The Rise West Grove Estates Information Sheet

Location: The Rise West Grove Estates is located in the community of West Springs, as marked on the map below.



Number of Homes: 200 homes to be developed as phase 4 and 5, in addition to the 96 homes developed in the first 3 phases of West Grove Estates:

Phase 4: 111 lots (showhomes spring 2017, pre-sales fall 2016)

Phase 5: 89 Lots



Lot Sizes: Range from 34'to 38', accommodate home widths from 26'wide to 34'wide. Depth of 110'

West Grove Estates – complete		
Phase 1	44 ft to 55 ft	
Phase 2	44.5 ft to 58 ft	
Phase 3	48 ft to 57 ft	
Average	50 ft	
The Rise West Grove Estates		
Phase 4	21640 206	
1 mase 4	34 ft to 38 ft	
Phase 5	36 ft to 38 ft	

Home Widths	Phase 4	Phase 5	Total
26' Wide Homes	9	43	52
28' Wide Homes	67	37	104
30' Wide Homes	24	7	31
32' Wide Homes	8	1	9
34' Wide Homes	3	1	4
Total	111	89	200

Minimum square footage:

Bungalow 1,250 sq ft Two-storey: 2,000 sq ft

Showhome Opening Date: Spring 2017

Pre-sales: Commencing fall 2016.

Builder Group:

Albi Homes luxury by Brookfield – albihomes.com Cedarglen Homes – cedarglenhomes.com

Website: westgroveestates.com

Pricing: Expected to begin in the low \$700s



Size of Community

West Grove Estates - complete		
Phase 1	8.09 Acres	
Phase 2	6.77 Acres	
Phase 3	4.25 Acres	
Total	19.11 Acres	
The Rise West Grove Estates		
Phase 4	16.37 Acres	
Phase 5	11.62 Acres	
Total	27.99Acres	
Complete Community area is 47.05 Acres		

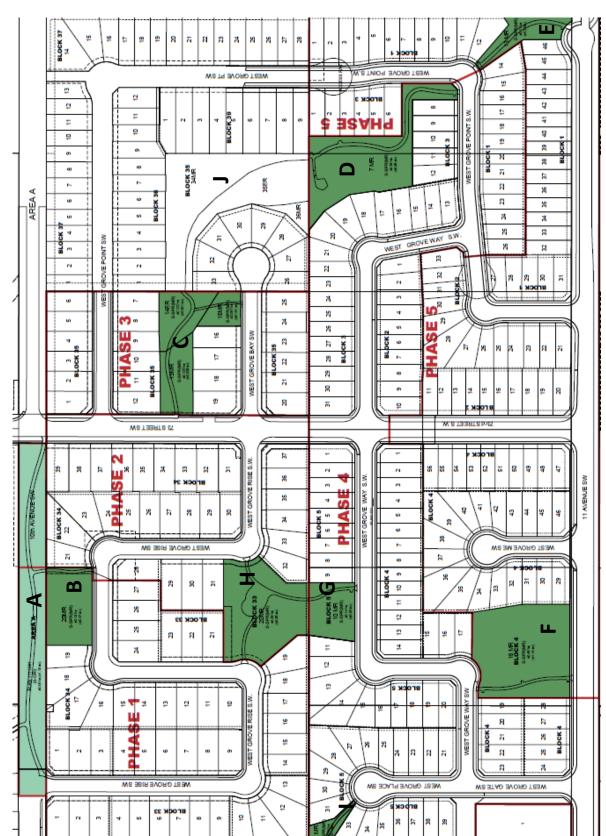
Greenspace in Community

There are a total of 8 parks in the community – West Grove Estates has 3 complete parks – 1 playground and 2 naturalized parks, The Rise will have 5 parks – manicured lawn perfect for summer and winter activities, soccer field and 1 relaxation parks with a pathway. There are also 2 connector parks to the adjacent development to the east and southeast.

West Grove Estates contains 463 lineal meters (0.463 km) of pathway; The Rise contains 300 linear meters (0.3 km) for a **total of 763 lineal meters** (0.763 km) of pathway in the Community.

West Grove Estates - complete		
Phase 1 (B)	0.47 Acres	
Phase 2 (H)	0.95 Acres	
Phase 3 (C)	0.76 Acres	
Phase 3 (A)	1.20 Acres	
Total	3.38 Acres	
The Rise West Grove Estates		
Phase 4 (I, G, D)	1.41 Acres	
Phase 5 (F, E)	1.41 Acres	
Total	2.82 Acres	
Complete West Grove Estates and The Rise is 6.20 Acres		
Connected Green Space		
Connect (J)	1.45 Acres	
Total Community greenspace is 7.65 Acres		





For Illustration purposes only. Subject to change. E&OE.

