

*Your New Lifestyle Awaits You!*



*Heartland*  
ESTATES



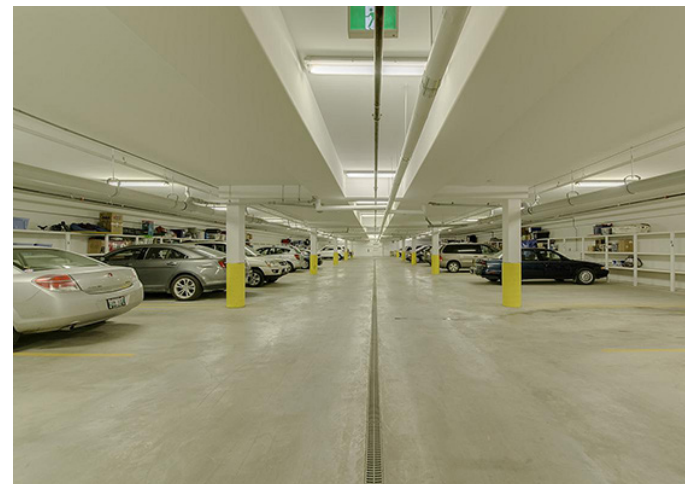
BRIDGE ROAD  
DEVELOPMENTS LTD.

TURNING VISION INTO COMMUNITY



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DEVELOPMENTS LTD.

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## 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



## 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





# 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	_____
<b>Total Costs /Year</b>	<b>\$23,000.00</b>	<b>\$28,509.00</b>	<b>\$32,809.00</b>	_____
<b>Total Costs /Month</b>	<b>\$1,980.00</b>	<b>\$2,376.00</b>	<b>\$2,734.00</b>	_____





## 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.

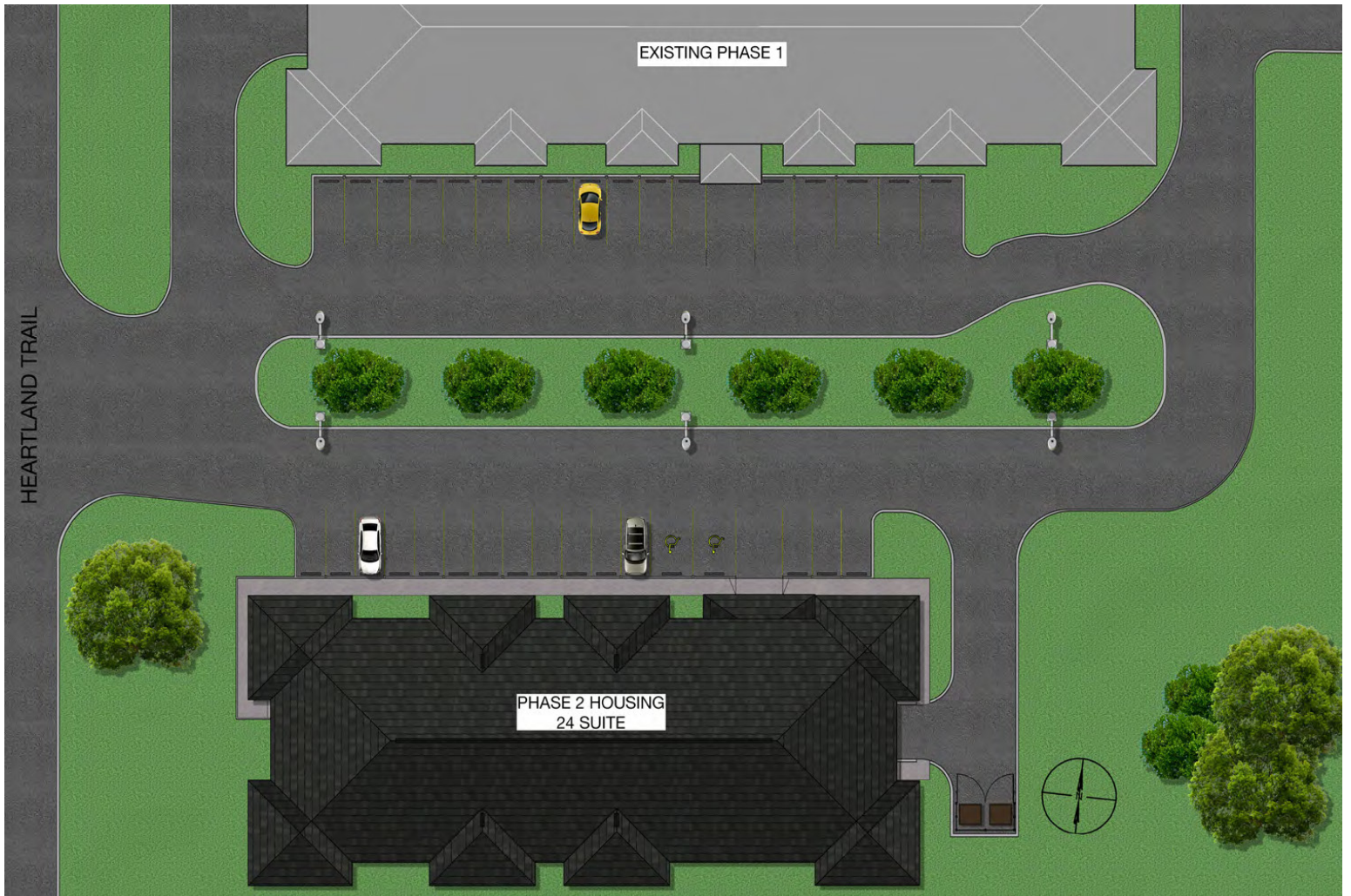
### 7. Is there a guest suite?

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





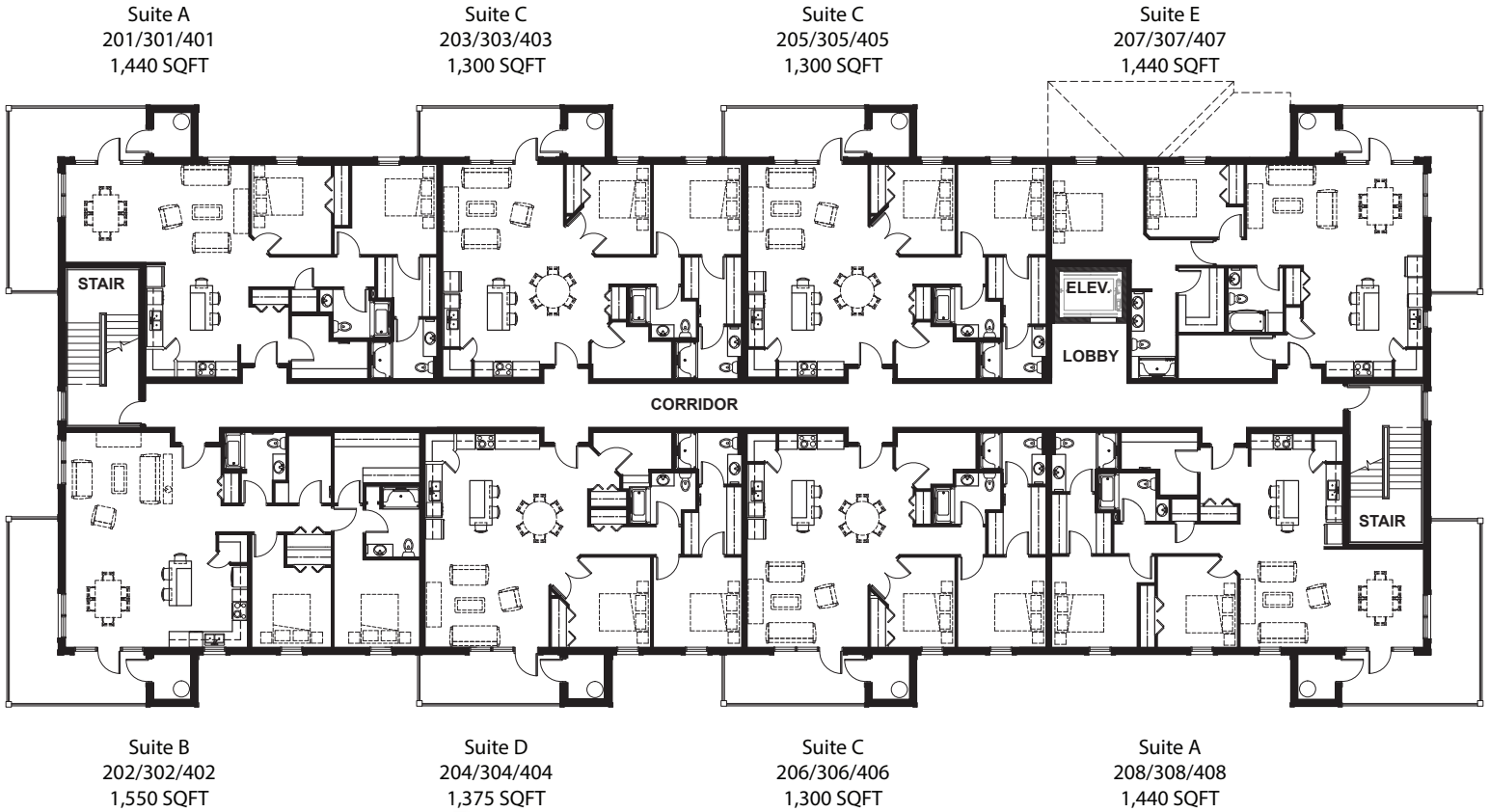
# SITE DEVELOPMENT PLAN



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



# FLOOR LAYOUT



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# MAIN FLOOR / GARAGE LAYOUT

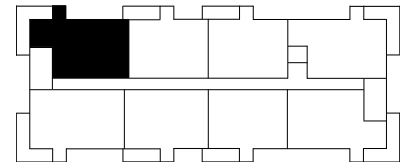


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# SUITE A FLOOR PLAN

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

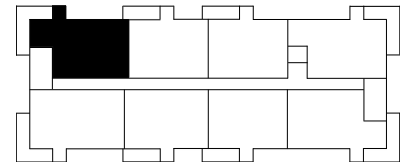
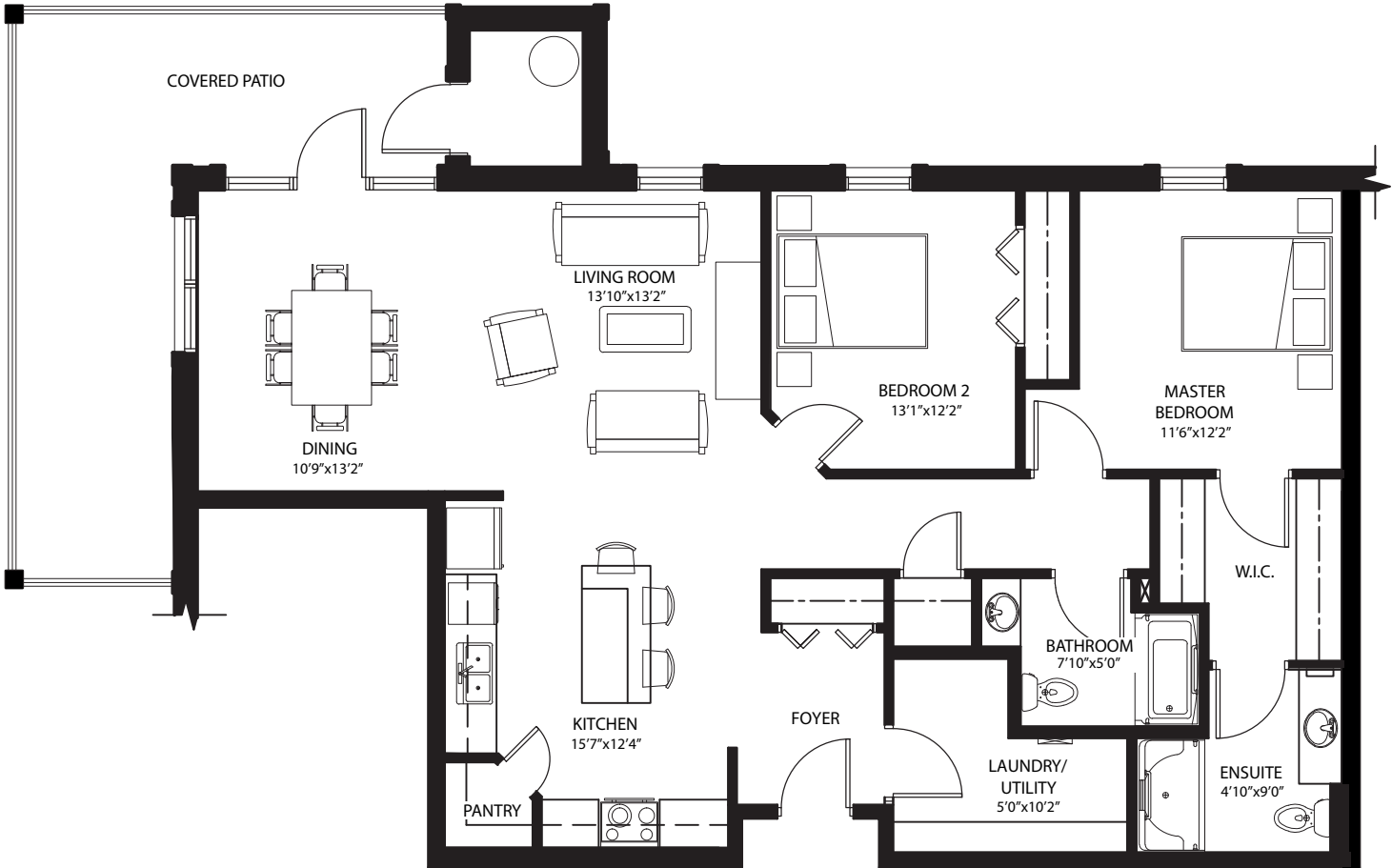


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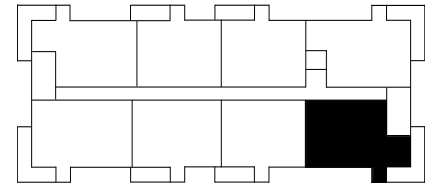


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# SUITE A FLOOR PLAN

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

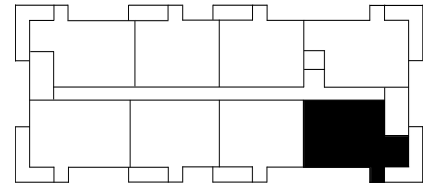


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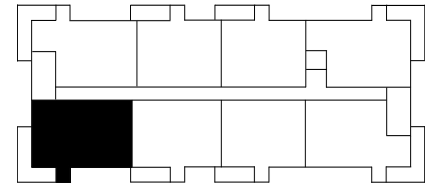


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# SUITE B FLOOR PLAN

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

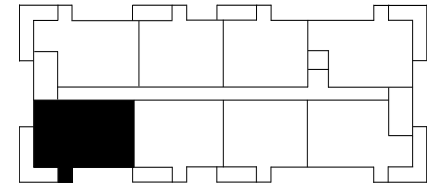
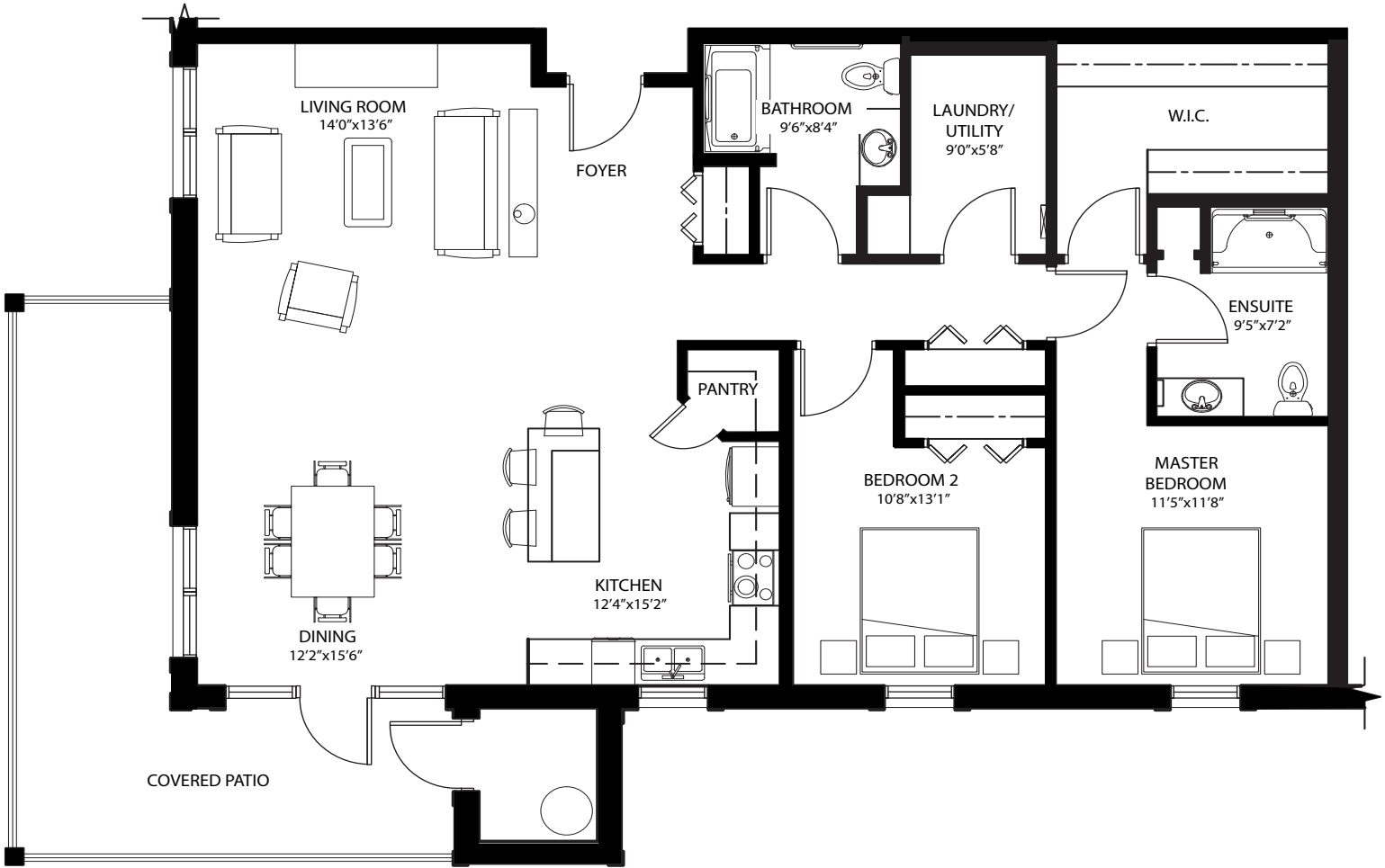


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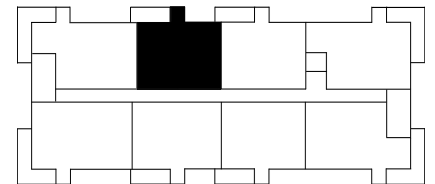
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# SUITE C FLOOR PLAN

1,300 sq ft

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



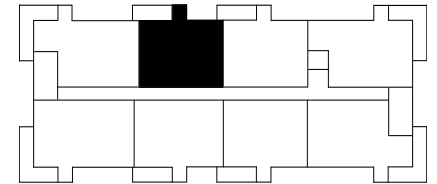
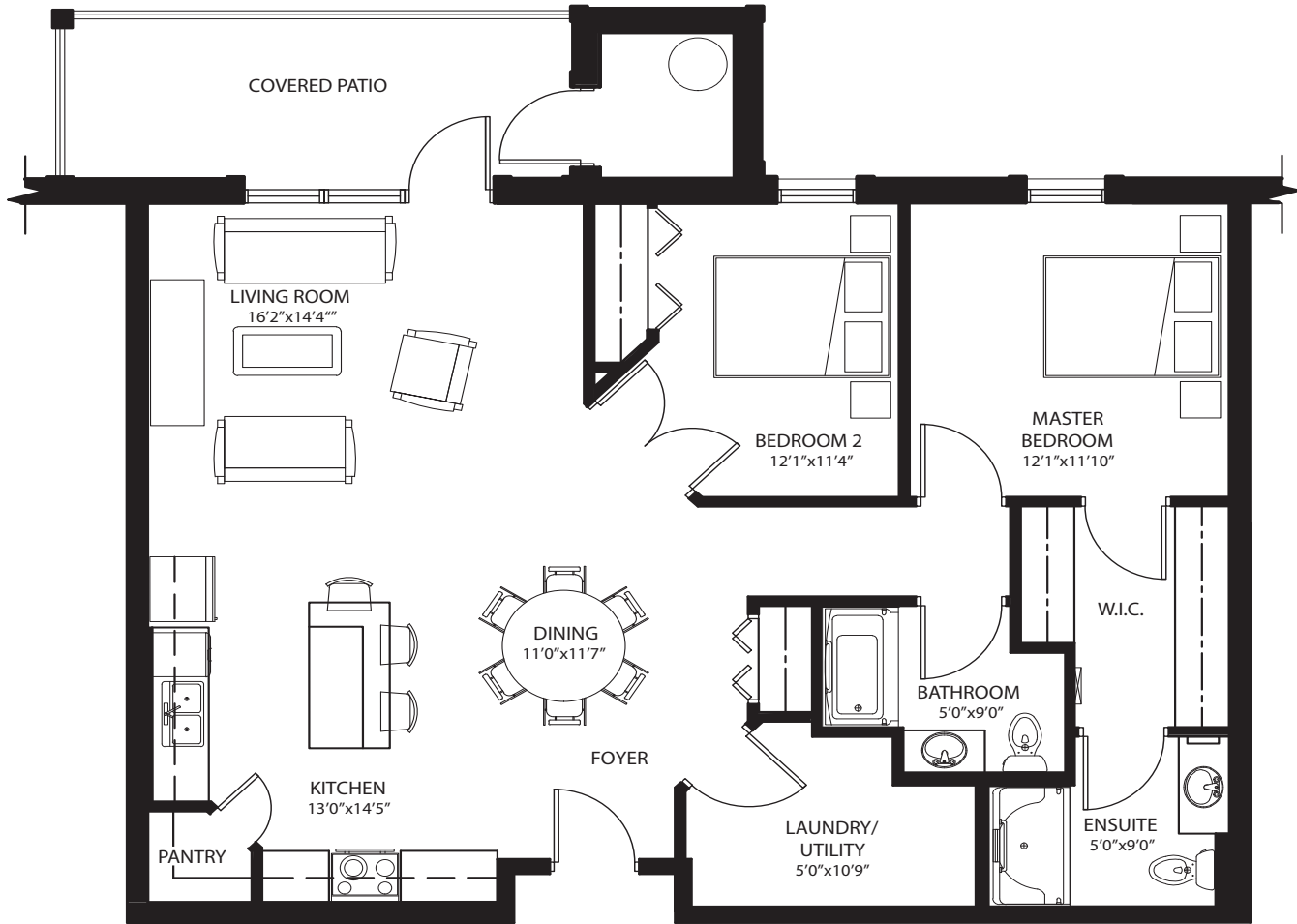
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1,300 sq ft

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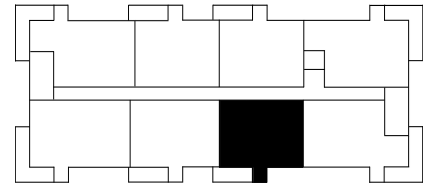


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# SUITE C FLOOR PLAN

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

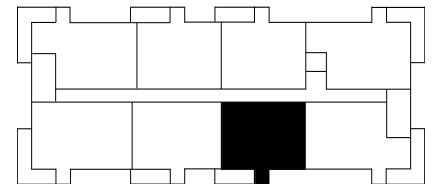
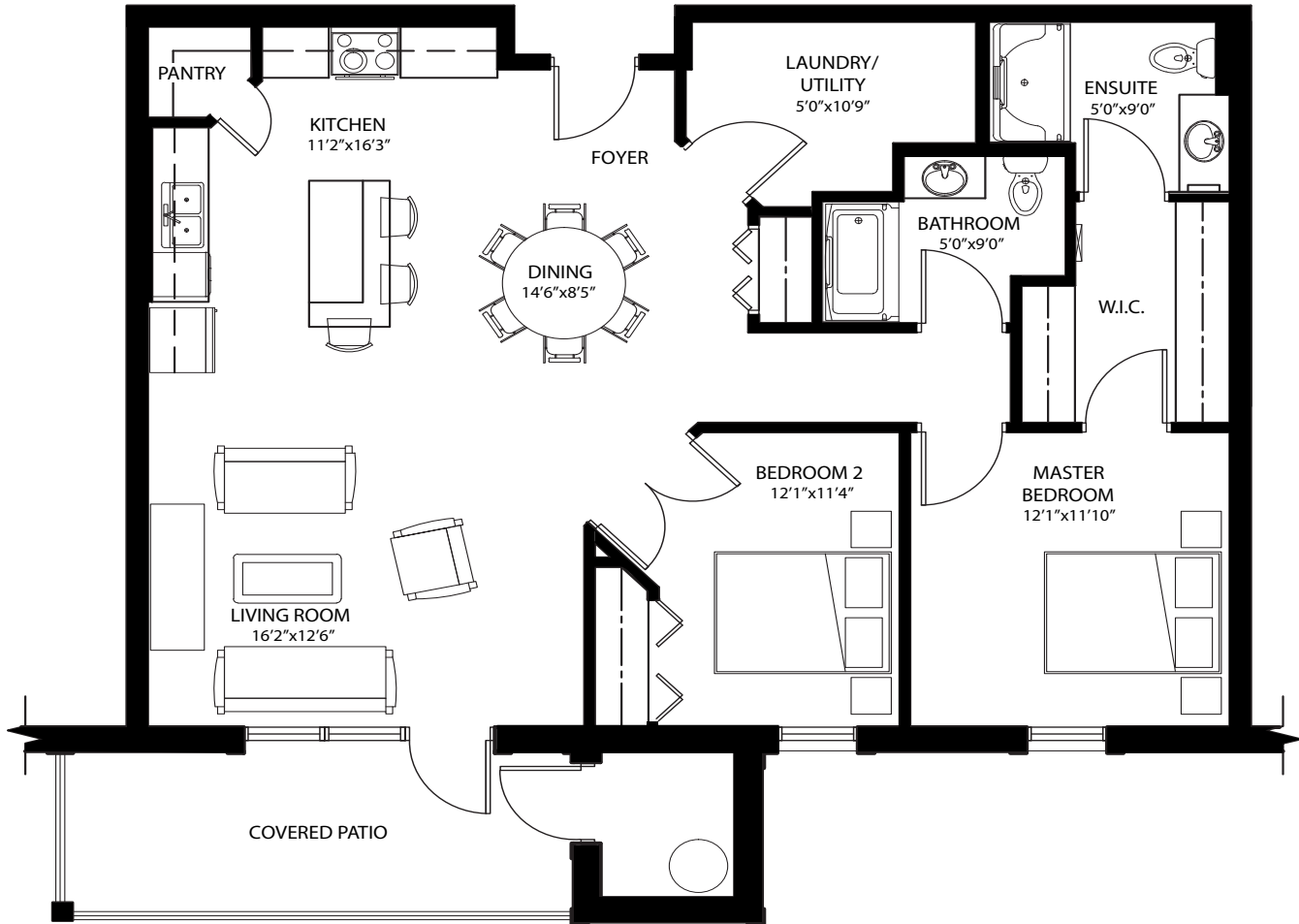


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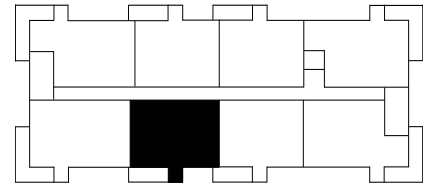


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# SUITE D FLOOR PLAN

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

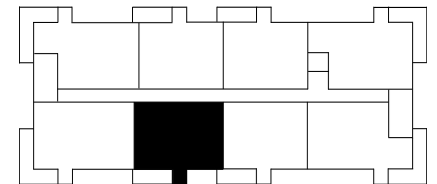
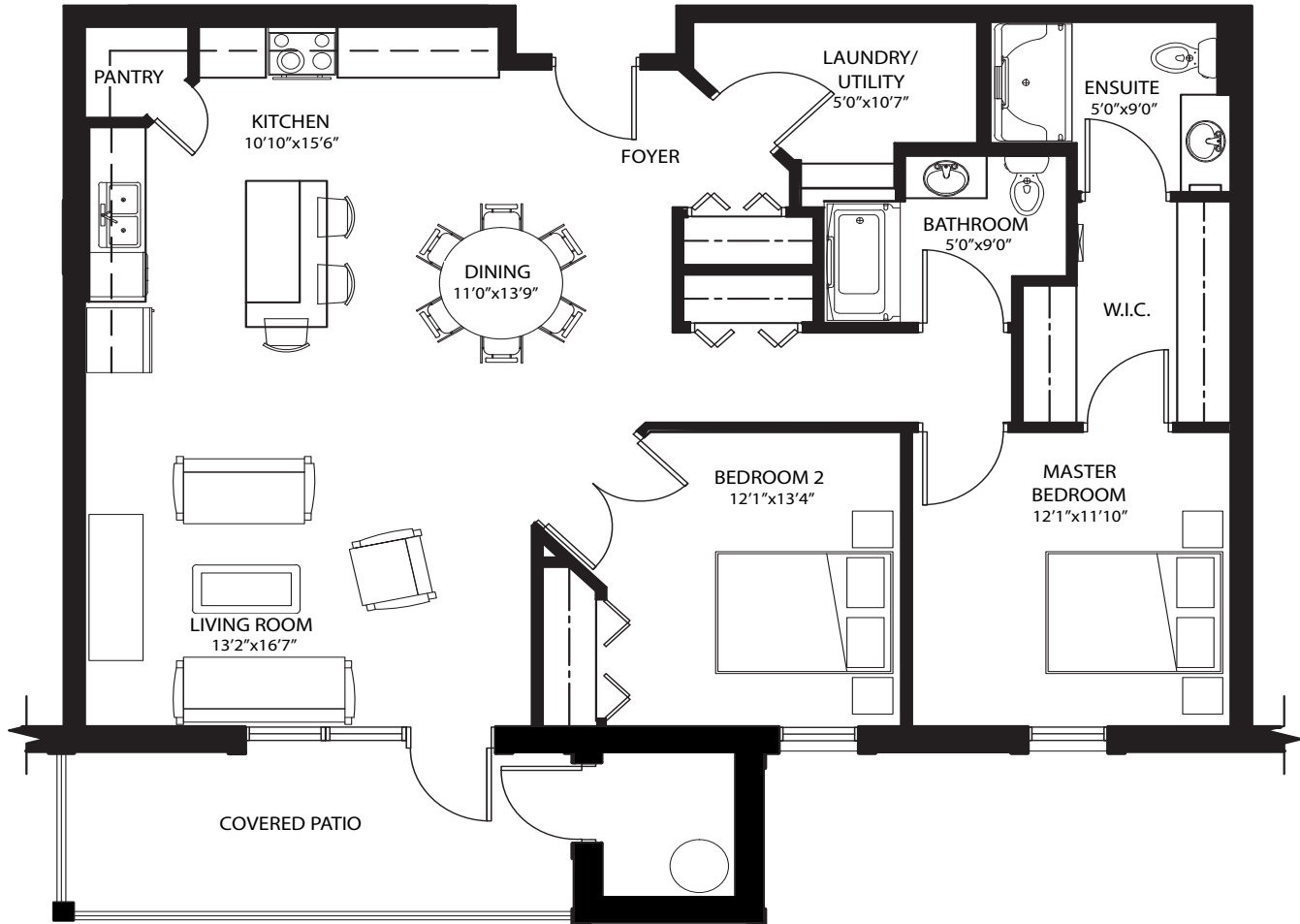


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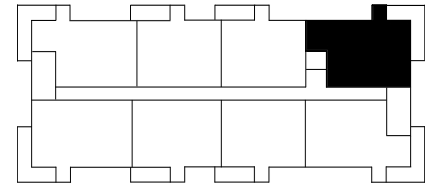


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# SUITE E FLOOR PLAN

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

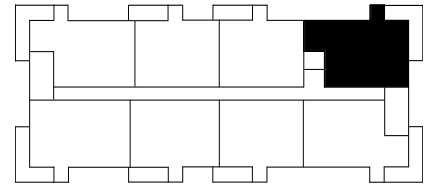
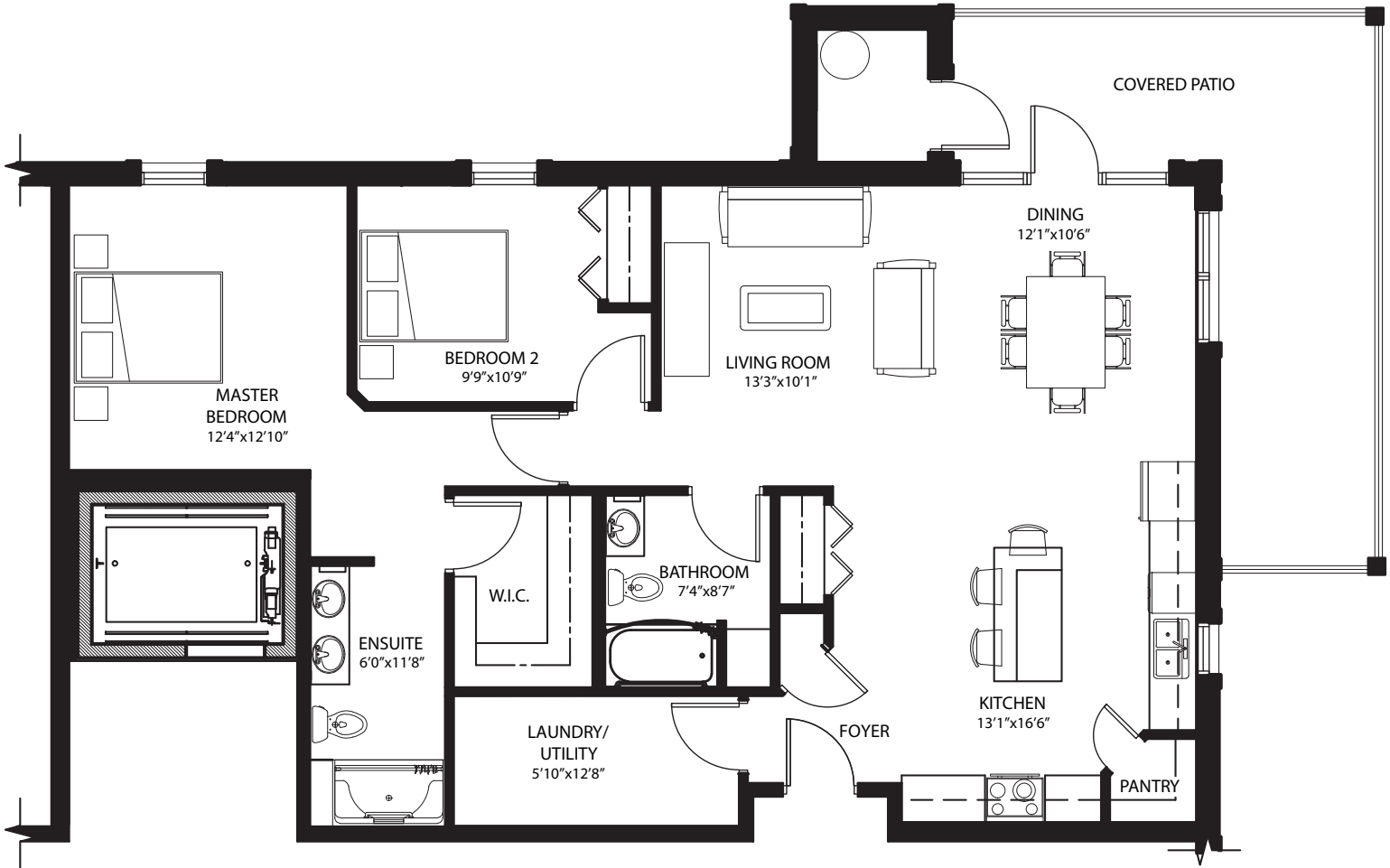


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Suite Numbers 207, 307, 407



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KATE TYKHONOVA  
1-204-332-2072



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[www.heartlandstatesheadingley.ca](http://www.heartlandstatesheadingley.ca)