



## Cross Property Client Full RES

### LT 37 ST MORITZ CRESCENT

**The Blue Mountains, ON L9Y 0S6**  
Grey County/ Blue Mountains (The)/

**Land/ Residential/ For Sale**  
**Active**

**Price: \$459,000.00**



MLS#: **269563**  
List Date: **29-Jun-2020**  
Bedrooms (AG/BG): ( / )  
Bathrooms (F/H): **0 ( / )**  
Sq Ft. Finished  
Title/Ownership: **Freehold**  
Fronting On: **North**  
Lot Front: **64.80**  
Road Access Fee:  
Access: **Year Round**  
Waterfront: **No**  
Leased Land Fee:  
Sq Ft. Unfinished  
Recreational: **No**  
Year Built/Desc: /  
Lot Depth: **131.49**  
Lot Size/Acres: **Under .5 Acre/ 0.01**  
WF Exposure:

**Public Remarks:** Beautiful building lot with Georgian Bay views, located in the heart of a prestigious neighbourhood of homes in Craigeleith. Across the street from Northwinds Beach and 1 minute drive to Craigeleith Ski Club! The Georgian Trail is within steps of your future front door for hiking and biking, snowshoeing and cross country skiing. Gas, Water, Sewer and Hydro services are all at the property line, ready for you to build your ideal getaway. Development fees have been paid. Close proximity to the area's private ski clubs, world renowned golf courses and quaint towns allows for an active lifestyle. Discover this rare property now and the relaxed, fun and luxurious lifestyle it promises! Covid 19 protocols in place.

**Directions:** HWY 26 TO GREY RD 19 TO KITZBUHL TO FIRST RIGHT ON LAKESHORE RD WEST LEFT ON ST MORITZ CRES

#### Interior Features Exterior Features

Restrictions: **Easement, Encroachment, Environment Protected, Niagara Esc. Commission**  
Services: **At Lot Line-Gas, At Lot Line-Hydro, At Lot Line-Municipal Sewer, At Lot Line-Municipal Water**  
Topography: **Clear View, Level**  
Water/Supply Type: **Municipal/**  
Site Influences: **Beach, Golf, Major Highway, Shopping Nearby, Skiing, Trails, Water View**

#### Inclusions/Exclusions

Exclusions: **none**

#### Land

Total: **ACREAGE 0.01**  
Clear:  
Rented:  
Tiled-System:  
Soil Test/Date: /  
Development Charges: **Yes**

#### Tax Information

Roll#: **424200000616804**  
Pin#: **373110211**  
Assessment \$/Year: **\$238,000/2020**  
Legal Description: **PT LT 37 PL 822, BEING PT 2 PL 16R10875, COLLINGWOOD; THE BLUE MOUNTAINS COLLINGWOOD**  
Local Improve Fee/Comments: /  
Zoning: **R1**  
Survey/Year: **Yes 2017**  
Taxes/Year: **\$0/ 2020**  
Survey Type: **Available**

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

**Client Full Report**

**Date Printed: 06/29/2020**

**Prepared By: STEVE SIMON, Salesperson**

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