

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	34 ft to 38 ft
Phase 5	36 ft to 38 ft
Average	36 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	27.99 Acres
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	



