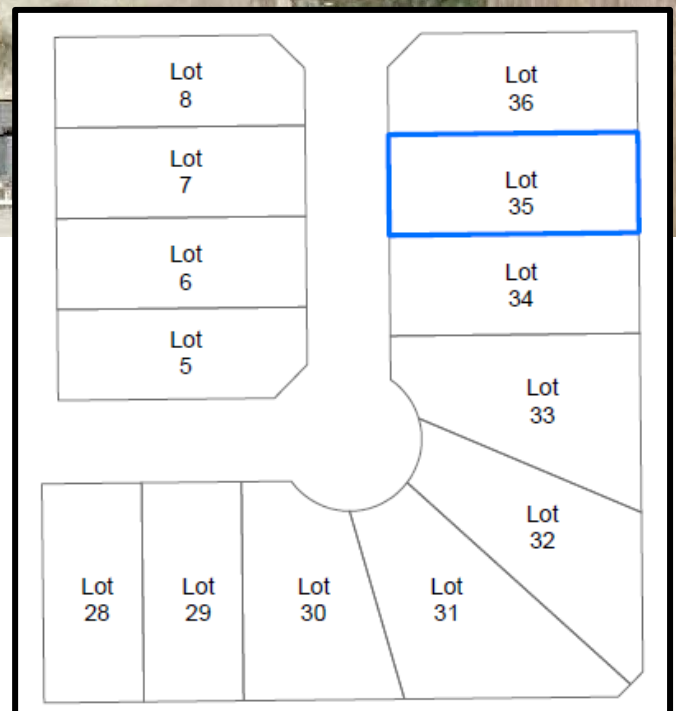


# Sunrise Estates - Lot 35



**\$40,096.00 + GST**

## #33 Sunrise Crescent

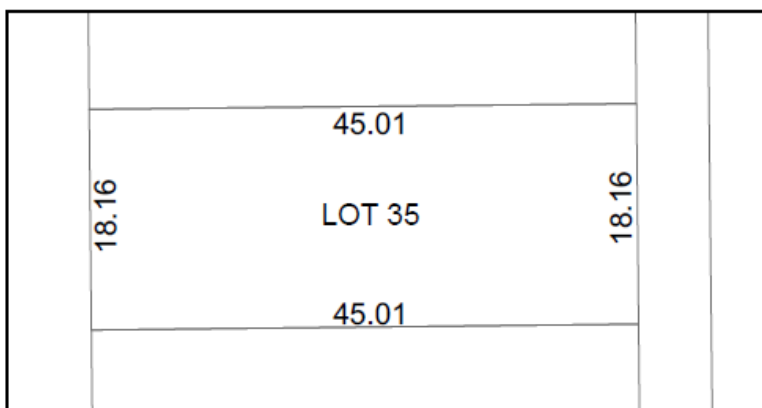
**Lot: 35 Block: 7 Plan: 171 2366**

**Land Area: +/- 0.1990 ac. (8668.44 sq ft)**

**Land Use Zone: R1**

**Tax Roll: 04221000**

**Elevation Certificates: Attached**



**Servicing:** Town water & sewer to front of property; Harvest Hills gas, ATCO electric, TELUS telephone and Eastlink cable to rear of property.

### Encumbrances, Liens & Interests:

- #051 4900 188** - Restrictive Covenant RE: restricted use for commercial business. Caveator - Prairie College
- #781 095 150** - Utility Right of Way (Harvest Hills Gas Co-op)
- #171 273 891** - Utility Right of Way (Town of Three Hills)

\*\*\*The information contained herein is believed to be true but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change without notice. GST is not included in price. ALL MEASUREMENTS ARE APPROXIMATE.

## ABOUT THREE HILLS:

From its humble beginnings as a village in 1912, the Town of Three Hills has a strong history of community hospitality, economic expansion, and convenient locality.

Three Hills has the security and quality of life of a small town with numerous big city amenities. The downtown sector features excellent shopping and dining conveniences as well as several financial institutions and service necessities. With 7 parks and over 4 kms of walking trails, abundant green space can be found throughout the community. In addition, modern recreation facilities, dynamic arts organizations and numerous service groups, all lend well to Three Hills' high quality of life.

**COMMUNITY:** Three Hills residents take great pride in providing a welcoming atmosphere for visitors and locals alike. Social events are commonplace with many venues to choose from, including markets, cabarets, celebrations and concerts. Community events are produced by organizations throughout the year, including the famous Cruise Weekend held on the first weekend of every June.

**EDUCATION:** The Town of Three Hills offers an impressive variety of educational opportunities. Administered by the Golden Hills School Division, both Prairie Christian Academy and Three Hills School provide kindergarten through grade classes. Post-secondary training can be obtained at Prairie College, a leading Canadian Christian college that integrates applied education (like nursing and digital media), biblical literacy and spiritual formation in order to equip students to help address some of the world's greatest needs. Early Childhood programs as well as Adult Education are offered through a variety of different organizations in the community.

**INDUSTRY AND LOCATION:** Three Hills' central location provides residents and businesses with an optimal position for convenient commuting and transportation. Approximately an hour from Red Deer, Olds, Calgary and Drumheller, our town has become a regional hub, agriculture market and service centre. Three Hills welcomes new development and commerce and works closely with industries that wish to settle in this community.

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### POPULATION: 3,212

Trading Area Population: 11,000

#### Median Age

Male	39.3
Female	44.8



Total Households  
for Tenure  
**1,235**

Owned **74%**  
Rented **26%**

### Housing by Structure

Single Family	825
Multi-Family	210
Apartments	100
Other	95

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## PURCHASE PROCESS:

- All offers to purchase must be delivered to the CAO
  - The Town of Three Hills reserves the right as its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel this offering.
  - To be considered, please submit an offer with the following:
    - The name and contact information of the individual or agent authorized to answer questions about the offer. Correspondence will only be directed to the appointed contact.
    - Offer price and any conditions for the offer
- 

## TERMS OF PURCHASE (include but are not limited to):

- Lots will be sold on a first-come, first served basis.
- Purchasers must obtain development and building permit approval and commence building on the lot within 12 (twelve) months of the date of title being transferred to the purchaser.
- Purchasers shall ensure that all development and/or construction complies with the bylaws and policies of the Town of Three Hills, other governing bodies, boards and entities or agencies.
- Eligible purchasers shall execute a completed purchase agreement and provide a fifteen percent (15%) deposit.
- The balance of the purchase price, and any applicable GST, will be due 90 (ninety) days from the date of execution of the agreement by the Town.
- The Town of Three Hills will pay a three percent (3%) commission to any licensed realtor holding a valid Town of Three Hills business license that accompanies and assists a purchaser in entering a purchase agreement with the Town. This commission will be payable upon transfer of title of the selected lot to the purchaser.