

LANE ONE HOMES

# Rethought & affordably priced homes.

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

**Call Us Today: 778-241-2506**



408 sq.ft.



1 Bedroom



1 Bathroom

# The Acorn | **\$155,000 CAD\***

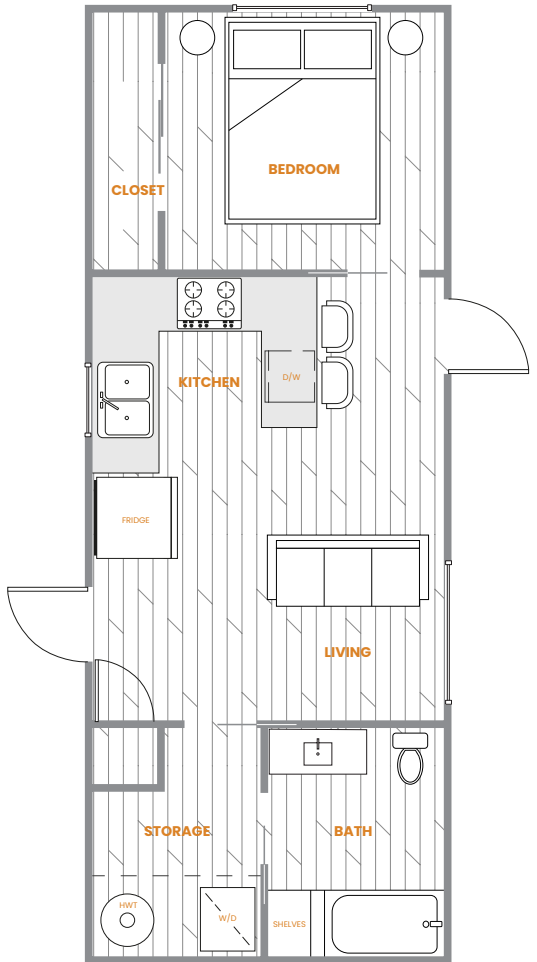
Welcome to The Acorn, a delightful 1-bedroom, 1-bathroom model that beautifully encapsulates the essence of compact living within its 408 square feet. Designed for those who cherish simplicity and efficiency, this home is perfect for singles or couples seeking a warm, inviting retreat.

As you step inside, you'll immediately appreciate the smart layout that maximizes every inch of space. The open-concept living area flows effortlessly into the kitchen, creating a seamless environment for relaxation and socializing. This inviting space is ideal for unwinding after a long day or entertaining friends and family.

## Unit Specifications of The Acorn:

- 1 Bedroom | 1 Bathroom | 408 sq.ft. Living Space
- Ground Level Single Floor Detached House
- 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
- 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

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



# Benefits of doing this?

## 1. Passive Income for 1 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 \$1,750/m (all numbers are approximates).

Financing Cost	Property Taxes	Insurance	Cash Positive
\$800/m (30 yrs @ 5% without grant)	\$100/m (Increase Value)	\$100/m (Tenant and building insurance)	\$750/m (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: [bchousing.org/housing-assistance/secondary-suite](http://bchousing.org/housing-assistance/secondary-suite)

## 3. Increase Property Value




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

Need a  
larger  
space?

The Willow  
**\$200,000 CAD**

 786 sq.ft.  
 2 Bedroom  
 1 Bathroom

The Juniper  
**\$250,000 CAD**

 1,048 sq.ft.  
 2 Bedroom  
 2 Bathroom