

# *Mill Pond Woods*

Picture your custom designed home situated in a natural setting with splendid mature pine and spruce trees. Bring your dream to Brighton and ***Discover the Difference***. Reserve the lot of your choice now.

Of special note:

1. Sidewalk is located on the east side of Forest Drive towards Hickory Court then crosses over to the west side of Forest Drive. The stylish light standards house the cable and telephone links thereby eliminating the need for small cable and telephone boxes. Light standards are located on the east side of Forest Drive, south side of Birch Court, the north side of Hickory Court and the south side of White Spruce Court.
2. Lot sizes are approximate.

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## *Phase 3 Descriptions*

### *Lot Status*

### *Characteristics*

6 reserved

7 available

#### ***3 White Spruce Court – Price \$80,000***

Situated on the quiet cul-de-sac, this lot has a slight curve in the front and a great view at the back. The northerly view of the treed conservation area with large mature trees offers a lush green backdrop.

- Road frontage - 17.02m or 55.85 feet
- Overall depth – 39.061m or 128.15 feet

9 available

#### ***32 Forest Drive – Price \$85,000***

The front of the lot faces west and the back gives unobstructed access to the forested conservation lands. This much sought after setting affords privacy and provides a view of mature cedar and deciduous trees. The lot has a slight front to back slope which allows for large rear facing basement windows.

- Road frontage – 16.7m or 54.8 feet
- Overall depth – 40m or 131.23 feet

11 reserved

14 available **42 Forest Drive – Price \$85,000**

The front of the lot faces west and the back gives full unobstructed access to the forested conservation lands. This much sought after setting affords privacy and provides a view of mature cedar and deciduous trees. The lot has a slight front to back slope which allows for large rear facing basement windows

- Road frontage - 16.7m or 54.8 feet
- Overall depth - 40m or 131.23 feet

17 available **19 Forest Drive – Price \$80,000**

This large slightly pie shaped lot has several mature white pines and sits comfortably beside our beautifully landscaped Model Home. With an east west orientation, this lot offers great opportunities for home design and landscaping. Privacy in the back yard will be enhanced as the green belt area is increased given the distance the home will be from the two houses to the south.

- Road frontage – 17.258m or 56.6 feet
- Overall depth – 45.120m or 148.03 feet

18 available **21 Forest Drive – Price \$70,000**

This unique shaped lot with mature pine trees offers a neat space for placement of a garden shed. That leaves the rest of the yard unobstructed and free to satisfy any whim.

- Road frontage - 17m or 55.77 feet
- Overall depth – 42.689m or 140.05 feet

20 **FOR SALE** **25 Forest Drive – The Basswood – available for immediate occupancy**

This lot offers a wonderful open easterly view down White Spruce Court towards the treed conservation area. The back of the lot with mature white pine trees and a partial cedar hedge, offers a neat area to put a garden shed or perhaps a vegetable garden. This leaves the rest of the yard unobstructed and free to satisfy any whim. Of special note is the 4 meter easement on lot 21 to the north which means the house on this lot enjoys a wider green belt area between houses.

- Road frontage – 17m or 55.77 feet
- Overall depth – 42.639m or 139.89 feet

23 available **31 Forest Drive – Price \$70,000**

View from the front of this lot is easterly towards the conservation land. The treed backdrop to the rear of the lot consists of mature cedar, pine and deciduous trees.

- Road frontage – 17m or 55.77 feet
- Overall depth – 42.662m or 139.96 feet

26 available **37 Forest Drive – Price \$70,000**

View from the front of this lot is easterly towards the conservation land. Mature cedar and pine trees at the back of the lot add to the natural setting.

- Road frontage - 17m or 55.77 feet
- Overall depth – 42.684m or 140.03 feet

27 available **39 Forest Drive – Price \$70,000**

View from the front of this lot is easterly towards the conservation land. Mature cedar and pine trees at the back of the lot add to the natural setting.

- Road frontage - 17m or 55.77 feet
- Overall depth – 42.692m or 140.06 feet

28 available

**41 Forest Drive – Price \$70,000**

Two large cedars in the back left corner of this lot will make a wonderful haven for birds. This along with the front view of the forested conservation land keeps the greenery right at your doorstep. Additional green belt will be realized as the distance between the houses on this lot and lot 29 increases due to the 4 meter easement existing on lot 29.

- Road frontage - 17m or 55.77 feet
- Overall depth – 42.701m or 140.09 feet

29 available

**43 Forest Drive – Price \$80,000**

Situated on the gentle curve of Forest Drive, this wonderful huge lot has a NE angled view of the greenbelt conservation land across the street. Imagine the design possibilities for a home on this lot with its much sought after wide frontage. There is a 4 meter easement on the south side of the lot. The Tobey Link walking trail bordering Butler Creek is tucked in behind the mature trees in the conservation lands across the road and is easily accessible.

- Road frontage – 32.9m or 107.94 feet
- Overall depth – 34.883m or 114.44 feet