

INFO PACKAGE




Pelican View
— BUFFALO LAKE —



PELICAN VIEW'S BEACH AND LAKEFRONT AMAZING IMPROVEMENTS ARE CONTINUING

Pelican View's Newest Resident, Country Music Star, Gord Bamford



Renowned National & International Artist with 24 CCMA Awards and the only 2-time winner of the CMA Global Country Artist Award

“Over the past few years my wife Kendra and I have been looking for the perfect place to build our summer lake house destination and have viewed many different spots and opportunities. Up until our recent move to Nashville TN we had looked all over Canada and both of us never dreamed we would find something right in our own backyard, and literally 45min from where we had called home. We returned back to Lacombe over this past summer and took some time to view the beautiful surroundings of Buffalo Lake and the brand new development of Pelican View Estates. It’s safe to say that we were both immediately “Blown Away” and fell in love.”

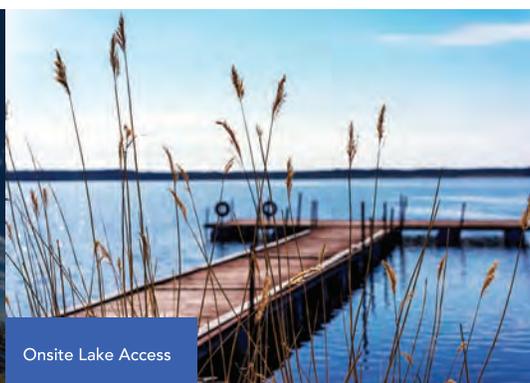
“The largest lake in Central Alberta, with sustainable levels, great boating for leisure and water sports and fantastic fishing summer or winter. As an avid hunter like myself, it’s a great spot for that as well, big game and birds. We found that it was not overcrowded whatsoever and an extremely safe and kid friendly environment for our three children. The beaches are under development and are really starting to take shape and the sand is excellent. Pelican View is the perfect place for families and currently in the first phase of building, so also a great investment opportunity. We are very excited to have purchased a place there and look forward to being part of this community and can’t wait to start building. It really is a little piece of paradise that people must check out.”

“See Ya On The Lake!”
~ Gord Bamford

EXECUTIVE | LUXURY LIVING | NEW LAKE COMMUNITY
MASTER PLANNED | LAKE ACCESS | NEW BEACH AREAS



Groomed, Improved Sandy Beach



Onsite Lake Access



Pelican View's lakefront

Beautiful Waters All Along Our Shores

Pelican View Estates
County of Camrose
Buffalo Lake AB

Your Information Package from Pelican View Estates...

As you know, our lakefront development features a master plan for true, lakefront estate-style living. This info will help answer a lot of questions you may likely have...

■ CONTAINED IN THIS INFO PACKAGE:

- Driving Map
- Site Plan
- Beach and Lakefront Zoning Map **NOTE: The Government of Alberta's 'Buffalo Lake Integrated Shoreline Management Plan' is available upon request.**
- Larkaun Homes: Larkaun at the Lake - Spec Sheet
- Lot Dimensions

■ OUR LIST OF PRE-APPROVED BUILDERS AND CUSTOM HOME DESIGNERS:

Feature Builder: Larkaun Homes - Larkaun at the Lake (www.larkaunhomes.com)

Builder: Purcell Timber Frame Homes (www.Purcell.com)

Builder: Alair Custom Homes (www.alairhomes.ca/red-deer/)

Design: Datum Design located in Lacombe (www.datumdesignstudio.com)

Design: Boss Design located in Edmonton (www.bossdesign.ca)

Design: Grain Design located in Calgary (website coming)

NOTE: You may also use your own preferred custom home builder. **Please inquire for sample builder plans & pricing, as we have a wide array of incredible choices for you to consider.**

■ FREQUENTLY ASKED QUESTIONS (most often asked):

Monthly Condo Fee = budgeted at ~ \$77 Per Month

Building Commitment = lock-up stage within five (5) years of purchase

RV is allowed as primary residence for 24 months from the date of the building permit

Minimum Square Footage = starts at 1,100 sqft living area footprint

Please call us at 1.877.577.4774 to discover more about Pelican View and Buffalo Lake.

Best regards,

The Pelican View Team

p: 1.877.577.4774

e: info@primelakefront.ca

FIND US ON:





Start Building Immediately

ROADS ARE CONSTRUCTED | UTILITY GRID IS COMPLETE | READY FOR BUILDING

Property Highlights

- Master Planned Lake Properties About 60 Minutes East Of Red Deer
- Buffalo Lake - Central Alberta's Largest Lake at 93 sq.km.
- Neighborhood Marina and Beach, Plus Future Marina Onsite
- Pristine Lake with Sustainable, Regulated Lake Levels
- South-facing Properties For Maximum Sunlight Enjoyment
- 30 Lakefront Lots (With Walkouts), 69 Lakeview Lots
- Fully Serviced Lots - Buried Utilities - Gas, Power, Water & Sewage
- Located On the Less Developed North Shore
- Lake Access Approved for Onsite Piers and More
- Private Estate-style Living with Sensible Architectural Controls
- 10 Minutes East of Bashaw's Town Services and Amenities
- New K thru 12 Bashaw School Now Completed
- Paved Roads All The Way To Your Front Door

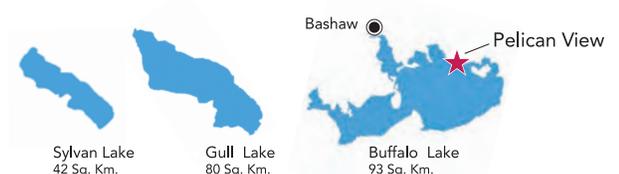
Lake Health

GREEN Rating +95%

Tested May through September annually - last recorded test: on September 7th, 2016, 12:00pm at Pelican Point Park

Buffalo Lake is
central Alberta's
largest lake

Featuring sustainable lake levels
and pristine shorelines





DOCKS & PIERS ARE ALLOWED



Our Beach And Lakefront Are All Looking Amazing!



Prime Lakefront and Lakeview Fully-serviced Lots Ready To Build On



PrimeLakeFront.ca

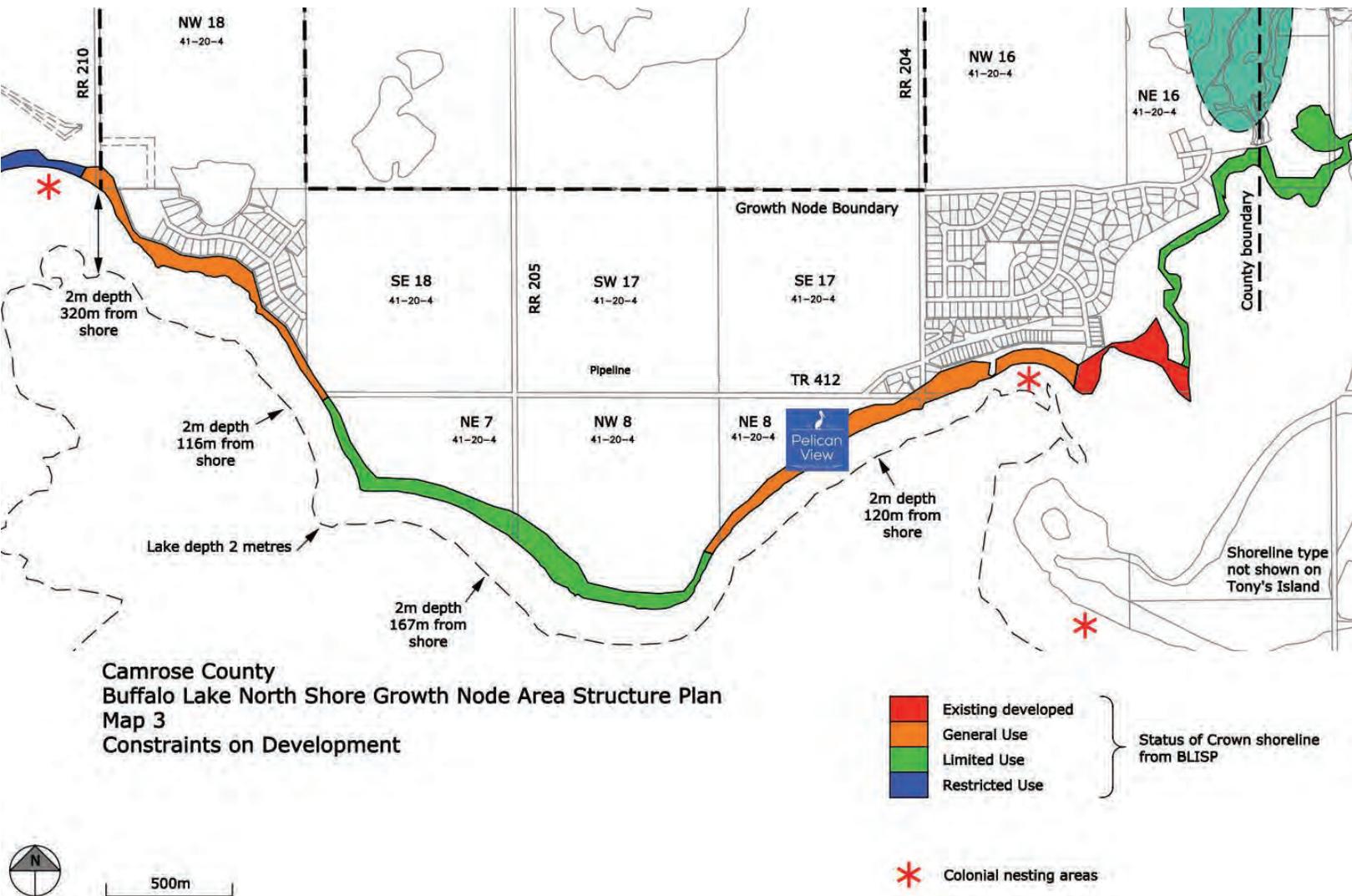
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FOLLOW US - SEARCH: PELICAN VIEW

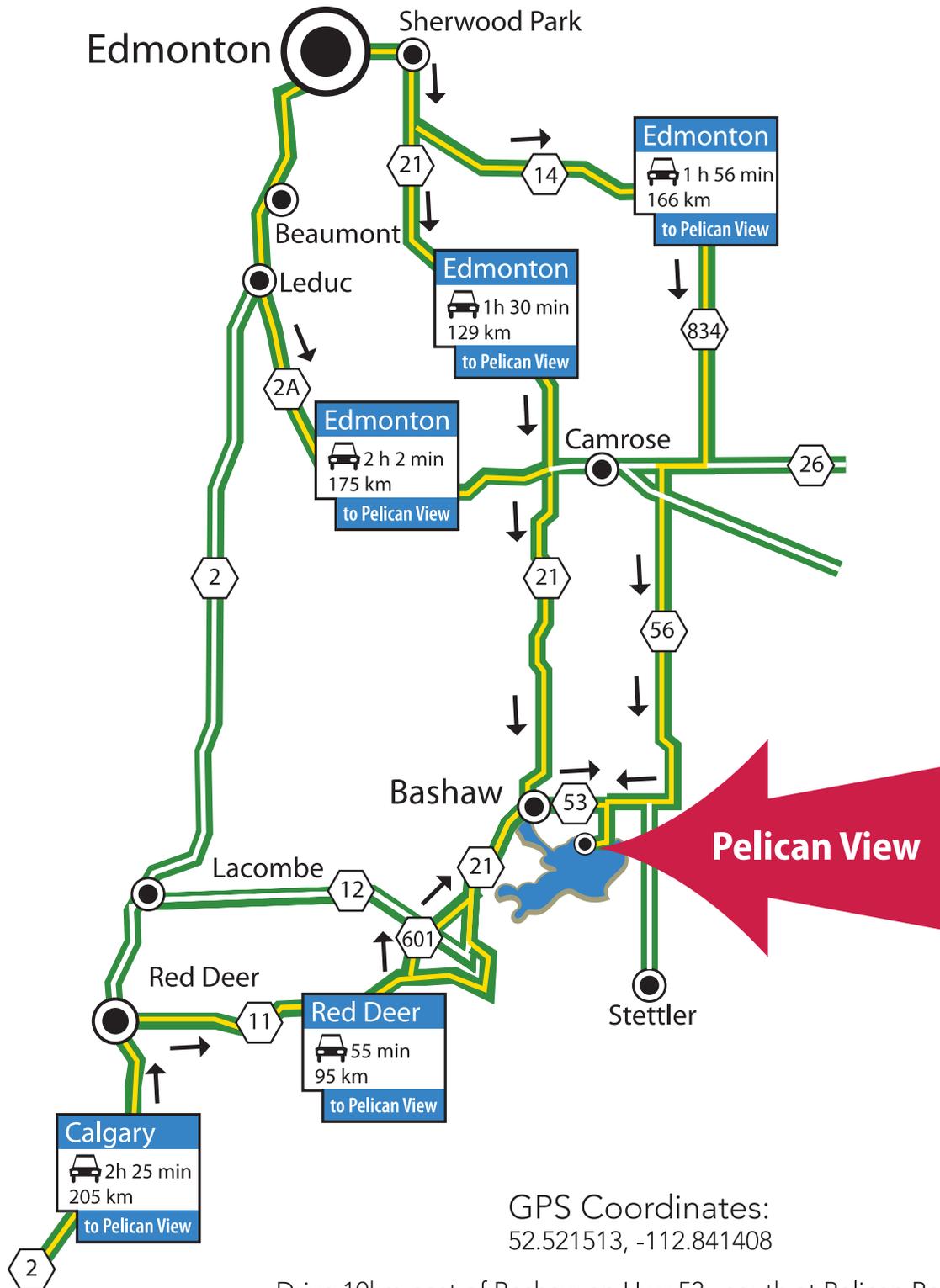


Shoreline, Beach And Marina Information

Regarding the shoreline/beach information, in the Buffalo Lake Integrated Shoreland Management Plan (Government booklet available upon request) the shoreline is split up into 'general use,' 'restricted use,' 'limited use,' or 'existing developed' uses. The 'general use' areas allow for more intensive land uses such as a **boat launch and beach**, whereas the limited or restricted uses do not allow for these activities. Please see below map for zoning, PVE is located on NE 8-41-20-4 and indicated in the orange "general use" shoreline. This is one of the main reasons why the future marina (northeast corner of development) and public beach/MR areas are located in the Pelican View Estates community - "general use" zoning. As mentioned above, we can send you the BLISMP Synopsis booklet, which explains activities allowed on p. 12-17.



For more information on Pelican View, please feel free to visit our website at primelakefront.ca and our virtual tour can also be found at <https://vimeo.com/116793739>. If you should have further questions or comments, please do not hesitate to contact us via toll-free at 877.577.4774. If you are interested in a site tour, Kyle Ramstad can be contacted at 780.678.6405.



Drive 10km east of Bashaw on Hwy 53, south at Pelican Point Sign, west at the t-intersection, then straight into Pelican View Estates

welcome to



larkaunhomes.com | p. 403.588.8861

Since its inception over 15 years Larkkaun Homes has been recognized as leaders in new home design, innovation and sustainability. Established by Cory Kaun and Natalie Paetz, Larkkaun Homes continues to raise the bar with their award-winning efforts, dynamic approach and passion for their clients, community and industry.

“Now, we have Larkkaun At The Lake, the perfect partnership with Pelican View Estates on the shores of Buffalo Lake!”, exclaims Natalie Paetz, Vice President and founding partner at Larkkaun Homes. “This is Alberta and we work hard in this province. When your work week is complete, you want to get away and it is our priority to make your “Larkkaun At The Lake” custom home a destination that you can't wait to get to and hate to leave! The vision for your Larkkaun luxury cottage will be designed and executed in a way that provides you with peace of mind through the build process and with a stress-free and low maintenance result!”, assures Cory Kaun.

Whether you are looking for a turnkey home that is completed and ready to move into. . . or looking to design your beautiful dream home at the lake, Larkkaun Homes is your builder!

LARKKAUN AT THE LAKE: PROCESS

Over the past 15 years, we've captured the imagination of hundreds of home owners – one gorgeous home at a time! Regardless of the size of your dream, we look forward to working with you to bring your beautiful lake home at Pelican View Estates to a dazzling reality!

LOT SELECTION

1

Spend some time . . . drink in the surroundings. While you are enjoying the view, the beach, nature, the walking paths and more, try to imagine your new destination home, either Lakefront or Lakeview!

DESIGN

2

Once you've selected (deposit required) your gorgeous lot, it's time to discuss your vision for your new home. Sound design incorporates and balances flow and functionality that reflects your personal style as well as your family's "Wants, Needs and Must-Haves!"

CUSTOMER SELECTIONS

3

Selecting your interior finishes including textures, materials and colors is one of the most exciting elements of the Larkkaun Homes custom home experience! Utilizing our team of valued and reputable trade partners, we'll help you choose the perfect materials and finishes that will bring your vision into reality! Larkkaun Homes concise client budgets and clear communication on custom items provides peace of mind!

CONSTRUCTION

4

The construction process is where all of the planning, creativity and personalization comes to life. Embracing the latest construction techniques and newest most energy efficient materials your custom lake home will be truly a cut above and our unwavering commitment to quality will be evident at every stage! Our goal is simple . . . to complete your lake home as promised, on budget and on time.

POSSESSION

5

This is the day you've been waiting for and Larkkaun Homes will not disappoint! Step inside your gorgeous new Larkkaun lake home and one of our team members will walk you through the important features that make your home unique!

WARRANTY

6

Relax and enjoy your new Larkkaun Lake Home at Pelican View Estates! You can rest comfortably knowing that your home is covered by an industry leading warranty. We will visit at least once in the first year to check on all of the systems performance to ensure everything is functioning properly!



welcome to



**LARKAUN
 AT THE LAKE**

FEATURES

- 1617 sq ft
- 43'x 20' of upper outdoor living
- 43' x 20' walkout covered patio
- 2 bedroom
- 2 bathroom
- Main floor laundry
- Spacious master with spa inspired ensuite



Lakefront LOT DIMENSIONS

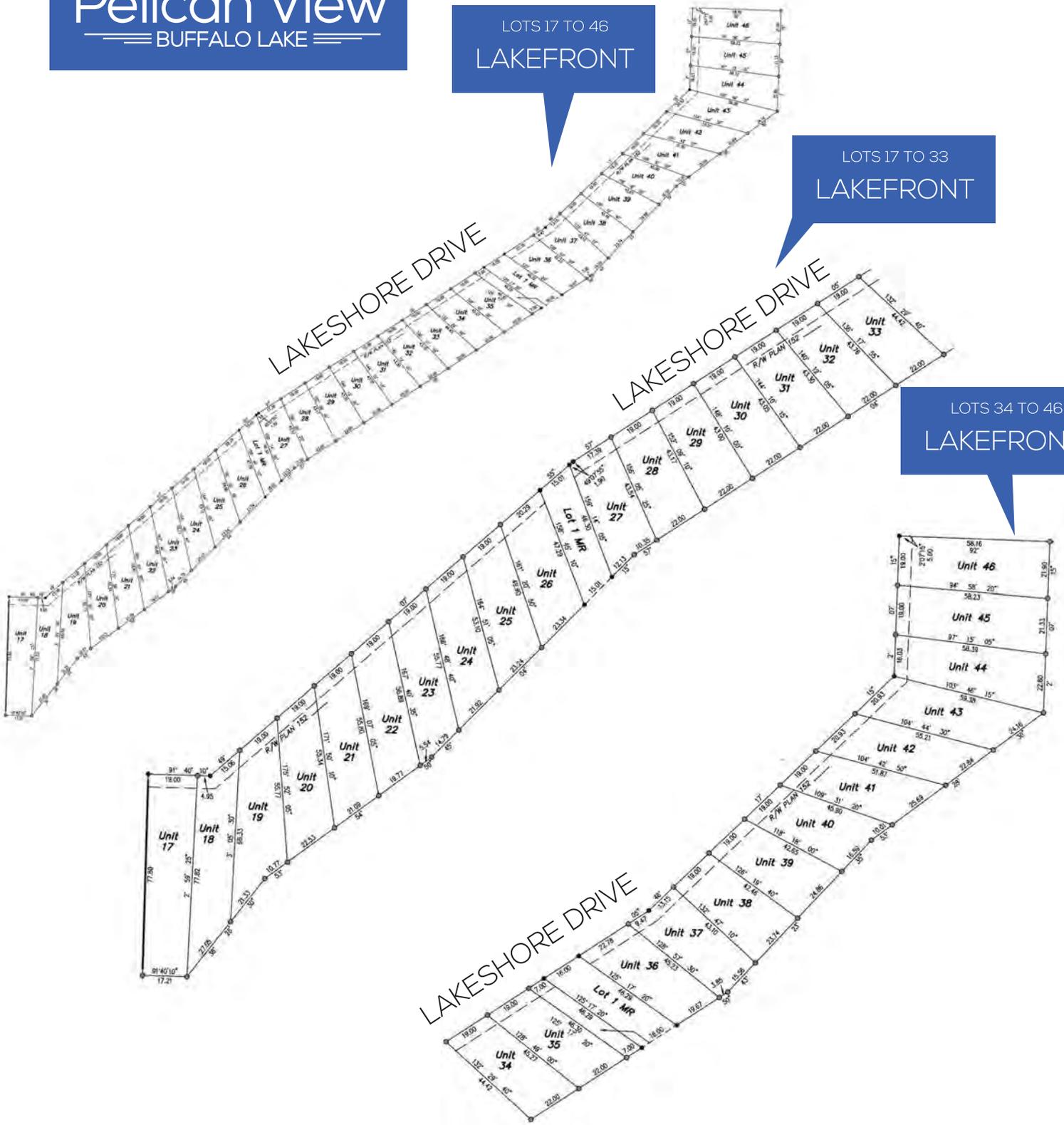


Pelican View
BUFFALO LAKE

LOTS 17 TO 46
LAKEFRONT

LOTS 17 TO 33
LAKEFRONT

LOTS 34 TO 46
LAKEFRONT



Lots 1-16

LOT DIMENSIONS



Pelican View
BUFFALO LAKE

