

DEVELOPMENT LAND FOR SALE

97-2 FH ARROWHEAD DRIVE

97-2 FH ARROWHEAD DRIVE, ENFIELD, NS B2T 1G9

kw COMMERCIAL
ADVISORS



90 ACRES WITH WATER FRONTAGE ON GRAND LAKE

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Nova Scotia

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EXECUTIVE SUMMARY

97-2 FH ARROWHEAD DRIVE



OFFERING SUMMARY

PID:	45280492 45367869 45367851 45367844
LOT SIZE:	90 Acres
FRONTAGE:	1,300 Lakefront
MUNICIPAL SERVICES:	Drilled well and onsite sewage systems
ZONING:	R1 - Established Residential Neighbourhood
ASSESSED VALUE:	\$45,700 (2022 Residential Taxable) \$33,600 (2022 Resource Taxable) Combined
ASSESSED OWNER:	Michelle Crane, Nicole Crane, Kimberly Crane & Jeffrey Gillham
PRICE:	\$3,900,000
PRICE / ACRE:	\$43,333
LOT FEATURES:	Rolling, sloped with mixture of hardwood and softwood

PROPERTY OVERVIEW

Prime development land with 1,300 feet of lakefront on Grand Lake offering all the joys of lakefront living: motorized boating, sailing, fishing, relaxation, plus the convenience of all amenities minutes from your doorstep. Well treed with favourable soil conditions for onsite sewage systems. Easy access off Arrowhead Drive.

LOCATION OVERVIEW

The subject property is located in Enfield, just 40 minutes from Halifax with easy access off Arrowhead Drive and only minutes to Highway 102.

Development continues to grow in the East Hants area. East Hants' connected location, welcoming community, quality of life, and cost advantages make it one of Nova Scotia's preferred destinations to live, work and play.

Nearby amenities include Payzant Home Hardware Building Centre, Enfield PharmaChoice, Avery's Farm Market, Brookfield Bakery, Shooter's Bar & Grill, Tim Hortons, and Irving Enfield Big Stop.

PROPERTY PHOTOS

97-2 FH ARROWHEAD DRIVE



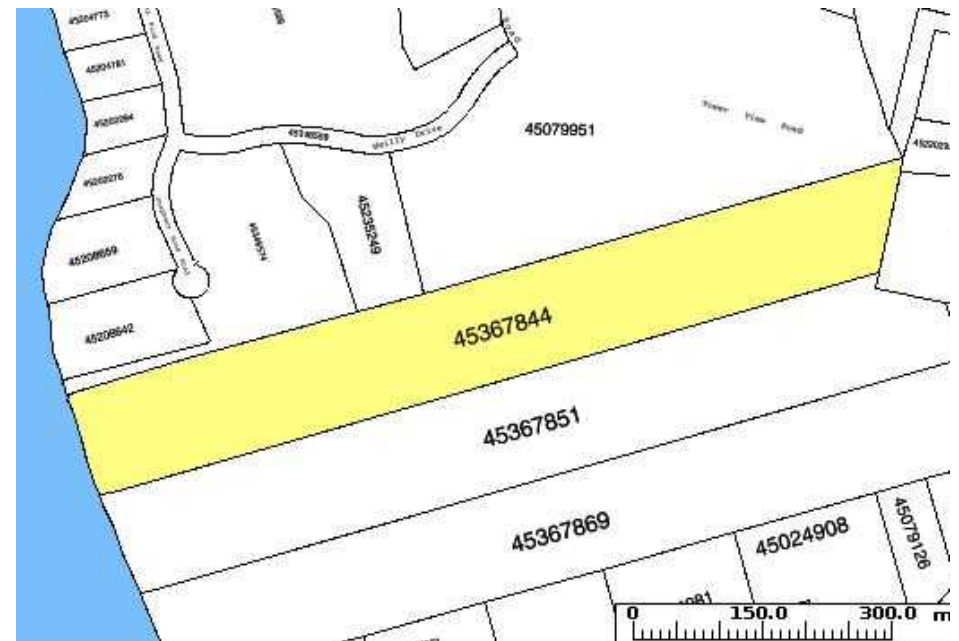
PROPERTY PHOTOS

97-2 FH ARROWHEAD DRIVE



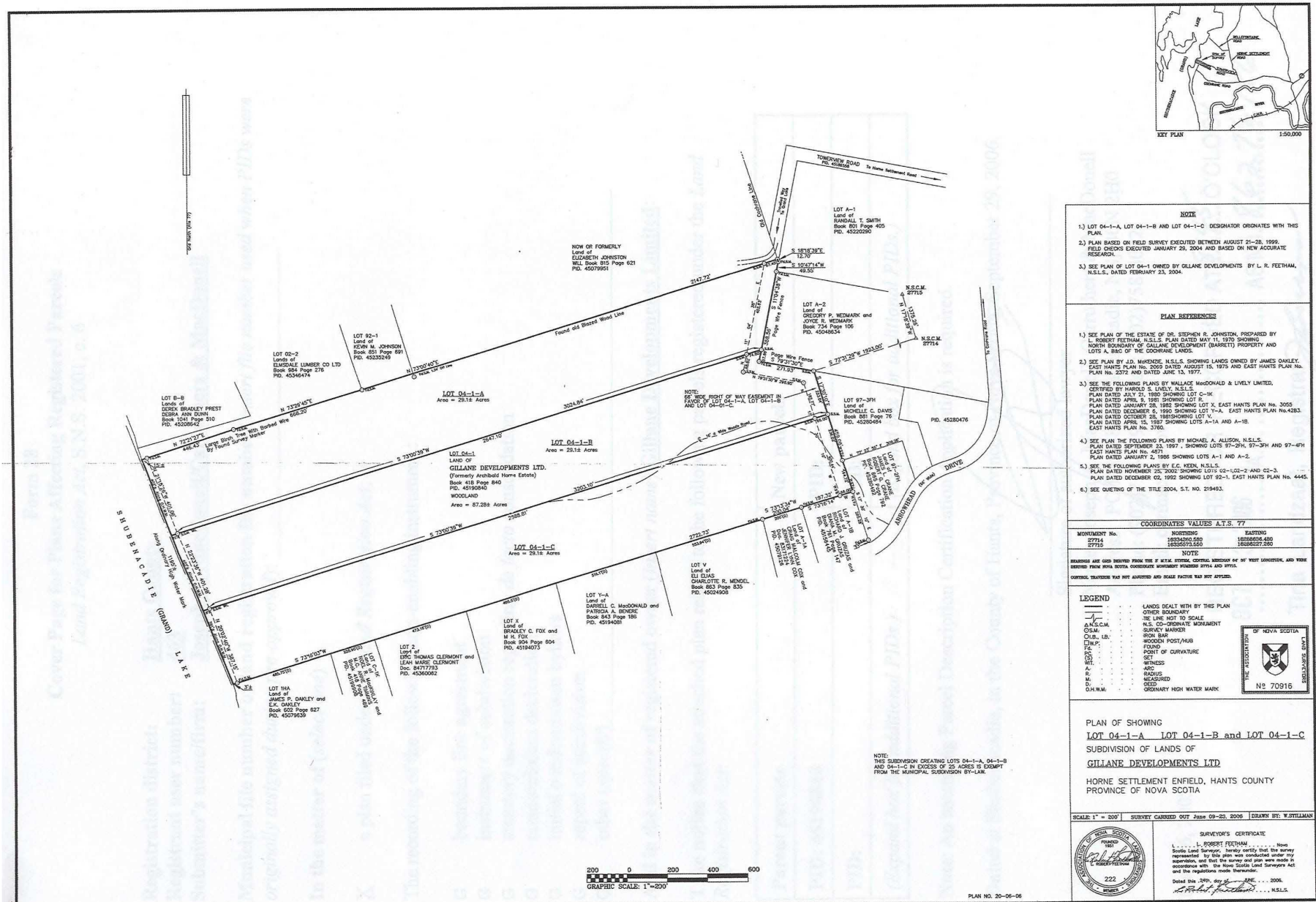
PID MAPS

97-2 FH ARROWHEAD DRIVE



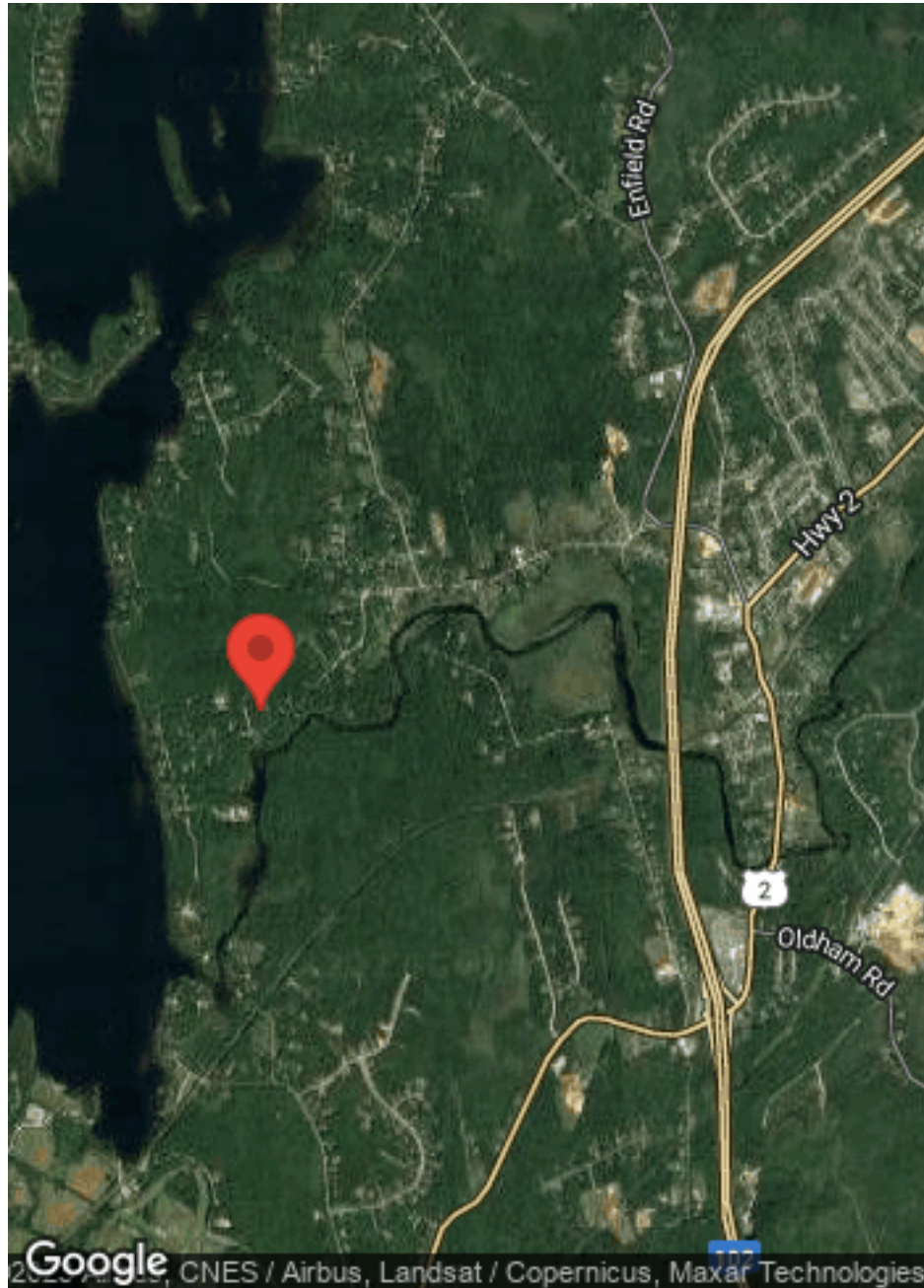
SURVEY MAP

97-2 FH ARROWHEAD DRIVE



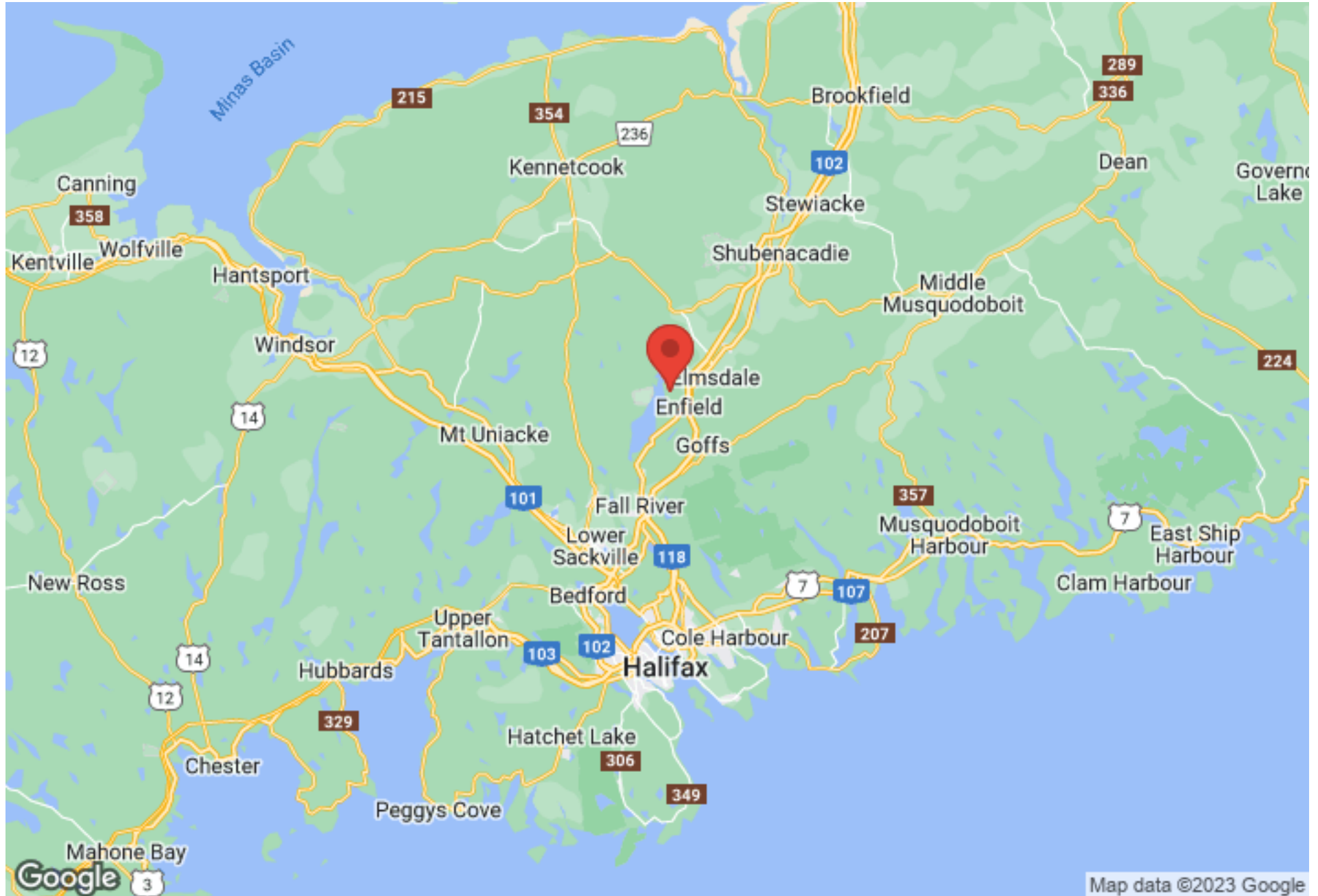
LOCATION MAPS

97-2 FH ARROWHEAD DRIVE



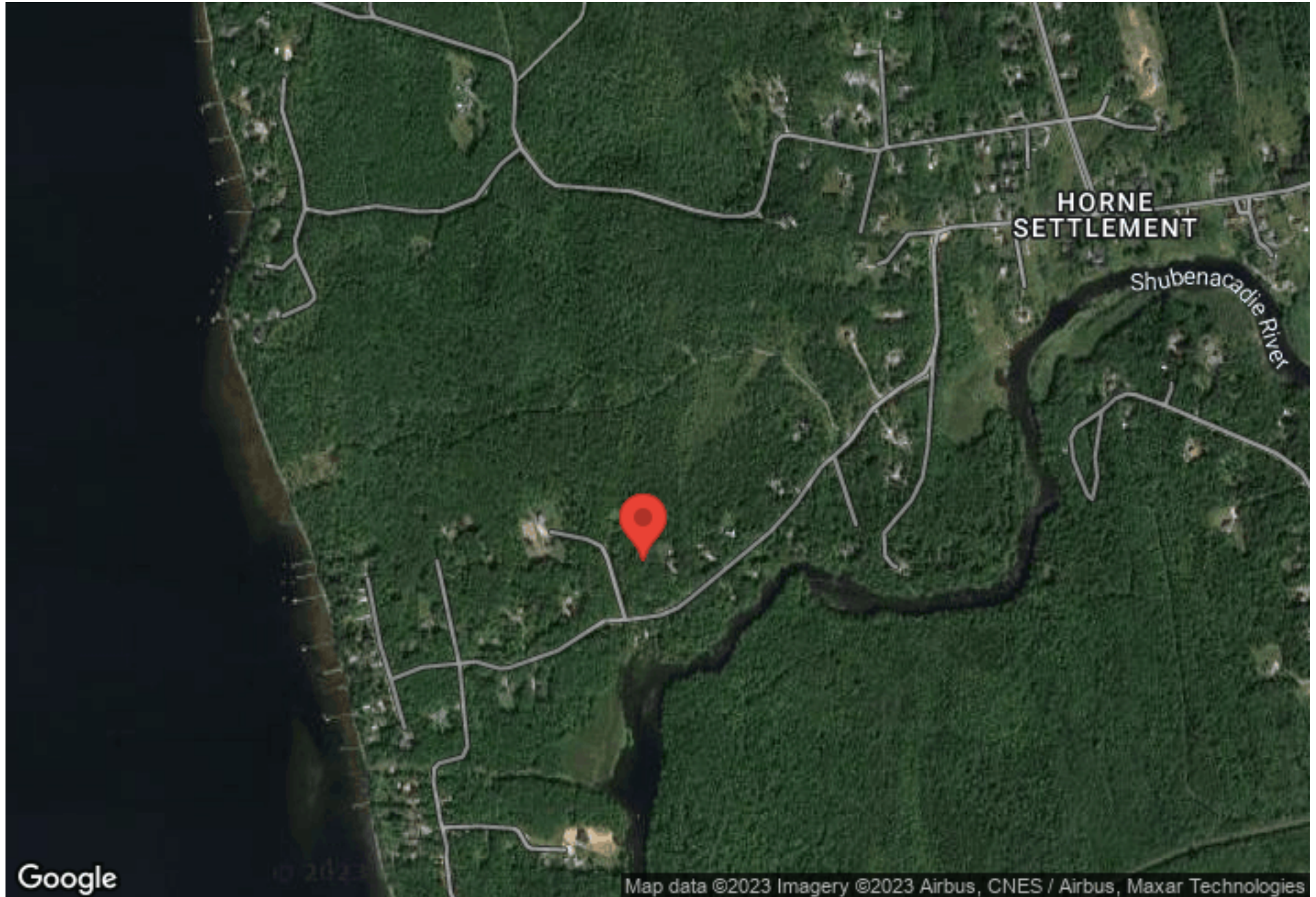
REGIONAL MAP

97-2 FH ARROWHEAD DRIVE



AERIAL MAP

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ZONING

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LAND USE BY-LAW - EAST HANTS OFFICIAL COMMUNITY PLAN

6.5. R1: Established Residential Neighbourhood



The diagram and photographs above are for illustrative purposes only.

Intent

To provide for and protect neighbourhoods comprised of detached, single unit homes and residential use types compatible with a quiet, family living environment. Duplex uses are permitted on corner lots which are designed to be compatible with adjacent dwellings.

Detached buildings
Small footprint
Up to 2½ storeys
Home-based businesses permitted
Accessory dwellings units permitted
Corner lot two unit buildings



Single Unit Dwelling



Corner Lot Semi-Detached

R1 Zone: Conditional Uses by Development Agreement

- Zero Lot Line Developments subject to the requirements of the Municipal Planning Strategy for areas which do not border Grand Lake.

R1 Zone: Conditional Uses by Site Plan Approval

- Accessory uses or accessory buildings in excess of the applicable zone requirements.
- Home-based business uses in excess of 80 m² up to a maximum of 140 m² of commercial floor area.
- Two Unit Dwellings uses where:
 - lots are serviced by wastewater and water services;
 - the lot is a corner lot, fronted on both corners by a public road;
 - proposals comply with the design requirements of this zone;
 - the lot does not border Grand Lake.

PART 6 - RESIDENTIAL NEIGHBOURHOOD ZONES

6.5.1. Zone Requirements

In the Established Residential Neighbourhood (R1) Zone, no development permit shall be issued except in conformity with the following requirements:

General Zone Requirements

	Type of Servicing		
	Sewer and Water	Sewer Only	On-Site ¹
Minimum Lot Area	500 m ²	920 m ²	3,720 m ²
Minimum Lot Frontage	16 m	22 m	30 m
Minimum Front Yard	5 m	5 m	7.5 m
• Provincial Street	5 m	7.5 m	7.5 m
• Municipal Street	3.5 m	3.5 m	7.5 m
Minimum Rear Yard	6 m	7 m	10 m
Minimum Side Yard	1.8 m	1.8 m	1.8 m
Minimum Flankage Yard	5 m	6 m	6 m
Maximum Building Height	Lesser of 2½ storeys or 11 m	Lesser of 2½ storeys or 11 m	Lesser of 2½ storeys or 11 m

Conditions

Approval from the Nova Scotia Department of the Environment is required for a on-site sewage disposal system.

6.5.2. Two Unit Dwelling Design Requirements

Two Unit Dwelling uses must conform with the following design requirements:

- Two Unit Dwelling uses must provide a frontal facade design to both street frontages, or where a lot configuration makes this impractical, a distinctive architectural treatment at the corner is required such as spires, turrets, belvederes, porticos, arcades, or archway.
- Two Unit Dwellings must be designed to be appear as a single unit dwelling.
 - Articulation is required on each street-facing facade of the building. This may be achieved through porches, bay windows, recessed entrances, changes in materials, and architectural details.
 - Exterior siding materials must be carried down to within 20 cm of grade. Only 20 cm of exposed foundation is permitted on any street-facing facade elevation.
 - Garages entrances must be located behind the main entrances to the dwelling.
 - A maximum of one garage entrance may be located on a street-facing facade.
- The Two Unit Dwelling should be located close to the property line of street facing facades in order to frame the corner: a maximum front and flankage yard of 6 m is permitted.



6.5.3. Grand Lake Properties

For R1 zoned properties bordering Grand Lake, the following shall apply:

- One boathouse per property up to 65 m² in floor area is permitted for the storage of boats, watercraft like canoes and kayaks, and associated marine accessories and equipment.

PROFESSIONAL BIO

97-2 FH ARROWHEAD DRIVE

PAUL PETTIPAS, LLB, MICP
Commercial Real Estate Advisor



Paul Pettipas was a builder/developer for 30 years before becoming CEO of the Nova Scotia Home Builders' Association and R-2000 regional manager for Nova Scotia in 1999. Paul has served on numerous boards including Habitat for Humanity and Nova Scotia Construction Safety Association.

Paul was the 1998 Nova Scotia Home Builders' Association 'Builder of the Year' and 2002 recipient of the Dave Stupart Award of Honour as the Canadian Home Builders' Association Chief Executive Officer of the Year.

Specialties include: Land Sales, Single and Multi-tenant Industrial Buildings, Not for Profit, Institutional Properties and Development Sites.

ADVISOR EXPERTISE

Investment Sales

Industrial Occupier Services

Real Estate Consulting

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