



176 RICHMOND STREET, MEAFORD

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**CHESTNUT
PARK**

REAL ESTATE LIMITED, BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



QUIET RESIDENTIAL MEAFORD LOCATION!

Nestled away on a tree-lined street this 3 bedroom, 3 bath, freshly renovated gem is the perfect solution for weekend getaways or full-time residence. The charming, covered front porch welcomes you to the gleaming new interior featuring original, restored maple hardwood floors and cherry trim, all new windows, and open concept living with an oversized kitchen island. Concrete look quartz countertops, Blanco Sink and faucet, tasteful cabinetry, brand-new stainless appliances & plenty of natural light make the first floor ideal for relaxing & entertaining. Just off the kitchen, 9' sliding glass doors lead to a large rear deck overlooking the backyard. Main floor 3-pc bathroom with shower. Upstairs the primary bedroom with ensuite, 2 additional bedrooms & 2-pc bathroom provide enough space to accommodate friends and family. Detached, insulated, heated garage has new concrete floors, gas fireplace & spacious loft well suited for an office, man cave, or fitness. The incredible central location allows for quick walks to the tennis courts, ball diamonds, downtown, swimming pool & Georgian Bay for refreshing dips in the summer months. Less than 10 minutes to Thornbury & 30 minutes to Collingwood. Too many upgrades to list. Adjacent vacant lot available for sale.



Virtually staged



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UPGRADES/RENOVATIONS INCLUDE:

- New Blanco sink and faucet, Woodcraft cabinets, Caesarstone counters and stainless appliances in kitchen
- 3 new baths w/floating vanities and new fixtures
- Restored and refinished hardwood flooring throughout, restored original trim main floor and upper
- New wiring to kitchen and baths; 200 amp panel and new circuit labeling
- New plumbing to kitchen and baths, tied to municipal
- New Vinylbilt windows and doors throughout
- New drywall main floor walls and ceiling
- New roof - 35 year shingle; restored chimney and masonry
- New front porch & upgrades to garage
- Full list of upgrades & renovations available upon request

Meaford is a fascinating four-season destination that has it all! The quaint and charming historic downtown district offers great live theatre and concerts, fresh local food, unique shopping, nature at your doorstep, a beautiful harbour and so much more.



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