

HEAVEN ON EARTH ESTATES

Southern, Alberta Canada

*Welcome to Heaven on Earth Estates.
A subdivision that was created to provide a quality of life for generations.*

The goal of Heaven on Earth Estates is to provide families of all sizes and generations with the opportunity to live the country lifestyle in a peaceful mountain setting while still enjoying some of the finer amenities.

In this kit you will find the following information:

- Services and amenity listing
- Lot and Subdivision Map
- Architectural controls

Please be aware of the following:

- The lots as described by the graphic vary in size from 3 acres to 7.5 acres
- Lot prices are discussed individually with each potential buyer
- Waterton Lakes International Peace Park is located west of the properties, therefore all lots have a view of the Rocky Mountains.
- You may select your own contractor of choice when time to build your home

Once you have had a chance to review the package, please reach out to us by email at: rockingheartranch@gmail.com or you can call Angel by phone at (403) 308-0791. We hope you will consider owning a piece of Heaven On Earth!

Sincerely,
-The Garner Family
Jim, Angel, & Melody

Services and Amenity Listing

Location:

- Adjacent to Waterton Lakes National Park, a UNESCO World Heritage Site
- 1 ½ hours South West of Lethbridge
- 3 hours South of Calgary
- 15 minutes from Chief Mountain Border Crossing to the U.S- seasonal
- 45 minutes from Carway Border Crossing to the U.S- year round
- 60 minutes from Castle Mountain Ski Area
- Pincher Creek & Cardston Full Service Hospitals within 25 minutes
- Lethbridge Full Service Hospital within an hour and a half
- 25 minute bus ride to Cardston High School and 15 minute bus ride to Mountain View Elementary School
- Competitive Post Secondary opportunities through the Lethbridge University and College
- Airports available through Lethbridge, Calgary, and Kalispell
- Grocery stores available in Pincher Creek & Cardston
- Convenience store shopping in Mountain View year round, and in Waterton through the summer

“A flight to Kalispell and a car rental is all it takes and I am relaxing at our cabin.” - says Minneaopolis Lot Owner.

Security:

- Small community, and a friendly atmosphere where you know your neighbours.
- Garner family lives full time at the adjacent working ranch.
- First right of refusal on land purchasing from Rocking Heart Ranch

Environment:

- Vast spaces with fresh mountain air
- Fresh Mountain Water for drinking and recreation activities
- Adjacent to a working horse ranch with seasonal views of horse herd
- A variety of wildlife viewing opportunities from your backyard
 - Bald Eagles, White tail and Mule deer, Osprey, Elk, etc
- Unchanging view due to the majority of land surrounding being owned by the Nature Conservancy of Canada

Investment:

- Recreation Real Estate is a secure investment
- Financing options up to 10 years interest free are available through the developer.
- There is no time restriction on building and construction
- Up to four names are allowed on one title of land

Private Land Ownership:

- Feel good about owning your own land, no government leases or rental agreements underneath of you

If you enjoy the following activities, Heaven on Earth Estates is a great place to call home!

- Fishing
- Walking/Hiking
- Swimming/Floating/Tubing
- Canoeing/Kayaking
- Cross Country Skiing
- Mountain Biking
- Photography

Activities in Waterton & Surrounding Areas:

- Scenic 18 hole golfing
- Spa/Swimming/Fitness Facilities
- Horseback Riding
- Photography
- World Class Hiking
- Scuba Diving
- Windsurfing/Boating
- Shopping/Dining
- Active Job Market (Summer Employment)

“Our family has been enjoying the great outdoors for over 30 years in this area and we want to share it with your family. The kids and grandkids spent their summers working in Waterton and still come back to the ranch as often as they can to ride a horse, kayak the river, or to spend a day in the great mountains!”-Jim Garner

Architectural Controls

1.0 Cardston County

Reference must be made to the Cardston County land use and other bylaws. Conformity with the guidelines in this document does not supersede the requirements of Cardston County and its approval process.

1.2 Setbacks

Front yard setbacks have been established as indicated on the development plan. No deviation will be allowed from these setbacks.

Rear Yard setbacks are 7.6. Meters.

Side Yard setbacks are 1.5. Meters.

1.3 House Sizes

House Sizes must be in the range of the following areas:

Bungalows: 1,200 square feet minimum

Two Storey: 1,500 square feet minimum

Split Level: 1,200 square feet minimum

House sizes shall not exceed 27 feet in height from the Grade Line

1.4 Roof Pitch and Basement

Roof pitches must be minimum of 5:12

No wooden basements allowed

1.5 Lot Grading and Retaining Walls

Lot grading is to follow the natural slope of the land from an is to be consistent with the subdivision grading plan. Lot slopes should be absorbed within the building massing as much as possible (i.e. Stepped foundations and floor levels) To minimize the need for grades steeper than 3:1.

individual lot grading (including drainage swales and retaining walls)Individual lot's property lines and must not change existing drainage patterns.

When retaining walls are required in the front yard, front driveway or backyard area are to be constructed using stone or coloured or textured concrete or pressure treated wood.

1.6 Roofing Materials

Roofs are to be metal clad or metal shingles, clay or concrete tiles or approved architectural asphalt shingles.

1.7 Chimneys

Chimneys are to be constructed of the same siding as that which is used on the exterior of the house. There are to be no concrete blocks or jumbo bricks used as finishes.

1.8 Exterior Finishes

Stone or stucco is the preferred material and the use of bricks or ceramic tile as an accent band is recommended. Aluminum siding and natural wood siding will be acceptable finishing materials.

1.9 Colours

Colour schemes must be approved by the developer. Houses with colour schemes that detract from the landscape will be rejected. Colours should be selected from the lighter shades of the spectrum.

Subdivision Map

