

\$779,000 - 32 - 410 Ridge Road, Meaford

MLS® #X12445885

\$779,000

3 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Meaford, Meaford, Ontario

Elegant 3-Bedroom Life Lease Home 1805 Sq Ft Accessible, Upgraded, and Move-In Ready - Discover this spacious 3-bedroom, 1805 sq ft life lease bungalow featuring slab-on-grade construction ideal for wheelchair accessibility. Enjoy comfort year-round with in-floor radiant heating and wall-mounted cooling. Wide 36" doors and smooth laminate flooring ensure a carpet-free, accessible environment. The unit boasts a large single-car garage with upgraded epoxy flooring, Trusscore walls, and a floor drain, perfect for easy maintenance. An owned boiler efficiently supplies domestic hot water and radiant slab heating. Upgrades include a built-in coffee bar with wine fridge, California shutters throughout, and electric roll-down screens enclosing the rear porch for all-season enjoyment. The backyard features an interlocking stone patio overlooking a tranquil treed area. Inside, the primary bedroom offers an enlarged walk-in closet with a California Closet system and pocket doors maximize usable space in the primary suite and front bedroom closet. Interior bedroom 3/den has a solar tube, bringing in natural light where no window is available. Both bathrooms have been upgraded with tiled, glass-door showers, no tubs. Additional highlights include LED lighting with dimmers in the main living areas. Life lease term is for the owner(s) lifetime plus one year for estate resolution. The \$730 monthly fee includes property taxes, lawn and snow clearing (driveways and street only), and reserve fund. Unit ownership



includes drywall boundaries (length, width, height). There are no age restrictions in this friendly subdivision. This home combines thoughtful design, premium finishes, and an accessible layout, making it a rare find in the life lease market. Experience comfort, style, and low maintenance living within a welcoming community. The purchaser will need to pay 1.5% of the sale price to Meaford Golf Mews Inc for the creation of the new lease. (id:6289)

Essential Information

Listing #	X12445885
Price	\$779,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Multi-family
Style	Bungalow

Community Information

Address	32 - 410 Ridge Road
Subdivision	Meaford
City	Meaford
Province	Ontario
Postal Code	N4L0B2

Amenities

Amenities	Golf Nearby, Fireplace(s), Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, Wooded area, Flat site, Wheelchair access, Carpet Free
Parking Spaces	3
Parking	Garage
# of Garages	1

Interior

Appliances	Garage door opener remote(s), Water Heater - Tankless, Water Heater, Water meter, Dishwasher, Dryer, Stove, Washer, Wine Fridge, Refrigerator
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Heating	Natural gas Radiant heat
Cooling	Wall unit, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Stone
Exterior Features	Landscaped
Lot Description	37 x 67 FT
Foundation	Poured Concrete, Slab

Listing Details

Listing Office ARA Real Estate Brokerage Ltd.



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