

76 ROSSINI DRIVE RICHMOND HILL, ONTARIO

FOR SALE

TOWN-HOUSE/SEMI-DETACHED DEVELOPMENT SITE

SITE PLAN APPROVED & SERVICED**



Bathurst Street & King Road, Richmond Hill

OPPORTUNITY

This site provides a residential builder with a unique opportunity to purchase this approved, serviced infill medium density project in the high demand Oak Ridges neighbourhood of Richmond Hill. The property is being offered for sale by the Royal Bank of Canada under Power of Sale.

John Morrison, B.A. (Hons.), PLE*

Land & Investment Sales

Direct: 416.230.3353 / Office: 416.921.1112

john.morrison@royallepage.ca / www.johnmorrisoncommercial.com



Royal LePage Real Estate Services Ltd., Brokerage
55 St. Clair Avenue West • Toronto • ON • M4V 2Y7
* Sales Representative



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Location/Neighbourhood

The property is located on the east side of Bathurst Street, north of King Road, in the developing residential Oak Ridges neighbourhood in northwest Richmond Hill.

Legal Description

Part of Lots 1 and 2 Registered Plan M807 designated as Part 1 and 2 on Reference Plan 66R-32855, Town of Richmond Hill, Regional Municipality of York (Pin 03206-3467(LT) and PIN 03206-3469(LT))

Assessment Roll #193808001498401

Site Details

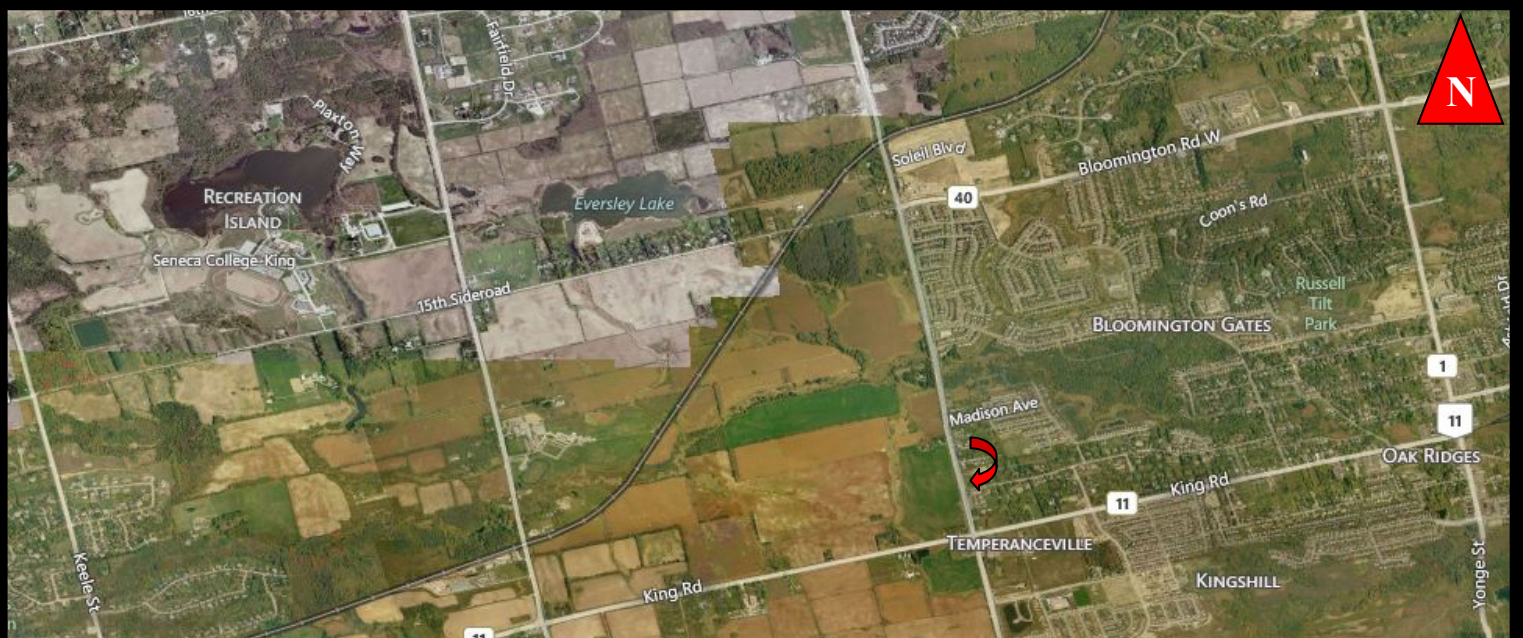
The subject property is located on the north east corner of Puccini Drive and Bathurst Street. The 3.283 acre site is primarily rectangular with 347.5 feet frontage on Bathurst Street, 315.7 feet frontage on Puccini Drive, 298 feet frontage on Rossini Drive, and 347.5 feet frontage along the north boundary. The site, subject to various site plan conditions, is site plan approved (Site Plan Development Agreement dated September 7, 2011 (Town File D06-09060)) for the development of 7 townhouse blocks comprising 40 three storey units and 8 semi detached units, a tot lot, and 12 visitor's parking spaces. The townhouse lots range between 6.64 metres (21.78 feet) to 7 metres (22.97 feet) and the semi-detached lots are 7.95 metres (26.08 feet).

Site Services**

We understand that the majority of the internal services are in place including roads, water, sewer, natural gas, and communication cables, for the proposed development.

Zoning

Pursuant to Zoning By-Law No. 313-96, as amended, (the north urban area zoning by-law), the subject land is designated Residential Multiple One Exception (RM1 (37)) being site specific development standards to permit the 40 townhouse and 8 semi-detached units.



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Offering Terms and Guidelines

Royal LePage Real Estate Services Ltd., Brokerage, has been retained by the Royal Bank of Canada, who is selling the property Under Power of Sale, to market the subject property. The property is being sold on an "as is, where is" basis and the Seller provides no warranty or representations. Information has been provided to assist the buyer in his decision as to whether he wishes to pursue the offering but has only been provided for information purposes and the Seller and the Listing Agent advises interested parties to complete their due diligence investigations and satisfy themselves in all regards. Please attach a Schedule B, the Power of Sale clauses, with all offers.

Offers are to be submitted, in a sealed envelope, to the offices of **Royal LePage Real Estate Services Ltd, Brokerage (Attention: John Morrison)** at 55 St Clair Avenue West, Toronto, Ontario M4V 2Y7 prior to 3:00 p.m. on Wednesday, May 7th, 2014. Offers will be reviewed after that date.

Asking Price: \$9,500,000

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These statements are based upon information furnished by the Principals and sources we deem to be reliable but for which we assume no responsibility and is subject to verification. This submission is made subject to prior sale, change in price, or terms, or withdrawal without notice. We recommend that Planners, Engineers, Architects, Legal Counsel and other professionals be consulted to review matters related to this presentation and that interested parties satisfy themselves in all regards. Property details are provided for information purposes only to assist prospective Buyers to complete their analysis. (April 2014)

* Sales Representative



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