



396 NELSON STREET WEST, MEAFORD

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**CHESTNUT
PARK**TM

REAL ESTATE LIMITED, BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



FRESHLY RENOVATED CHARACTER HOME!

Amazing opportunity to acquire a beautiful home on an incredible, .44 acre in-town lot on a quiet street in waterfront gem, Meaford. Wonderfully located walking distance to the Hospital, Big Head River fishing, Downtown & the Harbour yet only 15 minutes to Blue Mountains recreation area. Offering 3 bedrooms, 2 bathrooms this stylish property will appeal to weekenders, snowbirds and retirees. The pretty exterior features a cheerful palette, peaked roof lines & covered front porch. The front door leads to the mud room perfect for loading/unloading your seasonal gear. To the left of the entrance is a room that could serve as a main floor 3rd bedroom, rec room, or home office. Show-stopping great room features a gorgeous new kitchen overlooking the sitting area with a gas fireplace, perfect for entertaining friends and family. Walk out to the elevated deck & enjoy tranquil views and beautiful sunset over the Meaford Golf Course. Upstairs there are 2 bedrooms and a full bath. Lower level features a non renovated bonus room with a gas fireplace, accessible from a private walk-out entrance which could serve as a potential guest suite, fitness room and more. Too many upgrades to mention.



FEATURES:

- Oversized lot provides option of adding garage/coach house or, sever off & sell a building lot when full services arrive on Nelson Street.
- Many upgrades including: new roof on front section, new siding on rear addition, exterior painted and stained, new flooring, millwork, drywall, paint, hardware, wiring, light fixtures, plumbing and fixtures throughout.
- New gas fireplace
- New kitchen cabinets, quartz countertops, ceramic tile backsplash, premium stainless steel appliances.
- New sliding door and pressure treated deck.
- Many other recent improvements - too many to list!

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 harbor and so much more.



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