



Price: <b>\$599,000</b>	MLS® #: <b>20100493</b>
Status: <b>Active</b>	PID #: <b></b>
	Roll #: <b>4242000006463000000</b>
Legal Descr.: <b>PT LOT 26 CONC 6 REF PLAN PART 1 16R2010</b>	
Address: <b>117 GIBSON WAY</b>	
City: <b>THE BLUE MOUNTAINS, N0H 1J0</b>	
Side of Road: <b>North</b>	
PKA / Body of Water: <b>/GEORGIAN BAY</b>	
Elem Schl: <b>THORNBURY</b>	
Sec. School: <b>MEAFORD</b>	
Lot Size: <b>160 X 200'</b>	District: <b>TB</b>
Water Frontage: <b>160.00</b>	Sub-Dist: <b>GP</b>
SQ.FT. above: <b>0</b>	Zoning: <b>R3OS2</b>
Total Finished SqFt: <b></b>	Occupancy: <b>Vacant</b>
List.Date: <b>01-FEB-2010</b>	Possession: <b>TBA</b>
	Exp.Date: <b>31-JUL-2010</b>

<b>Directions</b> Hwy 26 1 km west of the Peaks													
<b>Show.Instr.</b>													
Type: <b>Vacant Land</b>	HVAC: <b></b>												
Style: <b>None</b>	Garage Type: <b>None</b>												
Title to Land: <b>Freehold</b>	Water: <b>Municipal, On Street Water</b>												
Property Size: <b>0.5 -0.99 Acres</b>	Sewer: <b>None</b>												
Land Features: <b>Partially Cleared, View, Development Potential</b>	Services: <b>Electricity, Telephone, Natural gas</b>												
WF Features: <b>Waterfront</b>	Rental Equipm.: <b>None</b>												
Exterior: <b>None</b>													
Driveway: <b></b>													
Found/Baseament: <b>None</b>													
Features: <b></b>													
Roof: <b></b>													
Flooring: <b></b>													
<b>Easement/Restrict.: Conservation Regs</b>													
<b>Inclusions</b>													
<b>Exclusions</b>													
<b>Remarks</b> Great waterfront lot with 160 feet of frontage. Beach area has sand. Close to Peaks & all other ski hills, minutes to Thornbury & Georgian Bay & Lora Bay Golf Courses.Ideal building site for your full time or weekend home. Can build 9000 sq.ft.on site. Water on street. Private location yet close to everything.													
<b>Price Changes</b> MAY-07-2010 , Old Price: \$649,000 New Price: \$599,000													
Bedrooms: <b>0</b>	Sign: <b>Yes</b> UFFI: <b>NO</b>												
Bathrooms: <b>0 \</b>	Lockbox: <b>No</b> SPIS: <b>Yes</b>												
Rental Income: <b></b>	Road: <b></b> Survey: <b>Yes</b>												
Yr.Built: <b>0</b>	Add.Mo/Yr Fee: <b>NO</b>												
	Garage: <b>No</b> Property Manager: <b></b>												
	Waterfront: <b>Yes</b>												
<table border="1"> <thead> <tr> <th>Floor</th> <th>Room</th> <th>Size</th> <th>Floor</th> <th>Room</th> <th>Size</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Floor	Room	Size	Floor	Room	Size						
Floor	Room	Size	Floor	Room	Size								
Assessment: <b>\$</b>	Taxes: <b>\$5526 (2009)</b>												
Condo Fee: <b></b>	Condo Corp Year End: <b></b> Mobile/Leased Land F: <b></b>												
Seller Name: <b>MICHAEL A. ALKIER</b>	Home Tel.: <b></b> Bus.Tel.: <b></b>												
Listing Office: <b>CENTURY 21 Offord Realty Ltd., Brokerage (Thornbury) 519 599-3300 Listing Agent: MARILYN DOUGLAS - sue.marilyn@propertiesofbluemountain.com (FAX: 519 599-2368)</b>	Listing Agent: <b>SUSAN M. BOADWAY - sue.marilyn@propertiesofbluemountain.com</b>												
SP: <b>2.5%+gst</b>													
All data is subject to Errors, Omissions or revisions and is not warranted. (30-JUN-2010 14:33 EDT)													