



Lots lines not exactly to scale.

# *Ski in-Ski Out*

Investment Development Property For Sale

Exclusive 0.6 acre Double Lot Compound with  
***Private Access to Blue Mountain Escarpment***

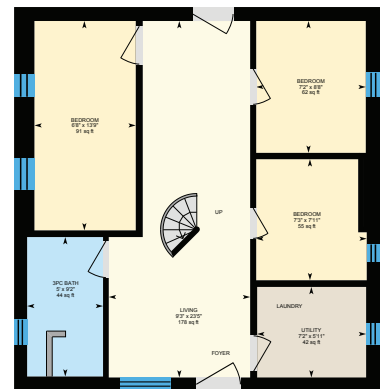
158-160 Wensley Drive  
Town of the Blue Mountains, Ontario



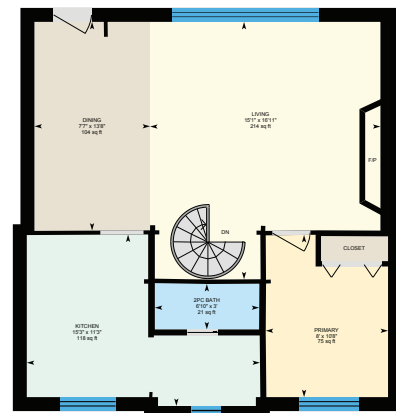
## 160 Wensley Drive Clarksburg, Ontario

**Site Area:** 12,152 sf  
**Frontage (Hillside):** 146 feet  
**Depth:** 128-149 feet (irregular)  
**Building Area:** 1,272 sf  
**Taxes:** \$3,340.44 (2024)  
**Legal Description:** Plan 903, Lot 22  
**Zoning:** R3

MAIN FLOOR



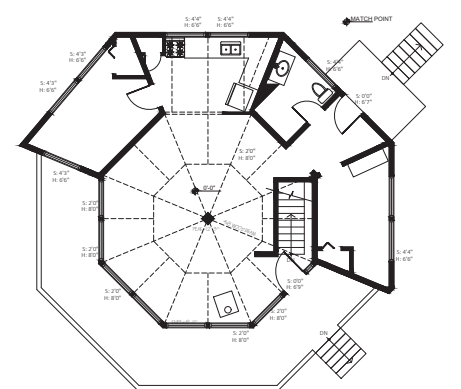
LOWER LEVEL



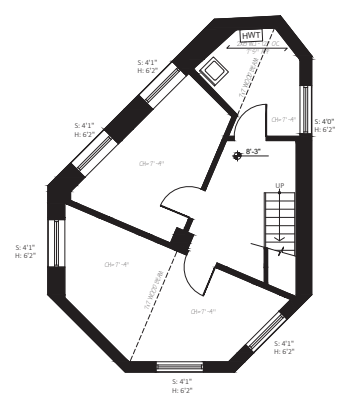
## 158 Wensley Drive Clarksburg, Ontario

**Site Area:** 14,262 sf  
**Frontage (Hillside):** 82 feet  
**Depth:** 172 feet (irregular)  
**Building Area:** 1,378 sf  
**Taxes:** \$3,558.52 (2024)  
**Legal Description:** Plan 903, Lot 23  
**Zoning:** R3

MAIN FLOOR



LOWER LEVEL





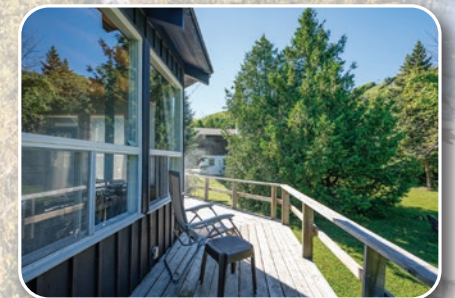
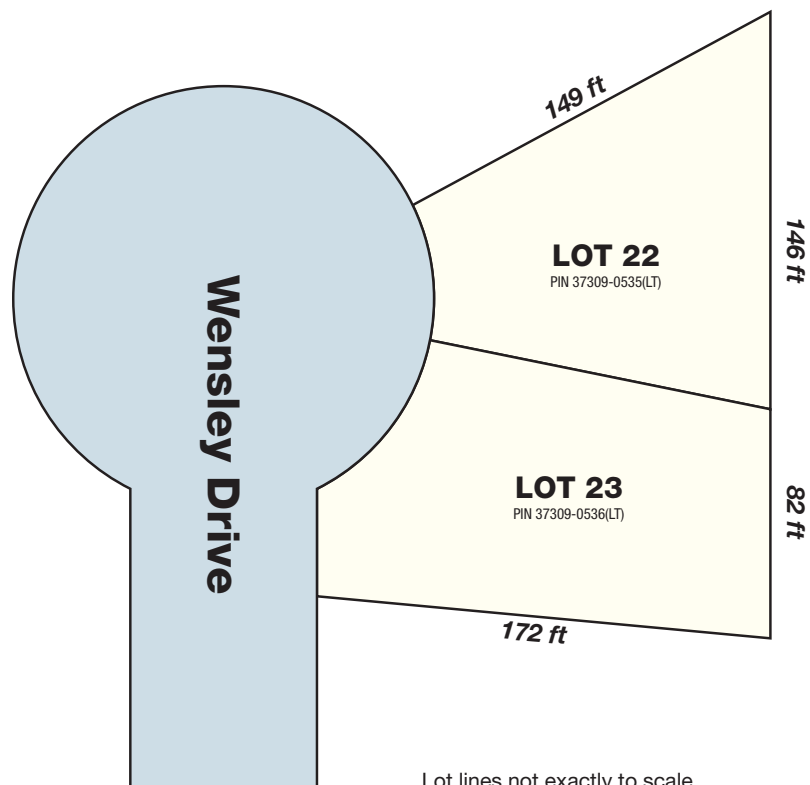
160 Wensley Drive



158 Wensley Drive



**SITE PLAN**





## IDEAL LOCATION WITH UNOBSTRUCTED ACCESS TO ONTARIO'S PREMIERE SKI HILL

- Opportunity to own the only two freehold properties with direct connection to Georgian Peaks
- Includes 2 newly updated slopestyle chalets for immediate use and groovy enjoyment
- Short walk to ski lifts, hiking/biking trails and Georgian Bay beaches
- Connected to municipal services aiding in potential for further re-development

### LOCATION! LOCATION! LOCATION!

This is your chance to own a one of a kind property on the Blue Mountain escarpment which offers turnkey occupancy and the opportunity for future growth.

Located at the end of a quiet, low traffic cul de sac, the landscape and setting are perfect for all adventurers and outdoor enthusiasts. Adjacent to the Bruce Trail and many of the areas best hiking networks. Georgian Bay is only a short walk, bike or drive away with many beaches and public water access close by.

These properties can be sold together or individually.

Each sun soaked lot offers privacy and comfort as-is but can be easily enhanced in small or large scale. Vacant possession can be provided with ability to occupy or rent for the upcoming 2024-2025 ski season.

Local municipal government is keen on growth and helping explore the use of Bill-23 (Provincial) and fast tracking land severance (Municipal).

Existing owners have experienced solid year round rental incomes that could be further enhanced.



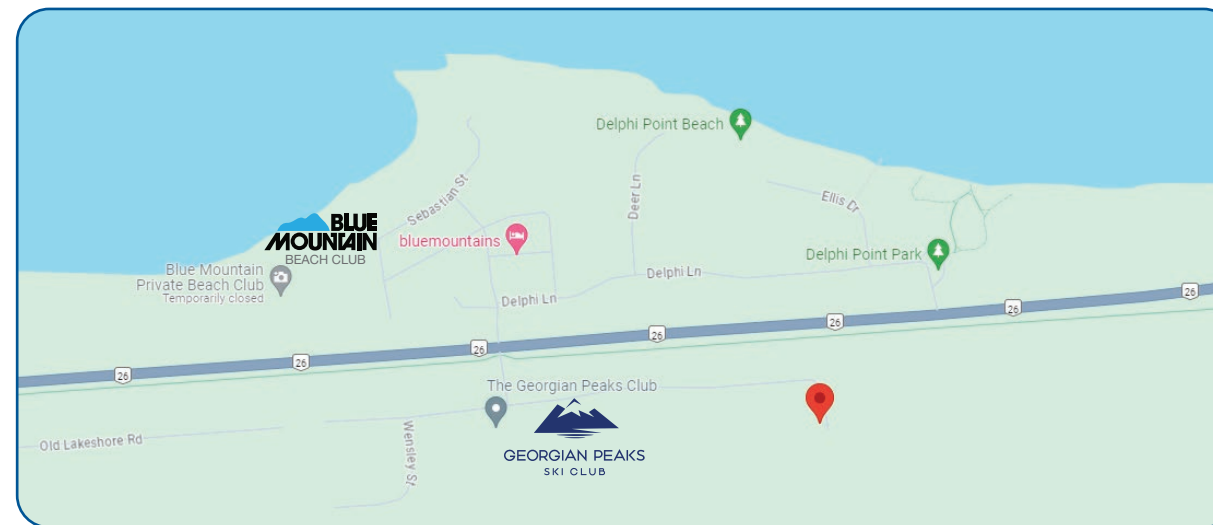
## AREA ATTRACTIONS



Delphi Point Beach



Delphi Point Park



## AREA MAP

