

LANE ONE HOMES



## The Magnolia

# Affordably priced steel frame manufactured homes

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

**Call Today: 604.371.0502**



347 sq.ft.



0 Bedroom



1 Bathroom

# The Magnolia | **\$145,000 CAD\***

The Magnolia, a beautifully designed steel-frame manufactured 347 sq.ft. studio unit that seamlessly blends modern efficiency with cozy comfort. Designed by Lane One Homes, this thoughtfully crafted space is perfect for individuals seeking a stylish, low-maintenance home with all the essential amenities.

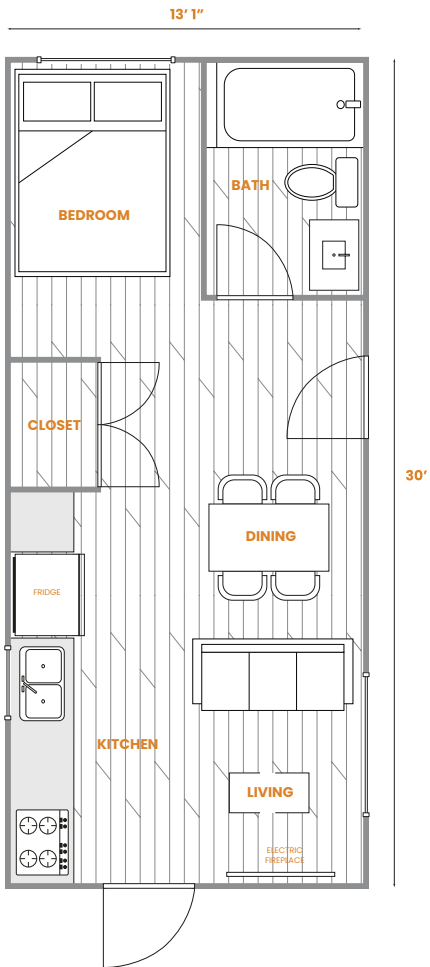
With efficient use of space, high-quality materials, and a focus on sustainability, The Magnolia is perfect for first-time homeowners, downsizers, or those looking for a premium Accessory Dwelling Unit (ADU) or guest house option.

## Unit Specifications of The Acorn:

- 0 Bedroom | 1 Bathroom | 347 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**

 786 sq.ft.  
 2 Bedroom  
 1 Bathroom

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

 1,048 sq.ft.  
 2 Bedroom  
 2 Bathroom