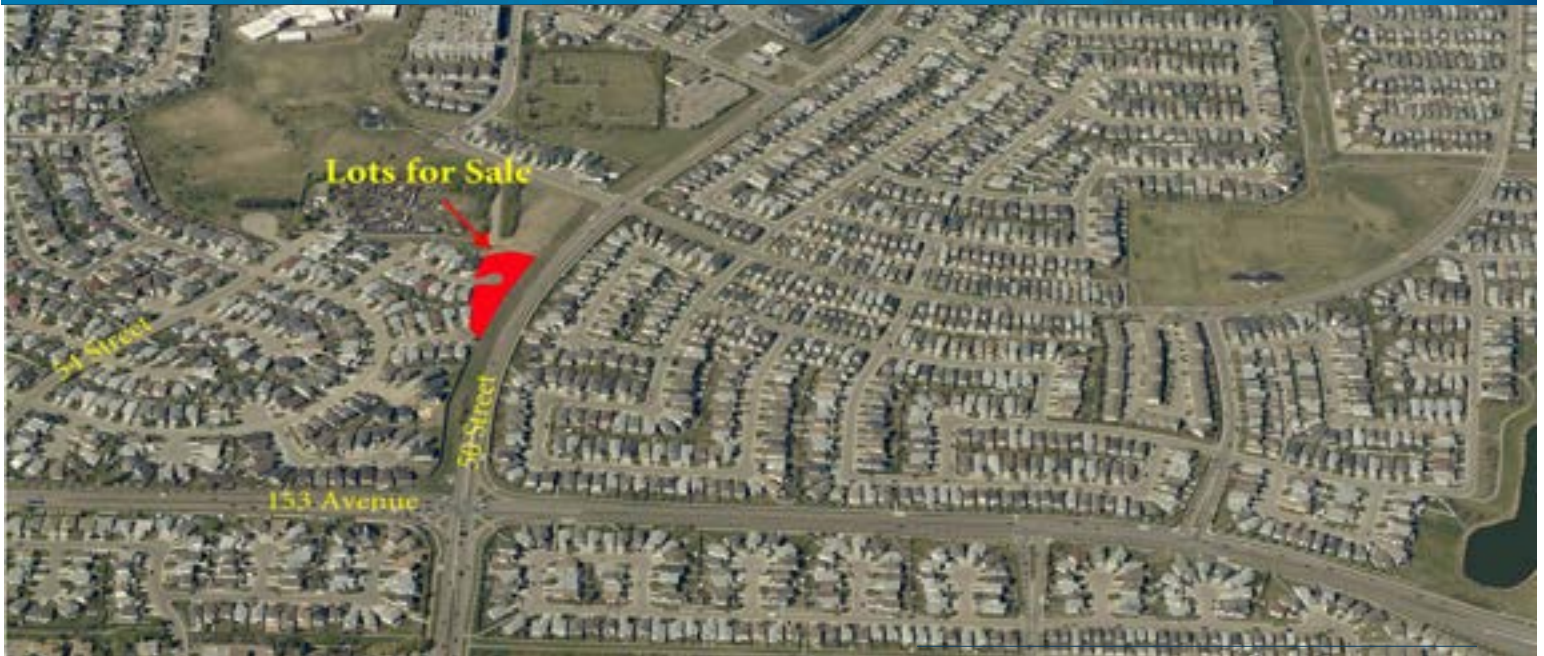


FOR SALE > RESIDENTIAL – SINGLE FAMILY

Edmonton

Hollick Kenyon



Six – Single Family Lots

Neighbourhood: Hollick Kenyon
Existing Land Use Zone: **RF1 – Single Detached Residential**
[\[LINK\]](#)

MLS #'s Lot 54 – E4024306, Lot 55 – E4024308,
Lot 56 – E4027357, Lot 57 – E4024307,
Lot 58 – E4024305, Lot 59 – E4024309

Last Update: June 18, 2018

Tax Roll Number(s): 10389935 10390054, 10385873,
10390075, 10390073 & 10390767

Holding Number(s): 1008084, 1008083, 1008082,
1008081, 1008086 & 1008085

Sector: North East

[COLOUR AERIAL PHOTO – DOWNLOAD \[LINK\]](#)

Three Single Detached Housing Lots

Lot 54, Block 32, Plan 1225114 (5222 – 157A Avenue)
4,278 sq.ft. – \$175,000

Lot 55, Block 32, Plan 1225114 (5218 – 157A Avenue)
4,739 sq.ft. – \$177,000

Lot 58, Block 32, Plan 1225114 (5217 – 157A Avenue)
4,164 sq.ft. – \$177,000

Three Secondary Suite Serviced Lots

Lot 56, Block 32, Plan 1225114 (5214 – 157A Avenue)
6,673 sq.ft. – \$190,000

Lot 57, Block 32, Plan 1225114 (5213 – 157A Avenue)
5,502 sq.ft. – \$192,500

Lot 59, Block 32, Plan 1225114 (5212 – 157 Avenue)
5,562 sq.ft. – \$195,000

Annual Local Imp. Charges: N/A

Estimated Local Imp. Payout: N/A

Estimate of 2017 Taxes: land only

Lot 54 – \$1,837.88

Lot 55 – \$1,897.44

Lot 56 – \$2,101.65

Lot 57 – \$1,978.27

Lot 58 – \$1,786.83

Lot 59 – \$1,986.78

(subject to verification by Assessment & Taxation)



Purchase Process:

1. Applications to purchase can be made by:
 - [ONLINE FORM – FILL OUT & SEND \[LINK\] OR](#)
 - [FAXING BUYER'S APPLICATION FORM \[LINK\]](#)
2. These properties are listed on MLS. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers on the Buyer's Application Form.
3. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or amend this offering.

Terms of Payment:

1. Deposit of 15% of the purchase price (including GST if applicable) plus \$10,000 per lot refundable Performance Fees.

Performance Fees include \$5,000 Damage Performance Fee and \$5,000 Sustainable Certification Performance Fee. The \$10,000 is due at the same time the signed sale agreement is returned by the buyer to the City.

2. Buyers Conditions of 60 days for Soil Tests and Environmental Studies.
3. Closing/Final Payment Date is 90 days from the date of the Agreement with Possession to the lot on Closing Date.

Conditions of Sale:

1. All sales must be approved by the General Manager of Sustainable Development and Executive Committee of City Council, if required.
2. Construction of the house must commence within 180 days of the Closing Date and the house and landscaping must be 100% complete within 15 months of the Closing Date.
3. **Sustainability Certification** – Green building certification such as Built Green or Energuide is required. All buyers are required to achieve either Built Green Silver or at least 10% better than the typical/referenced home (10% lower energy use than the reference house). All buyers and builders are encouraged to review [Edmonton's Green Home Guide \[LINK\]](#) which includes guidance if you are obtaining a third-party sustainability certification of either [BuiltGreen Canada \[LINK\]](#), [LEED Canada for Home \[LINK\]](#), [ENERGY STAR \[LINK\]](#) or [R2000 \[LINK\]](#). For those who are planning to achieve certification through an Energuide rating, visit [Natural Resource Canada's \[LINK\]](#).
4. Buyers will be required to perform a pre-construction inspection of the property they have purchased and complete a Lot Damage Statement of any existing damage to adjacent City improvements (curbs, gutter, sidewalk, cc valve, etc). **Pictures of any existing damage are required to accompany the completed Lot Damage Statement.** Any damage caused to the City improvements during construction will be charged back to the buyer and be deducted from the Damage Performance Fee.

Other Information :

1. The lots are all serviced from the adjacent roadway. All onsite service connection charges will be the responsibility of each buyer. The City is committed to enhancing the sustainability of all developments in our City and we encourage green building practices.
2. Completion of a secondary suite is optional. Grants of up to \$20,000 for [Secondary Suites through the Affordable Housing Strategy \[LINK\]](#) may be available. Applications must be submitted prior to the Development Permit.

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change without notice. GST is not included in price.

Hollick Kenyon

OTHER INFORMATION: (con't)

3. The titles to the lots contain the following registrations:

- [Registration #122 421 094 – Utility Right of Way \[LINK\]](#)
Grantee – The City of Edmonton
Affected Lots: 54 to 59 inclusive
- [Registration #122 421 096 – Utility Right of Way \[LINK\]](#)
Grantee – The City of Edmonton
Affected Lots: 54 to 58 inclusive
- [Registration #122 421 097 – Utility Right of Way \[LINK\]](#)
Grantee – The City of Edmonton
Affected Lot: 57
- [Registration #122 421 098 – Utility Right of Way \[LINK\]](#)
Grantee – The City of Edmonton
Affected Lots: 56, 57 and 59
- [Registration #142 330 848 – Utility Right of Way \[LINK\]](#)
Grantee – EPCOR Water Services Inc
Affected Lot: 57

4. All homes built after February 1, 2014, are subject to the [New Home Buyer Protection Act \[LINK\]](#). As of December 1, 2017, licensing requirements take effect for residential builders in Alberta, visit [Alberta Municipal Affairs – Builder Licensing \[LINK\]](#) for more information.

5. Available Grants:

a) The construction of an Affordable Secondary Suite:

Three Lots have upgraded services to accommodate increased electrical load and separate metered suites. The home buyers of lots with secondary suites may be eligible to receive a \$20,000 grant if the application is completed prior to receiving a Development Permit and if grant funding is available.

Applicants must comply with the City of Edmonton's Secondary Suite Program. Conditions apply, please review the [City's Secondary, Garage](#)

& [Garden Suite Grant \[LINK\]](#), more information regarding application process can be found under FAQ's. (NOTE: You must apply for this grant PRIOR to development permitting)

b) Increased energy efficiency:

The City of Edmonton is offering a Green Building Grant of up to \$10,000 to Builders constructing to a [Net-Zero \[LINK\]](#) standard, obtaining a third party verified CHBA Net-Zero label OR \$0.75/W (matching the [Government of Alberta Residential Solar Program & Energy Efficiency Rebates \[LINK\]](#)) up to \$5,000 City grant for a solar photovoltaic system. The City of Edmonton Solar grant program – [Solar Energy \[LINK\]](#).

c) Home for Life Design Standards – Accessible Housing Grant of \$10,000 available for Home for Life.

Home for Life homes provide ease of access for a wide range of life events, independent access for people with limited mobility and greater opportunity to include others. It also allows enhanced convenience for moving appliances and furniture, as well as packing groceries and strollers. The 2017 Mayor's Awards for enhancement of inclusive community highlighted the type of accessible housing designs that the [Home for Life intends to achieve \[LINK\]](#).

The primary goal of Home for Life is to showcase [Home for Life \[LINK\]](#) design and encourage its inclusion in future housing developments. A \$10,000 Accessible Housing Grant will be provided on lots that achieve Home for Life design.

For more technical requirements please refer to the [Home For Life website \[LINK\]](#)

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