

1215 Dundonald Avenue

For Sale

NEIGHBOURHOOD: Montgomery

PROPERTY TYPE: Residential (Vacant Land)

CIVIC ADDRESS: 1215 Dundonald Avenue

ISC PARCEL NUMBER: 136262123

LEGAL DESCRIPTION: Lot 41, Block 13,
Plan No. 101345048

ZONING DISTRICT: R2

Price: \$190,000

Build Time Requirement

The lot has a three-year build time requirement to complete construction. Construction may begin once possession of the lot is granted. The three-year building requirement will commence from the date of possession. Construction includes final building inspection and completion of all deficiencies within this three-year time frame.



Property Information

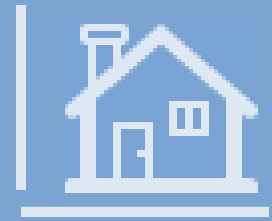
The Sale Price includes the sum required to prepay services. These services include sidewalk, curb, boulevard, street paving, street lighting, street signing, watermains, sanitary sewer mains, trunk sewer levies, and primary watermain levies.

The City's Connections Desk indicates the cost for servicing from the street is approximately \$7,000. The purchaser will be responsible for installing the sewer and water connections from the sewermain and watermain to the respective sites.

In addition, natural gas, electrical power and phone service will be provided to the property line to a point to be determined by the respective utility agencies. Any costs associated with service connections or private crossings are the responsibility of the purchaser.

This property is zoned R2. Purchasers are advised to consult with the Planning and Development Division at 306-975-2645 as to permissible uses and other details regarding the zoning.

Sales Information



Building Restriction Caveats

The Building Restriction Caveats for 1215 Dundonald Avenue are as follows:

- 1) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,200 square feet in the case of a bungalow, bi-level or split level dwelling;
 - ii. 1,500 square feet in the case of a two-storey dwelling;
- 2) All dwellings must be constructed with a minimum double-wide garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- 3) On the front building façade, a minimum of two exterior building materials are required, with each material being no less than 100 square feet in area; and
- 4) House plans submitted in support of a Building Permit Application must be reviewed by City of Saskatoon, Saskatoon Land; and
- 5) The garage must be located on the right side of the property when facing the property from the street.



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3.0 meter utility easement

**City of
Saskatoon**
Saskatoon Land - September 2014

NOTE: The information contained on this map is for reference only and not to be used for legal purposes. This map contains information that is conceptual and will change. This map may not be reproduced without the expressed written consent of Saskatoon Land.
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