

COMMUNITY PACKAGE



Connect
With Nature & The Lake

Reconnect
With Family & Friends

Disconnect
From Life's Fastlane

[illegible]



PELICAN VIEW'S BEACH AND LAKEFRONT AMAZING IMPROVEMENTS ARE CONTINUING

Gord Bamford and Family Call PVE Home



Renowned National & International Artist with 26 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 watersports and fantastic fishing summer or winter. As an avid hunter like myself, its 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 four large beaches are well maintained with excellent sand and the lakefront path is perfect for evening walks. Pelican View is the perfect place for families and it really is a little piece of paradise that people must check out.”

“See Ya On The Lake!”
~ Gord Bamford

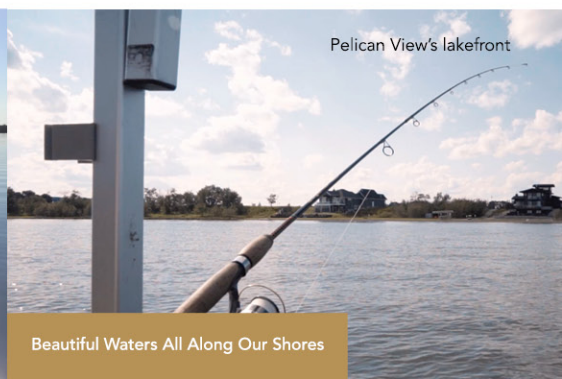
EXECUTIVE | LUXURY LIVING | NEW LAKE COMMUNITY
MASTER PLANNED | LAKE ACCESS | NEW BEACH AREAS
COMMUNAL DOCK



Groomed, Improved Sandy Beach



Onsite Lake Access



Beautiful Waters All Along Our Shores

Welcome to Pelican View Estates

Begun in 2010, Pelican View is the culmination of several years of hard work, meticulous planning and top-quality engineering ensuring a world-class lakefront community was developed. Our team of local development partners is based in Alberta with some calling PVE home.

The Pelican View Estates community encompasses 99 generous-sized lake lot properties, both lakeside and lakefront, all fully serviced with power, gas, water and sewage. Everything is ready for you to build your lake home here on the shores of Buffalo Lake, Central Alberta's largest lake. Modern day conveniences allow for you and your family to truly get the most out of lake living.

■ AMENITIES INCLUDE:

- FULLY-SERVICED Lots (water, power, sanitation & natural gas) No hauling in or out
- Pavement to each lot
- Communal dock system
- 4 Maintained beach areas
- Lakefront path
- Convenient and no-charge boat launch and marina minutes away, boat gas available.
- Playground and mini-golf a short walk away
- 6 Golf courses close by
- Good cellular and internet coverage
- Nearby provisions, fuel and professional and emergency services

■ QUICK FACTS

- Monthly condo fee of \$77 per month
- 5-year building commitment – lock up stage
- Zoned square foot minimums – 900, 1125, 1250 (Lakefront)
- Taxes are \$605/100k Value (2020 – Camrose County Rate)
- Build with any builder or one of our preferred builders
- Sensible architectural controls in place to protect your investment
- Bylaws allow for short term rentals like VRBO and AirB&B

■ A WORD ON BUFFALO LAKE

A hidden gem in Central AB, at 20.5 kilometres in length (source albertalakes.ualberta.ca), Buffalo Lake is host to all your favourite 4 season activities. The large, healthy lake offers a sustainable eco-system for fish, water fowl and other native Albertan wildlife. The green rating makes Buffalo Lake perfect for swimming, boating and long summer days on the water. Its size makes it the perfect place for families, leaving plenty of room to safely explore the lake and enjoy water activities in an uncrowded setting. In addition, the lake offers wonderful year-round activities including great fishing, boating, skiing, snow-mobiling, cross-country skiing, ice-fishing, hunting and much more.

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



Year-Round Living

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

Property Highlights

- Master Planned Lake Properties Under an Hour East Of Red Deer
- Buffalo Lake - Central Alberta's Largest Lake at 93 sq.km.
- Neighborhood Marina, Campsite 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 Lakeside Lots
- Fully Serviced Lots - Buried Utilities - Gas, Power, Water & Sewage
- Located On the Less Developed North Shore
- 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 (Sept. 2017)
- Paved Roads All The Way To Your Front Door
- Community Lake Access With Communal Dock System and More
- 4 Beautiful Beach Areas, Two Access Points, and a Lakeside Path

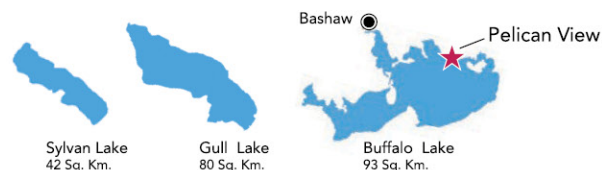
Lake Health

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



FIND US ON:





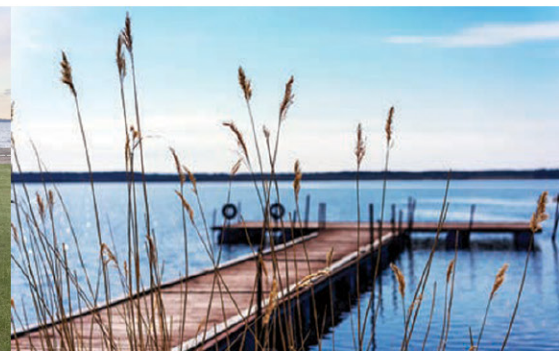
**DOCKS & PIERS
ARE ALLOWED**



Our Beach And Lakefront Are All Looking Amazing!



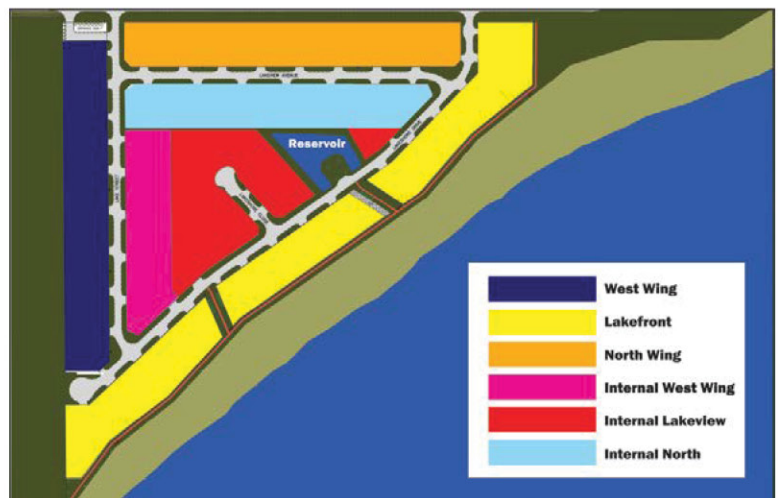
Prime Lakefront and Lakeside Fully-Serviced Lots Ready to Build On

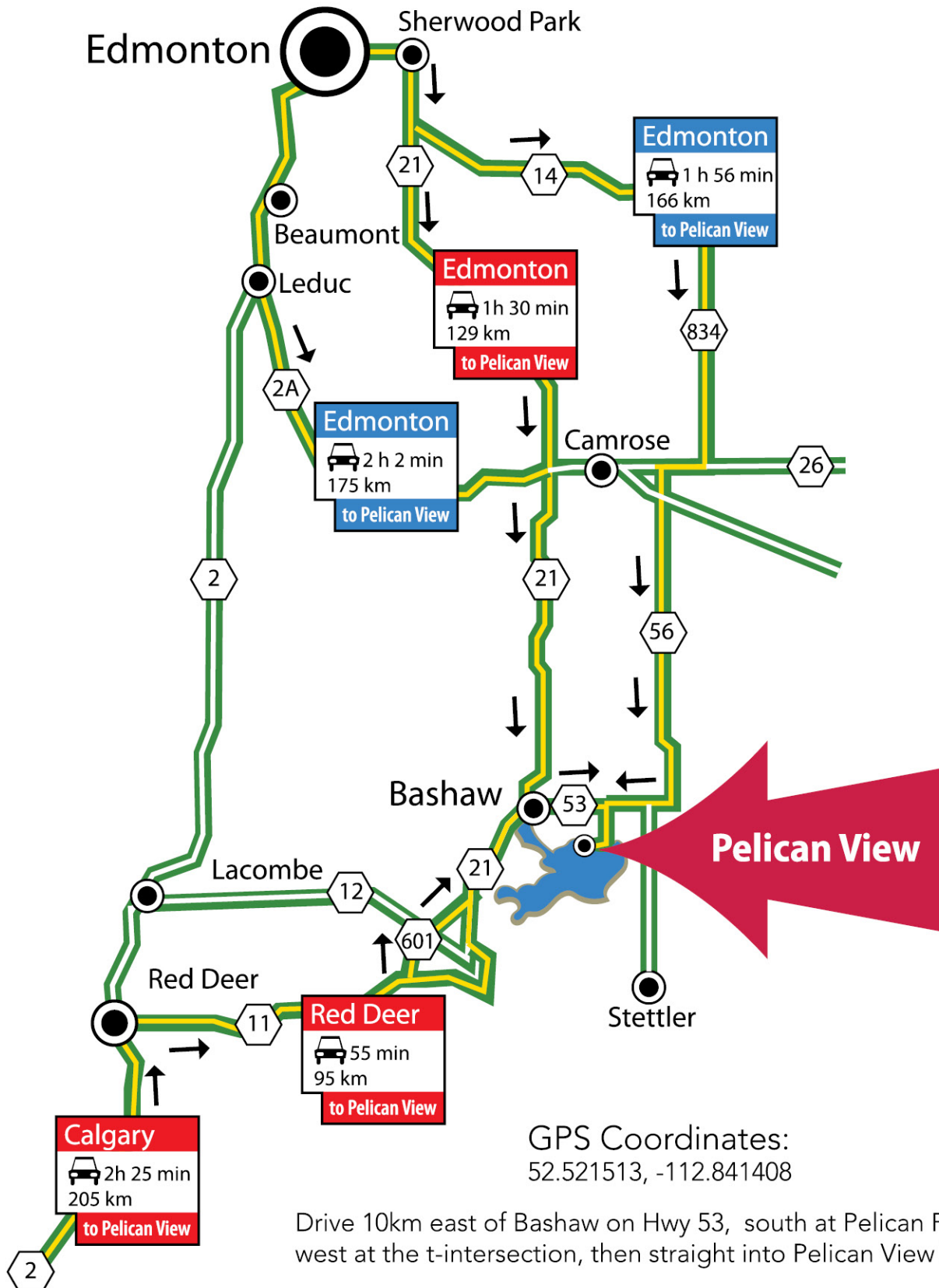


LAKEFRONT			WEST WING			NORTH WING			INTERNAL WEST			INTERNAL LAKEVIEW		
municipal address	lot number	price	municipal address	lot number	price	municipal address	lot number	price	municipal address	lot number	price	municipal address	lot number	price
221	17	SOLD	280	1	\$89,900	104	47	SOLD	362	64	\$107,100	184	75	\$168,500
217	18	SOLD	276	2	\$94,940	305	48	SOLD	358	65	\$107,100	180	76	\$176,800
213	19	SOLD	272	3	\$94,940	309	49	\$111,550	263	66	\$106,575	176	77	\$199,000
209	20	SOLD	268	4	\$109,000	313	50	\$111,550	259	67	\$106,575	174	78	\$182,580
205	21	SOLD	264	5	\$97,940	317	51	\$111,550	255	68	\$110,635	172	79	\$193,700
201	22	SOLD	260	6	\$97,920	321	52	\$111,550	251	69	\$113,680	170	80	\$182,580
197	23	SOLD	256	7	\$98,940	325	53	\$111,550	247	70	\$115,710	168	81	\$182,580
193	24	SOLD	252	8	\$105,060	329	54	SOLD	243	71	\$124,000	166	82	\$195,950
189	25	SOLD	248	9	\$107,100	333	55	\$101,400	239	72	\$138,050	164	83	\$182,580
185	26	SOLD	244	10	SOLD	337	56	\$100,500	235	73	\$152,250	162	84	\$209,000
181	27	SOLD	240	11	\$116,280	341	57	\$101,400	231	74	\$169,500	160	85	\$209,000
177	28	SOLD	236	12	\$128,520	345	58	\$101,400				158	86	\$209,000
173	29	SOLD	232	13	\$138,720	349	59	\$101,400				156	87	\$224,000
169	30	SOLD	228	14	\$148,920	353	60	\$101,400				134	88	\$199,900
165	31	\$335,265	224	15	\$159,120	357	61	\$101,400						
161	32	SOLD	220	16	\$170,340	361	62	\$91,250						
157	33	SOLD				365	63	\$89,900						
153	34	SOLD												
149	35	SOLD												
141	36	SOLD												
137	37	SOLD												
133	38	SOLD												
129	39	SOLD												
125	40	\$333,320												
121	41	\$324,450												
117	42	\$324,450												
113	43	\$324,450												
109	44	\$318,785												
105	45	\$304,500												
101	46	\$294,500												

CURRENT TO: MARCH 2021
CONTACT SALES FOR LATEST
AVAILABILITY AND PRICING.
ALL PRICES ARE SUBJECT
TO GST.

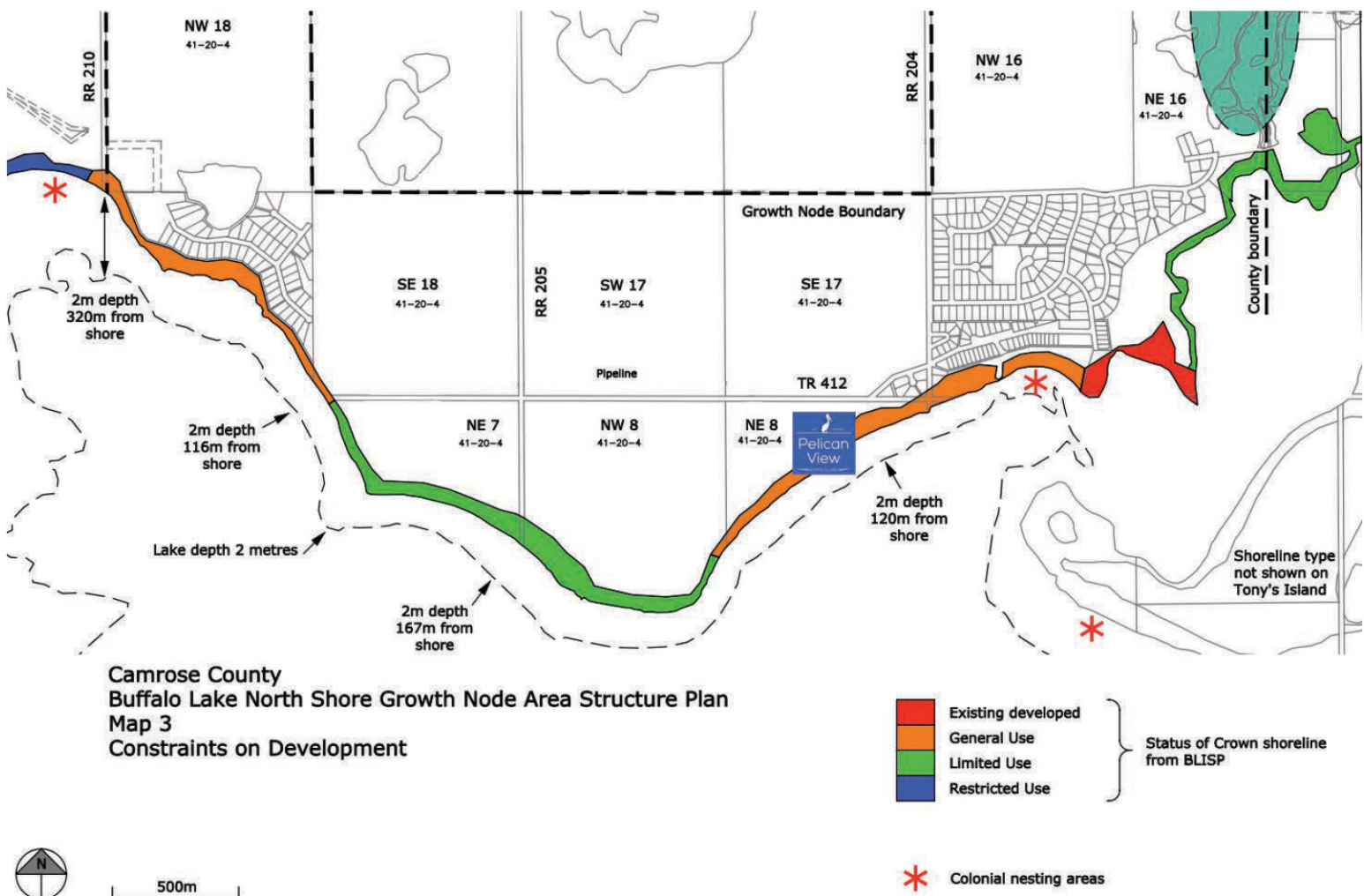
INTERNAL NORTH		
municipal address	lot number	price
308	89	\$163,200
314	90	\$153,000
318	91	\$148,900
322	92	\$167,300
326	93	\$171,360
332	94	SOLD
336	95	\$167,300
340	96	\$152,000
344	97	\$131,600
348	98	\$131,600
354	99	\$136,700





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, or are interested in a site tour, please do not hesitate to contact us via toll-free at 877.577.4774.

welcome to



larkaunhomes.com | p. 403.588.8861

Since its inception over 17 years ago 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 awardwinning 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 17 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!

1 LOT SELECTION

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!

2 DESIGN

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!"

3 CUSTOMER SELECTIONS

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!

4 CONSTRUCTION

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.

5 POSSESSION

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!

6 WARRANTY

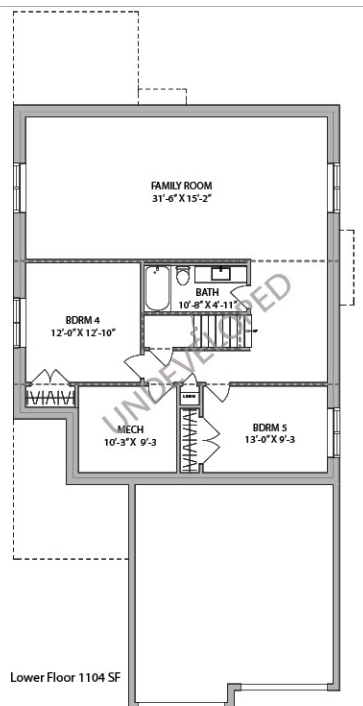
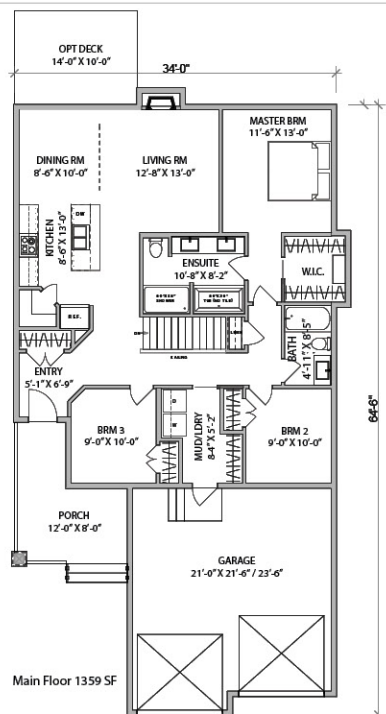
Relax and enjoy your new Larkkaun Lake Home at Pelican View Estates! You can rest comfortably knowing that your home is covered by an industry leading warranty. We will visit at least once in the first year to check on all of the systems performance to ensure everything is functioning properly!

The Lightwater III

1359 SQ FT
BUNGALOW



- 3 BEDROOMS ON MAIN FLOOR
- CONTEMPORARY KITCHEN WITH QUARTZ
- 2 BATHROOMS
- MAIN FLOOR LAUNDRY / MUDROOM
- SPACIOUS ENSUITE W/ TUB AND SHOWER
- 21'-0" X 23'-6" GARAGE
- INCLUDES 14'-0 X 10'-0" SUNDECK
- UNDEVELOPED BASEMENT (1004 SF)

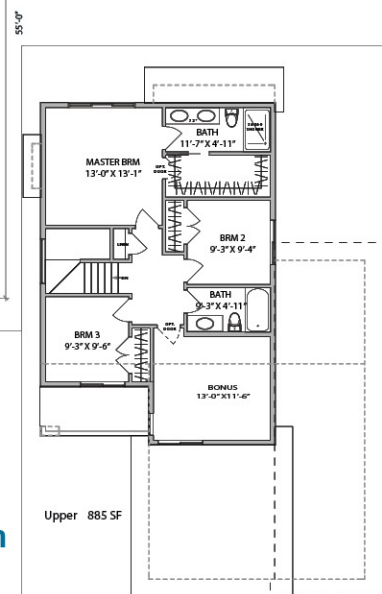
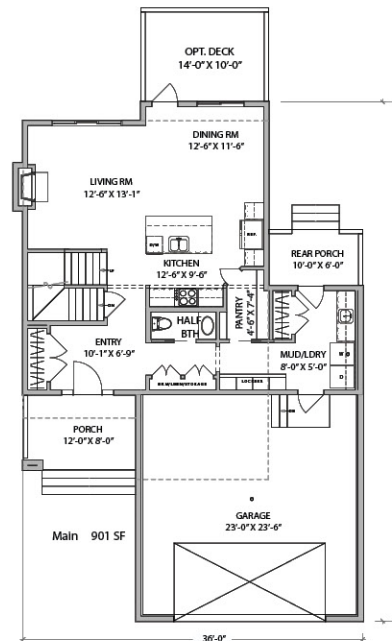


The Lakeridge III

1786 SQ FT
2 STOREY



- 3 BEDROOMS PLUS BONUS ROOM
- CONTEMPORARY KITCHEN WITH QUARTZ
- 2.5 BATHROOMS
- MAIN FLOOR LAUNDRY / WALK THRU PANTRY
- LARGE PORCH & REAR DECK w/ RAILING
- 23'-0" X 23'-6" GARAGE!
- INCL. 14'-0 x 10'-6" SUNDECK
- INCL. 10'-6" X 6'-0" REAR PORCH



ph. 403.588.8861
info@larkaunhomes.com
larkaunhomes.com

Lakefront LOT DIMENSIONS



Pelican View
BUFFALO LAKE

LOTS 17 TO 46
LAKEFRONT

LOTS 17 TO 33
LAKEFRONT

LOTS 34 TO 46
LAKEFRONT

LAKEFRONT

municipal address	lot number	price
221	17	SOLD
217	18	SOLD
213	19	SOLD
209	20	SOLD
205	21	SOLD
201	22	SOLD
197	23	SOLD
193	24	SOLD
189	25	SOLD
185	26	SOLD
181	27	SOLD
177	28	SOLD
173	29	SOLD
169	30	SOLD
165	31	\$335,265
161	32	SOLD
157	33	SOLD
153	34	SOLD
149	35	SOLD
141	36	SOLD
137	37	SOLD
133	38	SOLD
129	39	SOLD
125	40	\$333,320
121	41	\$324,450
117	42	\$324,450
113	43	\$324,450
109	44	\$318,785
105	45	\$304,500
101	46	\$294,500

FIND US ON:





■ WEST WING

Road

Lot 1 PUL Block 1 0.102 HA.

Unit 1

Unit 2

Unit 3

Unit 4

Unit 5

Unit 6

Unit 7

Unit 8

Unit 9

Unit 10

Unit 11

Unit 12

Unit 13

Unit 14

Unit 15

Unit 16

Parking

R/W PLAN 152

Setbacks: 18' 40" 10" 10"

Dimensions: 91' 40" 10" 47.00 21.70 21.30 20.60 22.00 10.92 18'

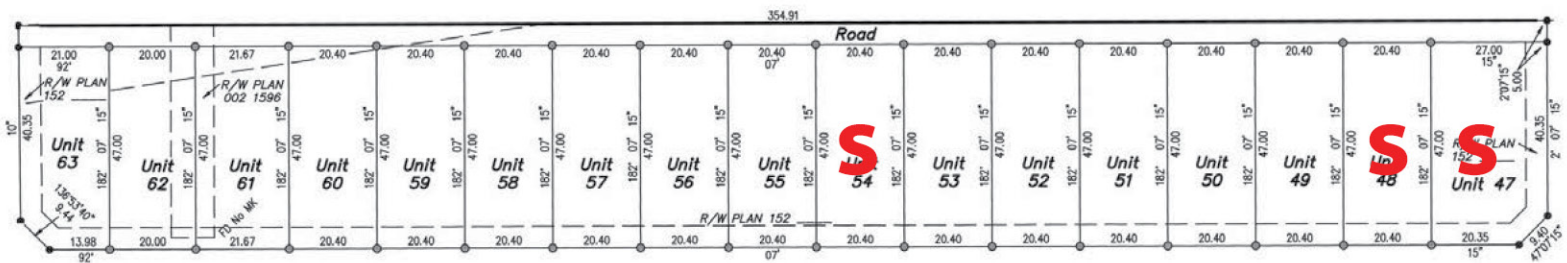


Lots 47-63

LOT DIMENSIONS



Pelican View
BUFFALO LAKE



■ NORTH WING

municipal address	lot number	price
104	47	SOLD
305	48	SOLD
309	49	\$111,550
313	50	\$111,550
317	51	\$111,550
321	52	\$111,550
325	53	\$111,550
329	54	SOLD
333	55	\$101,400
337	56	\$100,500
341	57	\$101,400
345	58	\$101,400
349	59	\$101,400
353	60	\$101,400
357	61	\$101,400
361	62	\$91,250
365	63	\$89,900

FIND US ON:



Lots 64-99

LOT DIMENSIONS



Pelican View
BUFFALO LAKE



INTERNAL WEST

municipal address	lot number	price
362	64	\$107,100
358	65	\$107,100
263	66	\$106,575
259	67	\$106,575
255	68	\$110,635
251	69	\$113,680
247	70	\$115,710
243	71	\$124,000
239	72	\$138,050
235	73	\$152,250
231	74	\$169,500

INTERNAL NORTH

municipal address	lot number	price
308	89	\$163,200
314	90	\$153,000
318	91	\$148,900
322	92	\$167,300
326	93	\$171,360
332	94	SOLD
336	95	\$167,300
340	96	\$152,000
344	97	\$131,600
348	98	\$131,600
354	99	\$136,700

INTERNAL LAKEVIEW

municipal address	lot number	price
184	75	\$168,500
180	76	\$176,800
176	77	\$199,000
174	78	\$182,580
172	79	\$193,700
170	80	\$182,580
168	81	\$182,580
166	82	\$195,950
164	83	\$182,580
162	84	\$209,000
160	85	\$209,000
158	86	\$209,000
156	87	\$224,000
134	88	\$199,900

FIND US ON:





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