



## Cross Property Client Full

**LT 21 CLEARWATER COURT**  
**The Blue Mountains, ON N0H 1J0**  
 Grey County/ Blue Mountains (The)/

**Land/ Residential/ For Sale**  
**Active**

**Price: \$500,000.00**



MLS@#: **218524**  
 List Date: **30-Aug-2019**  
 Bedrooms (AG/BG): ( / )  
 Bathrooms (F/H): 0 ( / )  
 Sq Ft. Unfinished  
 Title/Ownership: **Freehold**  
 Recreational: **No**  
 Fronting On: **East**  
 Year Built/Desc: /  
 Lot Front: **144.78**  
 Lot Depth: **288.77**  
 Road Access Fee:  
 Lot Size/Acres: **0.5-0.99**  
 Access: **Municipal road, Year Round**  
 Waterfront: **No**  
 WF Exposure:  
 Leased Land Fee:

Public Remarks: **Spacious building Lot at the Prestigious Georgian Bay Club! Looking for the perfect spot on which to build your luxury home? This large 144 ft by 289 ft lot is located at the exclusive Georgian Bay Club. Enjoy the active life within walking distance to the acclaimed Golf Course and only minutes from Blue Mountain and the area's private ski clubs. This lot is also surrounded by the beauty of the escarpment, near Georgian Bay and is close to the activities, dining and shopping in the Blue Mountain Village and picturesque Thornbury. Taxes to be assessed.**

Directions: **Off HWY 26 Turn onto Camperdown Rd, Turn Right onto Clearwater Court, Property is on the Left.**

### Interior Features Exterior Features

Restrictions: **Subdivision Covenants**  
 Services: **At Lot Line-Gas, At Lot Line-Hydro, Cell Service**  
 Topography: **Clear View, Flat, Level**  
 Water/Supply Type: **None/**  
 Site Influences: **Golf, Major Highway, Shopping Nearby, Skiing, Trails**  
 Alternative Power: **None**  
 Sewage: **None**

### Inclusions/Exclusions

Exclusions: **None.**

### Land

Total: **ACREAGE**  
 Clear: **0.59**  
 Rented:  
 Tiled-System:  
 Soil Test/Date: /  
 Development Charges: **Yes**

### Tax Information

Roll#: **424200001101437**  
 Pin#: **373080021**  
 Assessment \$/Year: **\$376,250/2019**  
 Legal Description: **SEE DOCUMENTS**  
 Local Improve Fee/Comments: /  
 Zoning: **Residential**  
 Survey/Year: **No**  
 Taxes/Year: **\$0/ 2019**  
 Survey Type:

**Royal LePage Locations North (Thornbury), Brokerage**

**Client Full Report**

**Date Printed: 08/30/2019**

**Prepared By: STEVE SIMON, Salesperson**

**Royal LePage Locations North (Thornbury), Brokerage**

**All data is subject to Errors, Omissions or Revisions and is not warranted. 08/30/2019 11:43:59 AM**