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**Cross Property Client Full RES**

**LT 32 CAMERON STREET**

**Land/ Residential/ For Sale**

**Price:  
\$2,000,000.00**

**Thornbury, ON N0H2P0  
Grey County/ Blue Mountains (The)/**

**Active**



MLS#: **243781**  
 List Date: **12-Feb-2020**  
 Bedrooms (AG/BG): ( / )  
 Bathrooms (F/H): **0 ( / )**  
 Sq Ft Finished  
 Title/Ownership: **Freehold**  
 Fronting On: **North**  
 Lot Front: **111.68**  
 Road Access Fee:  
 Access: **Municipal road, Year Round**  
 Waterfront: **Yes**  
 WF Type/Name: **Lake/ Georgian Bay**  
 Shore Rd Allowance: **None**  
 WF Features: **Beach, Water Access  
Clean, Rocky,  
Sandy**  
 Shore Line:  
 Leased Land Fee:

Sq Ft. Unfinished  
 Recreational: **No**  
 Year Built/Desc: /  
 Lot Depth: **275.00**  
 Lot Size/Acres: **0.5-0.99 Acres/  
0.52**  
 WF Exposure: **North**  
 WF Frontage Ft: **102**

Public Remarks: **WATERFRONT: Vacant lot with just over 102ft of gorgeous Georgian Bay waterfront set in among mature trees located on desirable Cameron Street in Thornbury. This property offers the opportunity to build a spacious cottage with direct access to the waterfront, the perfect family retreat, close to Downtown Thornbury and a short drive from Georgian Bay Club and Blue Mountain. Covid 19 protocols in place.**

Directions: **HWY 26, turn onto Peel Street, turn onto Cameron St**

**Interior Features  
Exterior Features**

Restrictions: **None**  
 Services: **At Lot Line-Gas, At Lot Line-Hydro, At Lot Line-Municipal Water**  
 Topography: **Level**  
 Water/Supply Type: **Municipal/**  
 Site Influences: **Beach, Lake Access, Shopping Nearby, Skiing, Trails, Water View**

**Inclusions/Exclusions**

Exclusions: **none**

**Land**

Total: **ACREAGE 0.52**  
 Clear: Rented: Tiled-System: Soil Test/Date: /  
 Development Charges: **Unknown**

**Tax Information**

Roll#: **424200001505400**  
 Pin#: **371310119**  
 Assessment \$/Year: **\$1,030,000/2020**  
 Legal Description: **LT 32 PL 723 COLLINGWOOD; THE BLUE MOUNTAINS**

Local Improve Fee/Comments /  
 Zoning: **R1**  
 Survey/Year: **No**  
 Taxes/Year: **\$9,267/ 2019**  
 Survey Type:

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

**Client Full Report**

**Date Printed: 07/13/2020**

**Prepared By: STEVE SIMON, Salesperson**

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