

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

Client Full
Active / Residential

107 MARGARET Dr The Blue Mountains
Pending Board Approval

Listing ID: 40579644
 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: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,683.00/2023**

Remarks/Directions

Public Rmks: **EXPANSIVE 116FT BY 364FT DEEP BUILDING LOT WITH BAY VIEWS IN THE BLUE MOUNTAINS! Welcome to your dream alpine escape nestled in the heart of the Blue Mountains where you can experience the best of all four seasons on a property unlike any other. This 116ft wide by 364ft deep lot offers the opportunity to build an ultimate dream home with gorgeous Georgian Bay views and within walking distance to the prestigious Alpine Ski Club. This expansive lot is your blank canvas to create the ultimate dream home. It is where you can bring your vision to life and craft the perfect space for you and your family. With this generous sized lot, you have the freedom to design and build to your heart's content. Add a detached garage space with guest suite, a swimming pool and enjoy the property's tennis court. This exclusive find is more than just a building 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 has the potential to provide a comfortable place to stay while building 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**

Exterior

Exterior Feat: **Balcony, Tennis Court**
 Construct. Material: **Wood**
 Shingles Replaced: Foundation: **Concrete**
 Year/Desc/Source: // Roof: **Asphalt Shingle**
 Garage & Parking: **Private Drive Double Wide** Prop Attached: **Detached**
 Parking Spaces: **4** Driveway Spaces: **4.0** Apx Age: **Unknown**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Telephone**
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: / Acres Range: **0.50-1.99**
 Lot Front (Ft): **116.00** Lot Depth (Ft): **364.00**
 Location: **Urban** Lot Irregularities: Land Lse Fee: **Rectangular**
 Area Influences: **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, Other**
 View: **Bay, Hills, Mountains, Trees/Woods** Retire Com:
 Topography: **Level** Fronting On: **South**

Interior

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

Property Information

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

Brokerage Information

List Date: **05/01/2024**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
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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Virtual rendering of what could be built to replace the current home



Tennis court and bay views



Large lot



Huge building lot

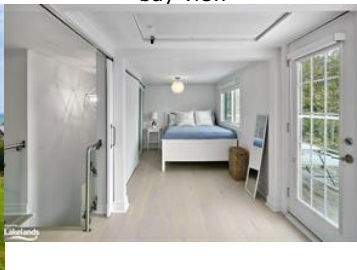




current home on the lot



bay view

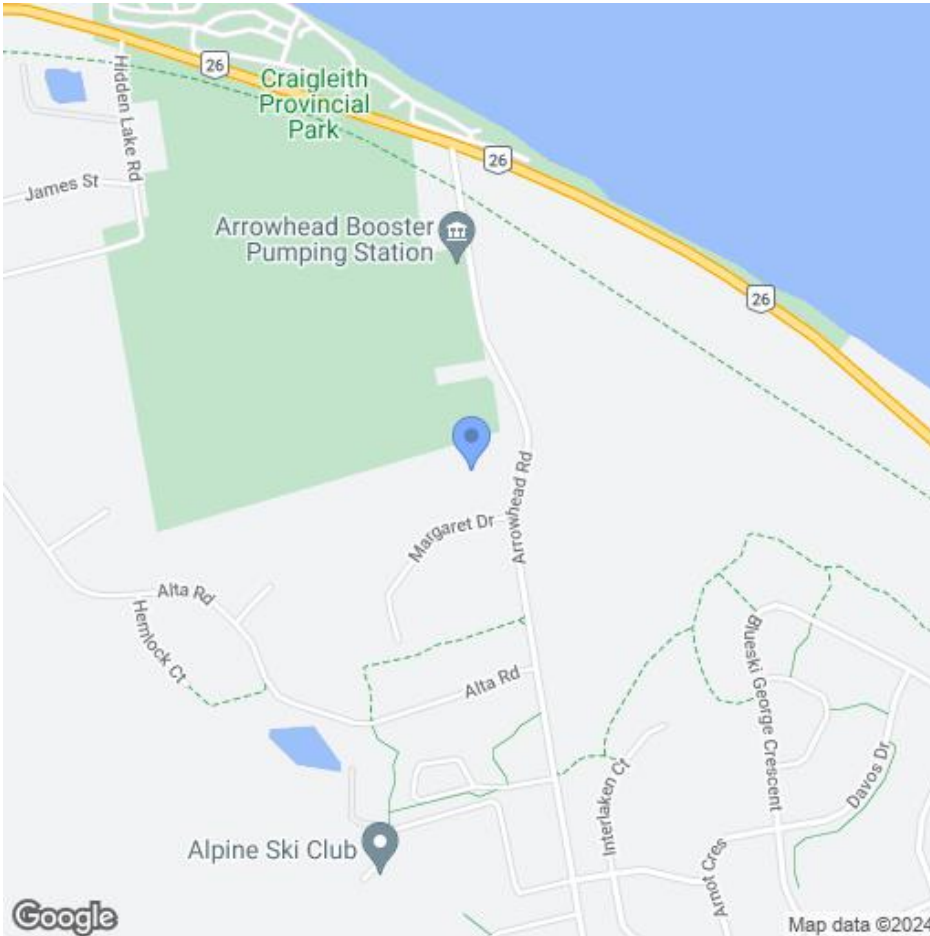


bay view



tennis court

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