

LANE ONE HOMES



## The Willow

# Affordably priced steel frame manufactured homes

Learn how to get one of these constructed & installed on your property!

**Call Today: 604.371.0502**



786 sq.ft.



2 Bedroom



2 Bathroom

# The Willow | \$225,000 CAD\*

This brand new, modern-designed house offers an unparalleled living experience that encapsulates contemporary architecture at its finest. Whether you seek a stylish investment opportunity or a modern sanctuary to call home, this property ensemble seamlessly blends elegance, functionality, & innovation into one exceptional package.

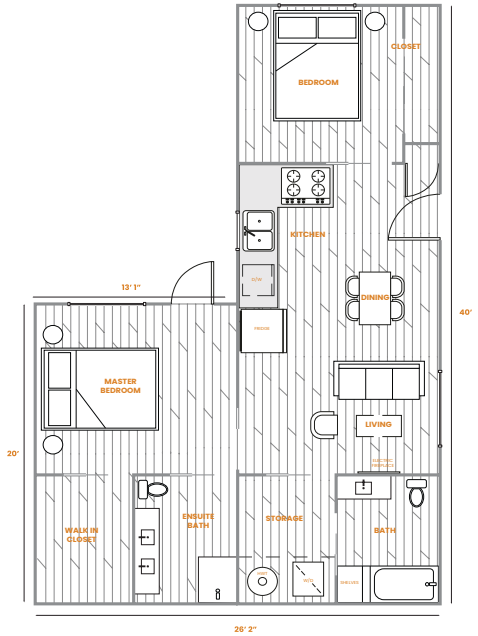
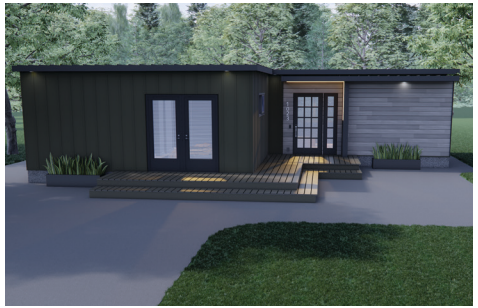
This standalone dwelling exudes character and offers a private retreat for guests, extended family, or even the possibility of rental income. With its own living space, full kitchen, two bedrooms with ensuite and walk in closet, and main bathroom, it perfectly complements today's modern sophistication of stylish living.

## Unit Specifications of The Willow:

- 2 Bedroom | 2 Bathroom | 786 sq.ft. Living Space
- Ground Level Single Floor Detached House with 9.5' Ceilings
- Smart Home Technology
- Ultra Energy Efficient Homes with Spray Foam Insulation
- Build Quality Allows for Near Zero Sound Transfer
- 20 Gauge Structural Steel with Hardieboard Siding (Upgrade to Premium Aluminum Siding)
- Stainless Steel Appliances: Refrigerator, Electric Stove, Dishwasher, W/D
- Heat Pump with AC, Electric Fireplace & Electric Hot Water Heater
- Double Pane Vinyl Windows
- Vinyl Click Lock Flooring Throughout
- Open Concept Living with Extra Storage Throughout
- LED Exterior Lighting
- Exterior Dimensions: 26.2 x 40' / 13.1 x 20'

\*Prices are in Canadian dollars plus tax and any optional upgrades. Transportation, permits and installation costs to be determined.

Unit prices, dimensions, floorplans, renderings and materials are subject to change without notice.



# Benefits of doing this?

## 1. Passive Income for 2 Bedroom Unit

Are you considering passive income in your future, or looking for a mortgage help? Adding this to your property would allow you to rent this at a market value of \$2500/m (all numbers are approximates).

Financing Cost (Excluding installation)	Property Taxes	Insurance	Cash Positive
\$1,344/m (30 yrs @ 5% without grant)	\$100/m (Increase Value)	\$100/m (Tenant and building insurance)	\$956/m (Approximate pre-tax income)

## 2. Government Grants Are Available!

Homeowners who qualify will receive up to 50% of the cost of renovations, up to a maximum of \$40,000. The program will provide a rebate in the form of a forgivable loan—a loan that does not need to be repaid if the homeowner follows the terms of the program.

## 3. Increase Your Property Value

By adding a brand new, high quality detached secondary suite to your property will substantially increase overall market value of your property. Typically the increase is greater than the cost of the upgrade.

Need a  
different  
space?

The Maple  
**\$165,000 CAD**



The Juniper  
**\$290,000 CAD**

