



Presented by:  
**Joel Schacter**  
 RE/MAX Treeland Realty  
 Phone: 604-290-2939  
 www.elevationrealestate.ca  
 joel@elevationrealestate.ca

elevation

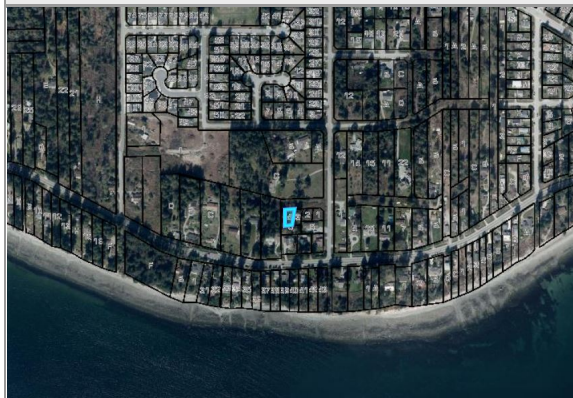
**Active**  
**R2553747**

Board: V  
 Other

## 6323 BURDETT ROAD

Sunshine Coast  
 Sechelt District  
 V0N 3A7

Land  
**\$399,000** (LP)  
 (SP)



Sold Date:  
 Frontage (feet): **58.00**  
 Meas. Type: **Feet**  
 Frontage (metres):  
 Depth: **80**  
 Price/SqFt:  
 Sub-Type:  
 Flood Plain:  
 Exposure: **South**  
 Permitted Use:  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify **Ocean**

Original Price: **\$399,000**  
 Subdiv/Complex:  
 P.I.D.: **031-155-511**  
 Taxes: **\$0.00**  
 For Tax Year: **2020**  
 Zoning: **R1**  
 Rezoneable?

Lot Area  
 Acres: **0.13**  
 Hect: **0.05**  
 SqFt: **5,484.00**  
 SqM: **509.48**

Sanitary Sewer: **At Lot Line**  
 Storm Sewer: **At Lot Line**  
 Water Supply: **City/Municipal**  
 Electricity: **At Lot Line**  
 Natural Gas: **At Lot Line**  
 Telephone Service: **Available Nearby**  
 Cable Service: **Available Nearby**  
 Prospectus: **Not Required**  
 Develop Permit?: **No**  
 Bldg Permit Apprv: **No**  
 Building Plans: **Not Available**  
 Perc Test Avail:  
 Perc Test Date:

Property Access: **Road Access**  
 Parking Access:  
 Fencing:  
 Property in ALR/FLR:  
 Information Pkg: **Yes**  
 Sign on Property:  
 Sketch Attached: **No**  
 Property Disclosure: **Yes**  
 Trees Logged in last 2yr?: **Yes**

Legal: **LOT 2, PLAN EPP96253, DISTRICT LOT 4293, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences:  
 Restrictions: **Mandatory Building Scheme**

Listing Broker 1: **RE/MAX City Realty**  
 Listing Broker 2:  
 Listing Broker 3:

**Newly Subdivided south facing Lots across from the Ocean in West Sechelt. Building scheme will be in place soon. District of Sechelt requires purchasers to follow DP8. Purchase price is plus GST. Building scheme to be listed soon.**



## SCRD Maps

### Property Report

#### 6323 BURDETT RD

3/18/2021

**Folio:** 570.06340.305      **PID:** 031-155-511

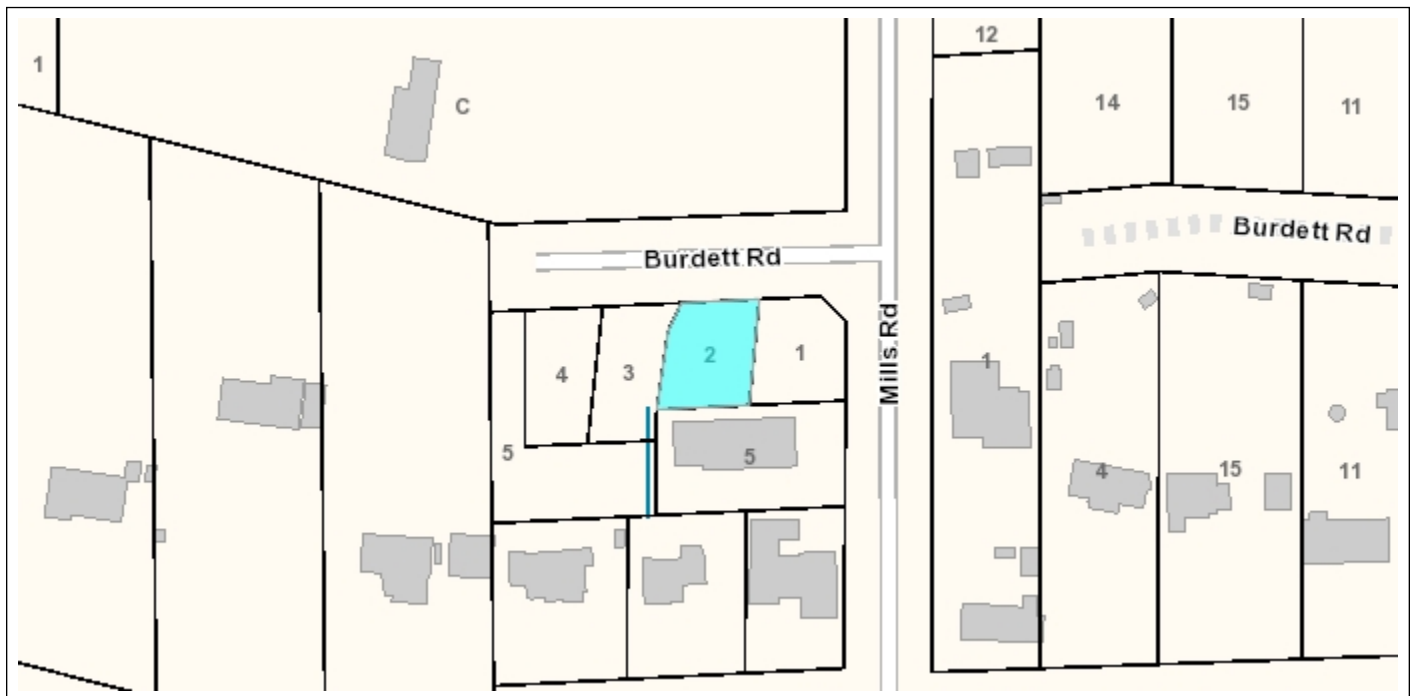
**Address:** 6323 BURDETT RD

**Jurisdiction:** Sechelt

**Lot:** 2      **Block:**      **Plan:** EPP96253      **District Lot:** 4293

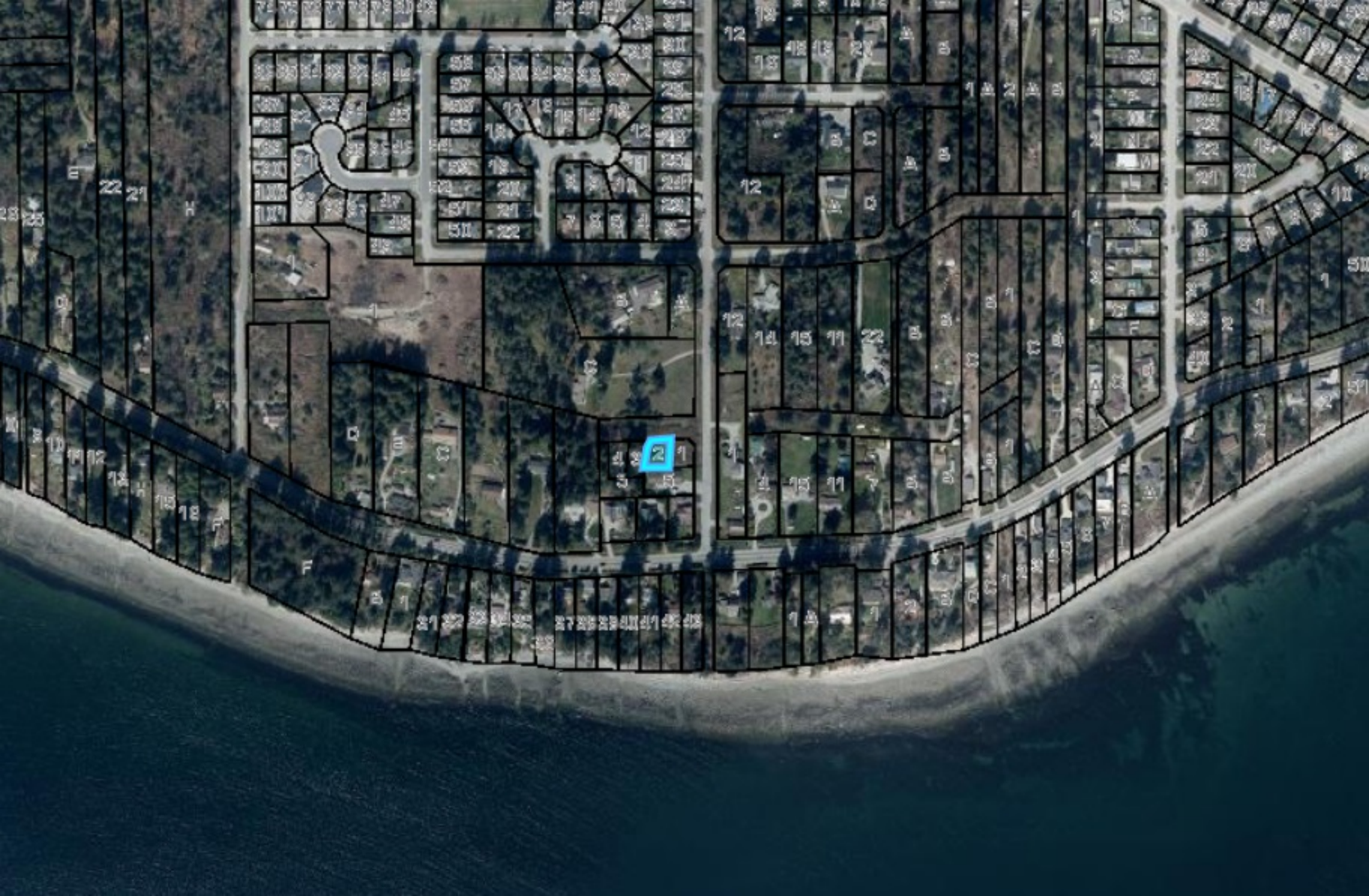
**2021 Assessed Value:** 240000      **Land Value:** 240000      **Improvement Value:** 0

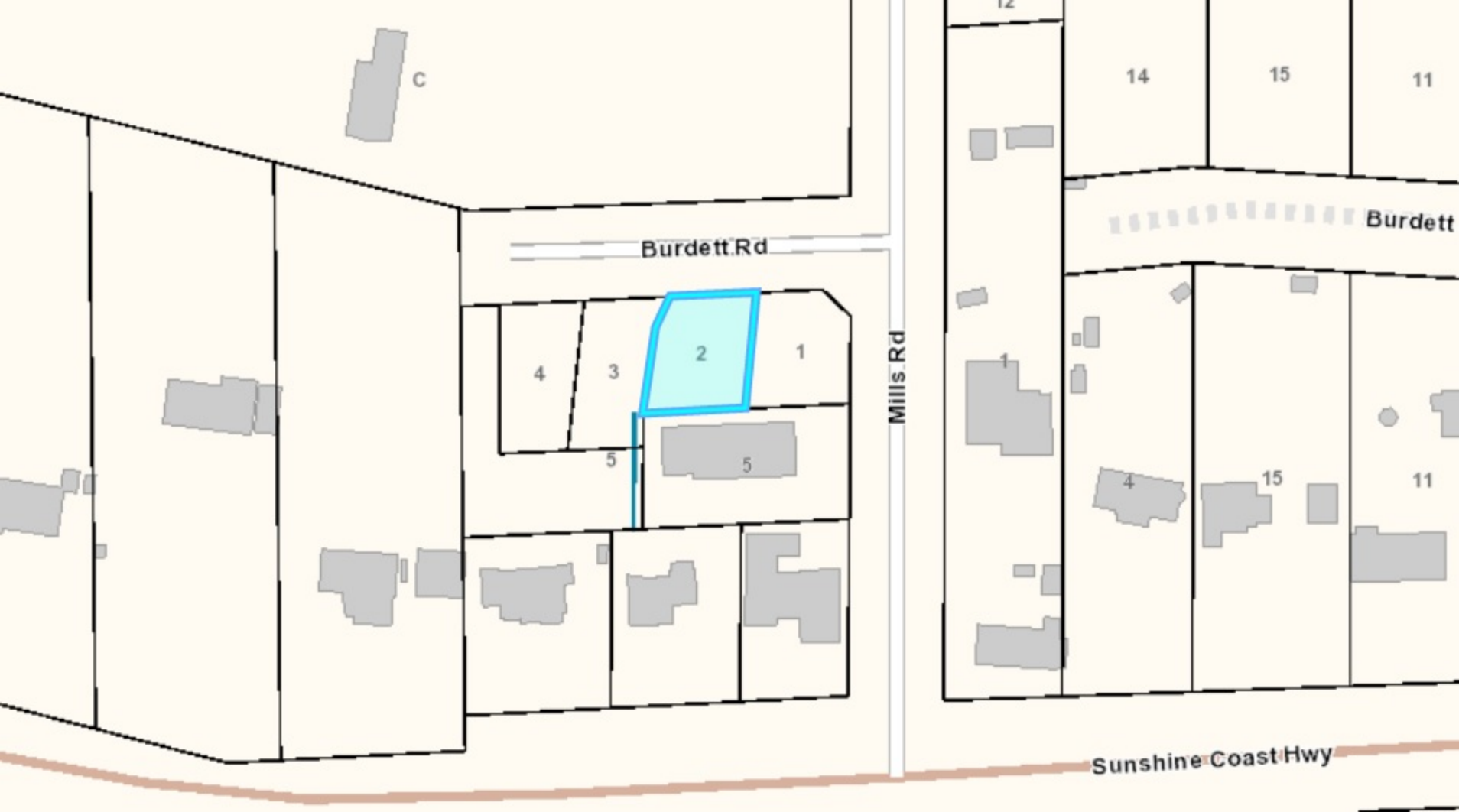
**Approximate Lot Size (BC Assessment):** 5484 SQUARE FEET











Burdett Rd

Total: 293.59 ft

58.74 ft

80.51 ft

58.38 ft

70.31 ft

2

1

4

3

5

5

Mills Rd

