



Wildwood
at Taylor Estates





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is the first Adult Gated Community in a rural estate setting in the Grande Prairie market. We are excited about the prospects it presents for a growing number of area residents who want to enjoy the flexibility that a residence of this nature provides. Hassle-free living in a luxury rural setting is a natural step for many successful residents who are looking for a way to divide their time between here and a second home, or for couples that simply do not want to deal with the chores typically associated with home ownership. Wildwood is the option with the best of all worlds. With gated entrances, tree buffers and a maintenance free lifestyle, residents will feel secure and will not have the worries of landscape maintenance or snow removal. Located in the heart of Taylor Estates - Grande Prairie's premiere rural estate community, Wildwood is surrounded by Rotary Dream Homes and Luxury Estate properties.

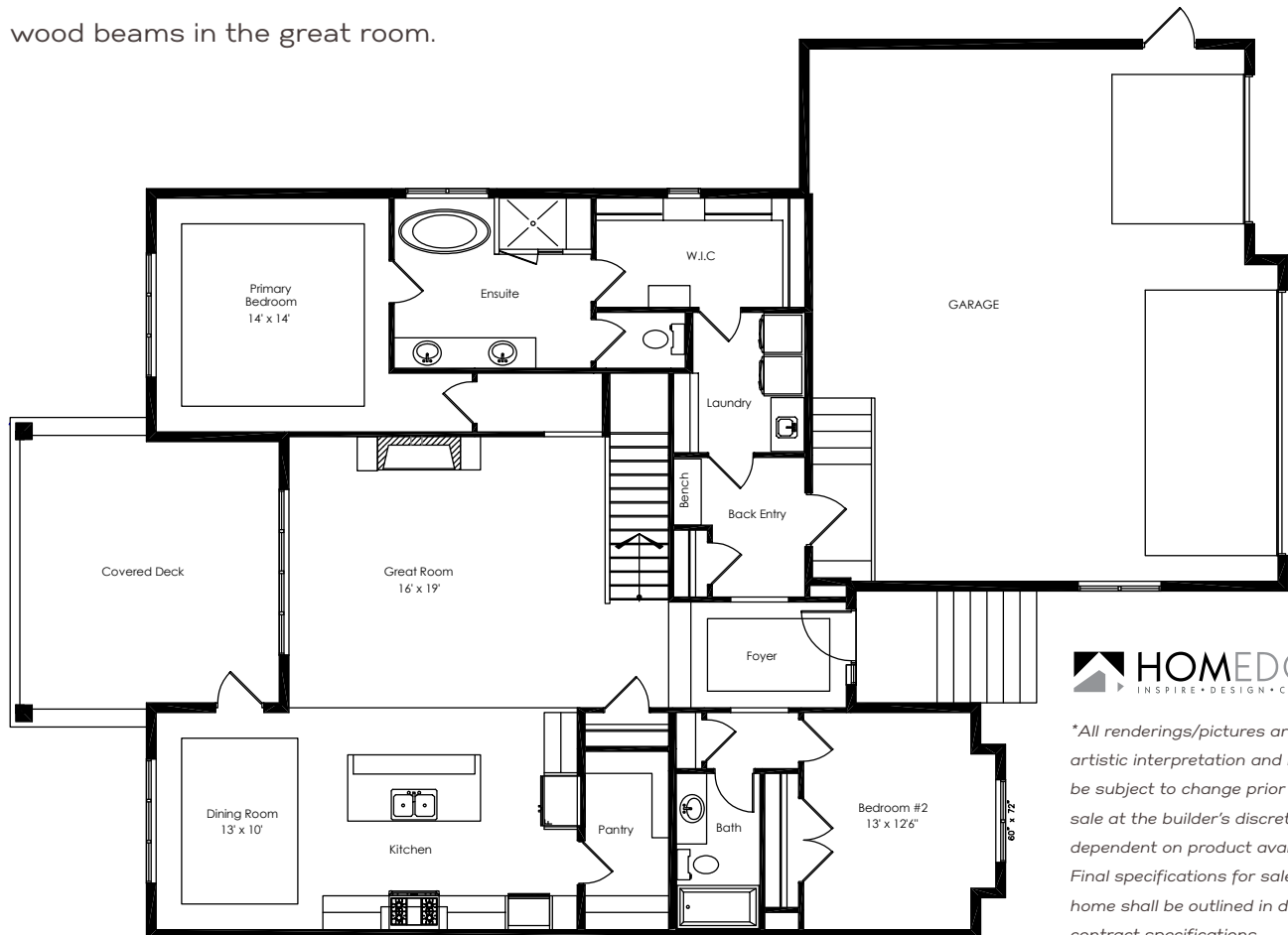


WILDWOOD & HOMEDGE

Enjoy all the luxuries and hassle free living a residence of this nature provides. This house is full of many features including large windows with tree views, covered deck, 3 car garage, professional kitchen and 12 ft ceilings with wood beams in the great room.

This beautiful 1845 sq.ft. bungalow by HomEdge is located in the prestigious Adult Gated Community of Taylor Estates.

\$989,888 including GST



**All renderings/pictures are artistic interpretation and may be subject to change prior to sale at the builder's discretion dependent on product availability. Final specifications for sale of home shall be outlined in detailed contract specifications.*

WILDWOOD

In the Heart of Taylor Estates

FEATURES:

- Large private lots
- A common area
- Privacy
- 2 secure gated entrances
- Treed buffer to Phase 3

\$275,000 + GST

Limited number of lots available

Willow Grove Way

Taylor Way

Treed Buffer



WILDWOOD GUIDELINES

Each of the units within the condominium plan shall be subject to the following restrictions:

- all dwellings constructed on any unit shall be fully detached;
 - all dwellings shall be of new construction and notwithstanding any building standards or regulations, shall be constructed to the minimum living area of 1,500 square feet excluding the garage;
 - all dwellings must have constructed contemporaneously with the dwelling an attached garage with an interior dimension of not less than a minimum of 728 square feet;
 - all roof slopes of the dwelling and garage shall have a minimum rise of six feet for each twelve feet of run;
 - all auxillary buildings shall be of the same exterior as the dwelling and shall not be larger than eight feet by ten feet and shall not be higher than eight feet from ground level;
 - no television satellite dishes shall be constructed, installed, placed, kept or maintained in the front yard of any dwelling and shall not be larger than twenty four inches in diameter.
- only Certainteed product in: Nantucket Gray, Newport Taupe or Heritage Clay finishes or similar Hardieplank product shall be utilized as exterior wall finishes;
 - all fascia and soffits must be Aztex, Black or Wicker in colour;
 - all windows on any dwellings or garage shall be Ply-Gem windows in metal clad styles and either Bronze, Black Sandlewood or Pebble in colour;
 - only Carriage Craft garage doors in factory finish: Sandstone or Dark Brown or alternatively painted to match the siding;
 - all front doors must be eight foot Ply-Gem front entry doors in Premier Entrance Combination;
 - all front yard trees, flowers, shrubs and landscaping in general shall only be done in a manner approved by the Board of the Condominium Corporation;
 - no dwelling shall be constructed without concurrently constructing a driveway and sidewalk of interlocking tile stone in rustic blend;
 - no boats, motorhomes or recreational vehicles shall be parked on the common property at anytime.

Unless otherwise approved by Special Resolution of the Condominium Corporation, no improvements shall be made to the units unless in compliance with the following guidelines:

- only 50 year Cambridge shingles of Black or Driftwood colour complete with high profile caps shall be utilized as roof covering on the dwelling and garage;

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