



## Homes 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 Single Family Residential Homes in the Montgomery Place Neighbourhood**” will be received until **2:00 p.m. CST, on Friday, April 24, 2015**, for the following properties:

CIVIC ADDRESS: 1217 Dundonald Avenue  
ZONING DISTRICT: R2  
LEGAL DESCRIPTION: Lot 32, Block 13, Plan No. G792  
**RESERVE BID: \$ 345,000.00**

CIVIC ADDRESS: 3102 Caen Street  
ZONING DISTRICT: R2  
LEGAL DESCRIPTION: Lot 1, Block 1, Plan No. G792  
**RESERVE BID: \$ 395,000.00**

CIVIC ADDRESS: 3105 Dieppe Street  
ZONING DISTRICT: R2  
LEGAL DESCRIPTION: Lot 2, Block 20, Plan No. G792  
**RESERVE BID: \$ 355,000.00**

## 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 conclusion regarding bid prices;

The City may, in 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 multiple bids for a single lot will be accepted.

**Only one property may be acquired per purchaser (company or individual). A prospective purchaser may submit bids on multiple properties, but only one successful bid will be accepted. If a purchaser has the highest bid on multiple properties, they will be asked to choose only one property to purchase; the unchosen property(s) would then go to the next highest qualified bid.**

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**

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The successful bidder must enter into a Sale Agreement by May 8<sup>th</sup>, 2015 upon of notification of award of tender.

## **Open House**

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An Open House at the subject properties will be held on April 19<sup>th</sup>, 2015 from 1:00 p.m. to 4:00 p.m. to allow potential bidders to view the properties.

## **Tender Conditions & Home Inspection**

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Bidders may make a bid conditional to financing approval and a home inspection. The successful bidder will have until May 1<sup>st</sup>, 2015 to satisfy these conditions.

A home inspection has been completed for the subject homes. A copy of the home inspection report will be available for viewing at the Open House date for these properties occurring on Sunday, April 19<sup>th</sup>, from 1:00 p.m to 4:00 p.m.

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

## **Possession and Closing**

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Closing Date and possession will be June 30, 2015 or at an earlier date mutually agreed upon by both parties, subject to all conditions having been satisfied.

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.

## 1217 Dundonald Avenue

**\$345,000.00**

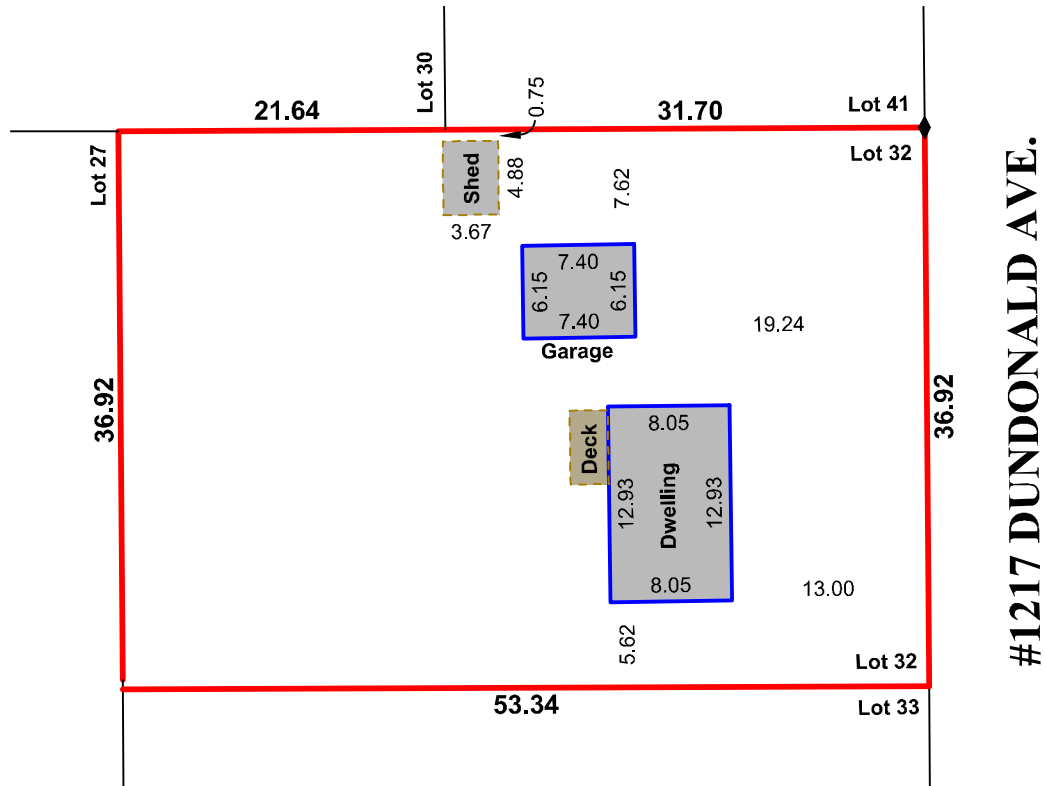
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Address:	1217 Dundonald Avenue
Property Type:	Single Family
Site Dimensions:	Approx. 121' x 175'
Site Area:	21,177 square feet
Building Type:	Bungalow
Year Built:	1959
Zoning:	R2
Est. 2014 Taxes:	\$2,938

1,092 square foot one storey home in the Montgomery Place neighbourhood located on a 117' x 175' lot. Total of 3 bedrooms and 1 full bath. Basement is partially finished. Property includes a double detached garage and rear block patio.



# 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](http://www.altusgeomatics.com)

Scale - 1: 500

Initials: DS - RH - DC

Field Book: Notes

Acad File: 177920RPR-5

Job No. : 177920

Page 2 of 2

## 3102 Caen Street

**\$395,000.00**

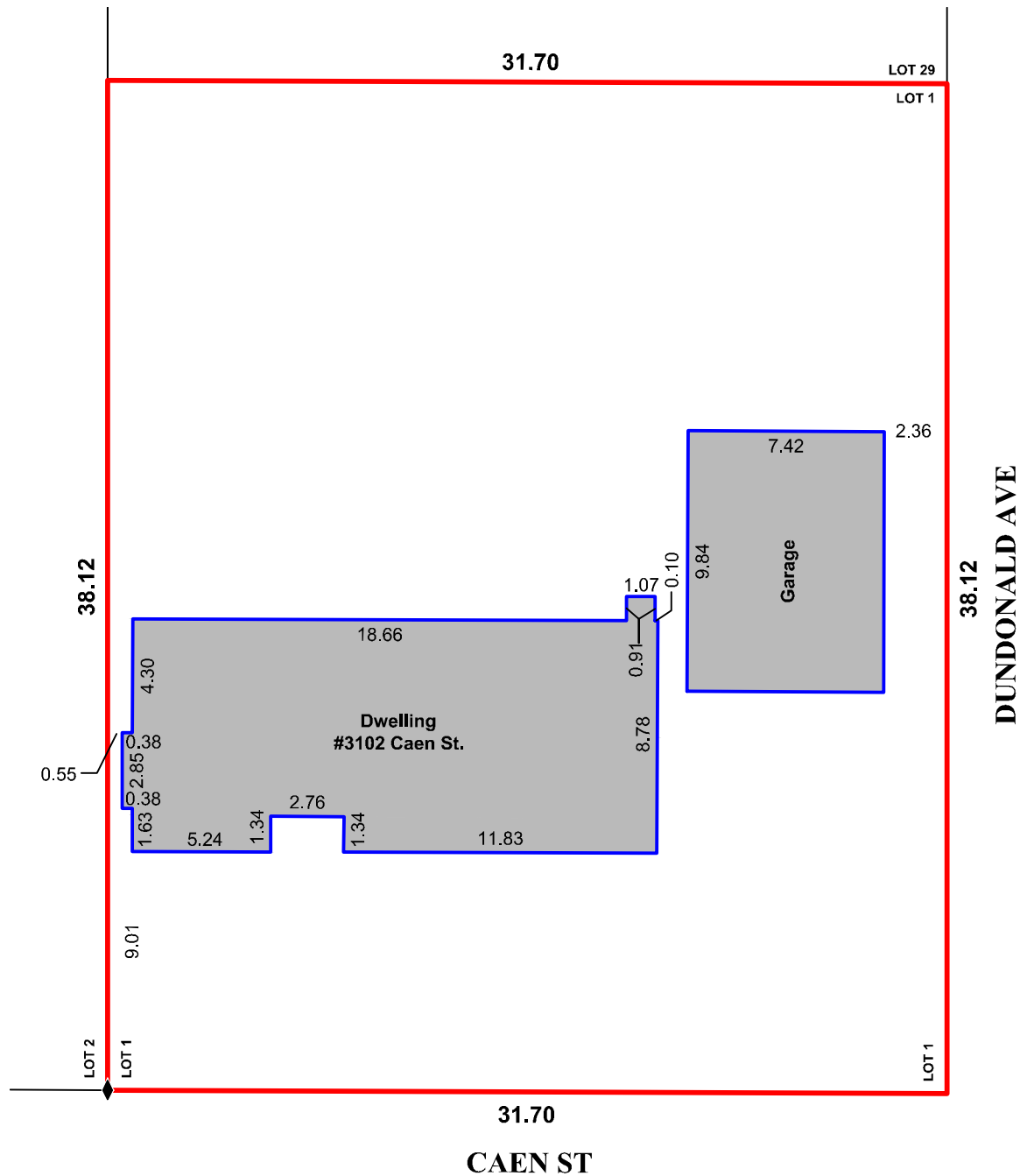
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Address:	3102 Caen Street
Property Type:	Single Family
Site Dimensions:	Approx. 104' x 125'
Site Area:	13,010 square feet
Building Type:	Two-storey
Year Built:	1979
Zoning:	R2
Est. 2014 Taxes:	\$3,952

2,208 square foot two storey home in the Montgomery Place neighbourhood located on a 104' x 125' lot. Total of 4 bedrooms and 3 bathrooms. Partial basement partly finished. Property includes a double attached garage and rear concrete patio.



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Scale - 1: 250

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Job No. : 177920-A

Page 2 of 2



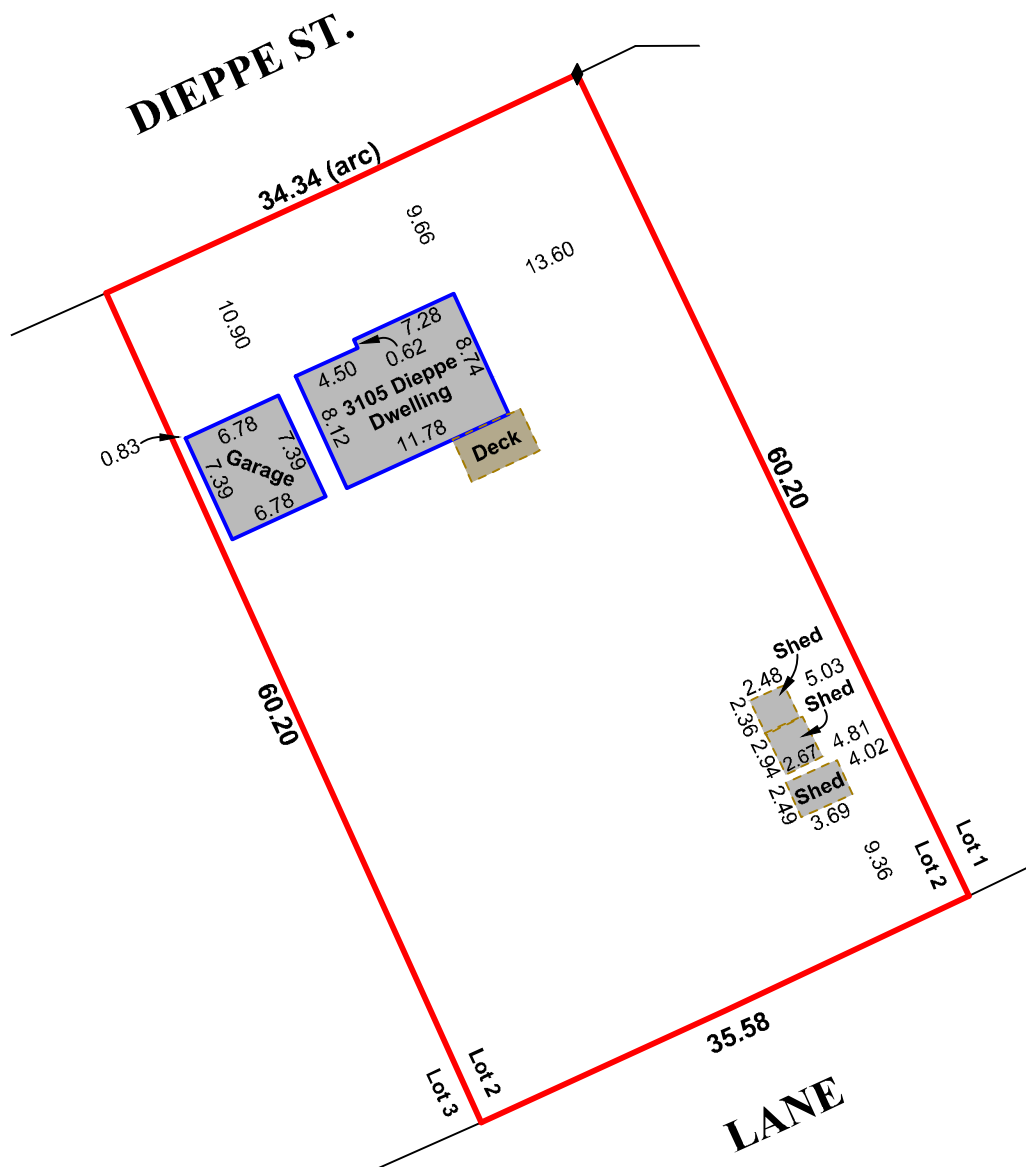
## 3105 Dieppe Street

**\$355,000.00**

Address: 3105 Dieppe Street  
Property Type: Single Family  
Site Dimensions: Approx. 115' x 197'  
Site Area: 22,600 square feet  
Building Type: Bungalow  
Year Built: 1961  
Zoning: R2  
Est. 2014 Taxes: \$3,444

1,016 square foot one storey home in the Montgomery Place neighbourhood located on a 115' x 197' lot. Total of 2 bedrooms and 1 bathroom. Basement Finished. Property includes a double detached garage and rear wooden deck. Fridge and Stove Included.





Page 2 of 2



## Conditions

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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: [www.saskatoon.ca/lots](http://www.saskatoon.ca/lots)  
E-mail: [land@saskatoon.ca](mailto:land@saskatoon.ca)**

# Montgomery Place Homes

## Tender Form

I wish to submit the following tender:

❶

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

Civic Address : \_\_\_\_\_

❷

Amount Tendered:     \$ \_\_\_\_\_ .

❸

A certified cheque in the amount of \$ 1,000.00 is attached.

**\*\*This amount represents a \$1,000.00 deposit and the cheque is made out to the City of Saskatoon.**

Company: \_\_\_\_\_

GST Registration Number (if applicable): \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_  
(postal code)

Telephone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Solicitor: \_\_\_\_\_

Solicitor's Address: \_\_\_\_\_

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

Signature \_\_\_\_\_

Date \_\_\_\_\_