



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



233 Brophy's Lane, The Blue Mountains



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca



LOCATIONS **NORTH**





COLLABORATIVE REAL ESTATE

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Quick Facts

233 Brophy's Lane, The Blue Mountains

- 50' x 200'+ waterfront lot on Georgian Bay with a gently sloping shoreline
- Quiet dead-end street setting in the Craigleith corridor
- Just 9 minutes to Blue Mountain Village for skiing, golf, dining, and resort amenities, and 13 minutes to both Collingwood and Thornbury for shops, restaurants, cafés, services, and small-town charm
- Open-concept cottage layout with a gas fireplace and large windows framing beautiful water views
- Enjoy as a classic family cottage, update over time, or explore the potential for a custom waterfront build
- 2 bedrooms
- 1 bath



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Property Client Full

233 Brophy's Lane, Blue Mountain, Ontario L9Y 0K5

Listing

233 Brophy's Lane Blue Mountain

Active / Residential Freehold / Detached

MLS®#: X13480094

List Price: **\$1,250,000**

New Listing

Grey County/Blue Mountains/Blue Mountains



Tax Amt/Yr: **\$4,536.98/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 66-67 PL 529 COLLINGWOOD PT 7 & 8 16R8270; THE BLUE MOUNTAINS**

Style: **Bungalow** Rooms Rooms+: **6+0**
Fractional Ownership: **No** BR BR+: **2(2+0)**
Assignment: **No** Baths (F+H): **1(1+0)**
Link: **No** SF Range: **700-1100**
Storeys: **1.0** SF Source: **Other**
Lot Irreg: Lot Acres:
Lot Front: **50.05** Fronting On: **N**
Lot Depth: **217.25** Builder Name:
Lot Size Code: **Feet**
Zoning: **R1-1**
Dir/Cross St: **Highway 26 & Brophy's Lane**

PIN #: **373140161**
Holdover: **120**
Possession: **Flexible**

ARN #: **424200000311800**
Possession Date:

Contact After Exp: **No**
Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**
Fam Rm: **No**
Basement: **Yes/Crawl Space**
Fireplace/Stv: **Yes**
Fireplace Feat: **Living Room**
Interior Feat: **Sump Pump, Water Heater Owned**

Parking Feat: **Private**
Heat: **Forced Air**
Heat Source: **Gas**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **51-99**
POTL/Mnth Fee: **No**
Laundry Lev: **Main**
Property Feat: **Beach, Clear View, Skiing, Waterfront, Wooded/Treed**

Exterior Feat: **Deck, Fishing, Porch, Recreational Area, Year Round Living**

Roof: **Asphalt Shingle**
Foundation: **Concrete Block**

Soil Type:
Alternate Power: **None**
Lease To Own Items: **None**

Water Name: **Georgian Bay**
Waterfront Y/N: **Yes**
Water Struct: **Not Applicable**
Water Frontage: **49.85**
Water Features: **Beachfront, Breakwater**

Under Contract:
Access To Property: **Yr Rnd Municipal Rd**
Shoreline: **Mixed**
Shoreline Road Allowance: **None**
Docking Type: **None**
View: **Bay, Beach, Clear, Panoramic, Trees/Woods, Water**

Exterior: **Vinyl Siding**
Garage: **No**
Gar/Gar Spcs: **None/0.0**
Drive Pk Spcs: **6.00**
Tot Pk Spcs: **6.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat: **Carbon Monoxide Detectors, Smoke Detector**

Utilities: **Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal**

Water:
Water Supply Type:
Water Meter:
Waterfront Feat: **Beachfront, Breakwater Not Applicable**
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers:
Special Desig:
Farm Features:
Winterized: **Fully**

Waterfront: **Direct** Island YN: **No**
Easements/Restr: **Conservation Regulations**

Dev Charges Paid: HST App To SP: **Included In**

Shoreline Exposure: **North**

Water View: **Direct, Unobstructive** Channel Name:
Lot Shape: **Rectangular** Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **This waterfront property on Georgian Bay is set on a quiet dead-end street in the Craighleith B Shores and captures the simple beauty of cottage life with four-season recreation all around you. The shoreline gently slopes into the water, creating an ideal place for the whole family to swim, launch a paddleboard, or spend relaxed summer days by the bay while swans glide past. The existing two-bedroom, one-bath quintessential cottage offers an easy, traditional layout with open-concept living, a gas fireplace, and large windows that**

frame the water views. Comfortable to enjoy as it is, the property also offers exceptional potential for those looking to renovate, update, or explore the opportunity to build a custom waterfront retreat. The setting is truly special, with beautiful sunrises and sunsets over the water, plus views of the slopes of Blue Mountain from the deck on the non-water side of the cottage. In every season, the location delivers. Blue Mountain Village, skiing, golf, dining, and resort amenities are just nine minutes away, while Collingwood and Thornbury are each only 13 minutes from your door, offering shops, restaurants, cafés, services, and small-town charm. Nearby access to the Georgian Trail makes hiking, biking, and exploring the area effortless. Whether you are seeking a traditional family cottage, a renovation project, or the site of a future luxury build, this 50' x 200'+ waterfront property offers the shoreline, setting, and lifestyle that make this Southern Georgian Bay location so highly sought after.

Inclusions: Refrigerator, stove, dishwasher (as is), washer, dryer, window coverings.

Listing Contracted With: Royal LePage Locations North 705-445-5520

Prepared By: KAREN E WILLISON, REALTOR Salesperson

Date Prepared: 06/23/2026

Rooms

MLS® #: X13480094

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	4.08 M X 4.66 M	13.39 Ft x 15.29 Ft		Double Sink, Open Concept
Dining Room	Main	4.08 M X 2.4 M	13.39 Ft x 7.87 Ft		Laminate, Open Concept
Living Room	Main	6.12 M X 4.81 M	20.08 Ft x 15.78 Ft		Gas Fireplace, Laminate, W/O To Deck
Primary Bedroom	Main	2.9 M X 3.61 M	9.51 Ft x 11.84 Ft		Closet, Laminate
Bedroom	Main	2.9 M X 2.32 M	9.51 Ft x 7.61 Ft		Closet, Vinyl Floor
Laundry	Main	2.5 M X 1.28 M	8.20 Ft x 4.20 Ft		Vinyl Floor
Bathroom	Main			4	

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Expense/Utility/House Details

233 Brophy's Lane, The Blue Mountains

House Details

Item	Year	Notes
Year Home was Built	1947	Renovated in 1995 to convert cottage to permanent residence
Air Conditioner	1995	Lennox
Windows	1995	
Roof	2016	
Furnace	2009	Carrier
Water Heater	2012	Moffat, 40 gallon, electric

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$4,707.82	Town of The Blue Mountains
Insurance Premium	\$2,601.72	SA Hicks Insurance Broker Ltd
Gas	\$707.66	Enbridge Gas
Hydro	\$1,033.17	Hydro One
Water/Sewer	\$455.68	Town of The Blue Mountains
Septic Services		
Internet/Cable Provider		
Lawn/Garden Maintenance	N/A	Self
Snow Removal	\$734.50	Brad Shaw

Rental Equipment - None

Appliances

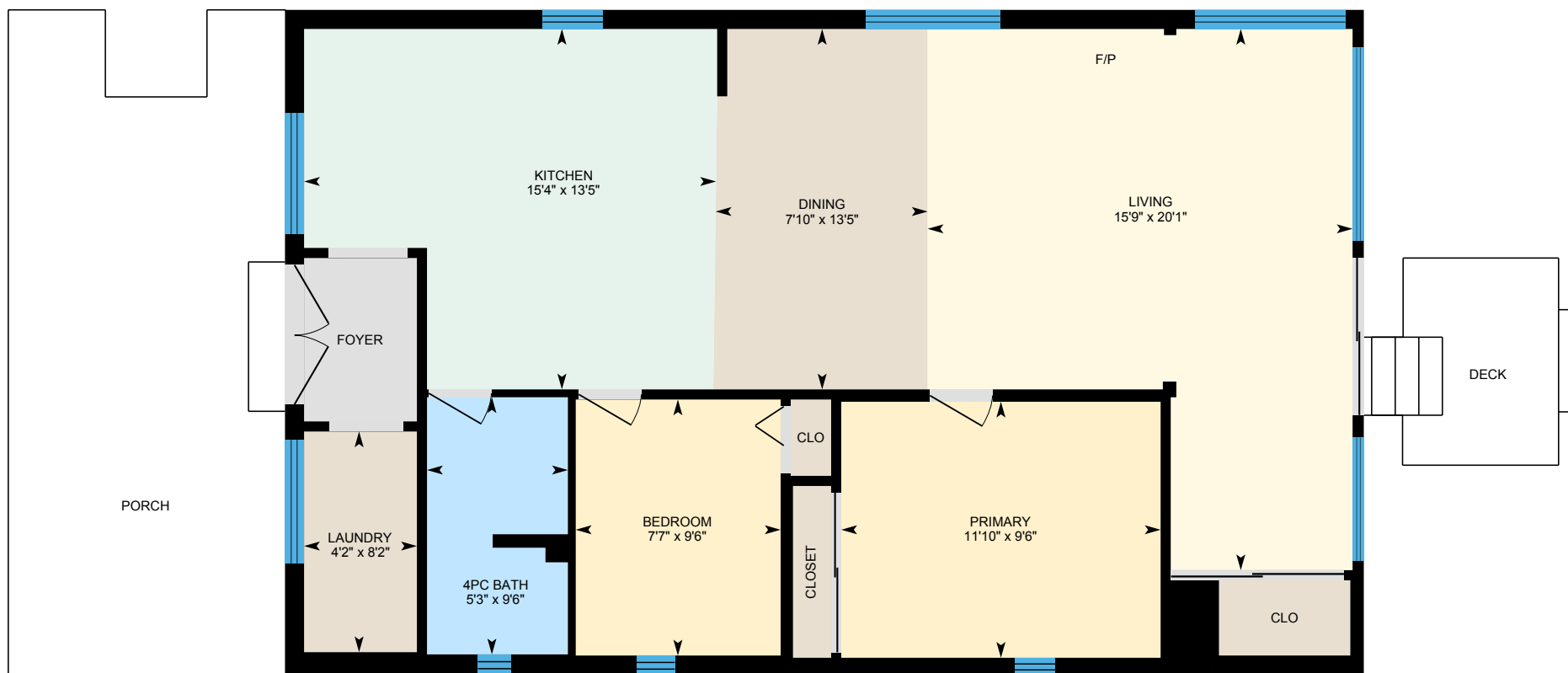
Appliance	Make/Model	Year/Notes
Refrigerator	Samsung / RF263BEAESE/AA	2012
Dishwasher	Whirlpool / YDU920QWDQ3	1997
Stove/Oven	Amana / ARG7600WW	1996
Microwave		
Stacking Washer/Dryer	Maytag / LSG7806ABE	1997

Additions/Upgrades

Item	Year	Details/Notes
Gabion Baskets Added	1996	To protect shore from erosion
Sump Pump Replaced	2023	

233 Brophys Ln, The Blue Mountains, ON

Main Floor Exterior Area 997.02 sq ft
Interior Area 904.96 sq ft



0 5 10
ft

PREPARED: 2026/06/19



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

233 Brophys Ln, The Blue Mountains, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

4pc Bath: 9'6" x 5'3"

Bedroom: 9'6" x 7'7"

Dining: 13'5" x 7'10"

Kitchen: 13'5" x 15'4"

Laundry: 8'2" x 4'2"

Living: 20'1" x 15'9"

Primary: 9'6" x 11'10"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 904.96 sq ft

Perimeter Wall Thickness: 8.7 in

Exterior Area: 997.02 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 904.96 sq ft

Exterior Area: 997.02 sq ft

233 Brophys Ln, The Blue Mountains, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE REGISTRY ACT.

DATE DECEMBER 15th 2003

Neil C. Milne
NEIL C. MILNE, O.L.S.

PLAN 16R-8270
RECEIVED AND DEPOSITED

DATE 2003.12.15

Don McConach
Deputy REGISTRAR FOR THE
REGISTRY DIVISION OF GREY(No.16)

SCHEDULE OF PARTS

PART	DESCRIPTION	INST. No.	AREA
1	PART OF LOT 63 JUDGE'S PLAN No. 529	PART OF 168795	0.126 ACRES
2	PART OF LOT 64 JUDGE'S PLAN No. 529	PART OF 168795	0.339 ACRES
3	PART OF LOT 64 JUDGE'S PLAN No. 529	PART OF 168795	0.106 ACRES
4	PART OF LOT 65 JUDGE'S PLAN No. 529	PART OF 297743	0.119 ACRES
5	PART OF LOT 65 JUDGE'S PLAN No. 529	PART OF 297743	0.109 ACRES
6	PART OF LOT 66 JUDGE'S PLAN No. 529	PART OF 297744	0.120 ACRES
7	PART OF LOT 66 JUDGE'S PLAN No. 529	PART OF 297744	0.117 ACRES
8	PART OF LOT 67 JUDGE'S PLAN No. 529	PART OF 325891	0.122 ACRES
9	PART OF LOT 67 JUDGE'S PLAN No. 529	PART OF 325891	0.125 ACRES
10	PART OF LOT 68 JUDGE'S PLAN No. 529	PART OF 397875 AND 280339	0.124 ACRES

PLAN OF SURVEY
OF ALL OF

LOTS 64, 65, 66 and 67

AND PART OF

LOTS 63 and 68

JUDGE'S PLAN No. 529

GEOGRAPHIC TOWNSHIP OF COLLINGWOOD

TOWN OF THE BLUE MOUNTAINS

COUNTY OF GREY

HEWETT AND MILNE LIMITED

SCALE : 1 Inch = 30 Feet



IMPERIAL

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE
CONVERTED TO METRES BY MULTIPLYING BY 0.3048

NOTE

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTHERLY LIMIT OF
BLOCK A SAID LIMIT SHOWN AS N79°48'30"E ON REGISTERED PLAN No. 529

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- H&M DENOTES HEWETT AND MILNE LTD., O L S
- P DENOTES REGISTERED PLAN No. 529
- WIT DENOTES WITNESS
- RB DENOTES ROCK BAR

SURVEYOR'S CERTIFICATE

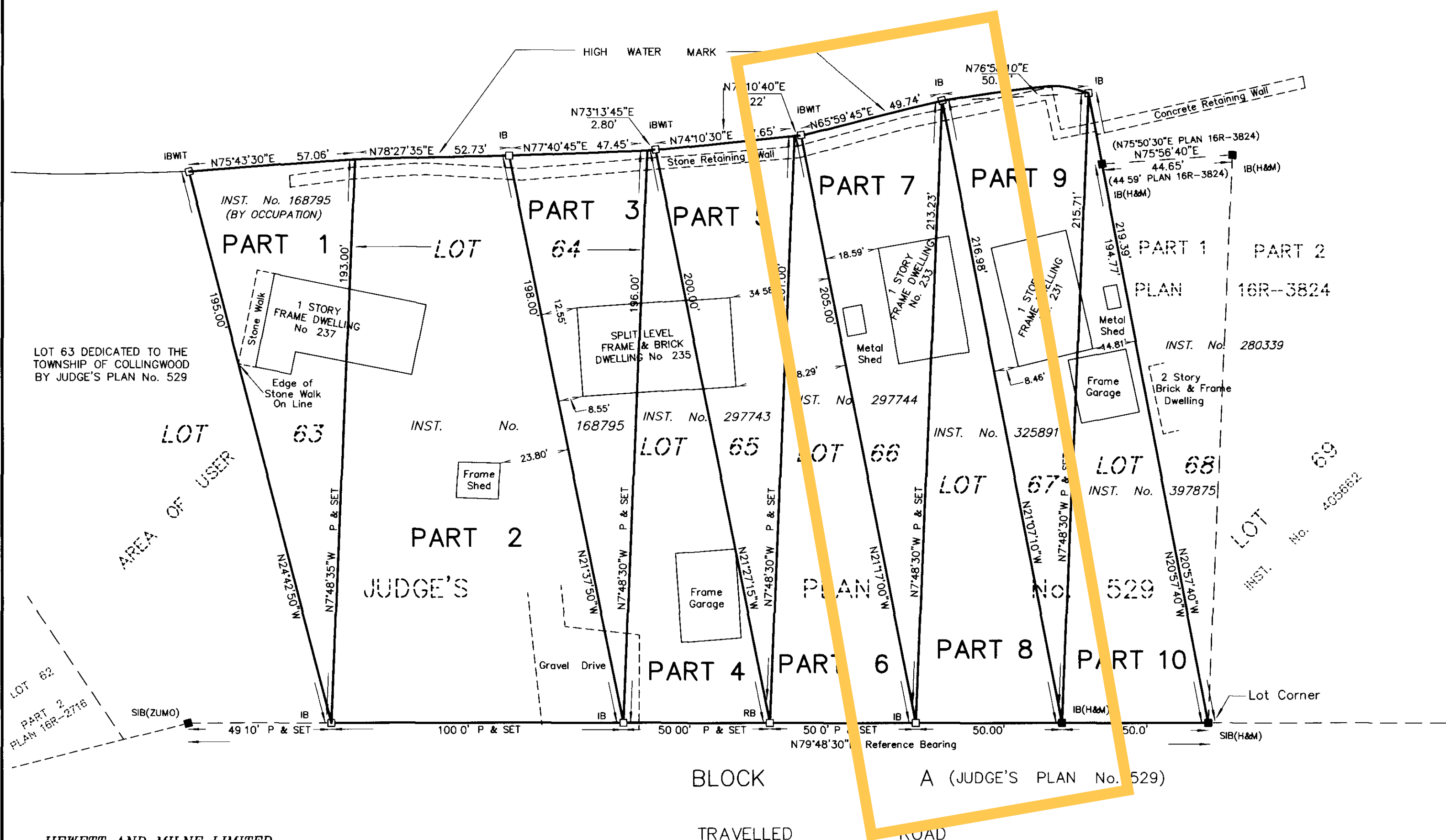
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT
AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 23rd DAY OF OCTOBER 2003

OCTOBER 24th 2003

Neil C. Milne
NEIL C. MILNE,
ONTARIO LAND SURVEYOR

NOTTAWASAGA BAY OF GEORGIAN BAY



HEWETT AND MILNE LIMITED
ONTARIO LAND SURVEYORS

302, 8th STREET EAST,
OWEN SOUND, ONTARIO
P. O. BOX 112, N4K 5P1
TEL. 519-376-5528
FAX 519-376-5534
EMAIL : handm@bmts.com

BLOCK A (JUDGE'S PLAN No. 529)

TRAVELLED ROAD

BLOCK A DEDICATED TO THE
TOWNSHIP OF COLLINGWOOD
BY JUDGE'S PLAN No. 529

Property Report

Data Sources: Grey County, Municipal Property Assessment Corporation, Teranet, King's Printer

Report Generated: 6/17/2026 2:33 PM

Roll Number: 424200000311800

Address: 233 BROPHY'S LANE

Assessed Value: \$456,000

Notice: Assessed value may not reflect current market value [MPAC](#)

Legal Description

JUDGES PLAN 529 LOT 66 PT;LOT 67 RP
16R8270 PARTS 6 7;AND 8

Property Use

Single family detached on water

Acreage

0.24 ac

NEC Designation

Within Niagara Escarpment Plan Area

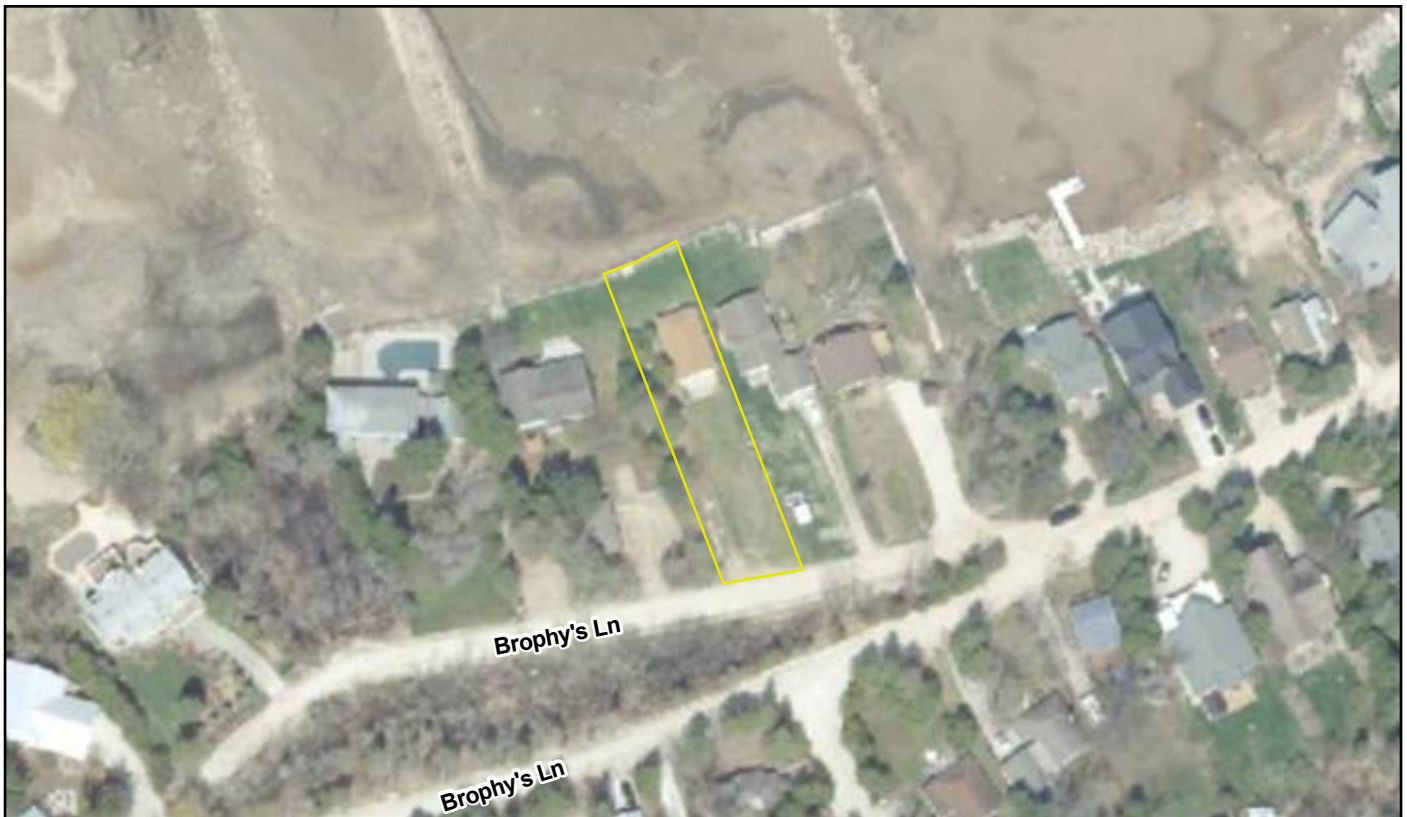
Zoning

Residential One,Wetland

Hectares

0.1 ha

* Zoning may not be up-to-date. Confirm with local municipal zoning bylaw.

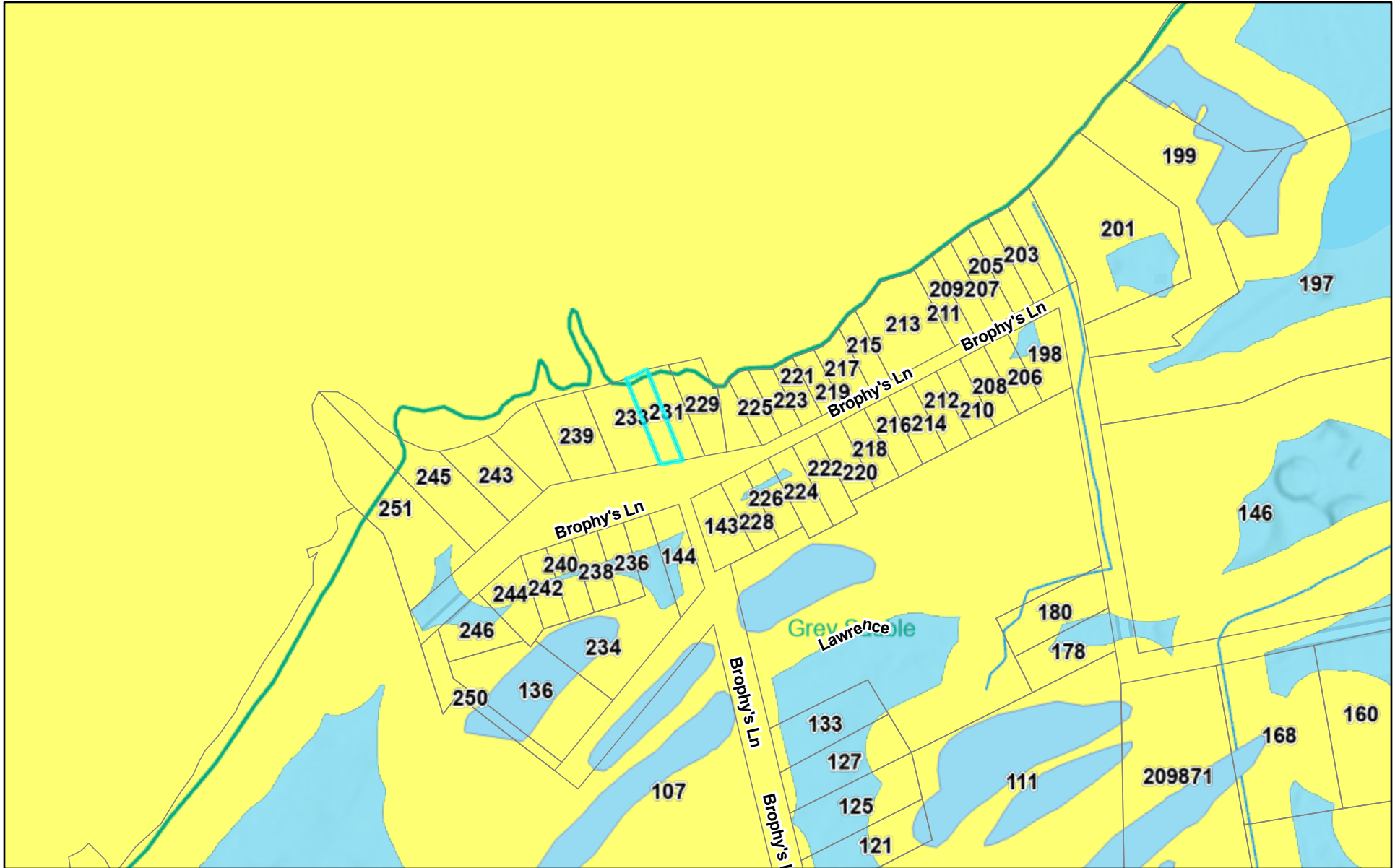


This is a user generated static output. The information provided in this report may be inaccurate, out of date, or purposefully modified.

Parcel Count: 1

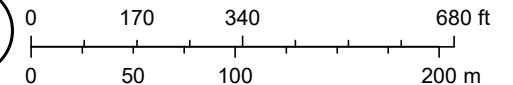
Total Acreage: 0.24 ac

Total Hectares: 0.1 ha



6/17/2026, 2:59:01 PM

- | | | |
|---|--|--|
|  Assessment Parcel |  Wet Areas - GSCA |  NEP Boundary |
|  CA Boundaries |  Watercourses |  NEP Designation |
|  Sub-Watershed Boundary |  Regulations - GSCA |  Escarpment Recreation Area |



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Town of the Blue Mountains Zoning Bylaw 2018-65



Bruce St Marsh St Corridor Building Envelope



h Provision Overlay

(h1) Wetland	(h2) ANSI	(h3) Landfill	(h5) STP	(h4a) Source Water Protection	(h4b) Source Water Protection
--------------	-----------	---------------	----------	-------------------------------	-------------------------------

177.9 GSCA Elevation (100 yr Flood line) NEC Development Control



TheBlueMountains_LandUse - Zoning Bylaw 2018-65 - Realign

Residential One (R1-1)	Residential One (R1-2)	Residential One (R1-3)	Residential One (R1-4)	Residential One (R1-5)	Residential Two (R2)
Residential Three (R3)	Resort Residential	Rural (R)	Village Commercial (C1)	General Commercial (C2)	Resort Commercial (C3)
Harbour Commercial (C4)	Blue Mountain Village Commercial (C5)	Craileith Village Commercial (C6)	Rural Commercial (C7)	Recreation One (REC1)	
Recreation Two (REC2)	Recreation Three (REC3)	General Employment (M1)	Rural Employment (M2)	Extractive Industrial (M3)	Development (D)
Public Utilities (PU)	Institutional (I)	Open Space (OS)	Wetland (WL)	Hazard (H)	Parking (P)
				Agricultural (A)	Special Agricultural (SA)
See Section 1.5					

Search result

233 BROPHY'S LANE

**Town of The Blue Mountains**

32 Mill Street, P.O. Box 310
Thornbury ON, N0H 2P0
Phone: 519-599-3131 ext 221
tax@thebluemountains.ca | www.thebluemountains.ca

Tax Bill**Final****2026****Billing Date****July 8, 2026****Roll No. 4242 000-003-11800-0000****Customer ID****Mortgage:****Mortgage No.****Name and Address****Municipal Address/Legal Description**

31

233 - BROPHY'S LANE
JUDGES PLAN 529 LOT 66 PT
LOT 67 RP 16R8270 PARTS 6 7
AND 8

Assessment Class and Value		Description and School Support	Town (Lower Tier)		County (Upper Tier)		Province - Education	
			Tax Rate	Amount	Tax Rate	Amount	Tax Rate	Amount
RTEP	456,000	Residential - English Public	0.00441652	\$2,013.93	0.00437765	\$1,996.21	0.00153000	\$697.68
Sub Totals >>>			Town Levy	\$2,013.93	County Levy	\$1,996.21	Ed Levy	\$697.68
Special Charges			Instalments		Summary			
			August 20, 2026	Tax Levy Sub-Total (Town+ County+Education)				\$4,707.82
			\$1,220.33	Special Charges				\$0.00
			October 20, 2026	2026 Tax Cap Adjustment				\$0.00
			\$1,219.00	Final 2026 Levies				\$4,707.82
				Less Interim Billing				\$2,268.49
				Past Due / - Credit				\$0.00
Total			\$0.00	Total Amount Due				\$2,439.33

Schedule 2

Final 2025 Levies Total Year over Year Change Final 2026 Levies
\$4,536.98 \$170.84 \$4,707.82

Final 2025 Levies	\$4,536.98
2025 Annualized Taxes	\$4,536.98
2026 Town Levy Change	\$79.57
2026 County Levy Change	\$88.22
2026 Education Levy Change	
2026 Tax Change Due to Reassessment	\$3.05
Final 2026 Levies	\$4,707.82

Schedule 3

Commercial Industrial Multi-Res.

2026 CVA Taxes			
2025 Annualized Taxes			
2026 Tax Cap Amount			
2026 Education Levy Change			
2026 Municipal Levy Change			
Final 2026 Taxes			

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:**Roll #**
Name**Address****Due Date****Total Due****October 20, 2026****\$0.00****Town of The Blue Mountains****32 Mill St. P.O. Box 310****Thornbury, Ontario N0H 2P0***Please make cheque payable to: Town of The Blue Mountains**Pay promptly to avoid penalty. Return Bill intact if receipt**required, otherwise, return stub only. 1.25% of unpaid taxes**will be added as penalty on the first day of the month after due**date and on the first day of each month thereafter until paid.***SEE REVERSE OF BILL FOR FURTHER INFO****INFO ONLY -- DO NOT PAY****Paid by Pro Auth Bmnt Plan**