

Resale Home at

Pine Meadows

8473 Wellington Road 19, Belwood Ontario N0B 1J0

226 821 1688 or 1.800. 561. 0612

**88 White Bark Way
Belwood “B” with approx. 1046 sq ft**



This cosy home has many appealing features and upgrades that surely appeal to our “downsizing” community. Features of this home will satisfy the main ‘wants’ of most downsizers. These are: outdoor privacy, minimal housekeeping chores, stress free ‘technical’ replacement issues in the future (roof, heat pump, water heater, etc.) and the ability to just relax and enjoy the amenities available at Pine Meadows. There are 2 bedrooms and 1 bathroom on the main floor with a tub/shower unit, new toilet, sink and counter top in the primary bathroom. Laundry is also on the main floor. The bright eat-in kitchen in the front of the home has a large pantry with rolling drawers, a new dishwasher and upgraded countertop, sink and taps. Flooring throughout the home is either vinyl, ceramic or laminate. The living/dining room leads to a large covered private porch which is ideal for relaxing on a nice weather day. The private backyard is nicely landscaped with trees and shrubs. An open staircase leads to the partially finished basement that has a large family room, a 3-piece bathroom with a large walk-in shower as well as plenty of storage space. A new heat pump was installed in 2022. ([Photos](#))

Current Monthly Payments:

List price - \$509,000

Land Lease \$666.25

2023 Yearly Taxes: \$ 2124.68(2023)

Maintenance \$575.00

Heating, hydro and A/C – average \$160/month

TOTAL \$1241.25

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

Features of the Home:

Well maintained with many upgrades
2 bedrooms and 1 bathroom on main floor
Bright eat-in kitchen
Main floor laundry
Covered private porch overlooking tree yard
Open stairs with wooden railing to the basement
Partially finished basement with family room and bathroom
NEW heat pump and hot water tank
Single car garage
Move-in ready

Included in the Sale of the Home:

All appliances
Remote garage opener



Room Sizes:

Living Area: 9'8" x 12'1"
Dining Room: 9'8" x 12'1"
Kitchen: 13' x 12'1"
Primary Bedroom: 14'5" x 12'1"
Bedroom 2: 12' x 11'8"
Garage: 10'8" x 21'4"