



Features and Overview

1. The Slopes of Sylvan Lake will be the first development under the 2010 Sylvan Lake Area Structure Plan.
2. The Slopes of Sylvan Lake is the first development to support Multi-lot/Unit Residential Density; the smallest lot size is .15/acre and features attached dwellings.
3. The site plan features “Conservation by Design” principles. The cluster-style development preserves more than half of the community’s lands (~25 acres), undisturbed, for residents to wander, explore, reflect and connect.
4. The Slopes of Sylvan Lake features 49 natural walk-out lots.
5. Each lot at The Slopes is serviced via the Sylvan Lake Regional Wastewater Line. This translates into a realized savings of approximately \$20,000 - \$25,000 per lot over comparable developments which require sanitary tanks/pumps.
6. The Slopes features a communal piped water system which is treated on-site at its own million dollar state-of-the-art Water Treatment Facility.
7. The Slopes incorporates a pressurized water and on-site storage system complete with fire protection. This will result in an estimated savings in annual home insurance of approximately 20%-25%.
8. The Slopes features a year-round Recreation Area. This will include a four-season multi-purpose sport court with visitor’s parking, washrooms, picnic tables, barbecues and children's playground.
9. Two central ponds form The Slopes' centrepiece and enhance its naturally attractive setting.
10. A system of community trails links The Slopes' residential clusters to each other, to the community's ponds and amenity spaces, and to a broader network of regional trails.
11. The development has been designed to retain as much of the existing vegetation as possible. Large stands of mature trees have been retained to maintain the natural feel of the site.
12. Lots on the north end of the site will have unobstructed views of Sylvan Lake.
13. Sitting adjacent to the Summer Village of Birchcliff, the Slopes of Sylvan Lake is less than seven (7) minute drive from the Sylvan Lake Pier/Beach and less than five (5) minutes to grocery stores and shops.
14. An R.V. and Boat Storage facility is less than one (1) minute away on Township Road 392.
15. The Lacombe County boat launch at Sunbreaker Cove is approximately eighteen (18) minutes away.
16. The property features lots of varies sizes - .15 acres, .35 acres and .75 acres.
17. The Slopes is the first new development under the Sylvan Lake Area Structure Plan (2010). It is the first to feature .15 acre Residential Semi-Detached Lots (High Density Lakeshore Residential).