



8708 BELLANCIA (LOT #25) LOT OVERVIEW

1. Lot #25 has **excellent views** off the back of Madrone Ranch and the Hill Country Beyond. This is a very marketable feature once the many Cedar trees are cleared leaving the Oaks and opening up the view.
2. Lot #25 is **protected from additional adjacent development** via backing up to Madrone Ranch. Several of recent sales on Springdale ridge are adjacent to a tract under consideration for dense future development.
3. Bellancia Drive is a cul-de-sac, and has **limited traffic** compared to Rollins (drive) and Springdale (emergency access, but will be busy and open for construction traffic for years).
4. Lot #25 has **59 six inch or greater caliper hardwood trees** (all Live Oaks). Refer to attached tree and topo survey. Note that the survey only includes the hardwood trees. The trash trees and cedars are not surveyed, and can be removed.
5. Lot #25 has a **flat building envelope** between the street and first ridge that allows the lowest cost future development. A 4300 SF house has been designed for this envelope that requires no tree removal.
6. The **boundary, tree and topo survey** hard copy and electronic copy conveys with the lot. This survey has a market value to approx. \$1,000.00.
7. A **construction entrance with properly sized culvert** per subdivision drainage plan has been installed and conveys. This entrance can provide easy access for either maintenance or future development. The culvert can remain for future driveway. These improvements are worth \$1,200.00.
8. **The water tap fees have already been paid** for this lot. Prices for taps on lots in new sections of Belvedere have increased.