

5 Bourne Drive, St. Georges GE 03

Property name and address: 5 Bourne Drive, Town of St. George GE 03

Location. The property is located in the northern section of the Town of St. George in a quiet, fairly low density area. It is surrounded by other residential properties and the (now disused) St. George's Golf Course which is overgrown and unkempt. If the proposed hotel comes to fruition, the golf course will hopefully be brought back into use.



Brief Description. The subject property comprises of an approximately quarter of an acre lot zoned Residential 1 upon which is constructed a two-storey five-unit dwelling.

“The property is comprised of a quarter acre +/- Residential 1 lot upon which is constructed a two-storey dwelling house with five assessed units and one unassessed studio.

Main house	1,893 square feet
Apartment 2	702 square feet
Apartment 3	712 square feet
Apartment 4	494 square feet
Apartment 5	474 square feet
Apartment 6	269 square feet”



Square Footage of Both Land and Buildings. Based on information provided previously, the lot extends to 0.26 acres which is 11,326 square feet. The estimated combined net internal living space of the six units is 4,543 square feet, the garage 237 square feet, the storage shed 210 square feet, and the covered porch 37 square feet.

The main unit is a single-level large 3 bdrm/3 bath unit. It is well presented and clean with solid floors. The bathrooms are clean but dated and the master bathroom is very large with a freestanding Jacuzzi tub on a pedestal.

Apartment 2 is a lower north one-bedroom unit with a dated kitchen which is clean and very well presented.

Apartment 3 is across a covered walkway from Apartment 2 and is north central.

Apartment 4 is located on the northeastern side of the property and is a two-storey one-bedroom unit. It has a dated kitchen and a very dated bathroom with carpets and tile floors.

Apartment 5 is an upper unit above a former garage. It is a dated unit and has one bedroom. The bathroom is dated but functional and the kitchen again is dated but quite functional.

Underneath Apartment 5 is Apartment 6 which is the unassessed studio created from a former garage. It is currently not lived in, has no assessment number, a dated bathroom, and a kitchen area. The kitchen and bathroom sinks are missing and work will be required to reinstate the cabinetry in both before this unit could be let.

Under the current planning regulations, at 0.26 acres only five assessment units would be permitted so it is unlikely this unit would receive an assessment number.



