



Price: \$2,500,000	MLS® #: 20092437
Status: Active	
Address: BL 38 GEORGE MCCRAE RD	
City: TOWN OF THE BLUE MOUNTAINS, N0H 1J0	
Side of Road: West	
PKA / Body of Water: THE RIDGE ESTATES, GEORGIAN BAY CLUB/GEORGIAN BAY	
Elem Schl: BVCS	
Sec. School: GBSS	
Lot Size: 348.7 X 994.193' IRREG	District: TB
Water Frontage:	Sub-Dist: GP
SQ.FT. above: 0	Zoning: RES
Total Finished SqFt:	
Possession:	

Overview Welcome to the Ridge Estates, an early Ontario architecturally inspired community. This property commands views of Georgian Bay & borders the award winning Georgian Bay golf course as well as agricultural land. Property lends itself to a personal estate or future dev't of condominium town homes. It is anticipated that final dev't approvals could be obtained in 2010. Situated between Thornbury & Collingwood; 2 thriving & quaint communities offering wonderful restaurants, shopping, galleries, spa treatments & more, as well as a full service marina. Property is in Phase 3 of the Camperdown planning code & zoning has been approved for 61 lots. Municipal services are at the property's doorstep; needing only to be tied into the mains. (taxes to be assessed)

Directions Hwy 26 West from Collingwood, left Camperdown Rd, right on George McCrae

Type: Vacant Land	HVAC: None	Exterior: None
Style: None	Garage Type: None	Driveway: None
Title to Land: Freehold/Condominium Act	Water: Municipal, (Other) Remarks	Found/Basement: None
Property Size: 3.0 - 9.99 Acres	Sewer: (Other) Remarks	Features: Parkland/Golf Course
Land Features: Cleared, View, Development Potential	Services: None	Roof: None
WF Features:	Rental Equipm.: None	Flooring: None

Easement/Restrict.: **Sub.Div. Covenants, Environ. Protected, Conservation Regs**

Inclusions	none
Exclusions	none

Bedrooms: 0	Sign: Yes	UFFI: NO	Add.Mo/Yr Fee: YES
Bathrooms: 0 \	Lockbox: No	SPIS: No	Garage: No Property Manager:
Rental Income: NO	Road: None	Survey: Yes	Waterfront: No
Yr.Built: 0			

Floor	Room	Size	Floor	Room	Size

Assessment: **\$** Taxes: **\$0 (2009)**

Condo Fee: Mobile/Leased Land F:

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



Compliments of: **KAREN WILLISON, Sales Person: 705-888-0075**
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All data is subject to Errors, Omissions or revisions and is not warranted. (2-JUN-2009 13:03 EDT)