



THE CHRIS KELEHER TEAM

Real Estate Done Differently



TO BE BUILT!

74 Findlay Drive, Collingwood

Build your Dream Home on this fully serviced, 'in-town' lot in a coveted Collingwood neighbourhood close to schools, shopping and recreation! Short drive to Georgian Bay and the Village at Blue Mountain for all the fun of a 4 season, recreation area, suitable for full-time or part-time living. Loads of room to build on this extra wide lot or take advantage of the potential to sever this 94' wide lot into 2 lots to later develop or sell as is. Current Grading Plan has been done and is available and house plans too! So much potential here with various opportunities!

Please call for further details.

www.ChrisKeleher.ca

74 FINDLAY DRIVE**Land/Residential Building Lot/For Sale**
Active**Price: \$389,000.00****Collingwood, ON L9Y 0G6**
Simcoe County/Collingwood/

MLS®#: **164660**
 List Date: **15-Nov-2018**
 Bedrooms (AG/BG): (/)
 Bathrooms (F/H): **0** (/)
 Sq Ft. Unfinished
 Recreational: **Yes**
 Title/Ownership: **Freehold**
 Year Built/Desc: /
 Fronting On: **South**
 Lot Depth: **167.00**
 Lot Front: **94.16**
 Lot Size/Acres: **Under .5 Acre/0.36**
 Road Access Fee:
 Access: **Municipal road, Paved Road, Year Round**
 Waterfront: **No**
 WF Exposure:



Public Remarks: **Build your Dream Home on this fully serviced, 'in-town' lot in a coveted Collingwood neighbourhood close to schools, shopping and recreation! Short drive to Georgian Bay and the Village at Blue Mountain for all the fun of a 4 season, recreation area, suitable for full-time or part-time living. Loads of room to build on this extra wide lot or take advantage of the potential to sever this 94' wide lot into 2 lots to later develop or build on 1 lot and sell the other. Grading Plan has been completed and is available and house plans too! So much potential here with many options, making it a great investment opportunity! Please call for further details.**

Directions: **Hwy 124 (Hurontario St) to Findlay St., West to sign**

Interior Features
Exterior Features

Add'l Monthly Fees: Exposure: **South** Pool:
 Restrictions: **None**
 Services: **At Lot Line-Gas, At Lot Line-Municipal Sewer, At Lot Line-Municipal Water, Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Street Lights**
 Topography: **Clear View, Dry, Level, Open space** Alternative Power:
 Water/Supply Type: **Municipal-Metered/** Sewage: **Municipal Sewers**
 Site Influences **Hospital, Park, Playground Nearby, Public Transit, Schools, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions

Exclusions: **None**

Land

Total: **ACREAGE**
0.36 Rented: Soil Test/Date: /
 Clear: Tiled-System: Development Charges: **Partial**

Tax Information

Roll#: **433108000716506** Local Improve Fee/Comments **Yes/Ask for details**
 Pin#: **582610124** Zoning: **RES** Taxes/Year: **\$2,185/2018**
 Assessment \$/Year: **\$243,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 469 BLK E PL 334 NOTTAWASAGA; PT LT 468 BLK E PL 334 NOTTAWASAGA AS IN R01022633; COLLINGWOOD**



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