

# **HOW TO PURCHASE**

After picking out the lot and/or slip you want, contact a representative from Pine Cove Developments to help draw up your Offer to Purchase. There is some information that we will need to proceed:

- Lot Unit Number(s) and/or Marina Slip Unit Number(s)
- Purchaser Information Name, Address and Contact Information
- The Offer to Purchase along with a 15% deposit will be forwarded to our Legal Firm (PSM LAWYERS) where the deposit will be held until the remaining balance of the purchase price is received.
- The title will be transferred as soon as the remaining balance of the purchase price is received.



# **DEVELOPERS RESPONSIBILITY** (INCLUDED WITH PURCHASE)

## **Services**

- Providing electrical service (approx 5m) from from property line)
- Natural gas and phoneline (approx. 5m) from property line)
- Construction of an access from public roadway to lot, including culvert where required.

## Marina

- 오 Docks in Marina
- Boat Launch
- Water Feature in Marina

## **Amenities at Municipal Reserve**

- Pump track,
- Playground equipment
- Sports courts (Beach Volleyball, Basketball)

#### **Common area landscaping**

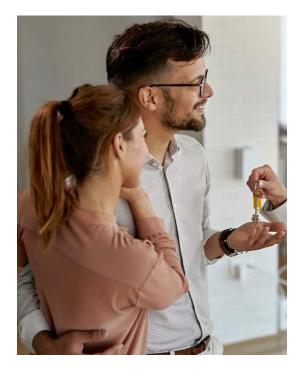
Plants, Trees, Shrubs and Grass





#### Environmental Reserve

- Shoreline must remain in its natural state
- No docks will be permitted along lake shore without approval
- Household garbage bins provided by RM



# **OWNER'S RESPONSIBILITY** (LOTS AND/OR MARINA SLIPS) **DEVELOPING YOUR LAKE LOT**

# **Preconstruction (Approval process)**

Create a site plan in accordance with the zoning and condo by laws (RV, garage, utilities, septic tank, location of approach etc.) Use site plan to assist contractor and/or approval process (buildings must meet building codes)

# Construction

- Contact:
  - 1. SaskPower set up account
  - 2. Licensed electrician to run power from SaskPower line
  - 3. SaskEnergy Gasline
  - 4. Licensed gas fitter to run gas to appliances.
  - 5. Internet provider
  - 6. Water supply

7. Septic system and storage tank (ensure tank is not visible) (Permit is required from Saskatchewan Health Authority).

Site inspections will be identified through the approval process

# **ONGOING FEES**

#### **Property Taxes**

(Assessed Value multiplied by Mill Rate)

Assessed Values (Residential) are based on 80% of Market Value 2021 Mill Rate 9.429 (RM) + 4.54 (School) (Fire & Protective Services hourly charge) Taxes will range based on assessable improvements on units.

Adjustments: taxes for the current year land will be adjusted between the parties as of the completion date based on the 2023 levy.

# **Estimated Fees**

- Marina Slip \$1050
- Boat Launch \$10per launch or \$100/year

# **ONE OFF FEES**

- Land Title Transfer Fee
- Septic Tank installed and permitted
- Well & Pressure System
- Power from pedestal to improvements



SaskEnergy

Real Property Surveyor Report (RPSR) per report

Internet

Building Permit(s) inspection fees if applicable



**PINECOVERESORTANDMARINA@GMAIL.COM CONTACT: 1(306)371-6207**