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# THE CHRIS KELEHER TEAM

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Real Estate Done Differently



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## BUILDING LOT - 26 ACRES - VIEWS

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### **Lot 14 Scenic Caves Rd, Blue Mountains**

Are you looking for a special piece of land, to build your dream home, that has views of Georgian Bay, privacy, acreage, and located minutes to recreation and amenities? Look no further. This one of a kind parcel of land in Blue Mountain is 26 acres and has so much to offer. Explore the forest, which includes hardwood (Butternut, Red Oak, Aspen, Sugar Maple) and softwood trees, potential sites for trails and extensive wildlife. Enjoy listening to the running water of the Silver Creek that traverses the lot. This property is minutes to the ski hills, hiking & biking trails, The Village at Blue Mountain, and amenities of Thornbury, Craigeleith, and Collingwood. Extensive studies have been done to understand the land and ensure the potential for building.

Contact The CKTeam for more details.

[www.CKT.ca](http://www.CKT.ca)

**14 SCENIC CAVES ROAD**  
**The Blue Mountains, ON L9Y 0P2**  
**Grey County/ Blue Mountains (The)/**

**Land/ Residential/ For Sale**  
**Active**

**Price: \$1,000,000.00**



MLS®#: **201849**  
 List Date: **12-Jun-2019**  
 Bedrooms (AG/BG): ( / )  
 Bathrooms (F/H): **0 ( / )**  
 Sq Ft Finished: **0**  
 Sq Ft Source:  
 Title/Ownership: **Freehold**  
 Fronting On: **South**  
 Lot Front: **1,278.00**  
 Road Access Fee:  
 Access: **Municipal road, Year Round**  
 Waterfront: **No**  
 Shore Rd Allowance:  
 Leased Land Fee:  
 Recreational: **Yes**  
 Year Built/Desc: /  
 Lot Depth:  
 Lot Size/Acres: **25-49.99 Acres/ 26.00**  
 WF Exposure: **South**  
 WF Frontage Ft: **0**

Public Remarks: **A Spectacular parcel of land in the heart of Blue Mountain. 26 wooded acres with beautiful views to Georgian Bay. This land has so much to explore and enjoy; the Silver Creek, hardwood trees(Butternut, Red, Oak, Aspen, Sugar Maple), softwood trees, wildlife and lots of room for future private trails. Extensive studies have been done to understand the land and ensure the potential for building. Private building envelope nestled in the trees with views to Georgian Bay. Enjoy being minutes to the ski hills, hiking & biking trails, The Village and amenities of Blue Mountain, Collingwood, Craigeleith, and Thornbury. Contact for more details, potential building plans, and your private lot tour.**

Directions: **Grey Rd. 19 to Round About to Scenic Caves Road to Sign.**

**Interior Features**  
**Exterior Features**

Lot Shape: Lot Irregularities: **26 ACRES** FH Common Fee:  
 Restrictions: **Conservation Control, Environment Protected**  
 Services: **At Lot Line-Hydro**  
 Topography: **Clear View, Hillside, Partially Cleared, Sloping, Wooded/Treed** Alternative Power:  
 Water/Supply Type: **None/** Sewage: **None**  
 Site Influences: **Greenbelt/Conservation, Rec./Community Centre, River/Stream, Shopping Nearby, Skiing, Trails, Water View**  
 Schools: **BVSC /Secondary-GBSS**

**Inclusions/Exclusions**

Inclusions: **None**

Exclusions: **None**

**Land**

ACREAGE  
 Total: **26.00** Rented:  
 Fenced: **0.00** Bush: **26.00** Soil Test/Date: /  
 Pasture: **0.00** Workable: **0.00** Soil Type:  
 Waste: **0.00** Tiled-Random: **0.00** # of Parcels:  
 Clear: Tiled-System:  
 Draft Plan of Subdivision: Site Plan of Approval: Development Charges: **Yes**  
 Official Plan: **RERc-247(h) and H**

**Tax Information**

Roll#: **424200000215600** Local Improve Fee/Comments **No/**  
 Pin#: **371480211** Zoning: **RER-C247-H** Taxes/Year: **\$1,529/ 2019**  
 Assessment \$/Year: **\$170,000/2016** Survey/Year: **No** Survey Type:  
 Legal Description: **PT LT 14 CON 2 COLLINGWOOD AS IN R406593; THE BLUE MOUNTAINS**

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**LOCATIONS NORTH**  
 BROKERAGE

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