Tax Title Property

Property Information Package
158 Rosewood Gate N

City of Saskatoon
Saskatoon Land

saskatoonland.ca

City of Saskatoon
Saskatoon Land

Land For Sale
Under the Tax Enforcement Act

Instructions to Potential Purchasers

Saskatoon Land is accepting purchase offers for the below-noted property. Sealed offers are to be addressed and submitted to the Sales Section, Saskatoon Land, 200 Fourth Avenue North, Saskatoon, SK S7K 0K1.

NEIGHBOURHOOD:	Rosewood
PROPERTY TYPE:	Residential (with townhouse condominium)
CIVIC ADDRESS:	158 Rosewood Gate North
LEGAL DESCRIPTION:	Unit 24, Condo Plan 102192689 Extension 0
ISC PARCEL NUMBER:	203123607
PARCEL DIMENSIONS:	20' width x 130' length
PARCEL SIZE:	2,600 sq. ft.
ZONING DISTRICT:	RMTN
ORIGINAL LIST PRICE:	$365,000.00
CURRENT LIST PRICE:	**$355,000.00**

Offers must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon (City) for $2,000.00 + GST, and must be submitted on the attached standard tender form.

All offers are irrevocable for a period of 14 days from receipt and become the property of the City until such time as an offer is awarded or rejected.

Offers 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 with 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, in its discretion, take any action it considers appropriate, including rejecting any offer or disqualifying any bidder from bidding on this property or another property.

No multiple offers for a single property will be accepted.

No conditional offers will be accepted.

In accordance with the Tax Enforcement Act, bidders who are either a councillor or an official with the City of Saskatoon must identify on the front of their offer that they are employed by the municipality.

Sale Agreement

The successful bidder must enter into a Sale Agreement within 30 days of notification of award of tender.

Representations, Warranties, and Environmental Condition

The property is being sold "as is". There are no representations, or warranties expressed or implied, as to fitness of the land for any particular purpose.

Year Built – 2015
Condo Fees (2026 rate) - $427.24 (includes water)
2026 Property Tax (estimate) - $3,285.53

Two-storey house
Living Area – 1,304 sq. ft
2 Bedroom, 3 Bath
Single detached garage
One rear outdoor parking space

Please refer to the attached pictures for more information on the condition of the house.

Possession

The successful bidder will be granted possession of the property after payment in full has been received, and in any event no later than 60 days from the Effective Date of the Agreement.

The following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to Saskatoon Land the following:

1. A certified cheque, bank draft, or solicitor's trust cheque for the balance of the purchase price.

The purchaser is responsible for fees of Transfer Title. The purchaser must provide the name of his/her solicitor who will undertake to register the Transfer Authorization on his/her behalf. The City will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

Property taxes will be adjusted as per the possession date.

Zoning and Building Restrictions

This property is zoned RMTN. Bidders are advised to consult with the Planning and Development Division at 306-975-2645 as to permissible uses and other zoning details.

Conditions

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

House Tour

If interested in a house walkthrough, please contact Saskatoon Land for an appointment at 306-975-LAND.

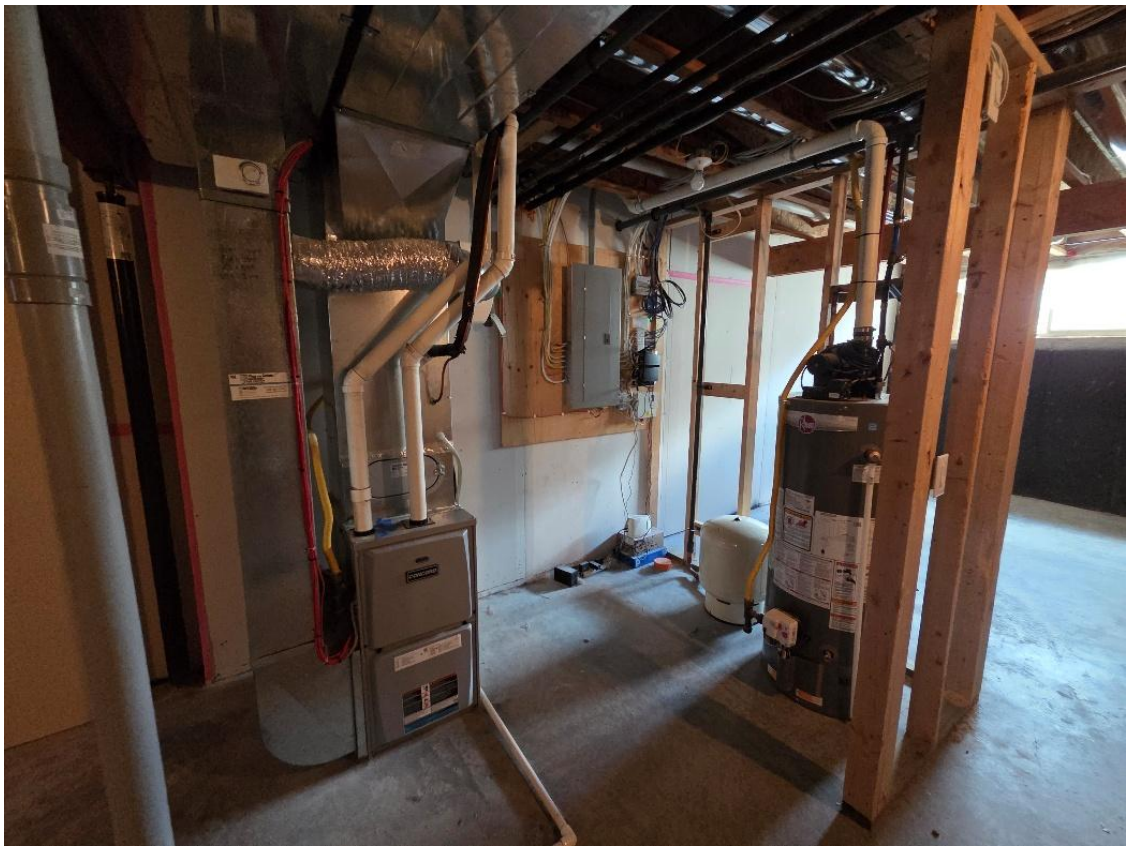
Other

Interested bidders can request a copy of the Estoppel Package.

Photos

The following photos document the home.

TJI 210 TrusJoist



Saskatoon Land
200 Fourth Avenue North
Saskatoon, SK S7K 0K1
Phone: (306) 975-LAND ● Fax: (306) 975-3070
Website: saskatoonland.ca
E-mail: land@saskatoon.ca

City of Saskatoon
Saskatoon Land

PURCHASER OFFER FORM

I wish to submit the following offer:

Lot/Parcel:	Unit 24	Block:		Plan:	Condo Plan 102192689 Extension 0

Civic Address:	#34 - 158 Rosewood Gate N
Amount Tendered:	$_____ (before GST).*
A certified cheque in the amount of:	$_$2,100.00_____ is attached.

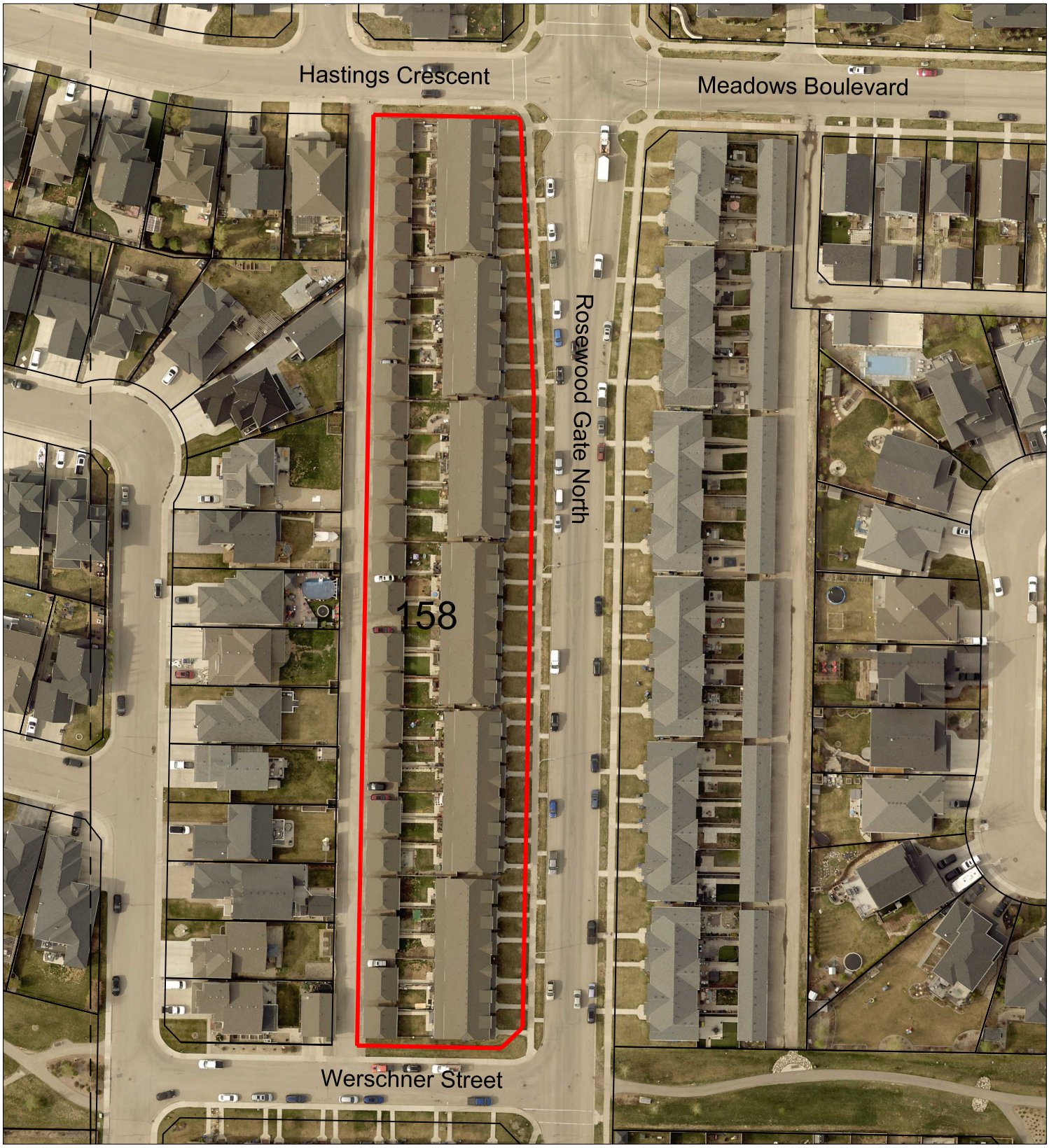
*All bids are subject to Goods and Services Tax. The successful bidder will be required to pay the GST when forwarding the balance of the purchase price or provide a GST Registration Number.

Company:	_____
GST Registration Number (if applicable):	_____
Contact Name:	_____
Address:	_____
Phone No.:	_____
Email Address	_____
Solicitor:	_____
Solicitor's Address:	_____

I have read and acknowledge the conditions as set out in the attached Instructions to Bidders.

Signature:	_____
Date:	_____

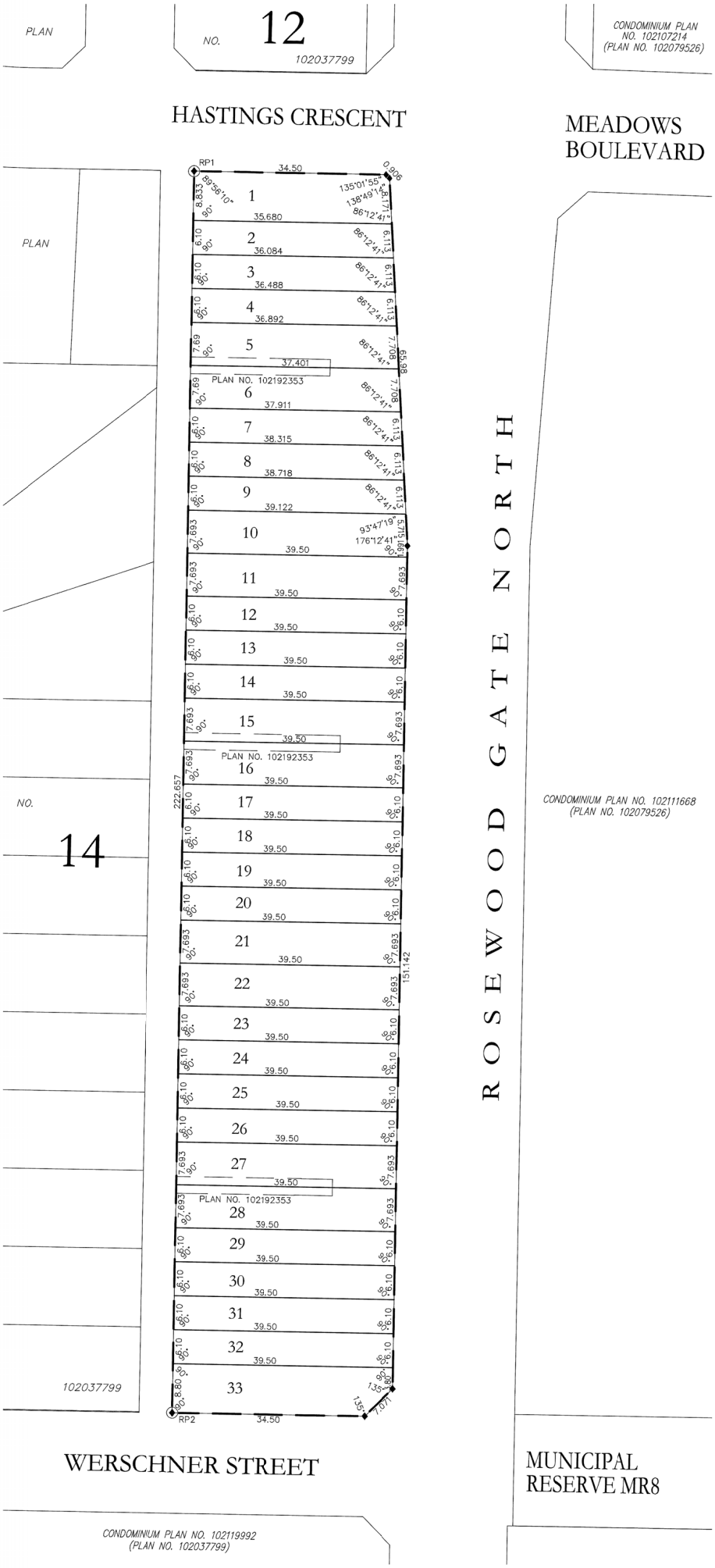
For Sale by Public Tender - 158 Rosewood Gate North



Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.

City of Saskatoon

Saskatoon Land - July 2026



PLAN OF SURVEY SHOWING SURFACE BARE LAND CONDOMINIUM FOR BLOCK 23 PLAN NO. 102037799

N.E. 1/4 SEC. 18
TWP. 36, RGE. 4, W. 3RD MER.
SASKATOON, SASKATCHEWAN
BY: T.R. WEBB, S.L.S.
DATE: APRIL 2015
SCALE: 1:500

Legend

1. Measurements are in metres and decimals thereof.
2. Bare land unit numbers are shown as 1, 2, 3, etc. on the plan.
3. Bare land unit boundaries are defined by the monumentation in accordance with The Land Surveyors Act, 2000 and Regulations thereof and are shown by a heavy solid line.
4. Area to be approved is outlined by a heavy dashed line.
5. All areas not designated with a unit number are common property.
6. The parcel within the line of approval has an Extension 0.
7. Parking spaces are in accordance with Section 11 (2)(c) of the Condominium Property Act.
8. Standard iron posts found are shown thus... ◆
9. Reference Points are shown thus... ◯RP1 ◯RP2
10. Unit corners are marked by 0.013 x 0.450 small iron posts.
11. The Datum used: NAD83 (CSRS)
12. The Projection used: UTM Zone13N extended
13. Geo-referenced points were derived from GNSS and post processed from the Precise Point Positioning Service from Natural Resources Canada
14. RP Coordinates are derived as of April 23, 2015

UNIT FACTOR SCHEDULE

UNIT #	TYPE OF UNIT	UNIT FACTOR	AREA OF UNIT sq.m.	OTHER
1	BL. RES.	310	312	
2	BL. RES.	300	219	
3	BL. RES.	300	221	
4	BL. RES.	300	224	
5	BL. RES.	308	286	
6	BL. RES.	308	290	
7	BL. RES.	300	232	
8	BL. RES.	300	235	
9	BL. RES.	300	237	
10	BL. RES.	308	303	
11	BL. RES.	308	304	
12	BL. RES.	300	241	
13	BL. RES.	300	241	
14	BL. RES.	300	241	
15	BL. RES.	308	304	
16	BL. RES.	308	304	
17	BL. RES.	300	241	
18	BL. RES.	300	241	
19	BL. RES.	300	241	
20	BL. RES.	300	241	
21	BL. RES.	308	304	
22	BL. RES.	308	304	
23	BL. RES.	300	241	
24	BL. RES.	300	241	
25	BL. RES.	300	241	
26	BL. RES.	300	241	
27	BL. RES.	308	304	
28	BL. RES.	308	304	
29	BL. RES.	300	241	
30	BL. RES.	300	241	
31	BL. RES.	300	241	
32	BL. RES.	300	241	
33	BL. RES.	310	335	
	TOTAL	10,000		

Webb Surveys
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