



226-40, 226-41, 226-2, 226-36 237-51, 237-50, 237-49, 237-43 portion Aza Rusutsu, Rusutsu, Abuta gun

Possible Ski in land from West Mountain Rusutsu Ski Resort

Ski Home at the end of the day If you are an intermediate/advanced skier/snowboarder this property offers the chance to ski home at the end of a days skiing at Rusutsu Ski Resort. From the top of the West Mountain Gondola one can negotiate through the trees on the south facing slope down through the forest to this property. A perfect way to finish your day on the mountain, no cars, no changing boots, no packing skis/snowboards away. Just ski to you door. With this property being located so close to Rusutsu Village and having extensive road frontage (approx. 200m) this gives way to many future development options, be it staff accommodation, or a mix of condominium and luxury home developments to take advantage of the views across the surrounding farmlands/ fields in the Lake Toya direction. There are currently (June2020) no building restrictions in Rusutsu similar to Niseko for maximum building foot print, floor area ratio and height. Extensive Road frontage means less snow clearing problems and multiple road entry and exit possibilities with any future development. Future developments over 1 hectare (10,000sqm) will mean Hokkaido Development laws and Special Forestry Development laws/regulations will come into force. Prior consultant with all relevant authorities based on a development plan will be needed. Contact Ross at Niseko Realty Sales for further information. T: +81.136.23.2221

MORE INFORMATION

Property area details

Road Frontage : approx 200m Property Area (Tsubo) : 28899.943

Other features information

Terrain : flat, sloping gently with varied terrain to steeper slopes at rear of land. Includes gov. easement.

Land Aspect : Varied with terrain, but in general southerly direction

Construction

Building Coverage Allowance : Not specified. For Dev. more than 10,000sqm 40% or less Floor Area

Percentage Allowance : Not specified area.

Licence

Real Estate Licence : Hokkaido Governor Shiribeshi (4) No.314

LAND INFORMATION:

Subdivision : No

Land : Freehold

Holding

Type

Square : 95537

Metre

Lot Size : 95537

CONVENIENCE:

Community Amenities: Well Water necessary, No sewage connection available. Septic system required,

Landscape Amenities: Mt Yotei Views, Forestry Preservation Area,

NEIGHBOURHOOD:

Super market : 1 minutes by Car

Niseko Town : 20 minutes by Car
Centre

School : 2 minutes by Car

Nearest : 10 minutes by Walk

Convenience

Store

Ski Lifts : 5 minutes by Car

Coffee shop : 5 minutes by Walk

Airport : 60 minutes by Car

Train station : 20 minutes by Car

Golf : 4 minutes by Car

Course/Club

House

Town center : 1 minutes by Car

Shopping : 1 minutes by Car
center

Name	Ross Carty
Address	20-6 Aza Yamada, Kutchan, Abuta gun, Hokkaido 044-0081 Real Estate Licence: Hokkaido Governor Shiribeshi(3) No.314, Niseko, Hokkaido
Phone	0136-23-2221
Mobile	090-7514-1691

