Property Client Full

422 Pine Pass Road N, Centre Wellington, Ontario N1M 2W5

Listing

422 Pine Pass Rd N Centre Wellington
Active / Residential Freehold / Mobile / Trailer

MLS®#: X13652452
List Price: **$234,900**
Price Decrease



Wellington/Centre Wellington/Rural Centre Wellington East

Tax Amt/Yr:	**$381.00/2025**	Transaction:	**Sale**
SPIS:	**No**	DOM	**68**
Legal Desc:	**Leased Lot 422 Phase 3 Maple Leaf Acres**		
Style:	**Bungalow**	Rooms Rooms+:	**6+0**
Fractional Ownership:	**Yes**	BR BR+:	**2(2+0)**
Assignment:		Baths (F+H):	**1(1+0)**
Link:		SF Range:	**< 700**
Storeys:	**1.0**	SF Source:	**LBO Provided**
Lot Irreg:		Lot Acres:	
Lot Front:		Fronting On:	**E**

Dir/Cross St: **Pine pass**

PIN #:	**0**	ARN #:	**0**	Contact After Exp:	**No**
Holdover:	**30**			Survey Year/Type:	**Unknown**
Possession:		Possession Date:	**2026-08-07**		

Kitch Kitch +	**1 (1+0)**	Exterior:	**Vinyl Siding**	Water:	**Well**
Fam Rm:	**No**	Garage:	**No**	Water Supply Type:	
Basement:	**/None**	Gar/Gar Spcs:	**None/0.0**	Water Meter:	
Fireplace/Stv:	**No**	Drive Pk Spcs:	**2.00**	Waterfront Feat:	
Interior Feat:	**None**	Tot Pk Spcs:	**2.00**	Waterfront Struc:	
Parking Feat:	**Private Double**	Pool:	**Indoor, Community**	Well Capacity:	
Heat:	**Forced Air**	Room Size:		Well Depth:	
Heat Source:	**Propane**	Energy Cert:	**No**	Sewers:	**Septic**
A/C:	**/None**	Green PIS:	**No**	Special Desig:	**Landlease**
Central Vac:	**No**	Rural Services:		Farm Features:	
Apx Age:	**51-99**	Security Feat:		Winterized:	
Elevator:	**No/**				
Laundry Lev:	**Main**				
Property Feat:					
Roof:	**Asphalt Shingle**				
Foundation:	**Piers**				
Soil Type:					
Water Name:	**Belwood Lake**				
Waterfront Y/N:	**No**	Waterfront:	**Indirect**	Island YN:	**No**
Water Struct:		Easements/Restr:			
Under Contract:	**Propane Tank**	Dev Charges Paid:		HST App To SP:	**Not Subject to HST**
Docking Type:		Water View:	**Obstructive**	Channel Name:	

Remarks/Directions

Client Rmks: **Vendor Financing available. Welcome to year-round living in sought-after Phase 3 of Maple Leaf Acres, ideally situated along the shores of Belwood Lake! Freshly renovated and thoughtfully designed to maximize its 630 sq. ft. including new shed, kitchen, and flooring through out. This charming two-bedroom trailer features a bright, modern interior and brand-new appliances. With the renovations complete, you can move in and immediately enjoy a comfortable, low-maintenance lifestyle. Maple Leaf Acres offers outstanding recreational amenities, including indoor and outdoor pools, a hot tub, recreation centres, playgrounds, sports facilities, and private boat launch. Located just 10 km east of Fergus, this affordable year-round residence is perfect for downsizers, first-time buyers or anyone seeking a peaceful lake-country retreat. Move in, unwind and enjoy the Maple Leaf Acres lifestyle in every season!**

Listing Contracted With: **Century 21 Excalibur Realty Inc 519-787-1780**

Prepared By: PAUL VAN GROOTHEEST, Broker **Date Prepared: 10/14/2026**

Photos

















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