



Local Schools and Recreational Information

Lumsden Playschool offers programs for three and four year olds.

Lumsden Elementary School offers programming for students ranging from pre-kindergarten to grade eight. Lumsden Elementary offers a wide range of co-curricular and extra-curricular activities to enhance student's educational experiences.

Lumsden High School offers programming for students ranging from grades nine through twelve. They offer a full academic program as well as band, industrial arts, home economics, computer literacy as well as fine arts as well as a wide variety of arts and athletic clubs and activities.

Transportation to and from school is arranged by the Prairie Valley School Division.

There are many fitness and recreational groups and classes available in Lumsden including;

- *Yoga*
- *Martial Arts (Kempo & Karate)*
- *Fitness Clubs*
- *Dance (Preschool, Tap, Jazz, Acrobatics, Ballet)*
- *Community Adult Band*
- *Community Choir*
- *Swim Programs*
- *Hockey*
- *Figure Skating*
- *Groomed Snowmobiling Trails*
- *Curling*
- *Local library that offers programs for all ages*

There are various attractions nearby including; numerous beaches on Last Mountain Lake, Dallas Valley Ranch Camp, St. Michaels Retreat, Deer Valley Golf Course, Lumsden Beach Camp, Last Mountain House, Trans Canada Trail as well as Local Artist and Craftspeople.

Last Mountain Lake is home to Last Mountain Lake National Wildlife Area and the Bird Sanctuary and Observatory which is Saskatchewan's only bird banding centre.



Details

We are proud to announce Southern Saskatchewan's newest acreage-sized sub division
Valley View Estates

Located only 24 minutes from Regina just off of Highway 20 in the scenic Qu'Appelle Valley
(5 minutes west of Craven)

Acreages available vary in size ranging from 2 to 19 acres.

Valley View Estates is centered around a picturesque ravine that sweeps into the beautiful Qu'Appelle Valley. Whether you choose an acreage that backs onto the scenic ravine, overlooks the valley or has a magnificent view of the Saskatchewan prairies you are sure to find a place to build your home. Enjoy the beauty that surrounds you as well as create a positive lifestyle change.

All lots serviced with power, telephone and natural gas,

A new road has been approved to be constructed approaching off of highway 20 providing direct access from the highway to **Valley View Estates**

- Horses are allowed, a 2 mile horse riding trail will be constructed around the sub-division.
- Groomed hiking/walking trail through estate ravine
- Planned 4.5 acre Public Park and playground
- Peaceful and tranquil environment. Enjoy nature at it best.
- Abundance of wildlife, beautiful scenery and the tranquility of country living are yours to be enjoyed with the convenience of services in nearby Craven, Lumsden or Regina.
- A lifestyle Change - The opportunity to live in a quiet, serene, safe environment where children or grandchildren can run and play. The possibilities of discovery are endless.
- Located adjacent to Provincial Game Preserve and Valeport Marsh.
- Last Mountain Lake is located a few miles away providing an excellent summer recreational playground including boating, fishing, sailing and beaches. **Valley View Estates** is a short drive from Saskatchewan Beach Regional Park which has a family beach, offers swimming lessons, public boat launch and is home to Last Mountain Lake Sailing Club.
- Close to Craven gardens for fresh locally grown seasonal produce.

The opportunity for you and your family to make a positive lifestyle change and to be surrounded with the serenity and beauty nature has to offer is waiting for you at **Valley View Estates**.



Development Rights and Restrictions

All residences and structures including garages, car ports, sheds, fences, et cetera on the Lot must meet local codes and be constructed and pass inspection under the authorization of a building permit issued by the R.M. Ready-to-move homes are allowed provided they meet the other requirements of this Agreement.

All one-storey residences must have an interior floor area of at least 1,100 square feet; all two-storey homes must be a minimum of 1,600 square feet on two floors, excluding garages, carports, breeze ways, patios, and the like. The R.M. has requirements for clearances from property lines, building sizes, et cetera that must be conformed to.

No more than one driveway or approach is permitted to each Lot and no driveway or approach may have more than one access to the roadway. All driveways will require a permit from the R.M. and a metal culvert and placement as outlined in the R.M. Standards and this cost is the responsibility of the purchaser of the Lot. The approved culverts and crossings shall be installed within six months of the date of the sale of the Lot. Shared driveways as between two adjacent Lots are permitted.

Each driveway where it enters the roadway shall have a permanent marker indicating the lot number of the Lot. The R.M. may require additional numbering with reference to the local 911 numbering scheme.

All buildings, including ready-to-move homes that are to be relocated, are to be constructed with new materials. The only exception to this requirement is that reclaimed brick will be allowed for veneer.

All buildings, including ready-to-move homes that are to be relocated, must be designed and constructed in such a way as to form an attractive and integral part of the environment. It is strongly desired that exterior finishes be a natural material, preferably from a renewable resource such as stucco, brick or wood and of a color complementary with the natural environment (earth tones). However, due to its popularity vinyl siding, will be allowed providing the colors are complementary of the natural environment, based on earth tones.

If metal chimneys are considered for use, they shall be enclosed or encased in the same material as the exterior finish if permissible by code.

Exterior structures, such as any detached building (garage or shed) must be constructed with the same exterior finish material and the same roofing materials as the primary residence using earth tone colors.



Portable or instant type sprung structures (vinyl, plastic, cloth material stretched over ridged metal pipe or wood) are not allowed on the Lot. (These types of structures are often referred to as instant garages or instant storage units).

Mature trees that have been cleared for Lot development can be piled and stored for firewood. The materials shall be neatly piled in such a manner that it is not easily viewed from the roadway or adjoining Lots.

The elevation of the Lot shall not be changed so as to materially affect the surrounding Lots with regards to drainage and aesthetics. Perching and drainage slope angles around the residence must conform to the R.M. Standards.

All buildings on the Lot and the Lot are to be kept in a neat and tidy condition at all times to the reasonable satisfaction of the Owner.

All residences must have holding tanks for sanitary sewage. Septic fields are not allowed. Grey water fields will be allowed providing they are permissible by the R.M. Regulations at the time of construction (must be a minimum of 10 acres).

No signs, billboards or other advertising matter of any kind (except the ordinary signs offering for sale or rent the Lot and buildings thereon) shall be placed on any part of the Lot or upon any buildings or on any fence, tree or other structure on the Lot.

The Owner will arrange for the installation of primary telephone and hydro service along the roadway.

No trailers, mobile homes, tents or other portable or temporary housing accommodation may be placed on a Lot for the purpose of storage or as a temporary or permanent residence, except for a two-year period during the time that a permanent residence is being constructed, starting from the date of the commencement of construction. No secondary/detached buildings will be allowed for accommodation including guest, summer homes, and the like.

Following the commencement of construction of a residence, the exterior and the exterior finish must be completed within two years. This includes outbuildings such as, but not limited to garages, sheds, and the like.

Household pets shall be confined within the Lot or shall be on a leash. Free roaming of pets will not be allowed. Horses shall be permitted only in designated areas which are larger in nature and more conducive to the care of horses. Two large animal units per 5 acre parcel.



All garbage, rubbish, refuse and waste materials shall be properly stored in a sanitary manner in order and so as not to be accessible to pets, rodents or wildlife and in an enclosure large enough so that no garbage, rubbish, refuse and waste materials are visible. Removal of said garbage, rubbish, refuse and waste shall occur on a frequency to prevent odours, smell or the attraction of insects.

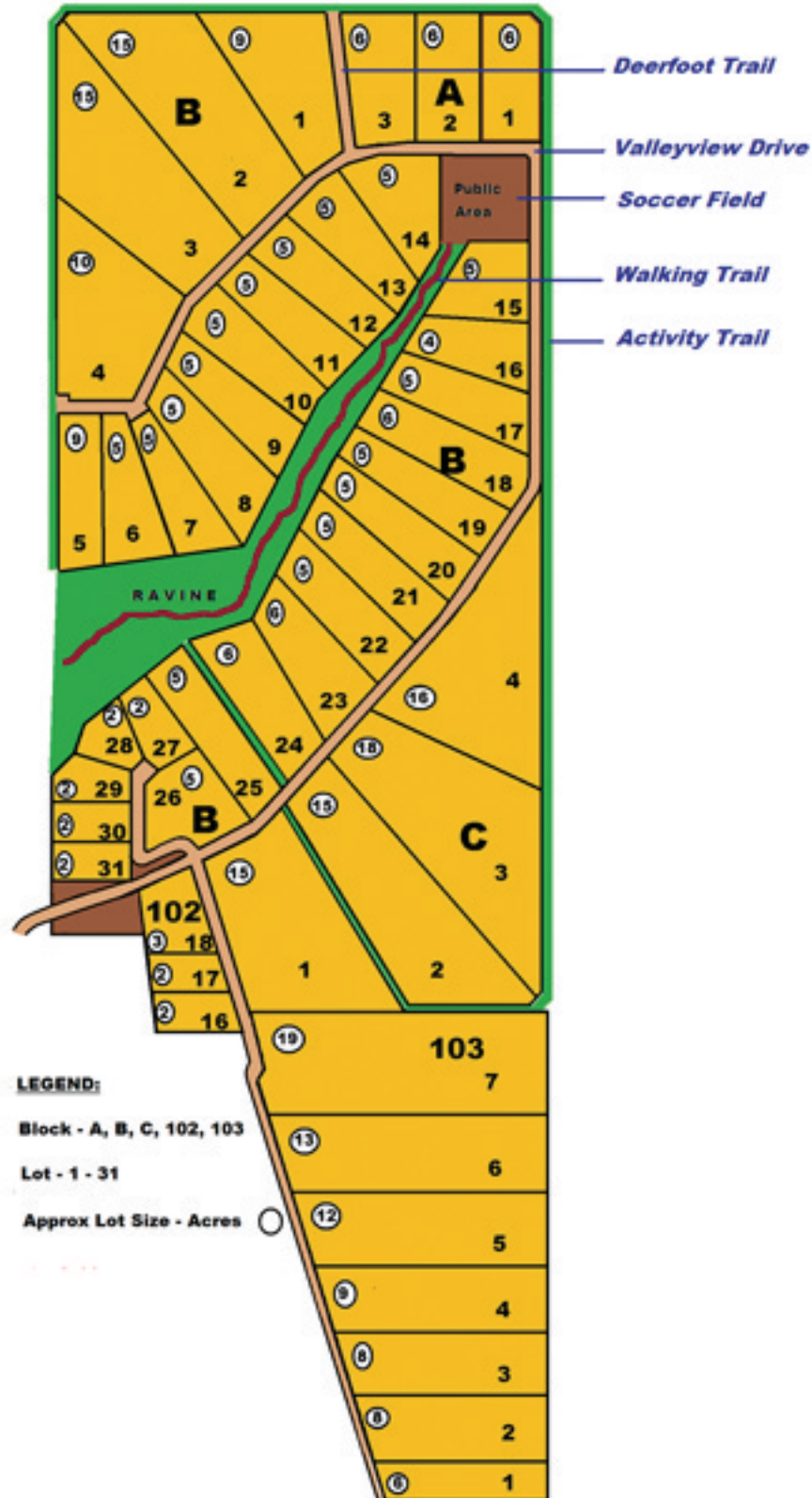
No incinerator, garbage burning barrel or other devices will be allowed on the Lot, with the exception of properly contracted and maintained composting units, or an EPA certified wood burning appliance/heating device contained within the residence. Exterior wood burning devices intended for uses such as barbeques, wiener roasts, and contained bonfires are allowed provided that they are properly constructed and approved by the local fire department and are operated under the permission of a permit if required. Regular domestic propane/charcoal barbeques are allowed.

Any business conducted within the Lot must be approved and must be wholly contained within the buildings on the site. No parking or storing of vehicles, materials, parts, et cetera external to the buildings will be allowed and must conform to sub-section REF _Ref236473555 \r \h (p).

Should a Lot owner break any of the covenants contained herein or in the sale agreement pertaining to its purchase of such Lot, the Owner may serve written notice on such Lot owner requiring compliance within fourteen (14) days. After the expiration of such fourteen (14) day period, if compliance has not occurred, the Owner may enter the Lot of such non-compliance Lot owner and perform the covenants and may recover the cost of such performance from the non-compliant Lot owner.



Lot Information





Map





Valley View

ESTATES
a lifestyle change



BEACHES
BOAT LAUNCH

BEACHES

You are
here



GRAVEN

HIGHWAY #20

T. CARP JACKSON / 07