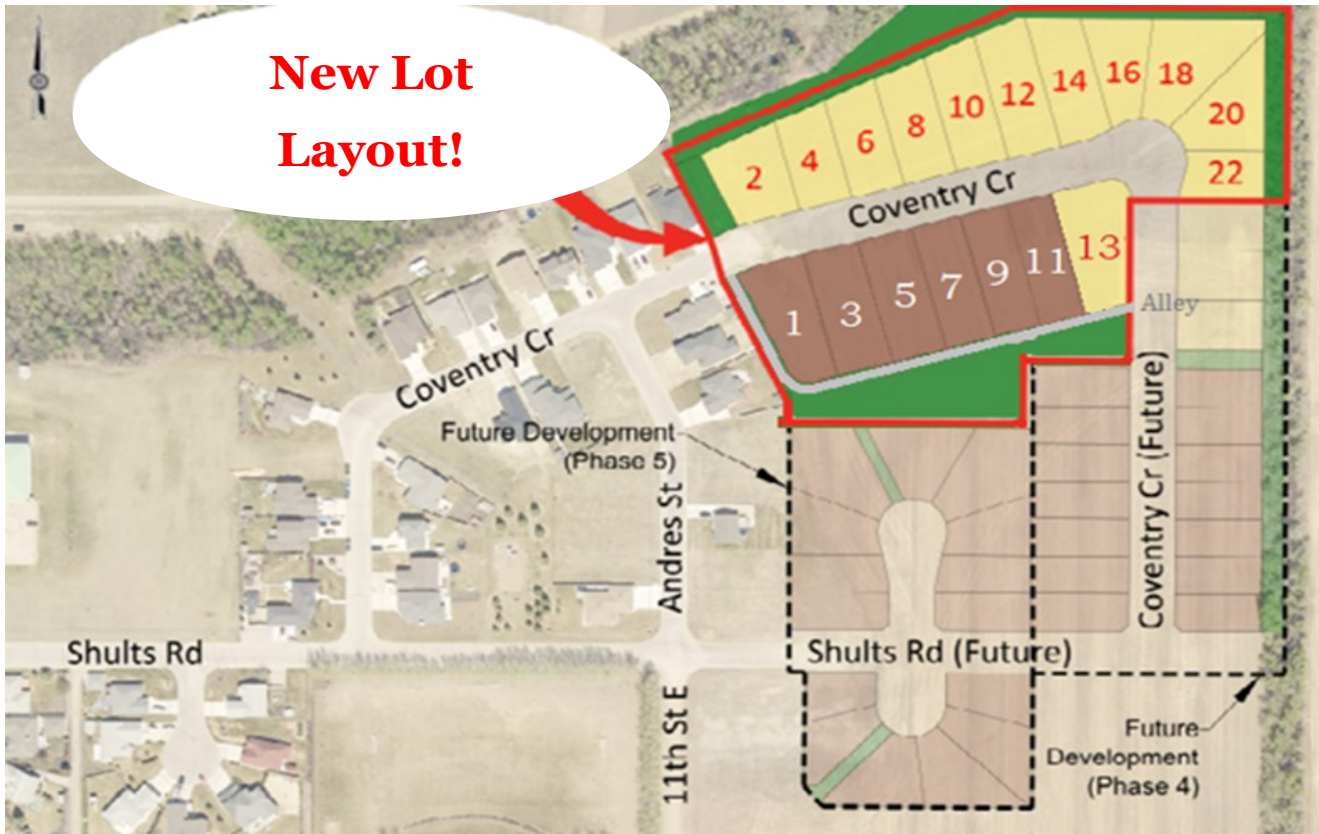


Coventry Subdivision



Lot Information

*... Urban Living:
with small town charm*



Executive Lot	Size sq/ft	Price (tax included)	Executive	Size sq/ft	Price (tax included)
2	13,503	SOLD	22	10,890	\$ 29,977.50
4	11,325	SOLD	1	14,810	\$41,800.00
6	12,632	\$ 34,807.50	3	13,670	\$ 38,650.00
8	13,939	\$ 38,377.50	5	13,670	\$ 38,650.00
10	15,246	\$ 41,973.75	7	13,670	\$ 38,650.00
12	16,553	\$ 45,570	9	13,670	\$ 38,650.00
14	15,246	\$ 41,973.75	11	13,900	\$ 39,300.00
16	12,197	\$ 33,600	13	18,191	\$ 51,085.00
18	16,988	\$ 46,777.50			
20	15,246	\$ 41,973.75			



Build your dream home in Nipawin's beautiful residential subdivision, **Coventry**.

Enjoy the freedom to build spacious urban homes while enjoying the amenities and charm of Nipawin and the surrounding year round recreation playground.

Phase Three of the Coventry Subdivision consists of 18 subdivided lots, all of which are executive in size. The Coventry Subdivision is located in the northeast corner of town and is bounded by a majestic aspen escarpment bordered by a well defined tree line.

Zoning All lots in the Coventry Subdivision are currently zoned R1 (low density residential). The R1 zone only allows single-detached homes, this ensures that the neighbouring properties will be of a high quality and will not compromise the aesthetically pleasing sightlines that the area presents. Council will soon be considering an amendment to the Zoning Bylaw which will allow semi-detached homes as a discretionary use. Secondary suites are an existing discretionary use at Council's discretion. Secondary suites are self-contained living units created within single-family homes. They are eligible for a number of Provincial building grants.

Architectural Quality

To ensure neighborhood continuity, high quality urban design and visually appealing aesthetics, the Coventry Subdivision is subject to architectural controls as dictated by the Nipawin Zoning Bylaw.



Coventry Tax Incentive

The Town of Nipawin will exempt all property taxes for 3 years if you complete your build within 2 years of property purchase.



Contact the Town of Nipawin for more information regarding Coventry or our Community, we will be happy to help you.

Ph: (306) 862-9866

Visit us online to check out individual Coventry lots, learn more about Nipawin, and view the expanded version of this pamphlet at

www.nipawin.com