

\$165,000 - 16 Morning Hill Road, South Bruce Peninsula

MLS® #X12248696

\$165,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

South Bruce Peninsula, South Bruce Peninsula, Ontario

Looking for an amazing building lot steps from Georgian Bay? 16 Morning Hill Rd is a **MUST SEE** in the **GEORGIAN BAY** waterfront community of **HOPE BAY**, with stunning **NIAGARA ESCARPMENT ROCK CLIFF** surroundings. Morning Hill Rd is one tier back from Georgian Bay waterfront lots & offers forest privacy & tranquility! This building lot features a **FLAT, LEVEL GRADE** within almost a full acre property for easy construction. **DRIVEWAY** installed & **BUILDING ENVELOPE CLEARED** = thousands **SAVED** in **COSTS** and **TIME** to start your build sooner!

Septic Bed installed - original permit/layout available. Perimeter of lot has a mix of **MATURE SPRUCE & CEDAR TREES** for **PRIVACY**. Lot is approx 300M walk to public access to **GEORGIAN BAY** - access is great for swimming and offers an area suitable to launch a seadoo or fishing boat (kept safe in your 16 Morning Hill driveway when not in use!). **FAMOUS BRUCE TRAIL** access (with elevated Niagara Escarpment views) is approx. 200M walk from property. The waterfront community of Hope Bay has a **PUBLIC SANDY BEACH** for sunbathing & swimming, campground & general store. **OFC** snowmobile trail runs above Hope Bay. Hope Bay is a drive-in/drive-out area with very little vehicle traffic. Morning Hill Rd offers even less traffic for safe play & walking. Shopping, hospital, restaurants, marina is 15mins to the north in the quaint **VILLAGE OF LIONS HEAD**



& 20mins to the south in WIARTON. 40mins to Tobermory & 30mins Sauble Beach. Approx. 3hr drive from Toronto/GTA or London, 2.5hr drive from KW-Guelph ... MAKE 16 MORNING HILL RD your base camp for FUN & ADVENTURE on and off the water on the BRUCE PENINSULA! (id:6289)

Essential Information

Listing #	X12248696
Price	\$165,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	16 Morning Hill Road
Subdivision	South Bruce Peninsula
City	South Bruce Peninsula
Province	Ontario
Postal Code	N0H2T0

Amenities

Utilities	Electricity
Features	Wooded area, Irregular lot size, Flat site, Level
Parking	No Garage

Exterior

Lot Description	241 x 217.21 FT 1/2 - 1.99 acres
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Listing Details

Listing Office	Royal LePage RCR Realty
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