

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 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

- 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

Lot Dimension MAP



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

