



Home for Sale By Public Tender

Sealed tenders addressed to the Sales Section, Saskatoon Land, 201 Third Avenue North, Saskatoon, SK S7K 2H7, and plainly marked on the envelope “**Tender for Purchase of 3102 Caen Street in the Montgomery Place Neighbourhood**” will be received until **2:00 p.m. CST**, on **Wednesday, May 18th, 2016**, for the following property:

CIVIC ADDRESS:	3102 Caen Street
ZONING DISTRICT:	R2
LEGAL DESCRIPTION:	Lot 30, Block 1, Plan No. to be registered
CURRENT ISC	
SURFACE PARCEL:	136261830 & portion of 136261841
RESERVE BID:	\$ 350,000.00

Instructions to Bidders

Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon for a \$1000.00 deposit, and must be submitted on the attached standard tender form. The deposit cheques received from the unsuccessful bidders will be returned.

Bids must be determined independently from any other bidder or potential bidder. If, in the opinion of the City, there is any appearance that a bidder has consulted another bidder or potential bidder regarding:

- (a) prices;
- (b) methods, factors or formulas to calculate prices;
- (c) the intention or decision to submit, or not submit, a bid; or
- (d) any other indication of collusion regarding bid prices;

the City may, at its discretion, take any action it considers appropriate including rejecting any bid or disqualifying any bidder from bidding on this tender or another tender.

All bids are irrevocable for a period of 14 days from tender closing date. All tenders become the property of the City of Saskatoon until such time as a tender is awarded or rejected.

No bids less than the Reserve Bid will be accepted.

Bidders who are either a councillor or official with the City of Saskatoon must identify they are employed by the municipality on the front of the sealed bid.

Property sold “As Is”.

Sale Agreement

Subsequent to the notification of award of tender, the successful bidder must enter into a Sale Agreement by June 2, 2016. If in default of this condition, the deposit will be returned and the property may be offered for sale to the next highest bidder.

Property Viewings

Property viewings will be available before the closing tender date. For more information regarding property viewing times, please contact Saskatoon Land at 306-975-3278.

Tender Conditions & Home Inspection

Bidders may make a bid conditional to financing approval and a home inspection. The successful bidder will have until May 26th, 2016 to satisfy these conditions, at which time the deposit becomes non-refundable.

A home inspection has been completed for the subject home. A copy of the home inspection report will be available for viewing at the Saskatoon Land Office, 201 – 3rd Avenue North.

The successful bidder is responsible for all costs associated with any additional home inspection that is requested.

Possession and Closing

Closing date and the possession date will be at a date mutually agreed upon by both parties, subject to all conditions having been satisfied.

Possession could potentially take place prior to title being transferred, as the subdivision plan for the consolidation of 3102 Caen Street and the vacant lot to the north is currently in progress.

Each party shall pay its own legal fees. The purchaser will bear all costs of registration of the Transfer Authorization. The purchaser must provide to the City the name of his/her solicitor who will register the Transfer Authorization.

Property taxes will be adjusted as per the possession date.

Representations, Warranties and Environmental Condition

The property is being sold “as is”.

The subject property is currently undergoing a subdivision to consolidate 3102 Caen Street and the vacant lot located directly north. The subdivision is in process and the legal subdivision plan is forthcoming.

The elevation of the rear of the site is low relative to the front of the lot and adjacent side lot, therefore that rear area is susceptible to collect and retain water. Additional fill would be required to mitigate the potential for that to occur. Any adjustment to grade elevations will be the responsibility of the successful bidder.

3102 Caen Street

\$ 350,000.00

Address:	3102 Caen Street
Property Type:	Single Family
Building Type:	Two-storey
Year Built:	1954; Addition built in 1982
Zoning:	R2
Est. 2014 Taxes:	\$3,952

2,208 square foot two storey home in the Montgomery Place neighbourhood. Total of 4 bedrooms and 3 bathrooms. Partial basement partly finished. Property includes a double attached garage and rear concrete patio.





Conditions

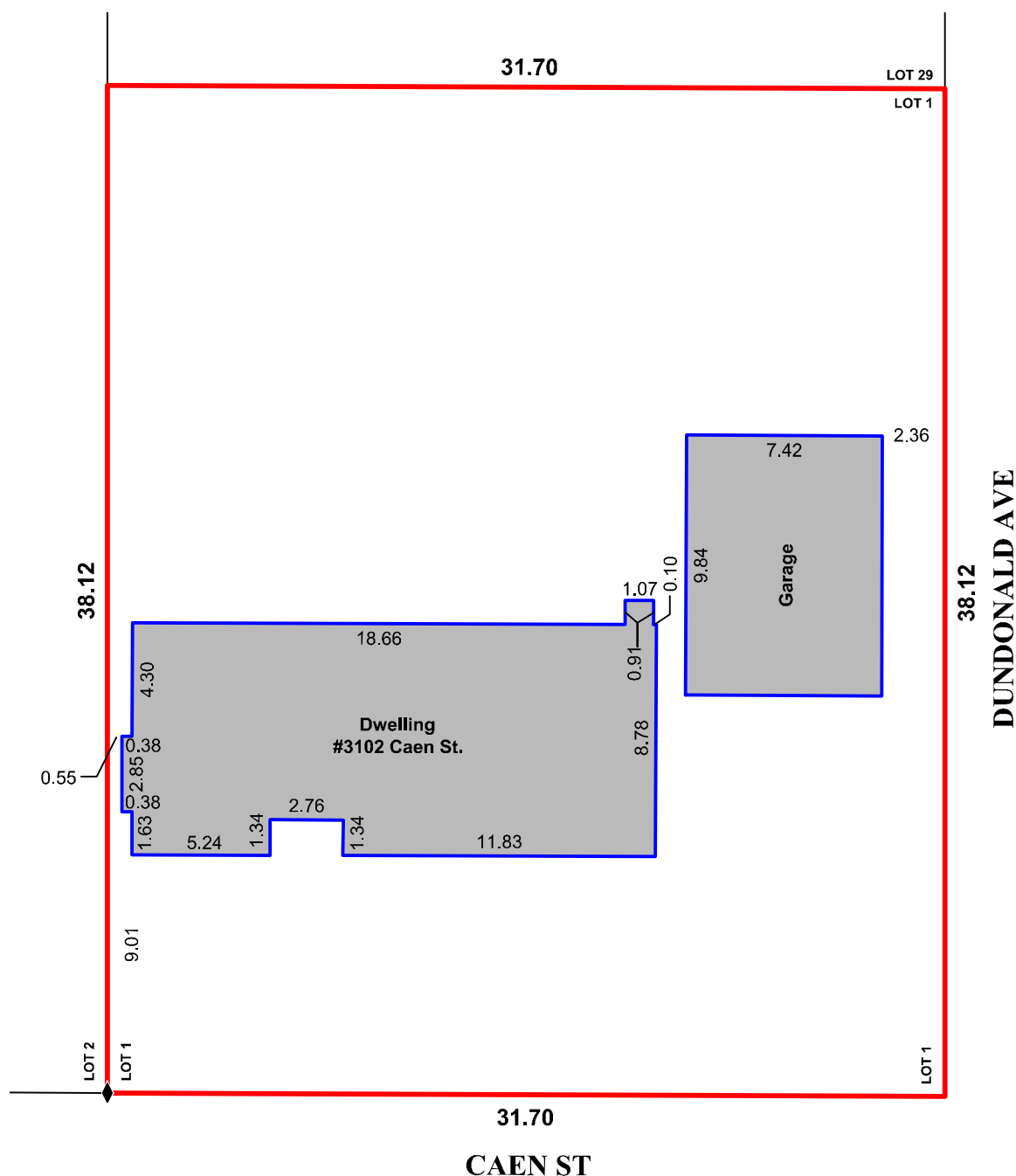
There will be no exceptions as to the conditions of this tender.

Please consult our office or the website prior to the tender closing date for any amendments to this package.



**Saskatoon Land
201 Third Avenue North
Saskatoon, SK S7K 2H7
Phone: (306) 975-3278 • Fax: (306) 975-3070
Website: saskatoonland.ca
E-mail: land@saskatoon.ca**

SASKATCHEWAN LAND SURVEYOR'S REAL PROPERTY REPORT




2014 ©


NOTE :

Unless otherwise specified, the dimensions shown relate to distances from property boundaries to foundation walls.

This document may not be reproduced without the written consent of the certifying Land Surveyor; further, it represents the conditions shown on the date of certification only.

All measurements are in metres.

Survey monuments found or planted are shown thus : 

Property Boundaries of Parcel Affected shown thus : 

Foundation shown thus :

This Real Property Report is void if Page 1 does not bear an original signature and embossed seal, or if Page 1 is detached from Page 2.



Altus Geomatics

Toll Free: 1-800-465-6233
www.altusgeomatics.com

Scale - 1: 250

Initials: DS - RA - DC

Field Book: Notes

Acad File: 177920RPR

Job No. : 177920-A

Page 2 of 2

drawing no. COS SG15357

date	October 13, 2015	no.	revision date	by
drawn by	RGO	1	REV1DATE	R1BY
checked by	DVF	2	REV2DATE	R2BY
file no.	SG-15357	3	REV3DATE	R3BY
sheet	1 of 1	4	REV4DATE	R4BY

City of Saskatoon
Approved under the provisions of Bylaw No. 6537
of the City of Saskatoon



Owner / Agent

Plan Showing Proposed
Surface Subdivision

of Lot 1 Blk 1 Reg'd Plan No. G792
and Lot 29 Blk 1 Plan No. 101344698
also **Surface Consolidation**

of Lot 1 Blk 1 Reg'd Plan No. G792
and Lot 29 Blk 1 Plan No. 101344698

**N.E. ¼ Sec.24 Twp.36 Rge.6 W3
Saskatoon
Saskatchewan.**

By: D.V. Franko S.L.S.

October 2015 Scale 1:400

General Manager of Community Services or Designate

Reg'd **27**

Plan **28**

Lane

Curb

Road
Widening

Ave.

1

1

2

30

No. G792

± 0.225 ha.
(0.557 ac.)

Caen St.

Reg'd Plan No. 92S48735

- Measurements are in metres and decimals thereof.
- Area to be subdivided is outlined in a bold dashed line and contains ± 0.225 ha. (± 0.557 acres)
- Date of preliminary survey October 9th, 2015.
- All Distances are approximated and may vary by ± 5.0 m

± 23.81

7.90

40.10

± 40.92

± 76.21

± 36.05

± 31.70

