

Let the lake
be your
**favourite
escape**


Pelican View
—= BUFFALO LAKE =—

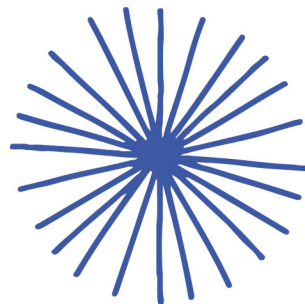
Escape to the lake.

*Nestled on
the north
shore of
beautiful
Buffalo Lake,
our 37-acre
community
surpasses
everything
you imagined
with lake
living.*



**Your family's
year-round
getaway.**

Enjoy activities that bring
the family together in
any season: from boating
and swimming to skiing
and snowmobiling.



As the largest lake in central Alberta with a water preservation program, Buffalo Lake offers residents a high-quality lake environment supporting natural landscape values — healthy and sustainable fish and wildlife populations and habitats. **Buffalo Lake is perfect for swimming, boating, fishing 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.



*Experience a peaceful, quiet life by the lake where **your family can experience true relaxation.** Watch the lake glisten under the early-morning sunrise, or find constellations in the backyard under a clear night sky.*



Plenty of properties

Our community has 99 generous-sized lots.

Fully serviced

Our lots have full connections for power, gas, water and sanitation.

Ready-to-build lots

Design your dream vacation home the way you want. All that awaits are the memories.

Modern conveniences

Great cell and internet coverage. Town amenities are only a 10-minute drive away.

Water-safe

Buffalo Lake is free of blue-green algae, providing beautiful lake conditions without worry.

“After searching across Canada, we built our new family lake house here at Pelican View. We were blown away. It’s a little piece of paradise that people must check out.”

— Canadian country music superstar, Gord Bamford



Welcome to the Community

Pelican View Estates is fully complete with no additional phases. Roads are built and fully paved, full services completed and operational, and communal water supply is monitored by the state-of-the-art water treatment facility. Dark-sky compliant street lighting has been installed, and Canada Post superboxes are on site. We're ready to welcome you to your lake home!

4 Sandy Beaches with a gradual slope (great for the little people)



Year-Round Community

- Maintained and clean
- All lots are minutes from the shoreline and beaches
- Lakeside path for walking, running and biking
- Fully paved (great for motorbikes)
- Architectural controlled community to preserve and protect your investment
- Yearly community events
- South facing community—sun, sun, sun!
- Perfect for long weekends or extended breaks, including magical Christmas celebrations and other special holidays!

Community dock project with no yearly fee





*Why work from home when you can **work from here!***

Utilities and Services

- Entirely full service; power, natural gas, communal water and sanitation
- Water and sanitation managed within a condominium association — \$77/month fee for all lot owners
- Garbage and recycle pick up
- Great internet and cell coverage from multiple providers
- Snow removal on main roads

Spectacular in Every Season

- **Summer:** boating, fishing, watersports, beach enjoyment
- **Fall:** hunting — bird and big game
- **Winter:** hockey, skating, x-country skiing, ice fishing, snowmobiling, snowshoeing
- **Spring:** picnics, running, return of migratory birds

6 Golf Courses within 30 minutes



Nearby Amenities

- Full-service town of Bashaw 10 minutes away
- Provisions: grocery, pharmacy, liquor stores
- School K-12, professional services, RCMP, banking
- Five eateries
- Boat launch, marina and boat gas (seasonal)
- Serviced campground



About Buffalo Lake

Pelican View



**Central Alberta's
largest lake**

*93 SqKm. over 2
times the size of
Sylvan Lake*



**1
hour
Red Deer**

**1.5
hours
Edmonton**

**2.5
hours
Calgary**

Getting here is easy; leaving is hard



Lake Health

- Large and healthy
- Healthy fish population — Burbot and Northern Pike
- Useable lake all year round



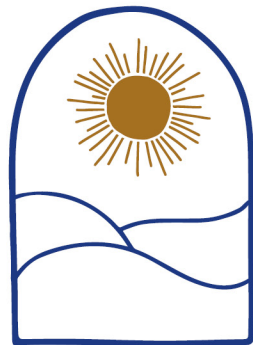
Boating

- Perfect for all watersports — wake surfing, wakeboarding, tubing, water skiing
- Immediate access to the Main Bay
- Boat gas available minutes from PVE



Development

- Uncrowded, with minimal future development
- Intermunicipal development plan completed for growth



Location

- Centrally located in AB
- Easy access to major centres and airports via highways and main arteries
- Create a central, easily accessible location for families to meet and enjoy weekends and holidays





When It's Time to Build

From concept to completion, our preferred builders specialize in building homes designed to perform with the elements. From cozy lake homes to luxury full-time residences, our partners can bring your family's lake dreams to life.



Price List

All prices are plus GST
Subject to change
Current to Feb 2024



Lots

- Each lot has 100amp electrical service
- Build with a builder of your choosing or one of our preferred builders
- Lakeside walk-out options
- Five-year building commitment (with RV options for two years)
- Sensible architectural controls
- Zoned footprint minimums:
Zone A — 900 sqft, B — 1125 sqft, C — 1250 sqft
- Appropriate setbacks, landscape requirements and shared driveway approaches
- Stylistic design categories that suit lake living

LOCATION	2024 PRICE
280 LAKE STREET - LOT 1	\$89,900.00
276 LAKE STREET - LOT 2	SOLD
272 LAKE STREET - LOT 3	SOLD
268 LAKE STREET - LOT 4	\$112,500.00
264 LAKE STREET - LOT 5	\$101,000.00
260 LAKE STREET - LOT 6	\$101,000.00
256 LAKE STREET - LOT 7	\$102,000.00
252 LAKE STREET - LOT 8	\$108,250.00
248 LAKE STREET - LOT 9	\$110,250.00
240 LAKE STREET - LOT 11	\$119,750.00
236 LAKE STREET - LOT 12	\$132,500.00
232 LAKE STREET - LOT 13	\$143,000.00
228 LAKE STREET - LOT 14	\$153,250.00
224 LAKE STREET - LOT 15	\$164,000.00
105 LAKESHORE DRIVE - LOT 45	\$279,000.00
101 LAKESHORE DRIVE - LOT 46	\$264,000.00
309 LAKEVIEW AVENUE - LOT 49	\$114,500.00
313 LAKEVIEW AVENUE - LOT 50	\$114,500.00
317 LAKEVIEW AVENUE - LOT 51	\$114,500.00
321 LAKEVIEW AVENUE - LOT 52	\$114,500.00
325 LAKEVIEW AVENUE - LOT 53	\$114,500.00
333 LAKEVIEW AVENUE - LOT 55	SOLD
337 LAKEVIEW AVENUE - LOT 56	\$103,000.00
341 LAKEVIEW AVENUE - LOT 57	\$104,000.00
345 LAKEVIEW AVENUE - LOT 58	\$104,000.00
349 LAKEVIEW AVENUE - LOT 59	\$104,000.00
353 LAKEVIEW AVENUE - LOT 60	\$104,000.00
357 LAKEVIEW AVENUE - LOT 61	\$104,000.00
361 LAKEVIEW AVENUE - LOT 62	\$93,500.00
365 LAKEVIEW AVENUE - LOT 63	\$92,250.00
362 LAKEVIEW AVENUE - LOT 64	\$109,250.00
358 LAKEVIEW AVENUE - LOT 65	SOLD
263 LAKE STREET - LOT 66	\$109,750.00
259 LAKE STREET - LOT 67	\$109,750.00
255 LAKE STREET - LOT 68	\$114,000.00
251 LAKE STREET - LOT 69	\$117,000.00
247 LAKE STREET - LOT 70	\$119,250.00
243 LAKE STREET - LOT 71	\$127,750.00
239 LAKE STREET - LOT 72	\$142,250.00
235 LAKE STREET - LOT 73	\$157,000.00
231 LAKE STREET - LOT 74	SOLD
184 LAKESHORE DRIVE - LOT 75	\$189,000.00
180 LAKESHORE DRIVE - LOT 76	SOLD
176 LAKESHORE CLOSE - LOT 77	\$192,000.00
174 LAKESHORE CLOSE - LOT 78	\$186,250.00
172 LAKESHORE CLOSE - LOT 79	\$197,500.00
170 LAKESHORE CLOSE - LOT 80	\$186,250.00
168 LAKESHORE CLOSE - LOT 81	\$186,250.00
166 LAKESHORE CLOSE - LOT 82	\$199,500.00
164 LAKESHORE CLOSE - LOT 83	\$186,250.00
162 LAKESHORE CLOSE - LOT 84	\$198,000.00
160 LAKESHORE CLOSE - LOT 85	SOLD
158 LAKESHORE CLOSE - LOT 86	SOLD
156 LAKESHORE CLOSE - LOT 87	\$219,000.00
134 LAKESHORE DRIVE - LOT 88	\$209,000.00
308 LAKEVIEW AVENUE - LOT 89	\$169,750.00
314 LAKEVIEW AVENUE - LOT 90	\$159,250.00
318 LAKEVIEW AVENUE - LOT 91	\$155,000.00
322 LAKEVIEW AVENUE - LOT 92	\$174,000.00
326 LAKEVIEW AVENUE - LOT 93	SOLD
340 LAKEVIEW AVENUE - LOT 96	\$158,000.00
344 LAKEVIEW AVENUE - LOT 97	\$137,000.00
348 LAKEVIEW AVENUE - LOT 98	\$137,000.00
354 LAKEVIEW AVENUE - LOT 99	\$142,250.00



Pelican View
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