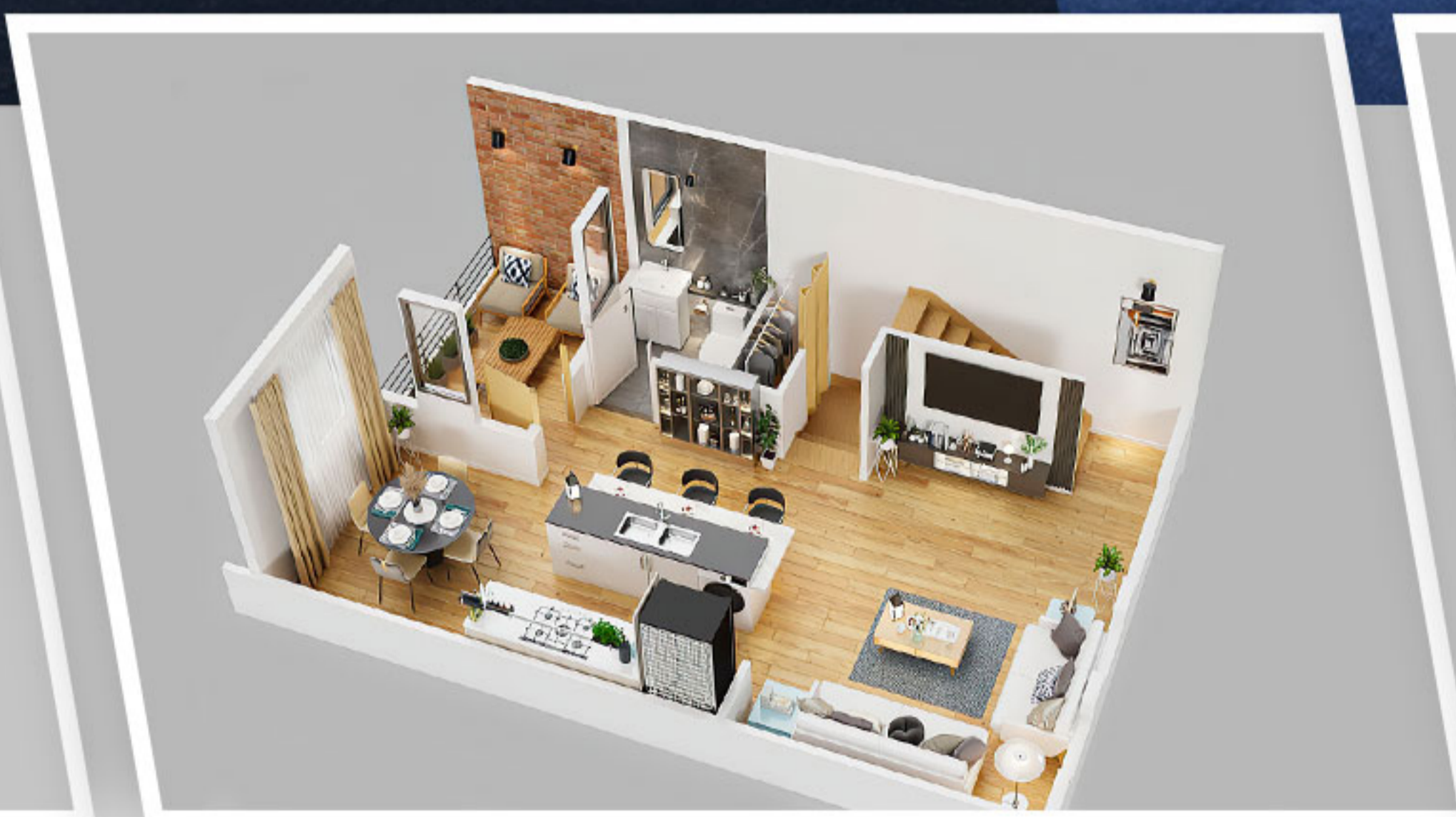
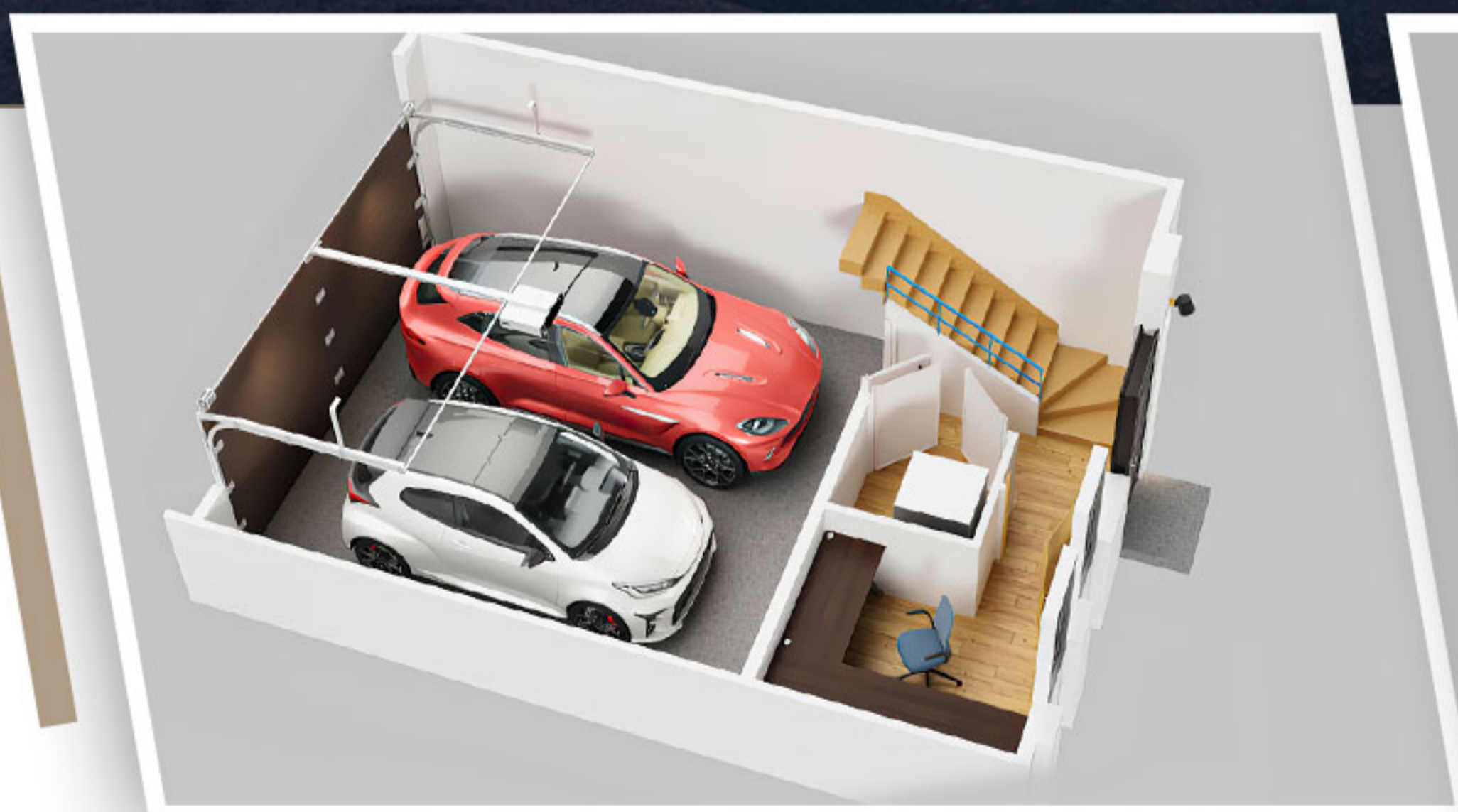


**Honeywell Homes**



# YYC VILLAS

**22 Townhouses**



**HONEYWELL CUSTOM HOMES INC.**

**Cell : 403-891-5827      Fax: 403-592-7072.**

**4, 2235 30 Avenue NE Calgary Alberta T2E 7C7**

# WHY CALGARY?

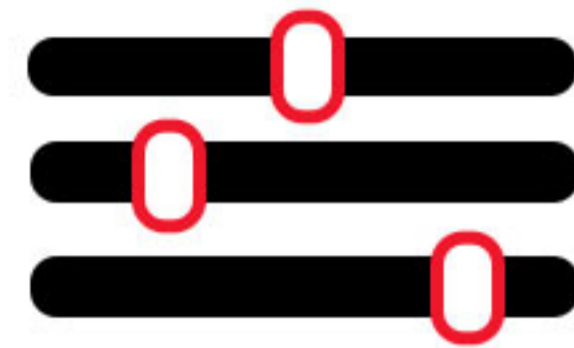
 **NO LAND TRANSFER TAX**

 **TAX NO H.S.T**



**ALBERTA FAVOURS THE LANDLORD AND THE INVESTOR**  
Favourable landlord legislation to protect your investment

**POSITIVE NET MIGRATION**  
People want to live here: population expected to increase by 95,000 in the next 4 years



**NO RENT CONTROL**



**RENTAL RATE INCREASE 2020 over 2019**



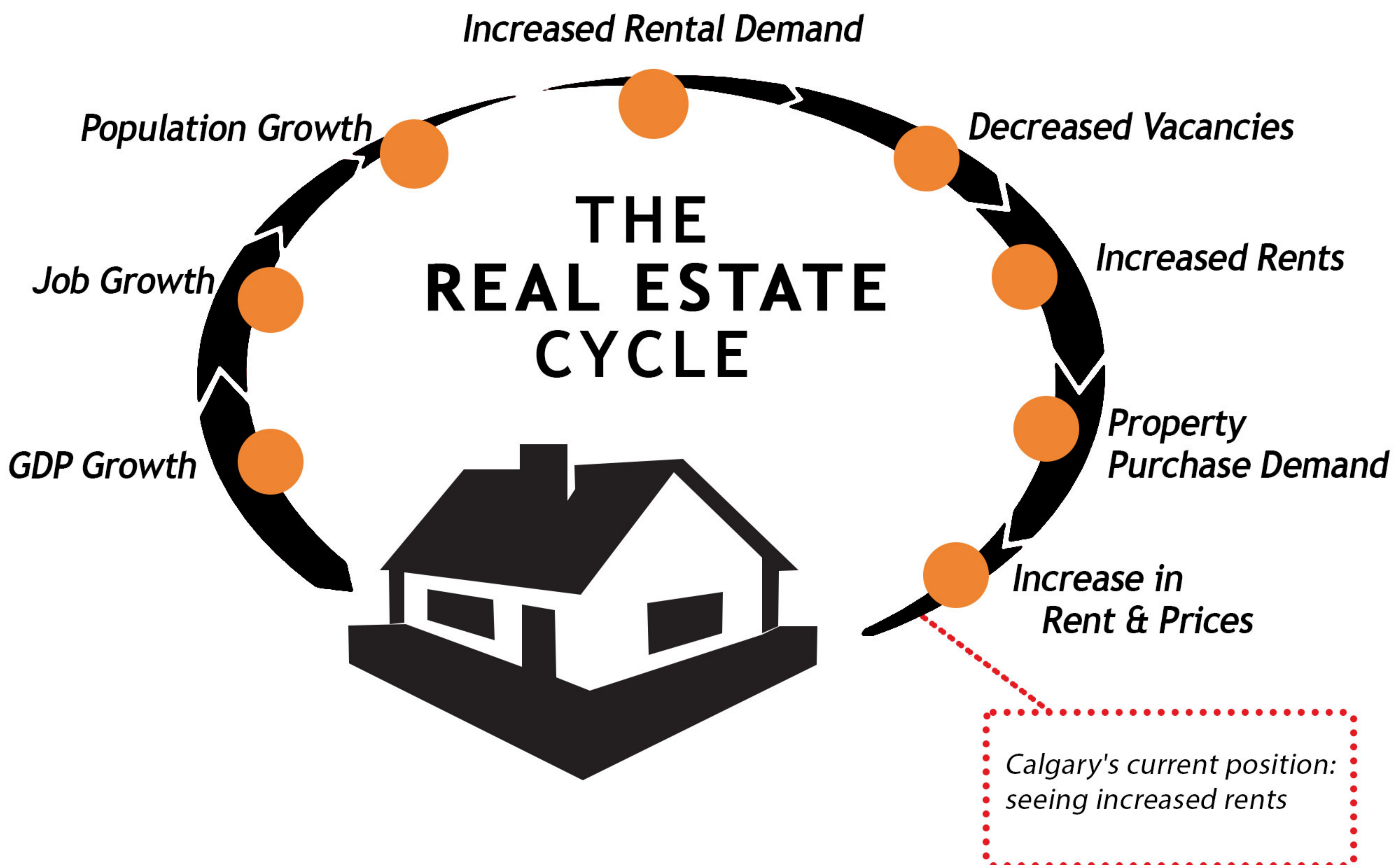
**HIGHEST WAGES PER EMPLOYEE IN CANADA**  
Good tenant profiles; tenants can afford to pay rent



**INCREASE IN SALES**  
Y.T.D 151% increase in sales up to May 2021 (creb.com)



**AFFORDABILITY**  
Calgary is Affordable which means investors can realize positive cashflow here





## Developer :

Since breaking into the industry in 2000, Honeywell Custom Homes has been recognized as the most dependable Construction Company in Calgary, Alberta. We've provided clients with a wide range of services for all their needs. Whatever you have in mind, our professionals work to bring your dreams to life.

## Property Information:

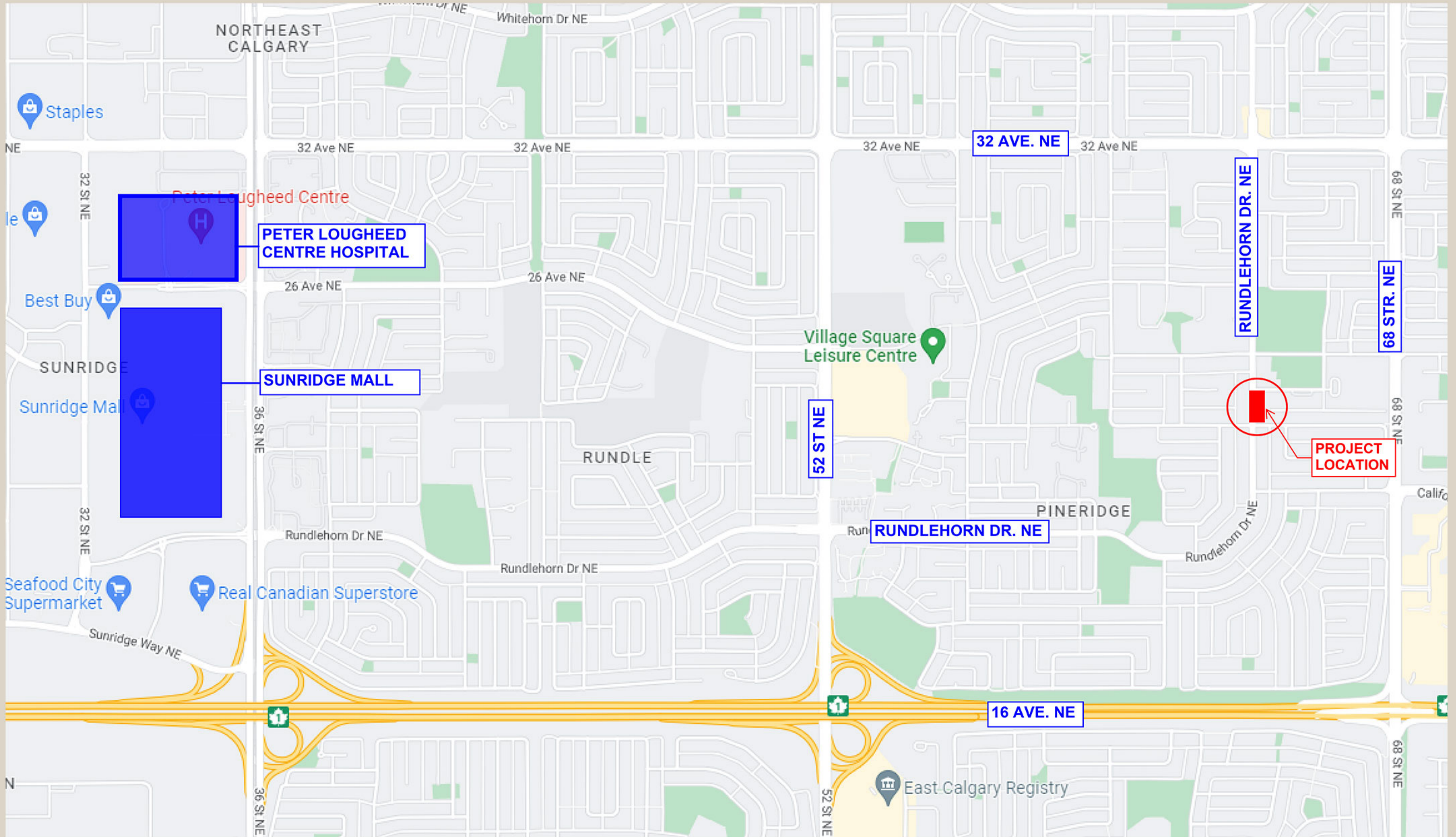
Market: Pineridge

Zoning: M-C1

Units: Townhouse (Each condominium titled)



## PROJECT MAP:



# Honeywell Homes

## EXTERIORS:

- Natural lights shines through oversized windows
- Balconies with vinyl decking as per plan
- Multimedia connections for high speed internet and cable access
- 30 years warranty asphalt shingles
- Vinyl siding and smart bard as per architectural plans  
( pls check it out in your plans)



## INTERIOR:

- Vinyl luxury planks through out main floor
- 26 oz cw 8lb under cushion carpeting
- 9ft Ceiling main floor and 2nd floor
- 1-40 gallon gas hot water tank
- High efficiency forced air gas furnace
- R-20 Wall insulation and R40 in ceiling
- 5 inches baseboard  
and 4inches on door and windows casing
- Decora light switches



# Honeywell Homes

## Kitchen :

- Appliances Fridge, Stove , Dishwasher ,Washer Dryer ,M/W OTR
- Quartz countertop are complementary with backsplash
- Satinless steel appliances
- 6 Contemporary ceiling pot lights
- Custom kitchen cabinets with full heights



## Bathrooms :

- Ensuite bathroom featuring spacious walk in shower with glass door
- Powder room 12x24 Ceramic tiles
- Main and 2nd full washroom one piece tub
- Quartz countertop
- Ceramic tile floor
- Full width vanity Mirror

## Warranty :

- 1 year on workmanship and materials
- 2 years delivery and distribution system
- 5 years coverage for building envelop
- 10 years coverage for major structures defects.
- No Land Transfer Tax .
- One year Condo Fee will be paid by the Developer.
- One year Rent Guaranteed
- Condo Fee \$200 Includes ( Management fee , Insurance , Reserve Fund, Snow Removal , Landscaping)
- EV station. In in duplication

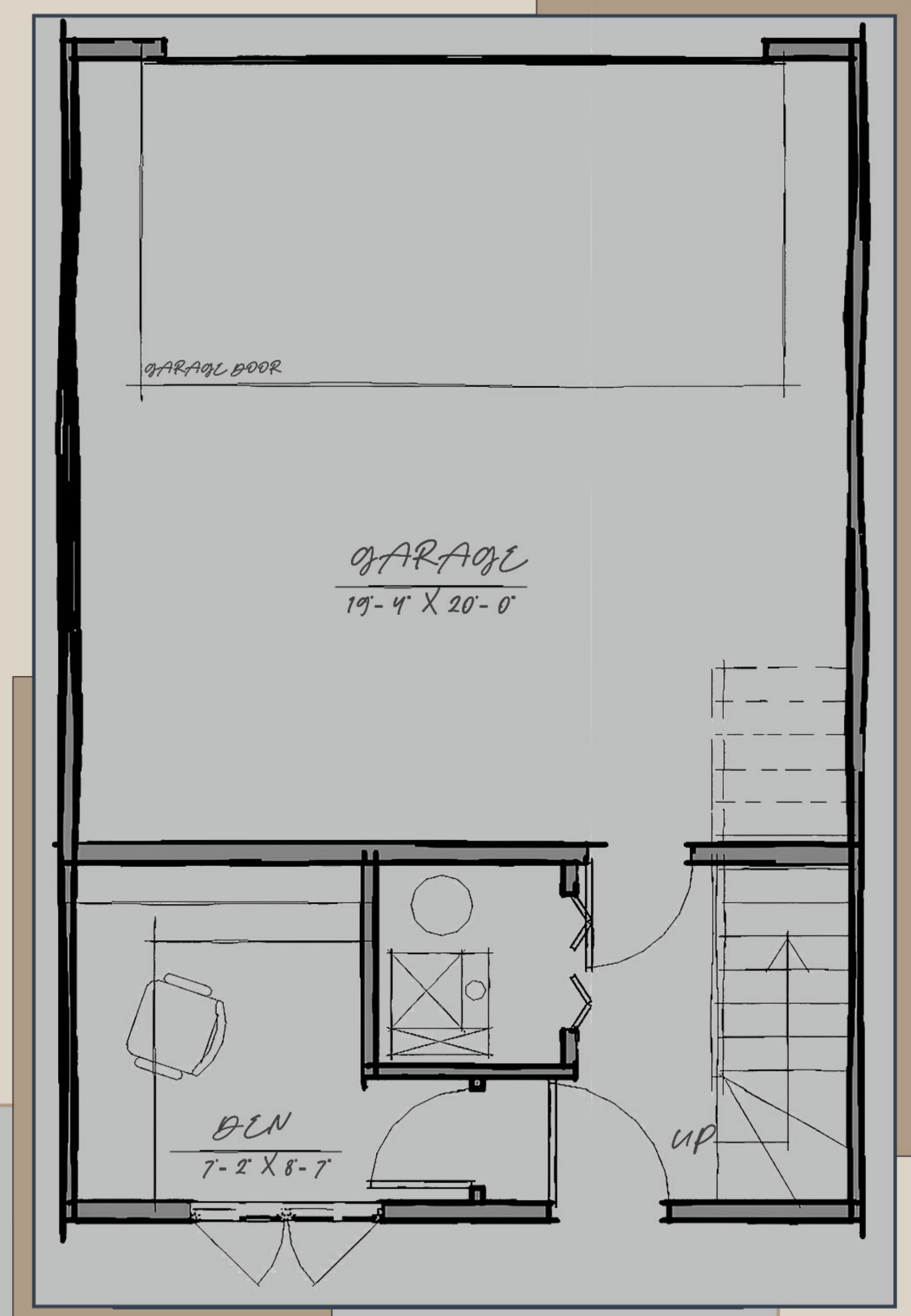
# Honeywell Homes

## Ground Floor Plan :

Total area = +/- 1263 sq.ft

Area = +/- 128 sq.ft

Garage = +/- 387 sq.ft

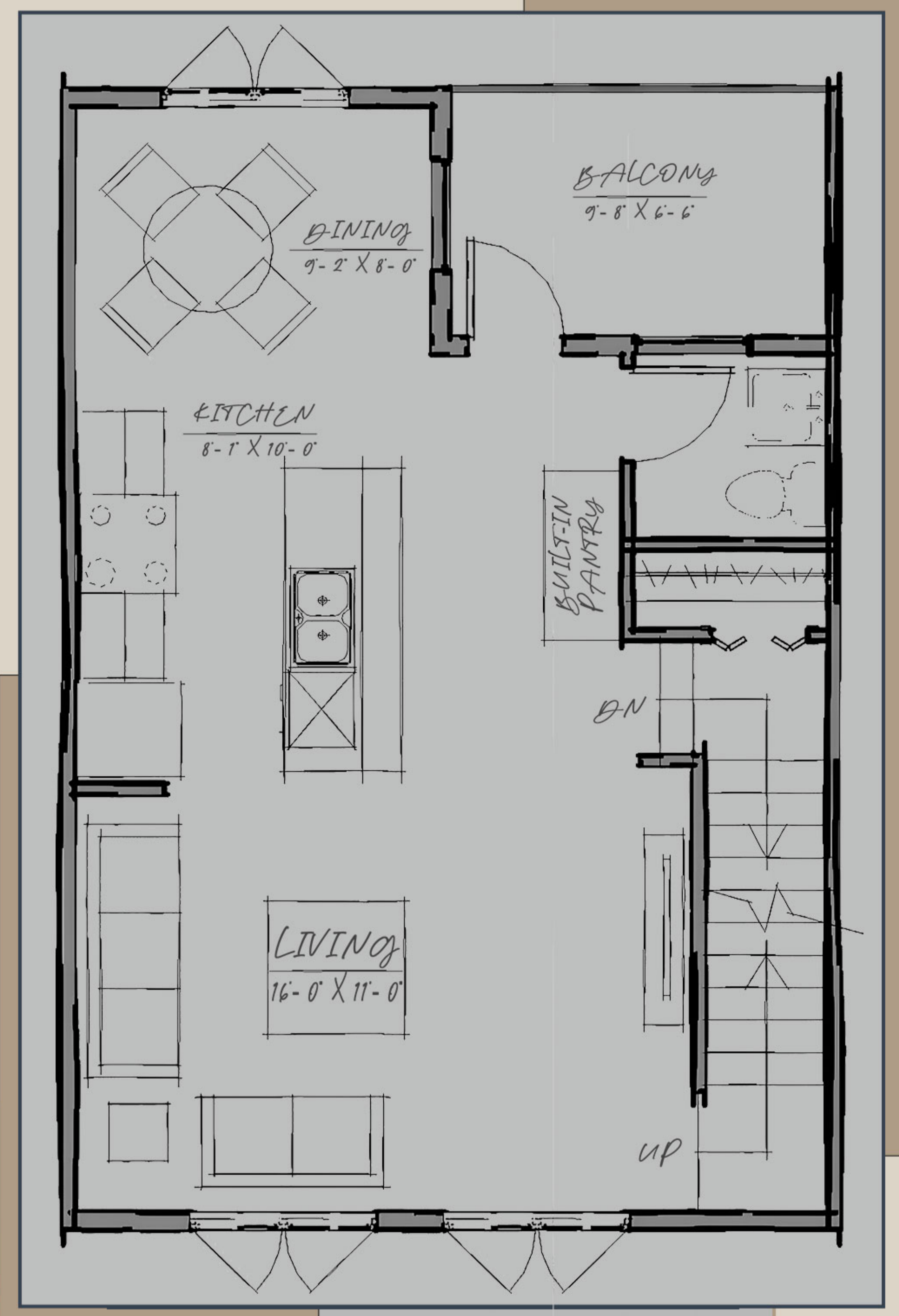


# Honeywell Homes

## 1 st Floor Plan :

Area = 535 sq.ft

Balcony = 65 sq.ft

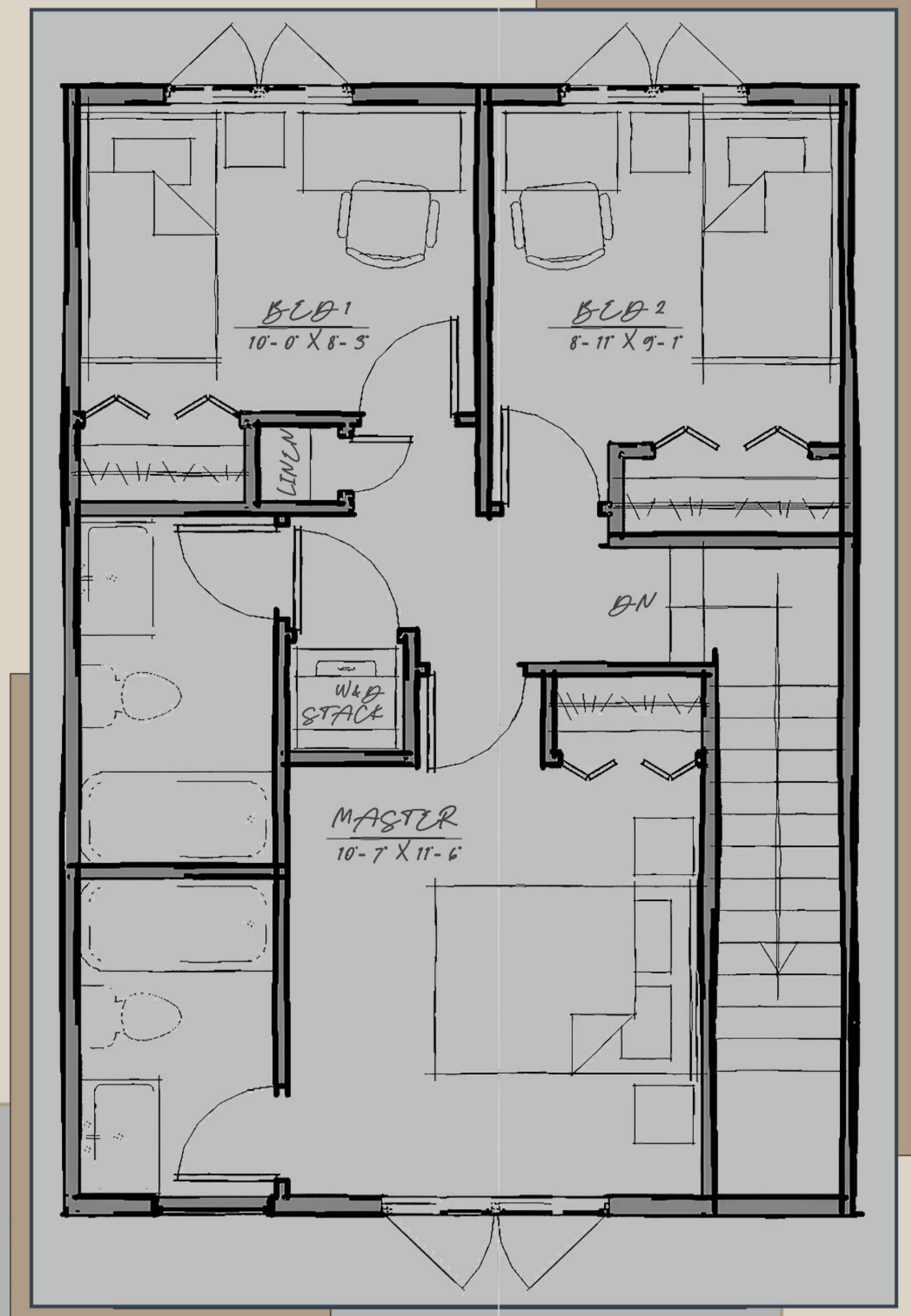




# Honeywell Homes

## 2 st Floor Plan :

Area = 600 sq.ft



Honeywell Homes

