

### **13 Lot approved residential subdivision for sale - shovel ready.**

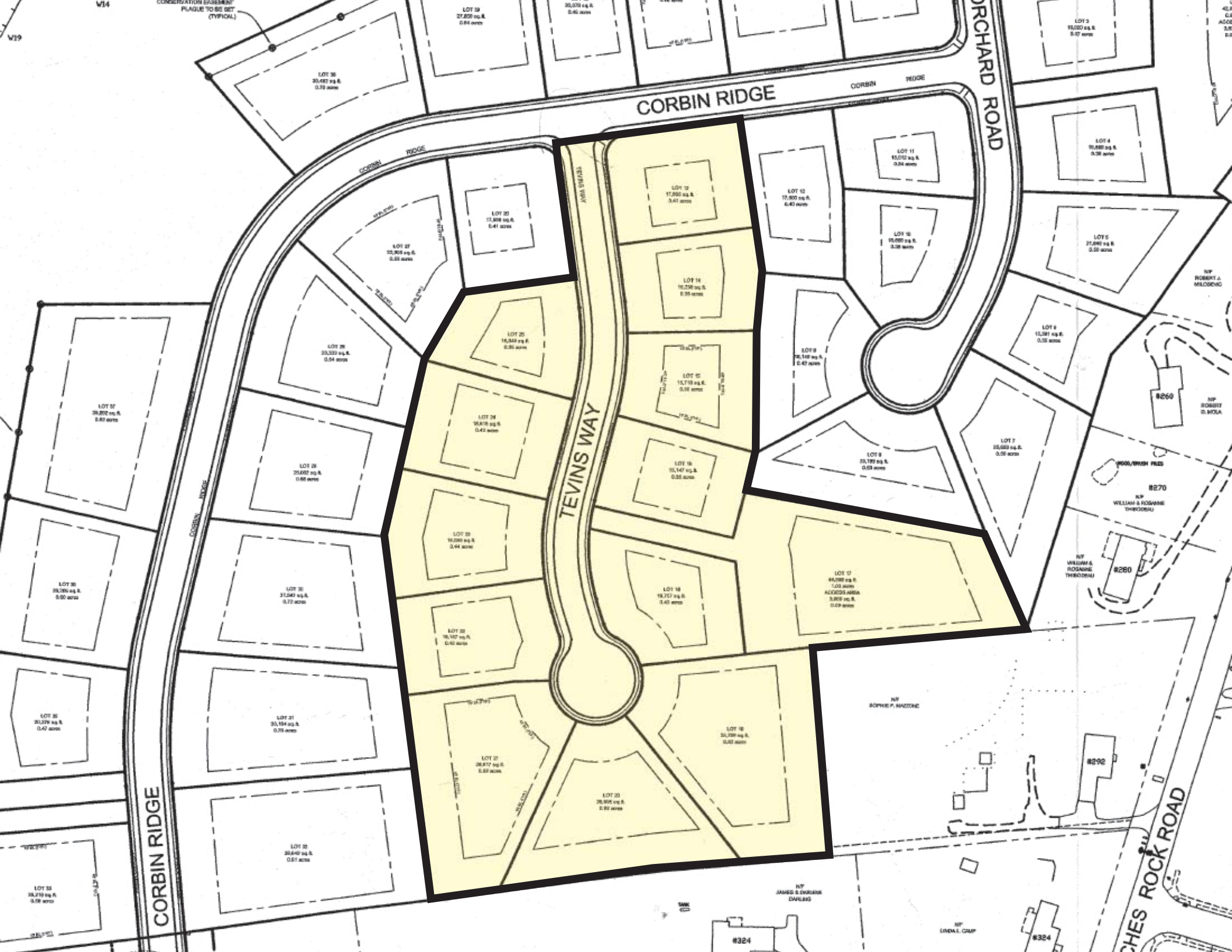
- Lot sizes from 0.35 acres - 1.03 acres.
- R-25/OSD zoning allows for 25% lot coverage and 35' height.
- All engineering work completed by R.R. Hiltbrand Engineers & Surveyors of Bristol, CT
- Lots: 17-70 included in offering.
- Utilities including electricity, city water, sewer, gas, and cable available.
- Site plans available upon request.

Tevins Way is an approved cul-de-sac town road to serve 13 residential building lots. The development extends from recently established Corbin Ridge, gradually extending to one of the highest points in Bristol, CT - home to ESPN and Lake Compounce. Installation of the roadway and necessary infrastructure are the developer's responsibility prior to the town assuming governance. Over the last 20 years the surrounding properties have been developed and represent a premier residential community. Tevins Way is the final approved installment in the area and presents an opportunity for high quality development. Homes in the community have typically been developed as 4 bedroom, 2.5 baths, 2 car garage homes at 3,000 sf.

Please contact owner at [Tevinsway@gmail.com](mailto:Tevinsway@gmail.com)

Owner financing available to select qualified and experienced parties.









**7.5 acres +/-**

Corbin Ridge

Trevins Way

Old Orchard Rd

Witches Rock Rd

Witches Rock Rd

Cedar Ridge

Corbin Ridge



**Tevins Way**



**C o r b i n  
R i d g e**





**Curb cut location  
for Tevins Way**





Corbin Ridge

Old Orchard Road

222

290

304

291

301

317

330

