



Fact Sheet of Meadowlark Cove

Location: Lake Newell Resort Rd, Alberta
位置: Lake Newell Resort Rd, Alberta

Developer: Lake Newell Resort Developers Ltd.
發展商: Lake Newell Resort Developers Ltd.

Number of Home: 40 (Phase I)
單位數目: 40 (第一期)

Size Range: 856 ~ 2,060 sf.
單位呎數: 856 ~ 2,060 平方呎

House Types: More than 10 house types provided by 3 builders
建屋類型: 三個建築商可提供逾10種屋型選擇

Management Fee 管理費
Anticipated not to exceed \$200 per month for
the first five years

Purchaser shall be represented by: Dentons Hong Kong LLP
買方代表律師: 大成香港律師事務所
(Purchaser's option to engage lawyer at their own cost)
(買方可選擇自費聘請律師)

預計首5年內, 每月不超過 \$200 加元

House mortgage will be provided by HSBC Canada and RBC up to 60% for qualified owners
合資格買家可獲加拿大HSBC及RBC銀行高至六成按揭

Payable to 支付予
GSL GROUP HOLDINGS LTD. IN TRUST

Deposit: Total 40%
按金: 合共 40%

Reservation Fee: \$5,000 deposit to be paid by bank draft to Regent Park Realty (HK) Limited as down
payment for reservation of the lot upon signing this Agreement;
訂金: 5,000 元, 以銀行匯票支付予 Regent Park Realty (HK) Limited, 作為簽署本協議時的訂金;

1st Deposit: Deposit (20% of the purchase price less CAD \$5,000), to be paid by bank draft to GSL GROUP
HOLDINGS LTD. IN TRUST within seven (7) days of acceptance of the Offer by Vendor
herein;
首期按金: 受託於賣方在此接受要約後七日內把按金 (購買價格的 20% 減去 5,000 加元), 通過銀行
匯票支付給 GSL GROUP HOLDINGS LTD. ;

2nd Deposit: Deposit (20% of the purchase price), to be paid by bank draft to GSL GROUP
HOLDINGS LTD. IN TRUST within three (3) months from first deposit;
次期按金: 三個月內把按金 (購買價格的 20%) , 通過銀行匯票支付給 GSL GROUP
HOLDINGS LTD. ;

Balance: 60% of the purchase price, subject to adjustments, to be paid by bank draft to GSL GROUP
HOLDINGS LTD. IN TRUST within six (6) months or earlier upon three (3) days written notice
from Regent Park the transaction is ready for Completion.
餘款: 6 個月內把購買價格的 60% (如有調整) 在 Regent Park 發出 3 天書面通知後, 將以銀行匯票
支付給 GSL GROUP HOLDINGS LTD. 完成交易





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Project Highlights 項目特色

- Designed for Cabin living at the Lake
特意為湖畔生活而設
- Where recreation needs for all the seasons are met
滿足四季休閒娛樂所需
- Designed to accommodate small to medium Jewel Box Cabin
適合中小型珠寶盒式獨立屋

Planned Facilities and Amenities 休閒娛樂設施

- a Par 3, 9-hole golf course
高爾夫球場
- Theme resort hotel-Marina, convention center
主題度假酒店、會議中心
- Waterpark development
水上樂園
- RV Camping Ground
旅行車泊位場
- The Meadowlark Cove owners will be entitled to a club membership
君悅灣業主可獲新會所會籍

Future Expansion and Facilities 未來發展及設施

- Hotel development next to the Marina
毗鄰Marina的新酒店
- Bar, coffee shop, dining facility, banquet hall and more elaborate recreation areas
酒吧、咖啡室、宴會設計及休閒區域
- Sandy beach
沙灘

Clubhouse and Amenities 會所及休閒設施

- Hot tub and Sauna
熱水浴池及桑拿
- Exercise room with variety of equipment
設有不同器材的健身室
- Rear side deck with a self serve bar
自助酒吧
- Bar, restaurant and dining facilities
酒吧、餐廳及用餐設施
- Gas Barbeque on the deck and tables and chairs for 12-16 people
可容納12至16人的燒烤場



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Central Neighborhood 周邊社區

- About 10 minutes' drive to major banks and schools
距離主要銀行及學校約10分鐘車程
- 11-13 minutes' drive to Veterinaries
距離獸醫診所約11至13分鐘車程
- 10 minutes' drive to recreational parks
距離休閒公園約10分鐘車程
- 12 minutes' drive to Walmart Supercentre
距離沃爾瑪超級市場約12分鐘車程
- 13 minutes' drive to IGA
距離IGA超級市場約13分鐘車程

Fittings and Furnishings Standard 交樓標準

| | |
|---|-------------------------------------|
| Ventilator | 抽油煙機 |
| Cooking Range | 煮食爐 |
| Dishwasher | 洗碗機 |
| Refrigerator | 雪櫃 |
| Kitchen Cabinets | 廚櫃 |
| Carpet/Tile/Timber Flooring | 全屋地毯/地磚/木地板 |
| Ventilation System | 排氣裝置 |
| Bathroom Sanitary Ware | 全套浴室清潔用具 |
| Storage Cabinet | 儲物櫃 |
| Mirrors with decoration | 鏡面裝飾 |
| Heating | 暖氣 |
| Central vacuum pipe network system* | 中央吸塵管網系統* |
| Gas fireplace* | 煤氣壁爐* |
| Humidifier* | 增濕器* |
| Low E UV-resistant glass* | 防紫外線玻璃* |
| Water Heater | 熱水器 |
| Smoke Alarm | 煙霧報警器 |
| Wood Stain for Whole House | 全屋松漆 |
| Clothes Washing Machine | 洗衣機 |
| Clothes Dryer | 乾衣機 |
| Microwave | 微波爐 |
| Lighting | 全屋燈飾 |
| Cable TV, telephone, electrical outlets, security alarm system wiring | 全屋有線電視、電話 電源插座、安全警報系統線路、 無線上網 |

*Extra cost will be charged if needed

*如有需要，可加額外費用選購