



SINGLE-FAMILY LOT - OPEN MARKET SALE



OPEN MARKET SALE

Saskatoon Land will be accepting offers on a variety of single-family lots in the Evergreen, Hampton Village, Parkridge, Rosewood, Westview and Montgomery Place neighbourhoods.

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.

New payment terms and rebates for front yard landscaping and driveway surfacing in Parkridge, Evergreen, Rosewood and Hampton Village.

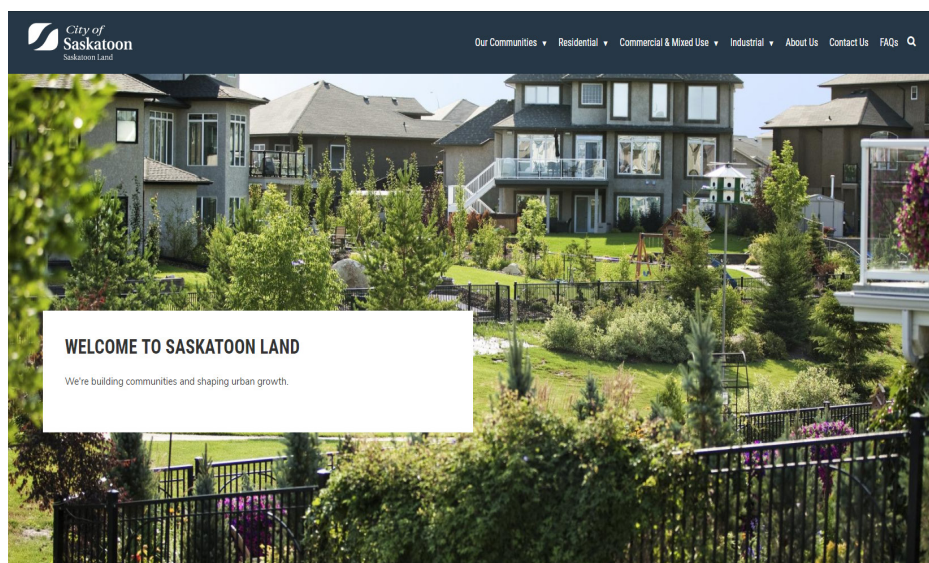
Ask us for more details!

1. SINGLE-FAMILY LOT OPEN MARKET SALE

Non-binding offers submitted to the Sales Section, Saskatoon Land, 201 3rd Avenue North, Saskatoon, SK S7K 2H7 and plainly marked on the envelope “Open Market Sale - Single-Family Lots” will be accepted by Saskatoon Land.

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 12 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.

Cash back incentives.

Year 1*
\$6000
cash back!

Year 2^
\$3000
cash back!

**Completion of driveway surfacing within one year of building permit issuance date.*

^Completion of driveway surfacing within two years of building permit issuance date.

Cash back incentives.

Year 1*
\$2000
cash back!

Year 2^
\$1000
cash back!

**Completion within one year of building permit issuance date.*

^Completion within two years of building permit issuance date.



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

You bet, 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 development controls. For specific information on development controls, please contact Matt Grazier, Saskatoon Land at 306-975-3305 or by email at: matt.grazier@saskatoon.ca

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 twelve (12) months. After twelve (12) 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

SINGLE-FAMILY LOT - OPEN MARKET SALE

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* Struck out line indicates lot sold

LOT LISTINGS

Lot	Block	Plan	Civic Address	Lot Type	List Price
18	644	102107562	1031 Kloppenburg Bend	Pie	\$186,700.00
26	658	102138599	855 Glacial Shores Manor	Traditional/Buffer	\$182,800.00
54	658	102132447	147 Glacial Shores Court	Pie/Buffer	\$237,300.00
55	658	102132447	143 Glacial Shores Court	Traditional/Buffer	\$235,900.00
6	664	102135024	123 Arscott Cres	Pie/Buffer	\$213,000.00
7	664	102135024	127 Arscott Cres	Pie/Buffer	\$224,900.00
8	664	102135024	131 Arscott Cres	Traditional	\$214,100.00
25	664	102135024	347 Arscott Cres	Pie/Park	\$215,700.00
26	664	102135024	351 Arscott Cres	Pie/Park	\$232,200.00
27	664	102135024	355 Arscott Cres	Pie/Park	\$216,400.00
28	664	102135024	359 Arscott Cres	Pie/Park	\$241,700.00
29	664	102135024	363 Arscott Cres	Pie/Park	\$241,700.00
30	664	102135024	367 Arscott Cres	Pie/Park	\$240,700.00
31	664	102135024	371 Arscott Cres	Pie/Park	\$239,700.00
5	667	102135024	214 Arscott St	Traditional	\$173,900.00
10	647	102070088	102 Johns Rd	Traditional/Park	\$226,600.00
6	672	102146891	527 Boykowich Cres	Pie/Park	\$237,700.00
2	668	102137633	306 Baltzan Cove	Pie	\$175,600.00
1	672	102146891	547 Boykowich Cres	Walkout/Park	\$227,500.00
2	672	102146891	543 Boykowich Cres	Walkout/Park	\$227,500.00
3	672	102146891	539 Boykowich Cres	Walkout/Park	\$227,800.00
4	672	102146891	535 Boykowich Cres	Walkout/Park	\$225,800.00
5	672	102146891	531 Boykowich Cres	Walkout/Park	\$228,100.00
1	673	102146891	579 Boykowich Cres	Walkout/Park	\$236,200.00
2	673	102146891	575 Boykowich Cres	Walkout/Park	\$227,500.00
3	673	102146891	571 Boykowich Cres	Walkout/Park	\$227,500.00
4	673	102146891	567 Boykowich Cres	Walkout/Park	\$227,500.00
5	673	102146891	563 Boykowich Cres	Walkout/Park	\$227,500.00
6	673	102146891	559 Boykowich Cres	Walkout/Park	\$227,500.00
7	673	102146891	555 Boykowich Cres	Walkout/Park	\$235,800.00
7	668	102137633	326 Baltzan Cove	Pie	\$183,600.00

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PARKRIDGE LOT LISTINGS

Lot	Block	Plan	Civic Address	Lot Type	List Price
29	890	102177862	243 Kinloch Cres	Pie/Buffer	\$188,800.00
30	890	102177862	247 Kinloch Cres	Pie/Buffer	\$191,200.00
34	890	102177862	315 Kinloch Bay	Pie/Buffer	\$183,300.00
35	890	102177862	319 Kinloch Bay	Pie/Buffer	\$178,700.00
36	890	102177862	323 Kinloch Bay	Pie/Buffer	\$187,700.00
37	890	102177862	327 Kinloch Bay	Pie/Buffer	\$201,800.00
38	890	102177862	331 Kinloch Bay	Pie/Buffer	\$189,200.00
39	890	102177862	335 Kinloch Bay	Pie/Buffer	\$177,700.00
40	890	102177862	339 Kinloch Bay	Pie/Buffer	\$178,900.00
44	890	102177862	403 Kinloch Cres	Pie/Buffer	\$157,000.00
45	890	102177862	407 Kinloch Cres	Pie/Buffer	\$152,700.00
46	890	102177862	411 Kinloch Cres	Traditional/Buffer	\$143,100.00
47	890	102177862	415 Kinloch Cres	Traditional/Buffer	\$136,900.00
48	890	102177862	419 Kinloch Cres	Traditional/Buffer	\$162,800.00
49	890	102177862	423 Kinloch Cres	Traditional/Buffer	\$145,900.00
50	890	102177862	427 Kinloch Cres	Traditional/Buffer	\$133,800.00
51	890	102177862	431 Kinloch Cres	Traditional/Buffer	\$147,300.00
52	890	102177862	435 Kinloch Cres	Traditional/Buffer	\$145,800.00
53	890	102177862	439 Kinloch Cres	Pie/Buffer	\$164,600.00
57	890	102177862	515 Kinloch Court	Pie/Buffer	\$180,100.00
58	890	102177862	519 Kinloch Court	Pie/Buffer	\$166,400.00
59	890	102177862	523 Kinloch Court	Pie/Buffer	\$160,700.00
60	890	102177862	527 Kinloch Court	Pie/Buffer	\$160,400.00
62	890	102177862	535 Kinloch Court	Pie/Buffer	\$166,100.00
63	890	102177862	539 Kinloch Court	Pie/Buffer	\$189,700.00
30	892	102177862	522 Fortosky Terr	Pie/Park	\$165,700.00
31	892	102177862	518 Fortosky Terr	Pie/Park	\$146,600.00
32	892	102177862	514 Fortosky Terr	Pie/Park	\$163,700.00
1	894	102177862	102 Fortosky Manor	Traditional/Park	\$161,100.00
2	894	102177862	106 Fortosky Manor	Traditional/Park	\$161,100.00
3	894	102177862	110 Fortosky Manor	Traditional/Park	\$161,100.00
4	894	102177862	114 Fortosky Manor	Traditional/Park	\$161,100.00
5	894	102177862	118 Fortosky Manor	Traditional/Park	\$161,100.00

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PARKRIDGE LOT LISTINGS

Lot	Block	Plan	Civic Address	Lot Type	List Price
6	894	102177862	122 Fortosky Manor	Traditional/Park	\$161,100.00
7	894	102177862	126 Fortosky Manor	Traditional/Park	\$161,100.00
8	894	102177862	130 Fortosky Manor	Traditional/Park	\$161,100.00
9	894	102177862	134 Fortosky Manor	Traditional/Park	\$165,100.00
1	895	102177862	434 Fortosky Manor	Traditional/Park	\$153,100.00
2	895	102177862	438 Fortosky Manor	Traditional/Park	\$153,100.00
3	895	102177862	442 Fortosky Manor	Traditional/Park	\$161,400.00
4	895	102177862	446 Fortosky Manor	Traditional/Park	\$161,400.00
5	895	102177862	450 Fortosky Manor	Traditional/Park	\$161,400.00
6	895	102177862	454 Fortosky Manor	Traditional/Park	\$161,400.00
7	895	102177862	458 Fortosky Manor	Traditional/Park	\$161,400.00
8	895	102177862	462 Fortosky Manor	Traditional/Park	\$161,400.00
9	895	102177862	466 Fortosky Manor	Traditional/Park	\$161,400.00
10	895	102177862	502 Fortosky Terr	Traditional/Park	\$161,500.00
11	895	102177862	506 Fortosky Terr	Traditional/Park	\$160,900.00
6	896	102177862	202 Fortosky Cres	Pie/Park	\$183,400.00
7	896	102177862	206 Fortosky Cres	Pie/Park	\$182,100.00
8	896	102177862	210 Fortosky Cres	Pie/Park	\$174,800.00
9	896	102177862	214 Fortosky Cres	Pie/Park	\$169,000.00
10	896	102177862	218 Fortosky Cres	Traditional/Park	\$160,600.00
14	896	102177862	274 Fortosky Cres	Traditional/Park	\$153,100.00
15	896	102177862	278 Fortosky Cres	Traditional/Park	\$153,100.00
16	896	102177862	282 Fortosky Cres	Traditional/Park	\$153,100.00
17	896	102177862	286 Fortosky Cres	Traditional/Park	\$153,100.00
1	897	102177862	427 Fortosky Manor	Traditional/Park	\$160,600.00
2	897	102177862	431 Fortosky Manor	Traditional/Park	\$160,600.00
3	897	102177862	435 Fortosky Manor	Traditional/Park	\$160,600.00
4	897	102177862	439 Fortosky Manor	Traditional/Park	\$153,200.00
5	897	102177862	443 Fortosky Manor	Traditional/Park	\$153,200.00
6	897	102177862	447 Fortosky Manor	Traditional/Park	\$153,200.00
7	897	102177862	451 Fortosky Manor	Traditional/Park	\$153,200.00
8	897	102177862	455 Fortosky Manor	Traditional/Park	\$153,200.00
9	897	102177862	459 Fortosky Manor	Traditional/Park	\$153,200.00

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PARKRIDGE LOT LISTINGS

Lot	Block	Plan	Civic Address	Lot Type	List Price
10	897	102177862	463 Fortosky Manor	Traditional/Park	\$152,900.00
31	890	102177862	303 Kinloch Bay	Traditional	\$156,100.00
32	890	102177862	307 Kinloch Bay	Traditional	\$168,700.00
33	890	102177862	311 Kinloch Bay	Traditional	\$177,000.00
41	890	102177862	343 Kinloch Bay	Traditional	\$169,500.00
42	890	102177862	347 Kinloch Bay	Traditional	\$163,300.00
43	890	102177862	351 Kinloch Bay	Traditional	\$156,800.00
54	890	102177862	503 Kinloch Court	Traditional	\$158,300.00
55	890	102177862	507 Kinloch Court	Traditional	\$168,400.00
56	890	102177862	511 Kinloch Court	Traditional	\$166,600.00
64	890	102177862	543 Kinloch Court	Pie/Park	\$208,100.00
65	890	102177862	547 Kinloch Court	Traditional	\$189,300.00
66	890	102177862	551 Kinloch Court	Traditional	\$183,100.00
67	890	102177862	555 Kinloch Court	Traditional	\$183,100.00
68	890	102177862	559 Kinloch Court	Traditional	\$183,100.00
69	890	102177862	563 Kinloch Court	Traditional	\$177,500.00
70	890	102177862	567 Kinloch Court	Pie/Park	\$195,600.00
71	890	102177862	571 Kinloch Court	Pie/Park	\$202,900.00
72	890	102177862	575 Kinloch Court	Pie	\$181,800.00
73	890	102177862	103 Fortosky Manor	Traditional	\$149,100.00
74	890	102177862	107 Fortosky Manor	Traditional	\$142,700.00
78	890	102177862	123 Fortosky Manor	Traditional	\$147,300.00
79	890	102177862	203 Fortosky Cres	Pie	\$141,900.00
80	890	102177862	207 Fortosky Cres	Pie	\$147,400.00
81	890	102177862	211 Fortosky Cres	Pie	\$166,700.00
82	890	102177862	215 Fortosky Cres	Pie	\$164,900.00
84	890	102177862	223 Fortosky Cres	Park/Traditional	\$146,400.00
87	890	102177862	235 Fortosky Cres	Park/Traditional	\$146,500.00
88	890	102177862	239 Fortosky Cres	Park/Traditional	\$153,300.00
89	890	102177862	243 Fortosky Cres	Park/Traditional	\$158,300.00
20	891	102177862	230 Kinloch Cres	Reverse Pie	\$156,800.00
21	891	102177862	234 Kinloch Cres	Reverse Pie	\$150,100.00
22	891	102177862	238 Kinloch Cres	Reverse Pie	\$139,300.00

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PARKRIDGE LOT LISTINGS

Lot	Block	Plan	Civic Address	Lot Type	List Price
23	891	102177862	402 Kinloch Cres	Reverse Pie	\$149,700.00
24	891	102177862	406 Kinloch Cres	Reverse Pie	\$151,100.00
25	891	102177862	410 Kinloch Cres	Reverse Pie	\$149,600.00
27	891	102177862	418 Kinloch Cres	Reverse Pie	\$144,200.00
28	891	102177862	422 Kinloch Cres	Traditional	\$150,900.00
29	891	102177862	426 Kinloch Cres	Traditional	\$154,300.00
30	891	102177862	430 Kinloch Cres	Traditional	\$159,800.00
31	891	102177862	434 Kinloch Cres	Traditional	\$155,500.00
32	891	102177862	438 Kinloch Cres	Traditional	\$154,300.00
33	891	102177862	442 Kinloch Cres	Traditional	\$167,800.00
34	891	102177862	602 Kinloch Cres	Traditional	\$167,800.00
35	891	102177862	606 Kinloch Cres	Traditional	\$150,500.00
38	891	102177862	618 Kinloch Cres	Traditional	\$143,900.00
39	891	102177862	622 Kinloch Cres	Traditional	\$157,300.00
1	892	102177862	247 Fortosky Cres	Pie/Park	\$177,200.00
2	892	102177862	251 Fortosky Cres	Pie/Park	\$184,700.00
3	892	102177862	255 Fortosky Cres	Pie	\$139,100.00
4	892	102177862	259 Fortosky Cres	Pie	\$128,000.00
12	892	102177862	303 Fortosky Cres	Traditional	\$111,500.00
16	892	102177862	319 Fortosky Cres	Traditional	\$117,200.00
17	892	102177862	323 Fortosky Cres	Traditional	\$117,200.00
18	892	102177862	327 Fortosky Cres	Pie	\$128,500.00
20	892	102177862	335 Fortosky Cres	Pie	\$138,200.00
21	892	102177862	558 Fortosky Terr	Traditional	\$133,800.00
22	892	102177862	554 Fortosky Terr	Traditional	\$129,900.00
24	892	102177862	546 Fortosky Terr	Pie	\$131,200.00
26	892	102177862	538 Fortosky Terr	Pie	\$140,500.00
27	892	102177862	534 Fortosky Terr	Pie	\$127,500.00
28	892	102177862	530 Fortosky Terr	Pie	\$140,200.00
29	892	102177862	526 Fortosky Terr	Pie	\$146,500.00
6	893	102177862	623 Kinloch Cres	Traditional	\$129,900.00
8	893	102177862	574 Kinloch Court	Pie	\$165,400.00
9	893	102177862	570 Kinloch Court	Pie	\$162,100.00

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PARKRIDGE LOT LISTINGS

Lot	Block	Plan	Civic Address	Lot Type	List Price
10	893	102177862	530 Kinloch Court	Reverse Pie	\$154,700.00
11	893	102177862	526 Kinloch Court	Reverse Pie	\$149,700.00
12	893	102177862	522 Kinloch Court	Reverse Pie	\$152,000.00
13	893	102177862	518 Kinloch Court	Reverse Pie	\$153,300.00
1	896	102177862	403 Fortosky Manor	Reverse Pie	\$144,600.00
2	896	102177862	407 Fortosky Manor	Reverse Pie	\$149,800.00
3	896	102177862	411 Fortosky Manor	Reverse Pie	\$143,100.00
4	896	102177862	415 Fortosky Manor	Reverse Pie	\$143,100.00
5	896	102177862	419 Fortosky Manor	Reverse Pie	\$164,100.00
11	896	102177862	222 Fortosky Cres	Traditional	\$136,300.00
12	896	102177862	226 Fortosky Cres	Traditional	\$136,300.00
13	896	102177862	230 Fortosky Cres	Traditional	\$136,300.00



ROSEWOOD

LOT LISTINGS

Lot	Block	Plan	Civic Address	Lot Type	List Price
124	12	102037799	123 Hastings Lane	Pie	\$202,100.00
19	16	102098842	802 Werschner Crt	Pie/Park	\$240,800.00
21	16	102098842	810 Werschner Crt	Pie/Park	\$238,900.00
71	12	102098842	739 Hastings Cove	Pie	\$229,300.00
72	12	102098842	735 Hastings Cove	Pie	\$229,200.00

MISCELLANEOUS LOT LISTINGS

Lot	Block	Plan	Neighbourhood	Civic Address	Lot Type	List Price
22	972	101907659	Hampton Village	346 Greenfield Terr	Walkout	\$215,900.00
17	978	101962010	Hampton Village	215 Hargreaves Green	Traditional	\$185,100.00
11	664	102131592	Westview	1524 37th Street	Traditional	\$142,600.00
41	13	101345048	Montgomery Pl	1215 Dundonald Ave	Traditional	\$210,000.00

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

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 twelve (12) months of the lots being under an Agreement for Sale.
 - iii) Full payment of the lot is due in twelve (12) months.
 - iv) After twelve (12) 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.