



Cross Property Full



LT 8 ST VINCENT CRESCENT

The Blue Mountains, ON N4L1W7
Grey County/ Meaford (Muni)/

Land/ Residential/ For Sale
Active

Price: \$175,000.00

Pending Board Approval



MLS® #: **240013**

List Date: **13-Jan-2020**

DOM:

Conditions of Sale:

Sq Ft Finished

Title/Ownership: **Freehold**

Fronting On: **North**

Lot Front: **208.00**

Road Access Fee:

Lot Info:

Access: **Municipal road, Year Round**

Waterfront: **No**

Leased Land Fee:

Bedrooms (AG/BG): (+)

Bathrooms (F/H): 0 (/)

Sq Ft Unfinished

Recreational: **No**

Year Built/Desc: /

Lot Depth: **396.00**

Lot Size/Acres: **1-2.99 Acres/ 2.50**

Lot Size Source: **GeoWarehouse**

WF Exposure:

Public Remarks: **Enjoy the peace and quiet of country living with this 2.5 acre lot, backing onto farmland, close proximity to Meaford, Thornbury and everything The Blue Mountains has to offer. Conveniently located on a tranquil crescent, this is the ideal lot to build your dream home. With ample space to work with, stunning scenery surrounding the property and breathtaking sunset views, land like this is in demand! Close to downtown Meaford and Thornbury's award winning restaurants, beaches, boutiques and dining and a short drive from the area's private ski clubs.**

Directions: **Hwy 26 to 3rd Line South, West on 7th SdRd, North on Tucker St, Take right at Fork onto St Vincent Crescent to Sign.**

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
Lot Shape: **Irregular** Lot Irregularities: FH Comm Elem Fee:
Restrictions: **Conservation Control**
Services: **At Lot Line-Hydro, Cell Service, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone**
Topography: **Clear View, Flat, Wooded/Treed** Alternative Power:
Water/Supply Type: **None/** Sewage: **None**
Exterior Features: **Year-Round Living**
Site Influences: **Cul de Sac/ Dead End, Golf, Schools, Shopping Nearby, Skiing, Trails**
Schools: **SVE, GBCI**

Inclusions/Exclusions

Exclusions: **none**

Land

Total: **ACREAGE 2.50** Rented: Soil Test/Date: /
Clear: Tiled-System: Development Charges: **Unknown**

Tax Information

Roll#: **421048001204815** Local Improve Fee/Comments: /
Pin#: **371200099** Zoning: **R1** Taxes/Year: **\$0/ 0**
Assessment \$/Year: **\$67,000/2020** Survey/Year: **No** Survey Type:
Legal Description: **LT 8 PL 936; MEAFORD**

REALTOR® Information

Private Remarks: **Property taxes to be assessed. Parts of the property fall under Grey Sauble Conservation Authority.**

Show Instructions: **Go Direct** Possession:
Commission: **2.5% + tax**
Occupancy: **Vacant**
Int Bearing Trust Acct: **IB** SPIS Schedule: SPIS:
Lockbox: **None** Sign: **Yes**
Commence Date: **13-Jan-2020** Expire Date: **08-Oct-2020** Contact Expired: **No**
Seller Name: **KANARIS, KAREN MARY; KANARIS, TOM** CDOM:

List Brokerage 1: **Royal LePage Locations North (Thornbury), Brokerage**

List Salesperson 1: **Tarynn Lennox, Salesperson**
Email: **tarynn@lifestylesnorth.com**
L/SP Fax: **(519) 599-5036**

Brokerage Web: **locationsnorth.com**

L/BR Phone: **(519) 599-2136**
L/SP Phone: **(705) 441-3687**
L/SP Cell: **(705) 441-3687**

List Brokerage 2: **Royal LePage Locations North (Thornbury), Brokerage**

List Salesperson 2: **STEVE SIMON, Salesperson**
Email SP2: **steve@lifestylesnorth.com**

Brkr Phone: **(519) 599-2136**
SP Phone: **(705) 994-2353**
L/SP Cell: **(705) 994-2353**

Prepared By: Tarynn Lennox, Salesperson

Full Report

Date Printed: 01/15/2020

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List Date:	13-Jan-2020	Bathrooms (F/H):	0 (/)
Sq Ft Finished		Sq Ft. Unfinished	
Title/Ownership:	Freehold	Recreational:	No
Fronting On:	North	Year Built/Desc:	/
Lot Front:	208.00	Lot Depth:	396.00
Road Access Fee:		Lot Size/Acres:	1-2.99 Acres/ 2.50
Access:	Municipal road, Year Round	WF Exposure:	
Waterfront:	No		
Leased Land Fee:			

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Interior Features Exterior Features

Add'l Monthly Fees:		Exposure:		Pool:	None	FH Common Fee:	
Lot Shape:	Irregular	Lot Irregularities:					
Restrictions:	Conservation Control						
Services:	At Lot Line-Hydro, Cell Service, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone						
Topography:	Clear View, Flat, Wooded/Treed			Alternative Power:			
Water/Supply Type:	None/			Sewage:	None		
Exterior Features:	Year-Round Living						
Site Influences	Cul de Sac/Dead End, Golf, Schools, Shopping Nearby, Skiing, Trails						
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Land

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Assessment \$/Year:	\$67,000/2020	Survey/Year:	No		
Legal Description:	LT 8 PL 936; MEAFORD				

Royal LePage Locations North (Thornbury), Brokerage

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Royal LePage Locations North (Thornbury), Brokerage

Search Criteria

This search was narrowed to a specific set of Listings.
 Property Type is 'Land'
 Selected 1 of 1 result.