

VIEW SOUTHWEST

Community of Tottenham

BEING SOLD UNDER POWER OF SALE

7
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1
8

4TH
LINE

± 25.49 ACRES • TOTTENHAM, ON

7018 Fourth Line

4TH LINE

Woodington Lake Golf Club

LAND
SPECIALISTS

CBRE

THE OFFERING

CBRE Limited is pleased to present under Power of Sale, 7018 Fourth Line in the Community of Tottenham, within the Town of New Tecumseth (the "Site" and/or "Property"). This Site consists of \pm 25.49 total acres of land fronting on the north side of Fourth Line, abutted primarily by the Woodington Lake Golf Club to the west and north, and abutting privately owned farmland to the east. There are several existing on-site improvements including a three (3) bedroom and two (2) bathroom detached single family dwelling of approximately 1,477 sq. ft. in size alongside a series of ancillary barn structures including a \pm 2,040 sq. ft. Type IV Insulated Barn, a \pm 935 sq. ft. Type III Uninsulated Barn, a \pm 415 sq. ft. Type III Uninsulated Barn, and a \pm 11,160 sq. ft. Coverall. This Site presents an excellent opportunity to acquire a single family residential property on a large-scale lot.

Site Details

Address	7018 4th Line
Community	Tottenham
Town	New Tecumseth
Nearest Intersection	Adjala-Tecumseth Townline & 4th Line
PIN	581700257
Total Area	\pm 25.49 acres
Frontage	\pm 505 feet along 4th Line
Depth	\pm 2,210 feet maximum depth
Official Plan	Oak Ridges Moraine Countryside Area
Zoning By-law	ORM Countryside Rural
Improvements	\pm 1,477 sq. ft. single detached dwelling featuring 3-bedrooms, 2-bathrooms \pm 2,040 sq. ft. Type IV Insulated Barn \pm 935 sq. ft. Type III Uninsulated Barn \pm 415 sq. ft. Type III Uninsulated Barn \pm 11,160 sq. ft. Coverall



EXISTING ON-SITE IMPROVEMENTS

VIEW NORTH

7018 Fourth Line

± 11,160 sq. ft. Coverall

± 935 sq. ft. Uninsulated Barn

± 415 sq. ft. Uninsulated Barn

± 1,477 sq. ft. Single Family Dwelling

4TH LINE

The Site is currently improved with a:
± 1,477 sq. ft. single detached dwelling, a ± 2,040 sq. ft. Type IV Insulated Barn, a ± 935 sq. ft. Type III Uninsulated Barn, a ± 415 sq. ft. Type III Uninsulated Barn, & a ± 11,160 sq. ft. Coverall

Front of House



Rear of House



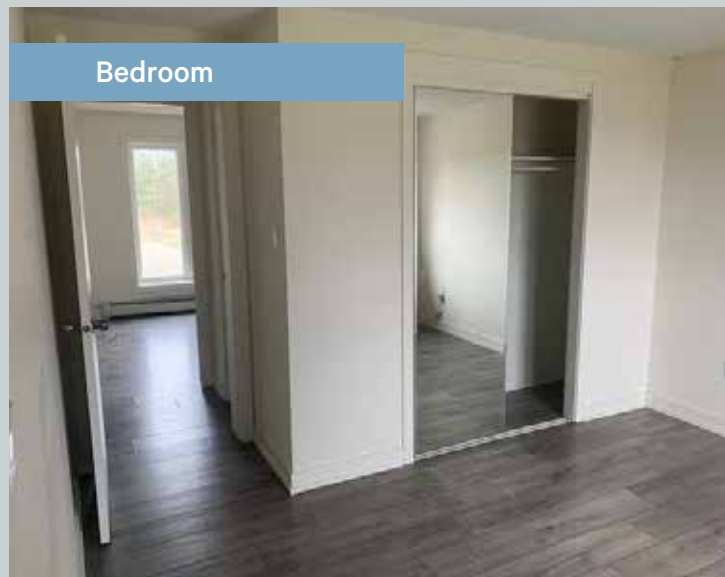
Living Room



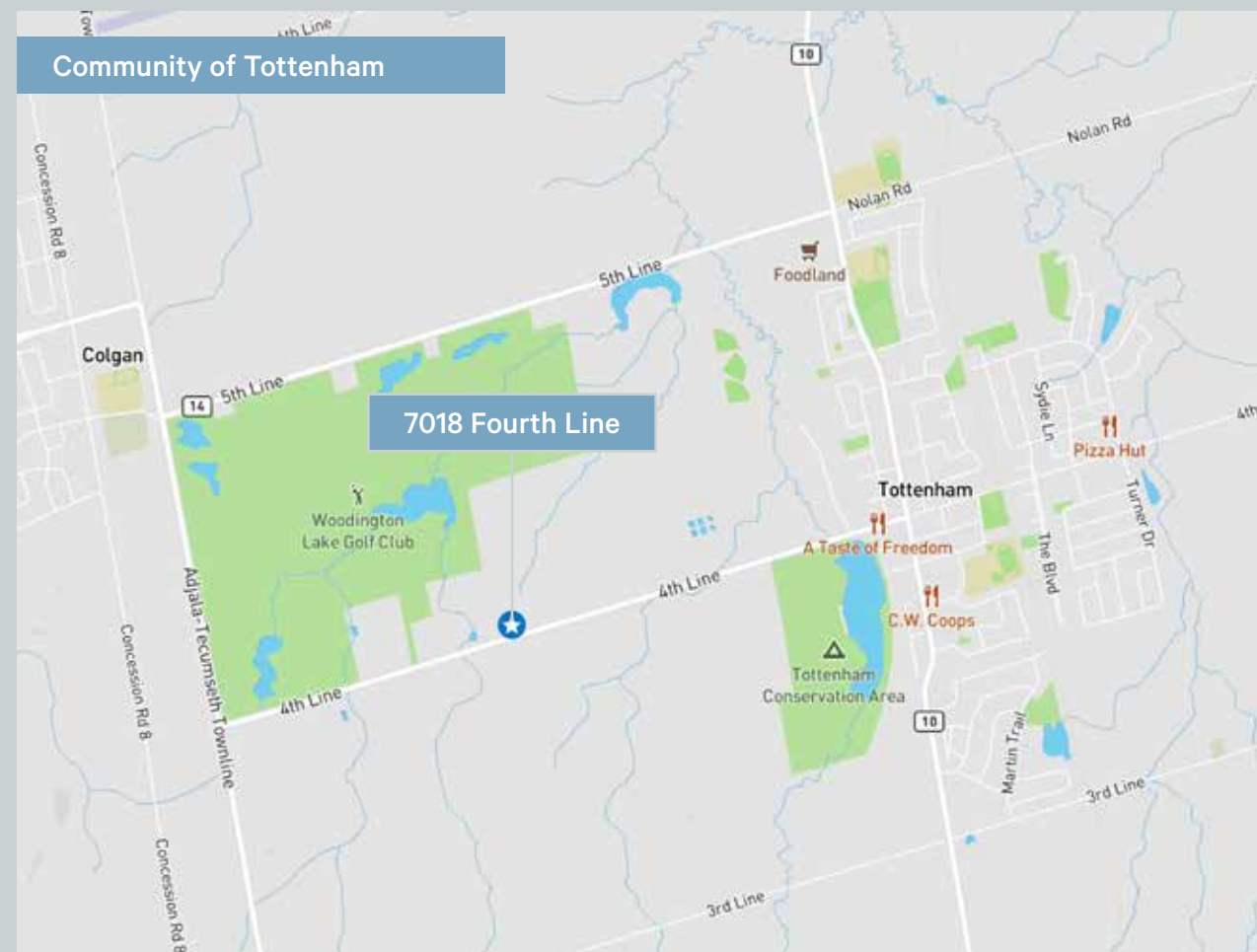
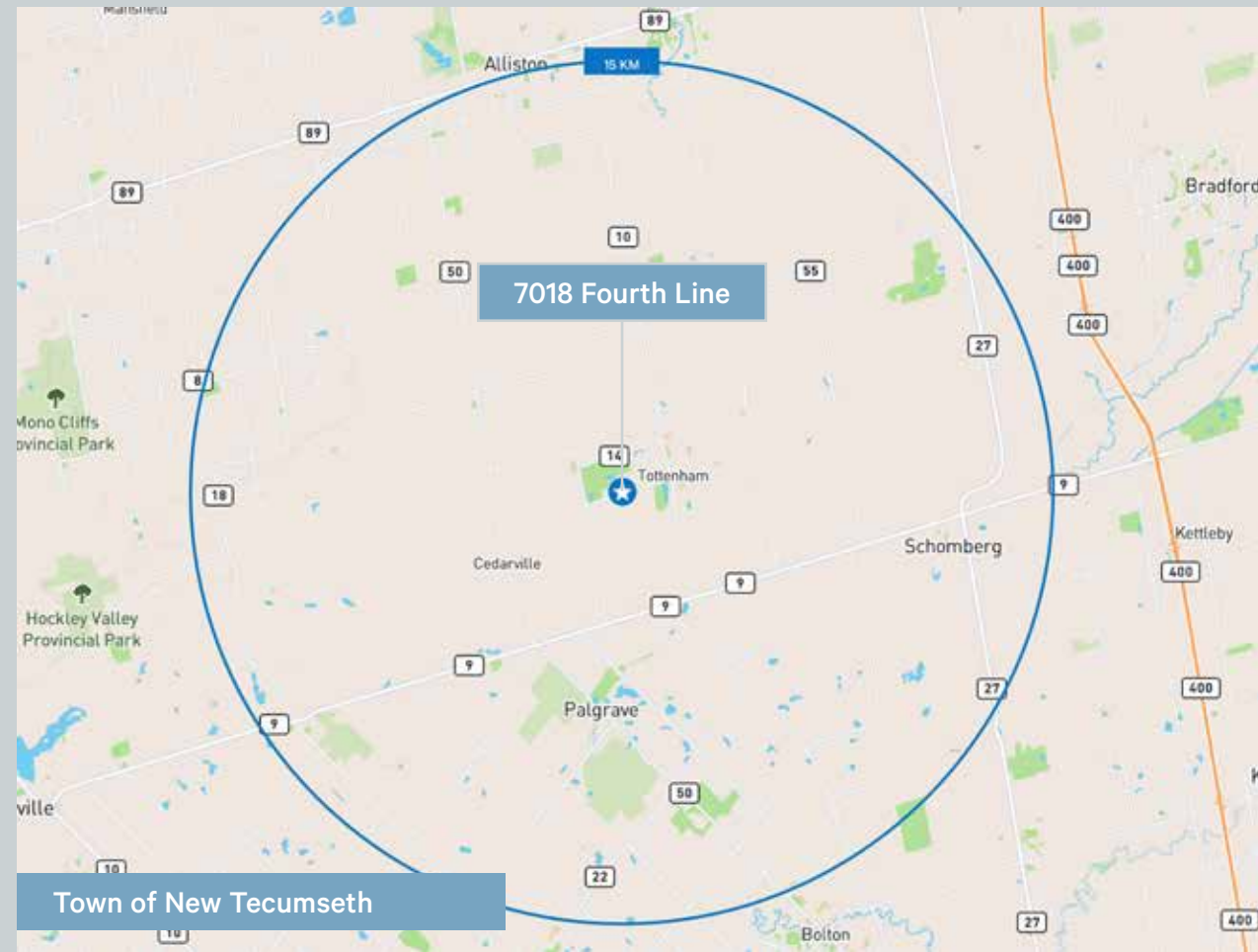
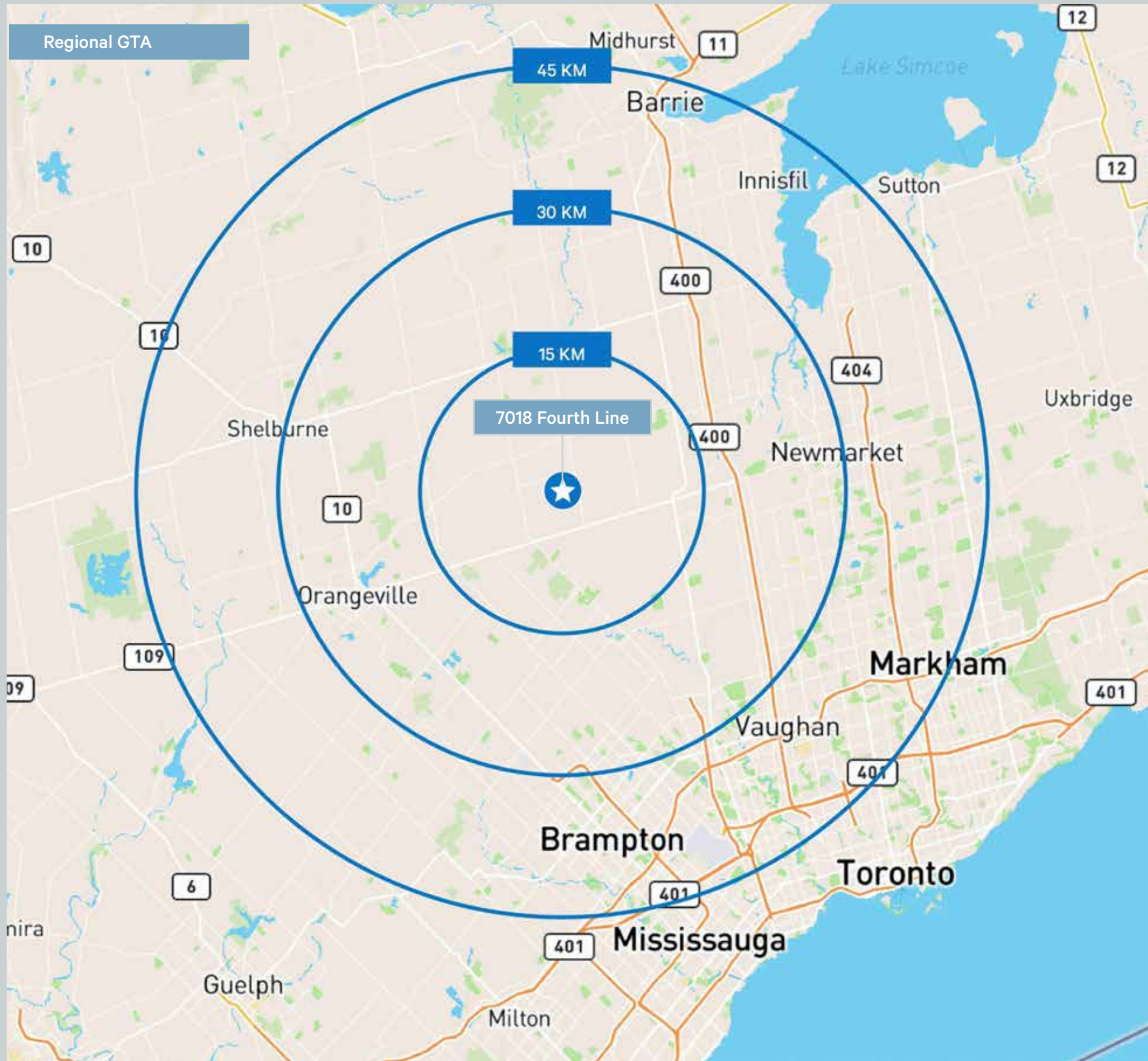
Kitchen



Bedroom



LOCATION OVERVIEW - REGIONAL (GTA), TOWN, COMMUNITY MAPS



7018
4TH
LINE

ASKING PRICE: \$1,900,000

Offering Process

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Property is being sold on an as-is where-is basis. All offers should be submitted electronically to:

Ian Hunt
Senior Vice President
+1 416 496 6268
ian.hunt@cbre.com

7018 Fourth Line



VIEW FROM ABOVE

LAND
SPECIALISTS

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CBRE

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* Sales Representative | All outlines approximate