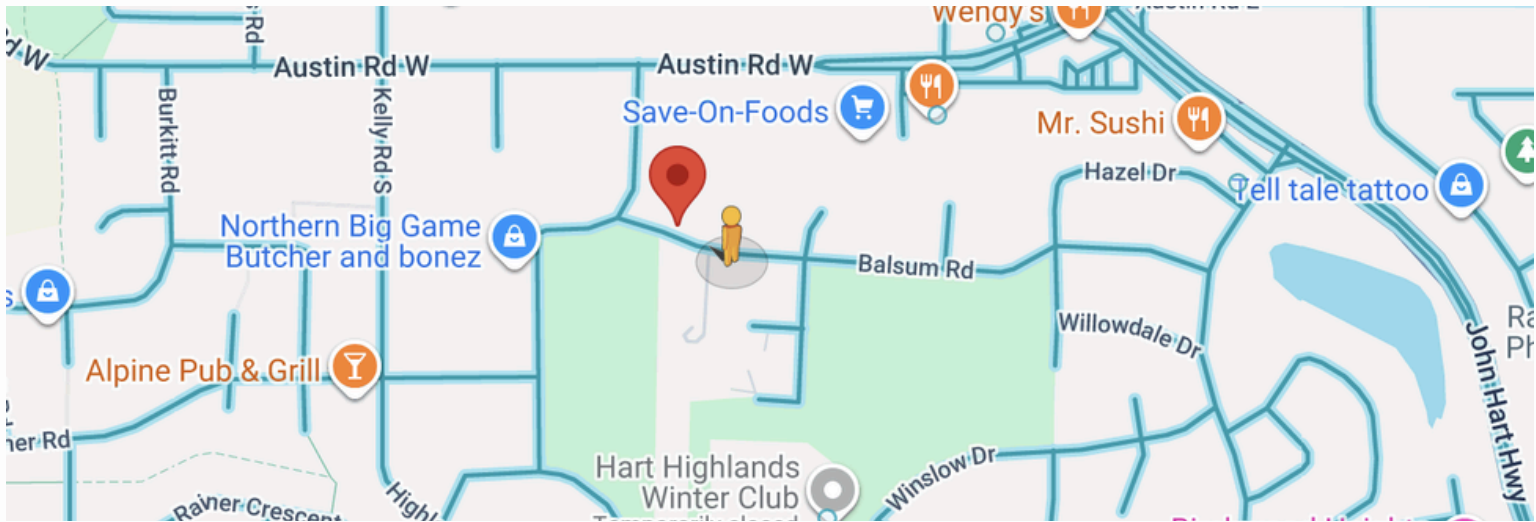


Executive House Development Property Prince George 4114 Balsum Road

PROFILE DOCUMENT





4114 Balsum Road Property Overview

This is your chance to buy a one acre lot with development potential to build the home of your dreams.

This lot is located across from the ball diamonds and near the ski hill. Walking distance to the Hart Shopping center. Next to a church!

The street has full services, is paved and borders on nature.

Do not miss your chance to build a fantastic home in the center of the Hart.

Seller open to possible vendor financing or creative offers or trades.

Asking Price only \$350k

**EXECUTIVE HOME 1+
ACRE DEVELOPMENT SITE
SERVICES TO THE ROAD**

**RS1 ZONING FOR A
VARIETY OF USES**

**ONE OF THE BEST AREAS
OF THE HART SUBDIVISION**

**GREAT VIEWS OF THE
PARKS ACROSS THE ROAD**

**POSSIBLE SELLER
FINANCING OR
CREATIVE OFFERS
CONSIDERED.**

Location Map

4114 Balsum Road



ZONING INFORMATION

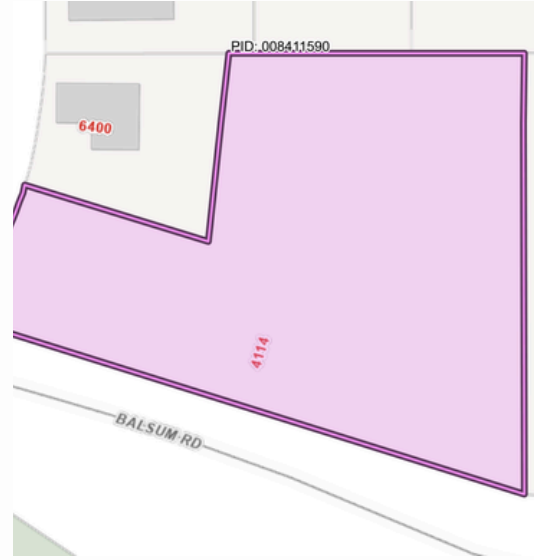
City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

Amending Bylaws	10.6	RT1: Two-Unit Residential	RT1
	10.6.1	Purpose The purpose of this zone is to provide for housing, primarily in buildings with two dwellings.	
	10.6.2	Principal Uses <ul style="list-style-type: none"> • community care facility, minor • housing, single detached • housing, two-unit 	10.6.3
			Secondary Uses <ul style="list-style-type: none"> • bed & breakfast • home business 1 • home business 2 • secondary suite only in single detached housing
	10.6.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum site width is 17.0 m, except it is 15.0 m for single detached housing and 8.5 m for a single unit of attached side-by-side two-unit housing. The maximum lot width is 12.0 m. 2. The minimum site area is 650 m², except it is 500 m² for single detached housing and 325 m² for a single unit of attached side-by-side two-unit housing. 3. The maximum lot area is 0.4 ha. 	
Bylaw 8256	10.6.5	Regulations for Principal Development <ol style="list-style-type: none"> 1. The maximum residential density is one dwelling per 325 m², or two dwellings per lot, whichever is less. One secondary suite is permitted within a single detached house, but not within a two-unit house. 2. The maximum number of dwellings in one building is 2. 3. The maximum number of principal buildings on one lot is 1. 4. The maximum site coverage is 40%. 5. The maximum height is 10.0 m. 6. The maximum number of storeys is 2.5. 7. The minimum front yard is 4.5 m. 8. The minimum interior side yard is 1.2 m (except not required for a common wall for attached side-by-side units of two-unit housing) and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m. 9. The minimum rear yard is 6.0 m. 	
Bylaw 8256	10.6.6	Regulations for Accessory Development <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m². 2. The maximum height is 5.0 m. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 5. The minimum rear yard is 1.2 m. 	
Bylaw 8256	10.6.7	Other Regulations <ol style="list-style-type: none"> 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 	

ZONING INFORMATION

Amending Bylaws	10.2	RS2, RS2m: Single Residential		RS2
	10.2.1	<p>Purpose The purpose of this zone is to foster an urban lifestyle on properties larger than 500 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS2m provide for manufactured housing.</p>		
	10.2.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, minor • housing, manufactured only in RS2m • housing, single detached 	<p>Bylaw 8896 Bylaw 8656</p>	<p>10.2.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • bed & breakfast • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing
	10.2.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 3. The maximum lot area is 0.2 ha. 		
	10.2.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is one principal dwelling and one secondary suite per lot. 2. The maximum site coverage is 40%. 3. The maximum height is 10.0 m. 4. The maximum number of storeys is 2.5. 5. The minimum front yard is 4.5 m. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between principal buildings on the site is 3.0 m. 		
<p>Bylaw 8896 Bylaw 9041</p>	10.2.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m². 2. The maximum height is 5.0 m, except it is 7.0 m for carriage housing. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m, except it is 1.5 m for carriage and cottage housing. 5. The minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing. 		
<p>Bylaw 8256</p>				
<p>Bylaw 8896 Bylaw 9041</p>				
<p>Bylaw 8896 Bylaw 9041</p>				
<p>Bylaw 8896 Bylaw 9041 Bylaw 8896 Bylaw 9041</p>	10.2.7	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and 		

PHOTO GALLERY



NEED MORE INFORMATION?

If you would like more information, additional site viewing, or would like to put in an offer to purchase the property, please reach out to your realtor or me, the listing agent, and I will put you in touch with an agent that will help you .

David Fuller, Realtor

Team Powerhouse Realty
1679 15th Ave Prince George

Phone 250-617-7467

Email dave@nbccommercial.ca

