



## Kettleby Lot

**Location: King**

**Acreage: 3/4 Acre**

**Price: \$749,000.00**

**Presented by**

**Murray Snider,**

Sales Representative

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### **Kettleby Lot**

This is the last building lot available within a 6 lot development in historic hamlet of Kettleby.

3/4 acre lot with 128 ft. frontage and max. depth of 270 ft.

The lot overlooks a protected valley and forested area to the south and east, affording great southerly views.

The topography is well suited to a walk-out basement, servicing will be on individual well and septic system.

The house design will have regard to the Kettleby Architectural Guidelines and shall have a max floor area of 3,500 sq. ft. excluding basement.

This is the last area designated for development within this settlement area, located on the Oak Ridges Moraine.

Very scenic, small community with great charm and character. Easy access to Hwy 400, private schools and several premier golf courses.

The seller has building experience and is willing to build a custom home to suit or to provide project management.

Sale of the lot will be subject to HST.

Kettleby Architectural Guidelines:

<http://www.king.ca/Government/Departments/Planning/Documents/Design%20Guidelines/Village%20of%20Kettleby%20Design%20Guidelines.pdf>