

THE EDGE

AT RIVER'S GATE

Project FAQ's

Q. How long has Whisper Rock Homes been in business?

A. Whisper Rock Homes has been incorporated since 2011.

Q. Will the 127th Street alignment create noise and traffic for people living at The Edge?

A. The proposed 127th Street alignment is far enough away from The Edge so as not to affect its residents.

Q. When will 127th Street be constructed?

A. Currently, there is no plan in place for construction of 127th Street without the further development of the North West quadrant.

Q. How many units are in the project?

A. There are 16 units at The Edge at River's Gate.

Q. Is the project a condominium?

A. The Edge is not a condominium; each lot is separately titled and owned.

Q. Is there a Home Owner's Association (HOA)?

A. Yes, there is a Home Owner's Association and it will provide snow removal and lawn maintenance. The monthly fee estimate, which cannot be relied on, will be \$250 - \$350, monthly.

Q. Is the cul-de-sac gated?

A. No, the Edge at River's Gate is not gated.

Q. Is there a pre-designated home model on each lot?

A. Each lot is specifically designed for certain models depending on size.

Q. Will adjoining models be staggered?

A. Yes, each model will be staggered a minimum of 2 ft in order to provide as much privacy as possible.

Q. Will the perimeter of the project be fenced?

A. Yes, the perimeter of the cul-de-sac will be fenced, matching the existing fence bordering Sturgeon Road.

Q. Will each lot be fenced?

A. Yes, each individual lot will be fenced, matching the perimeter fence.

Q. Can the floor plans be changed?

A. Externally, the floor plans cannot be changed; however, some minor changes may be considered internally.

Q. Will I be able to hear my neighbours through the party wall?

A. You will not be able to hear your neighbours due to a 6 inch concrete wall, flanked with 2 x 6, framed, insulated, dry walled walls on each side.

Q. Can I mix and match the two color schemes?

A. Yes, you can mix and match the two color schemes.

Q. Does the price include basement development?

A. The price of developing the basement will be at an additional cost to the Buyer.

Q. Are there upgrade choices available from the premier spec?

A. Yes, there are numerous upgrade choices and a detailed list will be available.

Q. How long will it take to build one unit?

A. From the start of construction, it will take up to 12 months to build one unit.

Q. Is there an Alberta New Home Warranty?

A. Yes, the Alberta New Home Warranty is provided by Progressive Home Warranty Inc.

Q. How long is the builder warranty?

A. The builder warranty is one year.

Q. How much are the property taxes?

A. Property taxes will be assessed, by the County, upon the completion of each unit. An estimate, which cannot be relied on, would be \$4,500 to \$6,500, annually.

Q. Will each unit be landscaped?

A. All front yards will be landscaped and included in the sale price.

Q. Are there any environmentally friendly features?

A. Yes, there are several environmentally friendly features throughout the home.

Q. Is this project age restricted?

A. the Edge at River's Gate does not have any age restrictions.

Q. Does Whisper Rock Homes have an incentive program with Restoration Hardware?

A. Whisper Rock Homes will be providing an incentive program with Restoration Hardware.