



Price: <b>\$750,000</b>	MLS® #: <b>20090336</b>
Status: <b>Active</b>	
Address: <b>LT 10 7 GREY RD</b>	
City: <b>MUNICIPALITY OF MEAFORD, N4L 1W7</b>	
Side of Road: <b>East</b>	
PKA / Body of Water: <b>/GEORGIAN BAY</b>	
Elem Schl: <b>SVE/MCS</b>	
Sec. School: <b>GEORGIAN BAY SS</b>	
Lot Size: <b>98.86 ACRES</b>	District: <b>MM</b>
Water Frontage:	Sub-Dist: <b>SV</b>
SQ.FT. above: <b>0</b>	Zoning: <b>RH/OS/H</b>
Total Finished SqFt:	
Possession: <b>IMMEDIATE</b>	

**Overview** Spectacular dev't property in prime location w/close proximity to Meaford & Thornbury. Expansive views of Nottawasaga Bay & Lora Bay. Official Plan for Municipality of Meaford has designated property as Residential & Hazard permitting dev'ts of 81 services lots + recreational facility. Property could also be subdivided into 15-20 rural estate lots ranging from 3 to 5 acres. Surrounded by rural estates, hobby farms & natural areas. This is a fabulous opportunity for an innovative developer to create a special project in the highly sought-after Meaford/Thornbury area. GST not included.

**Directions** South on Grey Rd 7 from Hwy 26 to sign on east side of road at the top of the hill

Type: <b>Vacant Land</b>	HVAC: <b>None</b>	Exterior: <b>None</b>
Style: <b>None</b>	Garage Type: <b>None</b>	Driveway: <b>Gravel</b>
Title to Land: <b>Freehold</b>	Water: <b>None</b>	Found/Basement: <b>None</b>
Property Size: <b>50 - 100 Acres</b>	Sewer: <b>None</b>	Features:
Land Features: <b>Partially Cleared, Rolling, Wooded/Treed, View, Development Potential</b>	Services: <b>None</b>	Roof: <b>None</b>
WF Features:	Rental Equipm.: <b>None</b>	Flooring: <b>None</b>

Easement/Restrict.: **Environ. Protected**

**Inclusions**  
**Exclusions** none



Bedrooms: <b>0</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Add. Mo/Yr Fee: <b>NO</b>
Bathrooms: <b>0 \</b>	Lockbox: <b>No</b>	SPIS: <b>No</b>	Garage: <b>No</b> Property Manager:
Rental Income: <b>POTENTIAL</b>	Road: <b>Private</b>	Survey: <b>No</b>	Waterfront: <b>No</b>
Yr. Built: <b>0</b>			

Floor	Room	Size	Floor	Room	Size
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Assessment: **\$** Taxes: **\$1415 (2008)**

Condo Fee: Mobile/Leased Land F:

Listing Office: **Royal LePage All Real Estate Services Ltd., Brokerage** Listing Office:

	Compliments of: <b>KAREN WILLISON, Sales Person: 705-888-0075</b>	
	E-mail: <a href="mailto:kwillison@royallepage.ca">kwillison@royallepage.ca</a>	
	Company Name: <b>ROYAL LEPAGE ALL REAL ESTATE SERVICES LTD., BROKERAGE: 705-445-5520</b>	

All data is subject to Errors, Omissions or revisions and is not warranted. (18-MAY-2009 17:03 EDT)