



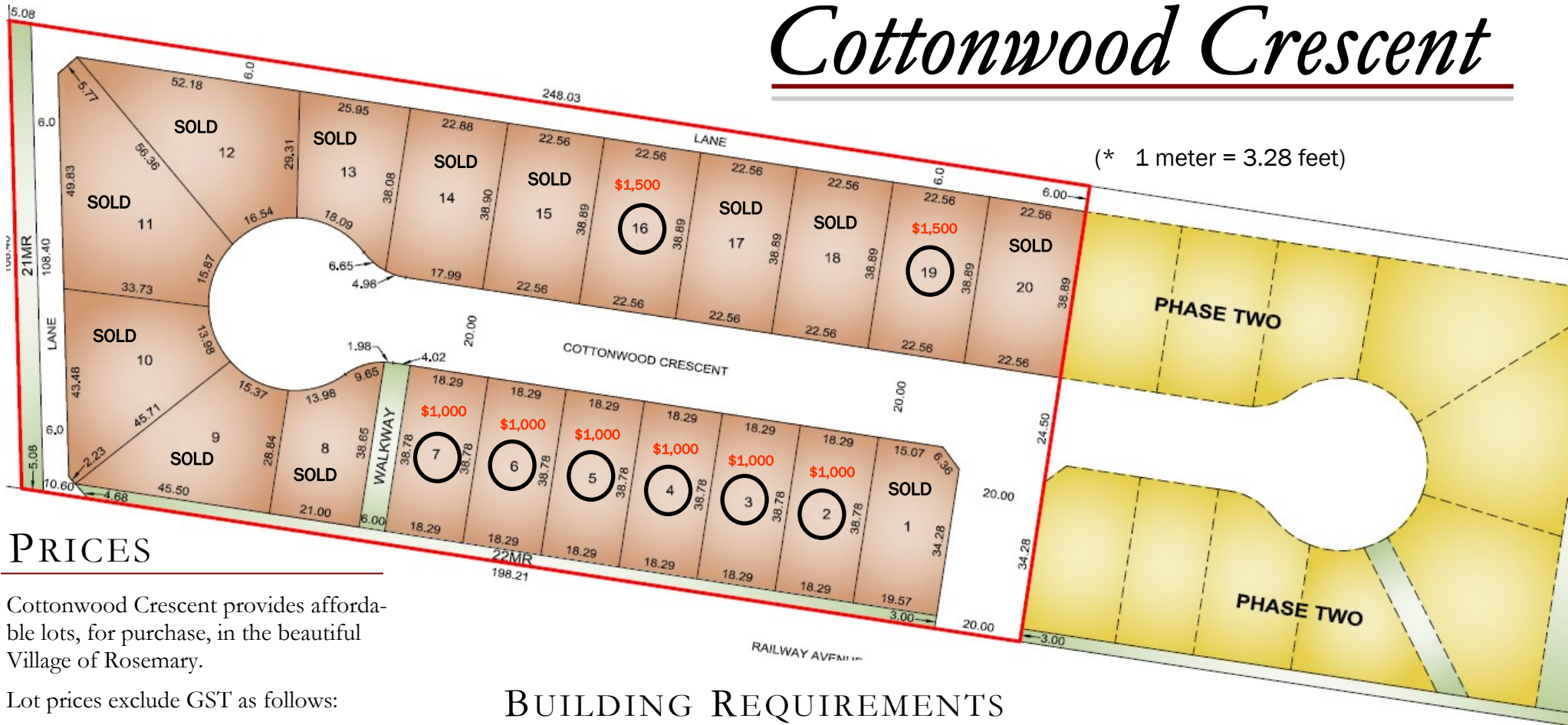
## Village of Rosemary

### 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, 2020.**
- 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 months 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 (like a garage or 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.

# Cottonwood Crescent



## PRICES

Cottonwood Crescent provides affordable lots, for purchase, in the beautiful Village of Rosemary.

Lot prices exclude GST as follows:

- Lots 1-7 \$25,000 **(\$1,000)\***
- Lot 16/19 \$28,500 **(\$1,500)\***
- All legal fees are the responsibility of the purchaser
- Payment in full for all lot purchases

**\* Promotional Price with commencement of construction within 9 months.**

**Offer valid from Jan 1/20 to Dec 31/20.**

## BUILDING REQUIREMENTS

- New housing, stick built & RTM's only; no log, modular or manufactured homes
- Minimum 1100sf bungalow or 1500sf two-story & 28 feet wide
- No metal sheeted roofs
- Attached front garage
- Minimum roof pitch 4/12, with 24" eaves
- One home per lot
- All Village Bylaws & Alberta Building Code requirements must be followed
- Single family dwelling only

## SUBDIVISION FEATURES

- Curb, gutter, & sidewalk, & paved street
- Water, Sewer, Power, Gas, & Telephone to front lot line
- Decorative lighting and signage