

Canyon Ridge Lot Pricing

As of 1-19-17

All Upper view Lots on West side of Canyon Ridge Dr. -----	\$90,500
(Lots 116, 117)	
All Remaining upper view lots East Side of Canyon Ridge Dr. -----	\$71,400
(Lots 83,84, 86- 89)	
All Lots on the Southern side of the property -----	\$68,000
(Lot 26,76)	
All lots backing up to parklands -----	\$66,000
(Lots 34- 44,46,47,50, 51, 98, 112)	
All other lots-----	\$61,400
(Lots 1,4-12,14, 16,17, 95)	
Lot 90 -----	\$54,000

Things to discuss with potential Buyers:

Septic System:

Some septics are regular systems- (76,95,98)

Some are pressure dosed Systems-
(1,4,5,6,7,8,9,10,12,14, 16,17,36,39,40,41,42,43,46,47,50,51,112)

Some are pressured dosed & sand lined systems-
(11,26,34,35,37,38,44)

Some are Level II Systems- (83,84,86,87,88,89,90,116,117)

- 1) 11 wells have been drilled on the property (all we have records on-others have been drilled) with the upper wells going from 184' to 323' deep with approx. 25-60 GPM and the lower west end wells going about 140' deep with 40-50 GPM.
- 2) We have obtained water approval from DNRC. We have dug test [pits on every lot and received approval for the septic systems as shown on the attached sheet. The Final Plat for phase 1 was approved & filed on 12-18-15. The Final Plat for Phase II was approved 7-19-16.
- 3) The roads are all paved at this stage including in Phase 2 and 3.
- 4) There have been **rumors** that some of the soils in Canyon Ridge are like those found in the Emerald Ridge. **This is a rumor that simply is not true!** All soils have been tested by the county, Pioneer Technical and Great West Engineering and are suitable for building purposes. Some may need water to be added to obtain proper compaction for construction and Pioneer Technical has done most of the testing out there. Of course, there is no way to know for sure if your lot will need water added to achieve optimum compaction so if you have a question, you should call the engineer of your choice and have your soil tested.
- 5) We are hoping to get the Phase 3 Final Plat filed before the end of January 2017.

Sales Information Contact

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