

Development Opportunity

1045 Hidden Valley Road, Kitchener, ON

For Sale

Exclusive

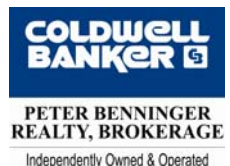


Property Overview

Coldwell Banker Peter Benninger Realty (CBPBR) New Homes Division is excited to present an exclusive opportunity to create up to seven new lots and homes in a quiet enclave in the desirable Hidden Valley neighbourhood in Kitchener, Ontario. This opportunity is ideally suited to a Buyer experienced in the development of small cul-de-sacs, and experienced in the design and construction of high-end homes.

Contact Information :

Tim Ingold, Broker
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www.coldwellbankerpbr.com/newhomes

508 Riverbend Drive, Kitchener ON N2K 3S2
519-742-5800

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Tremendous Exclusive Opportunity

The developable portion is approximately 3.3 acres, situated in the most prestigious area of Kitchener. There is an opportunity to create seven single family lots on the property (GSP Lotting Plan attached) and the planning process has been initiated. A pre-construction meeting has been held at the City (meeting minutes available upon request). An archeological survey and existing vegetation survey have been completed and engineering designs have commenced, and are also available upon request.

The Owner wishes to remain in her current house and dispose of the balance of the property to an experienced builder/developer that will:

- ♦ Complete the development approvals process;
- ♦ Develop the lands (cul-de-sac, servicing, etc.);
- ♦ Build homes that are the highest quality and in keeping with the current residence and those in the Hidden Valley neighbourhood.

All remaining development costs (design, construction, registration, etc.) are to be borne by the Buyer.

Asking Price \$1,290,000

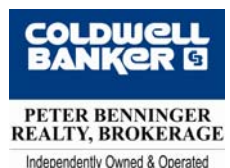
Financial terms available

South & South Western views



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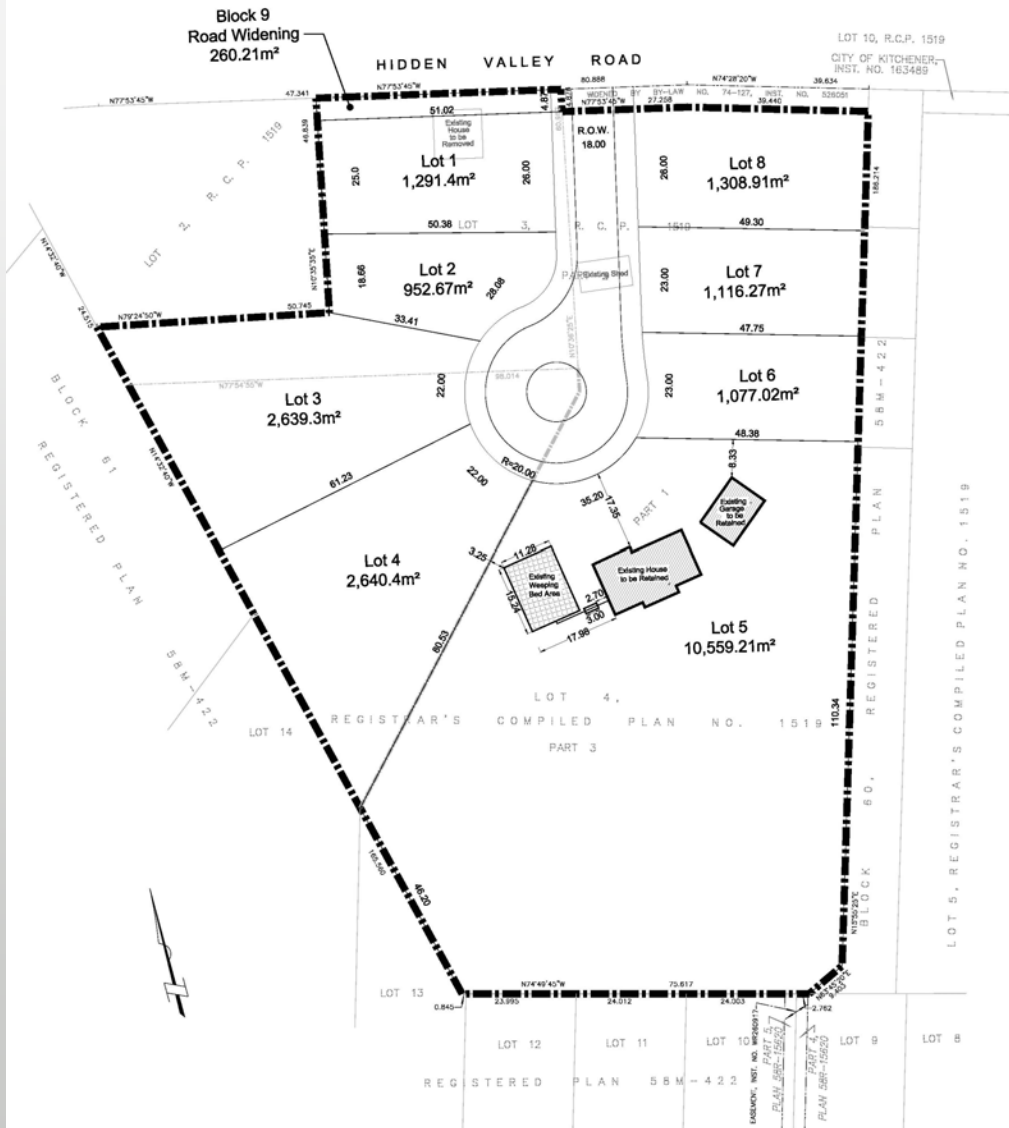
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