

PRAIRIE SKY ESTATES

SHAUNAVON, SASKATCHEWAN



MAINTENANCE-FREE LIVING FOR
AN ACTIVE ADULT LIFESTYLE

PRAIRIESKYESTATES.CA

PRAIRIE SKY ESTATES | 525 5TH AVE E. SHAUNAVON, SK

With postcard views from your private balcony and natural light from your oversized windows, Prairie Sky Estates offers more than just a place to rest your head at night. Prairie Sky brings you luxury adult living in the safe, worry-free community of Shaunavon, Sk.

Prairie Sky Estates is located on the East edge of town, which means views as far as the eye can see. It is within walking distance to medical facilities; a short drive to Rock Creek Golf Course; steps from the Trans Canada walking trail, with a handful of other recreational activities at your finger tips like pickleball, disc golf, curling, outdoor swimming and more!

Whether you're embracing the rewards of retirement and travelling to sunny locations in the winter, or enjoying your home year round, living maintenance-free in Prairie Sky Estates offers an active, convenient and secure lifestyle in the picturesque community of Shaunavon, SK.



FREQUENTLY ASKED QUESTIONS

What is included in my rent?

One monthly payment will include heat, power, water, rent, taxes and maintenance. Each suite is furnished with a fridge, range and dishwasher and window coverings.

Is there heated indoor parking available?

Garage space, complete with additional storage is available for \$100/month

Is there outdoor parking available?

Yes, there are outdoor parking stalls available. Each stall is equipped with an electrical outlet.

Is there visitor parking?

Visitor parking is provided.

Are children allowed?

Yes of course! However, while we are happy to see children visiting our residents and even staying for short stays, this is an Adult Community and it is against our policy to allow children to reside or stay for extended periods.

Why Shaunavon?

The Town of Shaunavon is a picturesque community located in the heart of SW Saskatchewan. With recreational activities for all ages within the town, your quality of life is abundant and your schedule is as busy as you choose it to be. Shaunavon is a progressive town with a vibrant business community.

AMENITIES

CONVENIENT LIVING

Central elevator, no home maintenance, constructed with wider hallways and doorways as well as walk-in showers, ensuring ongoing comfort that extends for years to come.

COMMON ROOM & GUEST SUITE

Shared common room with full kitchen for playing games, sharing hobbies and making new friends. Available, free of charge, for family gatherings and events.

Guest suite available for \$50/night.

INDOOR & OUTDOOR PARKING

Heated indoor parking & storage available (\$100/month);
Outdoor parking equipped with electrical outlets;
Ample guest parking



COST OF LIVING IN A HOUSE

| Home Valued | \$ 140,000 | \$ 200,000 | \$ 280,000 | My House |
|--|------------|------------|------------|----------|
| Property Taxes | \$ 1,400 | \$ 2,000 | \$ 2,800 | _____ |
| Heating | \$ 1,800 | \$ 1,900 | \$ 2,000 | _____ |
| Electrical | \$ 1,600 | \$ 1,800 | \$ 2,000 | _____ |
| Insurance | \$ 750 | \$ 1,000 | \$ 1,200 | _____ |
| Water/Garbage | \$ 700 | \$ 700 | \$ 700 | _____ |
| Maintenance (Mower, snow blower, shingles, flooring, paint, hot water tank, etc.) | \$ 3,000 | \$ 3,500 | \$ 4,000 | _____ |
| Lost Income (for Return on value of home @ 5%) | \$ 7,000 | \$ 10,000 | \$ 14,000 | _____ |
| <hr/> | | | | |
| Total Costs | | | | |
| Per Year | \$ 16,250 | \$ 20,900 | \$ 26,700 | _____ |
| Per Month | \$ 1,355 | \$ 1,742 | \$ 2,225 | _____ |



FEATURES

AMBIENT SPACIOUS SUITES

Large windows for plenty of natural light; individually temperature controlled; contemporary open floor plan

PRIVATE BALCONY

Postcard views with outdoor storage

LARGE KITCHENS

Walk-in pantry; full double sink; GE fridge, range and dishwasher included

AMPLE STORAGE

Large in-suite laundry room

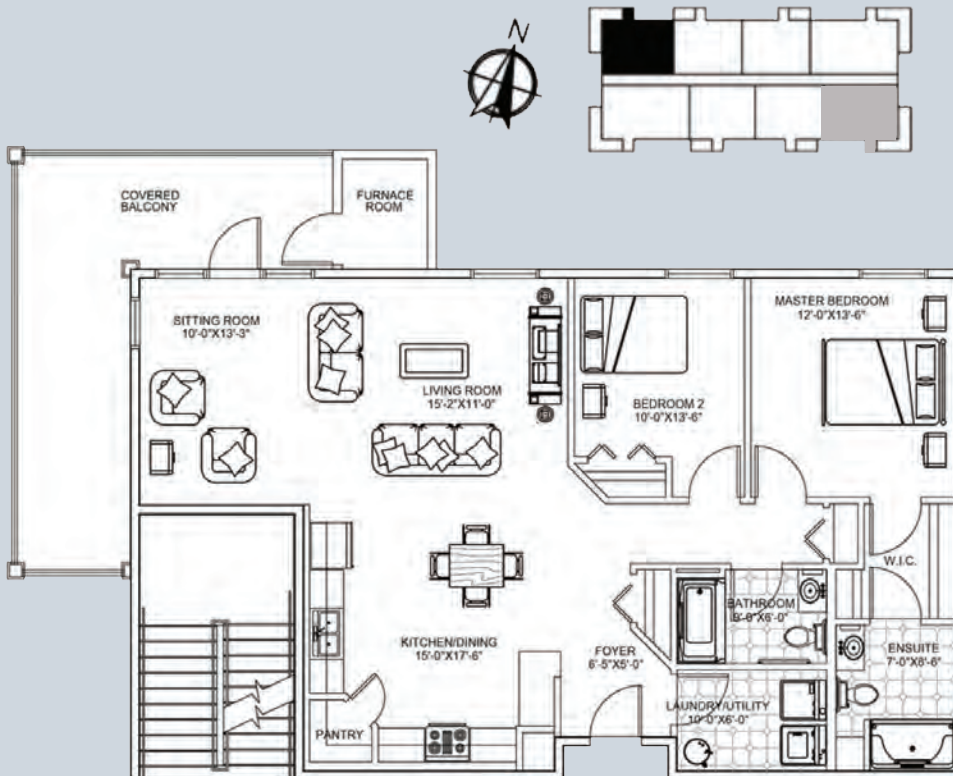


SUITE A

1344 SQ FT

SUITES: 105, 205, 305
Shown in black on site plan

SUITES: 104, 204, 304
Shown in grey on site plan



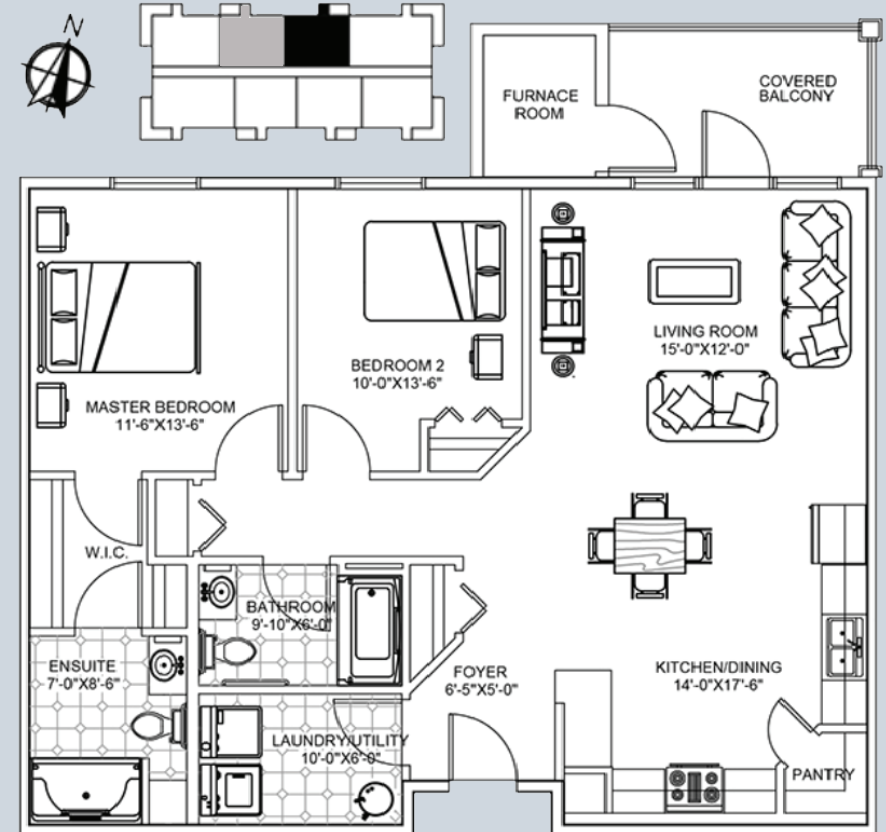
Floor plans show approximate room sizes only.

SUITE B

1184 SQ FT

SUITES: 107, 207, 307
Shown in black on site plan

SUITES: 106, 206, 306
Shown in grey on site plan



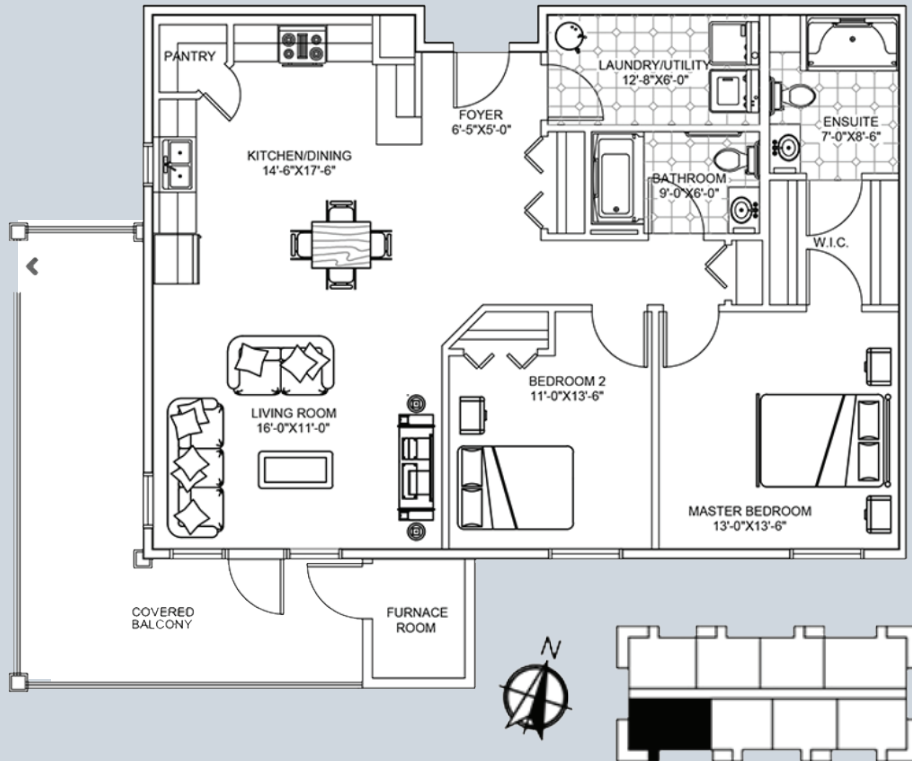
Floor plans show approximate room sizes only.



SUITE C

1282 SQ FT

SUITES: 101, 201, 301

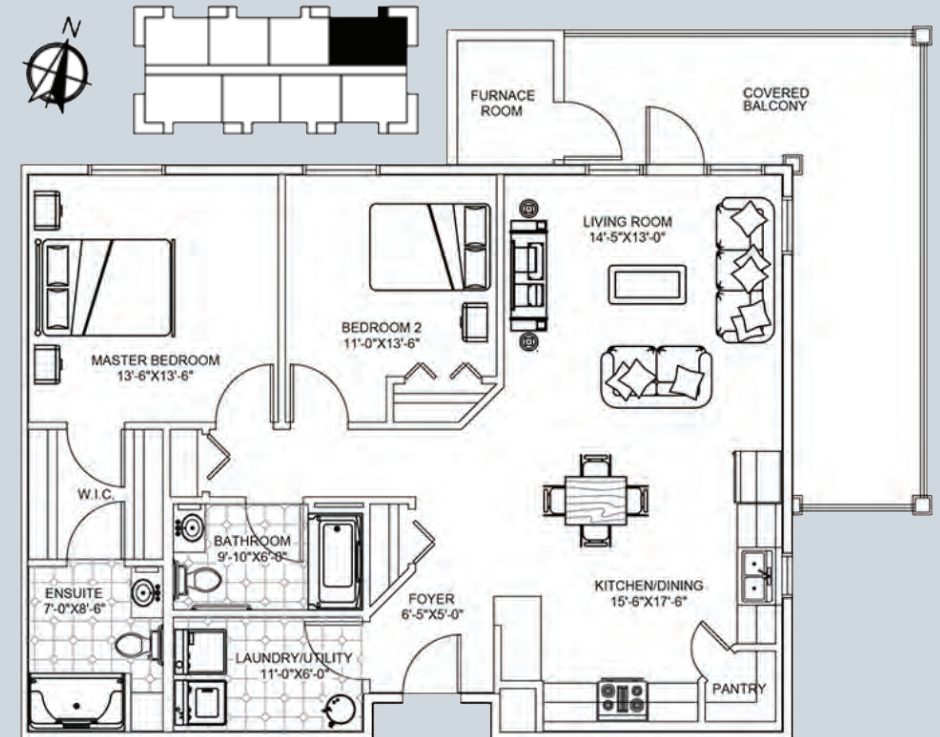


Floor plans show approximate room sizes only.

SUITE D

1248 SQ FT

SUITES: 108, 208, 308

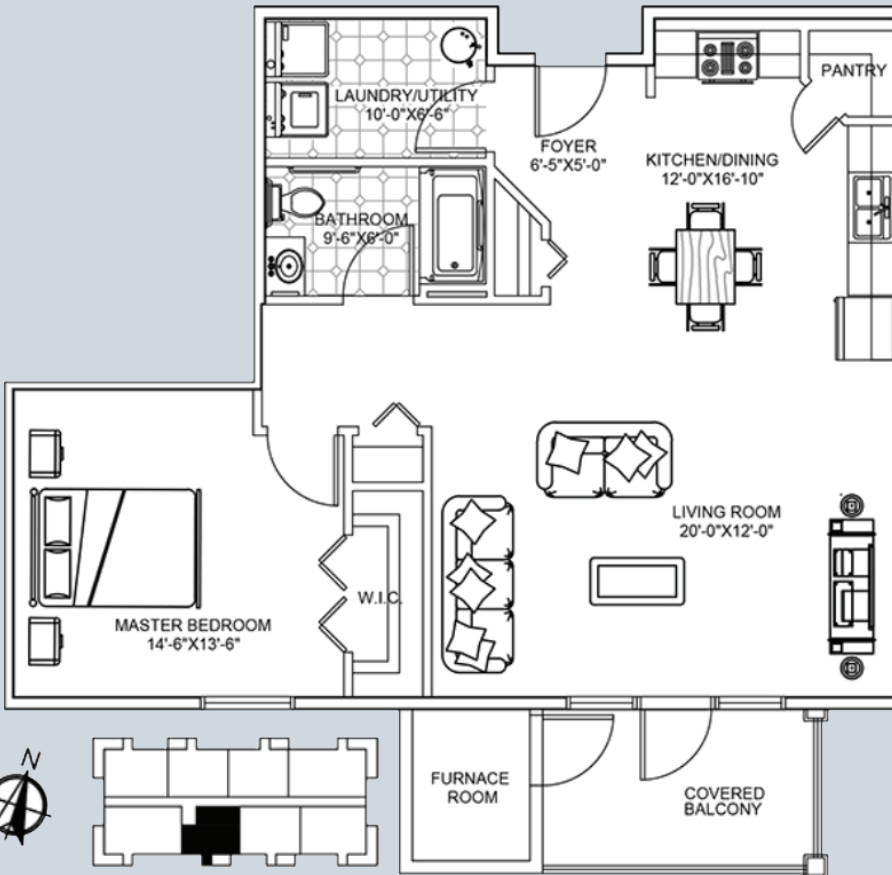


Floor plans show approximate room sizes only.



SUITE E 1030 SQ FT

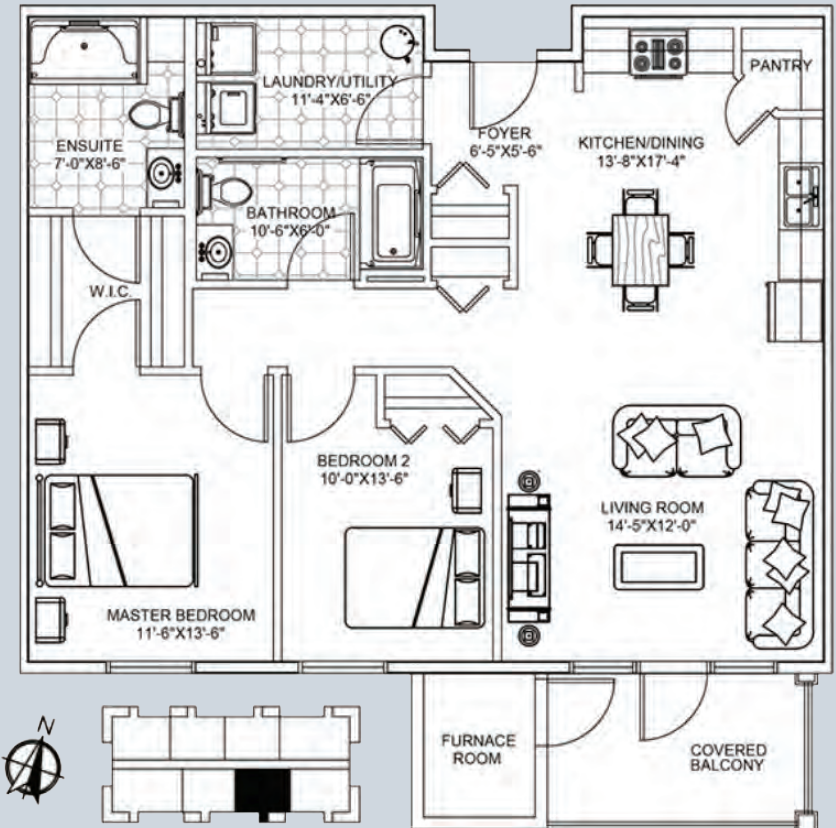
SUITES: 102, 202, 302



Floor plans show approximate room sizes only.

SUITE F 1139 SQ FT

SUITES: 103, 203, 303



Floor plans show approximate room sizes only.



TOWN OF SHAUNAVON AMENITIES

For all amenities and business directory, visit Shaunavon.com

GROCERY

Multiple food stores to meet all your grocery needs!

RESTAURANTS & DINING

Home of an award-winning fine dining restaurant and everything in between including short order, Chinese, Mexican and pub fare.

SHOPPING

Antique store, home furnishing, florist & garden center, gift shops, today's fashions, a variety of beauty services and more!

MEDICAL SERVICES

Primary health centre, optometrist, dentist, physical therapy, massage, chiropractor, two pharmacies, fitness gyms, animal clinic

RECREATION

9-hole Golf Course, outdoor disc golf, Trans Canada walking trail, indoor walking programs, off-leash dog park, pickle ball, tennis, curling, yoga, outdoor swimming (lane swimming & aquasize)

CULTURE

Museum & art Gallery - open year round with a variety of programming for all ages, Arts Council, Regional library, senior's choir, movie theatre, Excellerators car club

SERVICES

Gas stations, post office, senior center, Elks, Legion, variety of churches, Shaunavon Courtesy Van

Stay here, adventure there... (distances & driving directions from Shaunavon)

| | | | | | | | |
|---|---|---|---|---|---|---|--|
|  |  |  |  |  |  |  |  |
| Duncan Dam Simmie, SK 70KM NE | Frenchman River Valley 44KM SOUTH | Lac Pellier Regional Park 77KM EAST | Grasslands National Park 120 SE | T. Rex Centre Eastend, SK 33KM WEST | Cypress Hills Interprovincial Park 122KM WEST | Great Sandhills Sceptre, SK 170KM NW | Pine Cree Regional Park 32KM WEST |

PRAIRIESKYESTATES.CA



THE TOWN OF
SHAUNAVON
WHERE THE WEST IS STILL WILD

SHAUNAVON.COM

   @TOWNOFSHAUNAVON



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