

# \$1,225,000 - 135 Old Highway 26, Meaford

MLS® #X12299900

**\$1,225,000**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Meaford, Meaford, Ontario

Turnkey with most furniture included. Custom-built 2022 contemporary residence, ideally located between Meaford and Thornbury, just minutes to Lora Bay, Georgian Bay beaches, hiking and biking trails, marinas, golf courses, ski clubs, top restaurants, markets, schools, and hospitals. Nestled in an exclusive community surrounded by nature, this elegant spacious 3 bedroom bungalow offers \$150,000+ premium upgrades & a highly functional layout tailored for both everyday living and entertaining. Main level features a soaring cathedral ceiling, solid bamboo floors for an incredible look yet extreme durability, custom taller solid doors, and a stunning double-sided stone gas fireplace that anchors the open-concept living space providing a beautiful focal point to the home as you enter + as you enjoy kitchen & family room. At the heart of the home, the designer kitchen showcases a 7 ft x 5ft oversized quartz island ideal for entertaining, porcelain tile flooring, and a spacious walk-in pantry. Step through French doors to the expansive 370 sqft primary suite with a spa-like bathroom & large walk-in closet with a large window. Two additional bedrooms, a full 4-piece bath, powder room, and main floor laundry complete the level. The walkout basement offers 2000+ sqft of unfinished space with cold cellar, rough-ins for a kitchen, bathroom, and laundry, perfect for a separate apartment for family or income opportunities. Built with quality in mind, this home includes



10 inch concrete foundation walls, timber frame exterior accents, potlights inside and out, oversized windows, double garage with interior access, finished drywall & landscaped yard with an expansive covered deck. Enjoy outdoor living, with beautiful curb appeal and the charm of friendly neighbours, local festivals, garden centres, and wildlife just outside your door. A rare offering that combines thoughtful design, craftsmanship & 4-season lifestyle. Expansive driveway to accommodate parking for cars and boat.  
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### Essential Information

Listing #	X12299900
Price	\$1,225,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	135 Old Highway 26
Subdivision	Meaford
City	Meaford
Province	Ontario
Postal Code	N4L1W7

### Amenities

Amenities	Beach, Golf Nearby, Hospital, Park, Fireplace(s)
Features	Cul-de-sac, Conservation/green belt, Carpet Free, Sump Pump
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2

### Interior

Appliances	Oven - Built-In, Range, Water Heater - Tankless, Central Vacuum, Dishwasher, Dryer, Water Heater, Microwave, Oven, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Basement	Separate entrance, Walk-up

## Exterior

Exterior	Vinyl siding, Stone
Exterior Features	Landscaped
Lot Description	100 x 221.6 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

## Listing Details

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