



**PRIME RESIDENTIAL DEVELOPMENT LOT | FOR SALE**

# LOT 14 SUNNINGDALE COURT PHASE I London, ON

» **Asking Price:** Contact Listing Agents

» **Frontage:** 65'1"

*Once in a lifetime opportunity to purchase a beautiful lot backing onto the Medway Valley Heritage Forest in one of the most highly sought after neighbourhoods in London. Each lot is fully serviced and provides a blank canvas to build you dream home!*



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519 438 8639  
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**Michael Johnson**  
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**CUSHMAN & WAKEFIELD**  
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620A Richmond St, 2nd Floor  
London, Ontario N6A 5J9  
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# PRELIMINARY PLAN OF SUBDIVISION | DRAFT 33M PLAN



## OFFERING PROCESS

Upon the Purchaser executing a Confidentiality Agreement, Cushman & Wakefield Southwestern Ontario will provide the Purchaser access to a Confidential Data Room which will contain copies of relevant information which will include the following:

- Confidential Information Memorandum
- Sunningdale Court Phase 1 – Builder Lot Offering
- Builder Lot – Letter of Intent
- 39T-18501, Draft Approved Plan of Subdivision
- 33M-plan-Draft
- Buildable Frontages Plan
- General Servicing Plan
- Lot Grading Plans
- NoiseWall Plans
- Restoration & Landscape Plans
- Proposed Conditions, Restrictions & Covenants - Draft
- Vendors Standard Agreement of Purchase and Sale
- Open Space Lot - Agreement of Purchase and Sale (APS) Primer
- Disclosure of Interest

The Vendor, Corlon Properties Inc. will consider the submission of the Letter of Intent (“LOI”) on Cushman & Wakefield’s standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the LOI, after review of the information in the data room, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor’s standard Agreement of Purchase and Sale (APS). All Letters of Intent must be received by the Vendor’s Exclusive Agent, Cushman and Wakefield Southwestern Ontario, on a date to be provided by the listing agent.

LOI’s are to be delivered to: [andrew.johnson@cushwakeswo.com](mailto:andrew.johnson@cushwakeswo.com) OR **CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO**  
[michael.johnson@cushwakeswo.com](mailto:michael.johnson@cushwakeswo.com) C/O Brent Rudell, Andrew Johnson & Michael Johnson  
[brent.rudell@cushwakeswo.com](mailto:brent.rudell@cushwakeswo.com) 620A Richmond Street, 2nd Floor  
 London, ON N6A 5J9 | CANADA

All inquiries regarding the Property or any information contained in this brochure should be directed to the Advisor as exclusive agents for the Vendor.

## FOR MORE INFORMATION, CONTACT:

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