

# CARSON RIDGE ESTATES

TM

Estate Number	Civic Address	Legal Measurements*				Estimates Only**									
		Price	Area (m2)	Legal frontage (m)	Area (Acreage)	Legal Frontage (ft)	Straight Line at Curb (ft)	Straight Line at Front Yard Setback (ft)	Lot Shape Frontage Details	Side EPA	Rear EPA	Cul de Sac	Potential Walkout	Views and/or Trees	Lot Front Faces
1	16 Wendat Trail	SOLD	2052	30.15	0.51	98.92	98.43	98.43	Irregular at Curb Only	✓				✓	NE
2	18 Wendat Trail	SOLD	2320	30.00	0.57	98.43	89.83	97.08	Irregular (Increasing)					✓	NE
3	20 Wendat Trail	SOLD	5171	30.00	1.28	98.43	79.30	104.95	Irregular (Increasing)					✓	N
4	22 Wendat Trail	SOLD	4206	30.00	1.04	98.43	85.66	98.79	Irregular (Increasing)						N
5	24 Wendat Trail	SOLD	3042	30.00	0.75	98.43	95.51	98.43	Irregular (Increasing)						N
6	26 Wendat Trail	SOLD	3181	30.00	0.79	98.43	96.72	98.43	Irregular (Increasing)		✓				N
7	28 Wendat Trail	SOLD	3356	30.01	0.83	98.46	96.56	98.46	Irregular (Increasing)		✓				N
8	30 Wendat Trail	SOLD	4127	31.65	1.02	103.84	97.80	100.72	Irregular (Increasing)		✓				NW
9	32 Wendat Trail	SOLD	5170	31.67	1.28	103.90	91.11	95.14	Irregular (Increasing)						NW
10	34 Wendat Trail	SOLD	2560	44.49	0.63	145.96	150.59	139.57	Irregular (Decreasing)						NW
11	36 Wendat Trail	SOLD	2898	33.34	0.72	109.38	109.38	109.38							N
12	38 Wendat Trail	SOLD	2003	33.34	0.49	109.38	109.38	109.38							N
13	40 Wendat Trail	\$200,000	2003	33.34	0.49	109.38	109.38	109.38							N
14	61 Glen Huron Drive	SOLD	2400	40.35	0.59	132.38	137.57	132.28	Irregular (Decreasing)					✓	E
15	59 Glen Huron Drive	SOLD	2474	47.03	0.61	154.30	164.40	151.71	Irregular (Decreasing)					✓	NE
16	57 Glen Huron Drive	SOLD	5093	54.12	1.26	177.56	196.56	175.92	Irregular (Decreasing)					✓	E
17	2 Kanata Court	SOLD	2006	36.12	0.50	118.50	140.19	140.19	Irregular at Curb Only		✓			✓	N
18	4 Kanata Court	SOLD	2060	41.60	0.51	136.48	95.24	99.05	Irregular (Increasing)			✓		✓	N
19	6 Kanata Court	SOLD	2150	30.01	0.53	98.46	80.02	104.72	Irregular (Increasing)			✓		✓	N
20	7 Kanata Court	SOLD	2521	30.01	0.62	98.46	76.44	106.36	Irregular (Increasing)			✓		✓	NW
21	5 Kanata Court	SOLD	2246	35.92	0.55	117.85	97.08	135.04	Irregular (Increasing)			✓	✓		SW
22	3 Kanata Court	SOLD	2340	32.59	0.58	106.92	102.03	107.05	Irregular (Increasing)			P	✓		SW
23	1 Kanata Court	SOLD	2002	30.07	0.49	98.65	153.94	157.55	Irregular (Increasing)			✓	✓		S
24	64 Glen Huron Drive	SOLD	2741	30.00	0.68	98.43	95.60	97.80	Irregular (Increasing)					✓	W
25	66 Glen Huron Drive	\$180,000	2541	30.00	0.63	98.43	95.67	98.59	Irregular (Increasing)					✓	W
26	68 Glen Huron Drive	\$180,000	2393	30.00	0.59	98.43	96.72	98.43	Irregular (Increasing)					✓	W
27	70 Glen Huron Drive	\$180,000	2268	30.00	0.56	98.43	98.43	98.43						✓	W
28	72 Glen Huron Drive	\$180,000	2268	30.00	0.56	98.43	98.43	98.43						✓	W
29	74 Glen Huron Drive	SOLD	2268	30.00	0.56	98.43	98.43	98.43						✓	W
30	76 Glen Huron Drive	SOLD	2268	30.00	0.56	98.43	98.43	98.43						✓	W
31	78 Glen Huron Drive	SOLD	2268	30.00	0.56	98.43	98.43	98.43				✓	✓	✓	W
32	80 Glen Huron Drive	\$180,000	2042	30.01	0.50	98.46	90.12	90.12	Irregular at Curb Only			✓	✓		W
33	82 Glen Huron Drive	SOLD	2417	30.00	0.60	98.43	86.68	98.29	Irregular (Increasing)			P	✓		SW
34	84 Glen Huron Drive	SOLD	3460	30.00	0.85	98.43	76.64	106.43	Irregular (Increasing)			P	✓		S
35	77 Glen Huron Drive	SOLD	3064	30.00	0.76	98.43	76.21	106.66	Irregular (Increasing)			✓	✓		SE
36	75 Glen Huron Drive	SOLD	3964	30.00	0.98	98.43	77.95	105.87	Irregular (Increasing)		✓	✓	✓	✓	E
37	73 Glen Huron Drive	SOLD	2379	37.84	0.59	124.15	112.80	112.80	Irregular at Curb Only		✓	✓		✓	NE
38	39 Wendat Trail	SOLD	2001	33.34	0.49	109.38	109.38	109.38							S
39	37 Wendat Trail	SOLD	2003	33.34	0.49	109.38	109.38	109.38						✓	S
40	35 Wendat Trail	SOLD	2001	33.34	0.49	109.38	109.38	109.38			✓			✓	S
41	33 Wendat Trail	SOLD	2001	33.25	0.49	109.09	108.23	108.33	Irregular (Increasing)		✓			✓	S
42	31 Wendat Trail	SOLD	2021	30.00	0.50	98.43	85.60	91.86	Irregular (Increasing)		✓			✓	SE
43	29 Wendat Trail	SOLD	2368	39.70	0.59	130.25	107.32	104.79	Irregular (Decreasing)		✓			✓	SE
44	27 Wendat Trail	SOLD	2831	35.81	0.70	117.49	116.90	113.12	Irregular (Decreasing)						S
45	25 Wendat Trail	SOLD	2005	36.36	0.50	119.29	119.29	119.29							S
46	23 Wendat Trail	SOLD	2001	36.65	0.49	120.24	120.24	120.24						✓	S
47	15 Wendat Trail	SOLD	2186	55.89	0.54	183.37	129.56	129.56	Irregular at Curb Only					✓	SW
48	13 Wendat Trail	SOLD	2019	37.67	0.50	123.59	108.33	108.33	Irregular at Curb Only			P		✓	SW
49	11 Wendat Trail	SOLD	2000	43.41	0.49	142.42	138.75	138.75	Irregular at Curb Only		P	P		✓	SW

\* Please note that legal measurements were correct as of the December 18th, 2006 certification by Eplett & Worobec Surveying Ltd. but are subject to change without notice due to redline revision or any other reason. Please verify these numbers with the R-plan in the purchase and sale agreement and/or a professional surveyor PRIOR TO PURCHASE to avoid disappointment. This is marketing material and not a contract or guarantee.

\*\* Estimated measurements, conversions and observations have been calculated and presented for your convenience. While believed to be accurate, these figures are not certified and are not guaranteed in any way. Please verify these numbers PRIOR TO PURCHASE with a professional surveyor to avoid disappointment.



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## Price Schedule



Prices Valid December 12th, 2009 and are subject to change without notice.

The Sarjeant Company: (705)728-2460

Dendor Fine Homes: (705) 792.9366

Gregor Homes: (705) 721-3354

Morra Homes: (705) 734-0535

Los Andes Homes: (705)725-9390



A Sarjeant Company Development

