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SELLS MORE REAL ESTATE THAN**

RE/MAX[®]

**COMPARATIVE MARKET ANALYSIS &
EXCLUSIVE MARKETING PROPOSAL**

PREPARED BY:

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REAL ESTATE BROKER

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RE/MAX
ESCARPMENT
REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED

Location Map: Part of Diltz Station Road (aka Diltz Road) - Dunnville



Location:
DILTZ STATION ROAD
GEOGRAPHIC TOWNSHIP OF MOULTON
WARD 5

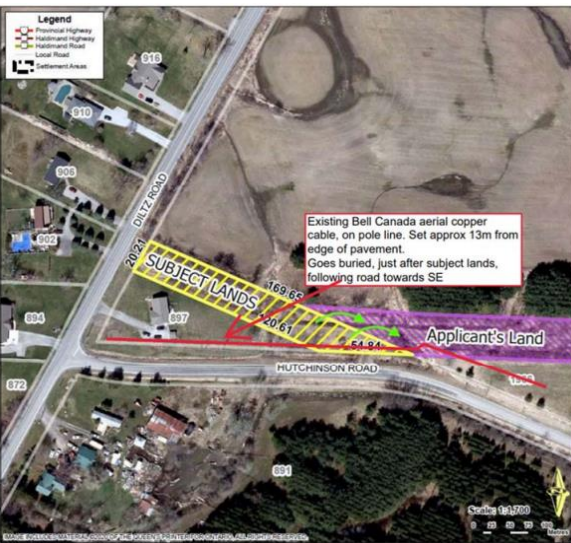
Legal Description:
PART OF ROAD ALLOWANCE BETWEEN MLT LOTS 15 & 16 CON 2 FROM CANBOROUGH RP 181909 PTS 1-3

Property Assessment Number:
N/A

Size:
0.72 Acres

Zoning:
RIGHT OF WAY

HALDIMAND COUNTY, ITS EMPLOYEES, OFFICERS AND AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR INACCURACIES, WHETHER DUE TO THEIR OWN NEGLIGENCE OR OTHERWISE. DO NOT USE FOR OPERATING MAP OR DESIGN PURPOSES. ALL INFORMATION TO BE VERIFIED.



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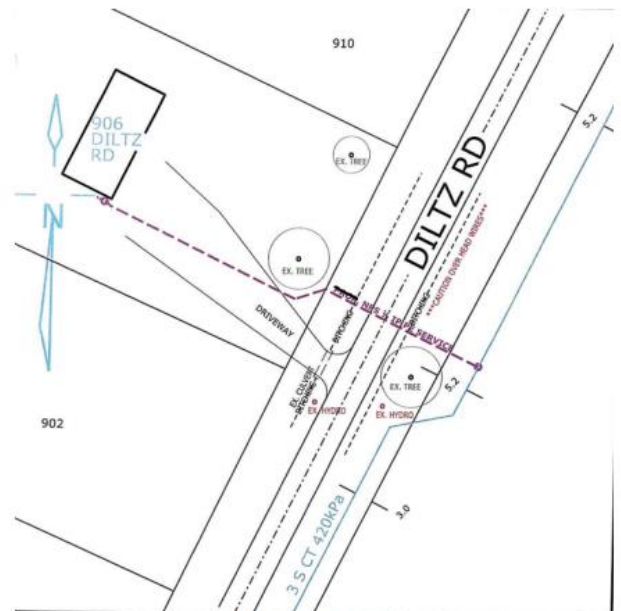
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SOURCE DOCUMENT INFORMATION		uniongas		District Ref. # :	District :
Issued Individual (Title Print)	Pipeline Certificate No. (TSSA)	AS - PROPOSED		CARS Ref. # : 484739	Branch : DUNNVILLE
Drawn By :	Ticket Number	Title : 906 DILTZ RD		BIS Project # :	Municipality :
Service Date	AM/FM Update By :	Description : ROAD CROSSING SERVICE		D.H.W.O. # :	MOULTON TWP.
Design Pressure : 420kPa	Test Device :	Drawn By : HW		Date Drawn : 16/11/08	Map Reference :



COMPARATIVE MARKET ANALYSIS

OWNER: THE CORPORATION OF HALDIMAND COUNTY

ADDRESS: PART OF DILTZ ROAD, DUNNVILLE

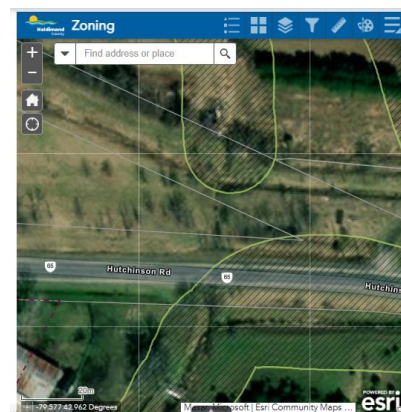
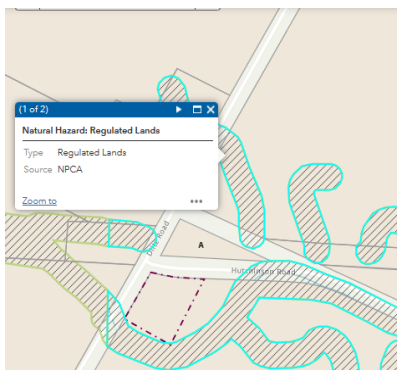
LEGAL: PART OF ROAD ALLOWANCE BETWEEN MLT LOTS 15 & 16 CON 2 FROM CANBOROUGH RP 181909 PTS 1-3

PROPERTY SIZE: 20.22 METERS (66.31) X IRREGULAR (120 + 169 METERS (393.7 + 524.93 FEET) 2913.74 M2 (0.72 ACRES)

LOCATION: THE SUBJECT PROPERTY IS LOCATED APPROXIMATELY 10KM'S NORTH OF DOWNTOWN DUNNVILLE. THIS PROPERTY IS LOCATED ON A COUNTRY PAVED ROAD IN AN AGRICULTURE & RESIDENTIAL AREA.

DESCRIPTION: THE SUBJECT LOT IS ZONED RIGHT OF WAY. IT IS REGULATED BY THE NPCA AND HAS MULTIPLE DRAINAGE ROUTES & DITCHING THROUGH SE AREA OF THE LOT. THIS LOT IS BEST SUITED FOR DRIVEWAY ACCESS FOR THE APPLICANTS LOT. THE SUBJECT LOT ON ITS OWN COULD REQUIRE A LOT OF WORK FOR IT TO BE A POTENTIAL BUILDING LOT. THE SUBJECT LOT HAS NPCA REGULATIONS & HALDIMAND COUNTY APPROVALS IN REGARDS TO: A MINOR VARIANCE FOR THE FRONTAGE SHORTFALL, DRAINAGE & SEPTIC SETBACKS (BELOW ARE THE LOT REQUIREMENTS FOR A SINGLE FAMILY HOME IN THE AGRICULTURE AREA, NPCA REGULATED LANDS & VIEW OF DRAINAGE THROUGH THE SE OF PROPERTY). THE SUBJECT PROPERTY REQUIRES BELL & POTENTIALLY ENBRIDGE EASEMENTS AT THE COST OF THE BUYER.

Zone Provision	A
Minimum Lot Area to keep livestock	2 ha, except for the housing of backyard hens.
Minimum Lot Area	1,855 sq. m
Minimum Lot Frontage (Interior Lot)	30 m
Minimum Lot Frontage (Exterior Lot)	36 m
Minimum Front Yard	13.0 m
Minimum Exterior Side Yard	13.0 m
Minimum Interior Side Yard	3.0 m
Minimum Rear Yard	9.0 m
Maximum Building Height	11.0 m
Minimum Gross Floor Area (per dwelling)	70 sq. m



Listing Information Sheet

40331905

00 Falkirk Drive, Lynedoch

\$175,000

SOLD

Sale

Listing Information



Type:
Style:
Region: **Norfolk County**
Municipality: **Delhi**
Neighbrhd: **Delhi (865)**
Cross Street:
Location: **Rural**
Age / Year: **/**
Zoning: **A**
Fronting On: **East**
Lot Front/Depth: **130.68 Ft /**
Acres/Range: **less than .50**
Legal Desc: **LT 1 BLK 10 PL 37B; NORFOLK COUNTY**

Sold Price: **\$10,000**
DOM: **14**
Prop Type: **Land**
Sub Type: **Residential Building Lot**
Rooms:
Bedrooms: **(+)**
Bathrooms: **(+)**
2 pc Baths:
3 pc Baths:
4 pc Baths:
5+ pc Baths:
Sq Ft / Src: **/**
Lot Shape:
Lot Irregs:

Room Details

Property Details

Foundation:
Exterior Finish:
Roof Type/
Shingles rplcd: **/**
Basement: **No()**
Basement Devel:
Parking (spaces):
Garage (spaces):
Garage/Parking:
Other Structures:
Air Conditioning:

Heat Src/Type: **/**
Fireplace:
Water Src/Supply: **None /**
Water Meter:
Sewer: **None**
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront:
Pool:
Visitable: **No**
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

.43 of an acre park like lot located on a quiet country road in the historic hamlet of Lynedoch Norfolk County. Centrally located between Delhi & Simcoe. Must be sold with 56 Falkirk Drive MLS#40331836 split level home on 1.5 acres asking \$675,000. There is an unopen road allowance that separates both parcels of land with two separate tax bills. Fiber Optic highspeed internet, natural gas and hydro available at the road. Come see what Norfolk County has to offer with it's amazing fresh produce, nature trails, golf courses, farmers market, wineries, micro breweries and marinas. You are still a short pleasurable drive to all major cities. Escape to this peaceful oasis and have the lifestyle you've always dreamed of.

Financial / Additional Listing Information

Commence Date: **10/05/2022**
Selling Date: **10/19/2022** ←
Ownership Type: **Freehold**
Condo Corp#:
Condo Fee:

Taxes/Year: **886.28/2022**
Assessment: **66,000/2022**
HST Applicable:
Addl Mthly Fees:

Possession: **Flexible**
Possession Date:
SPIS
Survey:



SUMMARY

Market Value is defined as the probable price which the subject property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with the knowledge of the uses to which it is adapted and for which it is capable of being used, assuming that neither party to the sale is acting out of stress.

Prepared exclusively for you, this analysis contains a summary of the recent real estate transactions in your area for properties that are similar to yours. While none of the properties included in this analysis is exactly like yours, they do provide a good basis by which to compare your property with.

I hereby certify that I have no interest, present or contemplated, in this property and that to the best of my knowledge and belief, the information used to determine the above valuation is true and correct. This opinion of value does not include the costs or appearance in any court of hearing unless previous arrangements have been made thereto.

As a result of my investigation and analysis of comparable properties, it is my opinion that the subject property has a market value in the range of:

As of July 25th, 2023

\$6,500 to \$8,000