

*Your New Lifestyle Awaits You!*



**SMITH CREEK**  
Villas





Whether you're enjoying your home year-round, traveling to the cabin in the summer or sunny locations in the winter, experience a maintenance-free lifestyle and a strong sense of community at Smith Creek Villas. Our community offers security and a worry-free lifestyle, in the picturesque community of Langenburg, SK. Smith Creek Villas is conveniently located within walking distance to shopping, the pharmacy, post office, and other local amenities. Additionally, residents can easily visit the nearby rink to cheer on family and friends!

You'll have ample opportunities to get involved and spend your time doing what you love, whether that's traveling, pursuing hobbies, or spending time with family and friends. Our common room provides a welcoming atmosphere to relax and engage in puzzles and games with neighbors over coffee. Join us and start living life on your own terms and feel right at home in our warm community. Come experience the difference for yourself!







## SUITE FEATURES

Open - Concept Spacious Suites  
An Abundance of Natural Light  
9' Ceiling Height  
Large Kitchen with Ample Storage & Island  
Fridge, Range, Range Hood & Dishwasher Inc.  
Convenient In-suite Laundry Room & Storage  
Ensuite with Walk-In or Walk-Through Closet  
Wheelchair Friendly  
Individual Temperature Controlled Suites  
Forced Air Heating & Air Conditioning  
Patio and Exterior Exit For Each Suite

## FEATURES FOR PEACE OF MIND

Secure & Welcoming Community Living  
Interconnected Fire Alarm System

Security Entrances Controlled from Each  
Apartment

Firewalls Built for Added Safety

Walls Engineered for Sound Reduction





## FEATURED AMENITIES

All One Level for Convenience and Ease

One Simple Monthly Payment (Includes  
Heat, Power, Water, Maintenance & Rent)

Heated Indoor Parking & Storage Available

Common Room with Full Kitchen For Tenant  
Get Togethers & Private Events

Additional Parking for Visitors



## FREQUENTLY ASKED QUESTIONS



### **What is included in my rent?**

One monthly payment will include heat, power, water, maintenance, and rent. Each suite has a fridge, range, range hood, dishwasher, and window coverings.

### **Is there indoor heated parking available?**

Smith Creek Villas is pleased to announce that the Town of Langenburg has approved a property tax incentive, enabling us to pass these savings directly to our residents. As a result, indoor heated parking will be provided free of charge for the first two years following our opening. After this introductory period, residents can continue to enjoy ground-level heated parking with additional storage space for just \$110 per month.

### **Is there visitor parking?**

Visitor parking is provided.

### **Are children allowed?**

We are happy to see children visiting our residents and even staying for short periods. However, this is an Adult Community and our policy does not allow children to be residents or stay for extended periods.

### **Is there air conditioning?**

Yes, all suites and common areas have forced air heating and central air conditioning.

### **Is the building pet-friendly?**

Yes, pets are welcome. A pet policy is in place to ensure a harmonious community for all tenants.

### **Is there outdoor parking available?**

Yes, there are outdoor parking stalls available for \$40 monthly. Each stall is equipped with an electrical outlet.







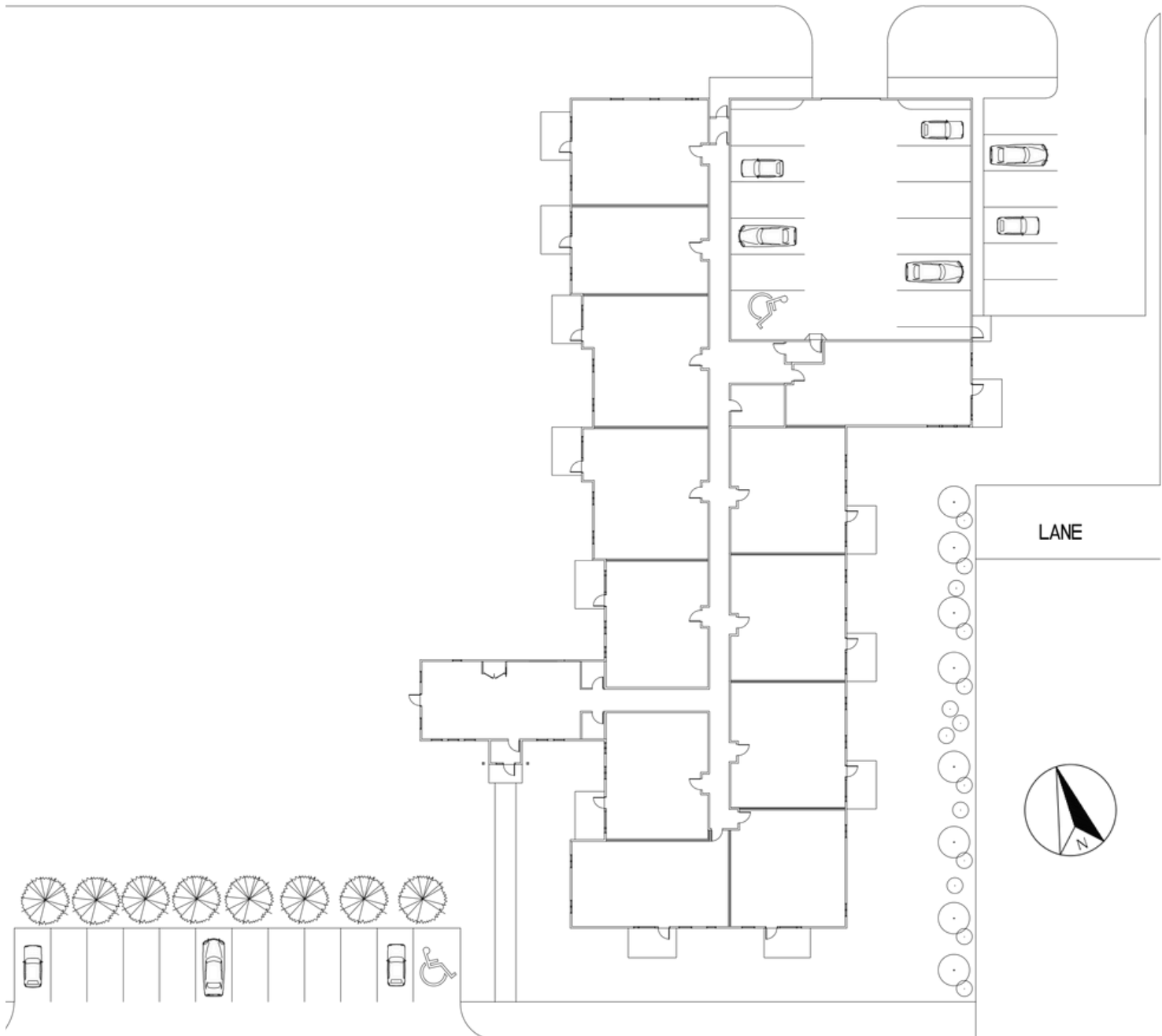
BRIDGE ROAD  
CONSTRUCTION LTD.

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# SITE DEVELOPMENT PLAN

502 Wells Avenue East, Langenburg

CARL AVE



LANE

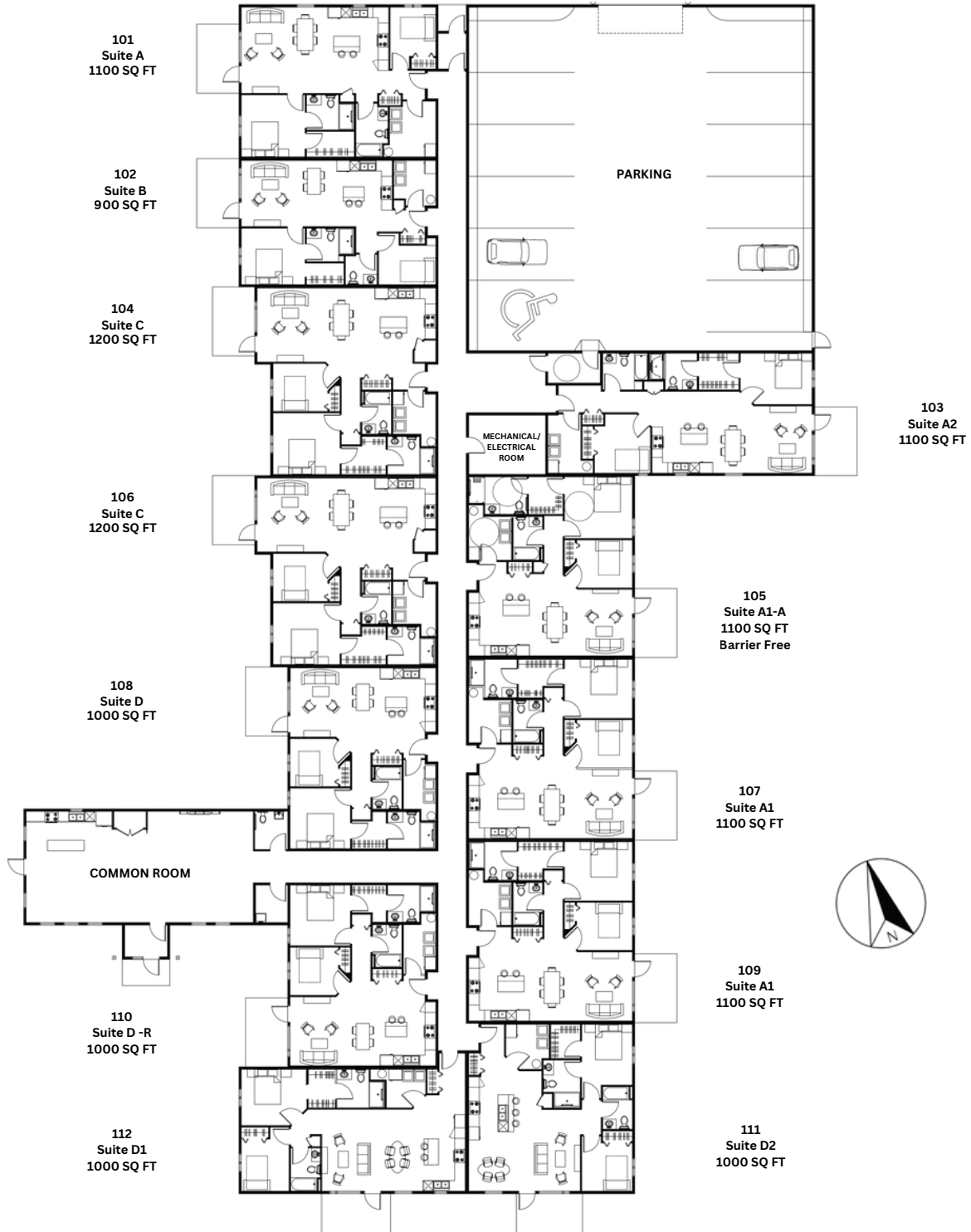


WELLS AVE





## FLOOR LAYOUT







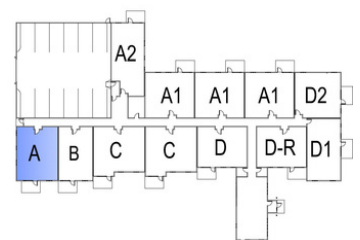
## SUITE A FLOOR PLAN

1100 SQ FT

SUITE NUMBER 101



Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.



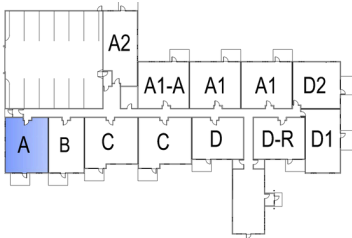
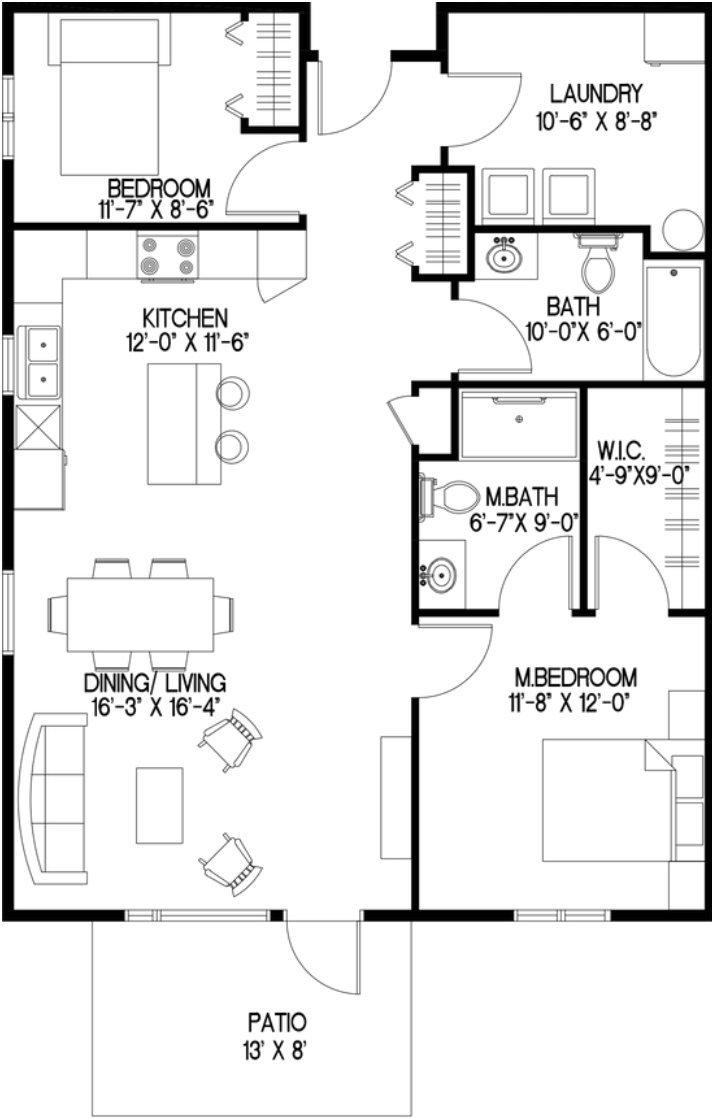




# SUITE A FLOOR PLAN

1100 SQ FT

SUITE NUMBER 101



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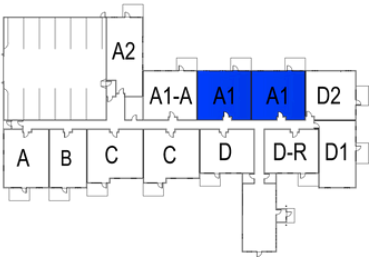




# SUITE A1 FLOOR PLAN

1100 SQ FT

SUITE NUMBERS 107 & 109



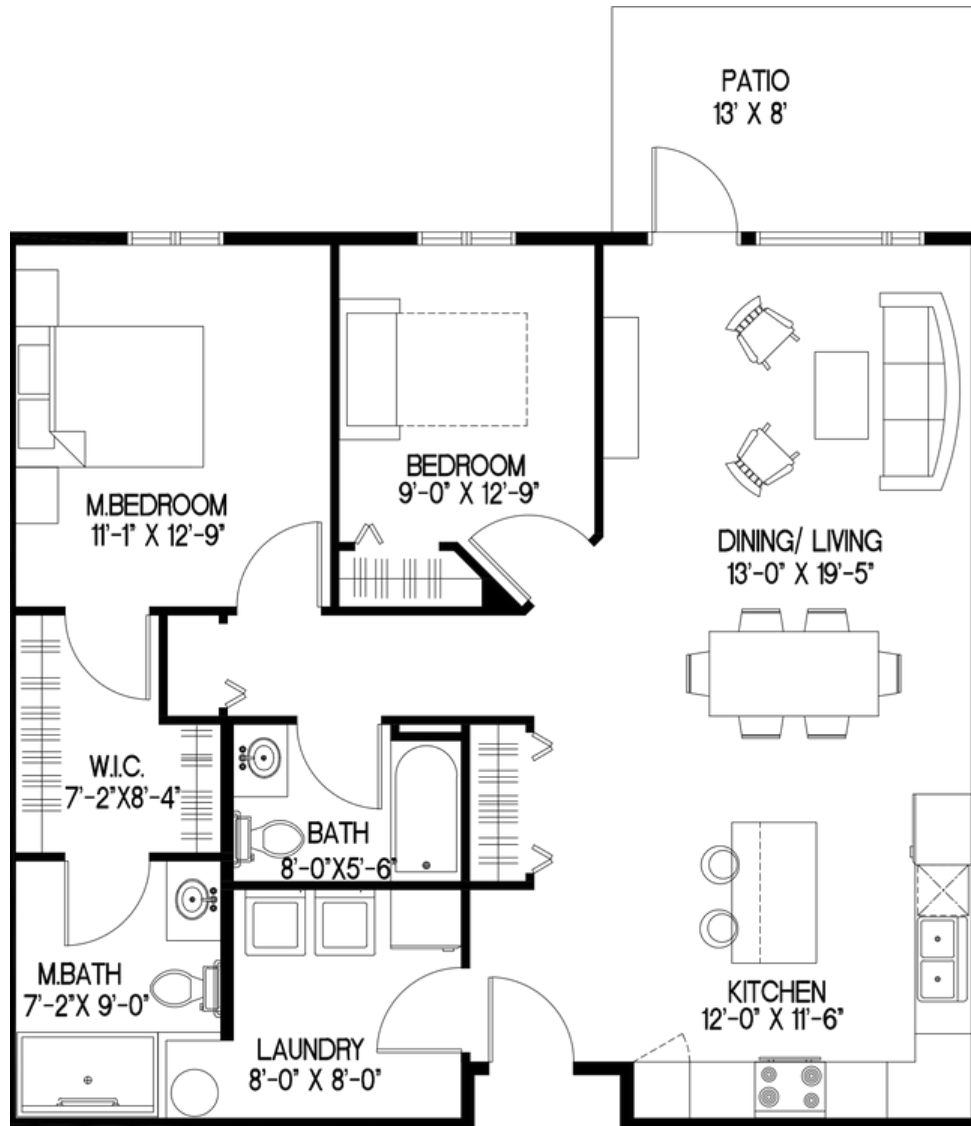
Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.



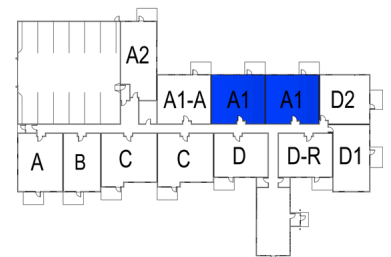
## SUITE A<sub>1</sub> FLOOR PLAN

1100 SQ FT

SUITE NUMBERS 107 & 109



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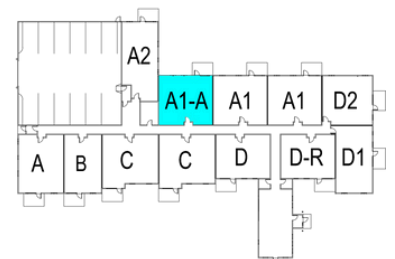
## SUITE A1-A FLOOR PLAN

1100 sq ft (Barrier Free)

SUITE NUMBERS 105



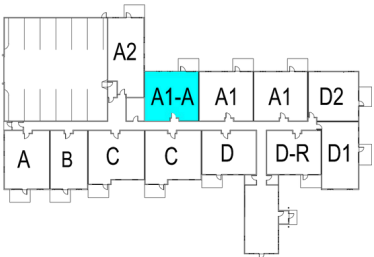
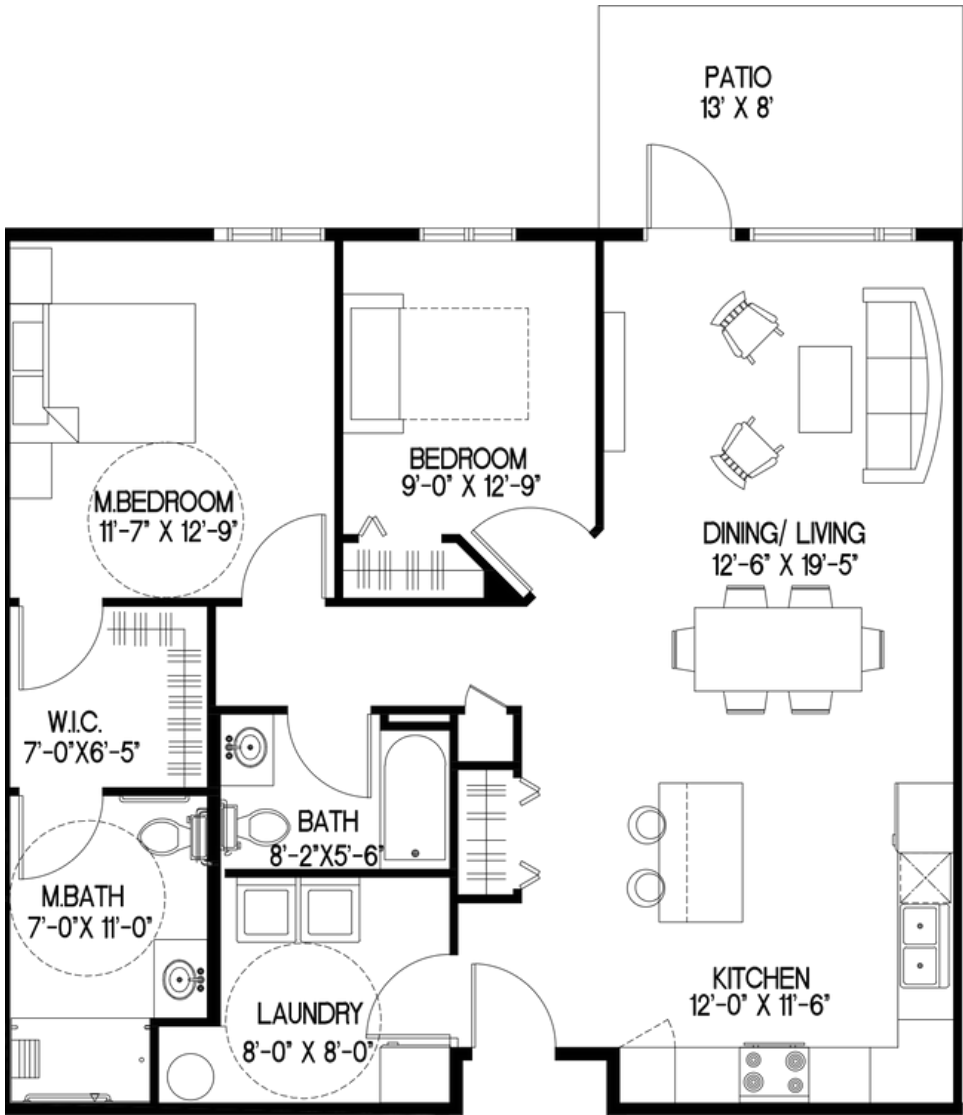
Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.





SUITE A1-A FLOOR PLAN

1100 sq ft (Barrier Free)  
SUITE NUMBERS 105



Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.





## SUITE A2 FLOOR PLAN

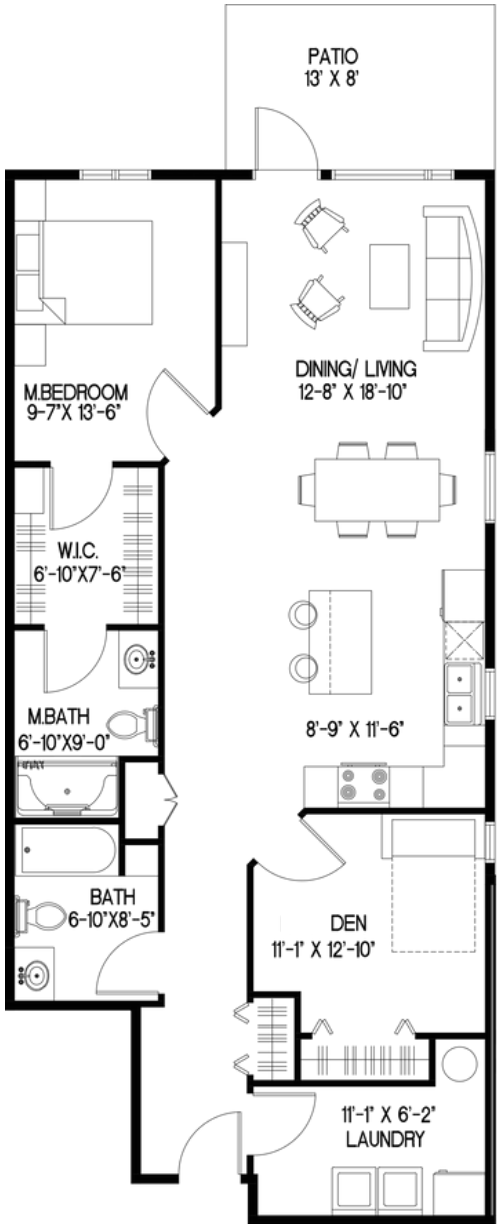
SUITE NUMBER 103



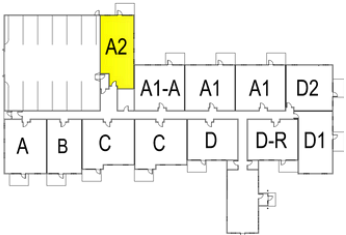


# SUITE A2 FLOOR PLAN

1100 SQ FT  
SUITE NUMBER 103



Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.





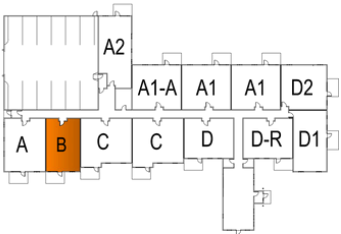


# SUITE B FLOOR PLAN

900 SQ FT  
SUITE NUMBER 102



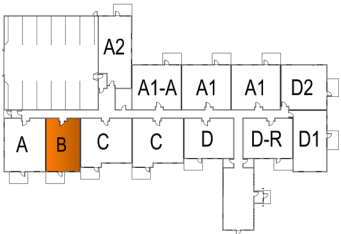
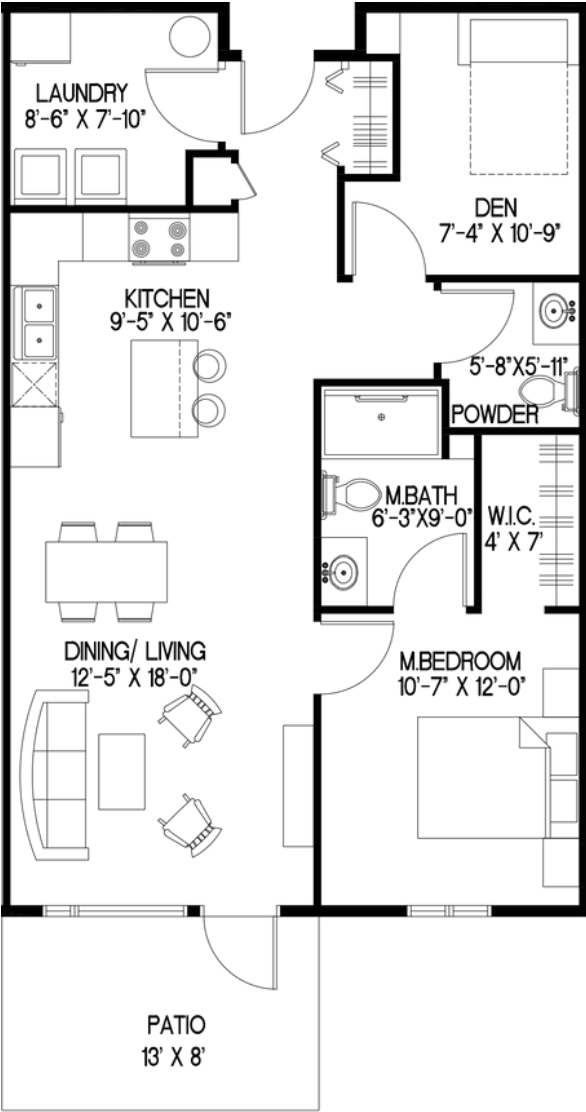
Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.





# SUITE B FLOOR PLAN

900 SQ FT  
SUITE NUMBER 102



Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.





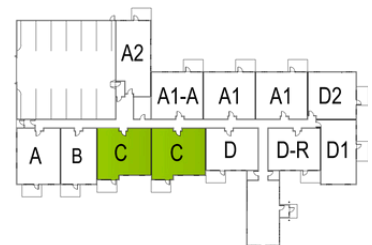
## SUITE C FLOOR PLAN

1200 SQ FT

SUITE NUMBERS 104 & 106



Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.

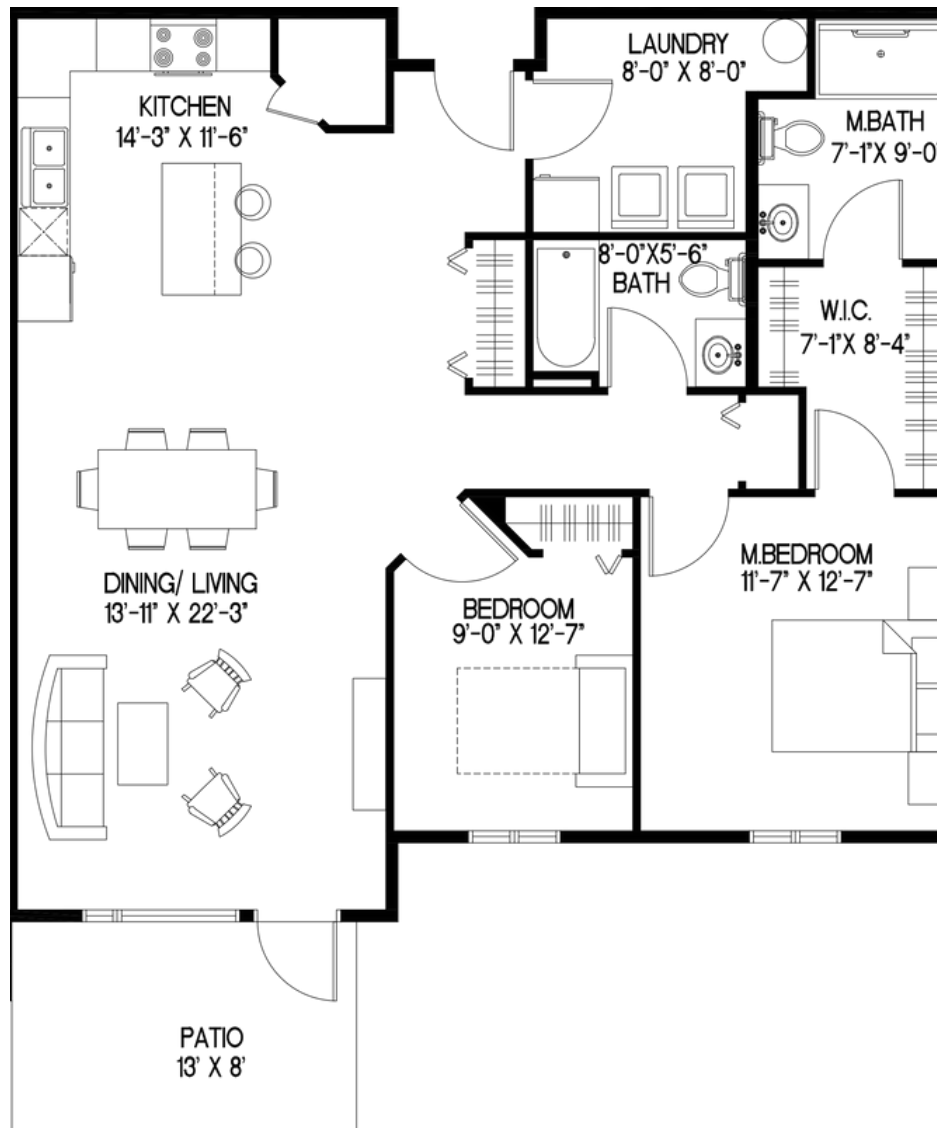




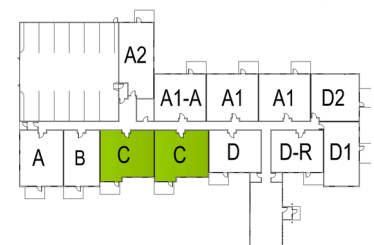
## SUITE C FLOOR PLAN

1200 SQ FT

SUITE NUMBERS 104 & 106



Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.



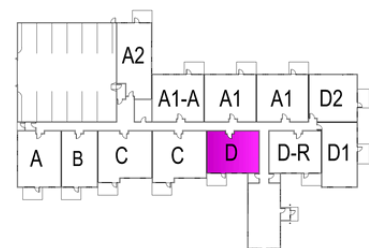


## SUITE D FLOOR PLAN

1000 SQ FT  
SUITE NUMBER 108



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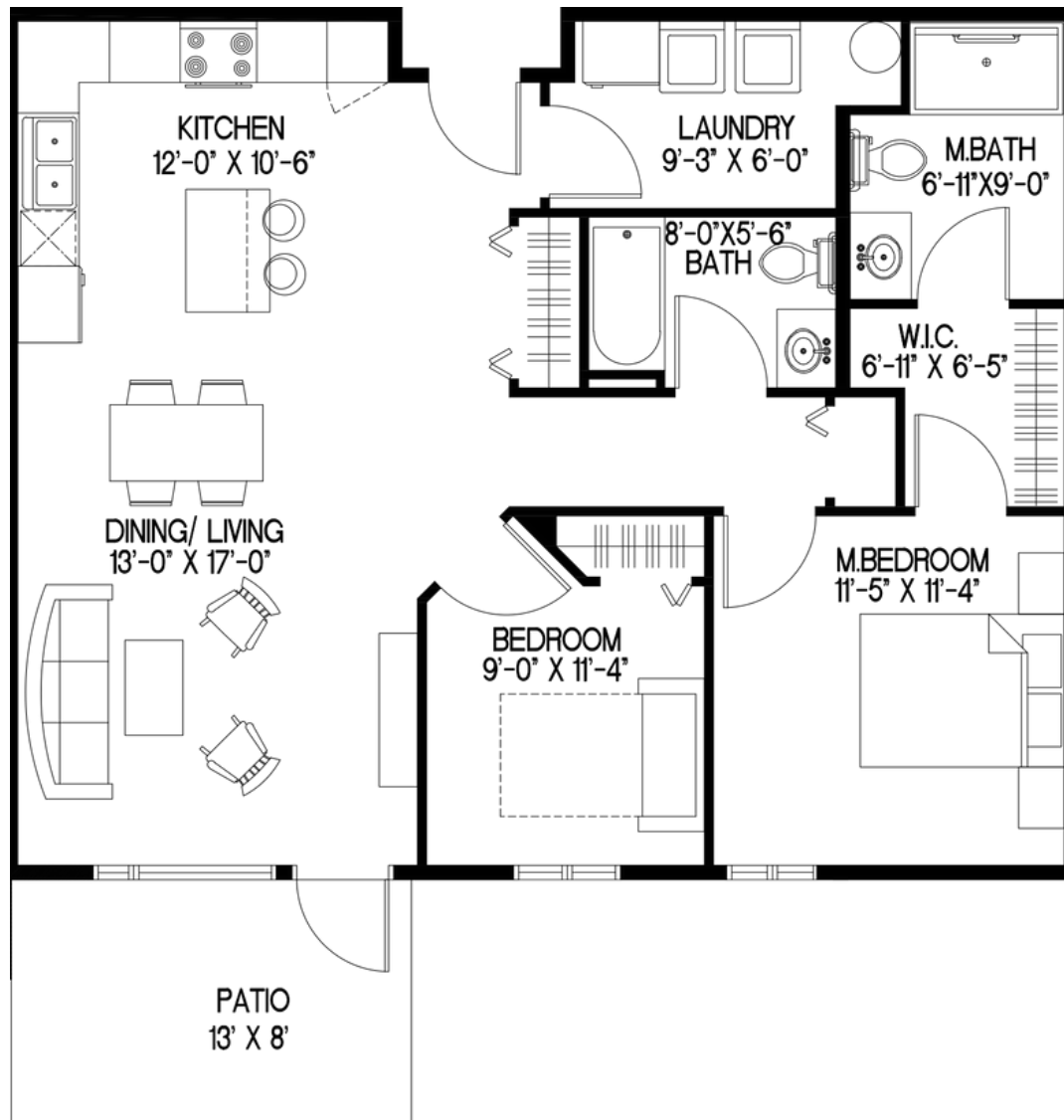




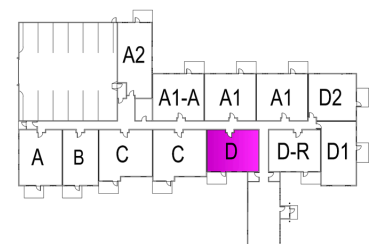
## SUITE D FLOOR PLAN

1000 SQ FT

SUITE NUMBER 108



Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.



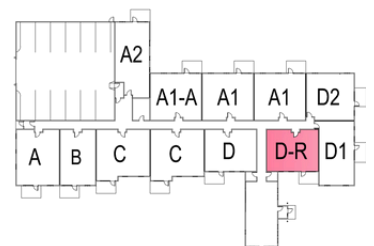


## SUITE D-REVERSED FLOOR PLAN

1000 SQ FT  
SUITE NUMBER 110



Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.

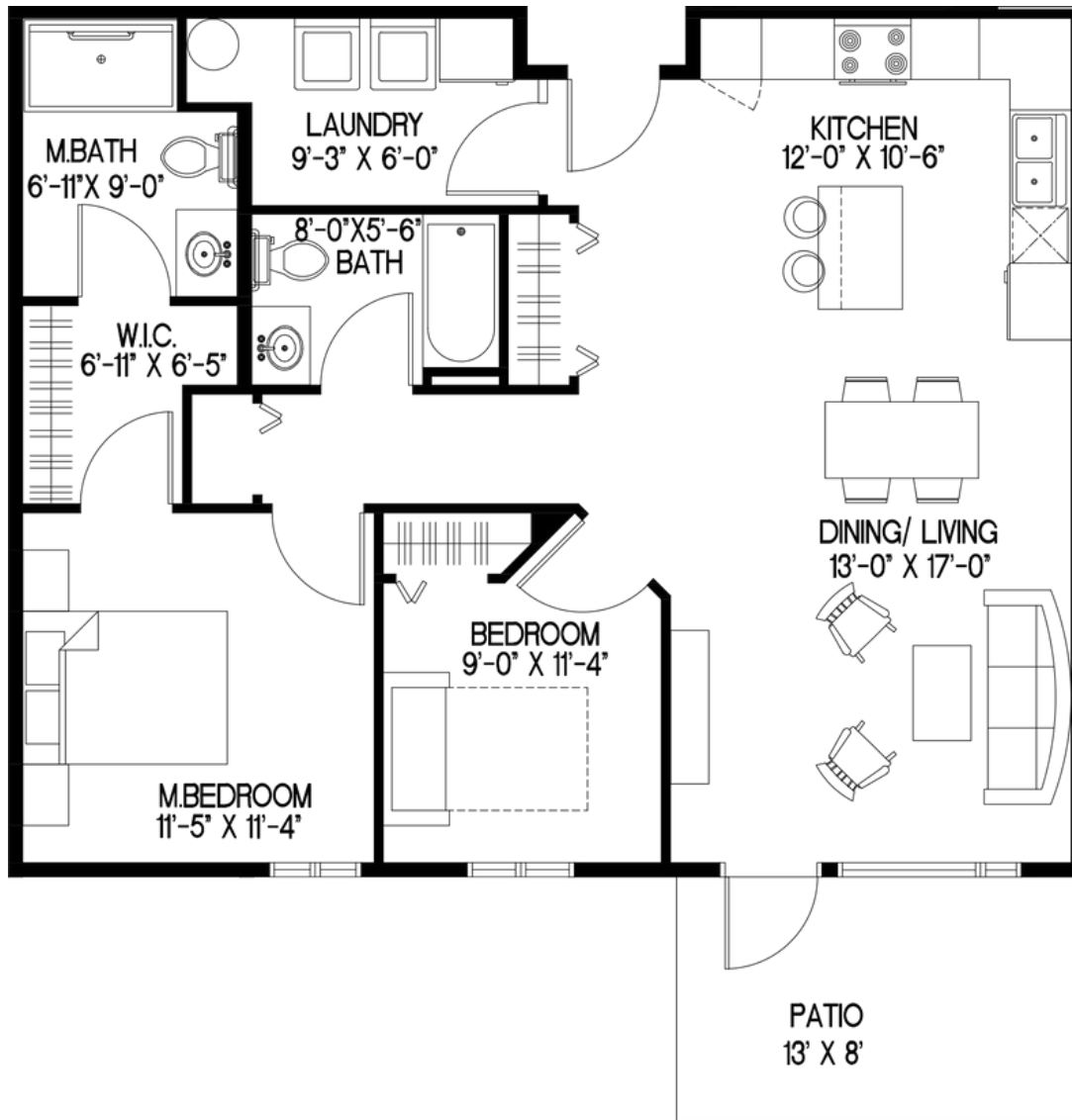




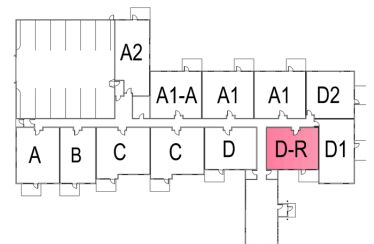
## SUITE D-REVERSED FLOOR PLAN

1000 SQ FT

SUITE NUMBER 110



Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.

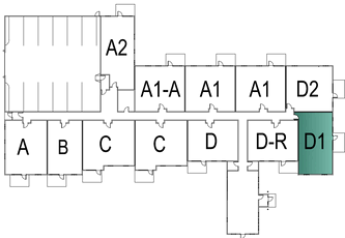






# SUITE D1 FLOOR PLAN

1000 SQ FT  
SUITE NUMBER 112



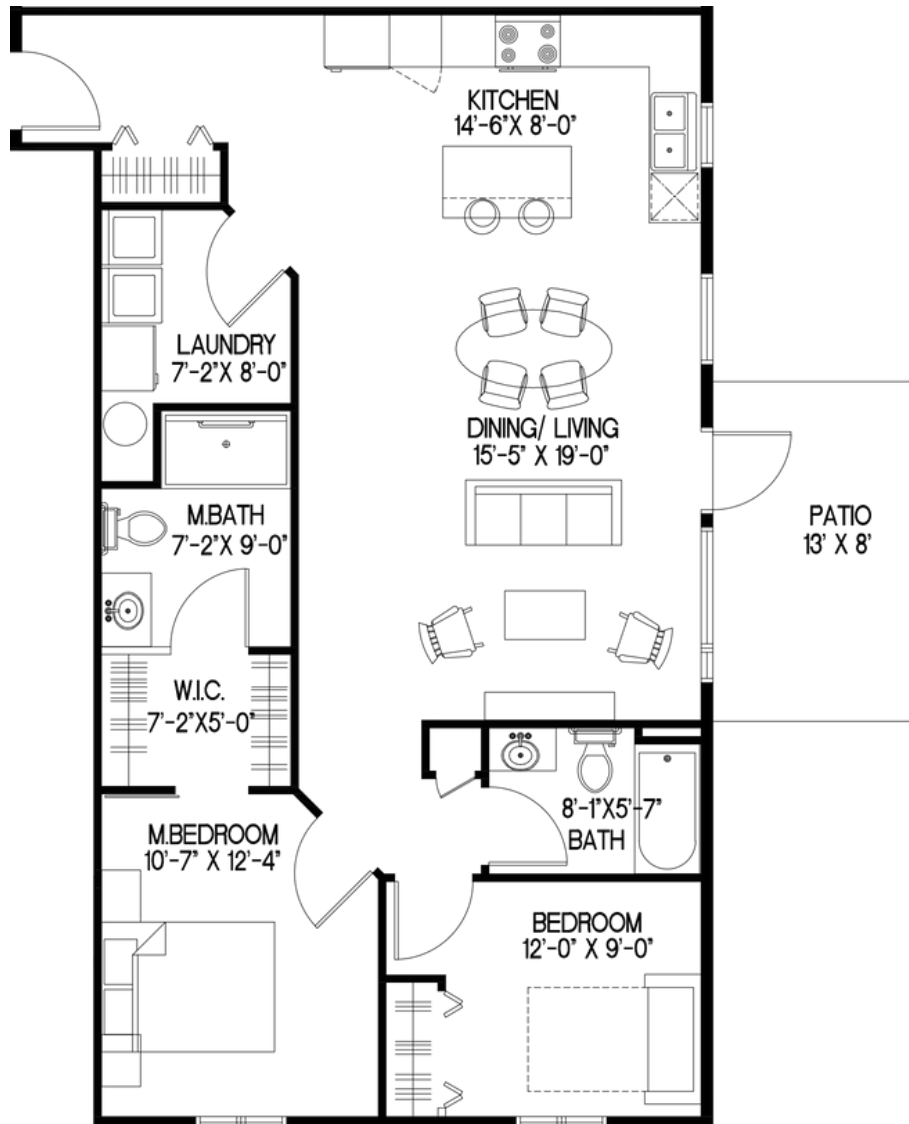
Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.



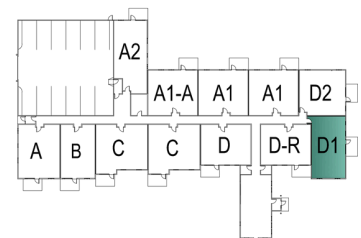
## SUITE D<sub>1</sub> FLOOR PLAN

1000 SQ FT

SUITE NUMBER 112



Note: Floor plans show approximate room sizes only. Final designs and finishes may vary slightly from those shown.

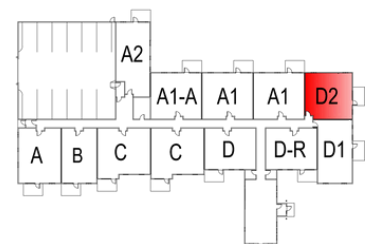




## SUITE D2 FLOOR PLAN

1000 SQ FT

SUITE NUMBER 111



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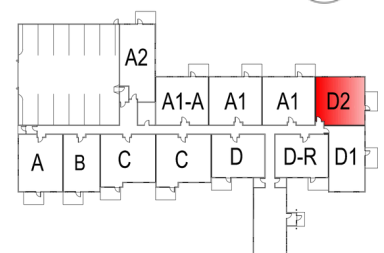
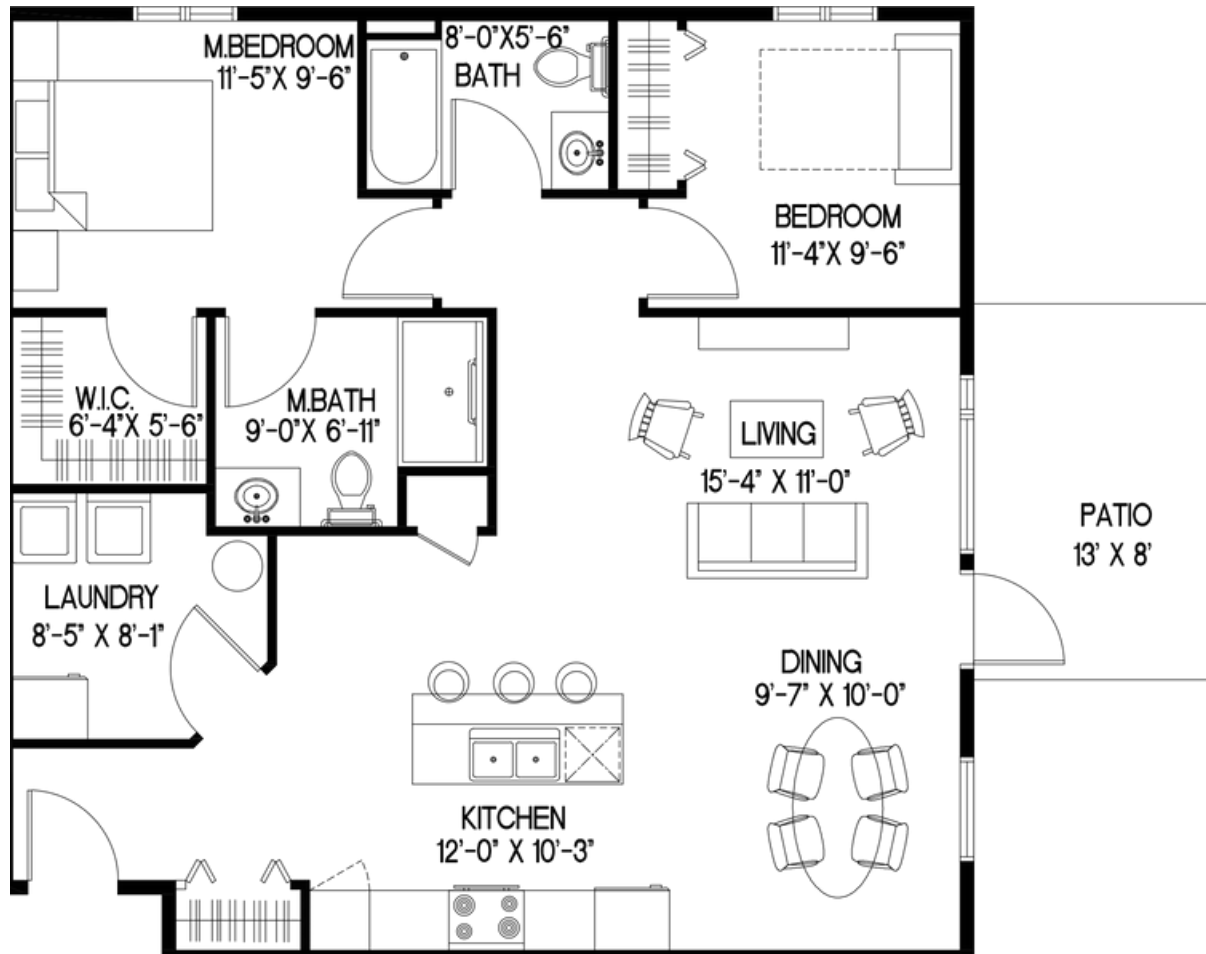




## SUITE D2 FLOOR PLAN

1000 SQ FT

SUITE NUMBER 111



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# SMITH CREEK Villas

502 Wells Avenue East, Langenburg

Terry & Annette Hildebrandt

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