



Presented by:

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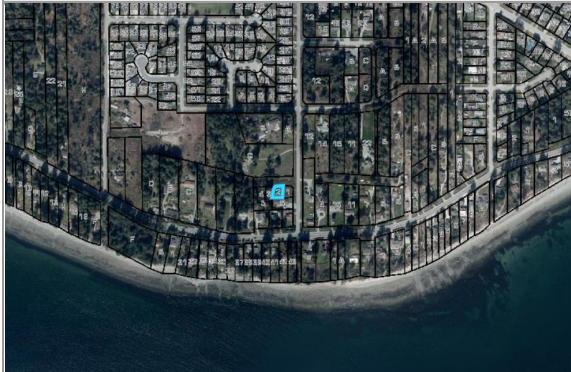


Active
R2553756
Board: V
Other

6315 BURDETT ROAD

Sunshine Coast
Sechelt District
V0N 3A7

Land
\$399,000 (LP)
(SP)



Sold Date:		Original Price:	\$399,000
Frontage (feet):	58.00	Subdiv/Complex:	
Meas. Type:	Feet	P.I.D.:	031-155-537
Frontage (metres):		Taxes:	\$0.00
Depth:	103	For Tax Year:	2020
Price/SqFt:		Zoning:	R1
Sub-Type:		Rezoneable?	
Flood Plain:			
Exposure:	South		
Permitted Use:			
Title to Land:	Freehold NonStrata		
Tour:			
View - Specify		Ocean	

Lot Area	
Acres:	0.12
Hect:	0.05
SqFt:	5,389.00
SqM:	500.65

Sanitary Sewer: **At Lot Line**
 Storm Sewer: **At Lot Line**
 Water Supply: **City/Municipal**
 Electricity: **At Lot Line**
 Natural Gas: **At Lot Line**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing:
 Property in ALR/FLR:
 Information Pkg: **Yes**
 Sign on Property:
 Sketch Attached: **No**
 Property Disclosure: **Yes**
 Trees Logged in last 2yr?: **Yes**

Legal: **LOT 4, PLAN EPP96253, DISTRICT LOT 4293, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences:
Restrictions: **Mandatory Building Scheme**

Listing Broker 1: **RE/MAX City Realty**
Listing Broker 2:
Listing Broker 3:

Newly Subdivided south facing Lots across from the Ocean in West Sechelt. Building scheme will be in place soon. District of Sechelt requires purchasers to follow DP8. Purchase price is plus GST. Building scheme to be listed soon.



SCRD Maps

Property Report

6315 BURDETT RD

3/18/2021

Folio: 570.06340.315 PID: 031-155-537

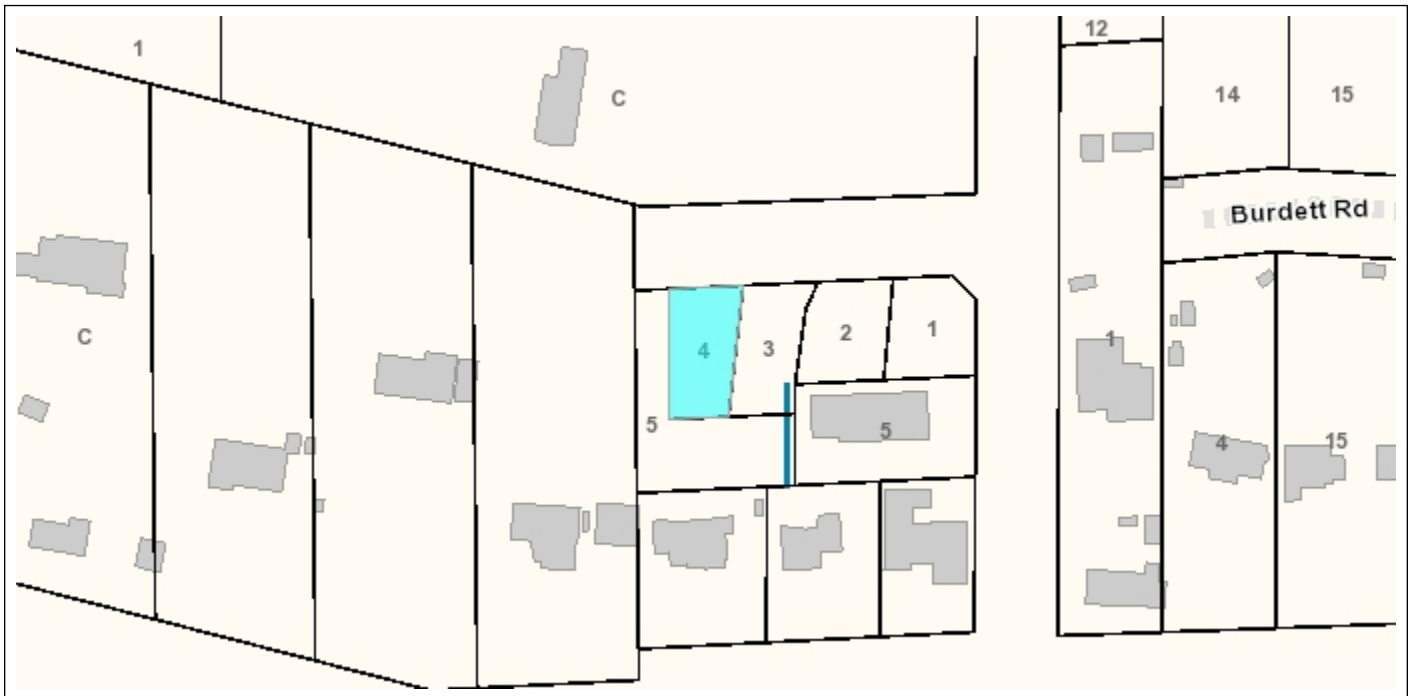
Address: 6315 BURDETT RD

Jurisdiction: Sechelt

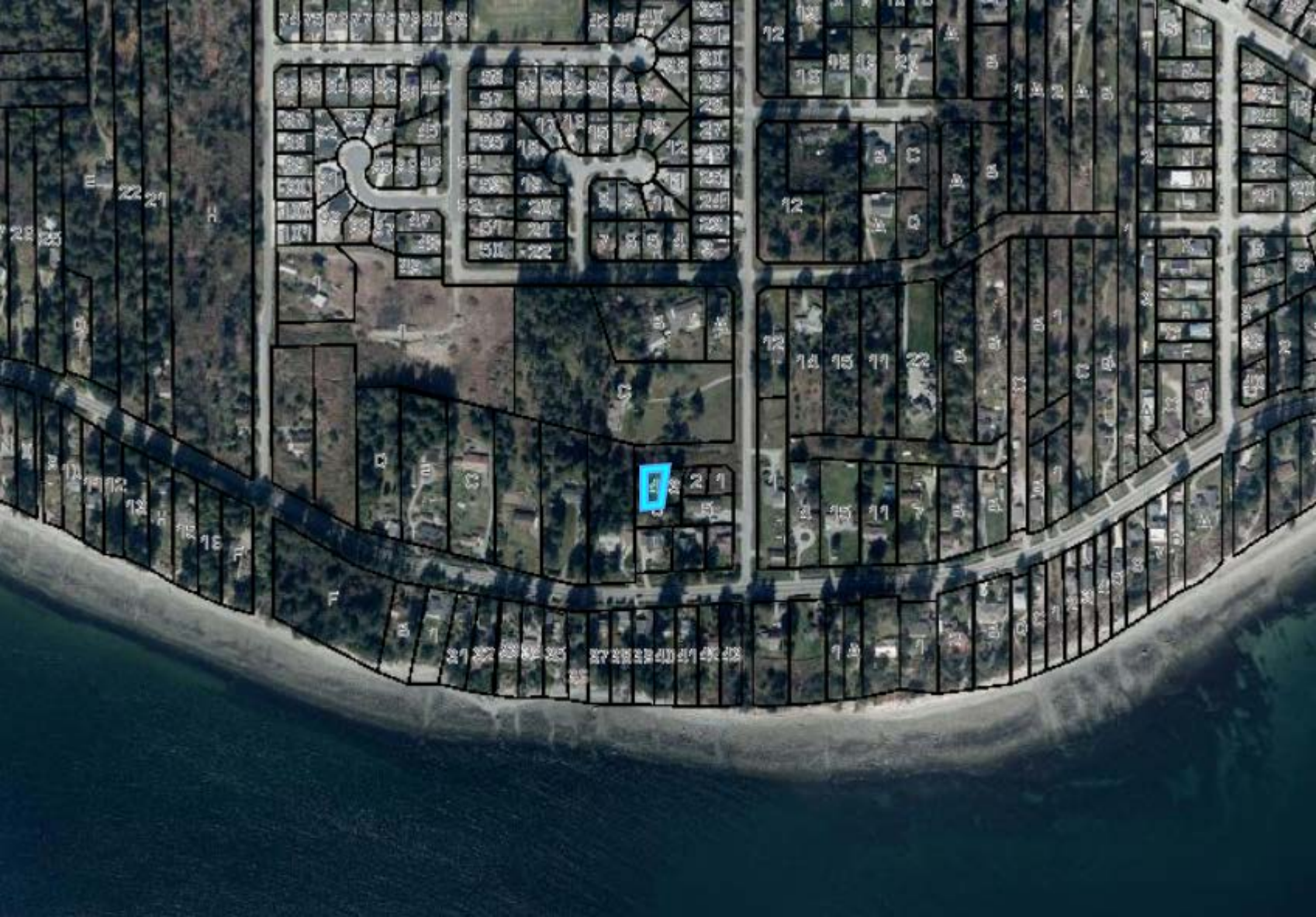
Lot: 4 Block: Plan: EPP96253 District Lot: 4293

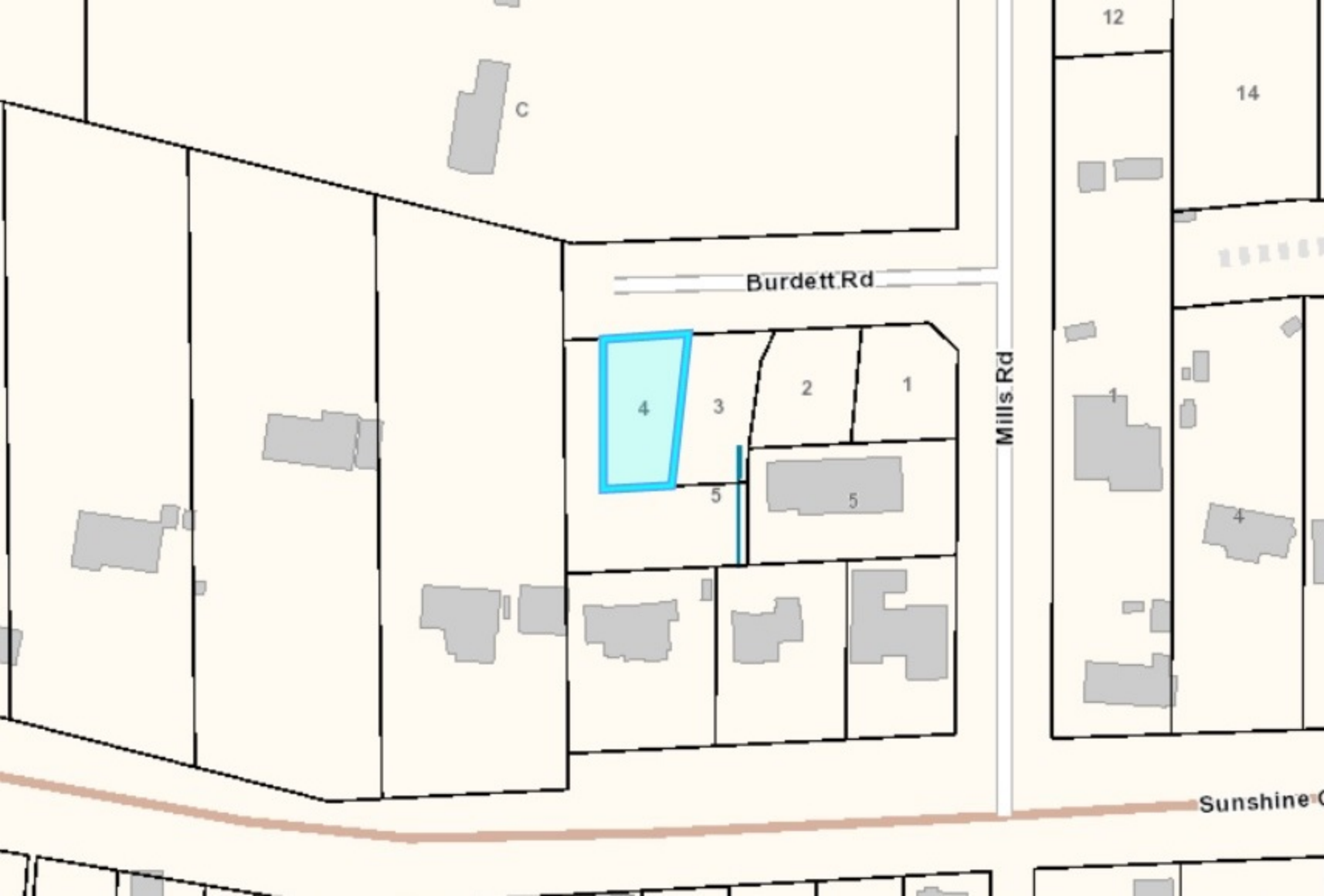
2021 Assessed Value: 240000 Land Value: 240000 Improvement Value: 0

Approximate Lot Size (BC Assessment): 5389 SQUARE FEET









Total: 312.77 ft

58.74 ft

103.04 ft

103.75 ft

47.24 ft

5

4

3

