

208550 26 Highway, The Blue Mountains, Ontario N0H 1J0

Client Full
Active / Residential

208550 26 Hw The Blue Mountains

Listing ID: 40570887

Price: **\$999,000**



Grey/Blue Mountains/Blue Mountains

2 Storey/House



Water Body: **Georgian Bay**

Type of Water: **Bay**

	Beds	Baths	Kitch
Main	2	2	1
Second	1	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **3,035**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,035/Other**
 DOM: **8**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$0.00/2023**

Remarks/Directions

Public Rmks: **ATTENTION ALL CONTRACTORS AND INVESTORS. Here's a project tailor-made for you! This property is being sold AS IS, presenting a rare opportunity to own two homes on a private half acre of land, nestled along the scenic Georgian Trail and just steps away from the breathtaking Georgian Bay. The smaller cottage has undergone recent interior renovations, offering immediate livability. You could reside in this updated cottage while embarking on the project of building your dream chalet, or utilize it as a rental for additional income. Conveniently located near The Georgian Peaks Ski Club, Downtown Thornbury, the Georgian Bay Club, and the Peasemarsch Nature Reserve, this property offers a plethora of outdoor activities and amenities. Take a leisurely 5-minute stroll down Eastwind Lane to access 20ft of sandy beach and the bay. Potential building plans are available to expand the current 3-bed, 3-bath primary chalet residence into a magnificent 7-bedroom, 6-bath home, allowing you to personalize the space to your exact specifications. Demolition work has already commenced, including roof replacement and interior alterations. The smaller cottage, renovated in 2023, features 2 beds, 1.5 baths, and a kitchen, making it an ideal investment for a family retreat in the heart of The Blue Mountains. Situated just minutes from Thornbury's charming downtown with its renowned dining, boutiques, and marina, as well as a short drive to Collingwood, this property offers both tranquility and convenience. Don't miss out on this incredible opportunity to invest in a family getaway or a lucrative renovation project in the heart of The Blue Mountains! Total square footage encompasses both cottages combined. Total sqft is for both cottages combined. *The following has already been spent on the properties by the current owners: Tree cutting \$5500, Demo and opening walls/beam for both homes \$35k, New roof on both homes \$15k, Engineered drawings \$15k.**

Directions: **HWY 26 towards Thornbury, property is on your left before Peasemarsch nature reserve**

Waterfront

Waterfront Type: **Indirect Waterfront** Water View: **No Water View**
 Waterfront Features: **Other**
 Dock Type: **None** Boat House:
 Shoreline: **Sandy** Frontage: **20.00**
 Shore Rd Allow: **None** Exposure:
 Channel Name: Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Additional Residence	2	2	1	Yes

Exterior

Exterior Feat: **Deeded Water Access, Privacy, Private Entrance, Seasonal Living, Year Round Living**
 Construct. Material: **Stone, Wood** Roof: **Asphalt Shingle**
 Shingles Replaced: **2020** Foundation: **Concrete** Prop Attached: **Detached**
 Year/Desc/Source: **/Under Construction/** Apx Age: **Unknown**
 Property Access: **Municipal Road** Rd Acc Fee:
 Other Structures: **Other** Winterized:
 Garage & Parking: **Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **6** Driveway Spaces: **6.0** Garage Spaces: **0.0**
 Services: **Electricity, Garbage/Sanitary Collection, Natural Gas**
 Water Source: **Municipal** Water Tmnt: Sewer: **Septic**
 Lot Size Area/Units: / Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **100.00** Lot Depth (Ft): **255.00** Lot Shape: **Rectangular**
 Location: **Urban** Lot Irregularities: **236.42 ft x 106.83 ft x 237.72 ft x 106.79 ft** Land Lse Fee:
 Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Quiet Area, Schools, Skiing, Trails**
 View: **Trees/Woods** Retire Com:
 Topography: Fronting On: **North**

Interior

Interior Feat: **Guest Accommodations, Other**
 Basement: **None** Basement Fin:

Laundry Feat: **Main Level**
Cooling: **None**
Heating: **Forced Air, Gas**
Under Contract: **Hot Water Heater**
Inclusions: **Other**

Contract Cost/Mo:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **LT 18 PL 377 COLLINGWOOD T/W R251890; THE BLUE MOUNTAINS**
Zoning: **R1** Survey: **None/**
Assess Val/Year: **\$404,000/2022** Hold Over Days: **120**
PIN: **371420261** Occupant Type: **Vacant**
ROLL: **424200001104903**
Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **04/12/2024**
List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Steve Simon, Salesperson
Date Prepared: 04/20/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Family Room	Main	25' 0" X 21' 0"	7.62 X 6.40	
Living Room	Main	19' 6" X 11' 4"	5.94 X 3.45	
Bedroom	Main	9' 9" X 11' 3"	2.97 X 3.43	
Bedroom	Main	12' 3" X 12' 9"	3.73 X 3.89	
Kitchen	Main	9' 5" X 11' 3"	2.87 X 3.43	
Bathroom	Main			4-Piece
Bathroom	Main			4-Piece
Bedroom	Second	12' 1" X 12' 3"	3.68 X 3.73	
Bathroom	Second			4-Piece

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

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

Level:

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Nearby Georgian Bay

Nearby Georgian Bay



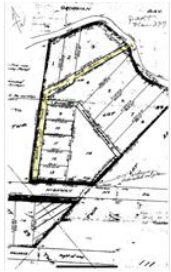
Nearby Georgian Bay

Aerial

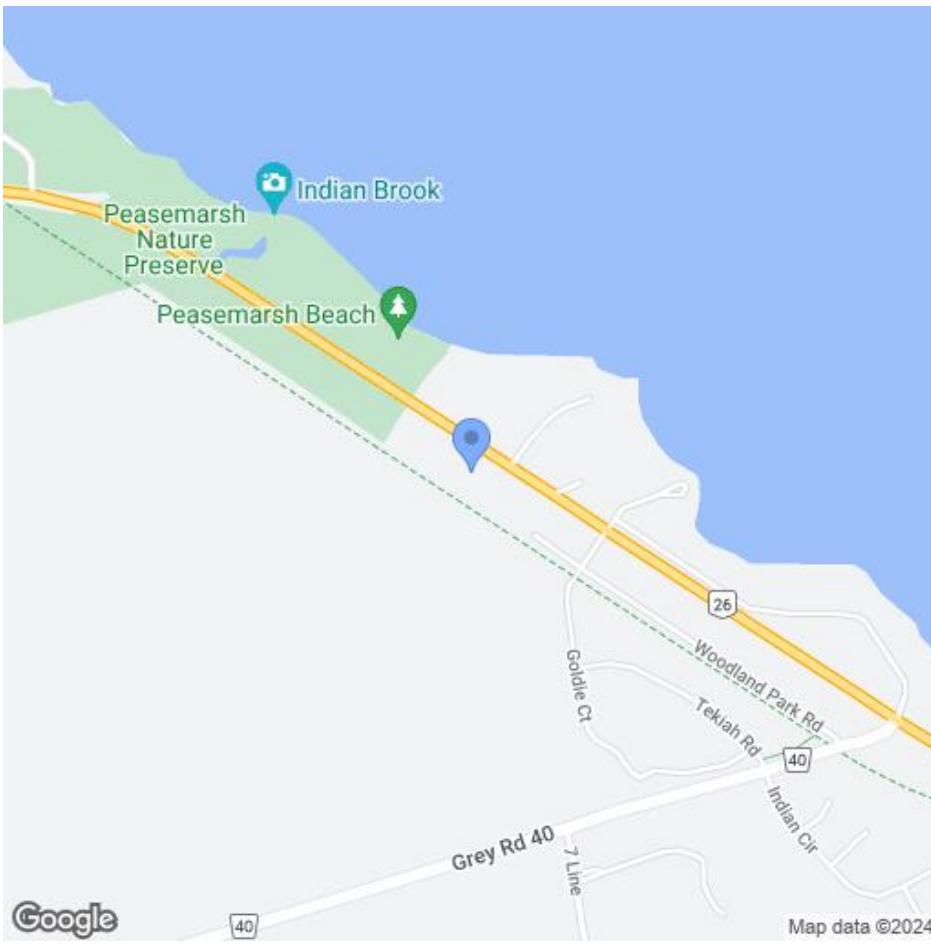
Aerial



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