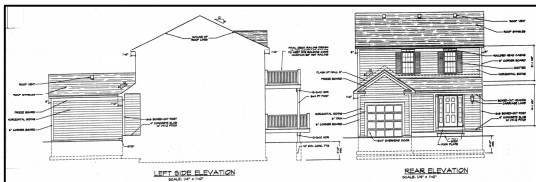
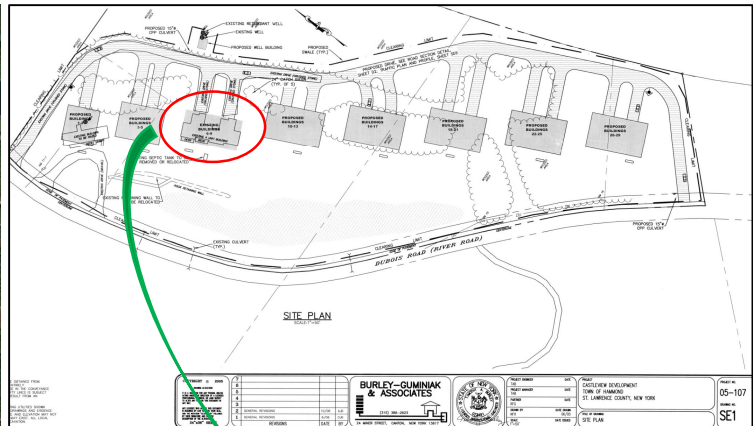


DEVELOPMENT OPPORTUNITY

14.65 ACRES

Castleview Development - Chippewa Bay Hammond, New York

PURCHASE OF ALL LAND, BUILDINGS AND PRIOR APPROVALS



CONTRACT DRAWINGS FOR
CASTLEVIEW DEVELOPMENT
TOWN OF HAMMOND
ST. LAWRENCE COUNTY, NEW YORK
CONTRACT 1 - GENERAL CONSTRUCTION
JUNE 2005



Property Details:

- 14 Miles north of Alexandria Bay.
- Easily accessible from Rt. 12 and 1 mile from nearest marina(Blind Bay Marina & Café).
- **Fully approved 29 unit townhome development.** Approved July 2009 by The State of New York Office of The Attorney General. Referred to as: Chippewa Bay Homeowners Association, Inc.
- Phase 1 completed included all initial site and utility work as well as the 3rd of 8 structures. This includes townhomes 6 thru 9 of which only 1 is currently occupied(lease). Of the 4 built units, 1 is very high-end with granite, hardwoods & an elevator, 1 is granite & hardwoods level(no elevator), 1 with basic finishes(hardwoods & Corian) and one still unfinished. All existing units @ 1,680 SqFt.
- Utility work included electric from Rt. 12, water via well pumps and storage tanks in enclosed building, stormwater system to pond, propane storage(1 bldg.) and septic(1 per completed dwelling).

Additional 21 acres also available.
Asking **\$850,000** for All Lands, Buildings and
Prior Approvals



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