

\$1,100,000 - 108 ALTA Road W

Listing ID: 40568949

\$1,100,000

Vacant Land

108 ALTA Road W, The Blue Mountains,
Ontario, L9Y0T2

Exclusive residential lot on Alta Road, nestled in a well-established residential and recreation development, offers a rare opportunity. Situated within walking distance to the Alpine Ski Club, this property boasts a unique charm by backing onto a lush, wooded green space and a nature trail that winds through the expansive sub-ridge mountain area. Distinguishing itself from other vacant lots, this parcel comes with a significant advantage—the Town of Blue Mountains development fee of \$32k+ has already been prepaid. This prepayment makes it more economical to construct your dream chalet or home and secures your family's access to the sought-after Blue Mountain/Collingwood four-season lifestyle. Whether you're into skiing, hiking, biking, swimming, golf, or more, all these activities are within easy reach, just a short drive or doorstep away. Furthermore, shopping centers, fine dining options, recreational amenities, and quality schooling are only minutes from the property. Surrounded by high-end luxury chalets and homes, this lot provides a canvas for your exclusively designed home or chalet. The diverse architectural designs in the vicinity showcase the flexibility you'll have in creating your dream residence. This dream build opportunity is nearly shovel-

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ready, equipped with all municipal and essential services at the front lot line. Avoid the uncertainties of delayed completion, escalating development fees, rising material and labor costs, and the chaos of dusty construction sites. Seize this opportunity and turn your dream into a reality in this prime location. (id:50245)

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Listing Office:Royal LePage Locations North (Collingwood Unit B) Brokerage