

Listing ID: 40327770

\$1,995,000

, 45 acres

Vacant Land

LOT 1-6 36/37 NOTTAWASAGA Sideroad
Unit# PT LTS 1-6, Nottawa, Ontario,
L9Y3Z1

Great opportunity to build your dream home on 45 acres in the Village of Nottawa, just south of Collingwood. In an area of estate homes (this street is known as Doctor's Row) and also has some rural farms. Or bank the property as an investment for it's future development potential. It's located just south of the proposed site of the Poplar Regional Health and Wellness Village and proposed site of the new Collingwood Hospital. That corner of Poplar Sideroad & Raglan St is already the current home of the Georgian College South Georgian Bay Campus. Features of this 45 acre property include a pond located on the south portion, potentially a great location for your building site and the popular Clearview/Collingwood Train Trail which borders the entire west side of this property. (Previously a rail line, but now a maintained trail where you can bike or walk to downtown Collingwood or to the town of Stayner to the south). There are approximately 10 wooded acres for good privacy, including a beautiful stand of white birch trees in the NW corner. Reduce your property taxes with the Farm Tax Credit, as the current owners have, by having a farmer use the property. Currently about 20-25 acres are farmed in this manner on the north

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part of the property, with another 10-15 acres of workable land available. Click on the Multimedia link to see a drone tour of the property as well as an area tour of all the local attractions including restaurants, stores & schools. (id:37775)

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Last Modified: 01/12/2022 05:02:01 PM

Listing Office:Royal LePage Locations North (Collingwood), Brokerage