

# 107 MARGARET Drive, The Blue Mountains, Ontario L9Y 0T5

Client Full  
**Active / Residential**

**107 MARGARET Dr The Blue Mountains**  
*Pending Board Approval*

MLS® #: 40490291  
Price: **\$2,500,000**



## Grey/Blue Mountains/Blue Mountains

### 2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**  
Baths (F+H): **2 (2 + 0)**  
SF Fin Total: **1,352**  
AG Fin SF Range: **1001 to 1500**  
AG Fin SF: **1,352/Plans**  
DOM: **1**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$0.00/2023**

### Remarks/Directions

Public Rmks: **Welcome to your dream Alpine escape nestled in the heart of the Blue Mountains, where you can experience the best of all four seasons in a property unlike any other. This expansive 116ft wide by 364ft deep lot offers you the opportunity to build your ultimate dream home with gorgeous Georgian Bay views and within walking distance to the prestigious Alpine Ski Club. With stunning views of the bay, this lot is a canvas for your imagination. This expansive lot is your blank canvas to create the ultimate dream home, where you can bring your vision to life and craft the perfect space for you and your family. Enjoy the convenience of being just a stone's throw away from the Alpine Ski Club, allowing you to maximize your time on the slopes without the hassle of long commutes. With a generous lot size, you have the freedom to design and build to your heart's content, incorporating features like tennis courts, entertaining areas, detached garage space with guest suite and so much more. This property is an exclusive and rare find in the Blue Mountains, with no lot quite like it in the vicinity. It's more than just a lot; it's an invitation to a lifestyle that combines the best of outdoor adventure and luxurious living. Imagine après-ski gatherings, post-beach day get-togethers, and endless opportunities to entertain family and friends in your own private paradise. The current 3 bed, 2 bath home not only saves you on development fees but also provides a comfortable place to stay while you build your dream home. The Blue Mountains area offers year-round activities, including golfing, skiing, biking, and boating, ensuring there's always something to enjoy, no matter the season. Don't miss out on this unique chance to own a piece of property in this sought after area. Experience the best that this four-season destination has to offer and make this rare property your very own retreat.**

Directions: **highway 26, turn onto Arrowhead Rd, turn onto Margaret Drive**

### Common Elements

#### Exterior

Exterior Feat:	<b>Balcony</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Wood</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apx Age:	<b>Unknown</b>
Year/Desc/Source:	//		
Garage & Parking:	<b>Private Drive Double Wide</b>	Garage Spaces:	
Parking Spaces:	<b>4</b>		
Services:	<b>Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Telephone</b>	Sewer:	<b>Sewer (Municipal)</b>
Water Source:	<b>Municipal</b>	Acres Rent:	
Lot Size Area/Units:	/	Lot Shape:	<b>Rectangular</b>
Lot Front (Ft):	<b>116.00</b>	Land Lse Fee:	
Location:	<b>Urban</b>		
Area Influences:	<b>Beach, Golf, Highway Access, Lake/Pond, Landscaped, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails</b>		
View:	<b>Mountains</b>	Retire Com:	
Topography:	<b>Level</b>	Fronting On:	<b>South</b>

#### Interior

Interior Feat:	<b>Other</b>		
Basement:	<b>Partial Basement</b>	Basement Fin:	<b>Unfinished</b>
Cooling:	<b>Central Air</b>		
Heating:	<b>Forced Air</b>		
Under Contract:	<b>Hot Water Heater</b>	Contract Cost/Mo:	
Inclusions:	<b>Dishwasher, Refrigerator, Stove, Negotiable</b>		

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>LT 7 PL 880; THE BLUE MOUNTAINS</b>	Survey:	<b>Unknown/</b>
Zoning:	<b>R1</b>	Hold Over Days:	
Assess Val/Year:	<b>\$517,000/2022</b>	Occupant Type:	<b>Tenant</b>
PIN:	<b>373090424</b>		
ROLL:	<b>424200000627506</b>	Deposit:	<b>5%</b>
Possession/Date:	<b>Flexible/</b>		

List Date: **10/03/2023**  
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage** 

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Steve Simon, Salesperson  
 Date Prepared: 10/04/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			3-Piece
Dining Room	Main	15' 3" X 17' 11"	4.65 X 5.46	
Kitchen	Main	7' 10" X 11' 9"	2.39 X 3.58	
Living Room	Main	11' 4" X 15' 1"	3.45 X 4.60	
Bathroom	Second			4-Piece
Bedroom	Second	11' 4" X 10' 1"	3.45 X 3.07	
Bedroom	Second	11' 3" X 14' 0"	3.43 X 4.27	
Bedroom Primary	Second	11' 3" X 7' 4"	3.43 X 2.24	
Den	Second	11' 7" X 7' 3"	3.53 X 2.21	

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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:

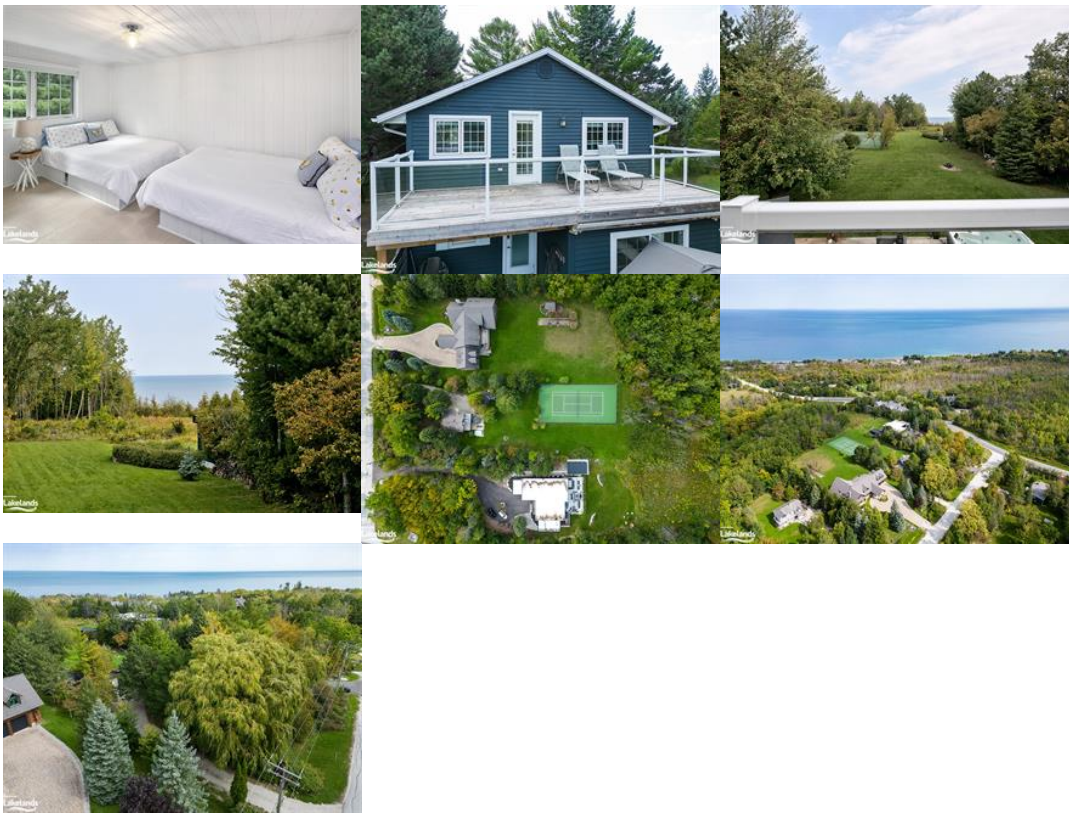
Level:

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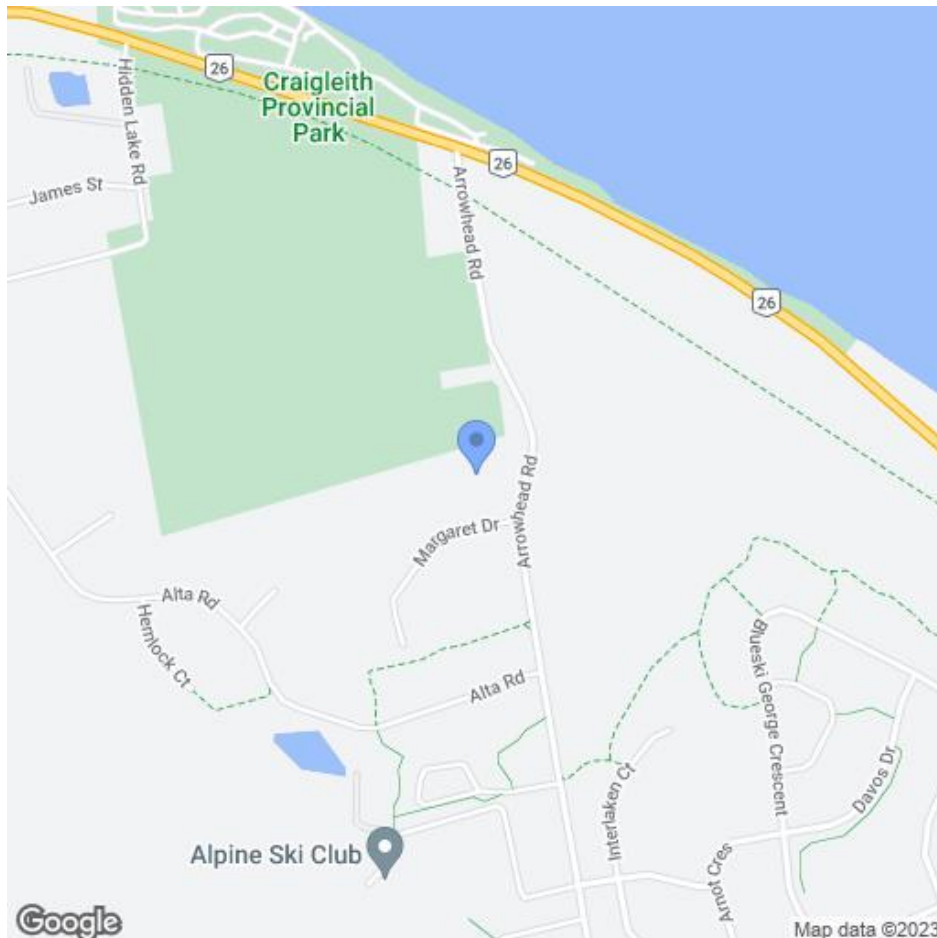








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