

Partners **GMAC** Advantage Real Estate

Brokerage, independently owned and operated

Commercial and Residential Real Estate

"Trusted Advisor, Skilled Negotiator, and Expert Facilitator"®

Dunrobin Village Two Adjacent, Residential Building Lots for Sale (Lots 12 and 13) 104 and 106 Casey Creek Lane Ottawa, ONTARIO K0A 1T0



Two Lots overlooking Beautiful Wetlands Situated in the heart of Dunrobin Village

Regarding this and any other properties, please call:

Dr. Bruce M. Firestone, B. Eng. (Civil), M. Eng.-Sci., PhD., Real Estate Broker and Mortgage Broker, Partners Advantage GMAC Real Estate, Brokerage

Tel.: 613.836.3378 x 250 Fax: 613.836.3364

Email: bfirestone@partnersadvantage.ca

Internet: www.OttawaRealestatenews.com and www.PartnersAdvantage.ca

Mr. Sean Murray, Salesperson, REALTOR, Partners Advantage GMAC Real estate, Brokerage

Tel.: 613.836.3378 x 232 Cell: 613.327.0420 Fax: 613.836.3364

Email: seanmurray@partnersadvantage.ca

Internet: www.OttawaRealestatenews.com and www.PartnersAdvantage.ca

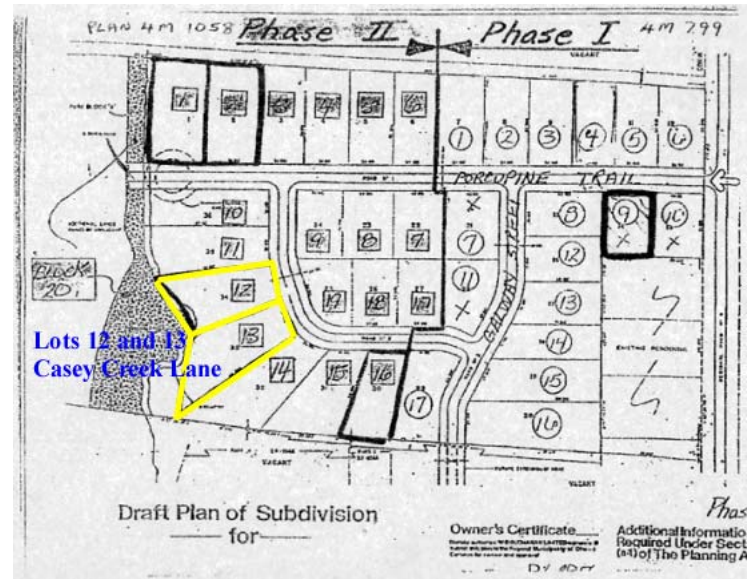
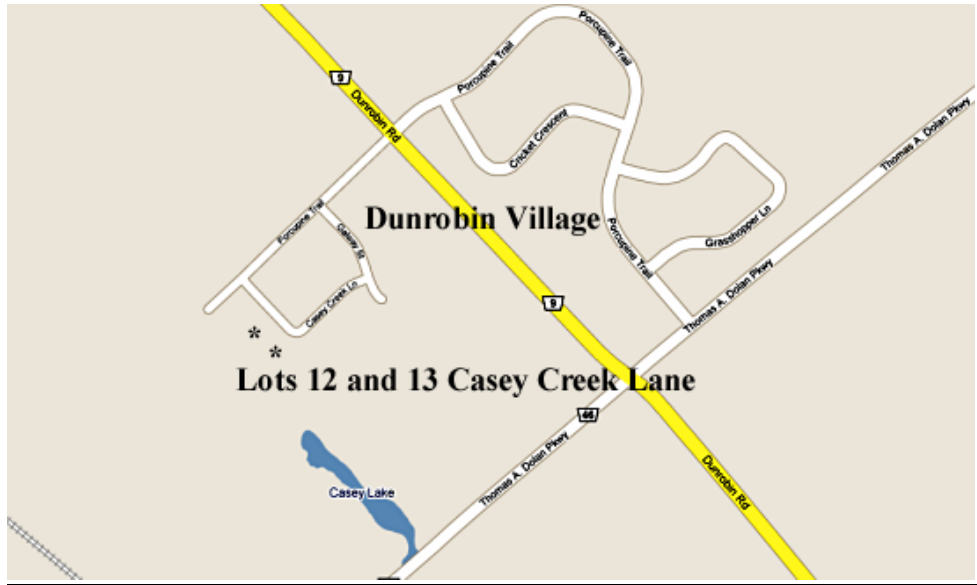
Mr. Matthew P. Firestone, Salesperson, REALTOR, Partners Advantage GMAC Real estate, Brokerage

Tel.: 613.836.3378 x 250 Cell: 613.794.5560 Fax: 613.836.3364

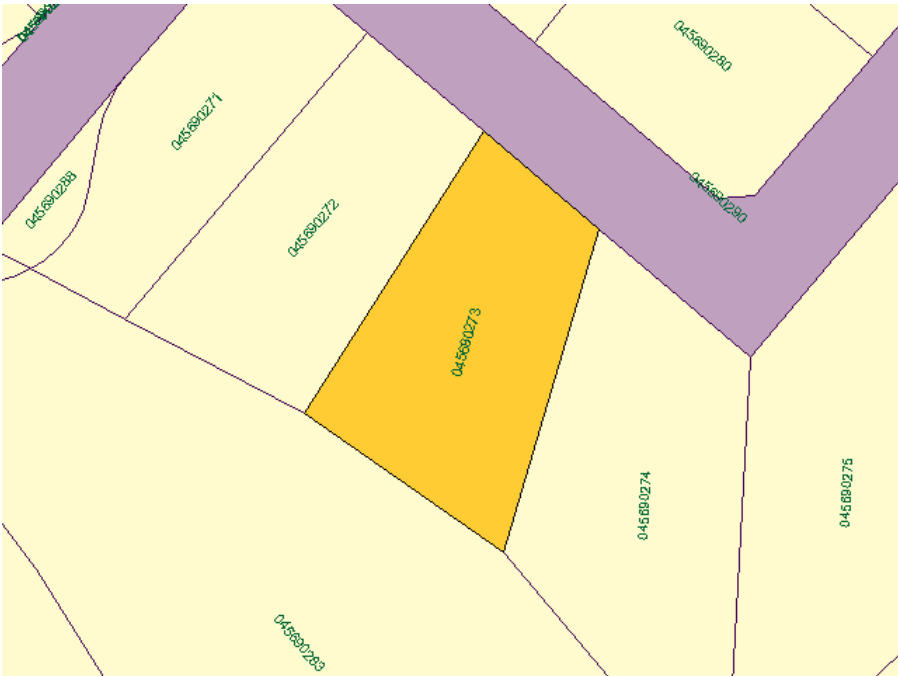
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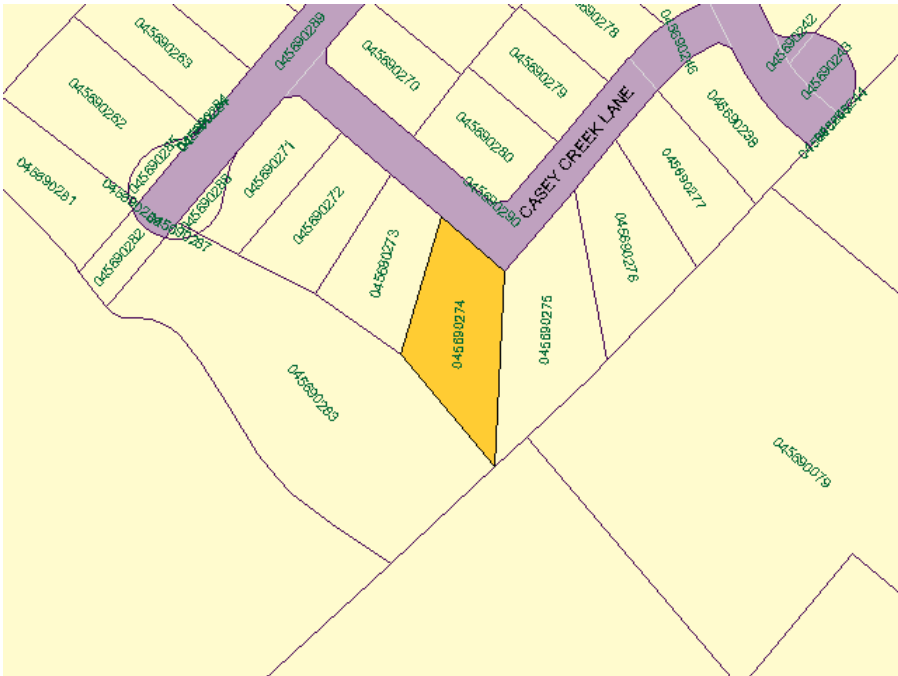
LOCATOR MAP & SUB-DIVISION PLAN



PLOT PLANS



Lot 12



Lot 13

SUBJECT PROPERTY OVERVIEW

Combine Two Lots into One to build Your Dream Home less than 10 minutes from the Premier Business Park in Ottawa, the Kanata North Business Park!

Description:	Excellent location near the heart of Kanata's Tech Community. This is a great opportunity to own two adjacent lots overlooking a fabulous wetland area. Build a single family home by merging title of the two lots. The area includes High School, two public schools, a marina, a boat launch on the Ottawa River, two golf courses including championship golf at Eagle Creek, local shopping plaza, recreation centre, vet, two churches, children's play area and much more. Join a great community, Dunrobin Village.
Lot Sizes:	Lot 12 = 2,492 sq. m. (26,823 sq. ft. or 0.62 acres) and Lot 13 = 3,294 sq. m. (35,456 sq. ft. or 0.81 acres)
Lot Shape:	Pie-shaped, <i>over size</i> lots
Status:	Ready for Permit
Zoning:	Residential (Single Family)
Legal Description:	Lot 12: LOT 12, PLAN 4M1058, WEST CARLETON (PIN # 045690273) and Lot 13: LOT 13, PLAN 4M1058, WEST CARLETON (PIN # 045690274)
Services:	Hydro, natural gas, telephone
Realty Taxes:	TBA.
Sale Price:	\$69,900.00 + GST for both lots together
Wells:	Each lot contains a well at no additional cost
Development Potential:	Own more than 1.4 acres in the former Township of West Carleton less than 10 minutes from the heart of Kanata for around half of buying one lot in Kanata! Development charges are less than half the cost for a similar lot in Kanata. Lands lend themselves to developing a home with a walkout.
Engineering:	Foundation will require excavation and engineered fill. Engineer's report available.

Note: The information provided herein is from sources deemed to be reliable but no warranty or representation is made as to its accuracy. Such information may be subject to errors, change of price and/or other conditions prior to sale/lease or withdrawal without notice. Buyers/Lesseees are advised to verify all the information contained herein independently. E&OE.