

112 MEADOWVIEW Lane, North Perth, Ontario N4W 3G8

Listing

112 MEADOWVIEW Lane North Perth
Active / Residential Freehold / Detached

MLS® #: **X11822823**
 List Price: **\$379,900**



Perth/North Perth/31 - Elma Twp

Tax Amt/Yr:	\$1,824.00/2024	Transaction:	Sale
SPIS:	No	DOM	89
Legal Desc:	LEASED LAND-- Northlander 24x40		

Style:	Bungalow	Rooms Rooms+:	7+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	
Storeys:	1.0	SF Source:	Other
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	0.00	Fronting On:	
SQFT Above Grd Fin:	815	SQFT Above Grd Fin Src:	Other
Zoning:	MH		
Dir/Cross St:	Line 86 between Conway & Foxton Fuels just East of Listowel.		
		Abv Gd Fin Area/Src:	815/Other

Prop Mgmt: _____
 Status Cert: _____
 SqFt Src/Comment: **Other**

Seller: **Jayne E Dannemann, Theo Johann Dannemann**

PIN #:	00000000	ARN #:		Contact After Exp:	No
Additional PIN #:		Phased Tax Value:		Under Contract Mnthly:	
Holdover:	30			Occupancy:	Owner
Possession Type:				Possession Date:	
Possession Rmks:	Flexible			Road Access Fee:	
Local Improv:				Survey Year/Type:	
Seasonal Dwelling:				Realtor Sign on Prop:	

Kitch Kitch +	1 (1+0)	Exterior:	Vinyl Siding	Water:	Municipal
Island YN:		Drive:	Other	Water Meter:	
Basement:	No/None	Garage:		Waterfront Feat::	
Fireplace/Stv:	No	Gar/Gar Spcs:	/0.0	Waterfront Struc:	
Interior Feat:	Air Exchanger, Water Heater Owned	Drive Pk Spcs:	2.00	Well Capacity:	
Heat:	Forced Air	Tot Pk Spcs:	2.00	Well Depth:	
A/C:	Yes/Central Air	Pool:	None	Sewers:	Municipal
Apx Age:	0-5	Room Size:		Special Desig:	Unknown
POTL/Mnth Fee:	/ \$	Easements Rest:		Farm Features:	
Elevator:	No/None	Rural Services:	Recycling Pckup	Winterized:	
Property Feat:	Hospital	Security Feat:			
Exterior Feat:	Deck, Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Concrete				
Soil Type:					
Under Contract:		Dev Charges Paid:		HST App To SP:	Call LBO
Access To Property:	Private Road				

Remarks/Directions

Client Rmks: **This newly constructed two-bedroom, one-bathroom unit, completed just over four years ago, is sure to impress. Located on a quiet, low-traffic dead-end street, the home features a brand new shed and backs onto real space, ensuring a private atmosphere. A secondary deck has been added to the side of the house, enhancing the outdoor living experience. The kitchen boasts modern finishes, complemented by an open-concept design that provides a contemporary feel. The gardens and mature trees, which thrive in three seasons, have been meticulously cared for. The community offers a clubhouse, scenic walking trails, and a private pond, perfect for enjoying nature and feeding the ducks. The lease fee includes street maintenance, water, sewer, and garbage collection, making this a wonderful option for those seeking a peaceful retirement in a friendly neighborhood for residents aged 55 and older.**

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Smoke Detector, Stove, Washer**

Exclusions: **Freezer**

Broker Rmks: **Conv:RAGBOS#40678424; Serial Number: 11194019816 Model Number: AM402401240/24 Fees for new owners: Land Lease: \$575.00/month, Taxes \$152.00/month, Garbage \$13.00/month (Water & Sewer Included). An application must be submitted and approved by the park. A one-time Site Fee of \$300.00 is payable to Killam Investment Inc upon approval of tenancy and purchase of a unit.**

Offer Rmks: **Showing Requirements: Showing System**

VT URL Branded:

VT URL Unbranded: <https://tour.giraffe360.com/eee03e87fc82/>

VT URL Branded 2:

VT URL Unbranded 2:

Mortgage Comments:

Brokerage Information

Financing: --

Perm to Advertise: **No**

Contact After Expired:

No

Buyer Agency Compensation Remarks:

List Brokerage: [eXp Realty](#)
 List Brkr Addr: **SUITE E - 1565 16TH ST EAST UNIT 3, Owen Sound N4K5N3**
 List Salesperson: [JENNIFER LAMONT, Salesperson](#)
 List Salesperson 2: [RACHEL JURCHUK](#)
 List Brokerage 2: [eXp Realty, BROKERAGE](#)
 Contract Date: **11/26/2024**
 Cancellation Date:
 Last Update: **02/01/2025**

Phone: **866-530-7737**
 Fax: **647-849-3180**
 Phone: **519-386-8184**
 Phone: **519-608-4329**
 Phone: **866-530-7737**

Leased Terms:
 Expiration Date: **05/01/2025**
 CB Comm: **2% PLUS HST**

Original \$: **\$379,900**

Prepared By: **GENEVA YU, Unlicensed Assistant**

Date Prepared: **02/26/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.43 M X 4.37 M	11.25 Ft x 14.33 Ft		
Kitchen	Main	3.45 M X 4.19 M	11.31 Ft x 13.74 Ft		
Laundry	Main	3.45 M X 1.42 M	11.31 Ft x 4.65 Ft		
Foyer	Main	3.45 M X 1.55 M	11.31 Ft x 5.08 Ft		
Primary Bedroom	Main	4.62 M X 3.2 M	15.15 Ft x 10.49 Ft		
Bedroom	Main	2.77 M X 2.74 M	9.08 Ft x 8.98 Ft		
Bathroom	Main			3	

History

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MLS®# [X11822823](#) Type: **RESI/Detached** CDOM: List SP: [JENNIFER LAMONT, Salesperson](#)
 List Brk: [eXp Realty](#)



Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$379,900	RESI	New Listing	11/26/24	->New	11/26/24 11:32 AM	

MLS®# [X10795984](#) Type: **RESI/Detached** CDOM: List SP: [Ron Finch](#)
 List Brk: [Peak Premier Realty & Auctions Inc.](#)



Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$195,900	RESI	New Listing	07/07/10	->New	07/07/10 03:10 PM	

Photos

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FRONT ENTRANCE

Front Entrance

Living room



Bedroom featuring lofted ceiling with beams, light



2023

SECOND DECK

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