

NOTE: This plan is illustrative only. It is intended solely for marketing information purposes, and is compiled with the best information at the time of issue. Utility locations and lot dimensions are preliminary and subject to change. Not to be used for construction. Future development is subject to change.

LEGEND

- 316 House Number
- BLK 7 Block Number
- 33 Lot Number
- 12.40 Lot Dimension (meters)
- Wood Fence
- Chain Link Fence w/ Gate
- Concrete Swale
- Street Light
- Transformer
- Utility Pedestal
- Hydrant
- D Driveway Location
- Executive Lots
- Meadowlands Lots
- Meadowlands Lots Two garages permitted
- PW Partial Walkout Lot
- W Full Walkout Lot



RiverStone, Phase 11

Price List

Registered Plan No. 1311958

	Lot	Municipal Address	Purchaser	Area Sq. Ft.	Frontage 6 M Setback	Frontage 20 Ft Setback	Features	List Price	Deposit 10%
Blk 20	48	60 Stonecrest Point W	SOLD	6571.5	17.82	58.47	Interior/Corner	\$ 146,000	\$ 14,600
	49	56 Stonecrest Point W	SOLD	6517.72	18.57	60.93	Interior	\$ 152,000	\$ 15,200
	50	52 Stonecrest Point W	SOLD	6611.32	18.84	61.81	Interior	\$ 155,000	\$ 15,500
	51	48 Stonecrest Point W	SOLD	6855.24	19.53	64.08	Interior/PW	\$ 160,000	\$ 16,000
	52	44 Stonecrest Point W	SOLD	6610.29	18.84	61.81	Interior/PW	\$ 155,000	\$ 15,500
	53	40 Stonecrest Point W	SOLD	6850.21	19.52	64.05	Interior/W	\$ 160,000	\$ 16,000
	54	36 Stonecrest Point W	SOLD	6609.35	18.84	61.81	Interior/W	\$ 155,000	\$ 15,500
	55	32 Stonecrest Point W	SOLD	6853.32	19.53	64.08	Interior/W	\$ 160,000	\$ 16,000
	56	28 Stonecrest Point W	SOLD	6608.56	18.84	61.81	Interior/W	\$ 155,000	\$ 15,500
	57	24 Stonecrest Point W	SOLD	6852.59	19.53	64.08	Interior/W	\$ 160,000	\$ 16,000
	58	20 Stonecrest Point W	SOLD	6923.74	20.62	67.65	Interior/W	\$ 161,000	\$ 16,100
	59	201 Stonecrest Bay W	SOLD	7613.9	20.20	66.28	Interior/Corner	\$ 146,000	\$ 14,600
	60	205 Stonecrest Bay W	SOLD	7616.5	17.08	56.04	Interior	\$ 144,000	\$ 14,400
	61	209 Stonecrest Bay W		7749.83	15.57	51.09	Interior/Pie	\$ 169,000	\$ 16,900
	62	213 Stonecrest Bay W		8764.91	16.00	52.50	Interior/Pie	\$ 191,000	\$ 19,100
	63	217 Stonecrest Bay W		8650.95	14.98	49.15	Interior/Pie	\$ 189,000	\$ 18,900
	64	218 Stonecrest Bay W		9422.26	14.87	48.79	Interior/Pie	\$ 205,000	\$ 20,500
	65	214 Stonecrest Bay W		9328.46	13.36	43.83	Interior/Pie/2-Garage/Lane	\$ 203,000	\$ 20,300
	66	210 Stonecrest Bay W	AVONLEA	5774.47	13.78	96.00	Interior/Pie/2-Garage/Lane	\$ 131,000	\$ 13,100
67	206 Stonecrest Bay W	AVONLEA	5522.08	14.60	47.90	Interior/2-Garage/Lane	\$ 125,000	\$ 12,500	
68	202 Stonecrest Bay W	SOLD	5683.26	15.39	50.49	Interior/Corner/2-Garage/Lane	\$ 124,000	\$ 12,400	
Blk 21	12	91 Stonecrest Point W	SOLD	9608.13	23.16	75.99	View	\$ 273,000	\$ 27,300
	13	87 Stonecrest Point W	SOLD	9081.51	21.34	70.02	View/PW	\$ 253,000	\$ 25,300
	14	83 Stonecrest Point W	SOLD	10965.7	21.49	70.51	View/Pie/W	\$ 305,000	\$ 30,500
	15	79 Stonecrest Point W	AVONLEA	10189.9	20.15	66.11	View/Pie/W	\$ 285,000	\$ 28,500
	16	75 Stonecrest Point W	GALKO	14737.7	20.56	67.46	View/Pie/W	\$ 410,000	\$ 41,000
	17	71 Stonecrest Point W	GREER	11895.8	20.37	66.83	View/Pie/PW	\$ 331,000	\$ 33,100
	18	67 Stonecrest Point W	SOLD	12948	20.47	67.16	View/Pie/PW	\$ 361,000	\$ 36,100
	19	63 Stonecrest Point W	GALKO	8825.42	21.40	70.21	Interior/Pie/Corner	\$ 193,000	\$ 19,300
	20	59 Stonecrest Point W	SOLD	11511.4	22.70	74.48	View/Pie/W	\$ 305,000	\$ 30,500
	21	55 Stonecrest Point W	SOLD	9378.57	21.91	71.89	View/Pie/W	\$ 248,000	\$ 24,800
	22	51 Stonecrest Point W	GREER	7745.01	20.30	66.60	View/W	\$ 205,000	\$ 20,500
	23	47 Stonecrest Point W	AVONLEA	6954.27	18.29	60.01	View/Walkway/W	\$ 190,000	\$ 19,000
	24	43 Stonecrest Point W	AVONLEA	7503.59	18.03	59.16	View/Walkway/W	\$ 202,000	\$ 20,200
	25	39 Stonecrest Point W	SOLD	7687	17.70	58.07	View/W	\$ 205,000	\$ 20,500
	26	35 Stonecrest Point W	SOLD	7730.58	17.70	58.07	View/W	\$ 205,000	\$ 20,500
	27	31 Stonecrest Point W	SOLD	7651.17	17.70	58.07	View/W	\$ 201,000	\$ 20,100
	28	27 Stonecrest Point W	SOLD	7218.03	17.07	56.01	View/W	\$ 188,000	\$ 18,800
	29	23 Stonecrest Point W	SOLD	6987.88	17.07	56.01	View/W	\$ 182,000	\$ 18,200
	30	19 Stonecrest Point W	SOLD	6579.49	17.17	56.33	View/PW	\$ 172,000	\$ 17,200
	31	15 Stonecrest Point W	SOLD	7032.75	18.30	60.04	Interior	\$ 153,000	\$ 15,300
	32	11 Stonecrest Point W	SOLD	7151.86	18.41	60.40	Interior/Corner	\$ 156,000	\$ 15,600
	33	331 Stonecrest Place W	SOLD	6137.75	15.43	50.63	Interior/Corner	\$ 133,000	\$ 13,300
	34	335 Stonecrest Place W	SOLD	5570.61	12.95	42.49	Interior	\$ 121,000	\$ 12,100
	35	339 Stonecrest Place W	SOLD	7184.16	12.49	40.98	Interior/Pie/W	\$ 181,000	\$ 18,100
	36	343 Stonecrest Place W	SOLD	7022.26	13.36	43.83	View/Pie/W	\$ 184,000	\$ 18,400
	37	347 Stonecrest Place W	SOLD	6768.18	13.94	45.74	View/Pie/W	\$ 179,000	\$ 17,900
	38	344 Stonecrest Place W	AVONLEA	7039.35	14.21	46.62	View/Pie PW	\$ 184,000	\$ 18,400
	39	340 Stonecrest Place W	SOLD	9534.85	17.03	55.88	View/Pie PW	\$ 249,000	\$ 24,900
	40	336 Stonecrest Place W	SOLD	7042.24	17.27	56.66	View	\$ 184,000	\$ 18,400
	41	332 Stonecrest Place W	SOLD	5899.24	13.33	43.74	View/Pie/Walkway	\$ 154,000	\$ 15,400
42	328 Stonecrest Place W	SOLD	10241.5	12.78	41.93	View/Pie/Walkway	\$ 268,000	\$ 26,800	
43	324 Stonecrest Place W	SOLD	8003.07	12.63	41.44	Interior/2-Garage/Lane	\$ 181,000	\$ 18,100	
44	320 Stonecrest Place W	SOLD	5392.98	13.02	42.72	Interior/2-Garage/Lane	\$ 122,000	\$ 12,200	
45	316 Stonecrest Place W	SOLD	6222.77	14.69	48.20	Interior/2-Garage/Lane	\$ 141,000	\$ 14,100	
46	312 Stonecrest Place W	AVONLEA	5747.47	15.24	50.00	Interior/2-Garage/Lane	\$ 130,000	\$ 13,000	
47	308 Stonecrest Place W	AVONLEA	5741.83	15.24	50.00	Interior/2-Garage/Lane	\$ 130,000	\$ 13,000	
48	304 Stonecrest Place W	SOLD	5685.08	15.25	50.04	Interior/Corner/2-Garage/Lane	\$ 124,000	\$ 12,400	

RIVERSTONE PHASE 11

NOTICE TO BUYERS AND BUILDERS

BACKGROUND:

When the Phase 15 RiverStone development was completed the rear (westerly) developer's fence was inadvertently constructed outside the rear property line rather than on the property line (the fence is approximately 1.2 to 1.4 m outside of the Phase 15 property line) on certain lots. This places the fence within the RiverStone Phase 11 lots rather than on the property line between the two phases. The concrete drainage swale is located within the Phase 11 lots, outside of the property line of Phase 15 (by approximately 0.3 m), placing the swale between the property line and the developer fence.

NOTICE:

The affected lots legal descriptions are as follows:

- Lot 61, Block 20, Plan 1311958
- Lot 62, Block 20, Plan 1311958
- Lot 63, Block 20, Plan 1311958
- Lot 64, Block 20, Plan 1311958
- Lot 65, Block 20, Plan 1311958

As a prospective purchaser of any of these affected lots, or a potential builder of a home on these lots, the City of Lethbridge is providing notice that the developer fence has been constructed inside the property line and that the swale is located on these lots (outside of the fence) and that this rearmost developer's fence must be maintained in its current position.

A Restrictive Covenant has been registered on these lots in Phase 11 that states:

- the rearmost developer's fence must be maintained in its current position
- the owner(s) shall not impact the swale in any way and keep the swale clear of debris, snow, etc. to ensure continued drainage

Please review the restrictive covenants on the registered title of these lots for further clarification.

THIS NOTICE IS PROVIDED TO ENSURE PROSPECTIVE PURCHASERS AND BUILDERS IN RIVERSTONE PHASE 11 ARE AWARE OF THE CONDITIONS AFFECTING THE DESIGNATED LOTS.

September 2013

REAL ESTATE AND LAND DEVELOPMENT






CITY OF
Lethbridge

RiverStone Phase 11 Developer Fence and Swale Location



LEGEND

-  Affected Lots
-  Wood Fence
-  Concrete Swale