

Paradise Valley Resort

LOT SALE PRICES

Phase 1 & 2, March 15, 2024

PHASE-1	CIVIC ADDRESS		SIZE (+/-)	NOTES
Lot 1	70 Bertram Drive	SOLD	2 Acre	Pie Shaped
Lot 2	68 Bertram Drive	SOLD	2 Acre	Pie Shaped
Lot 3	66 Bertram Drive	SOLD	2 Acre	Pie Shaped
Lot 4	64 Bertram Drive	SOLD	2 Acre	Trees
Lot 5	58 Bertram Drive	SOLD	2 Acre	Trees
Lot 6	50 Bertram Drive	SOLD	2 Acre	Trees
Lot 7	44 Bertram Drive	SOLD	2 Acre	Trees
Lot 8	26 Bertram Drive	\$109,900	2.38 Acre	Trees
PHASE-2	CIVIC ADDRESS	SALE PRICE	SIZE (+/-)	NOTES
Lot 1	5 Bertram Drive	\$69,900	1.00 Acre	Prairie View
Lot 2	11 Bertram Drive	\$84,900	1.47 Acre	Prairie View, Walk-Out Potential
Lot 3	19 Bertram Drive	\$84,900	1.42 Acre	Prairie View, Walk-Out Potential
Lot 4	25 Bertram Drive	\$84,900	1.09 Acre	Prairie View, Walk-Out Potential
Lot 5	29 Bertram Drive	SOLD	1.03 Acre	Prairie View, Walk Out Potential
Lot 6	33 Bertram Drive	\$99,900	1.82 Acre	Prairie View, Walk-Out Potential
Lot 7	35 Bertram Drive	\$94,900	1.45 Acre	Prairie View, Walk-Out Potential
Lot 8	39 Bertram Drive	\$74,900	1.00 Acre	Prairie View
Lot 9	45 Bertram Drive	SOLD	1.00 Acre	Prairie View
Lot 10	51 Bertram Drive	\$74,900	1.00 Acre	Prairie View
Lot 11	57 Bertram Drive	SOLD	0.79 Acre	Prairie View

- **GST** is payable in addition to above lot price.
- **Drinking Water:** The Seller installed a potable water main in the easement allowance at the frontage of each lot to make potable water available on a pay-per use basis. (change of reservoir location underway with construction expected to be completed by summer 2024).

Each resident also has the option to install its own water cistern for trucked potable water deliveries (common in the area historically) and/or its own rain water capture cistern and/or, subject to suitable ground water conditions, its own sand point and/or water well.
- **Waste Water:** Lots 2 acres or bigger may apply to install common septic tank and field. Lots smaller than 2 acres to have common septic tank and may be eligible for participation in a common septic field.
- Approved civil engineering design includes converting **Phase-2 lots 3, 4, 5, 6 and 7 can having walk-out** back yards (by shifting the old partially filled in pond to the east and removing fill). Conversion of to walk-out lots will be done by the developer at the developer's sole expense.
- Prices and lot availability subject to change at any time without notice.
- For more info see: www.ParadiseValleyResort.ca