

New Dawn Developments is the exclusive Home Builder on 33 new, fully serviced city lots in Elizabeth Lake Ridge. All lots are large in size with most measuring over 65 feet wide and 105 feet deep.

Many lots offer spectacular views of nearby Elizabeth Lake and city and mountain views are also available. Bordering city limits and the established neighborhood of Parkland, Elizabeth Lake Ridge has schools, parks and nature at the doorstep all making for a perfect community for growing and playing.

All homes feature an open concept kitchen, living and dining room and have plenty of windows to let in natural light and wonderful views. Double attached garages, generous ensuite baths and walk in closets are standard.



Elizabeth Lake RIDGE

By New Dawn Developments

Standard Features:

- Master suites with walk in closet and ensuite baths
- Open concept kitchens with island seating
- Double attached garage
- Delta faucets throughout
- 6" Flatstock MDF baseboard
- 4" Flatstock MDF window and door trim
- Paint grade interior doors
- Vinyl siding with smart trim accents
- Dual pane low e argon filled windows
- 96% efficient natural gas furnace
- 50 gallon natural gas water tank
- IKO Cambridge 30 year shingles
- Fiberglass exterior doors



NEW DAWN
DEVELOPMENTS

Learn More online at:
WWW.NEWDAWNDEVELOPMENTS.COM

Call Sherry Today at:
250-489-1519
or **250-426-9709**

'Bringing Nature Home'



LOT MAP

1st AVENUE SOUTH				
19th STREET SOUTH	SOLD	SOLD LOT 7 BUNGALOW 71' x 104' \$135,000	18th STREET SOUTH	
	LOT 26 71' x 106' \$145,000	LOT 23 BUNGALOW 71' x 104' \$145,000		SOLD
	LOT 27 71' x 106' \$145,000	LOT 22 71' x 104' \$145,000		SOLD
	SOLD	LOT 21 71' x 104' \$145,000		SOLD
	LOT 29 71' x 106' \$145,000	LOT 20 71' x 104' \$145,000		SOLD
	LOT 30 71' x 106' \$145,000	SOLD		SOLD
	LOT 31 71' x 106' \$145,000	LOT 18 71' x 104' \$149,000		SHOWHOME
	LOT 32 71' x 106' \$145,000	LOT 17 71' x 104' \$149,000		SOLD
	LOT 33 71' x 106' \$145,000	LOT 16 71' x 104' \$149,000		SOLD

NORTH →

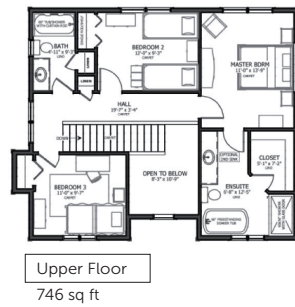
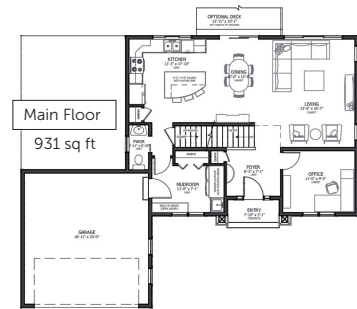
☒ GST not included in above prices
☒ Prices released October 2012 and subject to change



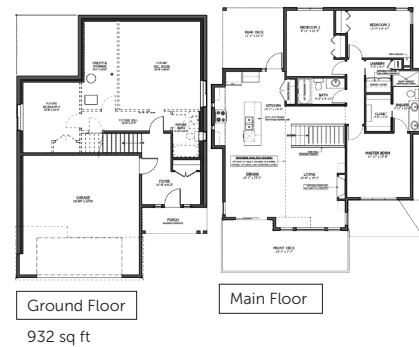
SAMPLE AVAILABLE HOME DESIGNS



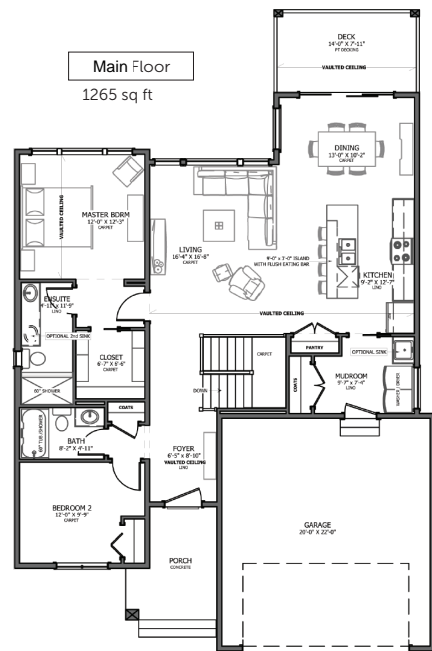
The Bluebird is a traditional two story design with an office on the main level and a very spacious laundry/mudroom off the garage. Stairs lead from the open, two story foyer to the second level where all 3 bedrooms are located. The master retreat showcases an amazing ensuite with a large walk in closet and option for a free standing bathtub.



The Sandpiper is a grade entry home with 3 bedrooms and 2 full baths all on one level. There is a deck on the front of the home as well as a large wall of windows in the living and dining room to take in views. A covered rear deck off the kitchen perfect for barbequing. The roof line can be modern or traditional style.



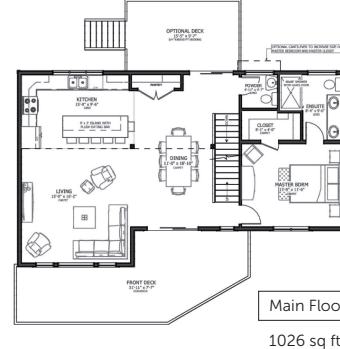
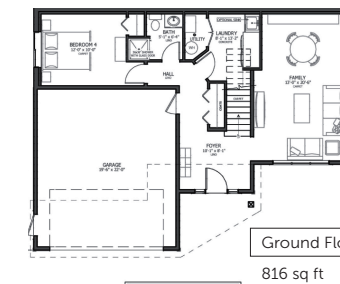
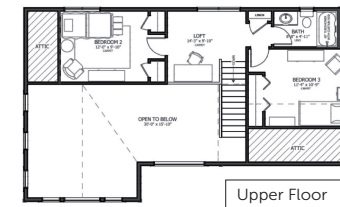
The Kingfisher is our newest modern bungalow design with a walk out basement. The main floor features 2 bedrooms and 2 full bathrooms. Vaulted ceilings in the main living area as well as in the master bedroom add interest and a wonderful feeling of space. A walk through laundry/mudroom off the garage leads into the kitchen where a massive island holds the kitchen sink and offers casual seating at the attached eating bar.



The Waxwing is a 3 bedroom bungalow design with a welcoming covered front porch. A walk through laundry/mudroom off the garage leads into the kitchen for easy grocery delivery. A large island holds the kitchen sink and offers casual seating at the attached eating bar.



The Meadowlark is a grade entry home that boasts three levels of living space. A massive window wall reaches two stories high in the living room. Outside, a raised front deck spans over 30 feet to allow for lots of outdoor entertaining space – and views! Four bedrooms, 3 1/2 baths, rec room and large kitchen combine to make this the perfect family home.



The Starling is our newest prairie style bungalow design with a walk out basement. This smartly designed home features open concept living with impressive mountain views. The master bedroom also enjoys the mountain views along with an opulent ensuite bath and walk in closet. The kitchen boasts an island over 8 feet long and a pantry with a sliding barn door. Main floor laundry is conveniently located in the large mudroom off the garage. A three piece bath across the hall from the den is perfect for guests. Option to develop walk out basement level with 2 bedrooms, bathroom, family room and storage.

