

\$225,000 - Lt12&13 Simpson Street, Grey Highlands

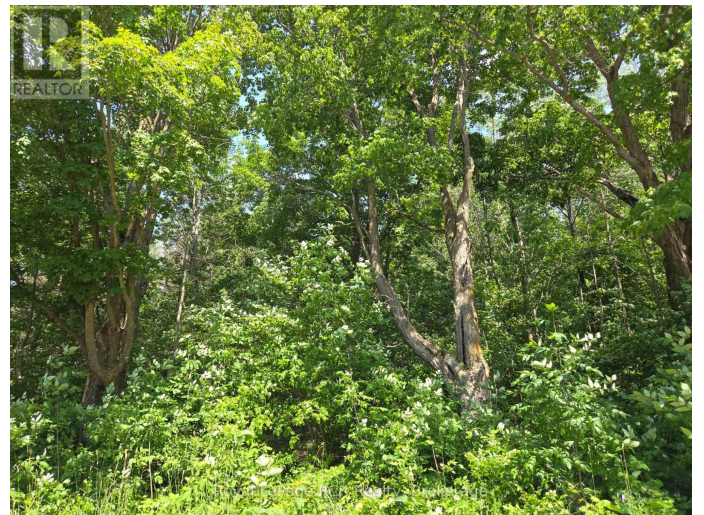
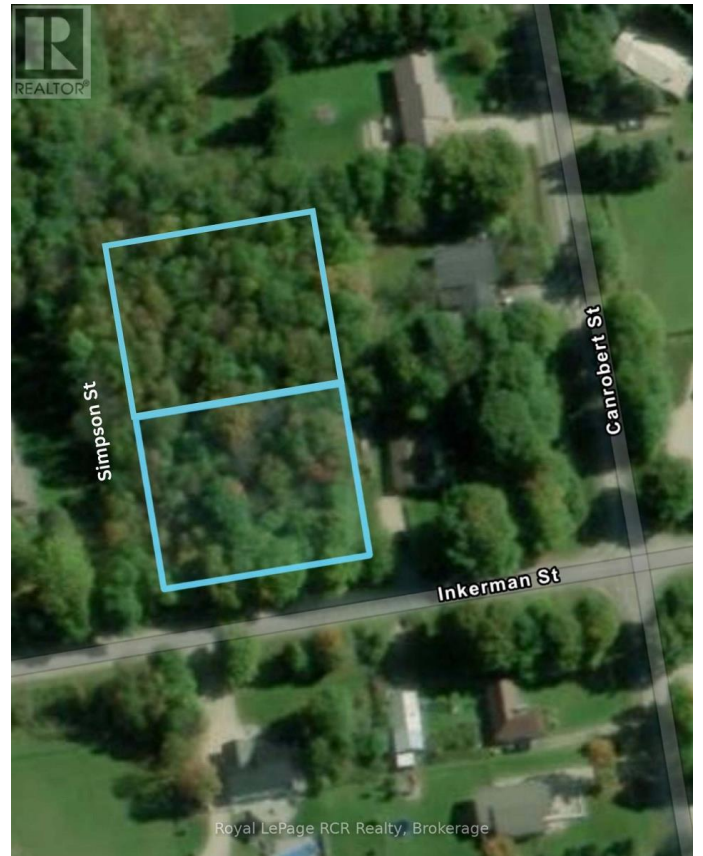
MLS® #X12274277

\$225,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Grey Highlands, Grey Highlands, Ontario

Two Adjoining Lots in Eugenia Village with Great Potential! Nestled in the heart of Eugenia, this rare opportunity includes two separately deeded lots, each 132 ft x 165 ft, for a combined 165 ft frontage by 264 ft depth. Together, they offer an acre of space with a beautiful mature tree cover, the perfect backdrop for your future plans. Lot 13 is a buildable corner lot, fronting Inkerman Street and Simpson Street (unopened). An entrance permit from Inkerman Street would be required through the Municipality of Grey Highlands. Lot 12 is an interior lot with matching dimensions, currently zoned Development. While not buildable on its own, it adds extra depth and privacy when combined with Lot 13. Buyers may apply for a Deeming By-law under the Planning Act to merge both lots into one parcel. This property provides flexibility, whether you're envisioning a private retreat tucked among the trees or looking to invest in land within one of Grey County's most sought-after recreational areas. Just minutes from Lake Eugenia, Eugenia Falls, the Beaver Valley Ski Club, and endless trails, you'll enjoy four-season living in a vibrant community. Note: Buyers are responsible for confirming zoning, services, and access with the Municipality of Grey Highlands.. (id:6289)



Essential Information

Listing # X12274277

Price	\$225,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	Lt12&13 Simpson Street
Subdivision	Grey Highlands
City	Grey Highlands
Province	Ontario
Postal Code	N0C1E0

Amenities

Utilities	Cable, Electricity
Parking	No Garage

Exterior

Lot Description	165 x 264 FT 1/2 - 1.99 acres
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Listing Details

Listing Office	Royal LePage RCR Realty
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