



Todd Vanzuilekom
 Royal LePage Locations North (Thornbury), Brokerage
 Cell: (705) 816-0349
 todd@lifestylesnorth.com
 locationsnorth.com

Cross Property Client Full RES

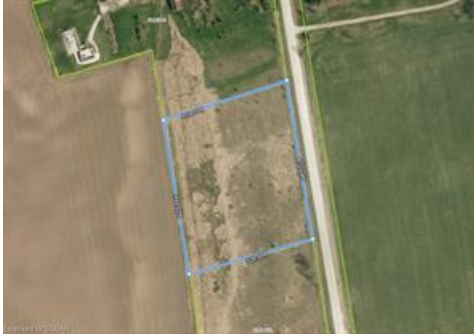
**LT 28 THE BLUE MOUNTAINS-
 EUPHRASIA TOWNLINE**

**The Blue Mountains, ON N0H 1J0
 Grey County/ Blue Mountains (The)/**

Land/ Residential/ For Sale

Price: \$389,000.00

Active



MLS# : **264619**
 List Date: **10-Jun-2020**
 Sq Ft Finished
 Title/Ownership: **Freehold**
 Fronting On: **North**
 Lot Front: **410.24**
 Road Access Fee:
 Access: **Year Round**
 Waterfront: **No**
 Leased Land Fee:
 Bedrooms (AG/BG): (/)
 Bathrooms (F/H): **0** (/)
 Sq Ft. Unfinished
 Recreational: **No**
 Year Built/Desc: /
 Lot Depth: **329.71**
 Lot Size/Acres: **3-9.99 Acres/ 3.00**
 WF Exposure:

Public Remarks: **Perched atop a ridge overlooking the natural splendor of the Blue Mountains, this exceptional 3 acre building lot features breathtaking views of Georgian Bay and the surrounding hillside. The private country surroundings offer the perfect location for a retirement or weekend home, while the property's 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, so you can come home to the relaxed, fun and luxurious lifestyle it promises! Covid 19 protocols in place.**

Directions: **Hwy 26, West on Grey Rd 40, Blue Mountain/Meaford Townline**

**Interior Features
 Exterior Features**

Restrictions: **None**
 Services: **At Lot Line-Hydro, School Bus Route, Telephone**
 Topography: **Hillside, Rolling**
 Water/Supply Type: **None/**
 Site Influences **Golf, Major Highway, Shopping Nearby, Skiing, Trails, Water View**
 Alternative Power:
 Sewage: **None**

Inclusions/Exclusions

Exclusions: **none**

Land

ACREAGE
 Total: **3.00** Rented: Soil Test/Date: **Yes/ 26-Nov-2019**
 Fenced: Bush: Soil Type: **Clay**
 Clear: Tiled-System: Development Charges: **Unknown**

Tax Information

Roll#: **420839000205005** Local Improve Fee/Comments /
 Pin#: **371280265** Zoning: **R1** Taxes/Year: **\$904/ 2019**
 Assessment \$/Year: **\$83,000/ 2020** Survey/Year: **Yes 2017** Survey Type: **Available**
 Legal Description: **PT LT 28 CON 1 EUPHRASIA BEING PT 2 PL 16R4482 MUNICIPALITY OF GREY HIGHLANDS**

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 06/10/2020

Prepared By: Todd Vanzuilekom, Salesperson

Royal LePage Locations North (Thornbury), Brokerage