



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)

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