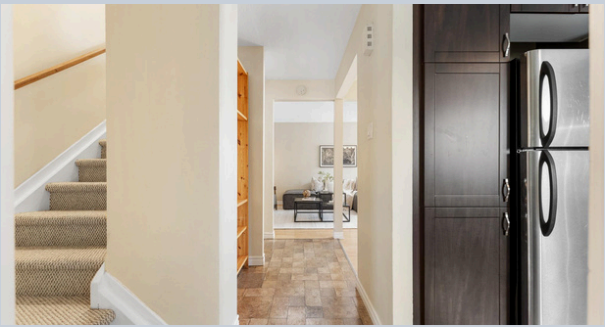


Welcome to

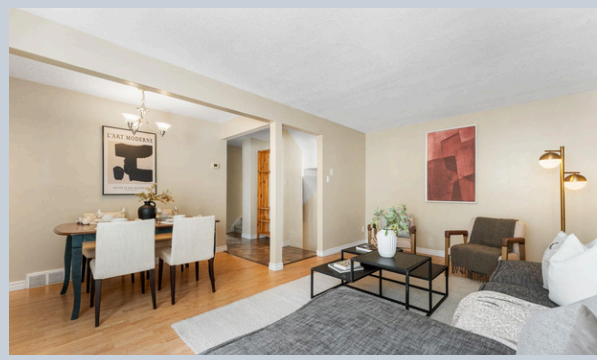
1771 Meadowbrook Road



CHELL
TEAM



Welcome to this lovely 3 bedroom, 2 full bathroom END unit townhome with private south-facing patio, nestled in the sought-after neighbourhood of Pineview. Ideally located near plenty of amenities, parks, community playground, restaurants, Pineview Golf Course, Gloucester Centre, Scotiabank Theatre, Costco, LRT station and more! Plus, easy highway access and a quick commute to downtown. The main level boasts a spacious foyer, renovated kitchen with dishwasher added, and a generous, open-concept living and dining room with plenty of natural light. The second level offers three bedrooms, a great-sized linen closet, and an updated 4-piece bathroom. Finished basement with spacious rec room, updated full bathroom, laundry and ample storage. The fully fenced side yard offers a well-maintained interlock patio, creating a private outdoor retreat, ideal for summer BBQs, relaxation and entertaining. Your dedicated parking space is located directly in front of the unit, with ample visitor parking available for guests. Water is included in the condo fees. A great opportunity to enjoy affordable, low-maintenance living in a desirable amenity-rich community!





MAIN LEVEL

Foyer	6'6" x 5'8"
Kitchen	12'4" x 9'4"
Living Room	17'7" x 10'11"
Dining Room	9'9" x 5'4"

SECOND LEVEL

Primary Bedroom	15'2" x 14'4"
Bedroom	10'0" x 9'5"
Den	10'2" x 7'11"
Bathroom	4-piece

BASEMENT

Recreation Room	17'0" x 10'4"
Bathroom	3-piece
Laundry/Utility Room	

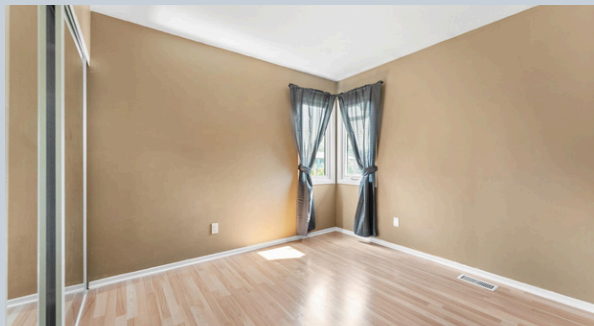
Bedrooms: 3
Bathrooms: 2
Neighbourhood: Pineview
Year Built: 1976
Possession: TBA
Style: Row Unit, 2 Storey
Exterior: Stucco, Wood Siding
Parking: 1
Heating: Forced Air / Natural Gas
Cooling: Central Air
Taxes: \$2,537.69 / 2025
Condo Fees: \$370.00 / month

INCLUSIONS

Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Freezer, Light Fixtures, Bedroom Blinds, Wall Shelves in Upstairs Front Bedroom, Drapery Track in Living Room, Wooden Bookshelf on Main Floor

EXCLUSIONS

None





UPGRADES LIST

1771 Meadowbrook Road

2025

- Stairwells carpets

2024

- Main bathroom renovated (Bathfitters)

2021

- Washer and dryer

2019

- Basement bathroom renovated

2017

- Kitchen renovated (cabinets, drawers, sink, counters, dishwasher added, flooring)

2015

- Landscaping - interlock patio

2013

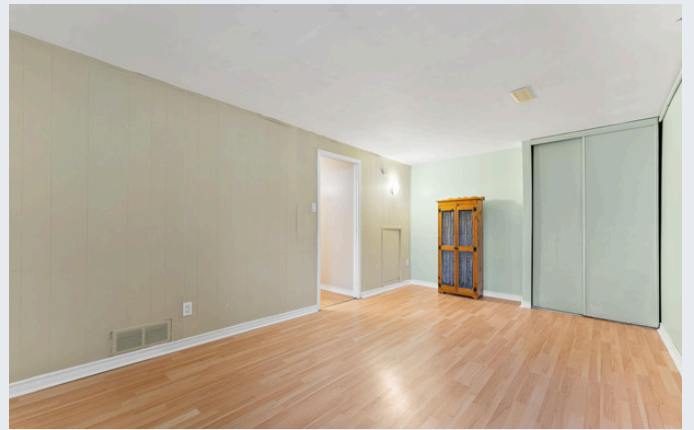
- Front and rear door
- Basement and living room windows

2011

- Furnace

*A/C is believed to be ~18 years







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Patti Brown
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