



## 2821 Ortona Rd Duncan BC

\$1,600,000

Incredible 1.0 acre development property backing onto \$1.5 Billion Cowichan District Hospital & located within the Bell McKinnon Local Area Plan which designates the entire Property as "Residential Med (RM)" promoting 2-3 storey townhouses and duplex/triplex development. The future RM designation in the LAP suggests development of up to 3 storeys and maximum 1.2 Floor Area Ratio provided parking requirements are met. North Cowichan is planning for a sewer connection in the future which (after connection and removal of current septic field) could make the 1 acre plot sub-dividable. Current 3 bed 2 bath home with a detached garage, tool shed and garden shed. Yard boasts many productive fruit trees. Buy now for development, invest in a rental and future development profits, or purchase an exquisitely maintained home that could possibly be sub divided for both rental and or living as well as development potential. Interior photos upon request. Buyer to do due diligence re: dev & sub.div.

Listing Presented By:



Originally Listed by:  
Royal LePage Duncan Realty

[lauraleppard@royallepage.ca](mailto:lauraleppard@royallepage.ca)



**Royal  
LePage in the Comox Valley**

121-750 Comox Road , Courtenay,  
BC, V9N3P6

Phone: 250-702-5950

Fax:

[corony@shaw.ca](mailto:corony@shaw.ca)