

# SPRING WATER VILLAGE - A SMALL HOME GATED COMMUNITY



*Fishing opportunities and scenic nature paths*

- One minute from a major freeway, our community is only minutes away from Grand Falls
- A pool with water slides for family fun
- The community center is available for hosting large events
- Crystal Clear Artisan Water supply
- High-speed internet
- Every home is outfitted with solar energy, as we are committed to sustainability and environmental responsibility

## WHO WE ARE



*Surrounded by nature trails, forests, and bodies of water*

Our Community is a visionary residential development nestled in the heart of Four Falls, New Brunswick, spanning 36 acres of pristine land. This unique community offers a perfect blend of tranquility and modern amenities, providing residents with an unparalleled living experience that harmonizes nature's beauty with the comforts of contemporary living.

### CONTACT US

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### SPRING WATER VILLAGE

2539 NB-130, Four Falls  
NB E3Z 2H3



## SPRING WATER VILLAGE

**DISCOVER A HOME LIVING  
THAT FEELS LIKE A VACATION**





## SO WHY CHOOSE SPRING WATER SMALL HOME GATED COMMUNITY?

### QUALITY LIVING AT REASONABLE COST.

Surrounded by nature trails, forests, and bodies of water, residents can immerse themselves in the beauty of the outdoors. Fishing and scenic nature trail provide avenues for relaxation and recreation, safe community, gardening, fostering a healthy and active lifestyle. Snow mobile trails & ATV trails, short drive to the ocean.

## HOW MUCH DOES IT COST?

We offer 61 lots in first phase, with the flexibility to either lease, own, or design your own home for a year round living.

A ready to move in home starts at \$99,900.00 plus monthly land lease starting at \$399.00 monthly land lease. Leasing a ready to move in home starting at \$1,400.00 including lease fees.

*As stewards of this unique landscape, we are committed to sustainable practices, promoting both environmental responsibility and the well-being of our residents. Our financial prudence ensures the long-term viability of our community, while community engagement and events at the heart of Four Falls cultivate a positive and vibrant living experience.*

## WHAT'S OUR MISSION STATEMENT?

### HERE ARE JUST A FEW REASONS:

In essence, our mission is to be more than a housing development; we aspire to be the cornerstone of a thriving and close-knit community where residents find solace in nature, joy in shared experiences, and the opportunity to shape their homes and futures.

Committed to fostering a sense of community, we strive to provide diverse housing options, from leasing existing homes to empowering residents to build their dream homes.

## COMMUNITY LAYOUT



In phase one of the development 61 lots of various sizes being allocated for new homes. Phase two and three will become available in the future. Allocations are going fast, get yours now.

## DISCOVER THE BEST IN NATURE'S LIVING

Our Community in Four Falls, New Brunswick, is more than a place to live; it's a lifestyle.

With a commitment to blending modern living with natural beauty, our development offers residents the opportunity to create a home uniquely tailored to their preferences.

Whether leasing an existing or building your dream home, our community stands as a testament to the harmonious coexistence of nature and modern living.

Welcome to a haven where community, comfort, and convenience converge seamlessly in the heart of Four Falls, New Brunswick.



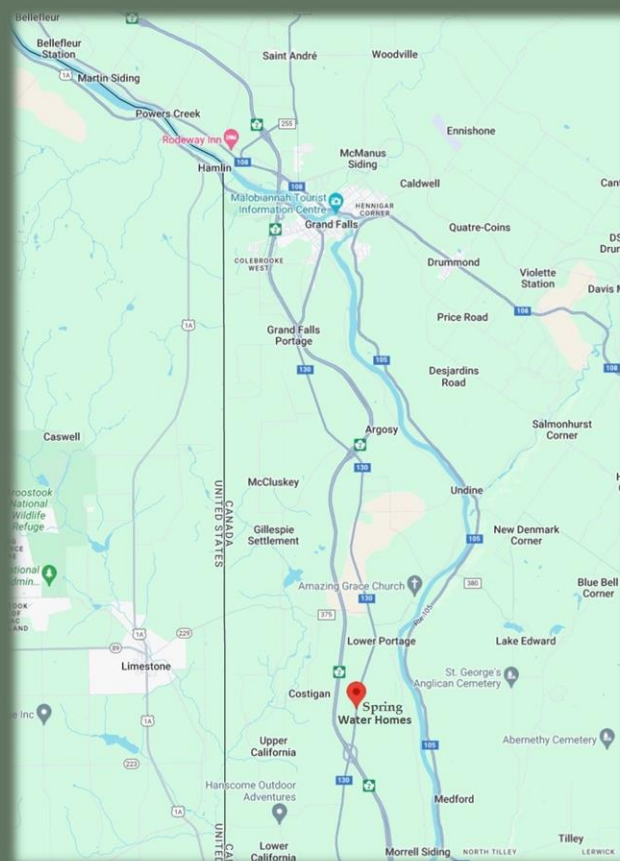


## SPRING WATER MODEL HOMES



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- Only 2.5 hours from the ocean

- Lots of nature trails, only minutes from Grand Falls George Trail, Maggie Falls, Four Falls and Shiktehawk Trail



# CHOOSE ONE OF OUR HOMES OR DESIGN YOUR OWN

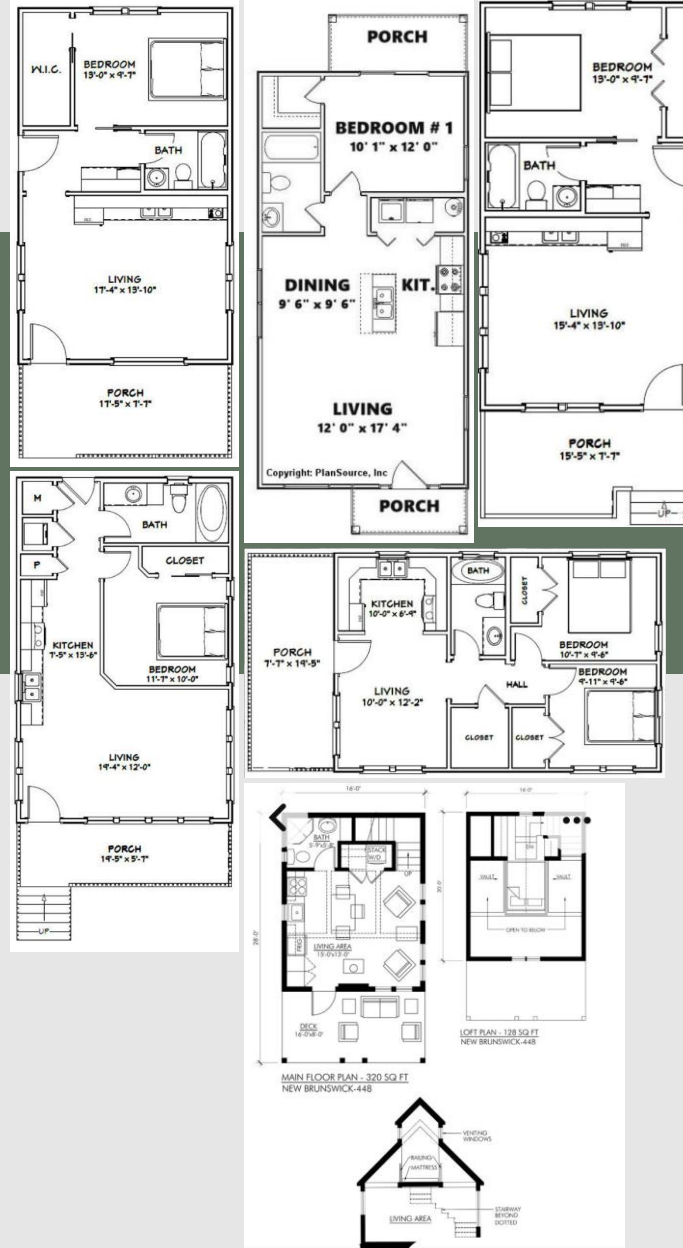


Plenty Models homes to choose from

- The maximum building envelope in total for each lot is 20 feet x 40 feet
- Lot sizes range from standard 32x70 to larger premium lots
- On-site quality restaurant and convenience store coming soon
- High performance insulation complemented by an efficient heat pump/AC system in each home with the ambiance of a pellet wood stove for cozy comfort, and an air exchange system
- Smart Home System and high-end appliances including an induction stove for energy efficiency and comfort

## HOME LAYOUT PLANS

Choose any of our ready layouts or design your own



## FINANCIAL INFORMATION

	Home Owner	Home Lessee
Land Lease	\$399.00	N/A
Mortgage/Rent (starting)	N/A	\$1,400.00
Insurance	\$50.00	\$50.00
Electricity	\$75.00	\$75.00
Water/Sewage	\$60.00	\$60.00
Internet	\$80.00	\$80.00
Grounds Keeping	\$60.00	\$60.00

\*All fees are subject to Annual Inflation Measured by CPI

\*\* Energy prices are based on averages and may vary.

## WHAT'S INCLUDED IN EACH HOME

- Bi-Facial Solar System 14.1kWh connected to the grid, with 30.72kWh battery storage to offset and lower the cost of energy.
- High-end appliances, counter-mounted induction stove + hood, cabinet mount electric oven, stainless large sink.
- Smart High-efficiency LED lighting fixtures featuring incandescent color of the light.
- Smart Home Heating and Cooling System utilizing heat pump technology.
- Wood pellet stove for those cozy winter days or cool fall evenings.
- High-efficiency insulation, windows and doors.
- Vinyl flooring that is waterproof and scratch-resistant.
- USB outlets, Wireless Router.

# SPRING WATER VILLAGE – A SMALL HOME GATED COMMUNITY



*Live your dream without losing your financial freedom*

- **Affordability and Equity Building:**

The fact that homes in Spring Water Village cost less than half of the average house price presents a significant affordability advantage.

- **Competitive Pricing Compared to Apartments:**

This competitive pricing can attract potential homeowners who are looking for cost savings without sacrificing the benefits of homeownership.

- **Unique Selling Proposition:**

The combination of affordability, nature-centric surroundings, and the opportunity to build equity creates a unique selling proposition for Spring Water Village.

- **Low Operating Costs:**

Lower maintenance and utility costs make an attractive investment option for those seeking cost-effective homeownership.

- **Potential for Appreciation:**

Offering homes at a significantly lower cost than the average house provides potential for appreciation over time.



*High-end homes nestled in nature at affordable prices*

## ABOUT US

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FINANCIAL ANALYSIS &  
BREAKDOWN OF OWNING A  
HOME



## IF YOU'RE A RENTER

Apartment 1Bath/1Bed	
Rent	\$980.00 to \$1400.00
Renter's Insurance	\$30.00
Energy Cost	\$140.00
Water/Sewage	\$65.00
Land Lease	\$0.00
Internet	\$120.00
Maintenance	\$0.00
<b>Total:</b>	<b>\$1335.00-\$1755.00</b>

Spring Water Village Home	
Mortgage @ 5.71% Fixed	\$647.08
Home Insurance	\$30.00
Energy Cost with Solar	\$70.00
Water/Sewage	\$65.00
Land Lease	\$400.00
Internet	\$60.00
Maintenance	\$60.00
<b>Total:</b>	<b>\$1,332.08</b>

After a 20% down payment of \$26,000 for \$129,900.00 home.

### BREAKDOWN OF OWNING A HOME VERSUS RENTING AN APARTMENT

- You're building equity and owning your own home
- With energy costs on the rise, owning a home with solar and battery storage translates to savings on energy bills
- This home can serve as your starter home with a low down payment compared to living in an apartment, where your rent depletes your wallet without building any equity
- The location of your home is important; trying to relax in a densely populated apartment complex can be a challenge
- Just like an apartment, the Spring Water Village management takes care of grounds maintenance and snow removal
- You're in charge of your mortgage, immune to rent increases. At Spring Water Village, fees are subject to the CPI inflation rate only

## IF YOU'RE A HOME BUYER

Average Home Price in NB @ \$297,481	
Mortgage @ 5.71% Fixed	\$1,481.86
Home Insurance	\$100.00
Energy Cost	\$200.00
Water/Sewage	\$65.00
Property Tax	\$347.06
Internet	\$120.00
Maintenance	\$150.00
<b>Total:</b>	<b>\$2,463.92</b>

After a 20% down payment of \$59,496.00 on \$297,481.00 home.

Spring Water Village Home	
Mortgage @ 5.71% Fixed	\$647.08
Home Insurance	\$30.00
Energy Cost with Solar	\$70.00
Water/Sewage	\$65.00
Land Lease	\$400.00
Internet	\$60.00
Maintenance	\$60.00
<b>Total:</b>	<b>\$1,332.08</b>

After a 20% down payment of \$26,000 for \$129,900.00 home.

### BREAKDOWN OF OWNING A SPRING WATER VILLAGE HOME VERSUS A CONVENTIONAL HOME

- If you're downsizing or purchasing your first home, a Spring Water Village home offers you financial freedom
- With energy costs on the rise, owning a home equipped with solar and battery storage translates to savings on energy bills
- This home can serve as your starter home with a low down payment compared to a conventional home, facilitating faster and easier entry into the housing market without a high financial burden
- Nestling your next home in nature, surrounded by streams, rivers, and lakes, adds to its overall appeal. The focus on natural elements enhances your quality of life, providing a serene and picturesque environment
- Maintenance of the grounds is included – no snow shoveling, no grass cutting – allowing you to enjoy a life that feels like a vacation

## IF YOU'RE AN INVESTOR

ADU (Accessory Dwelling Unit)	
Mortgage @ 5.71% Fixed	\$846.83
Short Term Rental Ins.	\$180.00
Energy Cost	\$140.00
Water/Sewage	\$65.00
Property Tax	\$175.00
Internet	\$120.00
Maintenance	\$0.00
<b>Total:</b>	<b>\$1,526.83</b>

After a 20% down payment of \$34,000.00 on \$170,000.00 ADU.

Spring Water Village Home	
Mortgage @ 5.71% Fixed	\$647.08
Short Term Rental Ins.	\$180.00
Energy Cost with Solar	\$70.00
Water/Sewage	\$65.00
Land Lease	\$400.00
Internet	\$60.00
Maintenance	\$60.00
<b>Total:</b>	<b>\$1,482.08</b>

After a 20% down payment of \$26,000 for \$129,900.00 home.

### BREAKDOWN OF OWNING A SPRING WATER VILLAGE HOME VERSUS AN ADU ON YOUR EXISTING PROPERTY

- Instead of placing an ADU on your property, consider owning one at Spring Water Village, providing you, as the landlord, with complete privacy
- With energy costs on the rise, owning a home equipped with solar and battery storage at Spring Water Village can lead to substantial savings on operating expenses
- This home is offered at a much lower cost than a regular ADU, as it is built on-site with no intermediaries involved.
- Your ADU is nestled in nature, allowing guests to enjoy everything Spring Water Village has to offer, in contrast to regular home subdivisions
- Maintenance of the exterior is included, providing you with peace of mind, **no ADU permits & installation costs**
- A Spring Water Village home will cost you less than an ADU. When you sell your existing home, this investment remains with you; it doesn't transfer with your current house