



## Village of Rosemary

### Rural Roots Cottonwood Crescent Promotion

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- A residential subdivision with lot prices reduced to **\$1,000** (7 Lots) and **\$1,500** (3 Lots), plus GST. Regular prices range from \$25,000 to \$30,000. Title will transfer with signed sales agreement and payment in full. All legal fees are the responsibility of the purchaser. **Promotional prices will stay in effect until December 31, 2019.**
- Lot reverts back to the Village if construction does not commence within 9 months of purchase date (see definition below). Full purchase price less \$1 is non-refundable to cover legal fees of transfer.
- Lots cannot be resold until development commitments have been met with a “Permit to Occupy”. A caveat will be registered against the property for this purpose.
- Construction must commence within 9 month of the purchase date. Definition of “**commencement of construction**” is:
  - Basement foundation for house is excavated, constructed, and backfilled; or
  - Cement slab for house without a basement is poured.
  - Does not include construction on the property that is non-residential in nature (garage, shed).
  - Additional allowance of 3 months may be granted by council on request due to weather conditions.
- Building requirements for the subdivision that are enforced by existing caveat are:
  - New housing, stick built & RMT’s only; no log, manufactured, or modular homes;
  - Minimum 1100 sq ft for a bungalow or 1500 sq ft for a two-story house, and 28 ft wide;
  - Attached garage;
  - No metal sheeted roofs;
  - Minimum roof pitch 4/12, with 24” eaves, and;
  - One home per lot, single family dwellings only.
- Features of Cottonwood Crescent include all utility hookups at the front property line, paved street with cement curb/gutter/sidewalk on both sides, and decorative lighting.