



Price: \$129,000	MLS® #: 153 2822
Address: 154 BOWLES BLUFF RD	
City: GREY HIGHLANDS, N0C 1H0	
Side of Road: South	
Elem Schl: BEAVERCREST,MARKDALE Sec. School: GHSS, FLESHERTON	
PKA:	Zoning: NECA
Lot Dimension/Acreage: 100 X 230/	
Possession:	IMMEDIATE

Public Info.

Fantastic lot just minutes from the BVSC. Know as 154 Bowles Bluff Rd. Build your perfect ski cabin and walk to Avalanche! Located at the top of the Beaver Valley Ski Club minutes to Markdale, Hospital and shops. Easy access to Cross Country skiing, snowshoeing, hiking the Bruce Trail, biking and various activities. Just minutes from the New Talisman Mountain Resort & Spa, scheduled to open Summer 2015. 25 minutes to the amenities of Collingwood and Blue Mountain.

Directions

From Markdale, travel East on Grey Road 12, turn Right or East on Grey Road 30 to Stop Sign. Travel Straight and East onto Bowles Bluff Road, to Lot on Right or South Side of road.

Type: VL: Residential	Water: None	Site Influences: Golf Course, Lake/River/Pond, Schools, Ski Hills, Treed
Land Use: Residential	Sewer: None	Waterfront Features:
Sale/lease: For Sale Only	Utilities/Services: Cable, Cell Service, Electrical To Lot, Garbage Pickup, Internet-high speed, Telephone	Shoreline:
Title to Land: Freehold	Driveway: None	Access: Year Round Municipal Road
Property Size: Under 0.5 Acres	Soil Type: Rocky	
Land Features: Level, Not Landscaped, Wooded/Treed	Documents: None	

Easements/Restrictions: **Conservation Regs, Environ. Protected**

INCLUSIONS / None
Exclusions None

Sign: Yes	Waterfront: No	Body of Water Type:
SPIS: No	Waterfront Name:	
Survey: Yes (1968)	SRA:	
	Water Frontage:	

Workable Acres: 0	Treed Acres: 0	Fenced Acres: 0
Pasture Acres: 0	Waste/Other Acres: 0	Tiled Acres: 0

of Outbuildings

Additional Charges/Fees: **YES**
 Taxes: **\$1,310 (2015)** Improvement / Capital Chgs: **YES**

Listing Office: **Chestnut Park Real Estate Limited, Brokerage** Listing Office:



Compliments of: **GAIL CRAWFORD, Sales Person: 705-445-3751**
 E-mail: gail@gailcrawford.com
 Company Name: **CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE: 705-445-5454**



All data is subject to Errors, Omissions or revisions and is not warranted. (11-MAR-2015 18:00 EDT)