



Space, privacy, beauty: BUILD YOUR LUXURY HOME IN A NATURAL PRAIRIE SETTING

BY **ASHLEIGH MATTERN**

Native prairie is hard to find in Saskatchewan. Most people don't imagine rolling hills, ponds, tall grasses, and trees when they think of the area around Saskatoon, but these beautiful features are all part of a grasslands ecosystem.

Applewood Estates recognized the importance of protecting and preserving the beauty of the natural prairie when they bought their property east of Saskatoon. The property is part of a unique 12 kilometre corridor of trees, hills, and valleys. Each of their 1.37 to 6.02 acre lots are topographically unique and stunningly beautiful.

The homes at Applewood Estates will offer a daily escape like no other properties in

Saskatoon: Imagine arriving at your luxury estate after a long day of work, surrounded by the pristine beauty of the prairies. As the sun sets over the hills, waterfowl splash in a natural pond, and the wind whispers through the full-grown trees.

This native prairie setting is nearly impossible for buyers to find near Saskatoon.

"Farmland conversion to acreages is popular around Saskatoon, because anything that can be farmed has been farmed," said developer Sharif Mekawi. "Applewood Estates has too many trees and hills so it's not easily farmable, which make it a very special piece of land."

To minimize the impact of the development,

they spent three years carefully planning the estates to work with the hills, natural trees, and bushes in the area.

"The whole design is based around preservation and good building spots," said Mekawi.

Applewood Estates includes an internal nature trail through municipal reserves within the property, and they even stipulate that a minimum of 40 per cent of your property remain untouched.

This stipulation doesn't just benefit the natural ecosystem in the area, it's also a benefit for people who want the freedom of a large property without the maintenance. The natural prairie in your back yard looks gorgeous, and it takes care of itself.

EASY ACCESS

- Shopping & Dining
- Sports & Recreation
- Entertainment
- To Downtown

PROPERTY HIGHLIGHTS

- 1.5 - 6.0 Acres
- Walking Trails
- Sensitive to the Environment
- Over 25% already sold

AMENITIES

- Natural Gas
- SaskWater
- Planned and Engineered by AECOM

“What’s special about the property, ultimately, is that you don’t feel like you’re in Saskatoon, but you’re really only a couple of miles away,” said Mekawi.

Applewood Estates is located four minutes east of Saskatoon on highway 394, otherwise known as Patience Lake Road. In just a few minutes, you can drive from Applewood Estates to the Lakewood Suburban Centre, which includes grocery shopping, a drug store, mediclinic, restaurants, and more.

The estates have all the basic services you’d receive in the city, with the added benefit that the water corporation will be owned by the residents so they can set their own prices. Mekawi plans on building and living in Applewood Estates himself.

“I don’t want a really big yard,” said Mekawi. “But I want to build a beautiful home that doesn’t fit in the city. And I want to surround my home with this kind of beauty. I can’t wait to spend time on my patio, gazebo, and hot tub, and simply enjoy nature.”

Applewood Estates is the perfect place to build that dream home: large enough for any design, surrounded by picturesque natural prairie, and only a short drive to everything you need in the city. Lots are selling fast on this slice of prairie paradise.
FHS



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