

January 27, 2017

Private Sale: Ancaster Village Building Lots

We are the current owners of two prime building lots located in the heart of old Ancaster Village. Both lots are fully serviced and ready to build. The municipal address, dimensions and asking price of each are as follows:

51 Sulphur Springs, Ancaster, ON \$479,900 + HST

- 81 feet frontage (24.7 meters)
- 147 feet east side (45.1 meters)
- 179 feet west side (54.8 meters)
- 124 feet rear (38.0 meters)

22 Queen Street, Ancaster, ON \$459,900 + HST

- 69 feet frontage (21.1 meters)
- 209 feet north side (63.7 meters)
- 209 feet south side (63.7 meters)
- 69 feet rear (21.1 meters)

I have provided, for your convenience, the current City approved Grading Plan, Schedule of Development Costs (as of August 17, 2016) and a map of location.

This is a private sale by us, the owners, and I am more than happy to deal directly with yourselves or will cooperate with a buyer's agent. I may be contacted at **(905)570-3360** or **neilcairns@silverstonehomes.ca**

Sincerely,



Neil Cairns
President

Please Note: Both lots fall outside the jurisdiction of the Niagara Escarpment Commission and Parkland Dedication Fees have been paid.