

5 North Marston Drive

LISTING HIGHLIGHTS

FILE NO. 8113 Black Sturgeon Vacant Lot

Selling Features:

- 2.7 Acres
- 228 +/- Feet of water frontage
- Low profile lot
- Completed driveway with circular turnaround
- Amazing views!
- Rocky shoreline
- Deep water
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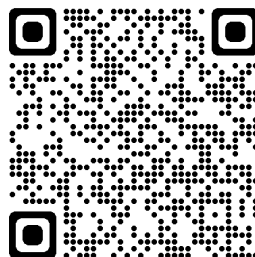
Services: Hydro, telephone, internet

Taxes: \$2,485.46 in 2023

PIN: 42134-0521



Comments: Are you exhausted from endless showings that haven't met your expectations or just simply doesn't fit your profile of the "dream cottage"? Build here! Black Sturgeon is well known and has been building an exceptional market presence the past few years. This low profile lot has a completed driveway with circular turnaround and a partially prepared build site. Also, enjoy west exposure that compliments the amazing vista views. The rock shoreline provides plenty of build locations for a pipe dock that will ultimately span out into deep water. Hydro is live and on site and Bell Telephone/Internet service is available. Next Step: PLAN YOUR BUILD!



\$315,000

