# views from stonebridge

# stonebridge overview

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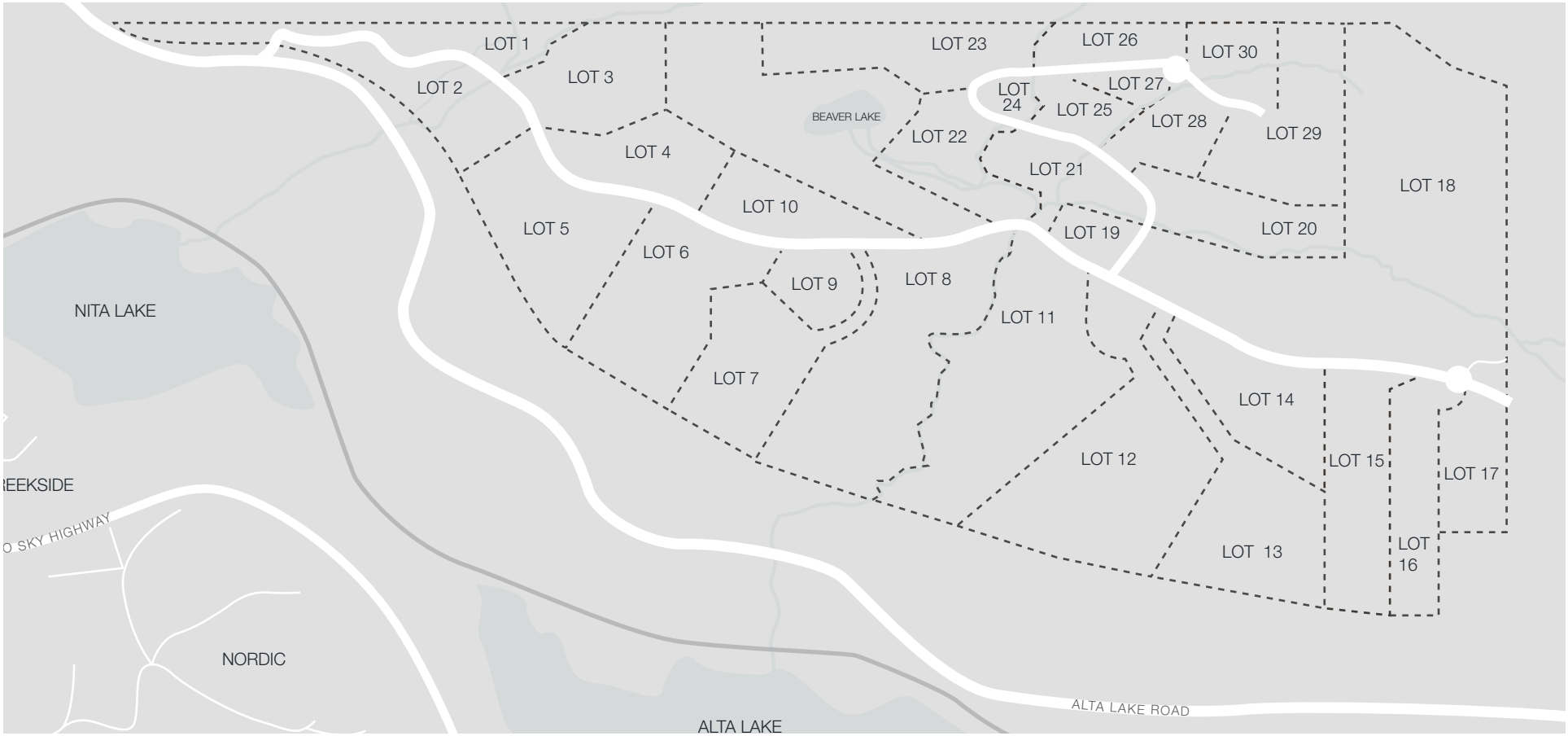

# neighbourhood comparison

| | KADENWOOD | NITA LAKE ESTATES | LAKECREST | STONEBRIDGE |
|---|---|---|---|---|
| NET PROPERTY AREA*(ACRES) | 33.41 | 15.49 | 5.82 | 271.52 |
| NUMBER OF PROPERTIES | 60 | 14 | 23 | 29 |
| AVG PROPERTY SIZE (SQFT) | 21,313 | 48,202 | 11,066 | 407,869 |
| AVG PROPERTY SIZE (ACRES) | 0.49 | 1.11 | 0.25 | 9.36 |
| AVG BUILDABLE (SQ FT) | 5,100 | 3,502 | 3,661 | 5,380 |
| AVG BLDG ENVELOPE (SQFT) | 6,896 | 8,620 | 5,000 | 45,100 |
| ZONING | RTA11 | RTA-C1 | RS9 | RS-E2 |

* Net property area does not include roads or parks

# stonebridge estate acreage

| LOT | ADDRESS | LOT AREA | | BUILDING ENVELOPE | | LANDSCAPE ENVELOPE | | PROTECTION AREA | | PRICING |
|---|---|---|---|---|---|---|---|---|---|---|
| | | ACRES | SQ M | ACRES | SQ M | ACRES | SQ M | ACRES | SQ M | |
| 2 | 5408 Stonebridge Drive | 6.520 | 26,373 | 0.722 | 2,920 | 0.658 | 2,663 | 5.137 | 20,790 | $4,250,000 |
| 3 | 5419 Stonebridge Drive | 8.050 | 32,583 | 1.300 | 5,259 | 0.639 | 2,584 | 6.113 | 24,740 | $4,500,000 |
| 4 | 5415 Stonebridge Drive | 6.290 | 25,446 | 0.755 | 3,057 | 1.165 | 4,714 | 4.368 | 17,675 | $5,500,000 |
| 5 | 5412 Stonebridge Drive | 12.160 | 49,195 | 0.786 | 3,182 | 0.494 | 1,998 | 10.876 | 44,015 | $4,750,000 |
| 11 | 5442 Stonebridge Drive | 20.630 | 83,494 | 1.275 | 5,160 | 1.810 | 7,325 | 17.547 | 71,009 | $7,500,000 |
| 15 | 5458 Stonebridge Drive | 9.800 | 39,670 | 0.813 | 3,292 | 0.828 | 3,350 | 8.161 | 33,028 | $7,500,000 |
| 17 | 5466 Stonebridge Drive | 5.440 | 22,009 | 0.981 | 3,971 | 0.699 | 2,829 | 3.758 | 15,209 | $10,000,000 |
| 19 | 5441 Stonebridge Drive | 2.090 | 8,443 | 0.838 | 3,390 | 0.693 | 2,804 | 0.555 | 2,248 | $4,000,000 |
| 22 | 5455 Stonebridge Drive | 5.910 | 23,909 | 0.876 | 3,546 | 1.053 | 4,263 | 3.979 | 16,101 | $4,250,000 |
| 23 | 5459 Stonebridge Drive | 9.090 | 36,772 | 0.618 | 2,499 | 1.425 | 5,768 | 7.044 | 28,505 | $4,500,000 |
| 26 | 5473 Stonebridge Drive | 3.540 | 14,344 | 0.626 | 2,535 | 0.437 | 1,770 | 2.481 | 10,039 | $3,750,000 |
| 27 | 5472 Stonebridge Drive | 1.250 | 5,054 | 0.333 | 1,346 | 0.318 | 1,287 | 0.598 | 2,420 | $3,950,000 |