

An exciting new community, designed for families who need more space to live and grow, and yet still be close to the city.

Goldenrod

ESTATES

- ◆ 5 minutes east of the city
- ◆ Country living
- ◆ 2.5 to 3 acre lots
- ◆ Children's playground
- ◆ Architecturally controlled
- ◆ County taxes



Artist's conceptual rendering only. *2nd phase subject to approval by the County of Guadalupe, District.

A Country Residential Subdivision by McRae Land Developments

WWW.MCRAEDEV.CA

Goldenrod ESTATES

Our vision for the area is to create a safe environment for your family to live, love and play. Giving you room to breathe, a place that you can fall in love with and somewhere you can create new memories to cherish, while still being within 5 minutes of the city.

Goldenrod Estates is the perfect blend of privacy and community as our lot sizes are 2.5 to 3 acres. This provides room for large estate living while still having neighbors to lend a helping hand.

We also want to create a place that you can fall in love with as much as we have. We have invested in landscaping, new trees for the future and created a general vision of true acreage living. Right now we have just started on this journey but as each summer passes, more and more changes are occurring, making Goldenrod Estates look more like home.

And finally, we want Goldenrod Estates to be a place where you can play, not only with your family but with friends as well. There is plenty of room to have a soccer game in the summer or to make that perfect ice rink in the winter. We have a new playground next to 30 acres of environmental reserve creating a place to have a picnic and watch your kids play.

We hope that you can join us on this journey creating a home where you can live, love and play.



McRae Developments
www.McRaeDev.ca

Goldenrod ESTATES

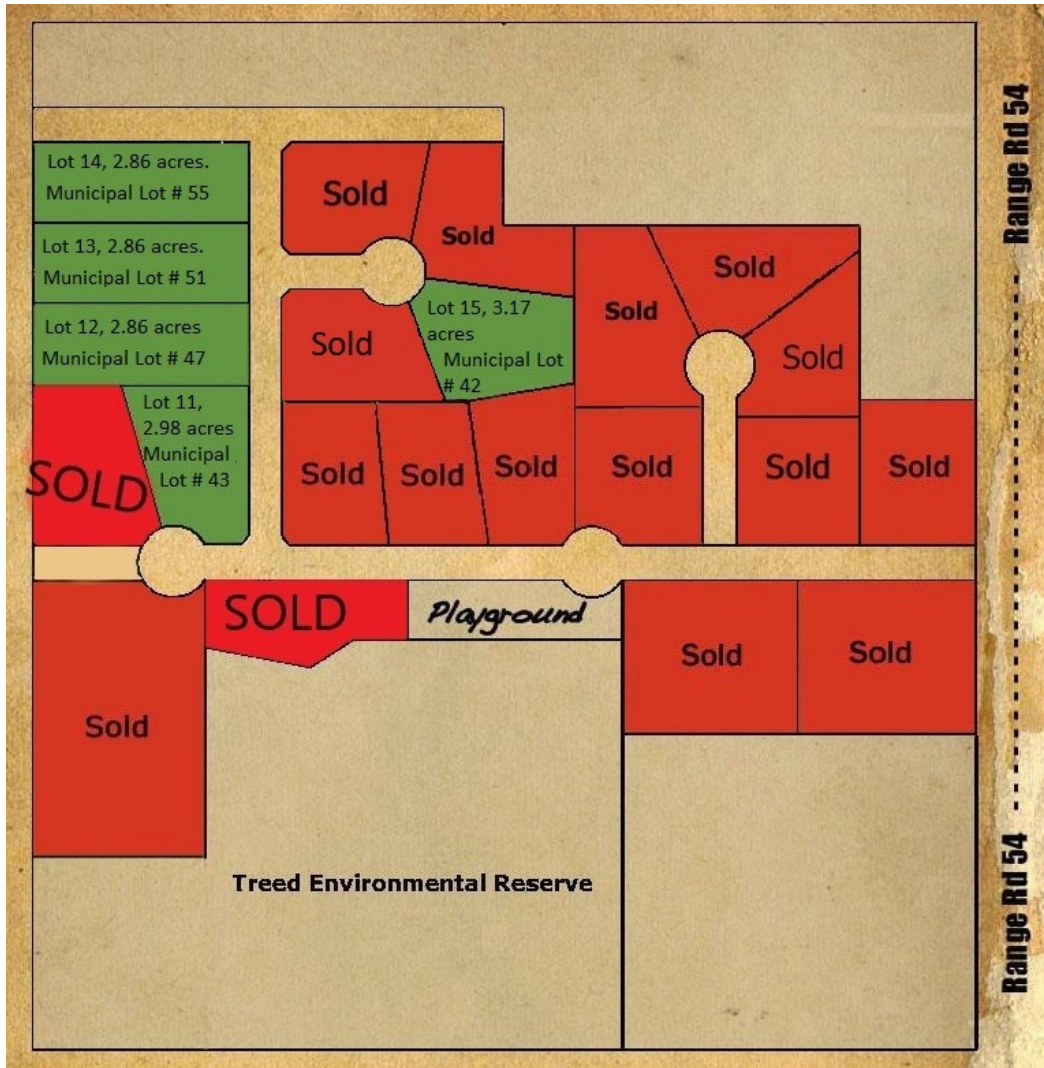
Site Map



McRae Developments
www.McRaeDev.ca



Site Map



McRae Developments
www.McRaeDev.ca

Price List

Lot 5 Block 1	2.86 Acres	SOLD	
Lot 10 Block 1	2.8 Acres	SOLD	
Lot 11 Block 1	2.98 Acres	\$161,750.00	Municipal Lot # 43
Lot 12 Block 1	2.86 Acres	\$155,950.00	Municipal Lot # 47
Lot 13 Block 1	2.86 Acres	\$155,950.00	Municipal Lot # 51
Lot 14 Block 1	2.86 Acres	\$155,950.00	Municipal Lot # 55
Lot 14 Block 2	2.68 Acres	SOLD	
Lot 15 Block 2	3.17 Acres	\$170,950.00	Municipal Lot # 42
Lot 16 Block 2	2.84 Acres	SOLD	Municipal Lot # 38
Lot 21	3.08 Acres	SOLD	

All Prices do not include GST. GST will be add at the time of sale.



Goldenrod ESTATES

Goldenrod Estates Architectural Guidelines

Each of the Parcels comprising the Servient Lands, for the benefit of the Dominant Lands, are subject to the following restrictions, stipulations, and provisions which are to run with the Lands, namely:

- a. Any dwelling constructed on any Parcel shall be of new construction and, notwithstanding any building standards or regulations, all dwellings shall be constructed to the minimum areas as follows:

- (1) Bungalow, bi-level, and split-level – 1800 square feet.
- (2) One and one-half or two-storey – 1400 square feet for the main floor area with a total living area of 2400 square feet.

All areas in this clause include outer walls but shall exclude any basement area, garages, porches, patios, decks or like structures;

- b. No residence shall be constructed on a Parcel without constructing an attached or detached garage contemporaneously that shall be no smaller than 600 square feet and no larger than 1400 square feet. All garages and auxiliary buildings are subject to the provisions of clauses 2(k) and 2(l);
- c. No modular or mobile homes shall be parked or moved on to a Parcel;
- d. No more than one each of one motor home, one boat and boat trailer, and one trailer intended to haul recreational vehicles such as quads, snowmobiles, or other like vehicles shall be parked on the Parcel outside of a building. For greater clarity there is no restriction on the number of quads, snowmobiles and the like that are in working condition that may be parked outside;
- e. No unregistered or non-operative motor vehicles (including quads, snowmobiles and the like) shall be parked outside on any Parcel;
- f. No horses, cattle, pigs, fowl, or other farm animals are permitted. Only recognized domestic and household pets are permitted;



Goldenrod ESTATES

- g. Only cedar siding, aluminum siding, vinyl siding, stucco, brick, natural stone, or cultured stone shall be utilized as exterior wall finishes. All dwellings shall have a minimum of 15 percent (15%) brick work, stone work, or stucco accent on the front façade or other acceptable design creativity to offset the need for brick work, stone work or stucco accent as approved by the Designated Representative;
- h. All roof slopes of the dwelling, garage or carport shall have a minimum rise of five (5) feet for each twelve (12) feet of run.
- i. No principal dwelling shall be constructed closer than 10 feet from the boundary of adjacent Parcels, and no garages, including an attached garage, shall be constructed closer than 15 feet from the boundary of adjacent Parcels;
- j. No building other than principal dwelling shall be constructed closer than 15 feet from the boundary of adjacent Parcels;
- k. No auxiliary building (including sheds) shall be constructed or moved onto a Parcel except auxiliary buildings with a finish and color the same (both walls and roof) as the principal dwelling, but without the necessity for brick work, stone work or stucco accent;
- l. The total area covered by buildings shall not be more than 20% of the Parcel area. Buildings for the purpose of this section means the residence, attached or detached garage, and all auxiliary buildings. In addition any building like structure not firmly attached to the land in excess of 100 square feet shall be deemed to be a building for the purpose of this clause;
- m. No chimney flue shall be exposed other than that portion of the chimney above the roofline of the dwelling;
- n. INTENTIONALLY DELETED.



Goldenrod ESTATES

- o. Any fence erected on the lands shall be no more than six (6) feet in height and shall be of black chain link construction or wooden construction complying with the specifications and details set out in APPENDIX "A" hereto. Wooden fencing shall be constructed using pressure treated posts and the posts and horizontal supports shall be treated with preservatives as necessary for protection from the elements. Wooden fences shall be stained and the owner shall re-stain the fence regularly to maintain its appearance and protection from the elements. All fencing must be maintained in good order and repaired as necessary;
- p. All front yards shall be seeded or sodded to lawn grass forthwith upon completion of the dwelling except for those portions used in other decorative landscaping techniques such as flowerbeds or shrubs. All lawns shall extend to the front street;
- q. Should any Parcel herein not have a completed dwelling constructed upon it within one (1) year from the date of purchase, the owner shall thereafter, until so constructed, keep the Parcel in good repair and weed free to the same standards required by the County of Grande Prairie for parkland; all exterior construction on a dwelling shall be completed within 9 months from the date construction commenced and, upon completion, the Parcel shall be cleaned up so as not to constitute a nuisance or annoyance to neighboring Parcels;
- r. Finished grades shall comply with grades shown on the approved plot plan for individual Parcels;
- s. All sewage systems must be NSF Standard 40 Class 1 sewage treatment plants or better and must meet or exceed all applicable governing bylaws and codes.
- t. No business, trade or calling shall be constructed on or operated on any Parcel save for a business, trade, or calling that is conducted solely from the principal residence and not from any attached garage or auxiliary building and for which all necessary permits have been issued by the governing land use authority for home based businesses.

