



# OLD IS NEW AGAIN

*A unique opportunity to live in a new home in one of Canada's best neighborhoods.*



## STANLEY STREET HOMES

In the centre of the Hydrostone neighborhood are four adjacent lots, from which a community will soon emerge. Eight thoughtfully designed homes will gently occupy the lots, seamlessly stitching into the current fabric of the neighborhood. The two and three bedroom homes are designed for a modern urban lifestyle; efficient, sustainable, low-maintenance living.

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The recent construction boom in Nova Scotia has produced a physical change in the landscape on the peninsula, but a change in demographics is also occurring. A trend to move to more densely populated urban areas is unfolding where services and amenities are within walking distance and commute times are drastically reduced. However, many still want a patch of grass, outdoor space and a front door they can call their own. Everyone has different reasons to simplify; changing demographics, increased maintenance and operational expenses, or choosing to live a more simple lifestyle.



The Hydrostone Market area has been recognized as one of Canada's best designed neighborhoods in the last 100 years. The size and scale of the Stanley Street development is designed to complement the existing homes in the area at a human scale and maintain the walkable, livable streets that make it so special.



## ESTABLISHING VALUE THROUGH DESIGN

Space is often used as a response to a non-specific design problem which created *one size fits all* developments. Stanley Street Homes are designed for someone with a modern lifestyle wishing to occupying a smaller footprint; not for the sake of being small, but to be as efficient and well-designed as possible.

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## URBAN HOUSE

This design which pays homage to east coast architecture has been percolating for decades. The Urban House is our standard model and starts at just 399,000

### *Design details*

1. Galvanized standing seam metal roof
2. Exposed tinted concrete floor with in-floor heat
3. Cape Cod siding with extended warranty
4. Efficient kitchen layout with quartz counters and tiled backsplash
5. Double closets in bedrooms
6. Tile shower and bathroom floor
7. Parking
8. Exposed wood timber frame ceiling on main floor
9. Lawn and snow care included in condominium fee
10. Exterior storage

A LEED strategy used in the site design will limit storm water runoff, roof water will also be retained for landscape irrigation. This is one of many sustainable practices we will apply to the construction phase. Others include:

### *Energy efficiency*

1. Efficient building envelope minimizing thermal bridging
2. R27 walls and R48 Roof
3. In-floor hydronic heat, heat pump
4. Norwood low-e windows
5. Programmable smart thermostats
6. Qualified for Nova Scotia Power Time of day ready
7. Dual flush toilets
8. Low VOC paint
9. Energy Star Appliances and hot water tank
10. LED lighting



### *Sustainability*

Energy consultants with Efficiency Nova Scotia have guided the design, enabling the homes to run extremely efficiently. The goal was Net-Zero, the result will be an Energuide rating of 85. Sustainable construction practices, good design and efficient use of space contribute to minimal operational expenses. Durable, natural, low maintenance materials sourced locally alleviate maintenance concerns completely and condominium registration that takes care of lawn and snow care which allows for a flexible lifestyle, travel at will.

#### **URBAN HOUSE PLUS**

1. Appliance package
2. Kitchen upgrade with flexible farmhouse island
3. Ductless mini-split heat pump
4. Storage pantry on main floor stair wall with charging station
5. Nest C02/smoke, thermostat

#### **URBAN HOUSE PREMIUM**

1. Premium appliance package
2. Premium kitchen package
3. Premium bathroom package
4. Skylight
5. Nest C02/smoke, thermostat
6. Ductless mini-split heat pump



## ESTABLISHING VALUE THROUGH DESIGN

The buildings have traveled through an extensive design process. We have evaluated every element from color to materials to make sure it is the right element for design, functionality and sustainability. We want you to get involved too, put your own stamp on your new home. These are some elements that can be added to the standard package so you can stand out in the crowd.

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## APPLIANCES

Some people love to cook, and some don't. We have identified three appliance packages from basic to *master chef*. Pick your package and we will have them ready for you when you arrive. You can also pick your own or bring your current appliances with you, just make sure you let us know what size they are beforehand.

## SYSTEMS

- » Heat pump
- » Electric boiler
- » Wood stove
- » Nest thermostats & CO2 detector
- » Security system
- » Gas stove
- » Photovoltaic solar

## INTERIOR

### Main Floor

- » Fixed kitchen island
- » Farmhouse style kitchen island
- » Pantry & display storage area along staircase
- » Desk or cabinets in flex room
- » Engineered hardwood flooring

## INTERIOR

### Second floor

- » Storage area along staircase
- » Bathroom package: heated floor, towel heater, shelving, tile

## EXTERIOR

- » Skylight
- » Triple glaze windows





**CONTACT**

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