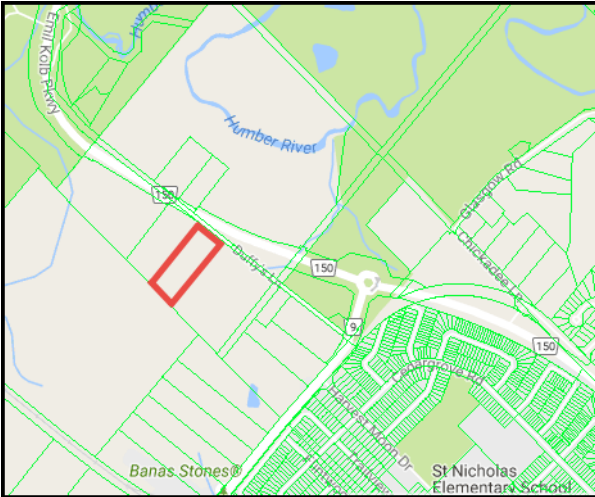


Property Opportunity Bolton ON. 14096 Duffys Lane \$3,290,000.00



Property Fabric

Aerial View

DESCRIPTION

Rare and Prime Land Opportunity in the Duffy's Lane Future Development area of Bolton. The property was subject to a Town of Caledon assessment to permit future settlement boundary expansion. Through the plan review process the area has the potential to be integral part of the expanding growth of Bolton with schools and shopping within 5 min.

PROPERTY INFORMATION

Acreage:	Ac 4.9	Buildings	Existing Bungalow/Garage
Property Type:	Agriculture	Lot Dimensions:	Irregular
Taxes:	\$8,200	Fronting on:	Emil Kolb Parkway
Services:	H, Propane, Septic, Well	PIN:	143290069
Zoning:	A1	Official Plan:	Under Review



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Contact:

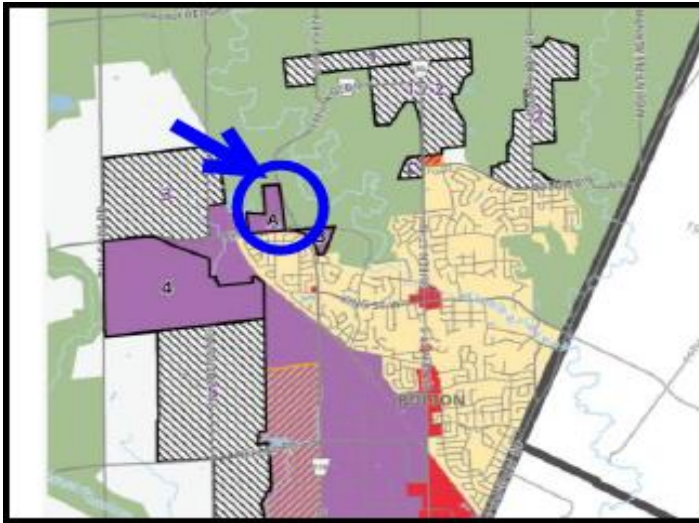
Karl Walsh 647-986-4929

Bruna Grogan 905-857-0651

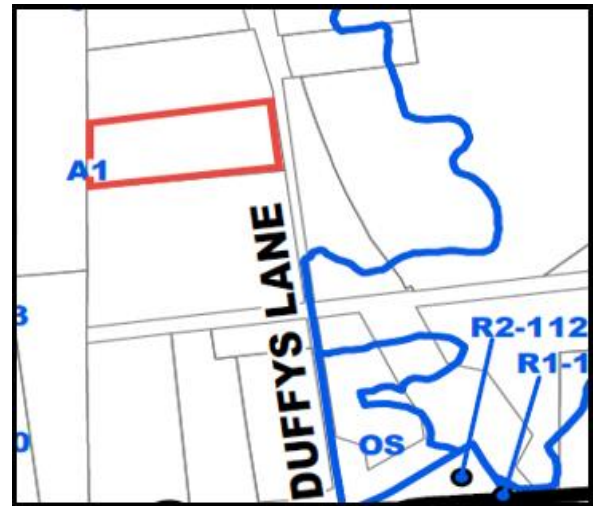


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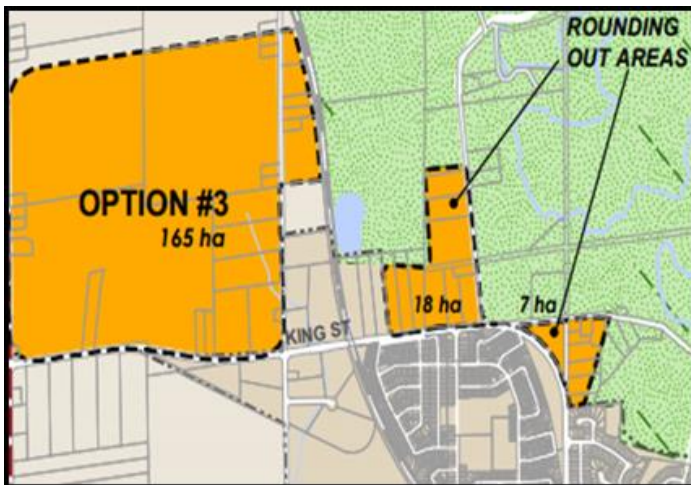
Existing Zoning & Official Plan



Official Plan: Duffys Lane Rounding Out



Zoning – A1



The Duffys Lane is part of the Bolton Settlement Boundary Review being undertaken by Region of Peel and Town of Caledon. Recent study comments suggest that the area has the attributes for consideration for future growth and a “Logical Expansion of the Bolton Settlement Boundary Expansion” and be considered as part of the options being considered.

Planning and Engineering items need to be resolved before defined land uses are considered



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