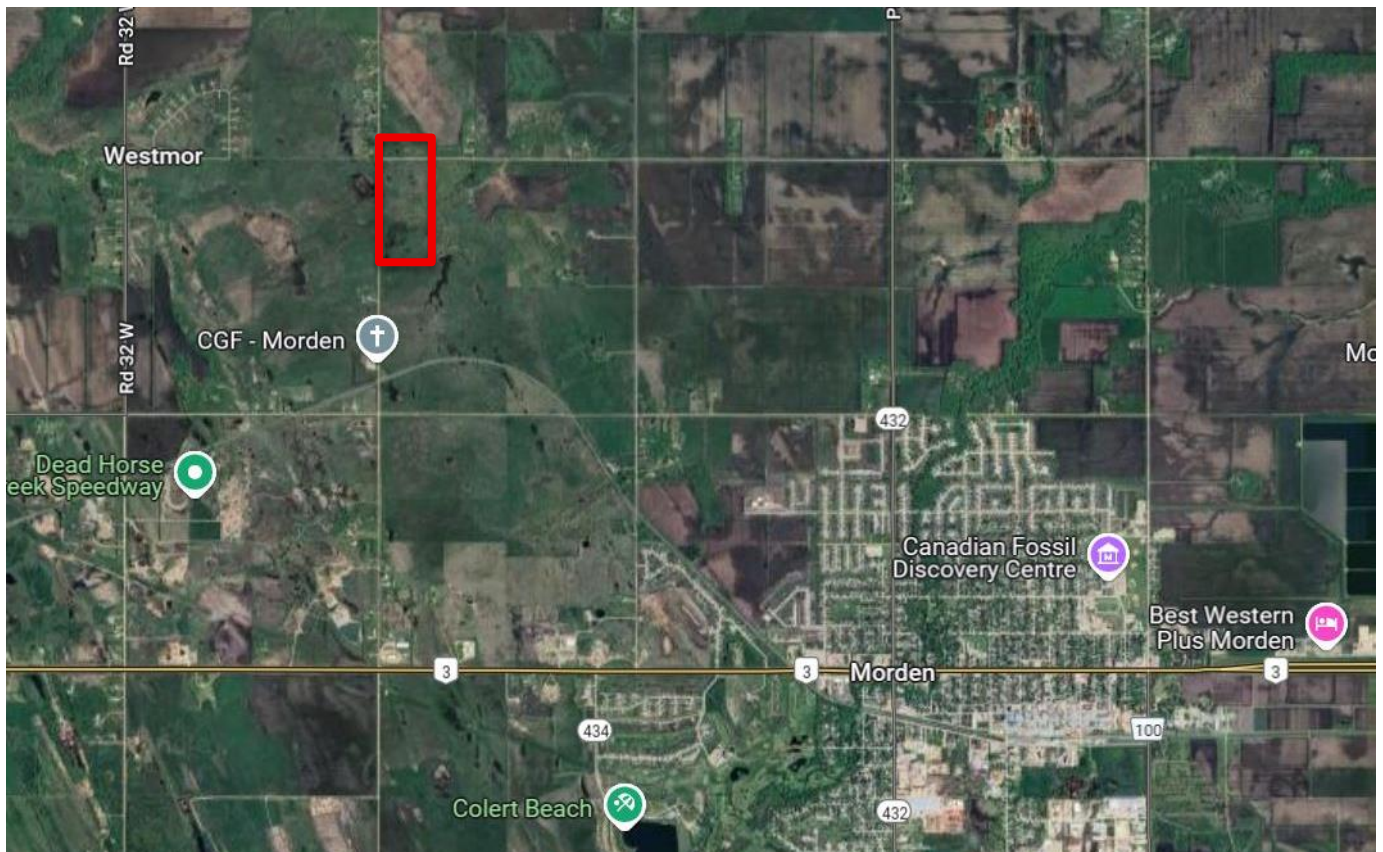


Sunrise Hill Lots – Phase 1 **RM of Stanley**

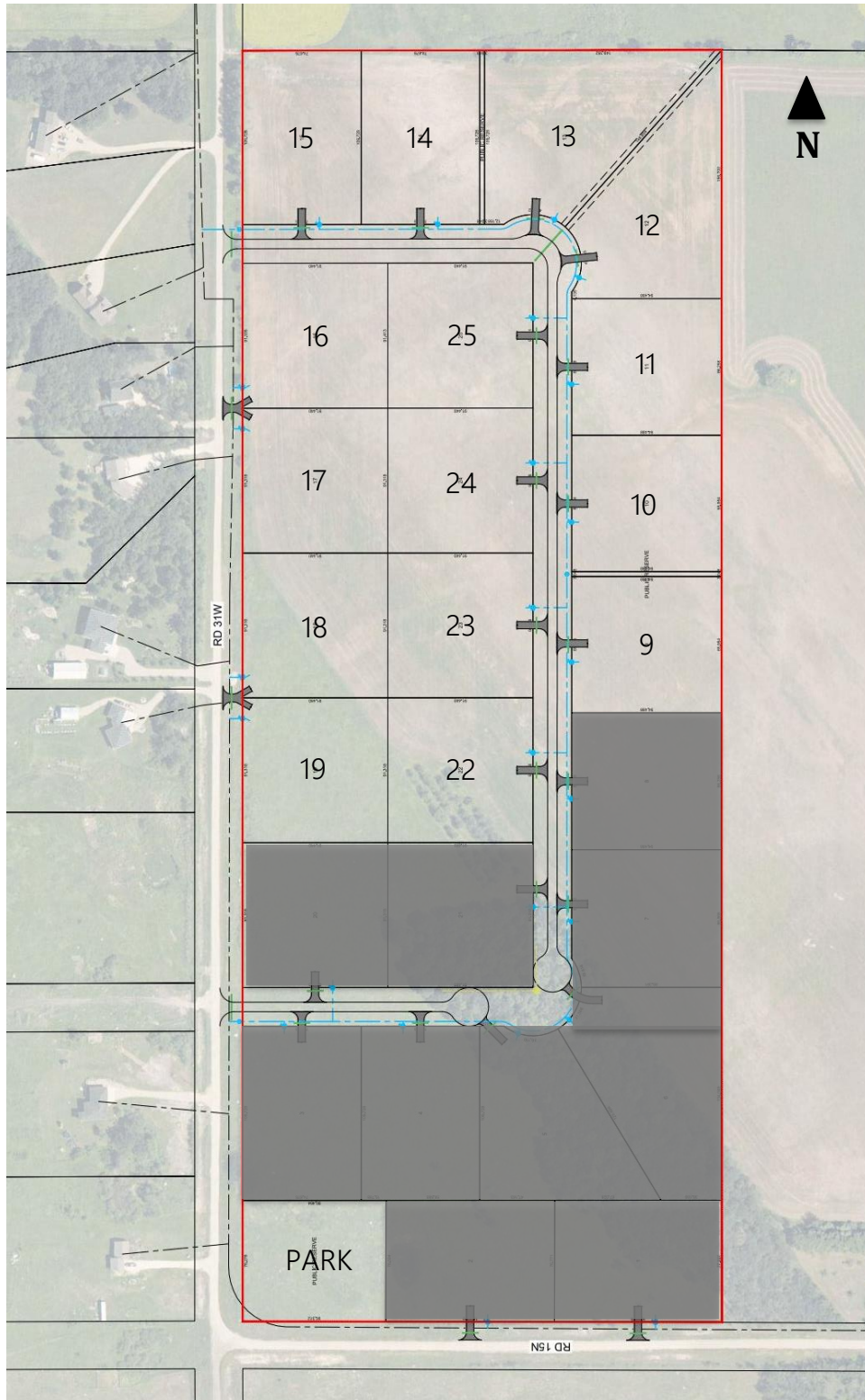
Build your dream home in a beautiful rural location, with rolling hills and sunrise views. With 2 acres per lot, there is ample room for a shop or additional garage. Enjoy rural living while only being 2 miles West and 2 miles North of Morden!

Starting at \$149,900+GST!

Possession Available Fall 2025



Available Lots



Plan #TBD

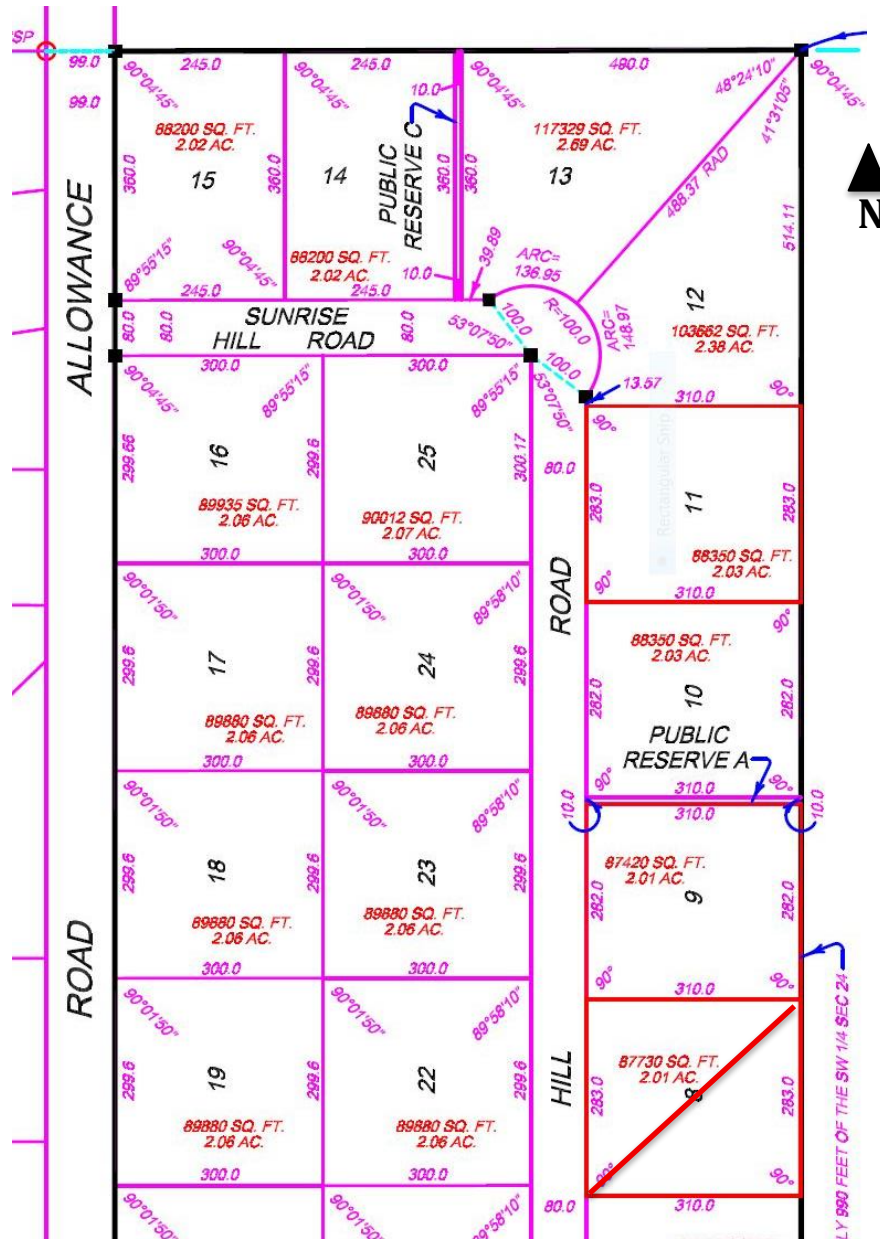
Civic Address	Lot #	Size (ft & acres)	Price	Notes
Sunrise Hill Road	9	282 x 310 (2.01 acres)	\$149,900	Walkway easement
Sunrise Hill Road	10	282 x 310 (2.01 acres)	\$149,900	Walkway easement
Sunrise Hill Road	11	283 x 310 (2.03 acres)	\$149,900	
Sunrise Hill Road	12	Pie-shape (2.38 acres)	\$159,900	Drainage easement between lots
Sunrise Hill Road	13	Pie-shape (2.69 acres)	\$159,900	Drainage easement between lots
Sunrise Hill Road	14	245 x 360 (2.02 acres)	\$149,900	Walkway easement
Sunrise Hill Road	15	245 x 360 (2.02 acres)	\$149,900	Walkway easement
Road 31W	16	299.6 x 300 (2.06 acres)	\$149,900	Shared driveway approach installed Front tree line provided
Road 31W	17	299.6 x 300 (2.06 acres)	\$149,900	Shared driveway approach installed Front tree line provided
Road 31W	18	299.6 x 300 (2.06 acres)	\$179,900	Shared driveway approach installed Front tree line provided Walk-out
Road 31W	19	299.6 x 300 (2.06 acres)	\$189,900	Shared driveway approach installed Front tree line provided Walk-out
Sunrise Hill Road	22	299.6 x 300 (2.06 acres)	\$169,900	
Sunrise Hill Road	23	299.6 x 300 (2.06 acres)	\$149,900	
Sunrise Hill Road	24	299.6 x 300 (2.06 acres)	\$149,900	
Sunrise Hill Road	25	300.17 x 300 (2.07 acres)	\$149,900	

The following are to be noted on all offers:

- Subject to titles being in place
- This development is awaiting confirmation of MB Hydro installation. Possession can take place; however, occupancy can only take place once hydro is brought to the development.
- Schedule 'A' attached
- GST applicable on purchase price



Lot Dimensions Map



Development Details

- Lots on Sunrise Hill Road will have underground hydro and carriage-style street light posts
- Lots on Road 31W will have street lights affixed to hydro pole
- Cost of culvert and driveway installation is the buyer's responsibility.
- Lots are service with water and hydro up to the property line. Cost of connection from the property line to the house/shop is the responsibility of the buyer.
- This development requires a septic tank & field for sewer; installation cost is the responsibility of the buyer.
- Sunrise Hill Road does not go right through the development. There are 2 accesses onto Sunrise Hill Road from Road 31W that turn into a dead-end road with a turnaround at the South East corner of the development.
- Natural gas service is not available at this development
- Estimates provided by Ontrack Excavating as of June 2025 (subject to change):
 - Water Line & Hook-up: \$8,000 (check with RM of Stanley for maximum length based on lot size)
 - Septic Tank & Field: \$20,000 – \$25,000 this includes the septic tank, tank and Septic field.
Note: Conditions/Pricing depend on the house size (# of Bedrooms) as well as the soil conditions.
 - Driveway Installation: \$2,024; based on a 75' x 15' Driveway, with a 24" layer of compacted Base Material. Culvert to be purchased from the RM of Stanley. Culvert supplied by the RM is approximately \$1000 and is 30 ft long and 18-inch diameter.
 - For a customized quote, please contact Johan from Ontrack at 204-362-2723, or any company of your choice.
- For Hydro quotes for connection from the road to the building, please contact Manitoba Hydro. Hydro lines will run underground from the property line to the house for all lots on Sunrise Hill Road.
- Water service is provided by RM of Stanley through Pembina Valley Water Co-op.
- Care of drainage ditches on the lots is the buyer's responsibility. All lots have a 2-4m drainage easement at the back of the lot. Lots 12 & 13 have a 6.1m easement that is centered between the lots.
- Lots 9 & 10 and 13 & 14 will have a 10 ft Right of Way on title for a potential future walkway.
- There is a 20 ft easement along Road 31W for a future path. A row of trees will be planted between the property line and the easement.
- Shared driveway locations along Road 31W are pre-determined and cannot be changed.
- Driveway locations on Sunrise Hill are pre-determined but can be changed subject to RM approval.
- RTM's and Mobile Homes are not permitted in this development



SCHEDULE "L" – NOTICE TO HOMEOWNERS AND CONTRACTORS

All potential lot purchasers are to be advised that:

- Any potential building/development plans are to be reviewed by the Municipality in advance to review zoning and land use to ensure compliance. As per Section 9 of this Agreement, building permits will not be issued until the interim acceptance certificate has been issued for each and every service.
- Minimal tree removal is permitted on Lots 1, 5, 6, and 21. When applying for building permits, the owners of these lots must submit a site plan showing location of existing trees and how minimal trees will be removed during construction and is subject to approval from the Development Officer.
- Connection to the Municipal water system is required. Water connection applications are to be made through the Municipal Office.
- No garbage service is provided.
- As per *The Farm Practices Protection Act*, farmers are protected from liability in nuisance for any odour, noise, dust, smoke or other disturbance resulting from the agricultural operation.
- The Act is intended to protect agricultural operation that are carrying out their activities in a normal manner. Routine farming practices in the area include using crop protection products, storing and applying manure, apiaries, housing animals and operating farm equipment. Some of these practices can create smells, dust, noise and smoke.
- Entering farmland without permission can have serious consequences for the farmer. Vehicles, ATVs, snowmobiles and people can damage crops, ruin pastures or spread weed seeds and plant diseases between farm fields. Personal safety can be a concern when entering fields used for grazing livestock.

