



BUYER INFORMATION PACKAGE

A structured guide for prospective purchasers



● 1601 Lower Water St, Suite 602, Halifax, NS B3J 1V4, Canada



YOUR SHAG END PURCHASE

From first enquiry to closing

Property Snapshot

Item	Details
Lot / PID	[Insert lot number and PID]
Asking price	CAD [insert asking price or approximate price range] + applicable HST
Lot size	[Insert m ² / acres]
Water access	[Deeded access / direct waterfront / other]
Zoning	[Insert zoning and source date]
Services	[Well, septic, power, internet, road]

Purchase Process

Step	Action	Responsible party
1	Select property and request detailed information	Buyer / Shag End
2	Review covenants, title information and site conditions	Buyer / Legal counsel
3	Submit offer and deposit	Buyer / Broker / Lawyer
4	Complete due diligence and financing	Buyer
5	Satisfy conditions and prepare closing	Legal counsel
6	Closing, registration and owner onboarding	Legal counsel / Association



INDICATIVE ACQUISITION COSTS

Approximate ranges associated with purchasing a Shag End lot

Lot Acquisition Cost Overview

Cost item	Indicative range / basis
Harmonized Sales Tax (HST)	Currently approx. 15% of the purchase price, where applicable
Deed Transfer Tax	Approx. 1.5% of the purchase price, subject to the applicable municipal rate
Legal fees	Typically range between approx. CAD 1,500 and CAD 1,900
Association entry fee	Budget approx. CAD 1,500 to CAD 1,700
Title insurance and incidentals	Typically range between approx. CAD 300 and CAD 600

The figures above are indicative planning ranges only. Taxes, fees and third-party charges may change and should be confirmed with the buyer's lawyer, accountant and the relevant authorities before closing.

SITE PREPARATION & BUILDING

Indicative ranges for preparing a lot and constructing a home

Typical Site Preparation Ranges

Work package	Indicative range / assumption
Drilled well	Average drilling depth is approx. 200 feet; costs commonly range between approx. CAD 15,000 and CAD 22,000
Septic system	Costs commonly range between approx. CAD 20,000 and CAD 28,000, depending on design and site conditions
Driveway	Approx. CAD 250 to CAD 350 per metre; a typical allowance may range between approx. CAD 15,000 and CAD 30,000
Power and utility extensions	Allow a lot-specific contingency; costs vary by location, distance and utility requirements
Total initial lot preparation	A practical preliminary budget may range between approx. CAD 55,000 and CAD 80,000

Indicative Building Cost

Category	Indicative range / basis
House construction	Approx. CAD 300 to CAD 350 per sq. ft.
Metric equivalent	Approx. CAD 3,200 to CAD 3,800 per m ²
Pricing basis	Final pricing depends on design, specification, site complexity, contractor availability and market conditions

These figures are broad budgeting ranges and are not quotations. Buyers should obtain lot-specific proposals from qualified contractors, engineers and service providers.



DUE DILIGENCE CHECKLIST

Documents to review before purchase

- Current survey or location certificate
- Restrictive covenants and association rules
- Title search and registered easements/rights-of-way
- Zoning and development requirements
- Septic, well, driveway and utility feasibility, including lot-specific cost ranges
- HST treatment, deed transfer tax and approximate closing-cost ranges
- Insurance availability and construction requirements

Important Notice

This package is provided for general information only. All prices and costs are indicative ranges or approximate allowances and may vary materially. It does not replace independent legal, tax, planning, environmental, engineering, construction or technical advice. Buyers should complete their own due diligence and obtain current, lot-specific quotations.