

\$999,000 - 208550 26 Highway

Listing ID: 40570887

\$999,000

3 Bedrooms, 3 Bathrooms, 3035

Single Family

208550 26 Highway, The Blue Mountains,
Ontario, N0H1J0

ATTENTION ALL CONTRACTORS AND INVESTORS. Here's a project tailor-made for you! This property is being sold AS IS, presenting a rare opportunity to own two homes on a private half acre of land, nestled along the scenic Georgian Trail and just steps away from the breathtaking Georgian Bay. The smaller cottage has undergone recent interior renovations, offering immediate livability. You could reside in this updated cottage while embarking on the project of building your dream chalet, or utilize it as a rental for additional income. Conveniently located near The Georgian Peaks Ski Club, Downtown Thornbury, the Georgian Bay Club, and the Peasemash Nature Reserve, this property offers a plethora of outdoor activities and amenities. Take a leisurely 5-minute stroll down Eastwind Lane to access 20ft of sandy beach and the bay. Potential building plans are available to expand the current 3-bed, 3-bath primary chalet residence into a magnificent 7-bedroom, 6-bath home, allowing you to personalize the space to your exact specifications. Demolition work has already commenced, including roof replacement and interior alterations. The smaller cottage, renovated in 2023, features 2 beds, 1.5 baths, and a kitchen, making it

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an ideal investment for a family retreat in the heart of The Blue Mountains. Situated just minutes from Thornbury's charming downtown with its renowned dining, boutiques, and marina, as well as a short drive to Collingwood, this property offers both tranquility and convenience. Don't miss out on this incredible opportunity to invest in a family getaway or a lucrative renovation project in the heart of The Blue Mountains! Total square footage encompasses both cottages combined. Total sqft is for both cottages combined.
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Listing Office:Royal LePage Locations North (Thornbury), Brokerage