

Lot Features & Servicing Overview

Civic Address

346 & 348 River Road

Location

Ottawa, ON

Property Type

Vacant Land

Total Sale Price

\$2,050,000

Total Lot Size

Area - 103,128.92 sq. ft

- ⇒ All lots will enjoy access to a shared waterfront, ideal for kayaking and other non-motorized water sports. Subject to approval by the City and the local Conservation Authority, finger docks may also be permitted.
- ⇒ The Novatech Lot and Servicing Plan includes five residential lots:
 - ⇒ One premier waterfront lot of nearly one acre
 - ⇒ Four additional lots averaging approximately 15,000 sq. ft. each, significantly larger than typical suburban lots (4,000–5,000 sq. ft.)
- ⇒ Each lot is planned to be serviced with piped municipal water and private septic systems for wastewater management.
- ⇒ The access road is owned by the former Township of Gloucester (now part of the City of Ottawa) and is maintained by the municipality.
- ⇒ The City may require the developer to upgrade the roadway as part of the planning and approval process.

ACCESS ROAD

