

Sproat Lake Highland Estates

VIP Presale Opportunity

Exclusive lakeside
residential estate
development 218 acres





THE DEVELOPMENT AT SPROAT LAKE

- + Home residential estate community
- + Construction to start 2024 for Phase I&II
- + 218 acres of development land
- + B.C.'s favorite lakeside community
- + Phase 1 Subdivision Completion Q4 2024 12 lots
- + Currently approved for 35 5-6 acre sized estate building lots, opportunity for higher density



Sproat Lake Highland Estates

Golf Club

Pacific Rim Hwy

Beach

Sproat lake

Property
Phase 1&2

Sproat lake

Marine

Flossi Provincial Park

Vancouver Island



NATURAL LIVING AT SPROAT LAKE

Sproat Lake Highland Estates

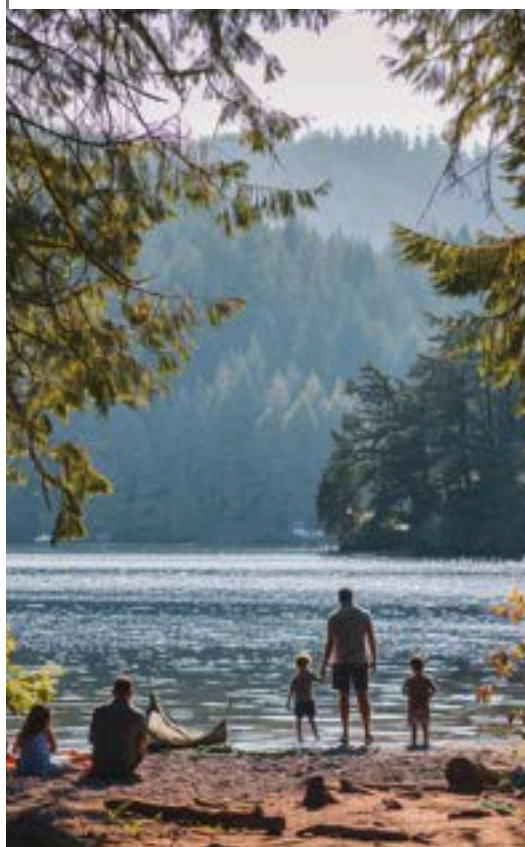
Premier natural living destination at **Sproat Lake**, an exclusive private five acre lot residential development seamlessly blending lakeside living with mountain views.

This prime location offers picturesque settings for sailing, swimming, and fishing. A quick **10-minute drive to Port Alberni** opens doors to city opportunities, with restaurants, golf courses, schools, and galleries.

Embrace the perfect fusion of natural tranquility & urban convenience



Sproat Lake



Port Alberni Downtown



Alberni Golf Club and Restaurant



CBC Vancouver

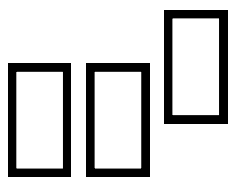
**Sproat Lake voted
BC's Favourite Lake
Side community 2023**



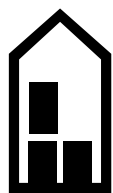


LOTS 1-9 OF PHASE I NOW AVAILABLE FOR PRESALE

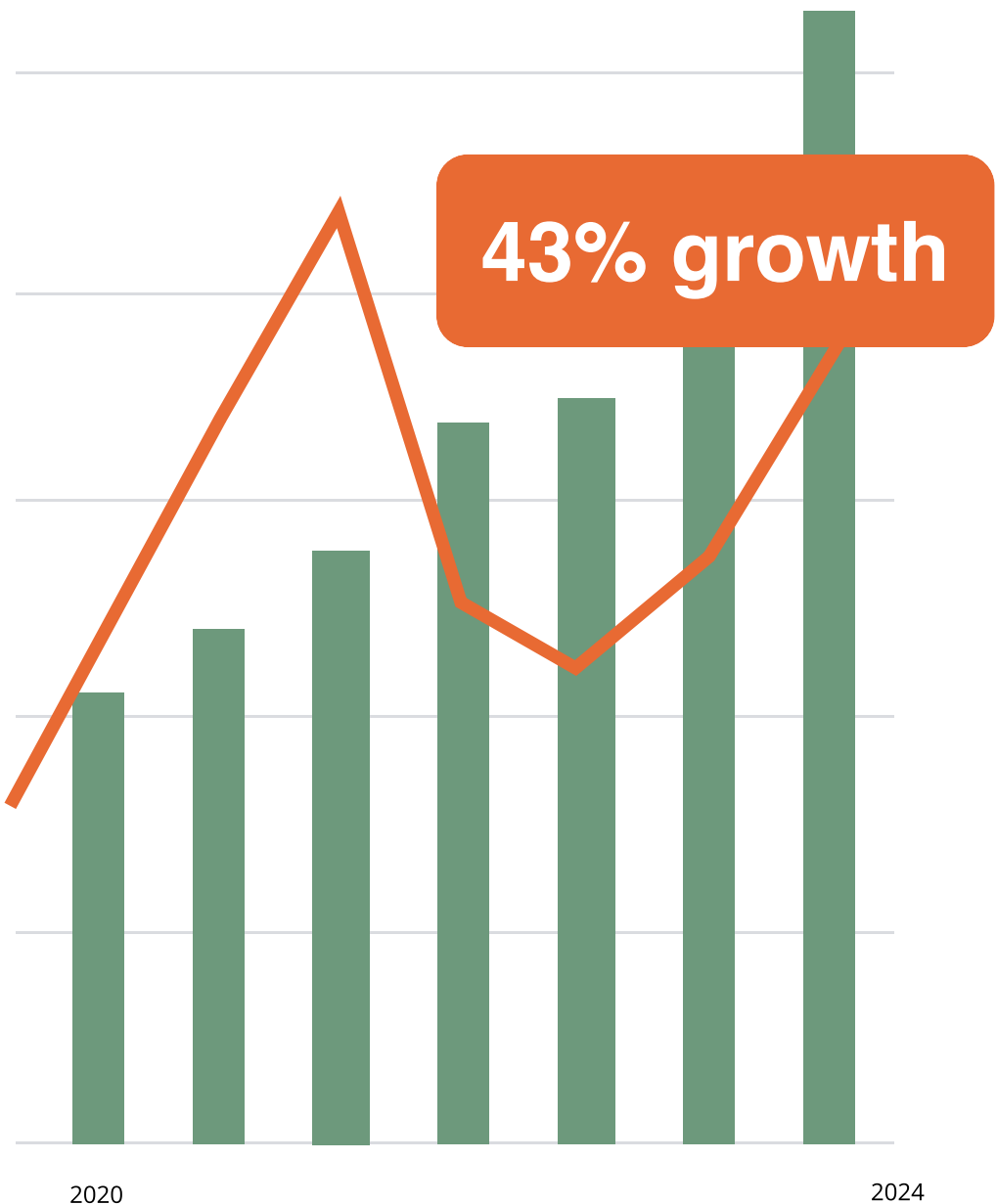
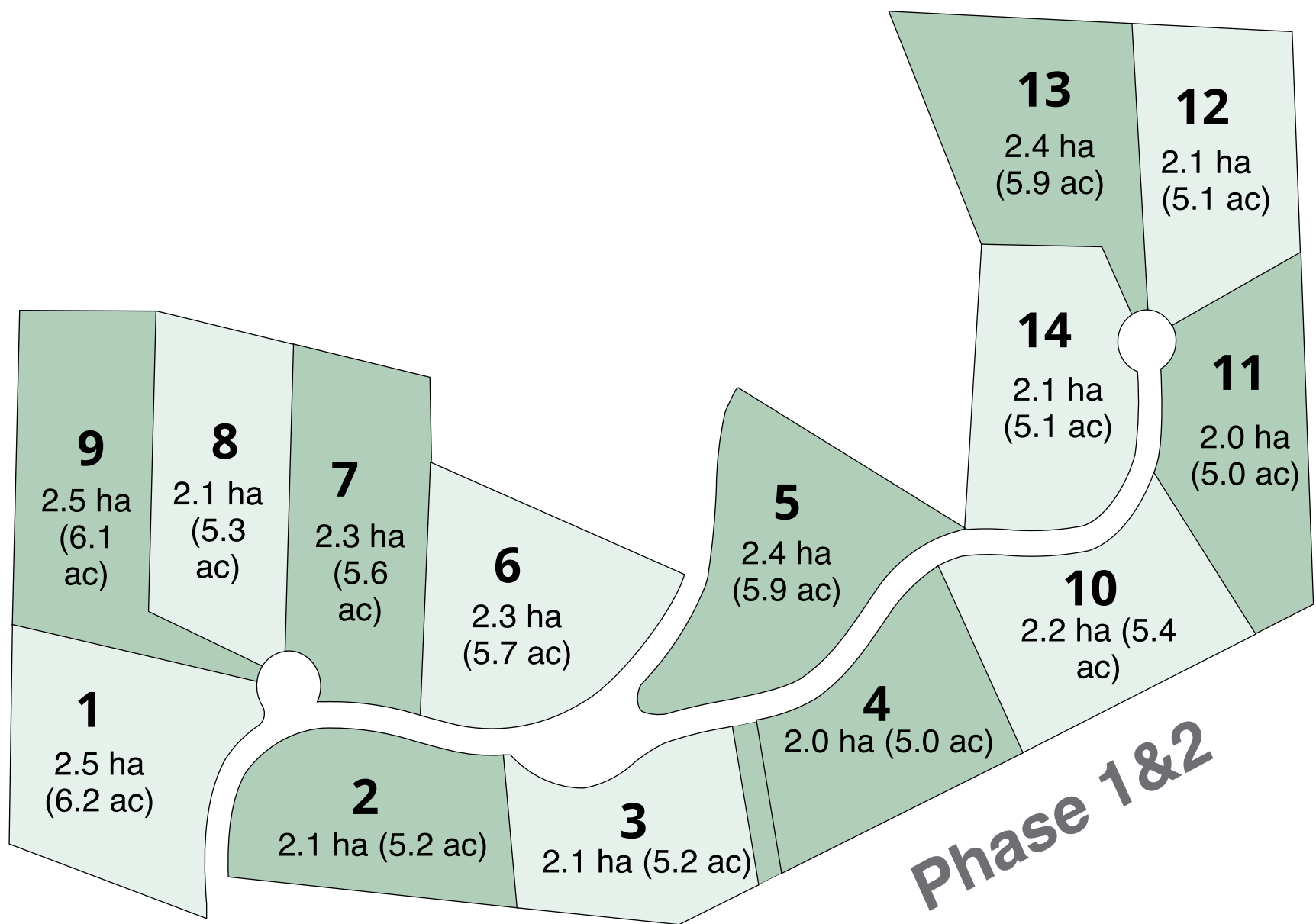
Sproat Lake
Highland Estates



Invest in Phase 1 of the 5 Phase development for a spectacular **5+ acre** estate building lot only minutes drive from Sproat Lake



Phase 1 & 2 is total **14 lots** and 1.1 km of road. Some lots may be cut in half with **OCP** amendment planned to be sought after development is complete



Port Alberni - Sproat Lake is reported as one of BC's fastest growing real estate markets with **43% growth since 2020**





INQUIRE FOR PRICING FOR LOTS 1-9

DELIVERY ANTICIPATED 2024-2025

Sproat Lake Highland Estates



- 1. **Select** a lot
- 2. **Enter** into presale and development agreement

** Certain eligibility requirements may apply



- **Road** construction planned for **2024**
- Final permitting **2024-2025**
- **Delivery** upon completion and registration



- Superior returns with lot pre-sales at **30-40% discount** to market prices for completed lots
- **Capital Gains** benefit to appreciation in lot values
- **Inquire** for additional details





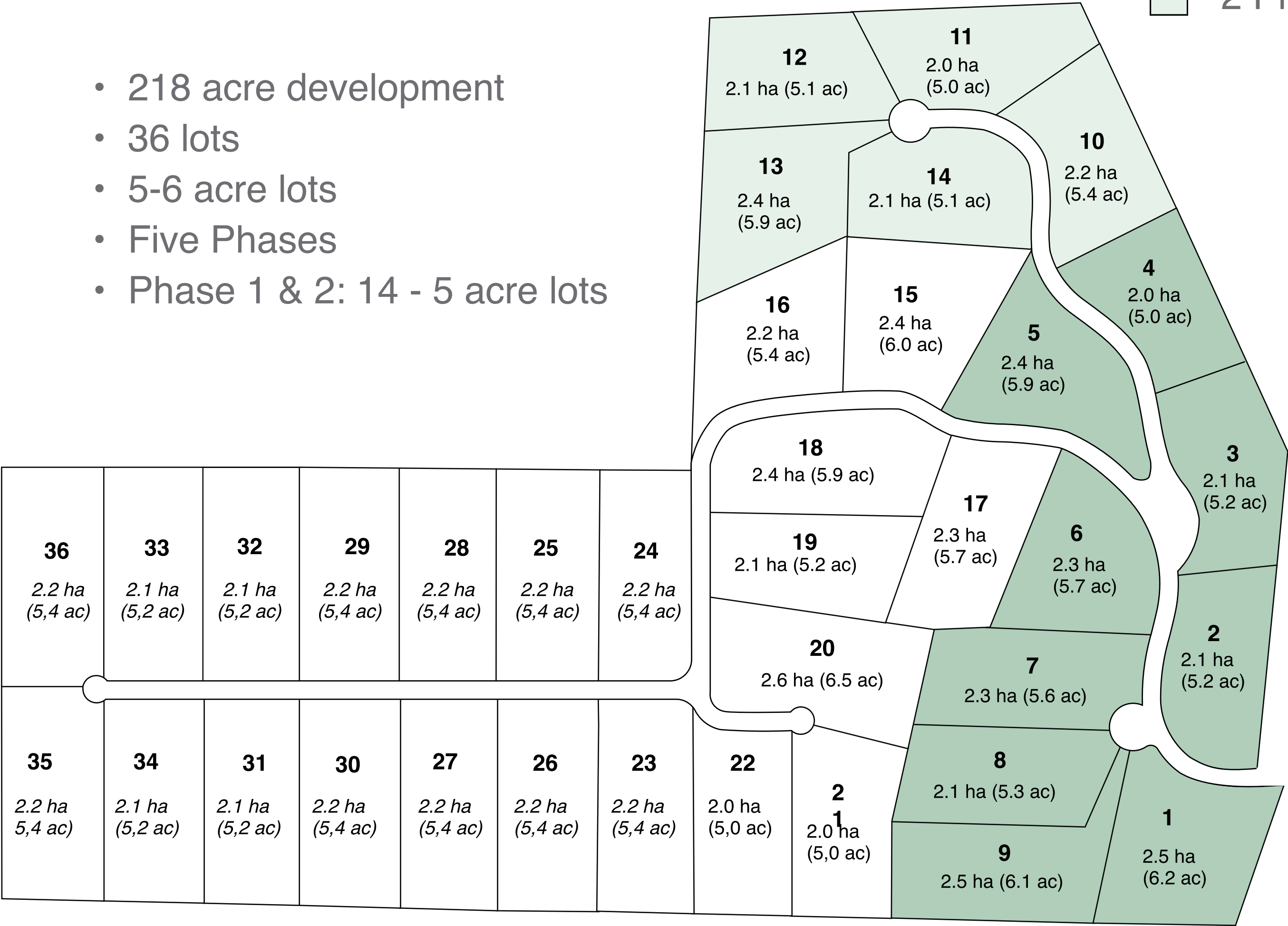


APPROVED CURRENT SUBDIVISION

Sproat Lake Highland Estates

- 218 acre development
- 36 lots
- 5-6 acre lots
- Five Phases
- Phase 1 & 2: 14 - 5 acre lots

 1 Phase
 2 Phase



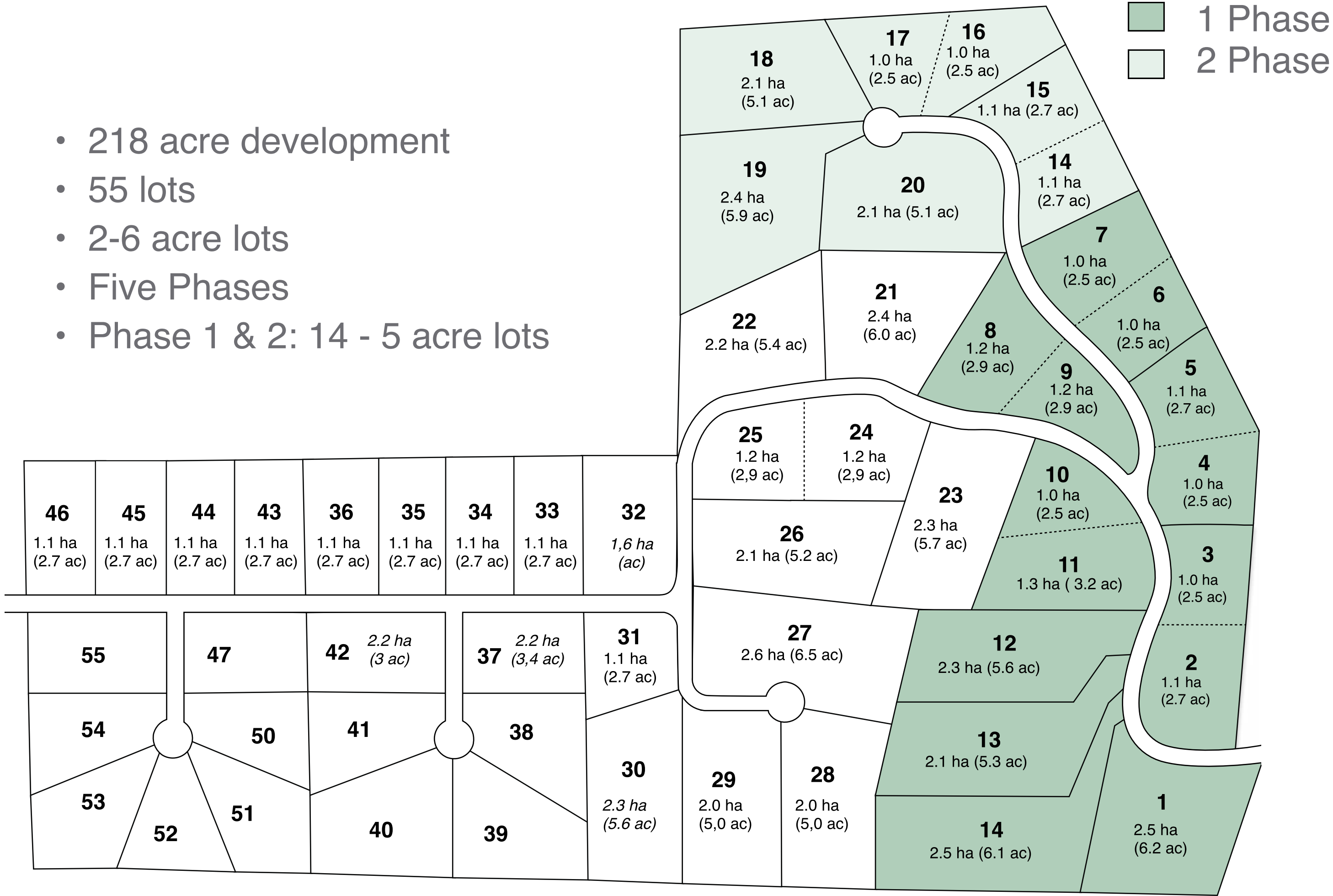


PROPOSED SUBDIVISION CONCEPT BASED ON HIGHER DENSITY SUBJECT TO OCP ZONING

Sproat Lake
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Official Community Plan (OCP)

- 218 acre development
- 55 lots
- 2-6 acre lots
- Five Phases
- Phase 1 & 2: 14 - 5 acre lots





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