

LT 16 GEORGE MCRAE Road, The Blue Mountains, Ontario N0H 1J0

Client Full
Active / Land

LT 16 GEORGE MCRAE Rd The Blue Mountains

MLS® #: 280431
Price: \$795,000



Grey/Blue Mountains/Blue Mountains

Residential

Tax Amt/Yr: **\$0/2020**
Zoning: **R1**
Devel Chrg Pd: **Unknown**
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Lot Size Acres: **1.42**
Acres Range: **0.50-1.99**
Frontage: **33.78**
Lot Dimensions: **33.78 x 474**
Lot Irregularities:
Lot Shape: **Irregular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$0/2020**

Remarks/Directions

Public Rmks: **This desirable building lot steps from the prestigious Georgian Bay Club allows for a unique opportunity to build a luxury home in an upscale destination outside of Thornbury. Zoned R1, this property could be the location of someone's dream home. Close to world class golf, skiing, hiking, beaches and the scenic town or Thornbury. Taxes to be assessed. HST is in addition to the sold price.**

Directions: **Highway 26, Camperdown Road, George McRae Road**

Exterior

Property Access: **Year Round Road**
Parking Features: **Private Single Driveway**
Area Influences: **Beach, Golf, Major Highway, Schools, Shopping Nearby, Skiing, Trails**
View: **Fronting: North**
Topography: **Level**
Restrictions: **Subdiv. Covenant**

Land Information

Utilities:
Water Source: **Municipal**
Services: **At Lot Line-Gas, At Lot Line-Hydro, Municipal to Lot Line**
Acres Clear: **33.78**
Lot Front: **33.78**
Acres Waste: **474.00**
Lot Depth: **474.00**
Acres Workable:
Sewer: **Sewer (Municipal)**
Water Treatment:
Lot Size: **1.42**

Brokerage Information

List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
Source Board: **Southern Georgian Bay**

Prepared By: STEVE SIMON, REALTOR® Salesperson

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***Information deemed reliable but not guaranteed.*CoreLogic Matrix**

Owner Information [Click to purchase](#)

[Parcel Register](#)

Owner Name: **2403269 ONTARIO INC.**

Location Information

City Name: **Town of Blue Mountains**

Valuation & Equity (Estimate) [Click to purchase AVM Enhanced Residential Report](#)

Land Registry Information [Click to purchase Residential Detail Level 2 Report](#)

PIN: **373080064**

Land Registry Status: **ACTIVE**

Legal Description: **LOT 16, PLAN 16M24, THE BLUE MOUNTAINS. T/W EASEMENT OVER PT BLK 1, PL 1157, PTS 30, 31, 32, 33, 34 & 35 16R8788 & PT 7 16R8505 AS IN R518810; T/W EASEMENT OVER PT GREY COMMON ELEMENTS CONDOMINIUM PL 67, PTS 12, 13, 16, 17, 18 & 19 16R8788, PT LT 28 PL 16M6, PT 14 16R8788 PT LT 27 PL 16M6, PT 15 16R8788 AS IN LT512;**

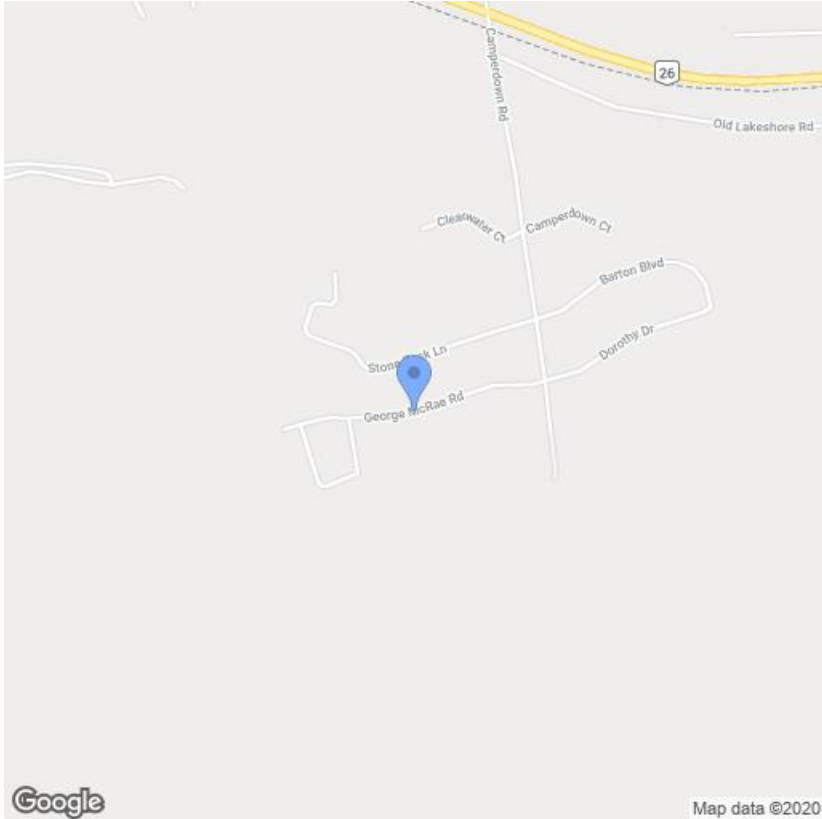
Property  [Click to purchase Residential Floor Area Report](#)

Parcel Area:	5781.3306	Parcel Area Unit:	m2
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Last Market Sale

Last Sale Date:	06/30/2017	Last Sale Price:	332500
Last Sale Type:	T		

MLS® #: 280431



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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Information Statement:

Date:

Level:

MLS® #: 280431

Click the LifeStyle Match button to prioritize which property features matter most to you.

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