

# 2272 Kerns Road

## BURLINGTON, ONTARIO

### 5.2 ACRES RAVINE LOT



#### PROPERTY OVERVIEW

##### Size:

5.2 Acres (gross) Conservation Lands (approx 4.45 acres)  
Table Lands (approx 0.75 acres)

##### Location:

The subject lot is situated at the municipal border between Burlington and Hamilton, within the Escarpment Natural Area and Public Lands (Parks and Open Space System) designations as per the Niagara Escarpment Plan. Access to the property is from Kerns Road via a right of way easement along Rides Lane, a private road, the cost to maintain the private road is distributed amongst three homeowners.

##### Current Use:

The property is a rural residential lot, with a vacant and deteriorating two storey dwelling vacant since November 30, 2008. There is a gas pipeline located in the eastern portion of the site, with an easement registered on title. The easement is within the portion proposed to remain in public ownership, and the pipeline continues south over adjacent lands belonging to the conservation authority. The septic bed is located on the south side of the existing dwelling and was replaced in 2003. A cistern was installed on the north side of the house the following year. There is a decommissioned well at a distance of 39 metres from the septic bed.



*Fran Garrett*  
SALES REPRESENTATIVE

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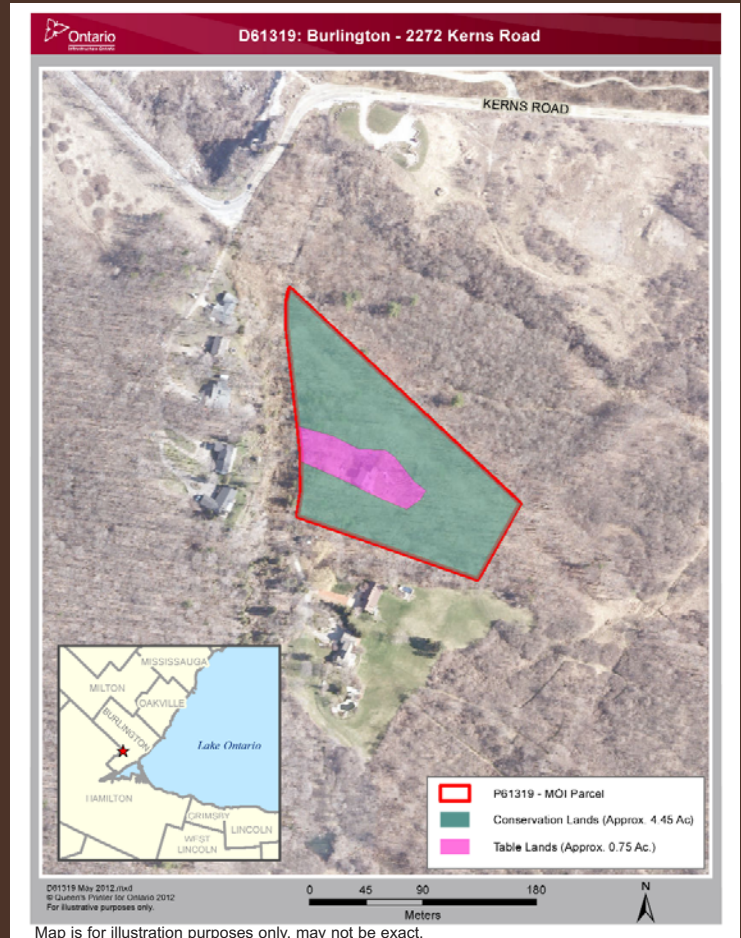
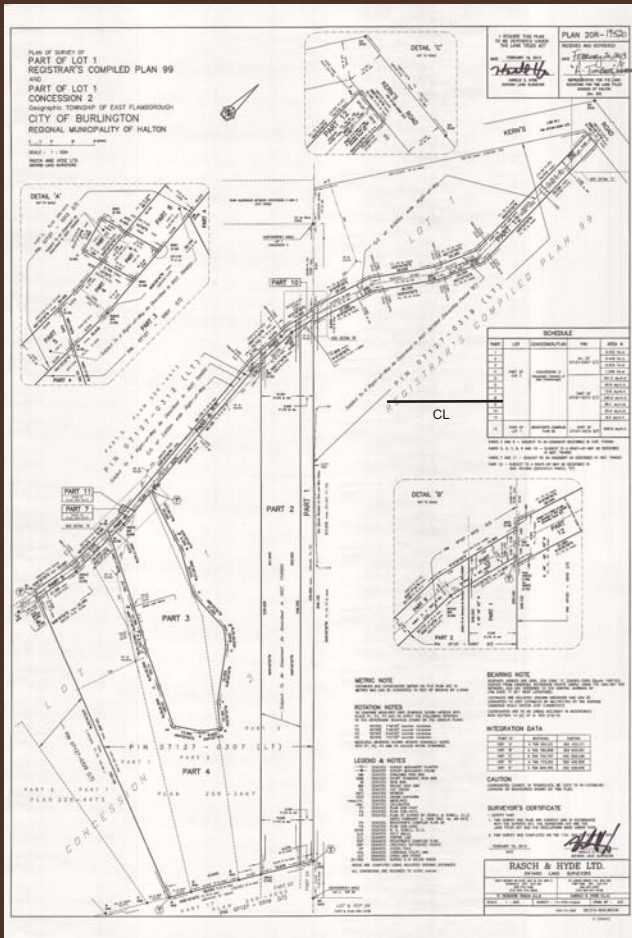


### ☞ Proposed Development:

An application for a development permit has been conditionally approved to remove an existing 2000 sq. ft. home and construct a 2000 sq. ft. home (185.8 m) with a maximum height of approx 28 feet (8.53 m) within the existing building envelope. The proposed dwelling will be located on approx .75 acres (.3 ha) of the 5.2 acre lot (2.1 ha). The remaining 4.45 acres (1.8 ha) will remain as conservation lands and conveyed to Conservation Halton.

### ☞ Reports Available:

The following reports are available subject to signing a Confidentiality Agreement: Development Permit, Septic System drawing, Geotechnical Investigation report and the Agreement of Purchase and Sale. A copy of the survey and area overview forms part of this package.



### ☞ Offer Submission Date:

All submissions are requested to be submitted by December 21st, 2013 for initial review. Vendors form of Agreement of Purchase and Sale will be used. Offers are to be submitted to the attention of:

**Fran Garrett**

Royal LePage Real Estate Services, Ltd, Brokerage  
 frangarrett@royallepage.ca  
 905-845-4267 (office) 905-466-4713 (direct)

### ☞ Purchase Details:

Offered at:	\$650,000
Deposit:	5% with submission of offer, additional 5% within 48 hrs following acceptance of offer
Municipal Taxes:	\$6,765.68 for 2013
Legal Description:	Plan 20R 19520, Part of Lot 1, Concession 2
Seller:	Ontario Infrastructure and Lands Corporation

