



## DEVELOPMENT INFORMATION KIT

Welcome to West Point Estates.

Thanks for your interest in our brand new lake side development. We look forward to working with you in choosing a fantastic lot in West Point Estates, and to you becoming a part of the Jackfish Lake community. My family has enjoyed this lake for over 50 years now, and I'm sure it will bring many years of great memories to you and your family too.

In the document we have tried to include information for prospective owners to review that may answer many questions about West Point Estates. However, please note this kit is for information purposes only and does not contain, nor is meant to convey, any legal documents or advice. All efforts are made to ensure the general information contained is accurate, but all information is subject to change at any time.

We fully expect that you will have additional questions and would value the chance to discuss ownership at West Point Estates with you. Please contact us at any time with questions you may have in regard to our fantastic new development.

Sincerely,

Ken Horn | Highland Property Developments Ltd. (West Point Estates)

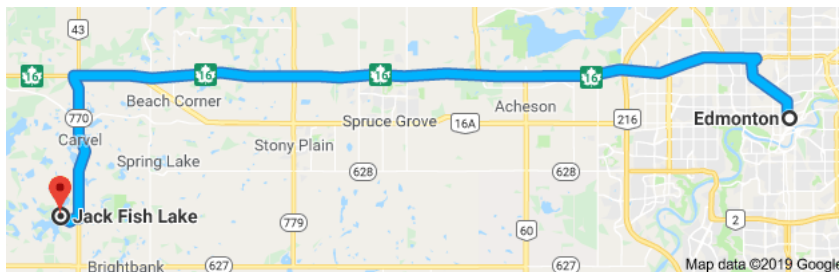
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## Overview

West Point Estates is a premium new lake-side development located on the eastern shores of Jackfish Lake in Parkland County Alberta. It will feature paved subdivision roads, gated lots, and architectural guidelines to preserve property values and general aesthetics. The development consists of lake front lots and lake side lots, all over 1 acre in size, and many suitable for walk-out basements. It is located only 30 minutes from west Edmonton, via highway 627, or highway 16.



Highland Property Developments (the developer) is scheduled to start breaking ground in May of 2019 with road access and services, and lots available for building by fall 2019 or sooner.

A number of lots have already sold and other lots in phase 1 are also available for sale, with a deposit required upon completion of purchase agreement. Phase 1 of the development consists of 37 lots for sale, of which at least 8 have been sold. Please refer to the lot plans and information below, and note that updated information will be available on the website located at [jackfishlakelots.ca](http://jackfishlakelots.ca).

All lots in phase one are over one acre in size with building pockets suitable for almost any size home. There are architectural guidelines which must be adhered to by all owners and their builders, in an effort to preserve property values and maintain general aesthetics. We also have warranty approved home builders with years of experience in custom home building that are ready to help design and build your lakeside dream home.



# LOT LIST



West Point Estates

West Point Estates offers lots ranging in price from **\$250,000 to \$650,000** plus GST. Reach out to us for specific lot information and pricing.

LOT #	SIZE	LAKE FRONTAGE	PRICE
BLOCK 1 - LOT 4	.47 ha / 1.16 acres	30.54 m / 100.19 ft	SOLD
BLOCK 1 - LOT 5	.46 ha / 1.14 acres	22.08 m / 72.44 ft	SOLD
BLOCK 1 - LOT 6	.46 ha / 1.14 acres	16.37 m / 53.71 ft	SOLD
BLOCK 1 - LOT 7	.44 ha / 1.09 acres	12.57 m / 41.24 ft	SOLD
BLOCK 1 - LOT 8	.46 ha / 1.14 acres	14.78 m / 48.49 ft	SOLD
BLOCK 1 - LOT 9	.45 ha / 1.11 acres	18.36 m / 60.24 ft	SOLD
BLOCK 1 - LOT 10	.47 ha / 1.16 acres	23.79 m / 78.05 ft	SOLD
BLOCK 1 - LOT 11	.45 ha / 1.11 acres	16.02 m / 52.56 ft	SOLD
BLOCK 1 - LOT 12	.45 ha / 1.11 acres	18.17 m / 59.61 ft	SOLD
BLOCK 1 - LOT 13	.48 ha / 1.19 acres	31.71 m / 104.04 ft	SOLD
BLOCK 1 - LOT 14	.48 ha / 1.19 acres	49.14 m / 161.22 ft	SOLD
BLOCK 1 - LOT 15	.47 ha / 1.16 acres	65.47 m / 214.80 ft	SOLD
BLOCK 1 - LOT 16	.64 ha / 1.58 acres	91.04 m / 298.69 ft	SOLD
BLOCK 1 - LOT 17	1.04 ha / 2.57 acres	106.68 m / 350.0 ft	SOLD
BLOCK 1 - LOT 18	.71 ha / 1.75 acres	75.82 m / 248.75 ft	SOLD
BLOCK 1 - LOT 19	1.04 ha / 2.57 acres	87.63 m / 287.5 ft	SOLD
BLOCK 1 - LOT 21	.91 ha / 2.25 acres	47.75m / 156.66 ft	SOLD
BLOCK 1 - LOT 22	.99 ha / 2.45 acres	57.33 m / 188.09 ft	SOLD
BLOCK 1 - LOT 23	.76 ha / 1.88 acres	41.50 m / 136.15 ft	SOLD
BLOCK 1 - LOT 24	.82 ha / 2.03 acres	42.41 m / 139.14 ft	SOLD
BLOCK 1 - LOT 25	.90 ha / 2.22 acres	44.23 m / 145.11 ft	SOLD
BLOCK 1 - LOT 26	.86 ha / 2.13 acres	49.88 m / 163.65 ft	SOLD
BLOCK 1 - LOT 29	.48 ha / 1.19 acres	41.27 m / 135.40 ft	SOLD
BLOCK 1 - LOT 30	.51 ha / 1.26 acres	39.23 m / 128.71 ft	SOLD
BLOCK 1 - LOT 32	.63 ha / 1.56 acres	19.69 m / 64.60 ft	\$650,000
BLOCK 1 - LOT 33	.67 ha / 1.66 acres	36.51 m / 119.78 ft	SOLD
BLOCK 1 - LOT 34	.69 ha / 1.71 acres	39.65 m / 130.09 ft	SOLD
BLOCK 1 - LOT 35	.69 ha / 1.71 acres	42.96 m / 140.94 ft	SOLD
BLOCK 1 - LOT 36	.69 ha / 1.71 acres	43.09 m / 141.37 ft	SOLD
BLOCK 1 - LOT 37	.76 ha / 1.88 acres	47.62 m / 156.23 ft	SOLD
BLOCK 1 - LOT 39	1.85 ha / 4.57 acres	0	SOLD
BLOCK 1 - LOT 40	1.84 ha / 4.55 acres	0	SOLD

BLOCK 2 - LOT 2	1.48 ha / 3.66 acres	0	SOLD
BLOCK 2 - LOT 3	1.33 ha / 3.29 acres	0	SOLD
BLOCK 2 - LOT 4	1.25 ha / 3.09 acres	0	SOLD
BLOCK 2 - LOT 5	1.52 ha / 3.76 acres	0	SOLD



**General Architectural Guidelines for West Point Estates**

The architectural review process by the Developer will be conducted expeditiously and fairly. It shall generally comprise the following steps:

- preparation of supplementary design documents
- model review and approval
- monitoring of compliance

These guidelines and their interpretation by the Developer are intended to provide sufficient flexibility to encourage design creativity and innovation. Proposed designs which are not in total compliance with guidelines, will be considered by the Developer, based on their merits and maybe be approved where the spirit and intent of the guidelines is maintained.

**1.0 Orientation Meeting**

-Prior to the review of housing designs, a meeting shall occur between the Developer and the builder/owner to discuss the design vision for the new development, the purpose of this meeting is to encourage dialogue on the expectations of each stakeholder and to ensure the design objectives are being appropriately fulfilled. The meeting should cover the following subjects:

- Proposed Architecture
- Proposed Landscaping
- Proposed final site grades

## 2.0 Preliminary Review

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-Preliminary model design sketches which are in conformity with these guidelines and which demonstrate sufficient design quality, variety and the use of appropriate exterior material will be submitted for approval.

## 3.0 Final Review and Approval

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-Working drawing must depict exactly what the builder intended to construct

-all exterior details and material must be clearly shown on the drawings

## 4.0 Building Requirements

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-The main building constructed on each lot shall have an area of not less than 1600sq./ft. for a bungalow and 2100 sq./ft. for a two-storey dwelling, exclusive of one storey porches, garages and basements.

-completion of construction of any resident must be within one (1) year from the date of commencement of construction.

### Exterior Materials:

-Exterior building material shall include brick or stone

-Exterior building material should include a wood feature

-Screen porches, exterior wood railings and lattice work will be required to be stained or painted

### Roof Pitches and Materials:

-Minimum primary roof pitch shall be at least 9/12 (exceptions will be granted for porches and dormers)

-All roofs will be requirement to use Architectural (dimensional) roof shingles

#### Detached Buildings & Structures:

-All detached accessory building, garages or utility buildings shall adhere to the same guidelines as the Main building

#### 5.0 Landscaping:

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-No substantial changes in elevation of the land shall be made without the developer's approval and conform to ALL Parkland county and Alberta Government regulations

-Silt fences & barriers will be required to avoid sediment run-off onto street or adjacent properties

-Grading of lots or changing of existing contours shall not interfere with the drainage pattern of the property

-A one hundred and eighty (180) day time limit for the complete implementation of landscaping from the date of closing, completion of construction or moving in of homeowner

#### 6.0 Temporary structures:

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-No modular trailers/ mobile homes or RTM's will be allowed

-Holiday trailers or Motor Homes 4 years or newer and in good repair will be allowed as a temporary accommodation

#### 7.0 Fees, Deposits & Penalties:

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- Plan must be submitted within 30 days of planned construction
- Any damages to the street, curbs, drainage, inlets, street markers, etc. is the sole responsibility of the contractor/owner. If the damage

is not repaired within 10 days of notice, or sooner if deemed necessary by the County, it will be repaired by West Point Estates Subdivision. The cost for the repair will be billed to the homeowner at the cost plus 20%.

- Penalties: In the event of a violation of the building guidelines, West Point estates may seek any and all legal or equitable remedies available. West Point Estates can assess a fine of \$50.00 per day against the owner for each event of non-compliance or violations

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APPROVAL DATE

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Homeowner

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West Point Estates

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Contact Information

Please reach out to us with any questions you may have on West Point Estates.

Highland Property Development Ltd.

Ken Horn

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