

±8 ACRES OF PRIME DEVELOPMENT LAND AVAILABLE



subject

Westhills master
planned
community

List Price \$5,740,000

LAND SIZE:

8.093 Acres

ZONING:

RM2A
ATTACHED HOUSING

LEGAL DESCRIPTION:

Lot A Plan EPP77127 Section 87
Land District 30PID: 030-643-279

ADDRESS:

1300 VALEMOUNT CRT VICTORIA V9B 5Z1

LOCATION:

The Property is situated in a highly visible location along Westshore Parkway and is just a 5 minute drive to Langford's main commercial core. With easy access to the Trans Canada Highway (#1), the location provides for easy servicing of Langford, up-island and Downtown Victoria.

SUMMARY:

Unique opportunity to purchase a development property located in the service rich municipality of Langford. The site is approximately 8 acres situated along Westshore Parkway - connector to Westhills. The property is currently zoned for attached housing however other zoning may be possible.

Matt Loken

PERSONAL REAL ESTATE CORPORATION

Matt Loken

250.213.1545 Mobile
matt@mattloken.com

SITE MAP



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Current Zoning

Currently the site is zoned and is ready for final design. The site is gently sloping with a steep area to the East that is allocated for greenspace. The attached layout will accommodate 82 townhomes. Higher density may be achieved (current design is configured for 3 bedroom townhomes approx. 1600 sq feet).

HIGHLIGHTS

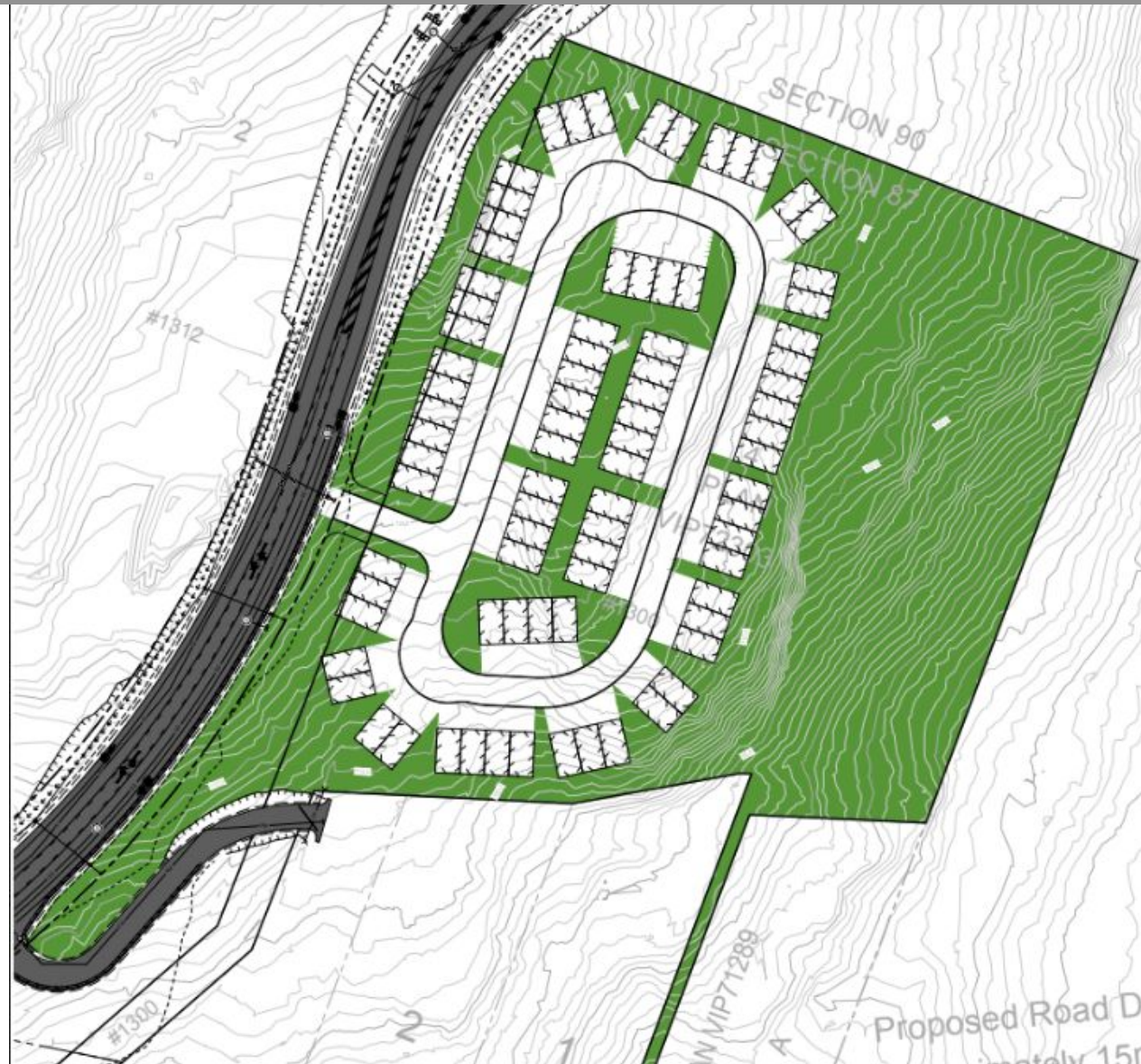
- Great visibility
- Neighbouring Westhills and all its amenities
- Generous greenspace and landscaping

SUMMARY

- List Price: \$5,740,000
- Lot Size: 8.093 Acres
- Price Per Acre: \$709, 255
- Price Per Unit: \$70,000

LOCATION HIGHLIGHTS

- Minutes away from several lakes, trails and parks.
- Close proximity to grocery, fitness, coffee shops etc.
- Ocean and mountain views



OPTION TO REZONE SINGLE FAMILY LOTS

If desired, the property could be rezoned to single family lots. Attached is a concept layout that was completed by the current owners for 54 lots (approx 26 would allow suites). This scenario would allow the buyer to retain a large portion of land to the east for future development.

HIGHLIGHTS

- Great visibility
- Neighbouring Westhills and all its amenities
- Remainder parcel to the east for future development.

SUMMARY

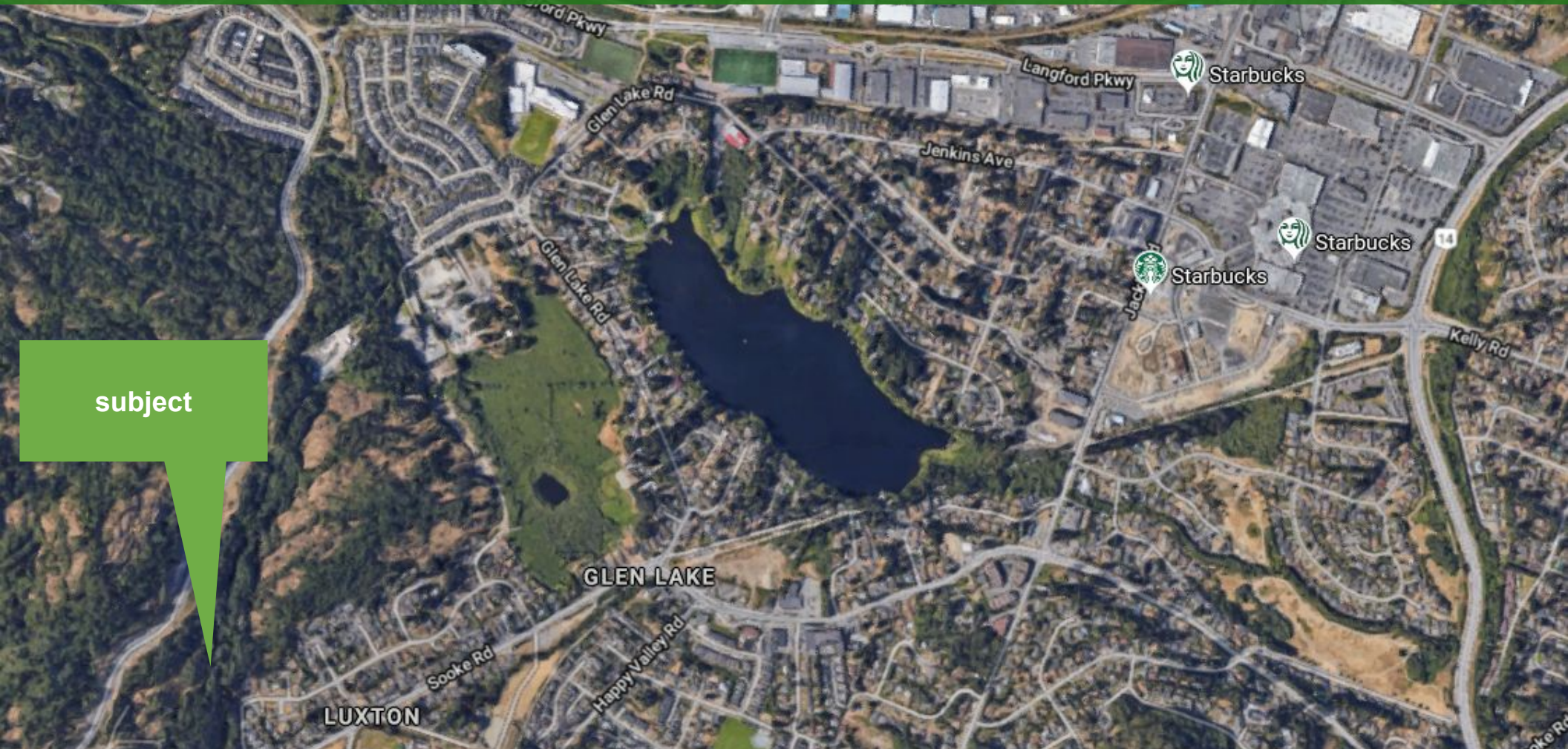
- List Price: \$5,740,000
- Lot Size: 8.093 Acres
- Number of Lots: 54
- Price Per Lot: \$106,296

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