

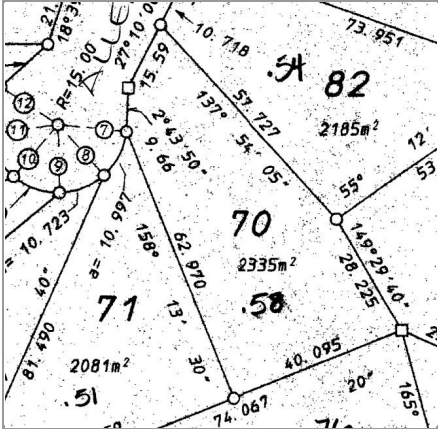


Presented by:
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Active
R2368763
 Board: V
 Other

Lot 70 ALLEN CRESCENT
 Sunshine Coast
 Pender Harbour Egmont
 VON 1S1

Land
\$189,000 (LP)
 (SP)



Sold Date:
 Frontage (feet): **82.00**
 Meas. Type: **Feet**
 Frontage (metres):
 Depth:
 Price/SqFt:
 Sub-Type:
 Flood Plain:
 Exposure: **Southwest**
 Permitted Use:
 Title to Land: **Freehold NonStrata**
 Tour:
 View - Specify **Water**

Original Price: **\$189,000**
 Subdiv/Complex: **Daniel Point**
 P.I.D.: **024-492-990**
 Taxes: **\$844.62**
 For Tax Year: **2018**
 Zoning: **R1A**
 Rezoneable?

Lot Area	
Acres:	0.58
Hect:	0.23
SqFt:	25,134.00
SqM:	2,335.03

Sanitary Sewer: **At Lot Line**
 Storm Sewer: **None**
 Water Supply: **City/Municipal**
 Electricity: **At Lot Line**
 Natural Gas: **Not Available**
 Telephone Service: **At Lot Line**
 Cable Service: **At Lot Line**
 Prospectus: **Other (See Remarks)**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Allowed Access**
 Parking Access: **Front**
 Fencing:
 Property in ALR/FLR:
 Information Pkg: **No**
 Sign on Property:
 Sketch Attached: **Yes**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **LOT 70, PLAN LMP41658, DISTRICT LOT 3923, GROUP 1, NEW WESTMINSTER LAND DISTRICT, RPLMP41659**

Site Influences:
 Restrictions: **None**

Listing Broker 1: **Royal LePage Sussex-Tom Hassan**
 Listing Broker 2:
 Listing Broker 3:

Daniel Point Development. One of Pender Harbour's premiere new neighbourhoods. Amazing opportunity to build your dream retirement home or vacation home. Stunning close-in water views can be enjoyed by the one half acre property located in a cul-de-sac 2 blocks from the waterfront and Daniel Point Park. Electricity-sewar and water at lot line. All the amenities of Pender Harbour at your doorstep including: 9 hole golf course, marina, summer swimming in local lakes with water temperature of 26 C., fishing, hiking trails, restaurants and shopping. This is one of the most desired master planned developments on the Sunshine Coast. An incredible semi-waterfront lifestyle at your doorstep.