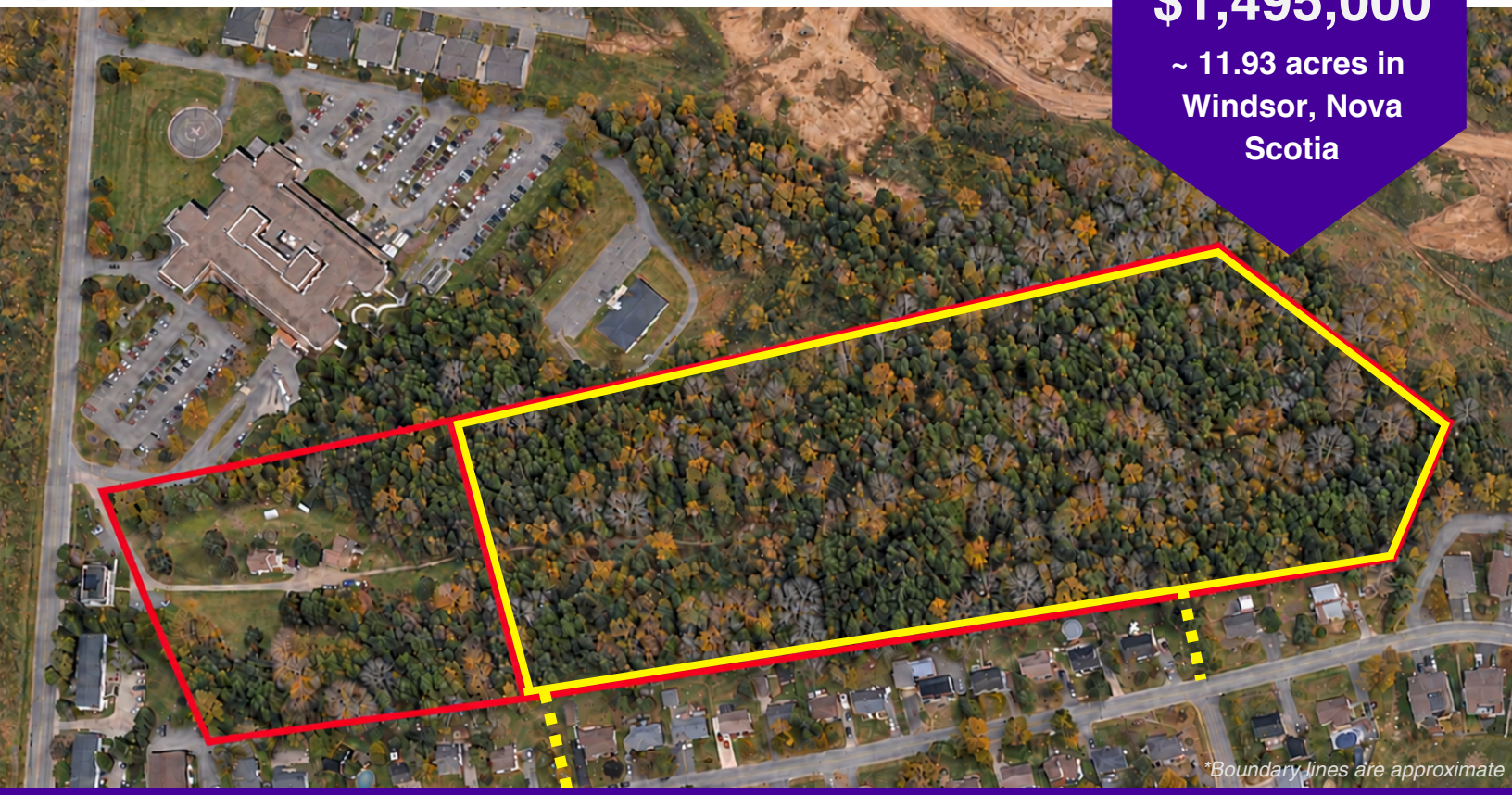
TURNER DRAKE & PARTNERS LTD.

For Sale

$1,495,000

~ 11.93 acres in Windsor, Nova Scotia



*Boundary lines are approximate

103 Payzant Drive
PID#s 45006657 & 45355542

Property Details:

Multiple Parcels:

PID# 45006657 comprises ~15 acres of land with two southern access points from Underwood Drive. Additionally, PID# 45355542 makes up ~15,000 sq. ft. and is outlined below.

- Exclusive of the offer is ~3.06 acres situated on the western edge of the parcel (outlined above) that will be retained by the current owners.
- Land included in the sale amounts to **~11.93 acres**, outlined above in yellow.
- Property includes ~4.60 acres of wetlands, leaving ~7.33 acres of developable land.



The above information is subject to verification or change without notice and no liability is assumed by Turner Drake & Partners Ltd. for errors and omissions.

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Seize the opportunity for a residential development in a growing community!

Location: Located in beautiful Windsor, this opportunity makes up nearly 12 acres of development land. As a part of West Hants Regional Municipality, the property is central to amenities, services, and public infrastructure. A short drive from Highway 101, 103 Payzant Drive is situated near Hants Community Hospital, Avon View High School, West Hants Sports Complex, Hants Exhibition Arena, local grocery stores, restaurants, and hiking trails.

Zoning: The subject property currently holds an R1 Zoning classification, suitable for developing single-family detached homes. The surrounding properties are zoned as R2 and R3, contributing to a charming neighbourhood with diverse mix of dwelling sizes. A preliminary subdivision analysis (available upon request) estimated that the land could accommodate 26 residential lots and a cul-de-sac road. This information is subject to change due to final subdivision design, municipal approval, and feasibility.



For more information:

Paulo Mattos Vice President, Brokerage

(902)-429-1811 pmattos@turnerdrake.com

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