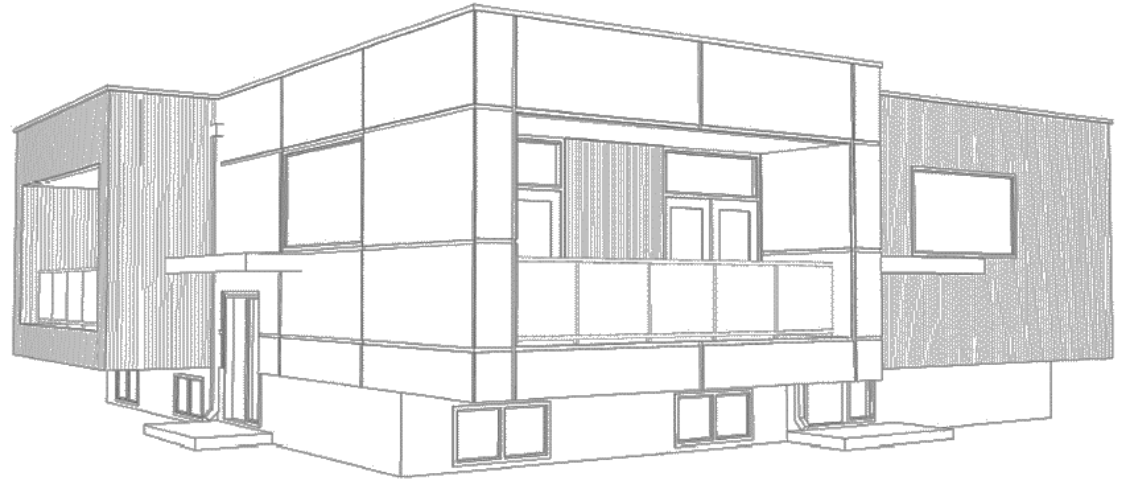




FLATS

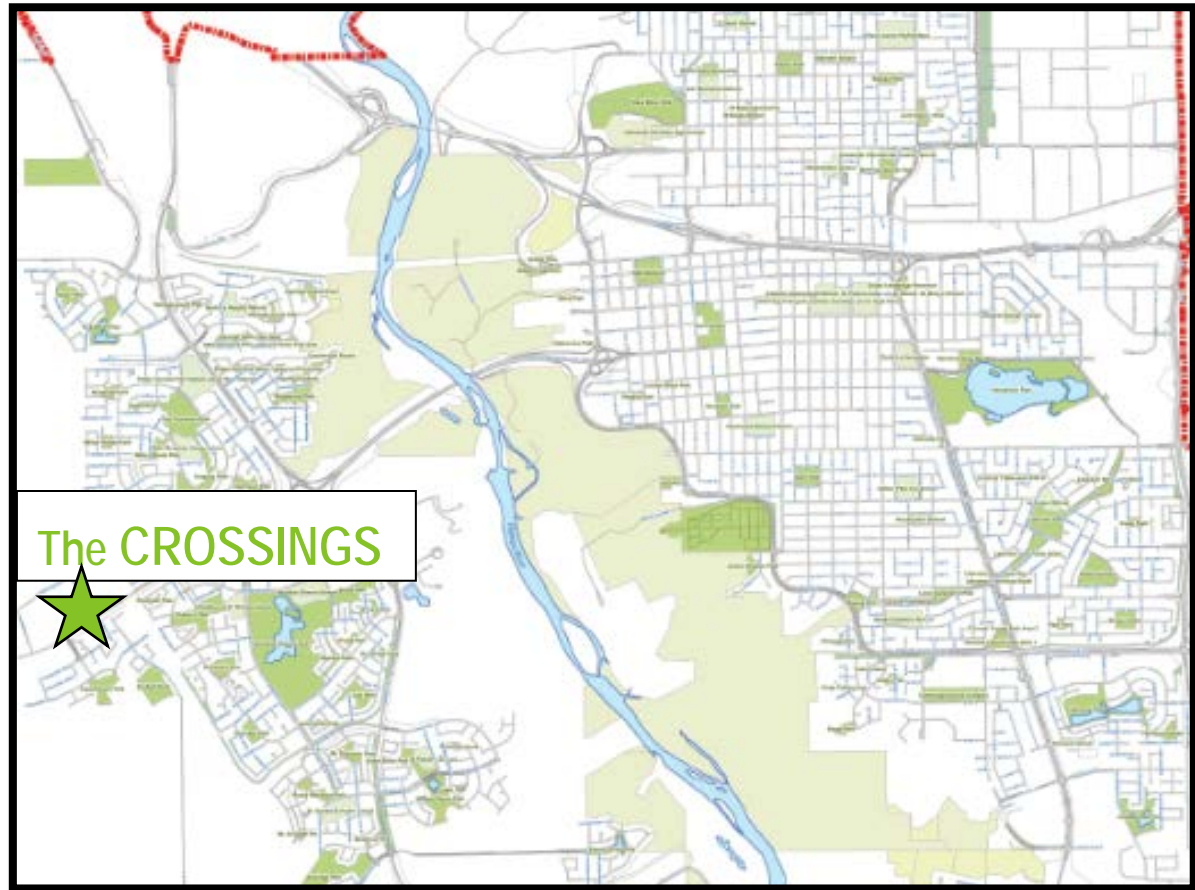
CROSSINGS LETHBRIDGE

“That’s Me In The Crossings”



Location

- Conveniently located in the center of West Lethbridge.
- 5 minute drive to the University of Lethbridge.
- 7 minute drive to downtown Lethbridge.
- 7 minute drive to HWY 3 (soon to be less with the construction of the new Metis Trail).



West Lethbridge, AB

*100.2% Population growth in West Lethbridge from 1994 to 2012

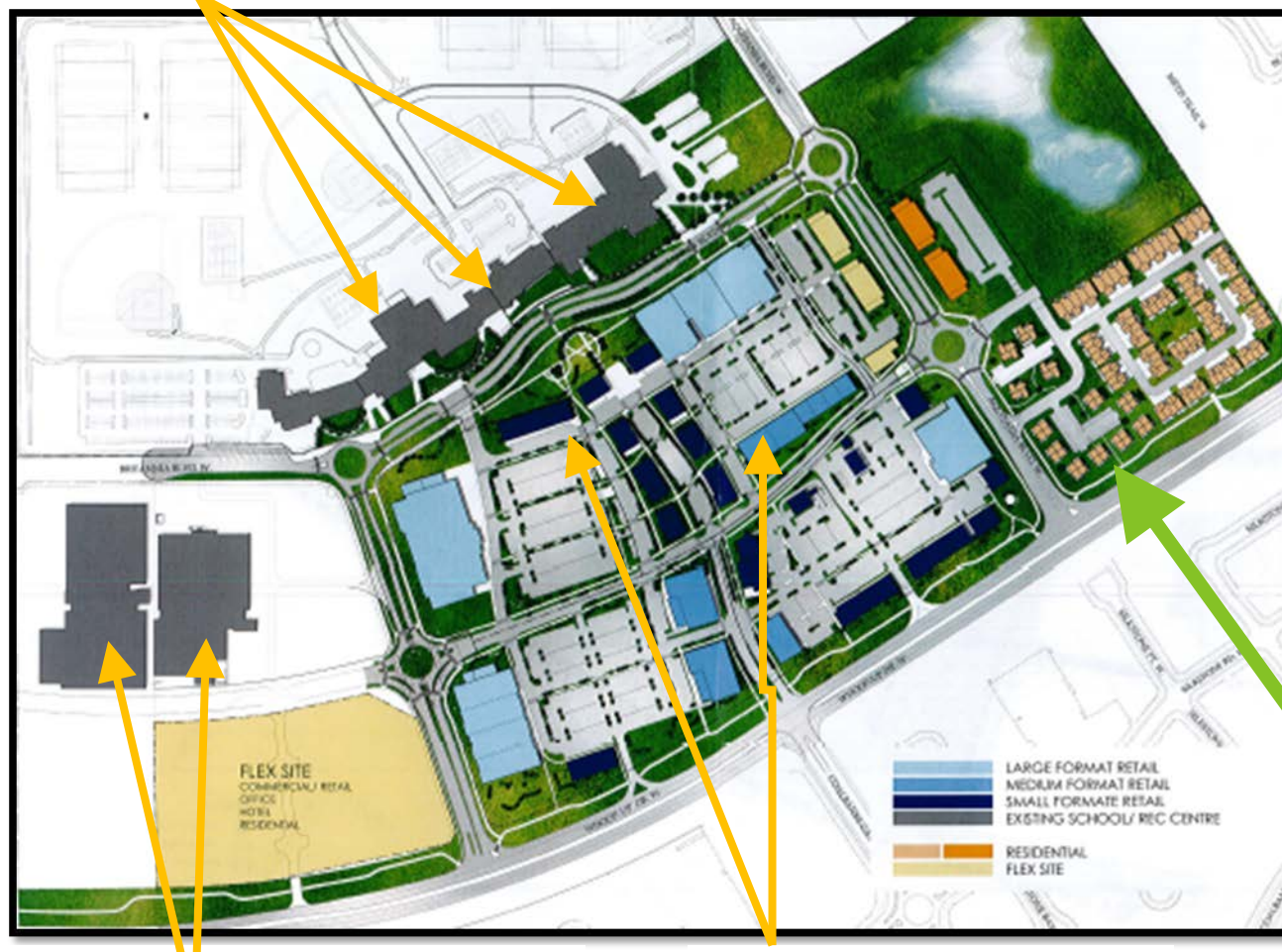


“That’s Me In The Crossings”



Two High Schools & Public Library

Residential Homes



Subdivision Plan

- Located in the heart of The CROSSINGS next to 40 acres of new commercial development.
- Convenient off-street parking.
- Walking distance to amenities
- Walking paths & green space
- Located next to Lethbridge's two newest high schools and public library.

★ The FLATS CROSSINGS

Future Twin Arenas, Aquatic Center
& Field House

40 Acre Commercial Site
(Restaurants, Grocery, Retail)

FLATS
CROSSINGS LETHBRIDGE

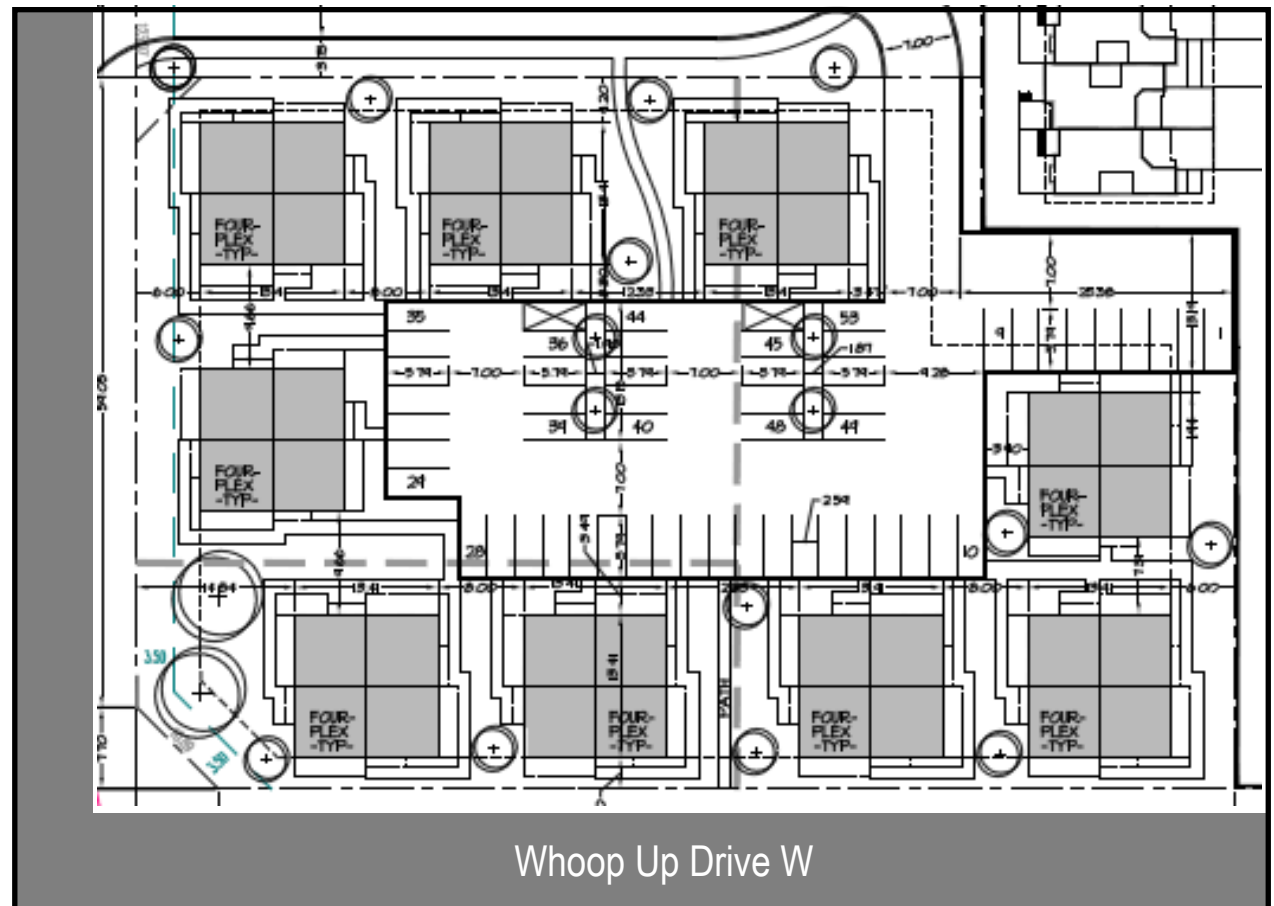
"That's Me In The Crossings"

**CEDAR
RIDGE**
QUALITY HOMES

Site Plan

- Construction to begin Fall 2014
(Development permit application for October 2014).
- Condo Association to be formed
Fall 2014. (Fees to be determined.)
- Completion of first units late spring/
early summer of 2015.
- 6 dedicated off-street parking spots
per fourplex.

*** NOTE – building and siteplans
subject to changes and final
approval by the City of
Lethbridge.**



Site Plan

- 9 modern fourplexes designed as a rental condo plan.
- Convenient common parking and amenity spaces.
- Common landscaping and snow removal.
- Spacious pathways and access.



“That’s Me In The Crossings”





Exteriors

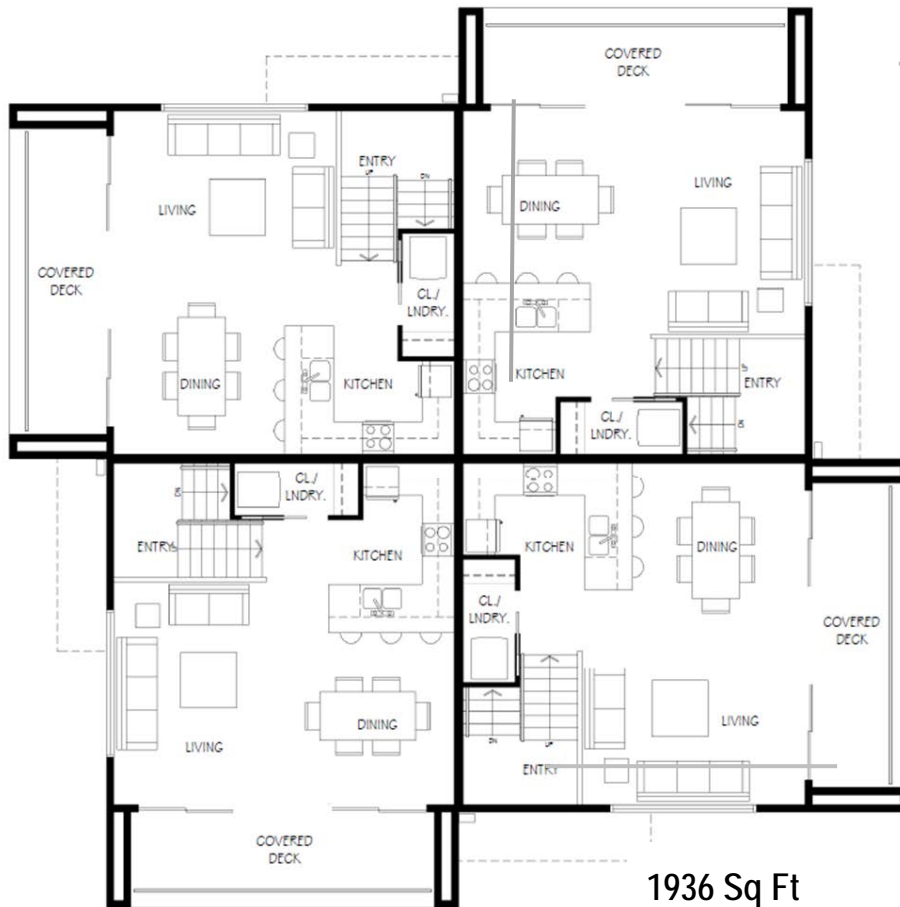
- Modern flat-roof design
- Separate entrances
- Hardie plank and metal siding
- Glass exterior rail
- Private covered patios
- Concrete pathways and stairs



“That’s Me In The Crossings”



Main Floorplans



1936 Sq Ft
(Total)

Basement Floorplans



1936 Sq Ft
(Total)



"That's Me In The Crossings"

Flats Crossings Deposit Commitment

\$10,000 fourplex hold commitment fee (now)

\$110,000 on contract signing

\$596,000 on construction completion

\$716,000 Total Price (No tax - self assess on the GST)

*all deposits are refundable subject to final approval of contract and specifications

DATED on the _____ day of _____, 20____.

Buyer

Witness

Buyer

Witness

Cedar Ridge Homes

Witness



"That's Me In The Crossings"





Flats Crossings Deposit Protection

PURCHASE INFORMATION

Total Purchase Price: \$_____ (Excludes G.S.T.)

- ☐ Home & Land (Purchase Agreement)
- ☐ Construction Only (Construction Agreement)

As of the date indicated above, this purchase is:

- ☐ Conditional - the Agreement is subject to conditions (eg. financing)
- ☐ Unconditional - all conditions of the Agreement have been satisfied

Lot owned by:

- ☐ Purchaser
- ☐ Builder/Developer

For:

- ☐ Home to be constructed (pre-sold)
- ☐ Home already under construction
- ☐ Home completed

Date of Agreement between Builder and Purchaser: (the "Agreement")

(Day/Month/Year)_____

Approximate start date of construction: _____

Approximate possession date: _____

DATED on the _____ day of _____, 20____.

Buyer

Witness

Buyer

Witness

Cedar Ridge Homes

Witness

