



## 207 LONG POINT ROAD, COLLINGWOOD

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REAL ESTATE LIMITED, BROKERAGE

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# INCREDIBLE PANORAMIC VIEWS



312 Feet of Waterfront on this rare 2.13 Acre Building Lot in the Collingwood/Craigleith area. The lot has recently had extensive shoreline protection work completed with approvals from the Grey County Conservation Authority. Property features include an on-site boat launch where you can paddle-board, kayak or take your Sea-Doo or potential for a small boat out on Georgian Bay. The shoreline has shallow to deep water, ideal for water activities. Surrounded by all the area's four-season activities, this is the ideal location to build your dream home or weekend getaway amongst the trees. Watch the sunrises, sunsets and everchanging colors of Georgian Bay. A short drive to the private ski clubs, Blue Mountain Village, private and public golf courses, Collingwood Marina, and downtown shops and restaurants in Collingwood. Ride your bike on the Georgian Trail connecting Collingwood to Meaford or take a leisurely drive to the quaint village of Thornbury's marina and shopping. The Building Envelope is available. There is a Municipal water connection Capital Levy still to be paid annually (\$2,937.00) up to and including the year 2033. This amount is included in the tax notice received from the Town of Collingwood. HST "in addition to" the Purchase Price.



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