

DRAFT PLAN OF SUBDIVISION APPROVAL — FOR SALE



J&J Developments

Udora Estates

An 8-Lot Detached Residential Development Opportunity

1.94 HA

TOTAL SITE AREA

8

APPROVED DETACHED LOTS

1.68 HA

NET DEVELOPABLE AREA



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Community Centre



UDORA



LOCATION

The quaint community of Udora can be found along the borders of York and Durham Region. This hidden gem has only a single intersection with a gas station and variety store that defines the downtown. Nestled in the quiet south-west corner of Ravenshoe Rd and Durham Road No. 1, J&J Developments are proud to bring an exciting 8 new ½ acre residential lots to Udora.

DRIVE TIMES

Lake Simcoe	13 min
GO Station	15 min
Uxbridge	18 min
Toronto	1 hr 15 min

The Opportunity

Draft-approved plan of subdivision

Eight detached residential lots, each 0.20 HA (½ acre), fronting new internal streets and one temporary hold for the storm water management (SWM) pond.

Infrastructure

Private services with a temporary stormwater management pond located on Ravenshoe Rd until adjacent neighbour to the west develops.

Established neighbourhood context

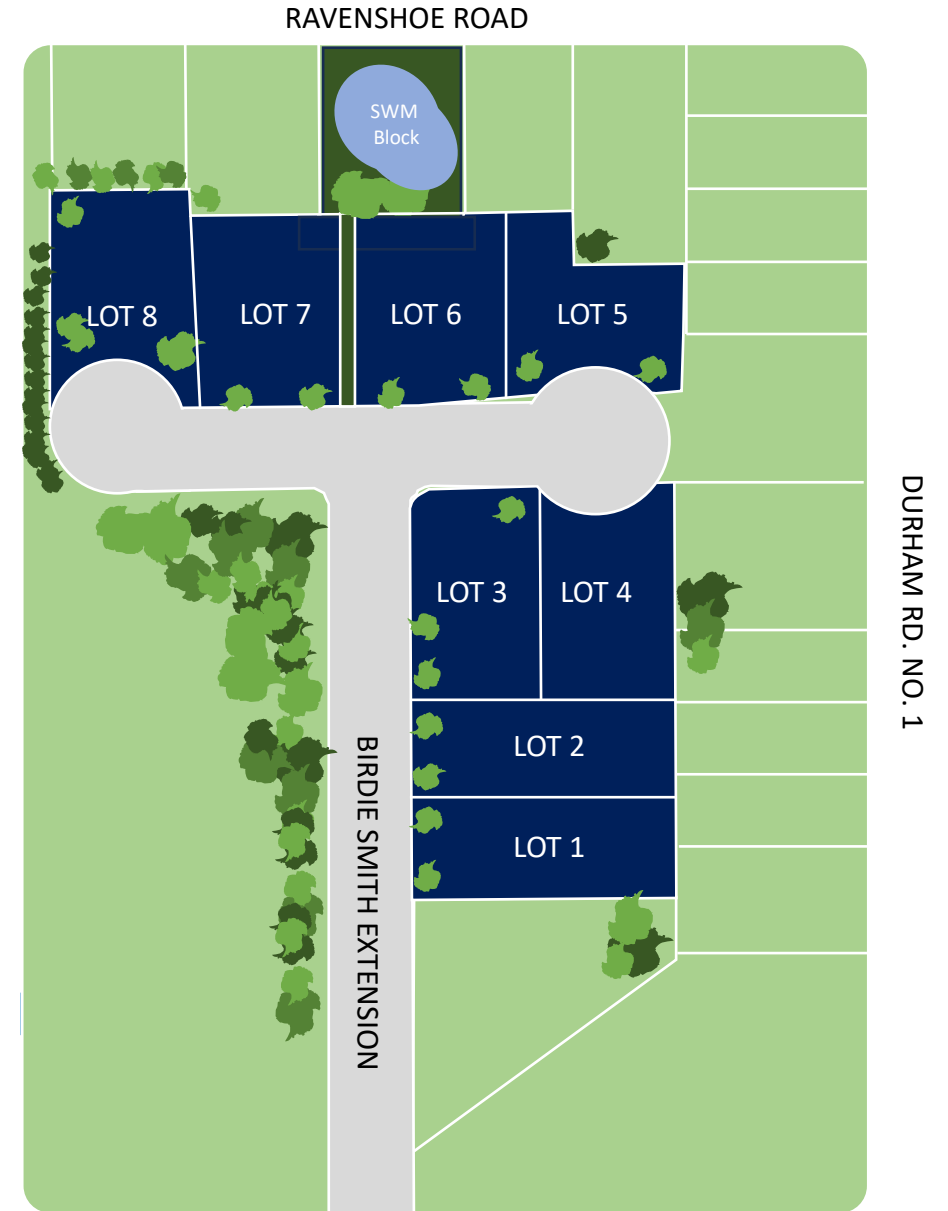
Bordered by existing residential development on multiple sides — low absorption risk, proven market.

Private access & quaint

Access is via the Birdie Smith Court extension providing separation from larger Regional Roads with natural trees muting car noise.



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Road to be
built in
Township lands

Vacant lot
currently for
sale

DURHAM ROAD 1

PROPERTY SPECIFICATIONS

Site Area	1.94 HA
No. of Lots	8*
Location	South of Ravenshoe Rd and west of Regional Road 1
Zoning Amendments	Lot area: 2,000 m ² Lot frontage: 27.8 m Front yard setback: 8m Rear yard setback: 18m
Status	Draft Plan Approval

SURROUNDING AREA

*Future thirteen lot
development with storm
water management pond
unlocks 9th lot

Owners may be interested
in selling their lands



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Render of dwellings, road and SWM pond for visualization purposes only



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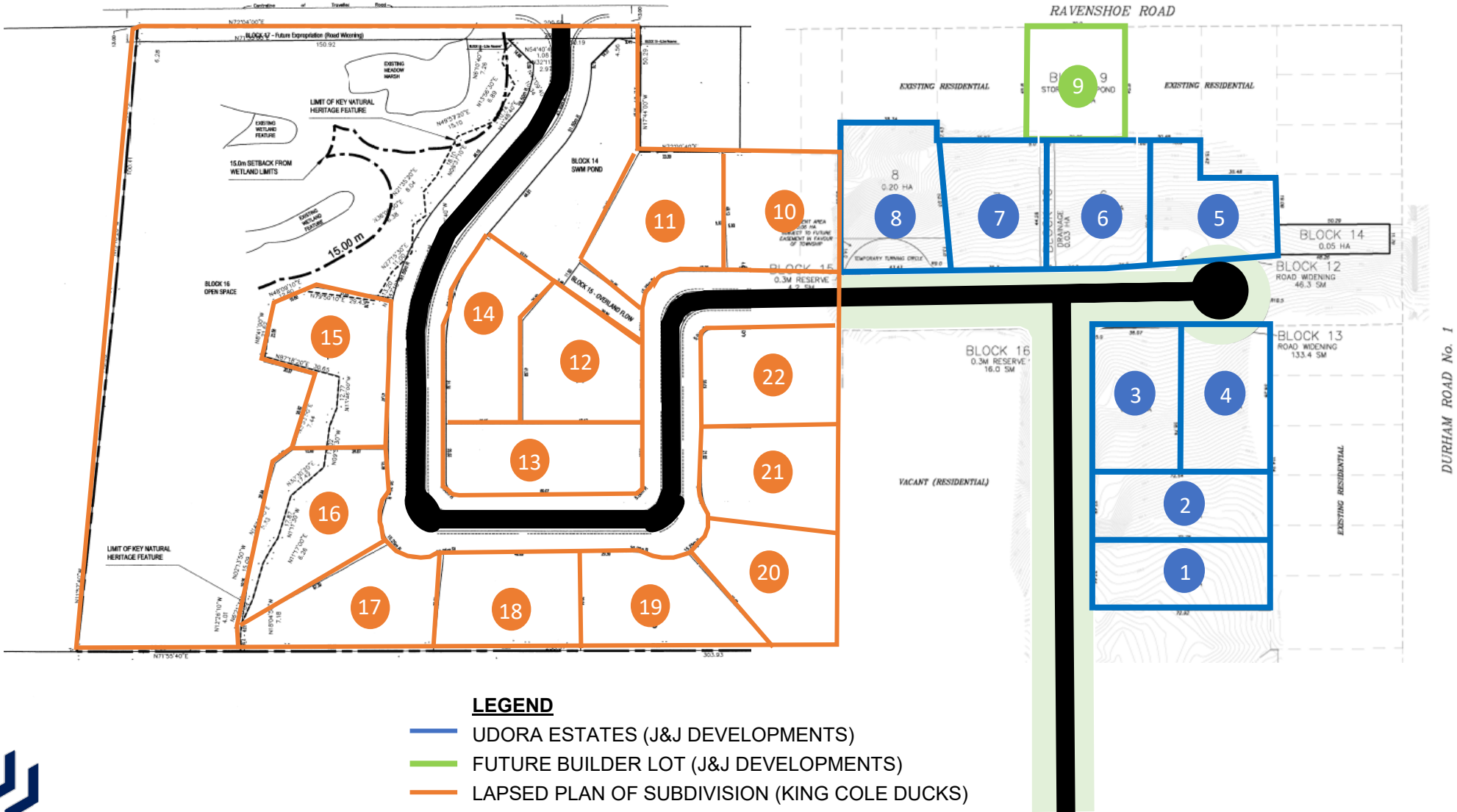
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Render of lot lines, road and SWM pond for visualization purposes only

Master Plan





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