



Lot 9 Ashling Rd Qualicum Beach BC

\$469,900

Beautiful acreage lot with exceptional zoning. This 2.496 acre lot has a drilled well, septic approval, paved road to lot, short driveway & culvert, hydro to lot line. Miles of walking trails close by to the Little Qualicum River and Little Qualicum Falls Provincial Park. The R-3 zoning permits one dwelling unit per hectare, as secondary suites are permitted in this zone, each dwelling would be permitted to have a secondary suite to a maximum of 2 per parcel, one of which may be detached. Secondary suites are limited to 40% of the habitable floor space of the building that it is located in or 90 m² of total floor space, whichever is lesser. The \$2,200,000 Meadowood Community center was recently built across the street from the fire hall to serve the area.

Listing Presented By:



Originally Listed by:
Royal LePage Parksville-Qualicum
Beach Realty (QU)

lespockett@telus.net



Royal

LePage in the Comox Valley

121-750 Comox Road , Courtenay,
BC, V9N3P6

Phone: 250-702-5950

Fax:

corony@shaw.ca