

For sale



OLT Draft Plan approved site

18 estate lots varying in size from 1.7-2 acres

655 Cramer Road, Dundas

Bob Budd

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**AVISON
YOUNG**

The opportunity

Avison Young Commercial Real Estate Services LP, is pleased to represent 1376412 Ontario Limited in offering for sale Alayche Estates, a sprawling 38.4-acre blank canvas recently draft plan approved by the Ontario Land Tribunal (OLT). This approval should pave the way for a smooth transition from land purchase to the development of 18 estate sized lots. While positioned in the rural countryside, the site is minutes away from shopping and all necessary conveniences and amenities.

Lot sizes will range from 1.7 to nearly 2 acres and most of the lots will back into existing wooded conservation land, which should make these lots very attractive to future home buyers. The site advantages don't stop here.

Alayche Estates is situated at the top of a hill in the scenic rolling countryside north of Dundas, ON. The lands to the immediate south and south-east have already been developed with estate type residences on similar size lots and new home buyers can pass through this prestigious neighbourhood to reach their new home.

There are even more reasons why families will be attracted to this new enclave of custom-built homes. Numerous natural landforms exist in the vicinity. These include cascading waterfalls, creeks and valley lands, gorges, nature trails and nearby conservation areas.

Alayche Estates is an impressive land asset. It will be of interest to a qualified developer, a consortium of custom home builders or an investor seeking the potential for future capital appreciation.

To truly appreciate the purchase opportunity, don't miss the visionary development potential brought to life in the below 3D video presentation.

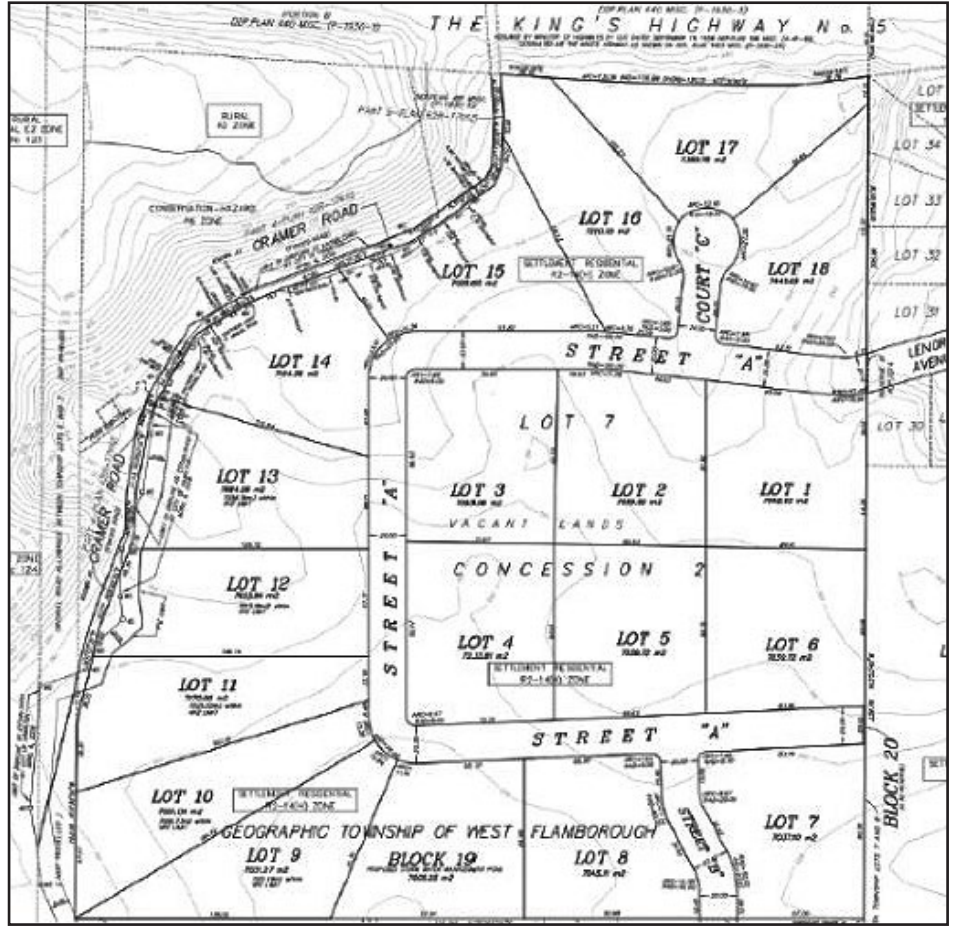
Now is the time to act. Take advantage of reduced and delayed DC's, potential HST rebates and other municipal, provincial and federal government incentives yet to be announced. To assist the buyer, the Seller would consider a VTB for a qualified buyer, subject to the offering price and other terms and conditions.

For further information regarding this enticing development opportunity, please contact the listing agent for pricing guidance, the offering process and to arrange for a personal tour of the immediate area.



[Click to view video](#)

OLT approved Draft Plan



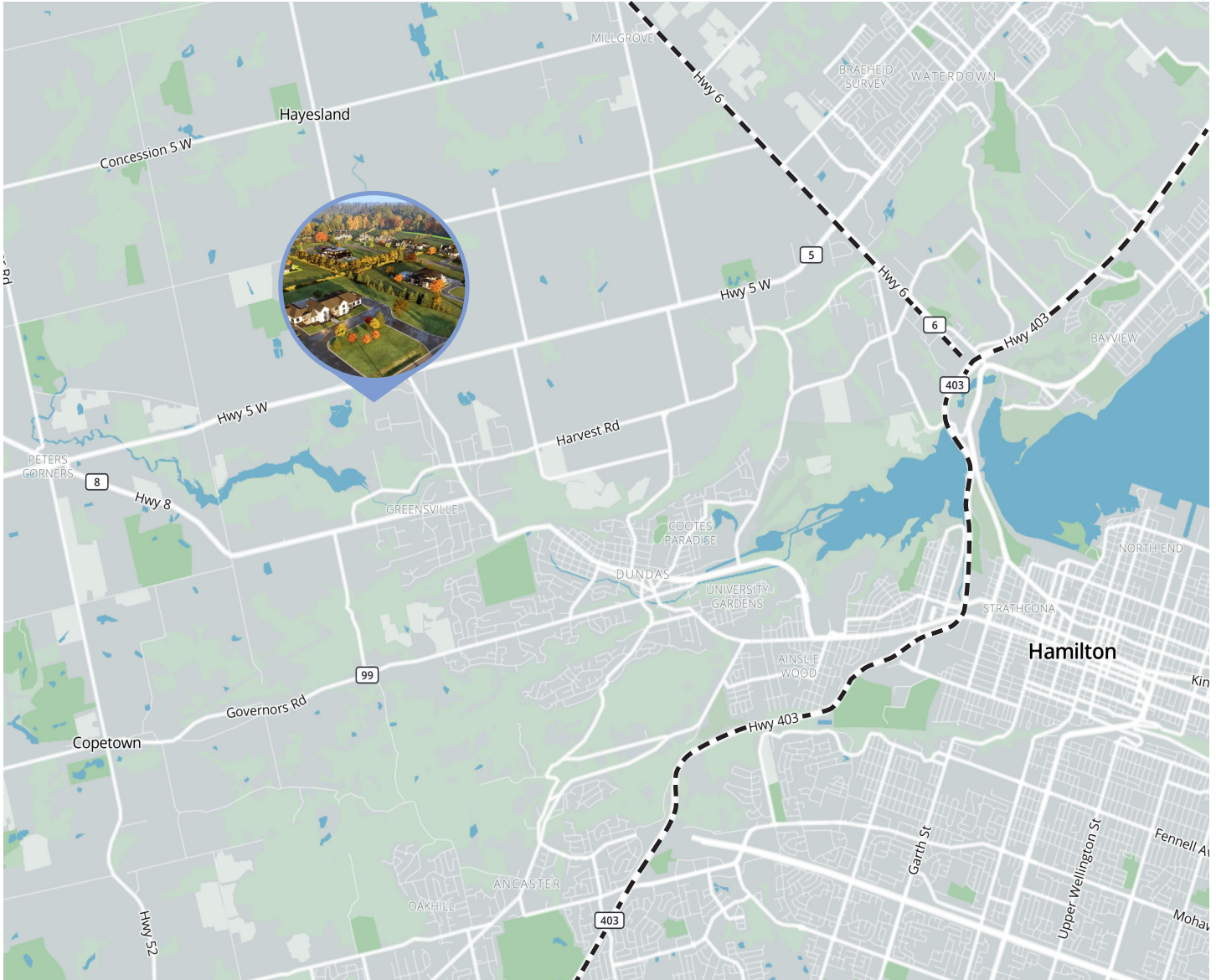
The location

POPULATION

803 **33,998** **635,495**
Neighbourhood Community City (Hamilton)

AVERAGE HOUSEHOLD INCOME

\$211,467 **\$169,741** **\$132,163**
Neighbourhood Community City (Hamilton)



| | |
|--------------------------------------|-------------------|
| Downtown Dundas | 8 minutes |
| Flamborough South Centre / Waterdown | 12 minutes |
| McMaster University | 13 minutes |
| Downtown Hamilton | 20 minutes |
| Downtown Burlington | 20 minutes |

| | |
|-------------|-------------------|
| Highway 6 | 7 minutes |
| Highway 403 | 13 minutes |
| Highway 407 | 15 minutes |
| Highway 401 | 24 minutes |



Land for sale

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**Get more
information**

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