



KENSINGTON SINGLE-FAMILY LOT - OPEN MARKET SALE



KENSINGTON OPEN MARKET SALE

Saskatoon Land will be accepting offers on a variety of single-family lots in the Kensington neighbourhood.

Saskatoon Land
201 - 3rd Ave N
Saskatoon, SK S7K 2H7

(t) 306 - 975 - 3278
(f) 306 - 975 - 3070
email: land@saskatoon.ca

saskatoonland.ca



Limited
time offer!

Cash back incentives.

Payment terms and rebates
for front yard landscaping
and driveway surfacing in
Kensington.

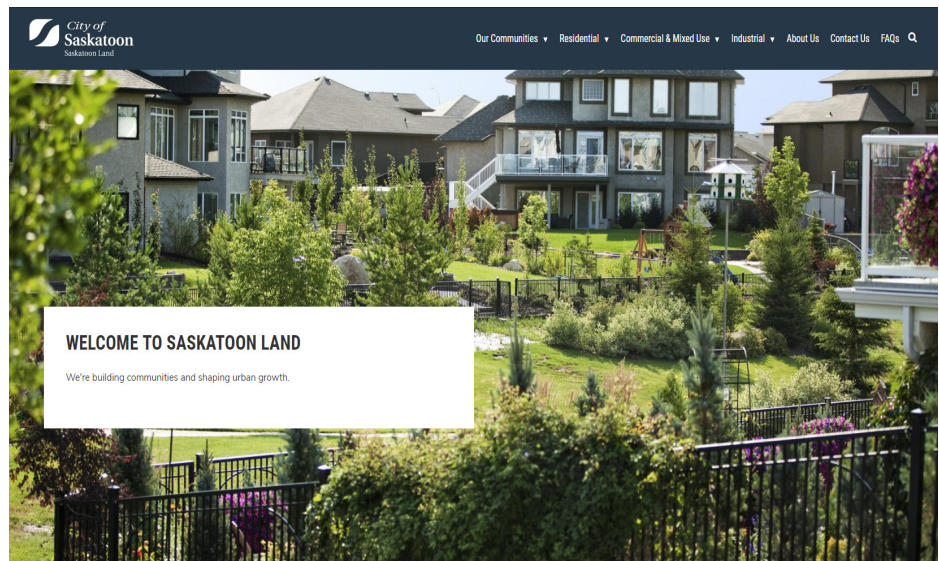
Ask us for more details!

1. SINGLE-FAMILY LOT OPEN MARKET SALE

Non-binding offers should be submitted by email to land@saskatoon.ca with the subject line "Kensington Single-Family Lots - Open Market Sale".

For further information on lot and neighbourhood details, including servicing information, lot grades, park amenities, etc., please visit Saskatoon Land's website at:

saskatoonland.ca



2. INSTRUCTIONS TO PARTIES

Interested parties are required to submit a completed Purchaser Application Form (Attachment 1) which indicates the desired lot(s) and offer price for each lot.

The submission of offers is non-binding and in no way obligates the applicant to purchase the property in question and is not in any way binding upon Saskatoon Land. It is for information purposes only. Saskatoon Land will review the form and contact interested parties to confirm whether or not Saskatoon Land will consider the application for further negotiation.

Saskatoon Land reserves the right to negotiate with only those parties it determines, at its sole discretion. Saskatoon Land also reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Once Saskatoon Land has entered into negotiations with interested parties, offer acceptance will be subject to compliance with the terms and conditions listed on Page 11 of this document.

3. SASKATOON LAND INCENTIVE PROGRAM

Lots purchased through this open market sale will be eligible for Saskatoon Land's Incentive Program which includes competitive payment terms on lot sales and cash back rebates for the completion of front yard landscaping and front driveway surfacing within prescribed time frames.

The timeline for completion of new single-family driveway and front yard landscaping is 18 months from date of building permit issuance, for maximum rebate amounts of \$6,000 for driveway and \$2,000 for landscape. No reduced rebate amount will be offered past 18 months. If the driveway and front yard landscaping are complete prior to the final payment of the lot, the option exists to have the relevant incentive amount deducted from the final payment amount, evidenced by receipts, photo evidence from the home builder, and inspections by Saskatoon Land staff.



For further details on Saskatoon Land's Incentive Program, please visit:

<https://www.saskatoon.ca/business-development/land-development/incentive-program>

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FREQUENTLY ASKED QUESTIONS

Q

Are lot purchases from this Open Market Sale eligible for Saskatoon Land's Incentive Program, including flexible payment terms and landscaping and driveway rebate programs?

A

All lot purchases are eligible for Saskatoon Land's flexible payment terms and landscaping and driveway rebate programs subject to the applicable terms and conditions.

Q

What happens if multiple offers are submitted by different parties for the same lot?

A

In the event multiple offers are submitted for the same lot, Saskatoon Land will enter into negotiations with the party having the highest offer in compliance with applicable terms and conditions, provided that said offer is deemed to be acceptable market value.

Q

Can an individual submit an offer?

A

Yes, Saskatoon Land will accept offers from individuals who qualify under City Policy.

Q

Are there any applicable development controls or architectural requirements that must be followed for home builds on these lots?

A

Home plans for all lots being sold through this open market sale will be reviewed by Saskatoon Land for compliance with Saskatoon Land's [Kensington Architectural Controls](#).

Q

Will a lot purchase from this open market sale impact my future lot allocations?

A

Any lot purchased by a builder on Saskatoon Land's Eligible Contractor's List will count towards their purchase history.

Q

What happens if I submit an offer on a lot?

A

Saskatoon Land will review all offers once the closing date has passed. Following this, Saskatoon Land will contact interested parties for further negotiations. Offer acceptance will be subject to the terms and conditions listed on Page 10 of this document.

Q

Will Saskatoon Land still take an offer after the closing date?

A

Yes, Saskatoon Land will accept offers after the closing date on unsold inventory.

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Step 1 - Review

Interested parties should review the sales package and familiarize themselves with the relevant terms and conditions.

Step 2 - Submission

Interested parties must complete the Purchaser Application Form (Attachment 1) and submit to Saskatoon Land.

Step 3 - Negotiation/Offer Acceptance

Saskatoon Land will review the form and contact interested parties to confirm whether or not Saskatoon Land will consider the application for further negotiation. Once Saskatoon Land has entered into negotiations with interested parties, offer acceptance will be subject to compliance with the terms and conditions listed on Page 12 of this document.

Step 4 - Deposit

Deposit amount of 13% is due within five (5) business days of offer acceptance.

Step 5 - Payment

Full payment of the lot is due in twenty-four (24) months. After twenty-four (24) months, a further payment of 5% on the purchase price is required to extend an additional four (4) months at an interest rate of 5%.



OPEN MARKET SALE PROCESS

KENSINGTON SINGLE-FAMILY LOT - OPEN MARKET SALE

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Lot	Block	Plan	Civic Address	Lot Type	List Price
30	103	102108451	4163 33rd Street West	Rectangle/Lane	\$115,300.00
35	103	102141032	219 Bentley Court	Traditional/Buffer	\$126,900.00
36	103	102141032	223 Bentley Court	Pie/Buffer	\$167,700.00
37	103	102141032	227 Bentley Court	Pie/Buffer	\$179,700.00
38	103	102141032	231 Bentley Court	Pie/Lane	\$168,200.00
49	103	102141032	411 Bentley Court	Traditional/Lane	\$134,500.00
52	103	102141032	423 Bentley Court	Traditional/Lane	\$135,100.00
53	103	102141032	427 Bentley Court	Pie/Lane	\$146,300.00
54	103	102141032	431 Bentley Court	Pie/Lane	\$169,700.00
56	103	102141032	439 Bentley Court	Traditional/Lane	\$158,300.00
57	103	102141032	443 Bentley Court	Traditional/Lane	\$143,400.00
2	106	102144844	706 Bentley Manor	Traditional/Lane	\$149,400.00
3	106	102144844	710 Bentley Manor	Traditional/Lane	\$149,300.00
4	106	102144844	714 Bentley Manor	Traditional/Lane	\$150,200.00
5	106	102144844	718 Bentley Manor	Traditional/Lane	\$150,800.00
6	106	102144844	722 Bentley Manor	Traditional/Lane	\$151,000.00
7	106	102144844	726 Bentley Manor	Pie/Lane	\$153,700.00
8	106	102144844	730 Bentley Manor	Pie/Lane	\$155,200.00
9	106	102144844	734 Bentley Manor	Pie	\$155,800.00
10	106	102144844	738 Bentley Manor	Pie	\$147,200.00
11	106	102144844	742 Bentley Manor	Pie	\$145,400.00
13	106	102144844	750 Bentley Manor	Traditional	\$139,600.00
14	106	102144844	126 Bentley Way	Traditional	\$139,600.00
15	106	102144844	122 Bentley Way	Traditional	\$139,600.00
20	106	102144844	102 Bentley Way	Traditional	\$142,000.00
1	107	102144844	902 Bentley Manor	Traditional/Park	\$170,800.00
2	107	102144844	906 Bentley Manor	Traditional/Park	\$171,000.00
3	107	102144844	910 Bentley Manor	Traditional/Park	\$167,000.00
4	107	102144844	914 Bentley Manor	Traditional/Park	\$166,900.00
5	107	102144844	918 Bentley Manor	Traditional/Park	\$171,700.00
6	107	102144844	922 Bentley Manor	Traditional/Park	\$173,300.00
7	107	102144844	926 Bentley Manor	Traditional/Park	\$175,000.00

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Lot	Block	Plan	Civic Address	Lot Type	List Price
1	108	102144844	851 Bentley Manor	Reverse Pie	\$151,500.00
2	108	102144844	847 Bentley Manor	Reverse Pie	\$150,700.00
3	108	102144844	843 Bentley Manor	Reverse Pie	\$149,800.00
4	108	102144844	839 Bentley Manor	Reverse Pie	\$148,400.00
5	108	102144844	835 Bentley Manor	Reverse Pie	\$146,800.00
6	108	102144844	831 Bentley Manor	Reverse Pie	\$144,900.00
7	108	102144844	827 Bentley Manor	Reverse Pie	\$145,800.00
8	108	102144844	823 Bentley Manor	Reverse Pie	\$143,400.00
10	108	102144844	723 Bentley Manor	Pie	\$145,200.00
11	108	102144844	719 Bentley Manor	Pie	\$143,500.00
12	108	102144844	715 Bentley Manor	Pie	\$144,700.00
13	108	102144844	711 Bentley Manor	Pie	\$145,500.00
14	108	102144844	707 Bentley Manor	Pie	\$145,600.00
15	108	102144844	703 Bentley Manor	Pie	\$147,800.00
1	109	102144844	870 Bentley Manor	Traditional/Park	\$159,400.00
2	109	102144844	866 Bentley Manor	Pie/Park	\$185,900.00
3	109	102144844	862 Bentley Manor	Pie/Park	\$188,400.00
4	109	102144844	858 Bentley Manor	Pie/Park	\$189,700.00
5	109	102144844	854 Bentley Manor	Pie	\$177,700.00
6	109	102144844	850 Bentley Manor	Traditional	\$151,900.00
7	109	102144844	846 Bentley Manor	Traditional	\$151,900.00
8	109	102144844	842 Bentley Manor	Traditional	\$151,900.00
9	109	102144844	838 Bentley Manor	Traditional	\$151,900.00
10	109	102144844	834 Bentley Manor	Traditional	\$151,900.00
11	109	102144844	830 Bentley Manor	Traditional	\$151,900.00
12	109	102144844	826 Bentley Manor	Traditional	\$151,900.00
13	109	102144844	822 Bentley Manor	Pie	\$166,200.00
14	109	102144844	818 Bentley Manor	Pie	\$174,200.00
15	109	102144844	814 Bentley Manor	Pie	\$175,700.00
16	109	102144844	810 Bentley Manor	Pie	\$171,100.00
17	109	102144844	806 Bentley Manor	Pie	\$159,100.00
18	109	102144844	802 Bentley Manor	Pie	\$150,900.00

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Lot	Block	Plan	Civic Address	Lot Type	List Price
23	109	102144844	618 Bentley Way	Reverse Pie	\$144,500.00
24	109	102144844	622 Bentley Way	Reverse Pie	\$144,500.00
25	109	102144844	626 Bentley Way	Reverse Pie	\$139,900.00
26	109	102144844	630 Bentley Way	Reverse Pie	\$148,700.00
5	111	102141032	218 Stromberg Court	Traditional/Buffer	\$146,100.00
6	111	102141032	222 Stromberg Court	Pie/Buffer	\$165,500.00
7	111	102141032	226 Stromberg Court	Pie/Buffer	\$178,900.00
8	111	102141032	230 Stromberg Court	Pie/Buffer	\$178,700.00
9	111	102141032	234 Stromberg Court	Pie/Buffer	\$164,200.00
10	111	102141032	238 Stromberg Court	Traditional/Buffer	\$152,400.00
11	111	102141032	242 Stromberg Court	Traditional/Buffer	\$152,400.00
13	111	102141032	250 Stromberg Court	Pie/Buffer	\$145,900.00
15	111	102141032	258 Stromberg Court	Pie/Buffer	\$152,400.00
16	111	102141032	262 Stromberg Court	Pie/Buffer	\$146,400.00
19	111	102141032	306 Stromberg Court	Pie/Buffer	\$152,800.00
20	111	102141032	310 Stromberg Court	Pie/Buffer	\$152,800.00
2	112	102141032	243 Stromberg Court	Traditional	\$147,900.00
3	112	102141032	247 Stromberg Court	Traditional	\$147,900.00
8	112	102141032	265 Stromberg Court	Reverse Pie	\$153,900.00
25	214	102171732	315 Ells Crescent	Pie/Buffer	\$146,600.00
26	214	102171732	311 Ells Crescent	Pie/Buffer	\$148,000.00
27	214	102171732	307 Ells Crescent	Pie/Buffer	\$150,300.00
28	214	102171732	303 Ells Crescent	Pie	\$148,000.00
29	214	102171732	251 Ells Crescent	Pie	\$148,500.00
59	214	102171732	739 Labine Court	Pie	\$154,200.00
60	214	102171732	735 Labine Court	Pie	\$155,200.00
61	214	102171732	731 Labine Court	Pie	\$162,800.00
62	214	102171732	727 Labine Court	Pie	\$161,500.00
63	214	102171732	723 Labine Court	Pie	\$161,300.00
70	214	102171732	563 Labine Terrace	Traditional	\$151,500.00
71	214	102171732	559 Labine Terrace	Traditional	\$151,500.00
73	214	102171732	551 Labine Terrace	Traditional	\$157,300.00
74	214	102171732	547 Labine Terrace	Pie	\$165,100.00
75	214	102171732	543 Labine Terrace	Pie	\$180,300.00

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Lot	Block	Plan	Civic Address	Lot Type	List Price
76	214	102171732	539 Labine Terrace	Pie	\$180,500.00
77	214	102171732	535 Labine Terrace	Pie	\$186,300.00
78	214	102171732	531 Labine Terrace	Pie	\$188,200.00
79	214	102171732	527 Labine Terrace	Pie/Buffer	\$177,900.00
80	214	102171732	523 Labine Terrace	Pie/Buffer	\$168,200.00
82	214	102171732	515 Labine Terrace	Traditional/Buffer	\$159,900.00
83	214	102171732	511 Labine Terrace	Traditional/Buffer	\$160,300.00
85	214	102171732	503 Labine Terrace	Traditional/Buffer	\$144,400.00
93	214	102171732	463 Labine Crescent	Traditional/Buffer	\$147,600.00
2	219	102171732	484 Labine Crescent	Traditional	\$146,600.00
3	219	102171732	480 Labine Crescent	Traditional	\$146,600.00
4	219	102171732	476 Labine Crescent	Traditional	\$146,600.00
5	219	102171732	472 Labine Crescent	Traditional	\$146,600.00
6	219	102171732	468 Labine Crescent	Traditional	\$146,600.00
9	219	102171732	456 Labine Crescent	Traditional	\$148,100.00
1	224	102171732	702 Kensington Boulevard	Walkout/Park	\$184,100.00
3	224	102171732	710 Kensington Boulevard	Walkout/Park	\$187,200.00
4	224	102171732	714 Kensington Boulevard	Walkout/Park	\$187,700.00
5	224	102171732	718 Kensington Boulevard	Walkout/Park	\$182,400.00
6	224	102171732	722 Kensington Boulevard	Walkout/Park	\$190,800.00
7	224	102171732	726 Kensington Boulevard	Walkout/Park	\$190,500.00
8	224	102171732	730 Kensington Boulevard	Walkout/Park	\$190,600.00
9	224	102171732	734 Kensington Boulevard	Walkout/Park	\$192,900.00
10	224	102171732	738 Kensington Boulevard	Walkout/Park	\$187,200.00
11	224	102171732	742 Kensington Boulevard	Walkout/Park	\$187,600.00
1	227	102183601	102 McArthur Lane	Traditional/Park	\$190,600.00
2	227	102183601	106 McArthur Lane	Traditional/Park	\$197,300.00
3	227	102183601	110 McArthur Lane	Pie/Park	\$197,000.00
4	227	102183601	114 McArthur Lane	Walkout/Park	\$193,900.00
6	227	102183601	122 McArthur Lane	Walkout/Park	\$202,000.00
7	227	102183601	126 McArthur Lane	Walkout/Park	\$202,000.00
8	227	102183601	130 McArthur Lane	Walkout/Park	\$194,400.00
9	227	102183601	134 McArthur Lane	Walkout/Park	\$194,400.00
10	227	102183601	138 McArthur Lane	Walkout/Park	\$194,400.00

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Lot	Block	Plan	Civic Address	Lot Type	List Price
11	227	102183601	142 McArthur Lane	Walkout/Park	\$194,400.00
12	227	102183601	146 McArthur Lane	Walkout/Park	\$197,200.00
13	227	102183601	150 McArthur Lane	Walkout/Park	\$195,900.00
14	227	102183601	154 McArthur Lane	Walkout/Park	\$193,900.00
38	228	102183601	303 McArthur Crescent	Pie/Lane	\$132,000.00
40	228	102183601	311 McArthur Crescent	Pie/Lane	\$141,200.00
41	228	102183601	315 McArthur Crescent	Pie/Lane	\$136,800.00
50	228	102183601	351 McArthur Crescent	Pie/Lane	\$135,400.00
51	228	102183601	355 McArthur Crescent	Pie/Lane	\$139,400.00
52	228	102183601	359 McArthur Crescent	Pie/Lane	\$138,800.00
53	228	102183601	363 McArthur Crescent	Pie/Lane	\$135,700.00

For further information on lot and neighbourhood details, including servicing, lot grades, park amenities, etc., please visit Saskatoon Land's website at: saskatoonland.ca

TERMS & CONDITIONS

1. Deposit/Possession:
 - i) Deposit amount of 13% is due within five (5) business days of offer acceptance.
 - ii) 0% interest for the first twenty-four (24) months of the lots being under an Agreement for Sale.
 - iii) Full payment of the lot is due in twenty-four (24) months.
 - iv) After twenty-four (24) months, a further payment of 5% on the purchase price is required to extend an additional four (4) months at 5% interest.
 - v) The purchaser shall have the right of possession upon the effective date of the Agreement for Sale.
2. Conditions Precedent:
 - i) Approval of the sale by the CFO/General Manager, Asset and Financial Management Department.
3. Special Terms and Conditions:
 - i) The property is sold "as is" and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.
 - ii) Development on these lots will be reviewed for consistency with Saskatoon Land's architectural and development controls.
 - iii) Upon entrance into the Agreement for Sale, lot purchases will be considered final sales. Return of any of the lots will not be permitted.
 - iv) Eligible Contractors must be in good standing on Saskatoon Land's Eligible Contractor List.
 - v) Individual Purchasers must be in compliance with City of Saskatoon Council Policy Number C09-006, stating individuals are entitled to purchase only one City-owned lot every three years.
 - vi) The purchaser covenants and agrees to construct a dwelling on each lot, with the dwellings being completed within three years of the effective date of the Agreement for Sale as evidenced by a substantial completion of the dwelling unit.
 - vii) The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements, which may be required by any or all of the said agencies at no cost.

PURCHASER APPLICATION FORM

Please complete this form if you are interested in purchasing land from Saskatoon Land, City of Saskatoon. This information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property. The completion of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon The City of Saskatoon. It is for information purposes only. Saskatoon Land will review the form and contact you to confirm whether or not Saskatoon Land will consider your application for negotiation. Saskatoon Land re-serves the right to negotiate with only those parties it determines, in its sole discretion. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Saskatoon Land has the ability to reject any offer for any reason prior acceptance or approval.

Property Requested

Legal	
Civic Address	
Purchase Price Offered	

Contact Information

Name to appear on title	
Contact Person	
Phone #	
Fax #	
Email Address	
Street Address	
City, Province	
Postal Code	
GST Registration #	

Lawyer Information

Name & Firm	
Phone #	
Fax #	
Email Address	
Street Address	
City, Province	
Postal Code	

The property is sold "as is". No warranties or guarantees apply. All sales are subject to administrative approval. The City reserves the right not to enter into a sale agreement.

Please note that a separate application form is required for each lot you are submitting an offer on.