

Site Plan Approved 67-unit residential development • ±4.32 acres of land



New Asking Price

Being sold under Power of Sale

16 FERNWOOD DRIVE

SIMCOE, NORFOLK COUNTY, ON

CBRE

**LAND
SPECIALISTS**

The Offering

16 Fernwood Drive, Simcoe, Norfolk County ON

16 Fernwood Drive in Simcoe, Norfolk County ON (the "Site" and/or "Property") is being sold under Power of Sale. The Site is the remaining phase of Norfolk Meadows Residential Subdivision. Draft Plan Approval of Subdivision was approved along with a Zoning By-Law Amendment and a Site Plan Application. The approved development consists of 67 residential units, including 43 townhouse units and 24 stacked townhouse dwellings. Full municipal services are available to the lot line.

The Property is in the Town of Simcoe within Norfolk County which is situated near the shores of Lake Erie. The Town of Simcoe is the largest community within the County and is the commercial and residential hub of the area. The Site benefits from a multitude of amenities in close proximity to the Site, including Norfolk General Hospital, grocery stores, restaurants, shopping plazas and more.

Site Details

- AC** Size ± 4.32 ac.
- OP** Official Plan Urban Residential
- ZBL** Zoning R4 - Residential
- DEV** Approved Development 67 residential units total
43 towns & 24 stacked towns



Draft Plan of Subdivision

Concept Plan



Development Overview

- 67 residential units
- 43 townhouse units
- 24 stacked townhouse units

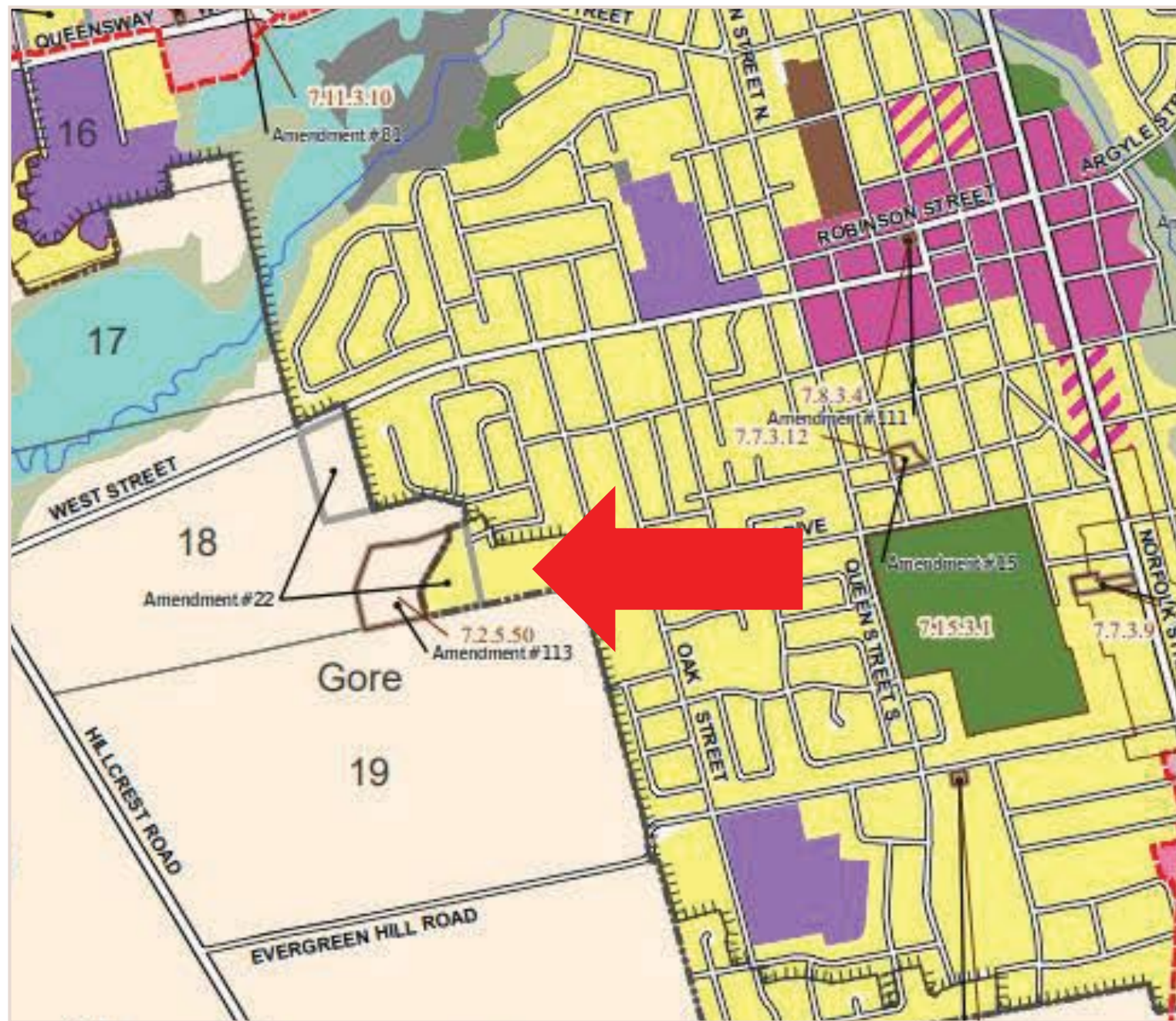


Planning & Policy

Official Plan & Zoning By-Law

Legend

Agricultural	Shopping Centre Commercial	Built Boundary
Hazard Lands	Commercial	Special Policy Area
Provincially Significant Wetland	Protected Industrial	Site Specific Policy Area
Hamlet	Industrial	Industrial Influence
Resort Residential	Major Public Infrastructure	Marine Use in Hazard Lands (Section 7.3.1(g)(iii))
Urban Residential	Major Institutional	Urban Area Boundary
Mixed Residential/Commercial	Parks & Open Space	Hamlet Area Boundary
Downtown	Urban Waterfront	Resort Area Boundary

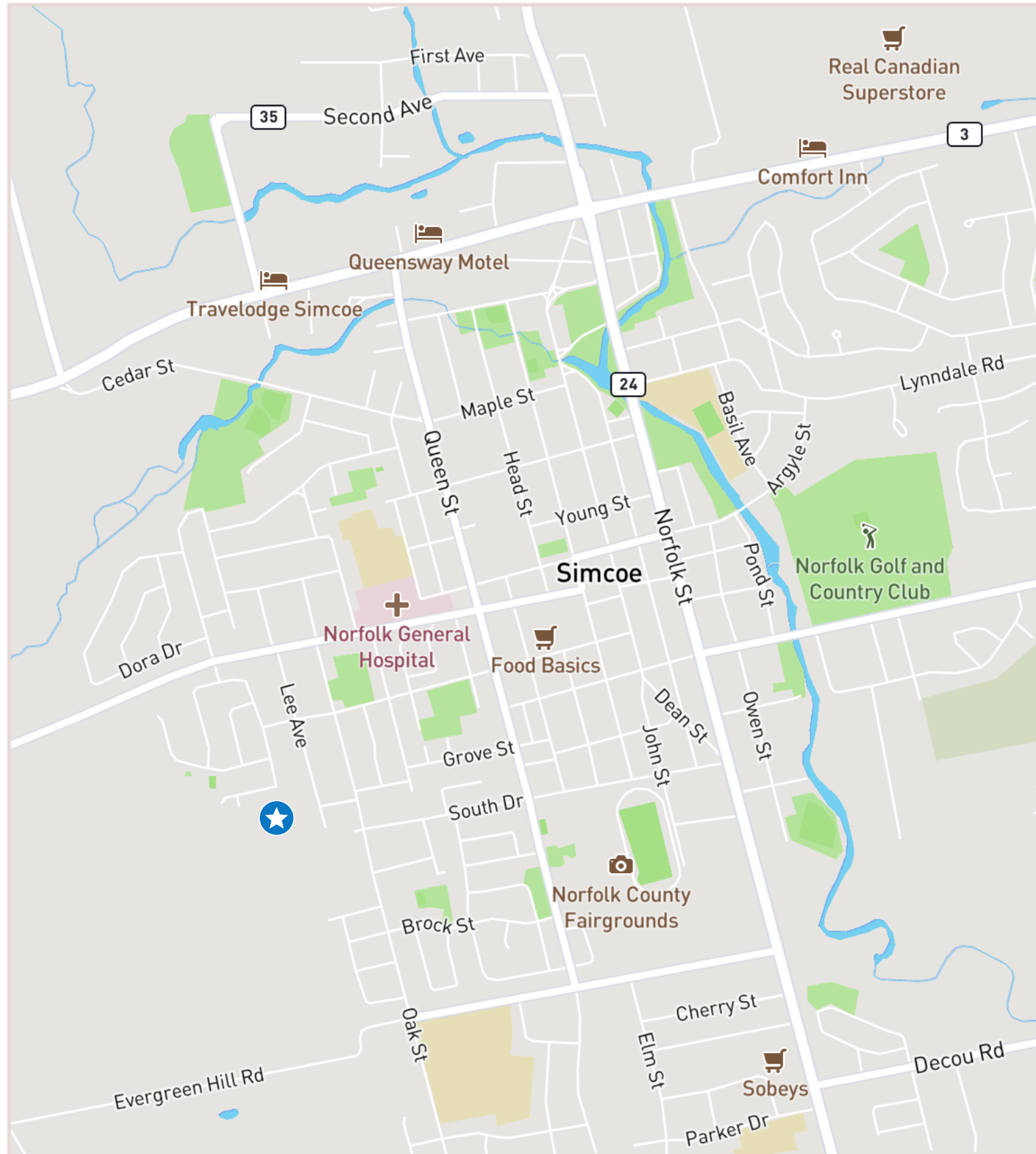


A zoning by-law amendment was approved designating the site R4 - Residential



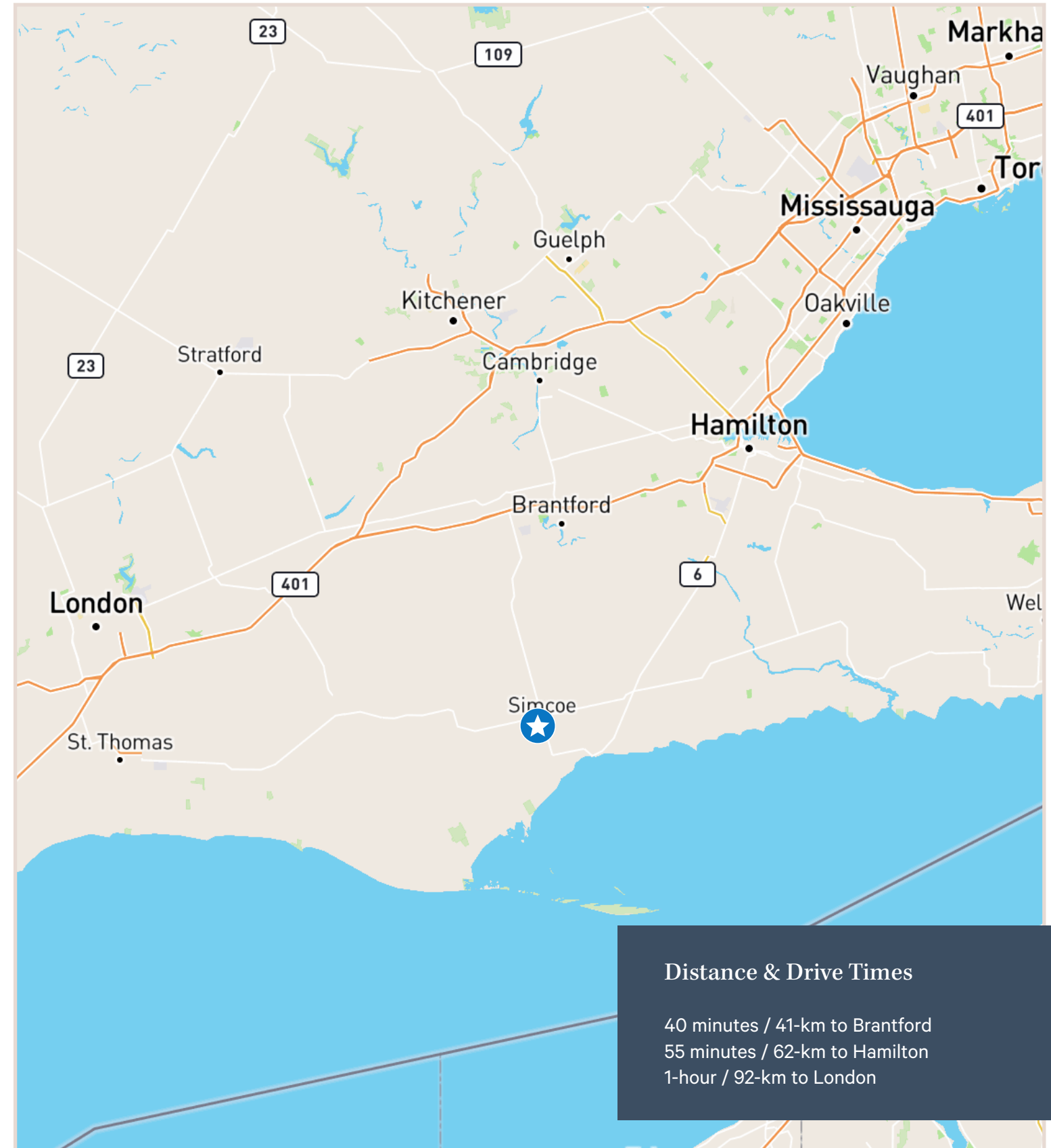
Location & Amenities

Town of Simcoe



Regional Location

Norfolk County



Due Diligence

Supporting material that is relevant to this offering will be made available in CBRE's confidential online property library. Prospective purchasers seeking access are asked to complete this offering's Confidentiality Agreement electronically using the CA submission button below:

[CLICK HERE TO SUBMIT CA](#)

- Engineering Drawings - Stamped
- Environmental Impact Study
- Environmental Site Assessment - Phase 1
- Environmental Site Assessment - Phase 2
- Geotechnical Investigation
- Landscape Drawings - Stamped
- Record of Site Condition
- Site Plan - Stamped

Offering Process

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. All offers are requested to be submitted electronically to:

Jason Child*
Senior Vice President
+1 416 495 6246
jason.child@cbre.com



NEW Asking Price:
\$5,900,000

**LAND
SPECIALISTS**

Ian Hunt*
Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

Jason Child*
Senior Vice President
+1 416 495 6249
jason.child@cbre.com

Torey Ferrelli
Sales Representative
+1 416 495 6246
torey.ferrelli@cbre.com

Daniel Satoor*
Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

Allison Conetta
Sales Representative
+1 416 495 6287
allison.conetta@cbre.com

* Sales Representative | All outlines approximate

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DM TI Spatial, Environics Analytics, Microsoft Bing, Google Earth 03/2024.

CBRE

CBRE Limited, Brokerage
2005 Sheppard Ave E
Suite #800
Toronto, ON, M2J 5B4
www.cbre.ca