

APPROVED SHOVEL READY RESIDENTIAL OVER 55 SUBDIVISION FOR SALE



# 202 LAPHAM FARM ROAD

Burrillville, RI 02859

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# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

This prime, shovel ready, development opportunity, consisting of approximately 28.5 acres of undeveloped land, is zoned R-40 (Residential). A development ("Lapham Farm Village") consisting of 11 lots and duplexes for a total of 22 units has been fully approved, including onsite wastewater treatment systems (OWTS), private wells, a paved roadway with one (1) critter crossing culvert, fire cistern, and stormwater structures for stormwater treatment. The approvals include a RI Department of Environmental Management approved wetland crossing. Condo documents have also been completed.

## LOCATION DESCRIPTION

202 Lapham Farm Road, identified as Plat 211 / Lot 2 in the southern portion of the Town of Burrillville, Rhode Island, is located along and accessed from Lapham Farm Road. Incorporated in 1806, Burrillville is a beautiful, rural community located in the northwest portion of Rhode Island and is most known for its abundant open space, pristine lakes, woodlands and hiking, challenging biking, excellent hunting and fishing, and glorious scenery.

## PROPERTY HIGHLIGHTS

- Fully Approved 11 Lot, Over 55 Development
- 22 Total Units (11 Duplex Buildings)
- Affordable Component - Call for Details
- OWTS and Private Wells
- Completed Condo Docs
- Approved Wetland Crossing
- Shovel Ready

## OFFERING SUMMARY

Sale Price:	Subject to Offer - Call for Information
Lot Size:	28.5 Acres
Zoning:	R-40 (Residential)
Annual Taxes:	\$3,628.16

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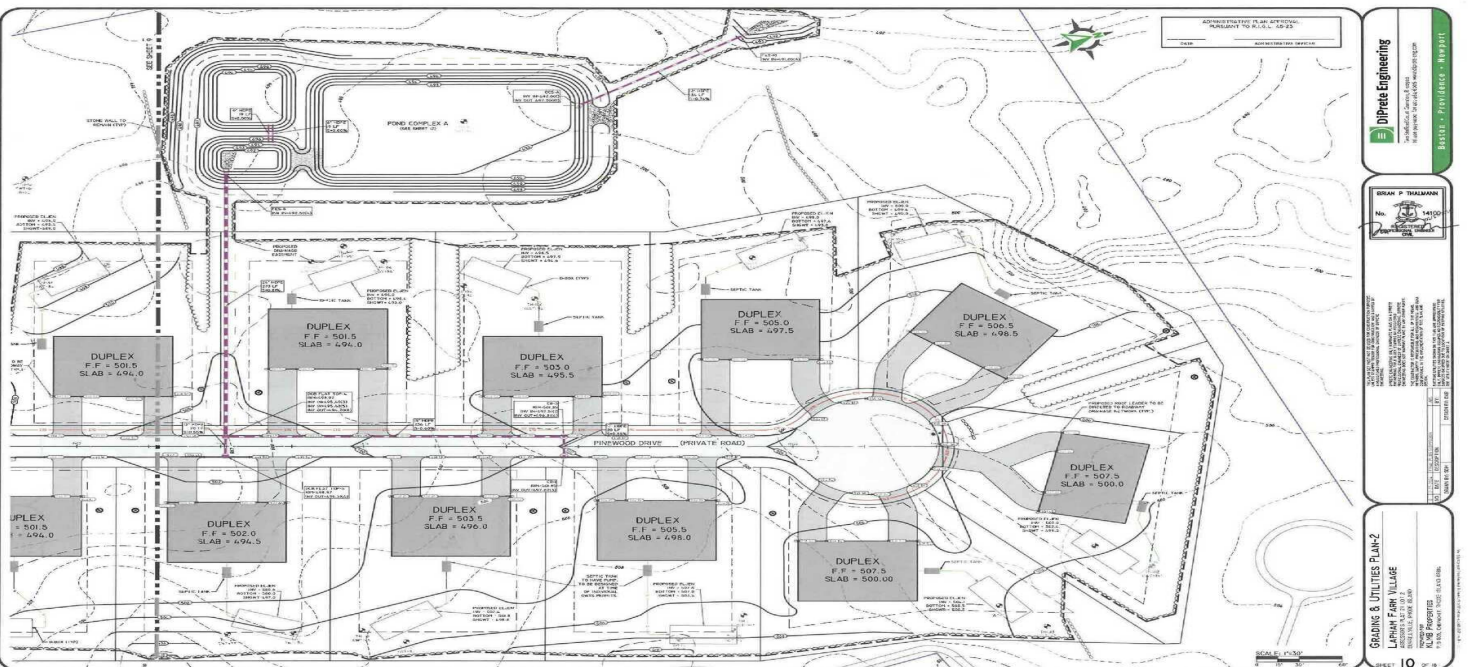
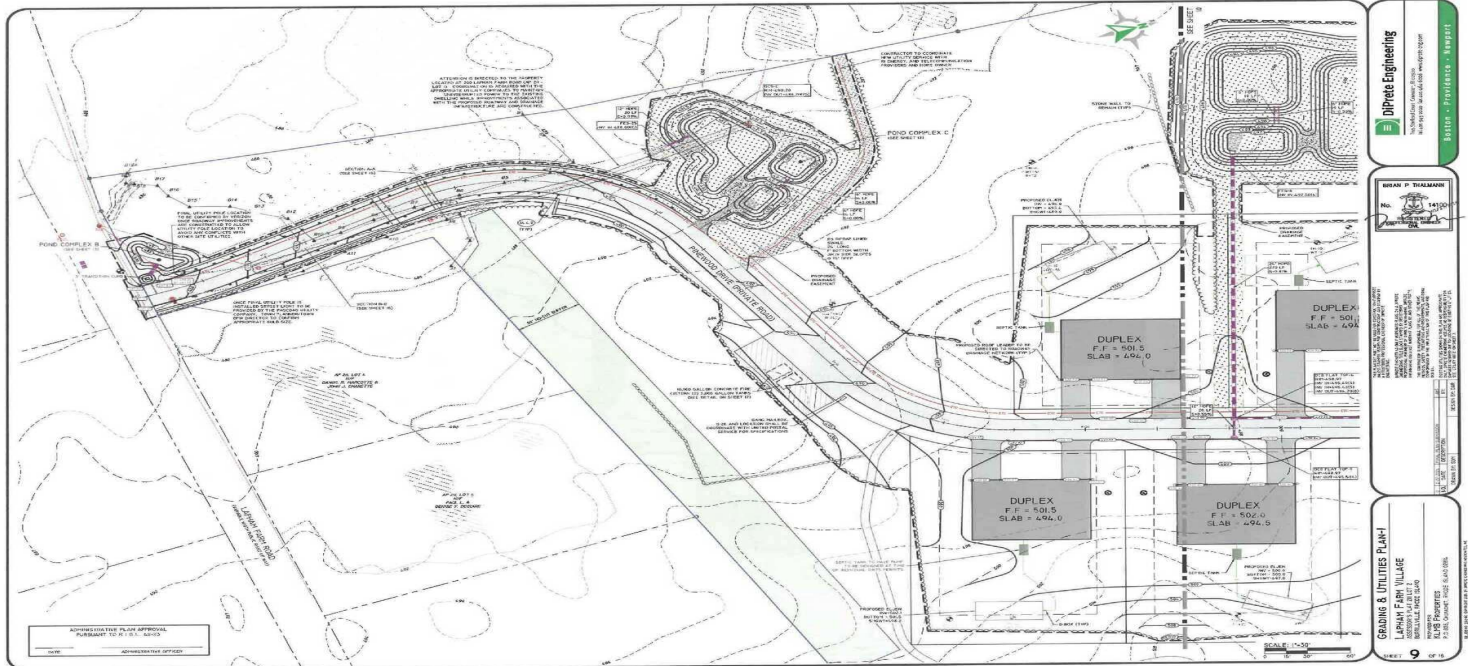
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# SITE PLANS



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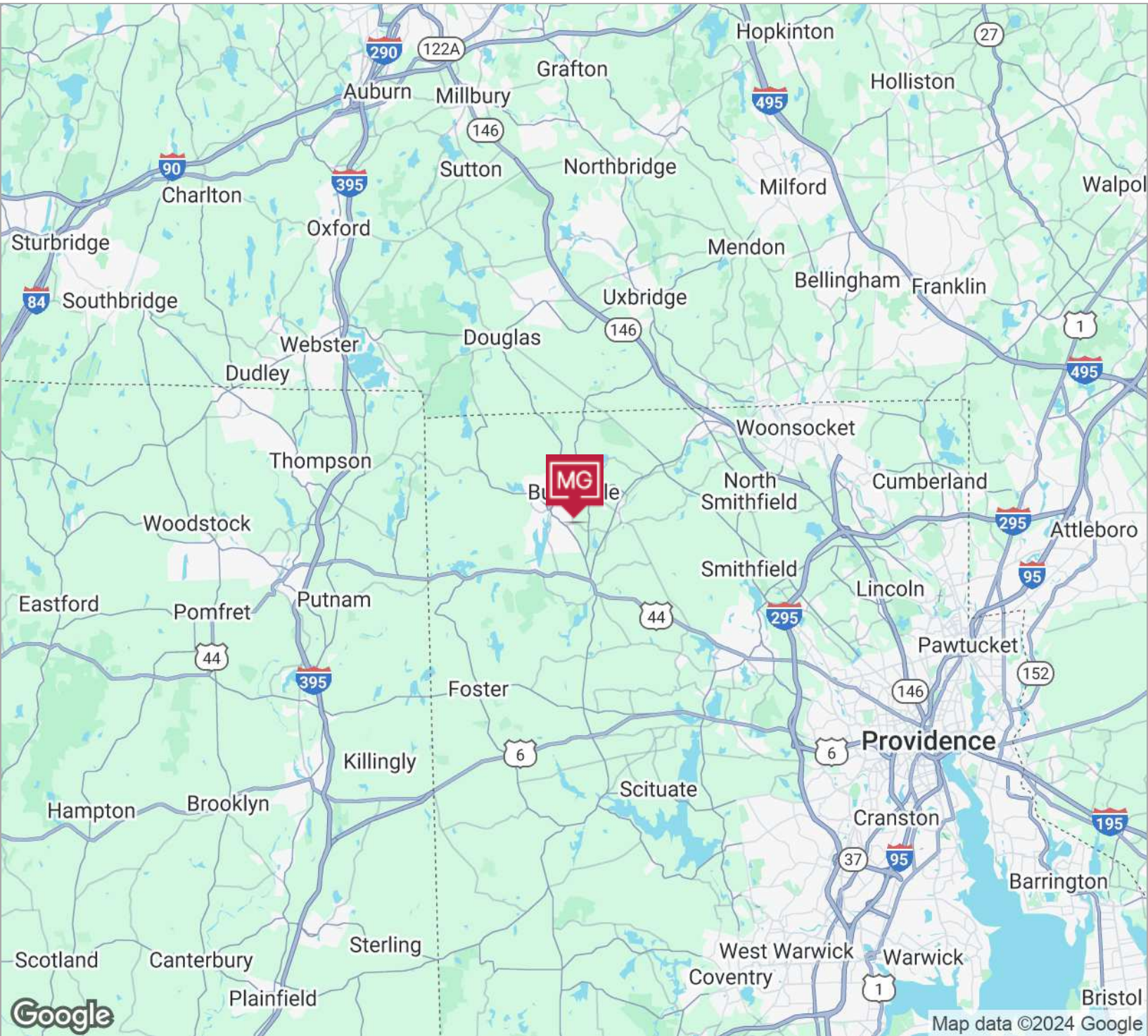
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# LOCATION MAP



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