

Your New Lifestyle Awaits You!



Heartland
ESTATES



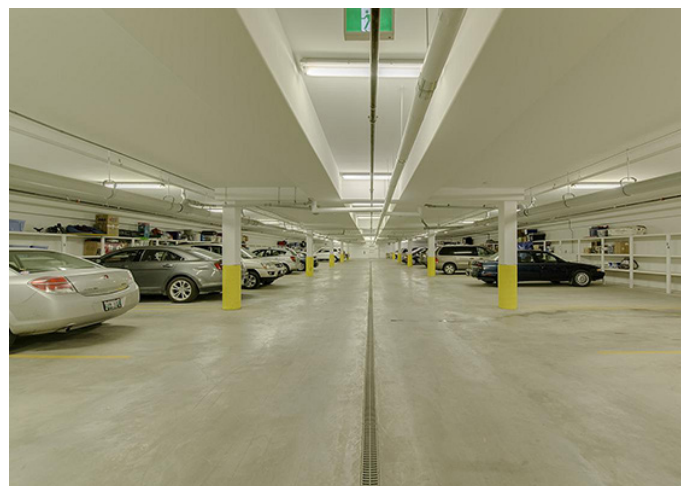
BRIDGE ROAD
DEVELOPMENTS LTD.

TURNING VISION INTO COMMUNITY



BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!



Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca



BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE FEATURES

Spacious Suites
Plenty of Natural Light
Large Kitchens with Walk-in Pantry &
Quartz Countertops
Individual Temperature Controlled Suites
In Suite Laundry Room & Storage
Wheelchair Friendly Suites
Stainless Steel Fridge, Range & Dishwasher
Included
Private Balcony for Each Suite
Forced Air Heating & Air Conditioning

SAFETY AND SECURITY

Safe, Friendly Community Living
Interconnected Fire Alarm System
Security Entrances Controlled from Each Apartment

Firewalls Built For Your Safety
Engineered Sound Resistant Walls

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca



BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

FEATURED AMENITIES:

Central Elevator for Convenience & Ease

Guest Suite Available in Phase 1

One Simple Monthly payment
(Includes heat, water, hydro & rent)

Heated Indoor Parking & Storage Available

Common Room with Full Kitchen

Shared Spaces for Sharing Hobbies

Fitness room attached to Common Room



Heartland
ESTATES

PEGGY BURTON
204-801-3442

pburton@bridgeroad.ca

COST OF LIVING IN A HOUSE

Home Valued	\$250,000.00	\$300,000.00	\$350,000.00	My House
Property Taxes	\$2,660.00	\$3,290.00	\$3,880.00	_____
Heating	\$1,400.00	\$1,700.00	\$2,000.00	_____
Electrical	\$1,500.00	\$1,800.00	\$2,100.00	_____
Insurance	\$596.00	\$719.00	\$829.00	_____
Water	\$500.00	\$500.00	\$500.00	_____
Maintenance (Lawn mower, snow blower, shingles, flooring, paint, hot water tank, etc.)	\$4,600.00	\$5,500.00	\$6,000.00	_____
Lost Income (For return on value of home @ 5%)	\$12,500.00	\$15,000.00	\$17,500.00	_____
<hr/>				
Total Costs /Year	\$23,000.00	\$28,509.00	\$32,809.00	_____
<hr/>				
Total Costs /Month	\$1,980.00	\$2,376.00	\$2,734.00	_____



FAQS

1. What is included in my rent?

One monthly payment will include heat, hydro, water, rent, taxes and maintenance. Each suite is furnished with a fridge, range, dishwasher and window coverings.

2. Is there heated indoor parking available?

Garage space, complete with additional storage is available for \$100.00 per month.

3. Is there outdoor parking available?

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

4. Is there visitor parking?

Visitor parking is provided.

5. Are children allowed?

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

5. Are pets allowed?

One pet per suite is allowed providing it meets the requirements of the pet policy.

6. Is there air conditioning?

Yes, there is forced air heating and central air conditioning in all suites and common areas.

7. Is there a guest suite?

Yes, a full guest suite is available for friends or family to stay in for \$50 per night in Phase 1.

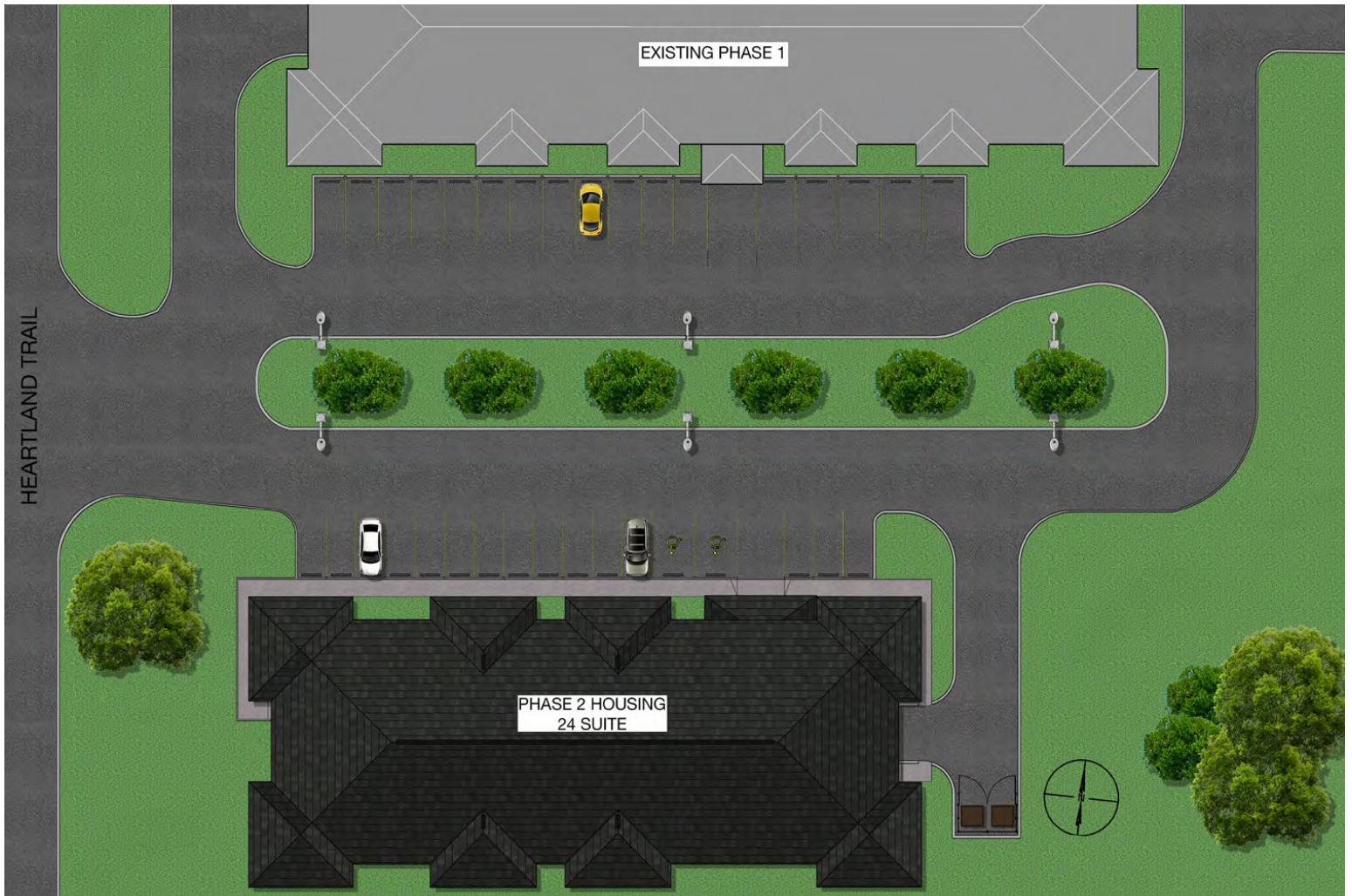




BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SITE DEVELOPMENT PLAN



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

Heartland
ESTATES

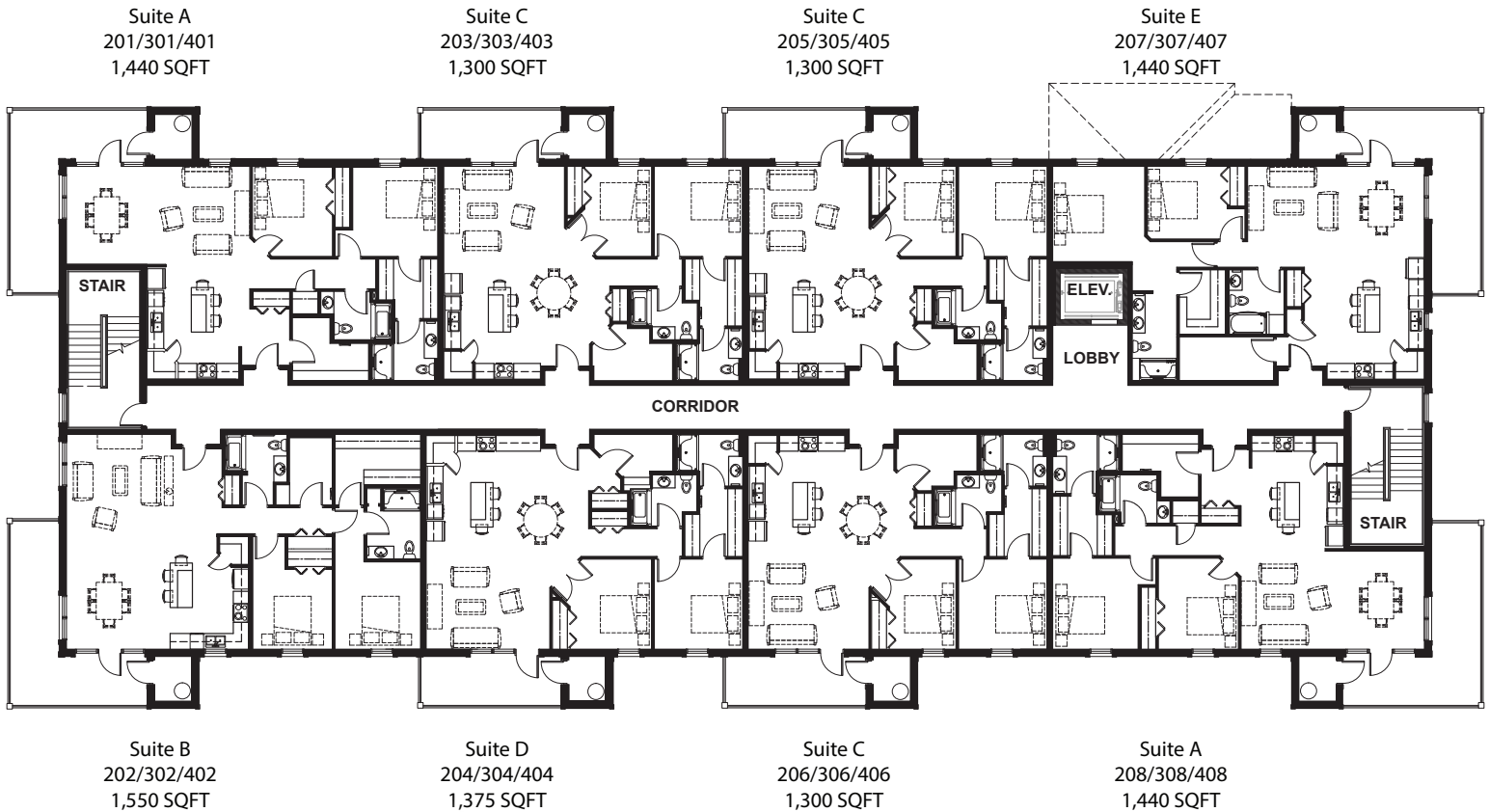
PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca



BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

FLOOR LAYOUT



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca



BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

MAIN FLOOR/GARAGE LAYOUT



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca

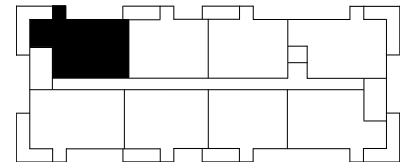


BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE A FLOOR PLAN

1,440 sq ft
Suite Numbers 201, 301, 401



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca

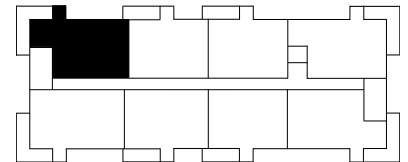
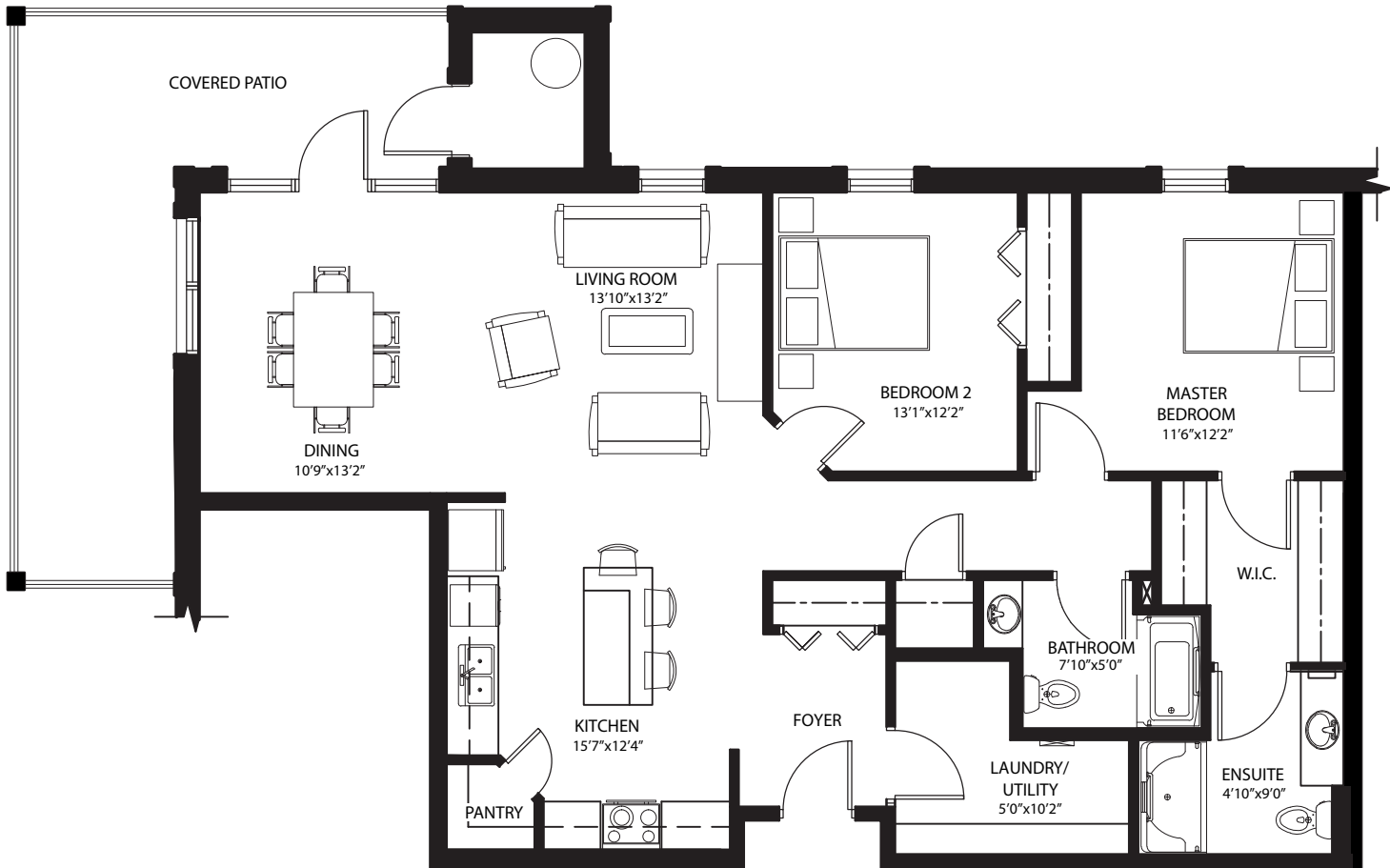


BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE A FLOOR PLAN

1,440 sq ft
Suite Numbers 201, 301, 401



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca



BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE A FLOOR PLAN

1,440 sq ft
Suite Numbers 208, 308, 408



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca



BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE A FLOOR PLAN

1,440 sq ft
Suite Numbers 208, 308, 408



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca

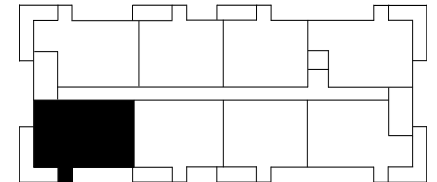


BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE B FLOOR PLAN

1,550 sq ft
Suite Numbers 202, 302, 402



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca

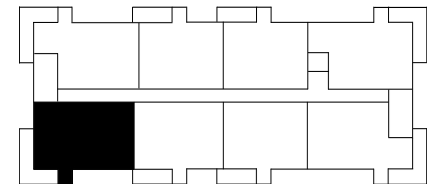
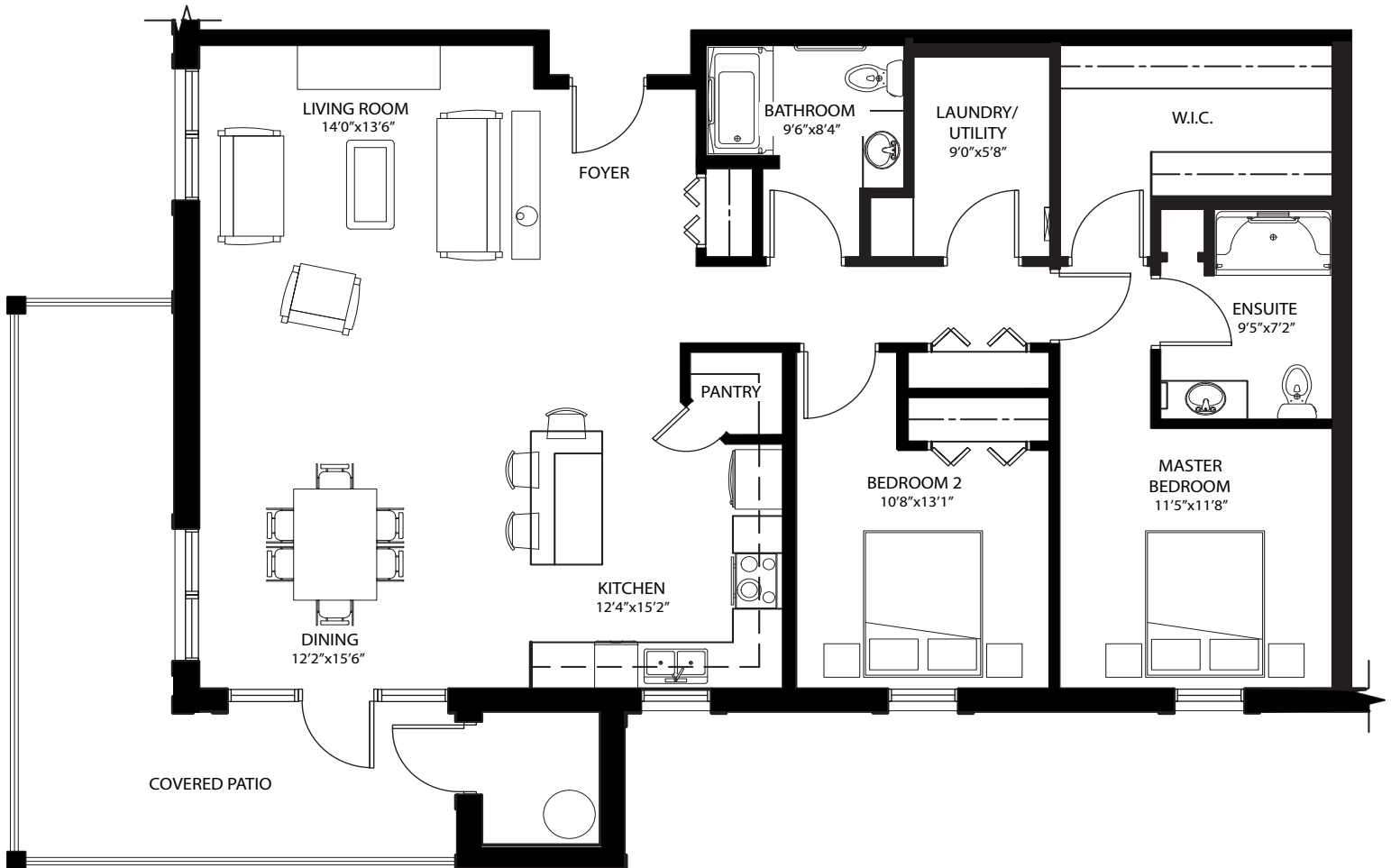


BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE B FLOOR PLAN

1,550 sq ft
Suite Numbers 202, 302, 402



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca



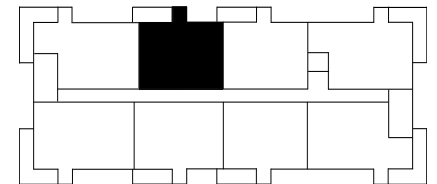
BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE C FLOOR PLAN

1,300 sq ft

Suite Numbers 203, 205, 303, 305, 403, 405



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca



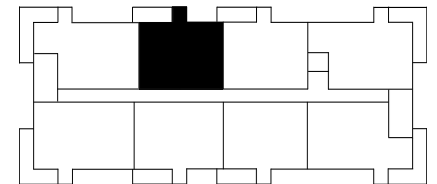
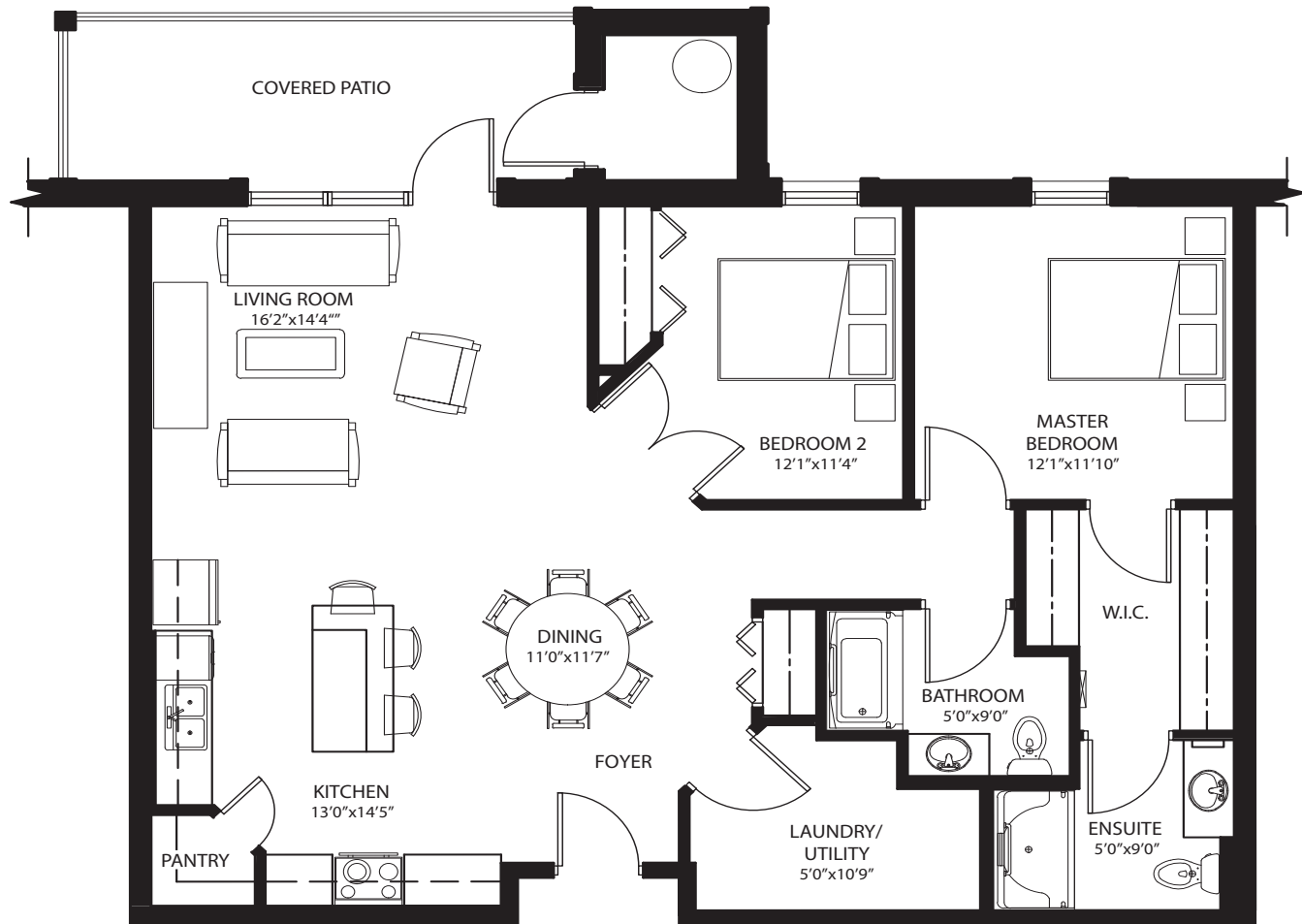
BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE C FLOOR PLAN

1,300 sq ft

Suite Numbers 203, 205, 303, 305, 403, 405



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442

pburton@bridgeroad.ca

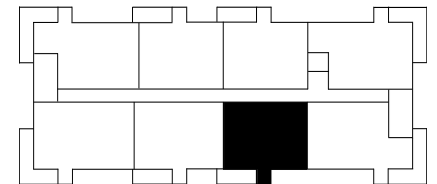


BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE C FLOOR PLAN

1,300 sq ft
Suite Numbers 206, 306, 406



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca

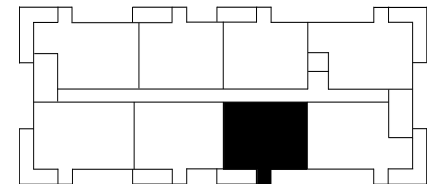
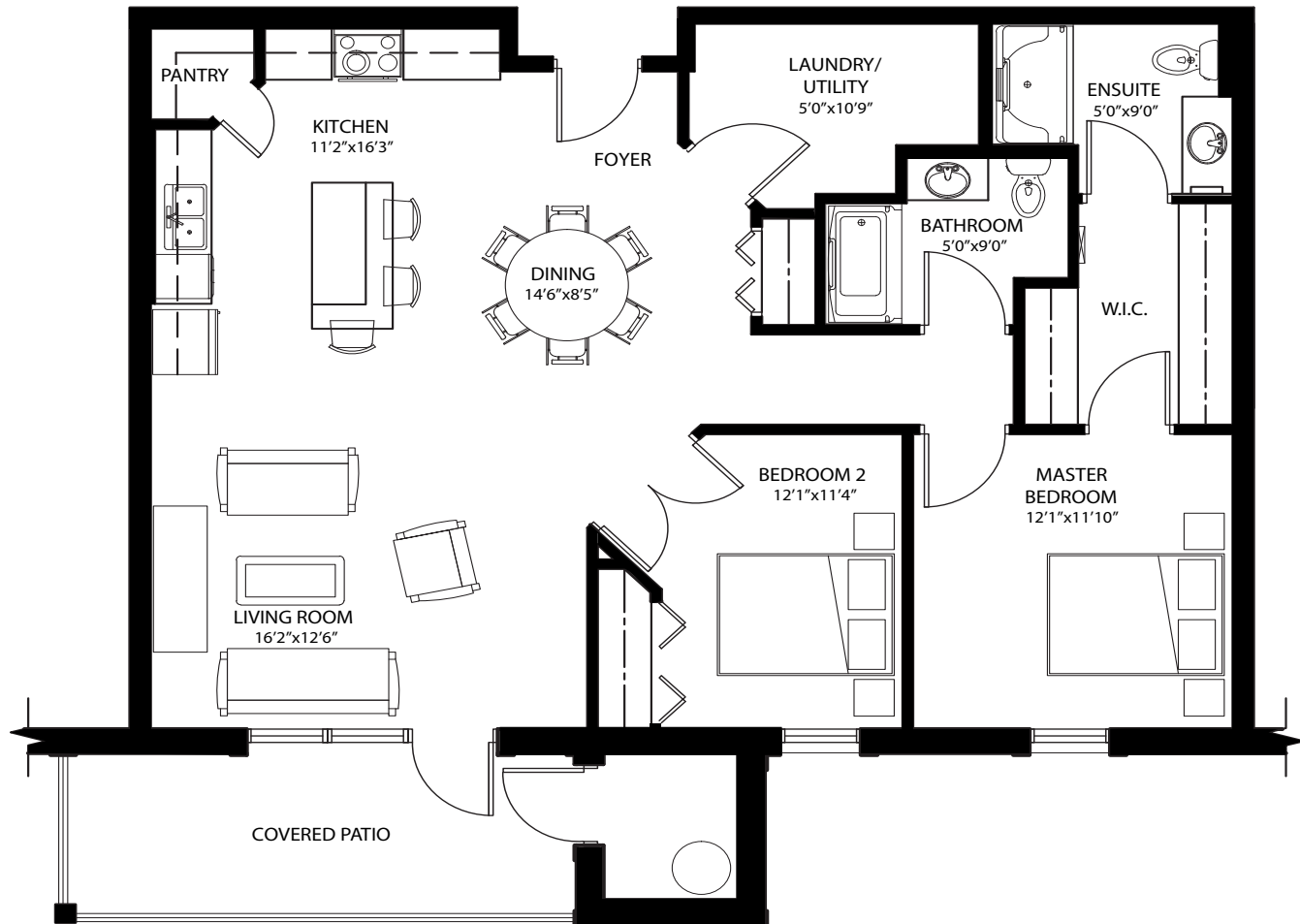


BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE C FLOOR PLAN

1,300 sq ft
Suite Numbers 206, 306, 406



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca

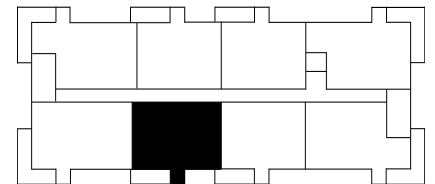


BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE D FLOOR PLAN

1,375 sq ft
Suite Numbers 204, 304, 404



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca

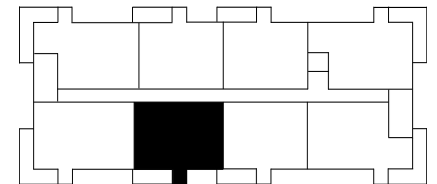
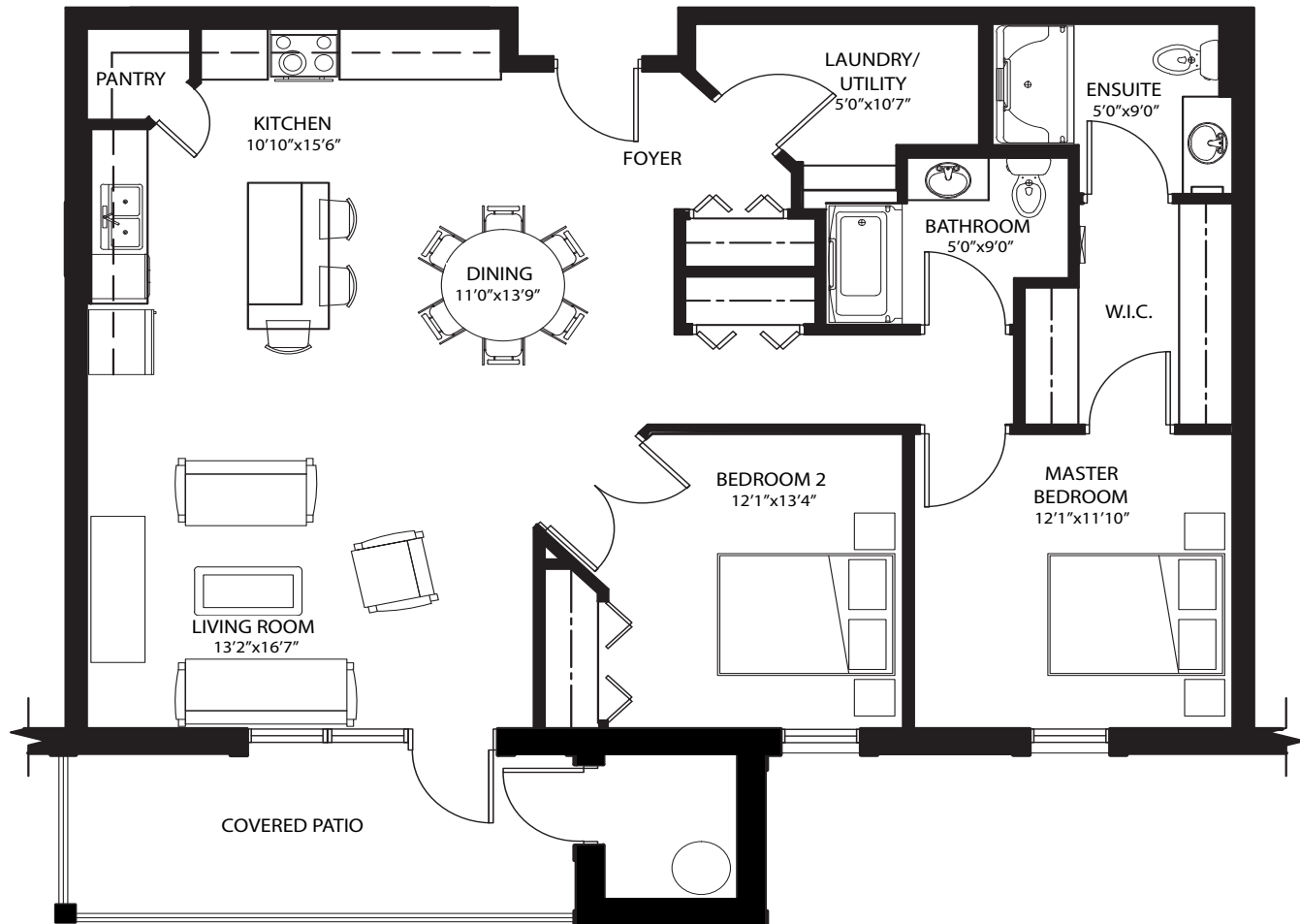


BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE D FLOOR PLAN

1,375 sq ft
Suite Numbers 204, 304, 404



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca

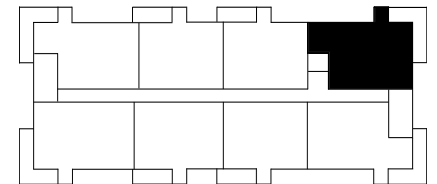


BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE E FLOOR PLAN

1,440 sq ft
Suite Numbers 207, 307, 407



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca

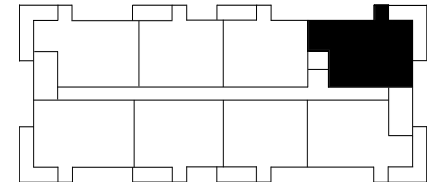
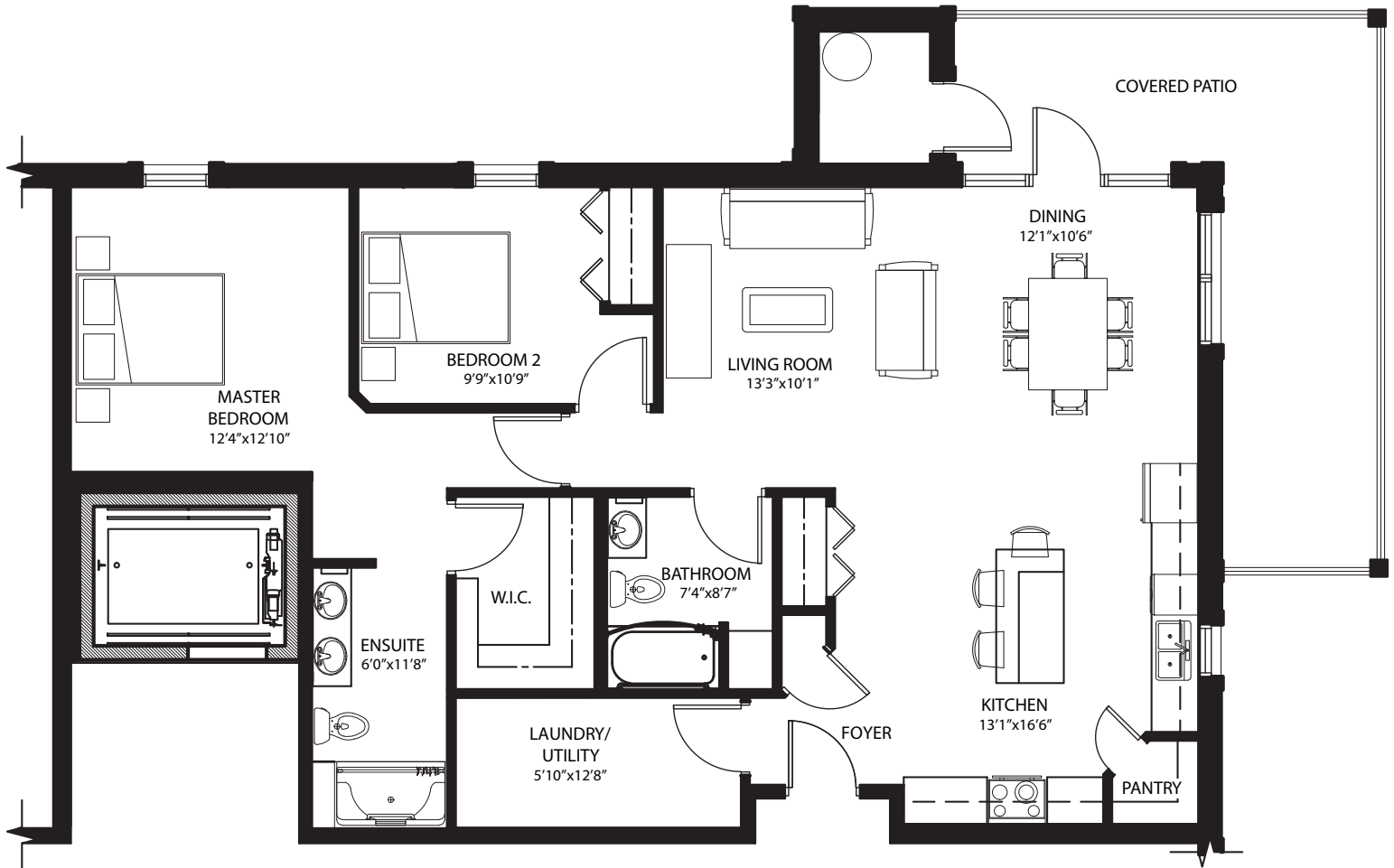


BRIDGE ROAD
DEVELOPMENTS LTD.

Your New Lifestyle Awaits You!

SUITE E FLOOR PLAN

1,440 sq ft
Suite Numbers 207, 307, 407



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

Heartland
ESTATES

PEGGY BURTON
204-801-3442
pburton@bridgeroad.ca



PEGGY BURTON
MANAGER OF MARKETING

204-801-3442
pburton@bridgeroad.ca

OLENA LEBED
PROPERTY MANAGEMENT

204-332-1416
olena@hwhholdings.com



BRIDGE ROAD
DEVELOPMENTS LTD.

www.heartlandestatesheadingley.ca