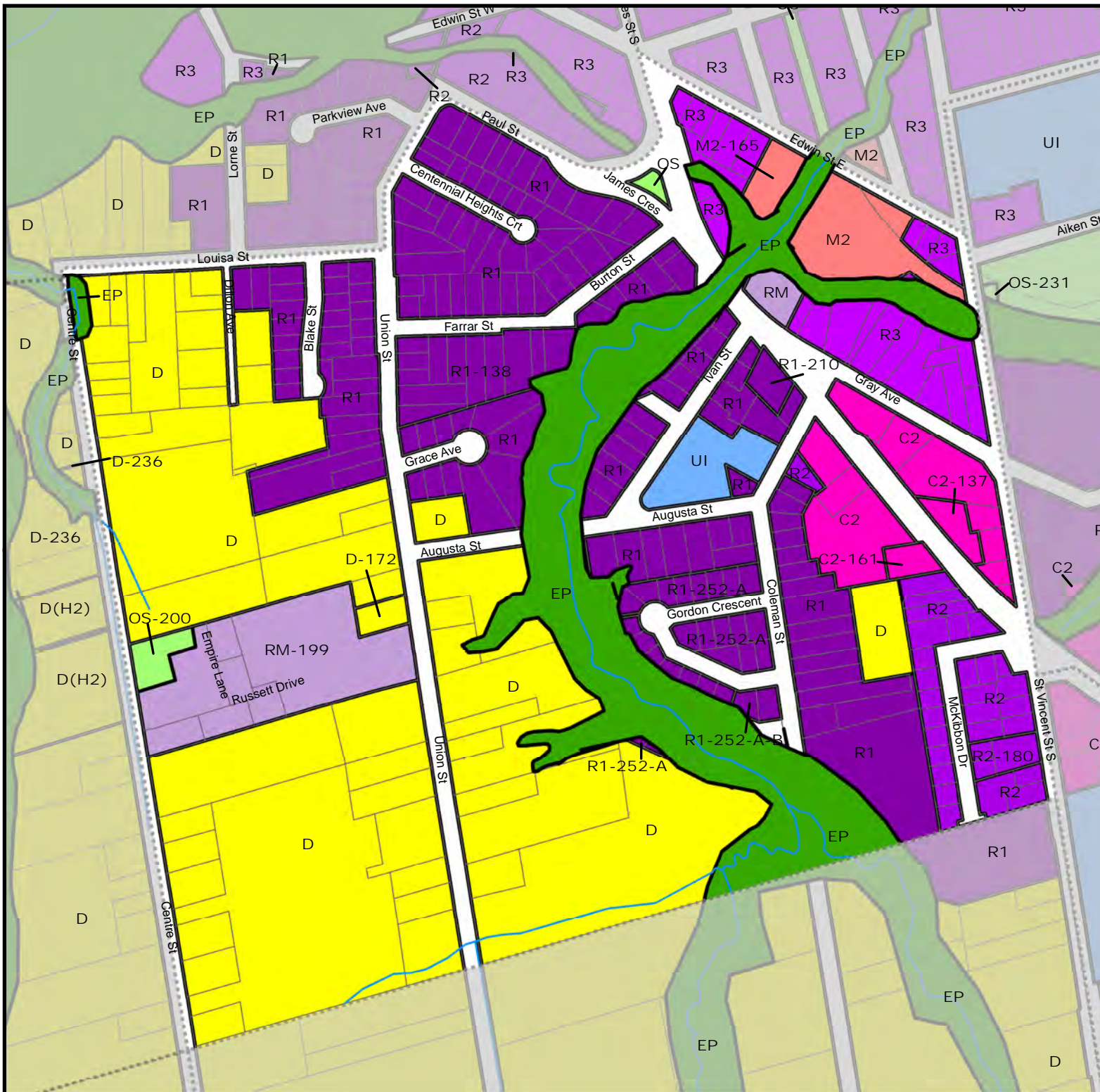
Updated: October 9, 2015



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1:6,000





MUNICIPALITY OF MEAFORD
 21 TROWBRIDGE STREET WEST
 MEAFORD, ON N4L 1A1
 TEL: 519-538-1060
 FAX: 519-538-5240
 EMAIL: tax@meaford.ca

TAX BILL

2023 INTERIM

January 17, 2023
 BILLING DATE

PLEASE QUOTE ROLL NO. WHEN MAKING INQUIRIES	COUNTY MUN	MAP	SUB	PARCEL	TENANT	
	42 10	492	002	14176	0000	
MORTGAGE NO.	BILLING GROUP					PENALTY RATE
SFD	01 - MPAC SUPP. PENDING					1.250 %
PROPERTY DESCRIPTION						
19 GORDON CRES PLAN 16M28 LOT 24 REG 0.15AC 60.04FR 108.27D						

Tax Class	Assessment	Value	Municipal Levies	Tax Rate	Amount	Municipal Levies	Tax Rate	Amount	Education	Tax Rate	Amount
50% OF PREVIOUS YEARS LEVY		0	General		569.00	County		0.00			0.00
Sub Totals			General Levy		569.00	County Levy		0.00	Education Levy		0.00
Special Charges/Credits						Summary					
						Tax Levy Sub-Total (Municipal + Education)					
						Special Charges/Credits					
						Phase-in Summary					
						2023 Tax Cap Adjustment					
						2023 Interim Taxes					
						Less Previous Interim					
						Past Due/Credit (As of 01/17/2023)					
Total						Total Amount Due					
						569.00					

E & O E Instalments Due FEB 23, 2023 285.00
 APR 27, 2023 284.00

2023 Assessment
 RT-Residential Full Occ. 82,000 English Public

SECOND INSTALLMENT



RETURN THIS STUB WITH YOUR PAYMENT TO:
MUNICIPALITY OF MEAFORD
 21 TROWBRIDGE STREET WEST
 MEAFORD, ON N4L 1A1
 TEL: 519-538-1060
 FAX: 519-538-5240
 EMAIL: tax@meaford.ca



Roll No. / Num de Cadastre 42-10-492-002-14176-0000
 Property / Propriété 19 GORDON CRES
 PLAN 16M28 LOT 24
 REG
 Arrears / Arriérés
 Instalment / Paiement
 Total Amount Due / Montant Totale Due 284.00
 Due Date / Date Due APR 27, 2023

[Signature]
 284.00

FIRST INSTALLMENT



RETURN THIS STUB WITH YOUR PAYMENT TO:
MUNICIPALITY OF MEAFORD
 21 TROWBRIDGE STREET WEST
 MEAFORD, ON N4L 1A1
 TEL: 519-538-1060
 FAX: 519-538-5240
 EMAIL: tax@meaford.ca



Roll No. / Num de Cadastre 42-10-492-002-14176-0000
 Property / Propriété 19 GORDON CRES
 PLAN 16M28 LOT 24
 REG
 Arrears / Arriérés
 Instalment / Paiement
 Total Amount Due / Montant Totale Due 285.00
 Due Date / Date Due FEB 23, 2023

Fel 6. 23

[Signature]
 Balance Forward 0.00
 285.00