

LANE ONE HOMES



## The Acorn

# Affordably priced steel frame manufactured homes

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

**Call Today: 604.371.0502**



408 sq.ft.



1 Bedroom



1 Bathroom

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

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 & efficiency, this home is perfect for singles or couples seeking a warm, inviting retreat.

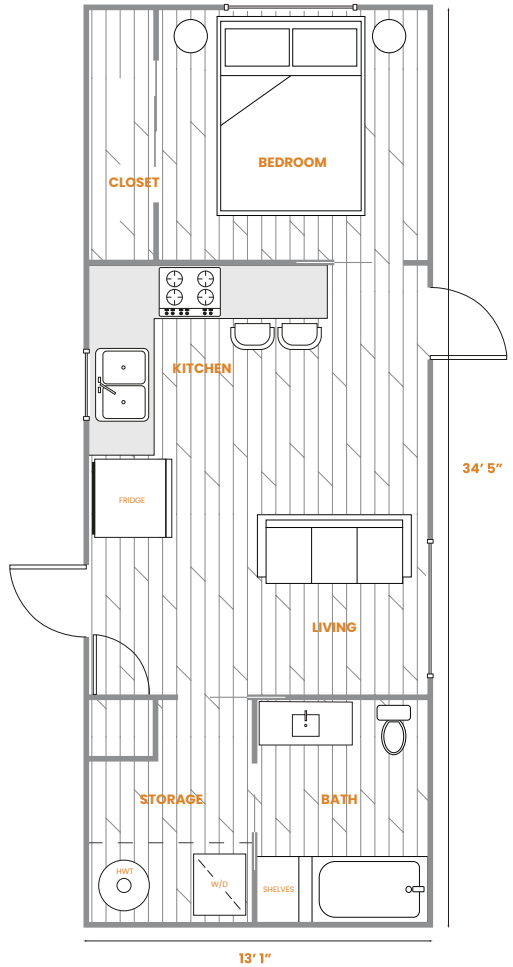
As you step inside, you'll immediately appreciate the smart layout that maximizes every inch of space. The open-concept living area flows effortlessly into the kitchen, creating a seamless environment for relaxation and socializing. The space is ideal for unwinding after a long day or entertaining friends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

## Unit Specifications of The Acorn:

- 1 Bedroom | 1 Bathroom | 408 sq.ft. Living Space
- Ground Level Single Floor Detached House 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: 13.1 x 34.5'

\*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 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 (Excluding installation)	Property Taxes	Insurance	Cash Positive
\$930/m (30 yrs @ 5% without grant)	\$100/m (Increase in value)	\$100/m (Tenant and building insurance)	\$620/m (Pre-tax income)

## 2. Government Grants Are Available!

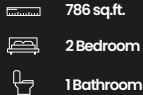
Homeowners who qualify will receive up to 50% of the cost of renovations, up to a maximum of \$40,000. The program will provide a rebate in the form of a forgivable loan—a loan that does not need to be repaid if the homeowner follows the terms of the program.

## 3. Increase Your Property Value

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

Need a  
larger  
space?

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



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

