

# LOT FOR SALE

## BUILD YOUR DREAM HOME OR CHALET

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*This lot offers ski-in-ski-out access to the MSC slopes, stunning 4-season views and maintenance-free living!*



LOCATED JUST  
STEPS FROM THE CLUB



THE LOT'S LOCATION ON  
OUR PROPOSED SITE PLAN

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**\$100,000**

**628195 SIDEROAD 15, MULMUR, ONTARIO**

For more information about this building opportunity contact  
salesperson Trudy Soyko Ellis 705.331.3505 or [trudyse1950@gmail.com](mailto:trudyse1950@gmail.com)

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# ENJOY 4-SEASON LIVING

## **NO MAINTENANCE, JUST FUN.**

Purchase an option to build your very own chalet at 628195 15 Sideroad, Mulmur, Ontario. This lot boasts convenient ski-in-out access, maintenance-free living and offers residents a 4-season walking/hiking trail system around the club's beautiful grounds.

Enjoy the slopeside lifestyle in the winter and all that Mulmur has to offer in the spring, summer and fall. Fine dining and local cuisine in Creemore, fly fishing in the Pine and Mad Rivers, Paddling on the Nottawasaga River, a day on the beach in Wasaga Beach or just an evening roasting marshmallows at the fire pit beside your chalet.



# DON'T MISS OUT ON THIS OPPORTUNITY!

## LAND LEASE TERMS

### **HOUSE OWNED BY PURCHASER, LAND LEASED FROM MANSFIELD SKI CLUB ON LONG TERM, TRANSFERABLE LEASE**

- Lease term: 21 years with continuing renewal options until owner sells,
- Rent: \$120/yr,
- On sale MSC obligated to enter into a new lease with the purchaser on the same terms,
- Property Taxes paid by owner, estimated at \$5,000/yr,
- Carefree living with all exterior maintenance by Mansfield Ski Club for \$500/mo.

## CONTACT US TODAY

Trudy Soyko Ellis  
Salesperson  
705-331-3505

