



about us

[MD Development](#) is a 100% Canadian-owned land development company. Our primary focus is the acquisition of strategically-located parcels of raw land in the path of urban growth. Our Real Estate and development experts specialize in prospecting land only in high growth markets of major North American cities .

Our strategically-researched large scale land investment opportunities are only available to qualified Canadian investors. We offer our clients an exceptionally well- trained and dedicated team of professionals. Our goal is to forge successful, long-term relationships with our valued business partners. We are very proud of our reputation for having the most responsive and caring “old fashioned “style of customer service in the entire industry.

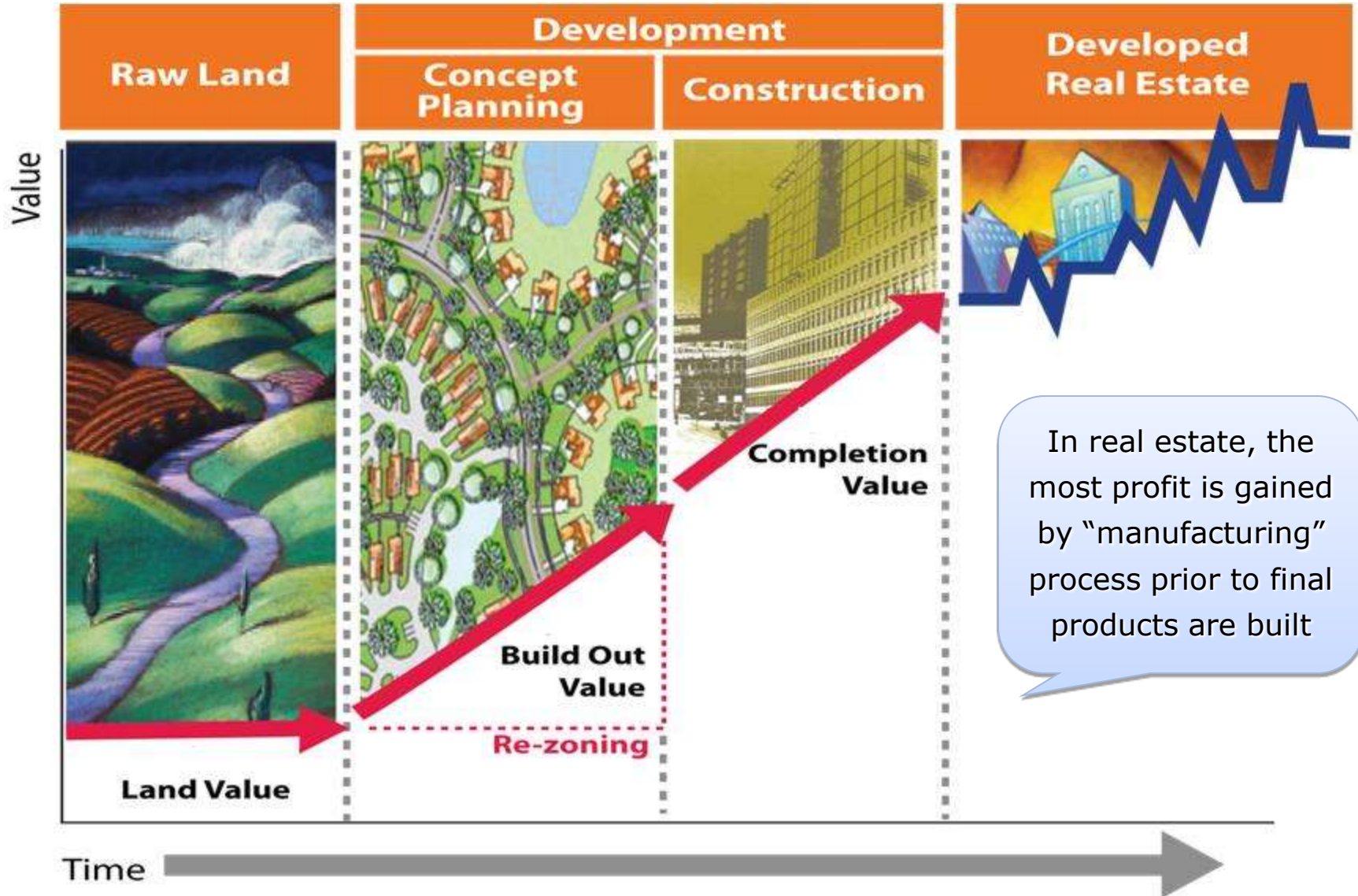


why saskatchewan?

The housing market in Saskatchewan is on fire. Housing prices rose to over 45% in the last twelve months as compared to 21.3% in Alberta 27% in BC and 5.9% in Ontario and Quebec. This growing economy is backed by the most abundant resources in the world.



Value Upgrading System (VUS)





skyview estates phase I and II

- Contains 37 lots
- Fully serviced
- 32 lots sold
- 18 homes built
- Home value averaging around \$850,000
- Features 50 boat in-shore marina

[Subdivision Plan](#)







project overview

Skyview Country Estates is an exciting new residential community which has been designed for people who are keen to live in a park setting, but have the luxuries of city-like services and have the space for privacy, pets, outdoor hobbies, and the peace to enjoy Saskatchewan's natural beauty.

Each of the 126 lots in the Skyview Country Estates subdivision is approximately 0.75 acres in size and features panoramic views of the lake. The slope of the land readily lends itself to the construction of walk-out basements. All lots are serviced with power, natural gas, water, and sewer, allowing ease of city life in a lake-side setting.



project management team

[Neil Ketilson BSA, Pag](#)

[\(Regina Regulatory Conference\)](#)

Neil has over 25 years of senior management experience with the Saskatchewan Pork Development Board and the Saskatchewan Wheat Pool. From the year 2003 until early 2009, Neil served as the chairman of The Dundurn Rural Water Utility. Prior to joining our team, Neil was a professor of Agriculture at the University of Saskatchewan.



Rick King

Rick is a lifelong resident of Saskatchewan and is a former Municipal Councilor for the township of Dundurn. He has over 30 years experience in farmland acquisition and was for many years a senior manager with InvestaAgroLtd. When it comes to negotiating with landowners, local government officials and municipal administrators, nobody has more professional respect and expertise than Rick King.



lot location

- 20 minutes south of the city of Saskatoon
- Directly adjacent to Highway 11 which interconnects the cities of Saskatoon and Regina
- On south-western side of Blackstrap Lake
- Approximately 10 miles from Dakota Dunes Casino and Golf Course
- Directly across lake from the 1500 acre Blackstrap Provincial Park
- 5 minutes to the town of Dundurn
- Directly across lake from Cedar Lodge, a multi-purpose hotel and convention center



area features

Blackstrap Lake – A man-made reservoir built in 1962, Blackstrap Lake is approximately 10 miles long, one mile wide, 30 feet deep. Water levels are controlled by Sask Water and is filled when necessary from South Saskatchewan River. The lake is home to a number of hotels as well as the resort villages of Thode, Shields and numerous community and service camps and facilities.

City of Saskatoon - The largest city in Saskatchewan is just a 20 minute drive away. Saskatoon was recently rated the number one city in Canada for air and water quality by Chatelaine magazine and is home to year 'round festivals and cultural activities.

Blackstrap Provincial Park - Named after the mountain that rises 45 meters above the surrounding prairies, this park is a handy location for year 'round recreation.

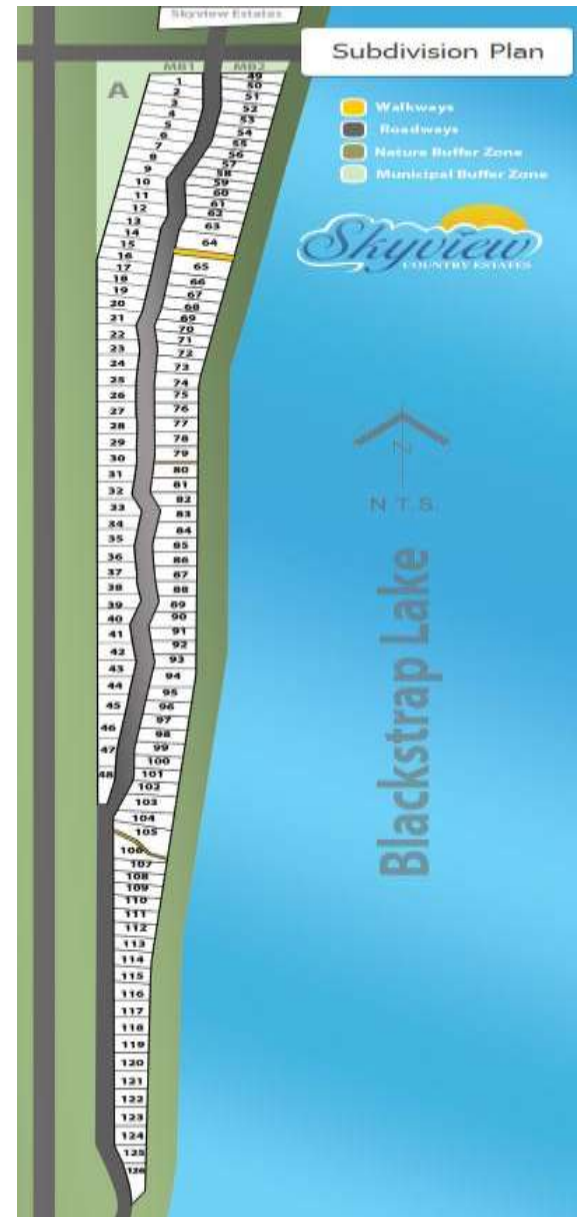
Dakota Dunes Casino and Golf Course - Located just 10 miles away, this resort offers a full-service 18 hole golf course and a beautiful Vegas-style casino with over 80,000 sq. ft. of top-notch entertainment.

Highway 11 - The lots are directly adjacent to Hwy 11 which acts as the major double lane highway between Saskatoon and the capital city of Regina.



lot design

- 1 ¾ miles of lake front
- Many lots have 20 meter lift from lake level
- Contains 126; .75 acre lots (79 lake front lots, 47 back lots)
- All lots have panoramic, easterly view of lake
- 100 meter buffer strip between lots and lake, will be converted into park, and walking paths
- Zoned residential recreation, all permits in place
- 4 acre parcel set aside for commercial services
- Could become resort and control municipal taxes
- Each lot is serviced with roads, power, natural gas, a low pressure pipeline, and a community sewage system
- Architectural guidelines and restricted lot usage in place to ensure the continued integrity of the development



skyview utilities

- City Water (Saskatoon) operated by the Dundurn Rural Water Utility
- Sewer system. All homes connected to Dundurn waste Water Utility System. Effluent pumped to town lagoon
- Power, natural gas, telephone
- *Your Link* Internet System
- Paved roads with direct access to Hwy 11



project video



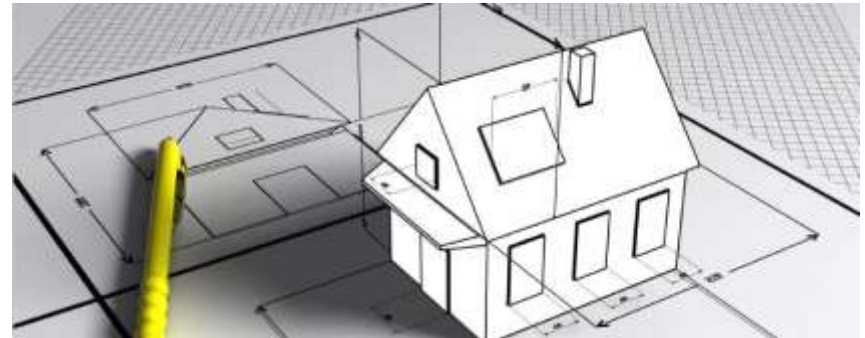
other projects nearby





appraisals

- [Subdivision plan](#)
- [Lake front lot Appraisal](#)
- [Lake back lot Appraisal](#)



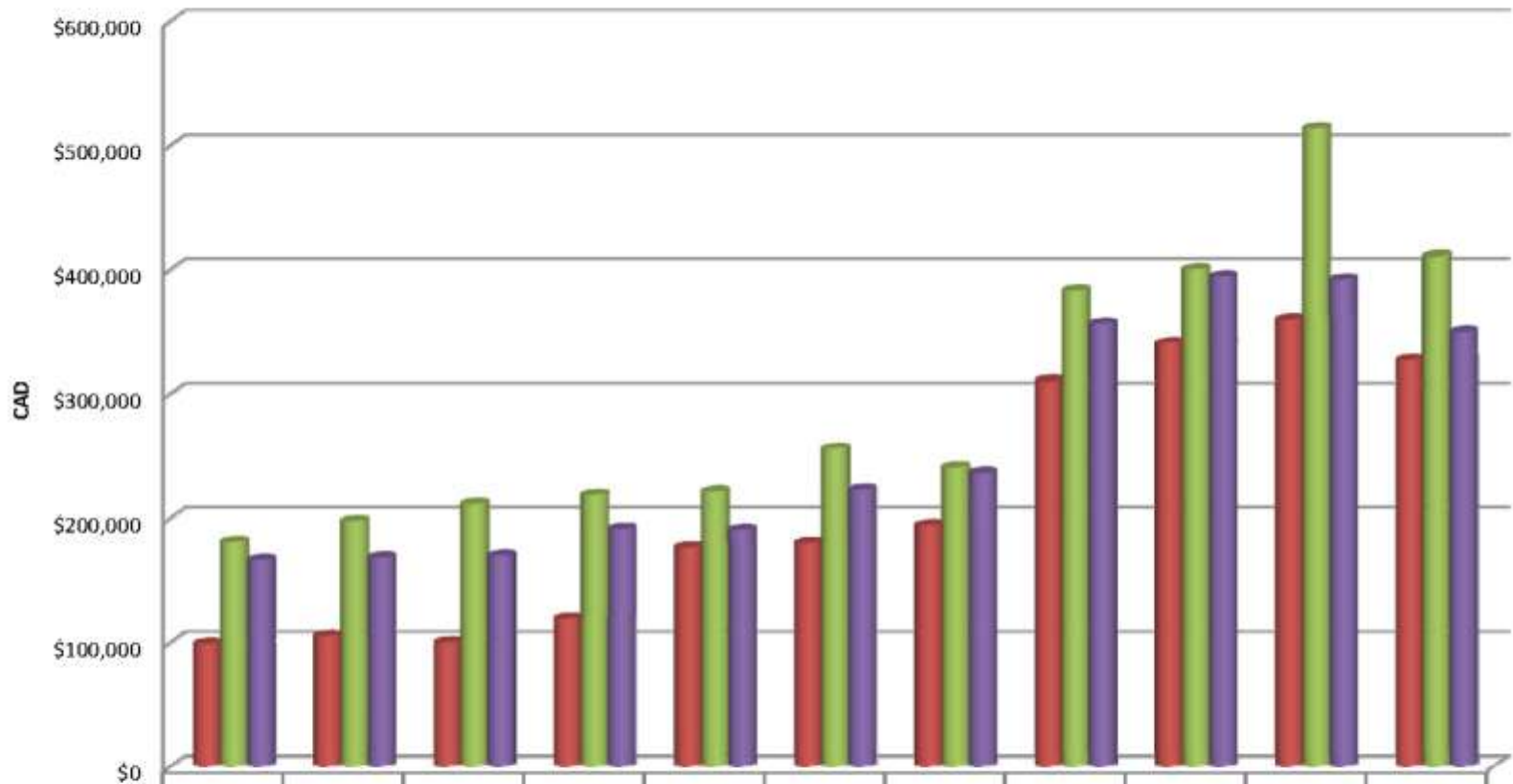
did you know?

During the real estate boom years in Alberta from 2005 through 2008, the greater Calgary suburban towns of Airdrie, Cochrane, and Okotoks experienced staggering growth in home prices, ranging from 67% to 114% over this short three year period.

Our current project is a similar distance from the booming city of Saskatoon, we believe that there is a distinct parallel between our new Skyview property and the phenomenon that occurred in Calgary.



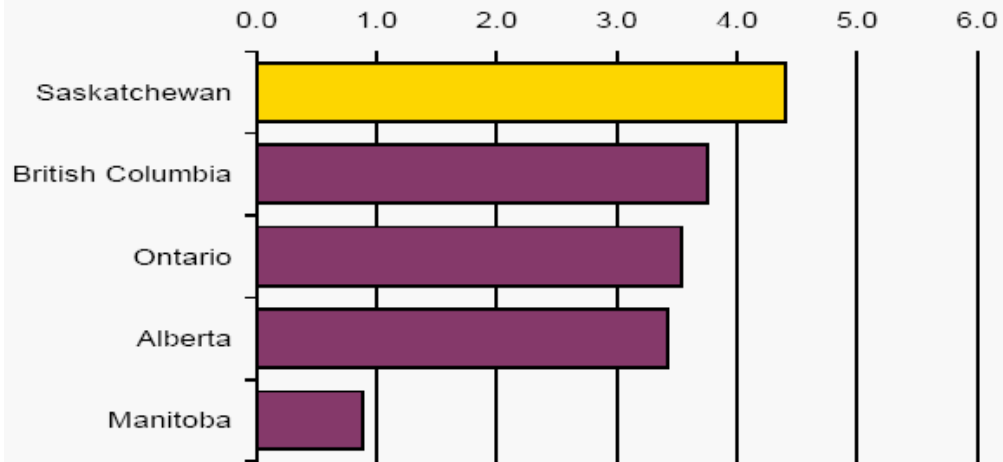
Historic Average Home Prices



	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
■ Airdrie Residential	\$98,727	\$105,183	\$99,853	\$118,199	\$176,371	\$179,870	\$194,008	\$309,834	\$340,281	\$359,508	\$326,362
■ Cochrane Residential	\$180,585	\$197,400	\$210,563	\$217,685	\$220,431	\$255,418	\$239,892	\$382,977	\$400,043	\$513,532	\$410,085
■ Okotoks Residential	\$166,186	\$168,201	\$169,707	\$191,197	\$190,278	\$221,869	\$235,448	\$356,301	\$394,289	\$391,792	\$349,761

Saskatchewan vs. the West

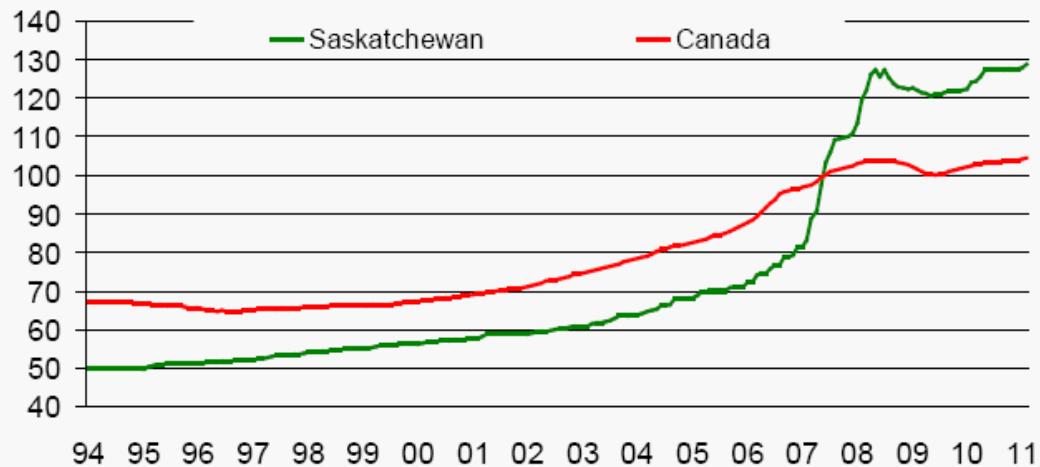
(Real GDP Growth, 2010)



New Housing Price Index

Saskatchewan (1994-2011)

(2007 = 100)





LOT #	PRICE
1 - 15	\$140,000
16 - 26	\$130,000
27 - 40	\$120,000
41 - 48	\$110,000
49 - 54	\$160,000
55 - 62	\$150,000
63 - 65	\$170,000
66 - 73	\$160,000
74 - 93	\$165,000
94 - 97	\$175,000
98 - 102	\$165,000
103 - 106	\$175,000
107 - 125	\$165,000
126	\$200,000

recent news

- [Sask., NFL to top growth among provinces - February 18, 2011](#)
- [Dundurn - Area water and wastewater projects](#)
- [The Velvet takeover - August 20, 2010](#)
- [Would you move to Saskatchewan for \\$20,000 – March 31, 2009](#)
- [Saskatchewan enters 2011 with the second lowest unemployment rate in Canada – January 7, 2011](#)
- [2010 Q3 The Knowledge Report - Colliers International Saskatoon](#)
- [Saskatchewan's new housing construction hottest in Canada - May 10, 2010](#)

