



19 Glengarry Place Blind Bay British Columbia

\$89,500

Get excited, if you want to get a great deal on a building lot, your search is over! This property is nestled up against a green belt & is privately located in the neck of a cul-de-sac. Water, natural gas, & electrical services are to the lot & left at the street for future hook-up. A Health Canada approved septic system would be needed at the time of development. Building restrictions will not allow for a manufactured home. The land has enough flat area to construct a house and shop, but then backs onto a ravine so it is steep at the rear of the property, perhaps a walkout would be the plan. You may be able to stay there while you build but there will be a timeline attached to the building period once you begin construction. There is a drainage right of way, CSRD said that a variance to the Riparian act can be applied for, but this requires a report from a specialist. The cost of that report will be about \$5,000. The CSRD also determined that portions of this lot have a slope greater than 35%, therefore a steep slope assessment is required at additional cost to be quoted at the time of the variance application. You will not be able to park any RV trailer there for occupation, until the building permit is in hand. There will be cost associated with getting the building permit but at this price, that has been already considered. The cost of ownership would be about \$500 per month per \$100,000 borrowed and you would need 50% down to buy land only, OAC of course. (id:6769)

Listing Presented By:



Originally Listed by:
RILEY & ASSOCIATES REALTY LTD.

<http://www.mrshuswap.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.