

LT 4 1 GREY Road, Georgian Bluffs, Ontario N0H 2T0

Client Full
Active / Land

LT 4 1 GREY Rd Georgian Bluffs

MLS®#: 266547
Price: **\$599,000**



Grey/Georgian Bluffs/Georgian Bluffs

Residential



Water Body: **Georgian Bay**

Type of Water: **Bay**

Tax Amt/Yr: **\$3,117/2020**

Zoning: **R1**

Devel Chrg Pct: **Unknown**

Official Plan:

Site Plan Apprv:

Trans Type:

Lot Size Acres:

Acres Range:

Frontage:

Lot Dimensions:

Lot Irregularities:

Lot Shape:

Common Interest:

Tax Amt/Yr:

Sale

0.56

0.50-1.99

192.00

192 x 128

Freehold/None

\$3,117/2020

Remarks/Directions

Public Rmks: **WATERFRONT!** Vacant lot with 192ft of gorgeous Georgian Bay waterfront, surrounded by mature trees and close to Cobble Beach Golf Club. This property offers the opportunity to build a spacious home with direct access to the waterfront, the perfect family retreat for swimming, boating and paddle boarding. Plenty of mature trees for privacy, a beach and ample space for a family home or weekend getaway. Close to hiking at the Bruce Caves, 30 minutes from Owen Sound and just 15 minutes from Wiarton!

Directions: **Grey Road 1 north of Kemble in between fire numbers 504839 & 504821**

Waterfront

Features: **Beach Front, Water Access**

Shoreline: **Mixed, Rocky, Sandy**

Shore Rd Allow: **Not Owned**

Island Y/N: **No**

Frontage: **192.00**

Exposure: **East**

Exterior

Property Access: **Boat Access, Public Road, Year Round Road**

Area Influences: **Beach, Golf, Lake Access, Trails**

View: **Water**

Topography: **Wooded/Treed**

Restrictions: **None**

Fronting: **East**

Land Information

Utilities:

Water Source: **None**

Services: **None**

Acres Clear:

Lot Front: **192.00**

Acres Waste:

Lot Depth: **128.00**

Acres Workable:

Sewer:

Water Treatment:

None

Lot Size:

0.56 Acres

Property Information

Legal Desc:

Zoning:

Assess Val/Year:

PIN:

ROLL:

PT LT 4 GEORGIAN RANGE KEPPEL AS IN R541018; GEORGIAN BLUFFS

R1

\$182,000/2020

370260194

420362000846800

Survey:

Hold Over Days:

Occupant Type:

/

Vacant

Brokerage Information

List Date:

List Brokerage:

Source Board:

06/15/2020

Royal LePage Locations North (Thornbury), Brokerage

Southern Georgian Bay

Prepared By: STEVE SIMON, Salesperson

POWERED by itsorealestate.com. All rights reserved.

Date Prepared: 11/12/2020

Information deemed reliable but not guaranteed.

CoreLogic Matrix

MLS®#: 266547



MLS®#: 266547



MLS®#: 266547

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

Date:

Level:

MLS®#: 266547

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

