



Cross Property Client Full

LT 22 CLEARWATER COURT
The Blue Mountains, ON N0H 1J0
 Grey County/ Blue Mountains (The)/

Land/ Residential/ For Sale
Active

Price: \$550,000.00



MLS@#: **218527**
 List Date: **30-Aug-2019**
 Bedrooms (AG/BG): (/)
 Bathrooms (F/H): **0** (/)
 Sq Ft. Unfinished
 Recreational: **No**
 Year Built/Desc: /
 Lot Depth: **237.61**
 Lot Size/Acres: **0.5-0.99**
 Acres/ **0.56**
 Access: **Municipal road, Year Round**
 Waterfront: **No**
 WF Exposure:
 Leased Land Fee:

Public Remarks: **Spacious building Lot with water views at the Prestigious Georgian Bay Club! Looking for the perfect spot on which to build your luxury home? This large 106 ft by 237 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 onto Clearwater Crt, 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, Water View**

Inclusions/Exclusions

Exclusions: **None.**

Land

Total: **ACREAGE**
 Clear: **0.56**
 Rented:
 Tiled-System:
 Soil Test/Date: /
 Development Charges: **Yes**

Tax Information

Roll#: **424200001101439**
 Pin#: **373080022**
 Assessment \$/Year: **\$356,250/2019**
 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

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