

WELCOME TO

*44 Meadowlands Drive*

[www.44Meadowlands.com](http://www.44Meadowlands.com)



Your Community<sup>™</sup>  
REALTY  
**ROYAL LEPAGE**  
BROKERAGE INDEPENDENTLY OWNED & OPERATED

**Sarah Norris**  
Sales Representative

TEAM **ZOLD**

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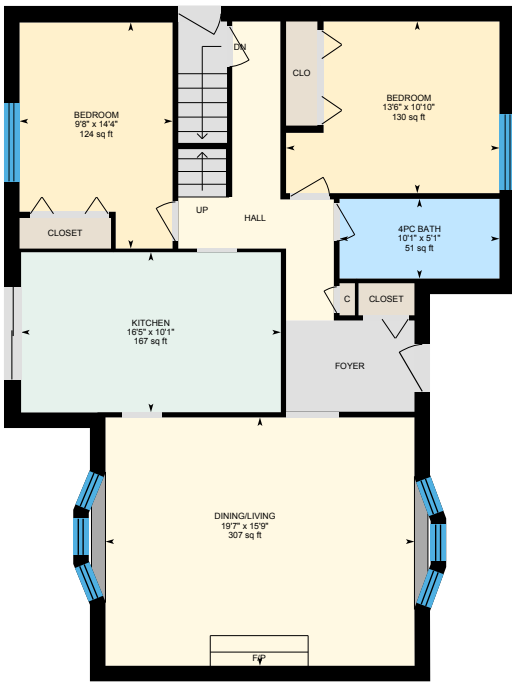
ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL  
TOP 1%  
LIFETIME MEMBER

**Shawn Zigelstein**  
Broker

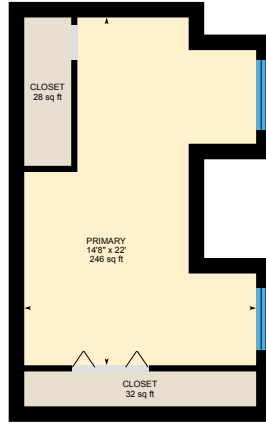




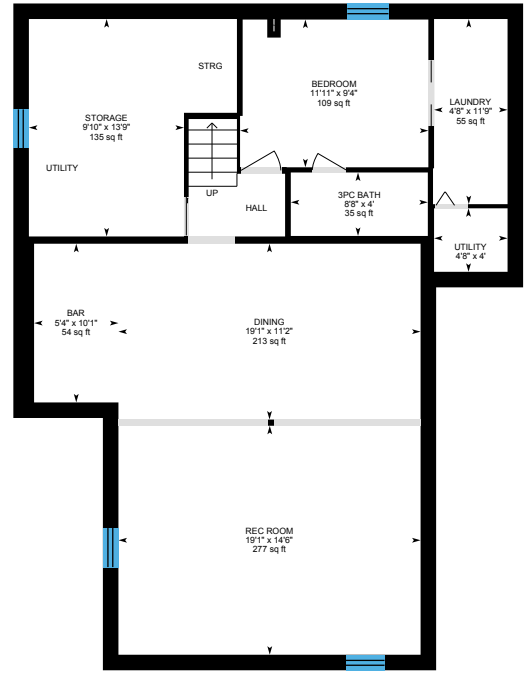
# 44 Meadowlands Dr, Cannington



Main Floor



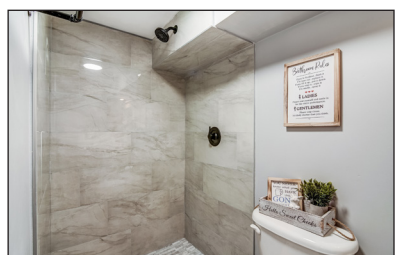
2nd Floor



Basement (Below Grade)









## PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

### McCaskill's Mills PS

Designated Catchment School  
Grades PK to 8  
85 Albert St

### É Éléon Ronald-Marion

Designated Catchment School  
Grades PK to 8  
2235 Brock Rd

### Brock HS

Designated Catchment School  
Grades 9 to 12  
12 Concession Rd 13

### ÉS Ronald-Marion

Designated Catchment School  
Grades 7 to 12  
2235 Brock Rd

### Other Local Schools

#### Woodville ES

Grades PK to 8  
109 Nappadale St

## CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

### Holy Family Catholic School

Grades PK to 8 (Assigned)  
720 Simcoe St

### ÉÉC Jean-Paul II

Grades PK to 6 (Assigned)  
1001 Hutchison Ave

### ÉSC Saint-Charles-Garnier

Grades 7 to 12 (Assigned)  
4101 Baldwin St S

### Monsignor Paul Dwyer Catholic HS

Grades 9 to 12 (Assigned)  
700 Stevenson Rd N

## PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.



**Rick MacLeish Memorial Community Centre / Cannington MacLeod Park**  
91 Elliot Street



14 min



**Beaver River Wetlands Conservation Area**

Sunderland



### FACILITIES WITHIN A 20 MINUTE WALK

- |                   |                     |
|-------------------|---------------------|
| 2 Playgrounds     | 1 Sports Field      |
| 1 Tennis Court    | 2 Ball Diamonds     |
| 2 Rinks           | 1 Community Centre  |
| 1 Skateboard Park | 1 Trail             |
| 1 Auditorium      | 1 Stage             |
| 1 Multi-Use Pad   | 1 Picnic Facilities |



**Woodville/Eldon Community Centre**

105 Union St



## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away.

### Nearest Street Level Transit Stop

Cameron St. W. @  
Country Ln.



4 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 23.1km.



### Ross Memorial Hospital

10 Angeline St N



### Fire Station

30 Laidlaw Street South



### Police Station

412 Bay St

## CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



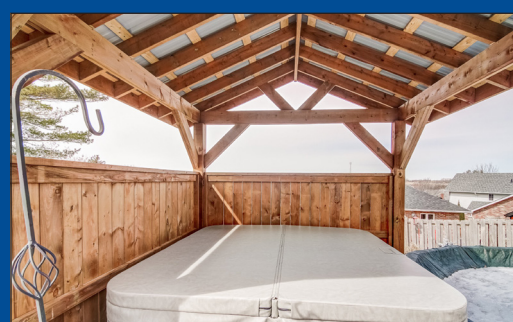
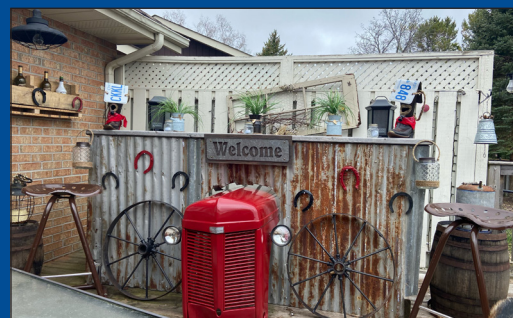
Coffee



Grocery



Gas Station



HoodQ

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\*\*\* RENOVATED 3 + 1 BEDROOM 2 BATHROOM HOME IN EXCELLENT NEIGHBOURHOOD\*\*\*

WHO NEEDS THE MUSKOKAS WHEN YOU HAVE THIS FABULOUS HOME! WELCOME TO 44 MEADOWLANDS DRIVE !

A Renovated And Tastefully Decorated 3+1 Bedroom, 2 Bathroom, Beautiful Home, In A Warm, Friendly, And Highly Desirable Neighbourhood Of Cannington. The Bright And Spacious Open Concept Living/Dining Room Features Hardwood Floors, A Vaulted Ceiling, Gas Fireplace And Two Huge Picture Windows, One Facing South And The Other, North. Walkout To The Deck Through The Renovated Kitchen. The Large Primary Bedroom Is Comfort At Its Finest And Includes A Large, Yet Cozy Reading/Art Nook. Both Stylish Bathrooms Have Been Completely Renovated (Main Floor 2021/Lower Level 2022). The Finished Lower Level Includes A Massive Family/Rec Room And Renovated Bedroom with Ensuite Bathroom. This Stunning Home Also Features Smart Switches, New Door Hardware And Newer Windows And Doors Throughout. The Fully Fenced Backyard Oasis Includes A Double Deck, One For Dining/Entertaining With Bar And Gas Hook Up, And A New (2021) Deck With A Hot Tub With Privacy Gazebo, And An Above-Ground Pool! New Garden Shed (2021) As Well. The Roof Was Replaced In 2020. Seeing Is Believing! This Is An Amazing Move-In Friendly Home, Just Waiting To Delight Its New Owners.

### Extras:

Included: all Stainless Steel Kitchen Appliances: Fridgidaire Refrigerator, KitchenAid Stove, Built-In Whirlpool Dishwasher, Nutone Range Hood; White GE Washer & Dryer; All Electrical Light Fixtures; All Window Coverings; Hot Tub (2021; 'as is'), Above Ground Pool And Accessories (As Is), Outdoor Bar; New 2nd Deck, New Garden Shed (2021), Gazebo (Oct 2021), Gas Line For BBQ, Furnace, Air Conditioner, Roof (2020), Insulated Garage.

Excluded: Kenmore Stand-up Freezer; Haier Freezer Rental: Hot Water Tank

Lot: 65 Ft x 100 Ft | Taxes: \$3,604.78/2021

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