



Tuesday, April 21, 2009

1577 Grand Ave

I developed the upper section of Grand Ave that serves this lot. All road improvement and utilities are complete. I have installed the sewer lateral, water service, gas, phone, tv, and electric to this lot.

All the hard work has been completed and building permits are easily obtainable.

The house across the street, 1580 Grand sold for 2 million.

The house next door, 1575 Grand Ave sold for 1.7 million.

I have requested that Celest Pagan of Carlmont Associates to list the property for \$300,000.

David Blackman



1580 Grand Ave
Sold 2.0m

This aerial photograph shows a residential neighborhood. A large, irregularly shaped lot is highlighted with a white outline. To the north of this lot is a house with a grey roof and a blue chimney. To the south is another house with a grey roof and a red chimney. A road runs diagonally across the middle of the image. The surrounding area is densely wooded with tall evergreen trees. The ground in the cleared lot is brown and appears to be dirt or sand.

1577 Grand Ave

1575 Grand Ave
Sold 1.7m

Grand Ave



View From 1577 Grand Ave



1575 Grand Ave



1577 Grand Ave
150' x 150'



1580 Grand Ave

