



Cross Property Client Full RES

LT 17-18 6TH LINE

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

Land/ Residential/ For Sale
Active

Price: \$349,000.00



MLS#: **276806**
 List Date: **28-Jul-2020**
 Bedrooms (AG/BG): (/)
 Bathrooms (F/H): **0** (/)
 Sq Ft Finished
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **630.00**
 Road Access Fee:
 Cross Streets: **6th Lne & Sdrd 18/19**
 Access: **Seasonal Access**
 Waterfront: **No**
 Leased Land Fee:
 Sq Ft. Unfinished
 Recreational: **No**
 Year Built/Desc: /
 Lot Depth: **1,537.00**
 Lot Size/Acres: **10-24.99 Acres/ 24.00**
 WF Exposure:

Public Remarks: Beautiful 24 acre lot nestled in the heart of The Blue Mountains, with multiple building sites, scenic surroundings and potential water views! Accessed by a seasonal road only, this huge private treed land boasts a variety of trees, stunning nature views and ample space to work with. A portion of the land is currently being farmed. Just 20 minutes from award winning dining, shopping and summer activities at Blue Mountain Village and 15 minutes from picturesque Thornbury. Don't miss out on this rare opportunity to own 24 acres of land in a desirable, private location.

Directions: Grey Road 2 South, to 21st Sideroad (East) to 6th Line (South) - follow 6th Line to dead end (see sign).

Interior Features Exterior Features

Restrictions: **Niagara Esc. Commission**
 Services: **Cell Service**
 Topography: **Hillside, Open space, Partially Cleared, Wooded/Treed**
 Water/Supply Type: **None/**
 Site Influences: **Beach, Golf, Shopping Nearby, Skiing, Trails**
 Alternative Power:
 Sewage: **None**

Inclusions/Exclusions

Exclusions: **none**

Land

Total: **ACREAGE 24.00**
 Fenced:
 Pasture:
 Clear:
 Rented:
 Bush: **4.00**
 Workable: **20.00**
 Tiled-System:
 Soil Test/Date: /
 Soil Type:
 # of Parcels:
 Development Charges: **Unknown**

Tax Information

Roll#: **424200000800509**
 Pin#: **371550166**
 Assessment \$/Year: **\$174,000/2020**
 Legal Description: **PT LT 17-18 CON 6 COLLINGWOOD PT 1 16R3689 EXCEPT PT 1 16R9795 TOWN OF THE BLUE MOUNTAINS**
 Local Improve Fee/Comments: /
 Zoning: **R1**
 Survey/Year: **No**
 Taxes/Year: **\$1,450/ 2020**
 Survey Type:

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 07/29/2020

Prepared By: Tarynn Lennox, Salesperson

Royal LePage Locations North (Thornbury), Brokerage

Search Criteria

Status is one of 'Active', 'Conditional'
 List SP MUI is 11402375
 Co List Agent MUI is 11402375
 Co List Agent Agent 2 MUI is 11402375
 Co List Agent 3 MUI is 11402375
 Selected 1 of 4 results.