



LOT 36 GADE Rd Langford BC

\$429,800

Builders Alert! 2 Bear Mountain Building lots for sale but must be bought together. Lot 36 is approximately 6342 sq/ft, while the other lot (lot 35 - MLS959284), is approximately 5740 sq/ft, according to the Map Plan on the title to each lot. Please verify if important. Both lots are individually registered at land titles with their own address and PID, as lot 35 and lot 36 respectively. Currently a mobile home and detached studio are on the properties, and they straddle both lots, and both would need to be removed. According to Langford, no subdividing is required and services are at lot line. Please confirm all of this if important. Property has a nice garden of mature trees and Perennial plants that return each year during springtime. The Mobile is registered with the BC Registry Services for Manufactured homes as 922 Gade Road, but current address is 942 Gade Rd. THIS LOT MUST BE SOLD IN CONJUNCTION WITH LOT 35 MLS#953354. Buyer to satisfy themselves to applicability on this sale.

Listing Presented By:



Originally Listed by:
RE/MAX Camosun

dale@dalesheppard.com



Royal

LePage in the Comox Valley

121-750 Comox Road , Courtenay,
BC, V9N3P6

Phone: 250-702-5950

Fax:

corony@shaw.ca