

Beaver Brook Estates

Town of Barrhead Subdivision

Phase II and Phase III



Where 36 choice single family lots await your inspection.

This booklet is designed and illustrated to show you where the lots are located, the cost of lots, and other information to assist you in choosing your lot and the development process.

BEAVER BROOK ESTATES

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BEAVER BROOK ESTATES

Facts About the Subdivision

DEVELOPER:

*Town of Barrhead
5014-50 Avenue
Box 4189
Barrhead, AB
T7N 1A2*

*Phone #: 780-674-3301
Fax #: 780-674-5648
email: town@barrhead.ca*

PLANNER:

*North Star Planning (1988) Ltd.
c/o Richard Neufeld
603, 61 Street SW
Edmonton, AB
T6X 0G1*

*Phone #: 1-877-587-4252
Fax#: 1-877-654-4252*

LEGAL SURVEYOR:

*Don Wilson Surveys Ltd.
Box 4120
Barrhead, AB
T7N 1A1*

Phone #: 780-674-2287

BEAVER BROOK ESTATES

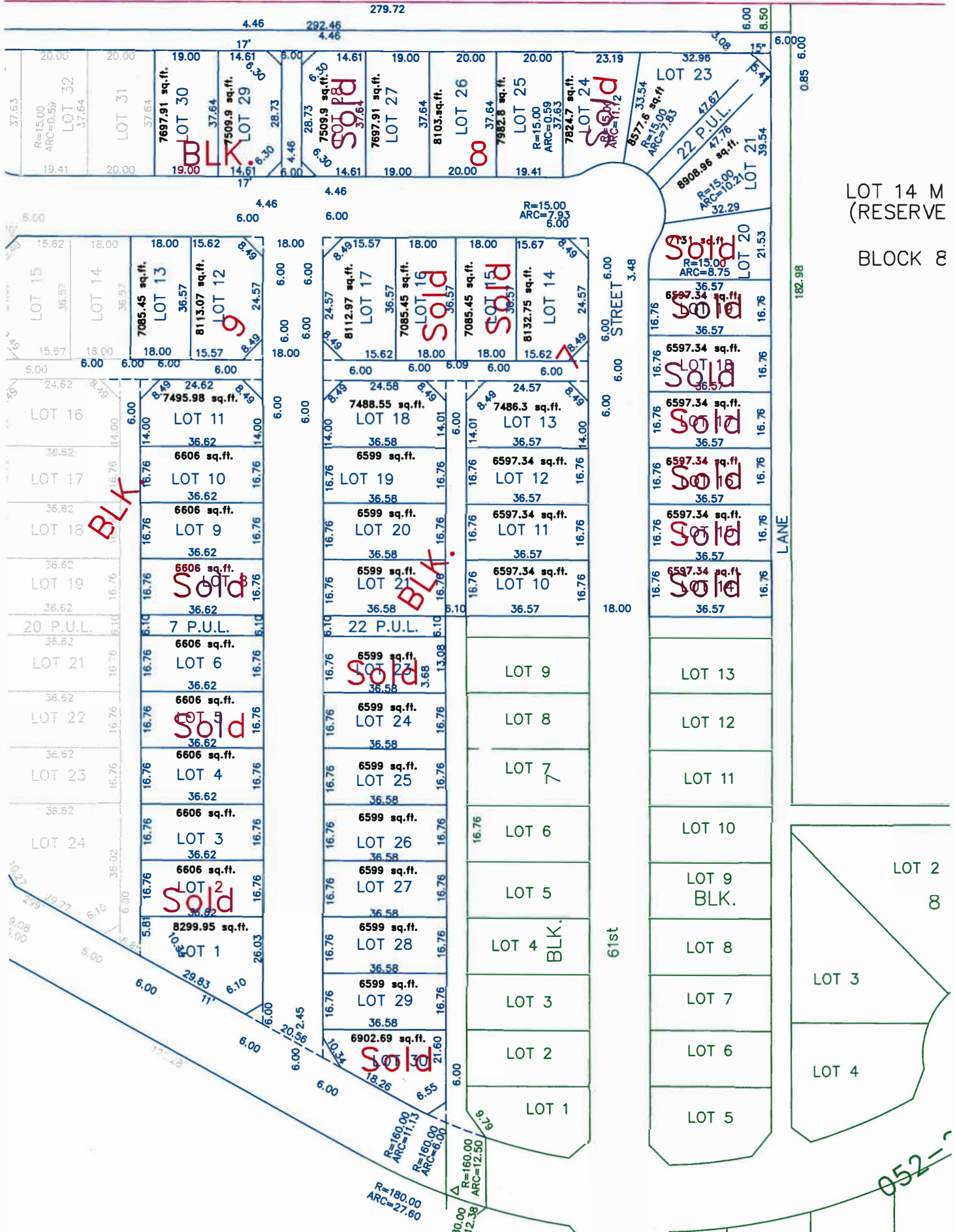
Services to be Incorporated in the Subdivision

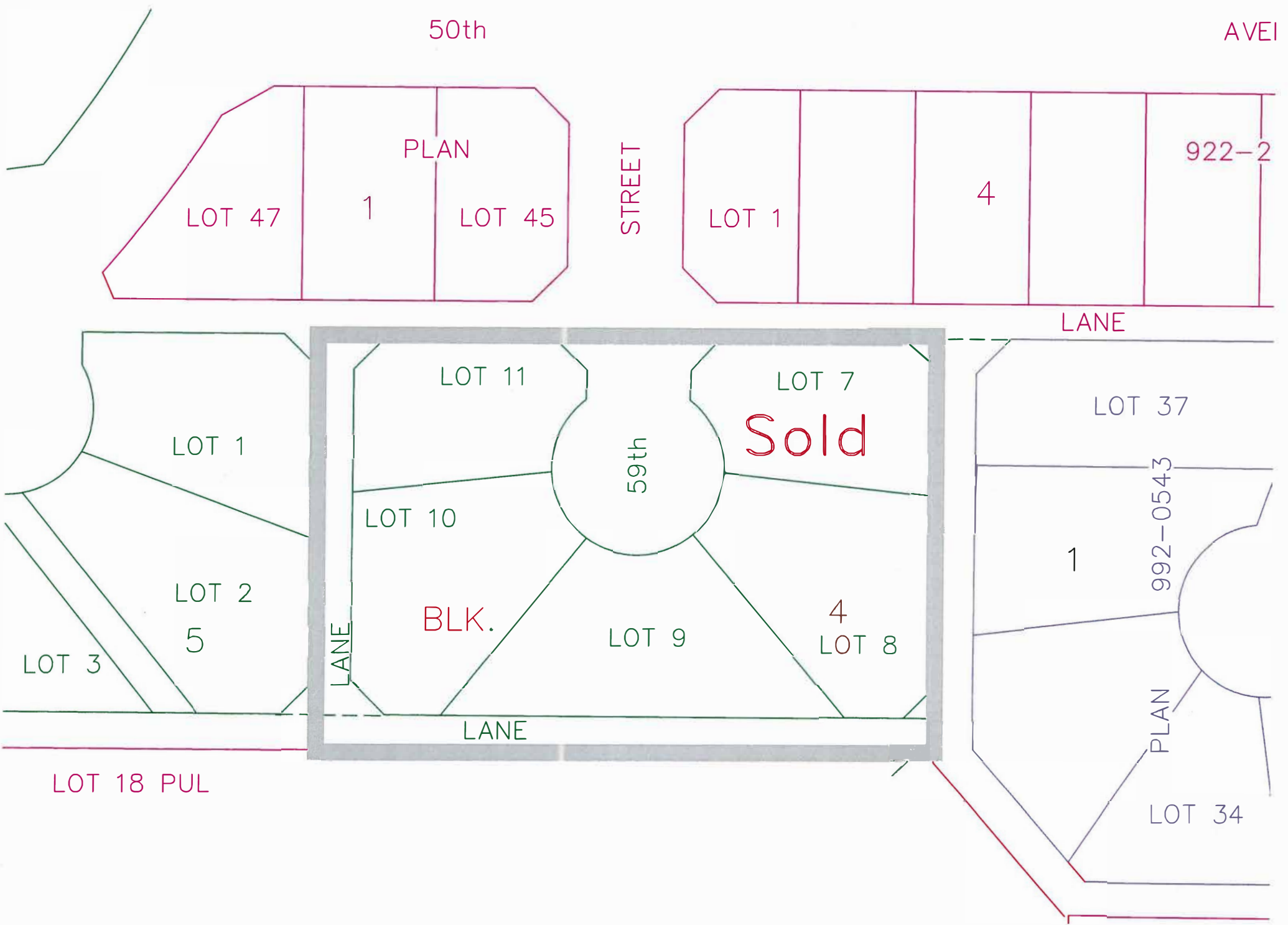
		<u>Status</u>
1.	Sanitary Sewer	Complete
2.	Watermains	Complete
3.	Service Connections to property lines	Complete
4.	Underground Power Distribution	Complete
5.	Street Lighting	Complete
6.	Gas Distribution	Complete
7.	Telus Distribution	Complete
8.	Shaw (Cable T.V.) Distribution	Complete
9.	Sidewalks, Curbs and Gutters	Complete
10.	Street Paving	Complete

The sale of lots will include the prepaid services as listed above. The Purchaser will be responsible for coordinating and costs (if any) for water and sanitary sewer service connections (from front property line), power, telephone and cable connections (from front property line) and natural gas connections (from the rear property line).



ROAD PLAN 80 P.X.





50th

AVEI

PLAN

STREET

922-2

LOT 47

1

LOT 45

LOT 1

4

LANE

LOT 1

LOT 11

LOT 7

Sold

LOT 37

LOT 10

59th

BLK.

LOT 9

4
LOT 8

1

992-0543

LANE

LANE

PLAN

LOT 34

LOT 3

LOT 2
5

LOT 18 PUL

BEAVER BROOK - PHASE 2 AND PHASE 3 PRICE LIST

Phase 2 (Block 052-2483) Price List:

Lot	Block	Area sq m	Area sq ft	Price	5% GST	Total Price	Status
7	4	1019.71	10,976.50	\$ 107,789.23	\$ 5,389.46	\$ 113,178.69	SOLD
8	4	1274.62	13,720.40	\$ 134,734.33	\$ 6,736.72	\$ 141,471.04	
9	4	1382.85	14,885.40	\$ 146,174.63	\$ 7,308.73	\$ 153,483.36	
10	4	1216.72	13,097.20	\$ 128,614.50	\$ 6,430.73	\$ 135,045.23	
11	4	933.23	10,045.60	\$ 98,647.79	\$ 4,932.39	\$ 103,580.18	

Phase 3 (Block 082-4627) Price List:

Lot	Block	Area sq m	Area sq ft	Price	5% GST	Total Price	Status
10	7	612.89	6,597.34	\$ 64,785.88	\$ 3,239.29	\$ 68,025.17	
11	7	612.89	6,597.34	\$ 64,785.88	\$ 3,239.29	\$ 68,025.17	
12	7	612.89	6,597.34	\$ 64,785.88	\$ 3,239.29	\$ 68,025.17	
13	7	695.47	7,486.30	\$ 73,515.47	\$ 3,675.77	\$ 77,191.24	
14	7	755.53	8,132.75	\$ 79,863.61	\$ 3,993.18	\$ 83,856.79	
15	7	658.23	7,085.45	\$ 69,579.12	\$ 3,478.96	\$ 73,058.07	SOLD
16	7	658.23	7,085.45	\$ 69,579.12	\$ 3,478.96	\$ 73,058.07	SOLD
17	7	753.69	8,112.97	\$ 79,669.37	\$ 3,983.47	\$ 83,652.83	
18	7	695.68	7,488.55	\$ 73,537.56	\$ 3,676.88	\$ 77,214.44	
19	7	613.04	6,599.00	\$ 64,802.18	\$ 3,240.11	\$ 68,042.29	
20	7	613.04	6,599.00	\$ 64,802.18	\$ 3,240.11	\$ 68,042.29	
21	7	613.04	6,599.00	\$ 64,802.18	\$ 3,240.11	\$ 68,042.29	
23	7	613.04	6,599.00	\$ 64,802.18	\$ 3,240.11	\$ 68,042.29	SOLD
24	7	613.04	6,599.00	\$ 64,802.18	\$ 3,240.11	\$ 68,042.29	
25	7	613.04	6,599.00	\$ 64,802.18	\$ 3,240.11	\$ 68,042.29	
26	7	613.04	6,599.00	\$ 64,802.18	\$ 3,240.11	\$ 68,042.29	
27	7	613.04	6,599.00	\$ 64,802.18	\$ 3,240.11	\$ 68,042.29	
28	7	613.04	6,599.00	\$ 64,802.18	\$ 3,240.11	\$ 68,042.29	
29	7	613.04	6,599.00	\$ 64,802.18	\$ 3,240.11	\$ 68,042.29	
30	7	641.25	6,902.69	\$ 67,784.42	\$ 3,389.22	\$ 71,173.64	
14	8	612.89	6,597.34	\$ 64,785.88	\$ 3,239.29	\$ 68,025.17	SOLD
15	8	612.89	6,597.34	\$ 64,785.88	\$ 3,239.29	\$ 68,025.17	SOLD
16	8	612.89	6,597.34	\$ 64,785.88	\$ 3,239.29	\$ 68,025.17	SOLD
17	8	612.89	6,597.34	\$ 64,785.88	\$ 3,239.29	\$ 68,025.17	SOLD
18	8	612.89	6,597.34	\$ 64,785.88	\$ 3,239.29	\$ 68,025.17	SOLD
19	8	612.89	6,597.34	\$ 64,785.88	\$ 3,239.29	\$ 68,025.17	SOLD
20	8	662.46	7,131.00	\$ 70,026.42	\$ 3,501.32	\$ 73,527.74	SOLD
21	8	827.62	8,908.96	\$ 87,485.99	\$ 4,374.30	\$ 91,860.29	
23	8	796.85	8,577.60	\$ 84,232.03	\$ 4,211.60	\$ 88,443.63	

Updated 11/2/2018

BEAVER BROOK - PHASE 2 AND PHASE 3 PRICE LIST

Phase 3 (Block 082-4627) Price List Continued:

Lot	Block	Area sq m	Area sq ft	Price	5% GST	Total Price	Status
24	8	726.91	7,824.70	\$ 76,838.55	\$ 3,841.93	\$ 80,680.48	SOLD
25	8	741.60	7,982.80	\$ 78,391.10	\$ 3,919.55	\$ 82,310.65	
26	8	752.76	8,103.00	\$ 79,571.46	\$ 3,978.57	\$ 83,550.03	
27	8	715.13	7,697.91	\$ 75,593.48	\$ 3,779.67	\$ 79,373.15	
28	8	697.66	7,509.90	\$ 73,747.22	\$ 3,687.36	\$ 77,434.58	SOLD
29	8	697.66	7,509.90	\$ 73,747.22	\$ 3,687.36	\$ 77,434.58	
30	8	715.13	7,697.91	\$ 75,593.48	\$ 3,779.67	\$ 79,373.15	
1	9	771.06	8,299.95	\$ 81,505.51	\$ 4,075.28	\$ 85,580.78	
2	9	613.69	6,606.00	\$ 64,870.92	\$ 3,243.55	\$ 68,114.47	SOLD
3	9	613.69	6,606.00	\$ 64,870.92	\$ 3,243.55	\$ 68,114.47	
4	9	613.69	6,606.00	\$ 64,870.92	\$ 3,243.55	\$ 68,114.47	
5	9	613.69	6,606.00	\$ 64,870.92	\$ 3,243.55	\$ 68,114.47	SOLD
6	9	613.69	6,606.00	\$ 64,870.92	\$ 3,243.55	\$ 68,114.47	
8	9	613.69	6,606.00	\$ 64,870.92	\$ 3,243.55	\$ 68,114.47	SOLD
9	9	613.69	6,606.00	\$ 64,870.92	\$ 3,243.55	\$ 68,114.47	
10	9	613.69	6,606.00	\$ 64,870.92	\$ 3,243.55	\$ 68,114.47	
11	9	696.37	7,495.98	\$ 73,610.52	\$ 3,680.53	\$ 77,291.05	
12	9	753.73	8,113.07	\$ 79,670.35	\$ 3,983.52	\$ 83,653.86	
13	9	658.26	7,085.45	\$ 69,579.12	\$ 3,478.96	\$ 73,058.07	

BEAVER BROOK ESTATES

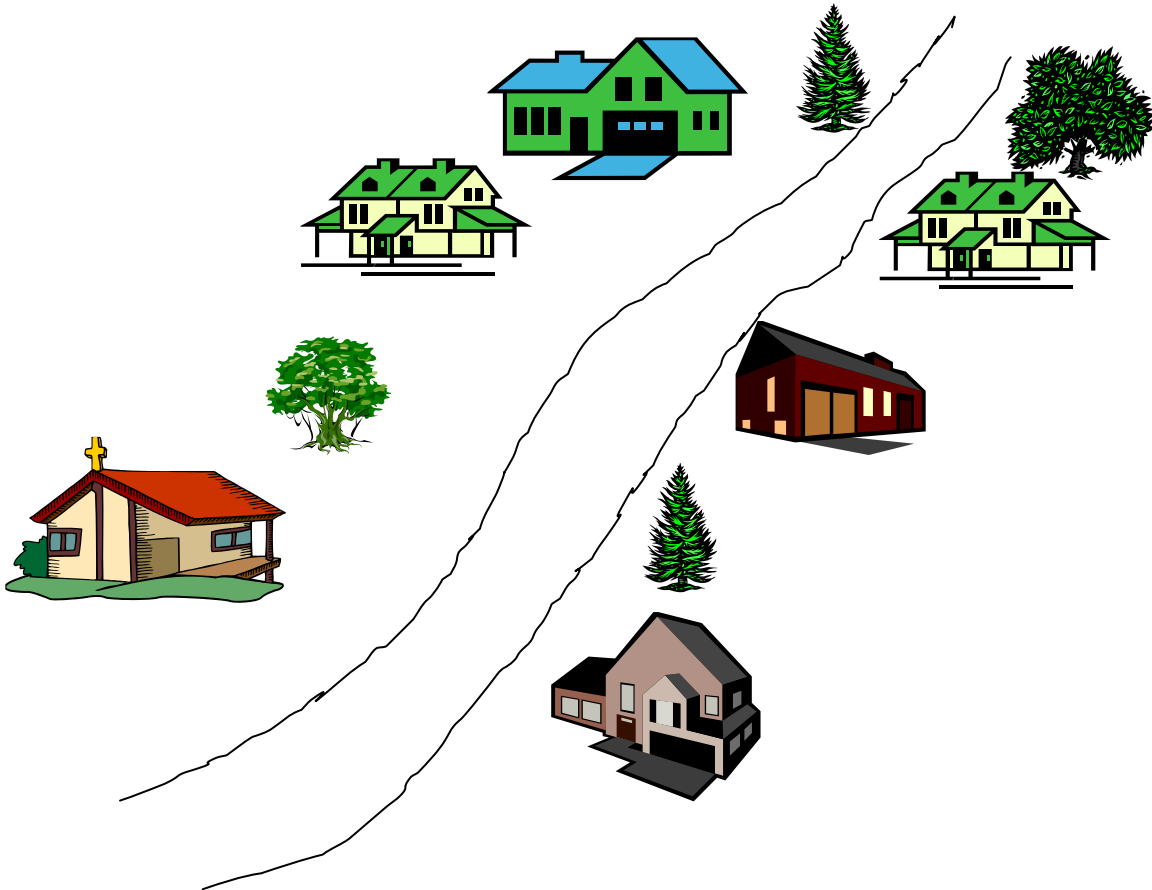
Conditions of Sale

The Town of Barrhead will sell lots to Purchasers, provided that the Purchaser agrees:

- 1) A deposit of 10% be paid for each lot as a holding deposit, with the presentation of a Residential Lot Sale Agreement.
- 2) The purchase price also includes the Offsite Levy of \$1,250.00 (as per Bylaw 01-2009 and amendments thereto) that has been prepaid by the developer (Town of Barrhead).
- 3) The remaining portion of the lot cost, including G.S.T., be paid within 30 (Thirty) days of the receipt of deposit or at the time of application for a development permit, whichever is first. Any extension would be at the discretion of Town Council.
- 4) Lots are sold on an "as is" basis, and it is recommended that Purchasers inspect lots prior to entering into an agreement.
- 5) The Purchaser will commence development of a Single Family Dwelling upon the said lands on or before twenty-four (24) months from the date of purchase. The phrase "commence development" shall mean at least the completion of all-necessary excavating and the completion of all necessary footings.
- 6) A registerable title transfer document will be provided by the Town, upon receipt of the total lot payment, including GST. The Purchaser is responsible for the registration and any costs associated.
- 7) Sale of lots will include prepaid services being sanitary sewers, water mains, water and sewer service connections to property line, street paving, sidewalks where applicable, curbs and gutters, gas distribution mains, power distribution main lines, telephone and cable, and street lighting. The Purchaser will be responsible for all services into their property.
- 8) House building activities (including site location, plot plan, elevations, etc.) must be first approved by the Town of Barrhead Development Authority.
- 9) Builders and contractors will be governed by the Town of Barrhead Land Use Bylaw, Business License Bylaw, Alberta Building Codes and Fire Safety Codes and any other appropriate legislation.
- 10) Foundation levels, concrete slab grades and levels, etc., must be reviewed and approved by a Surveyor when foundation forms are placed and prior to the pouring of concrete.



- 11) Under no circumstances shall roof drains be permitted to be connected to weeping tile, and weeping tile will not be permitted to be connected to the sanitary sewer, but rather be connected to a sump with discharge to above ground areas on the Purchaser's property.
- 12) The installation of water and sewer services must be supervised by the Town.
- 13) The Purchaser must make application to all franchise utility companies for installation of utility services. Time is of the essence in making these applications.
- 14) Finished ground elevations and grades shall be approved by the Town.
- 15) Lot prices are fixed and non-negotiable.
- 16) Lot prices are subject to change without notice.
- 17) Lot prices are subject to GST.



BEAVER BROOK ESTATES

Summary of Purchase and Building Procedures

The following is a list of procedures to assist with the purchase, and process required for building your new home:

- 1) It is recommended that the Purchaser review and inspect the lot desired. Any additional information regarding the lot may be obtained from the Town Office.
- 2) Prior to purchasing a lot the Purchaser may wish
 - to review financing with a financial institution
 - to review building plans and site specifications with an architect, contractor or other.
- 3) Once satisfied that the lot chosen is appropriate, the Purchaser may either pay the Town of Barrhead for the lot in full or enter into a Residential Lot Sale Agreement (form available at Town Office) with the Town of Barrhead, with a deposit of 10%.
- 4) Should the Purchaser choose the sale agreement option, the Purchaser must pay the remaining portion of the lot price including G.S.T. within 30 (Thirty) days of receipt of the deposit, or with an application for a Development Permit, whichever is first (note: a registerable transfer of title document will be provided by the Town following receipt of the total lot payment).
- 5) The Purchaser will apply for a Development Permit at the Town Office. A plot plan must be presented and site locations and elevations must be approved at this time (you may wish to consult an architect, draftsman etc. for assistance). The Purchaser will then display the Permit on site. There is a fourteen-day appeal period.
- 6) The Purchaser will apply for the building permit and other associated permits. A list of Agencies that issue permits is available at the Town Office. Note: Check with the Electrical, Gas, and Plumbing Contractor you hire as they may take out permits on your behalf. If they do not, it is your responsibility to obtain the appropriate permits.
- 7) The Town will inspect with the Purchaser, prior to commencement of construction, any concrete, curb stands or other site specific apparatus to ensure no damage exists. Any damage done during the construction process will be the financial responsibility of the Purchaser.
- 8) The Purchaser will ensure that the placement and elevation of the building are verified with a surveyor at the time of the placement of foundation form and prior to any pouring of concrete.
- 9) The Purchaser will ensure that no weeping tiles will be connected to sanitary sewers, and that no roof drains will be connected to weeping tiles, both to be supervised by the Town.



10) The Purchaser will ensure that water and sewer service connections are supervised by the Town (curbstands must always remain accessible to the ground surface).

11) It is the responsibility of the Purchaser to coordinate services from the following:

Epcor (Power)
Barrhead, AB
Phone: 310-4300 (Toll Free)

Telus (Telephone)
Barrhead, AB
Phone: 310-2255 (Toll Free)

AltaGas
Leduc, AB
Phone: 1-866-222-2067 (Toll Free)

Shaw Cable
Edmonton, AB
Phone: 1-800-400-9605 (Toll Free)

Canada Post
Barrhead, AB
780-674-3232 (contact prior to occupancy)

12) The Purchaser will ensure that final ground elevations are approved by a surveyor and the Town. The intent of the Town is to provide a stockpile of black dirt in the area of the subdivision. The purchaser may arrange to access a reasonable amount through the Town

13) Please note that the Purchaser's General Contractor and sub-contractors must each carry a current business license with the Town of Barrhead.

The Town of Barrhead wishes you every success with your specific construction! Please feel free to contact the Town Office if you have any questions.

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Box 4189
Barrhead, AB
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