

»»» AFFORDABLE SELF-BUILD PROGRAM

AFFORDABLE HOME OWNERSHIP CAN BE YOUR REALITY!



We can put people into affordable home ownership today with our unique, exclusive, and proven Home Ownership Self-Build Program. This program ensures homeowners save a lot of time, money and hassles!

We use our vast network of industry professionals and resources to offer you a simple, cost-effective and hassle-free process to guide you through your self-build project where you never feel overwhelmed.

Leveraging Pillar Heart Construction's Professional Consultation Service we can save you thousands and thousands of dollars on your home build project.

YOURS FOR ONLY \$389,900



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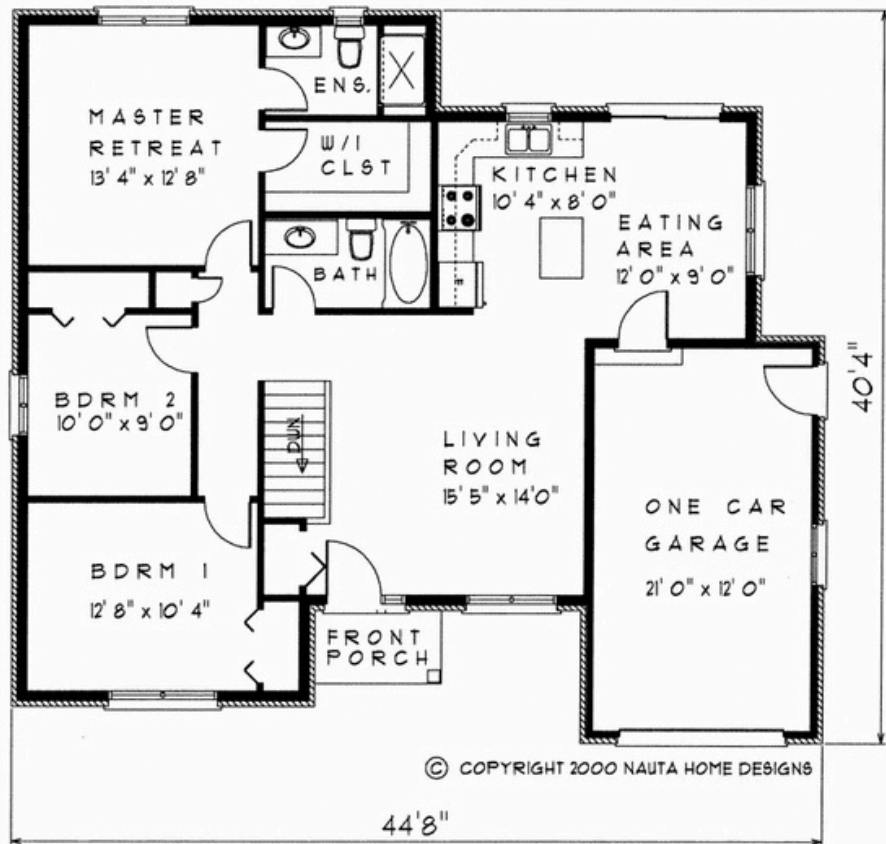
The Brookstone
House Plan Number: BN241
Designs provided by
Nauta Home Designs

House Build Cost
+ Permit Fees
+ Building Lot Purchase Price
+ Realtor Commission 5%
+ Financing Costs
+ Applicable Taxes

This stunning 1,153 square foot bungalow has three bedrooms, one of which is a master retreat with an ensuite bathroom and a walk-in closet. The living room, eating area and kitchen are very open and would be great for entertaining. This house plan also includes a second bathroom and a one car garage.

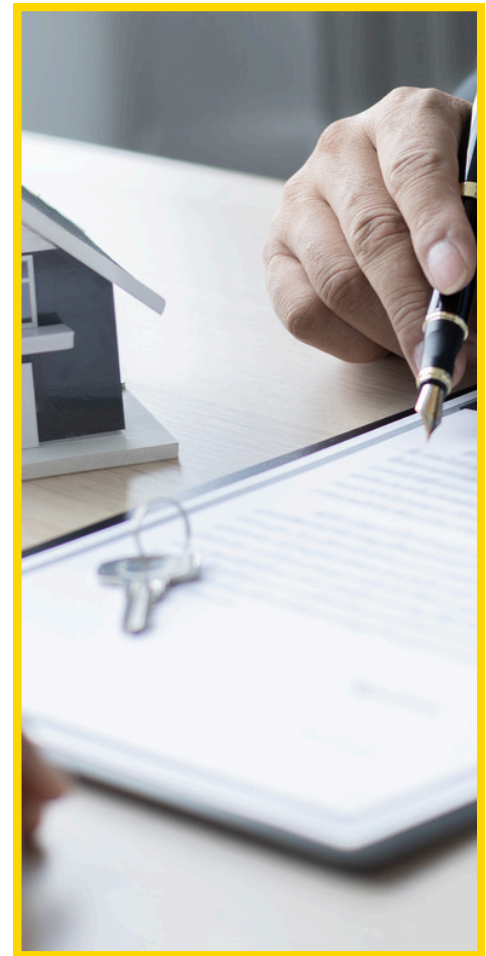
Square Feet: 1,153
Width: 44' 8"
Depth: 40' 4"
Bedrooms: 3.0
Bathrooms: 2.0
Garage Bays: 1.0

PillarHeartConstruction.ca



➤➤➤ HERE'S HOW IT WORKS

1. PHC provides free initial consultation to discuss program to determine if this opportunity meets Home Buyer's needs.
2. Home Buyer works with Realtor to select a building lot and place conditional offer based on inspection and financing.
3. Client works with PHC to select house build plan to submit for funding approval. These documents also used for building permit.
4. Home Buyer & PHC Sign Professional Consultation Service Agreement once Home Buyer has been approved for funding.
5. Once Home Buyer is approved for funding they provide a retainer to PHC and disbursement schedule is determined at this time.
6. Once permits are approved we can schedule project start date.
7. House build commences and PHC consults and acts as Project Manager for Home Buyer's Self-Build Project from beginning to final walk through to ensure a high quality final product.
8. PHC will assist Home Buyer with the selection process of qualified professional trades to guarantee the highest standards of workmanship are met throughout the duration of project.
9. Completion is anticipated to be 12 to 16 weeks based on an average sized family home, and assuming no weather delays or unforeseen events, natural or otherwise that could cause delays. Larger and more complex home styles will require longer build times.



➤➤➤ STANDARD QUALITY HOME FEATURES

Foundation and Floors

- 8' foundation walls and poured concrete basement and garage floors
- All exterior walls are tarred, water sealed, and wrapped in solid plastic drainage membrane
- The weeping tile wraps the entire foundation, covered with 6" of clear stone to prevent water accumulation
- All weeping tile drains into a sump pit in the basement floor with an ejection pump
- Basement and garage floor are packed with 5" of clear stone.

Construction

- 8' main floor interior ceilings and 8' +/- basement ceiling
- 2 X 6 #2 or better spruce construction for all exterior walls or as per plan
- 7/16" OSB roof sheathing
- 7/16" OSB wall sheathing
- Insulation to meet OBC regulations

Plumbing

- All water supply and drains meet OBC regulations
- 3-piece basement bathroom rough-in (underground only)
- All shower walls are waterproof
- Hot and cold-water hookups in laundry room
- 2 exterior hose bibs (garage and back of house)
- Standard Plumbing fixtures throughout allowance of \$2,500
- Electric hot water tank

Heating

- High efficiency forced air gas furnace
- HRV system

Electrical

- 200 amp electrical panel complete with breakers
- Copper wiring throughout
- "Decora" style white switches and receptacles throughout
- 2 exterior GFCI protected receptacles
- Door chime
- 1 cable outlet locations
- Smoke detectors and strobes on each floor-directly wired into electrical panel as per code

Interior Features

- 3 1/2" trim with matching 5 1/2" baseboard
- Kitchen and Bathroom allowance of \$5,500
- Wood shelving and rods in all closets
- Flooring allowance of \$2,500
- Painting allowance of \$3,000

➤➤➤ STANDARD QUALITY HOME FEATURES

Exterior Architectural Features

- Vinyl siding on exterior of house
- Asphalt Architectural Shingles (25 years)
- Aluminum soffits, fascia
- White vinyl clad windows and doors
- Sectional steel garage doors
- All exterior doors keyed alike

➤➤➤ AVAILABLE UPGRADES

- Home security system with cameras
- In-ground sprinkler system
- Deck
- Wood siding
- Garage door opener
- Hardwood floors
- Central vacuum system
- Air conditioning
- Gas fireplace

➤➤➤ HOME BUILD COST FACTORS

- House Build Cost Includes PHC Consulting Fee
- + Permit Fees
- + Building Lot Purchase Price
- + Realtor Commission 5%
- + Financing Costs
- + Applicable Taxes



➤➤➤ **SELF BUILD PROGRAM SAVES MONEY**

➤➤➤ **HOUSE PLAN DESIGNS & PROFESSIONAL RESOURCES**

Exclusive Design Associate

Nauta Home Designs

<https://www.nautahomedesigns.com/>

**Let's Make
Your Home
a Reality**



705-828-7537