

Resale Home a **Pine Meadows**

8473 Wellington Road 19, Belwood Ontario N0B 1J0

226 821 1688 or 1.800. 561. 0612



PRICE ADJUSTMENT – NOW \$579,000

123 Bristlecone Court

Montrose “B” with approx 1464 sq ft

This spacious 2 bedroom, 2 bathroom home is on a cul-de-sac ideally located on a much sought after location in the middle of the community. It offers a large front porch ideal for enjoying your morning coffee. The home's floor plan has an eat-in kitchen and dining room, a spacious living room with a corner gas fireplace that features a custom built marble surround and mantle as well as a built in sound system. Access to the garage is from inside the home. It has a one car garage with a ramp for accessible access to the interior of the home. The primary bathroom has a tub/shower unit. The primary bedroom has a large walk in closet as well as an ensuite bathroom that features a sit-in shower unit. There is a new heat pump (2023) as well as a new water softener (2023). Although the basement is unfinished, it could be finished in a style suitable to the new owner.

This model is one of several floor plans that are sought after by buyers.

With the features this home has, it will be of interest to those wanting to move to Pine Meadows and won't last long. Don't miss out, call for an appointment to see it soon. ([Photos](#)) Right Click and Open Hyperlink.

Current Monthly Payments:

Land Lease	\$732.88	2023 Yearly Taxes: \$ 2575.18 (2023)
Maintenance	\$575.00	Heating, hydro and A/C – average \$170/month
TOTAL	\$1307.88	List Price\$579,000

Pine Meadows Retirement Community Limited acting as agent for vendor.
 New review scheduled for January 2025

Features of the Home:

Move-in ready

- Large front porch
- Laundry on main floor
- Private patio area backing onto green space
- Custom fireplace with sound system in living room
- Roof shingled approximately 10 years ago
- Garbage compactor in kitchen sink
- Custom built pantry
- Custom pantry in kitchen

New heat pump

New water softener

Included in the Sale of the Home:

- Appliances (fridge, washer and dryer, stove, dishwasher)
- All window coverings (horizontals)
- All light fixtures
- Propane fireplace and storage unit in basement
- Water Softener
- Central Vac

Not Included in Sale of the Home:

- Television above the fireplace
- Propane tank



Room Sizes:

- Kitchen – 9' x 15'1"
- Living Room – 19' x 15'1"
- Dining Room – 10'1" x 15'1"
- Primary Bedroom – 14' X 14'1"
- Bedroom 2 – 11' 1" x 12'
- Garage – 11'9"x 21'8"
- Patio – 12' X 14'