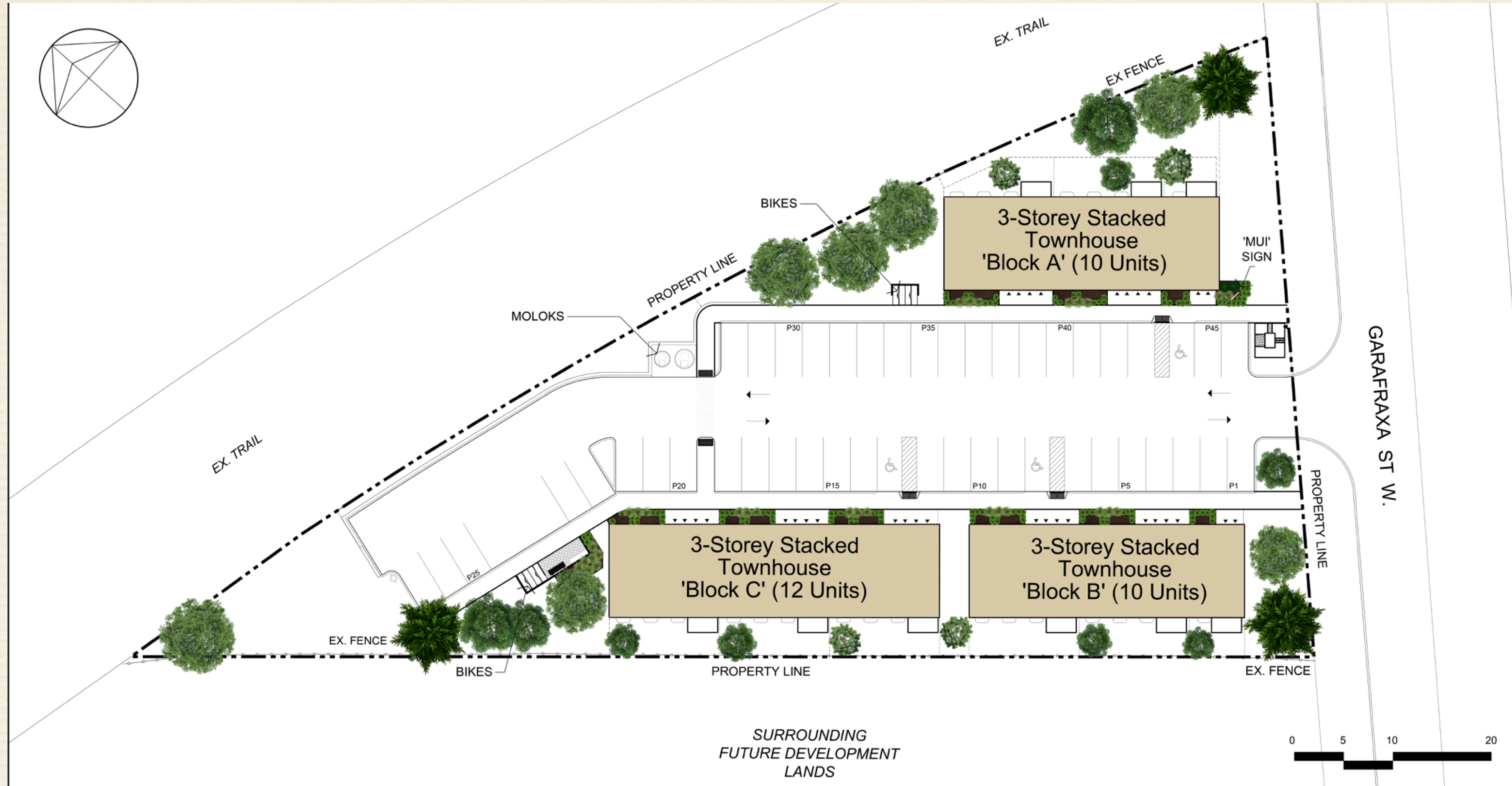


Garafraxa Village



Fergus, ON



465 Garafraxa st W

Fergus, ON

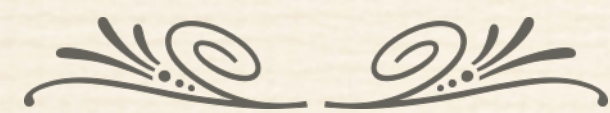
Welcome Home



Introducing GARAFRAXA VILLAGE

Situated in the town of Fergus, our development offers the perfect balance of tranquility and accessibility. Nestled amidst lush greenery and scenic landscapes, you'll find yourself immersed in nature's beauty. Enjoy the close proximity to everything that makes this area special, including Trails, Downtown Fergus, Schools, Shopping, and Recreational facilities, all just a short distance away. With its contemporary design, exceptional amenities, and convenient location, GARAFRAXA VILLAGE is an opportunity you don't want to miss.

Fergus, ON



Fergus embodies the charm of a small town with its historic architecture, tree-lined streets, and picturesque landscapes. It offers a peaceful and relaxed atmosphere, perfect for those seeking a quieter lifestyle.

Community Spirit: Fergus has a strong sense of community, where people come together to support one another. There are numerous local events, festivals, and community initiatives that foster a welcoming and inclusive environment.

Natural Beauty: The town is situated on the banks of the Grand River and surrounded by beautiful countryside. There are plenty of opportunities for outdoor activities like hiking, biking, fishing, and boating. The nearby Elora Gorge Conservation Area is a popular spot for nature enthusiasts.



More Than Just Homes

Every project we build offers some units for sale at market value, and every market unit we sell (in part) affords us the opportunity to also build units to offer families in need of a hand up, Truly building communities rather than just houses. These Stacked Townhouse Condominiums offer a spacious, yet practical layout, with many options and styles available. Great options for the first time buyer, or someone looking to "age in place" as some of the models are one floor living. Amazing location, a stones throw to downtown, shopping, schools, walking trails, the new Grove's hospital and everything else our wonderful community has to offer.

Unit information



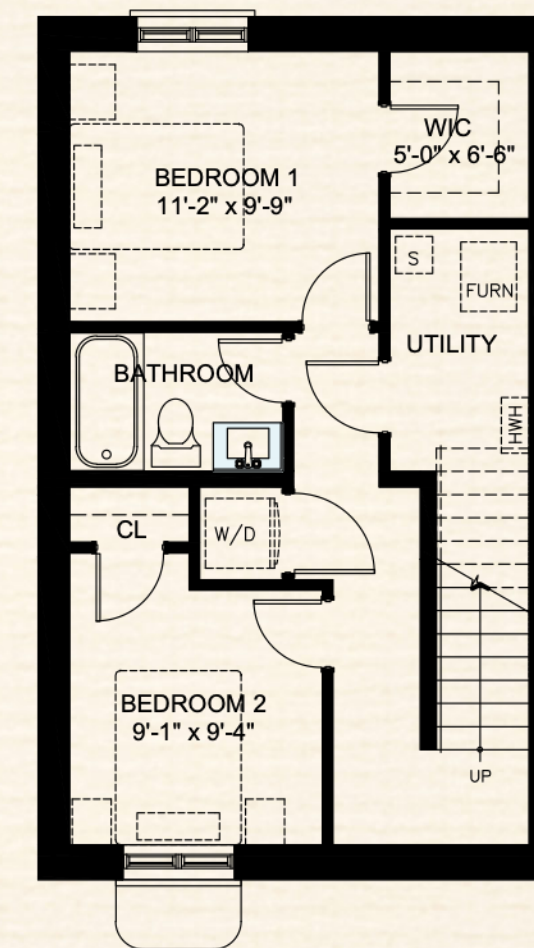
Model 1

❖ 2 Bedrooms

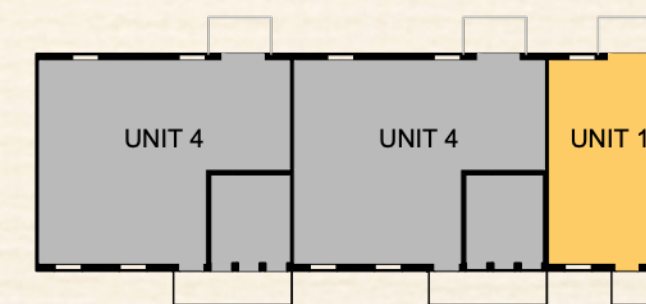
❖ 1.5 Bath

❖ 1,066 sqft

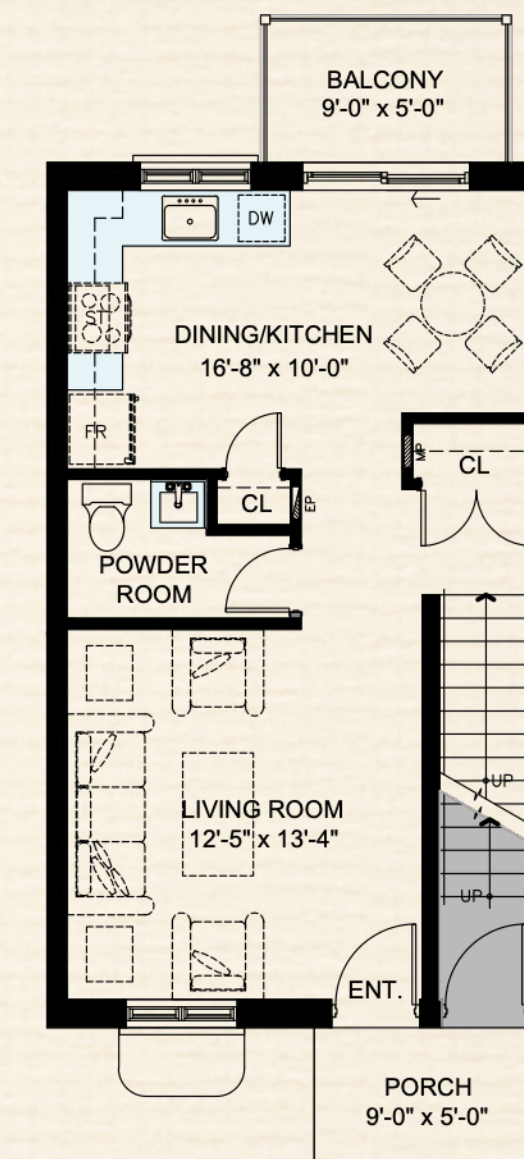
❖ \$642,500.00



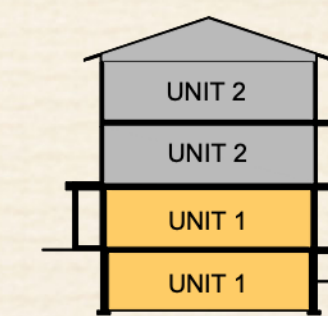
LOWER LEVEL PLAN



KEY PLAN



UPPER LEVEL PLAN

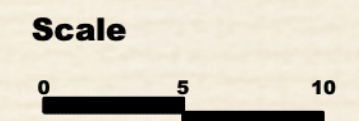


CROSS SECTION



**465
Garafraxa
Unit
Type 1**

**1,142 sq.ft.
(571 sq.ft. per floor)**



Model 2

❖ 3 Bedrooms

❖ 1 Bath

❖ 1,036 sqft

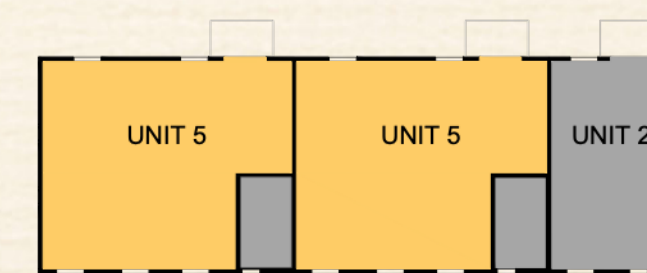
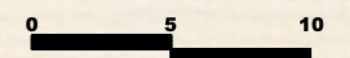
❖ \$657,500.00



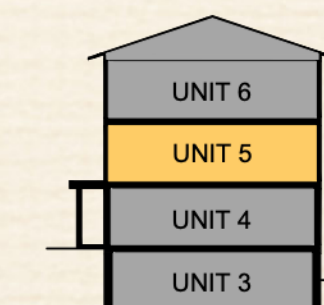
**465
Garafraxa
Unit
Type 5**

1,025.6 sq.ft.

Scale



KEY PLAN



CROSS SECTION



Model 3

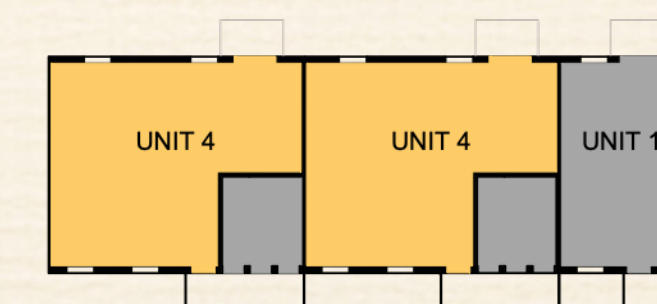
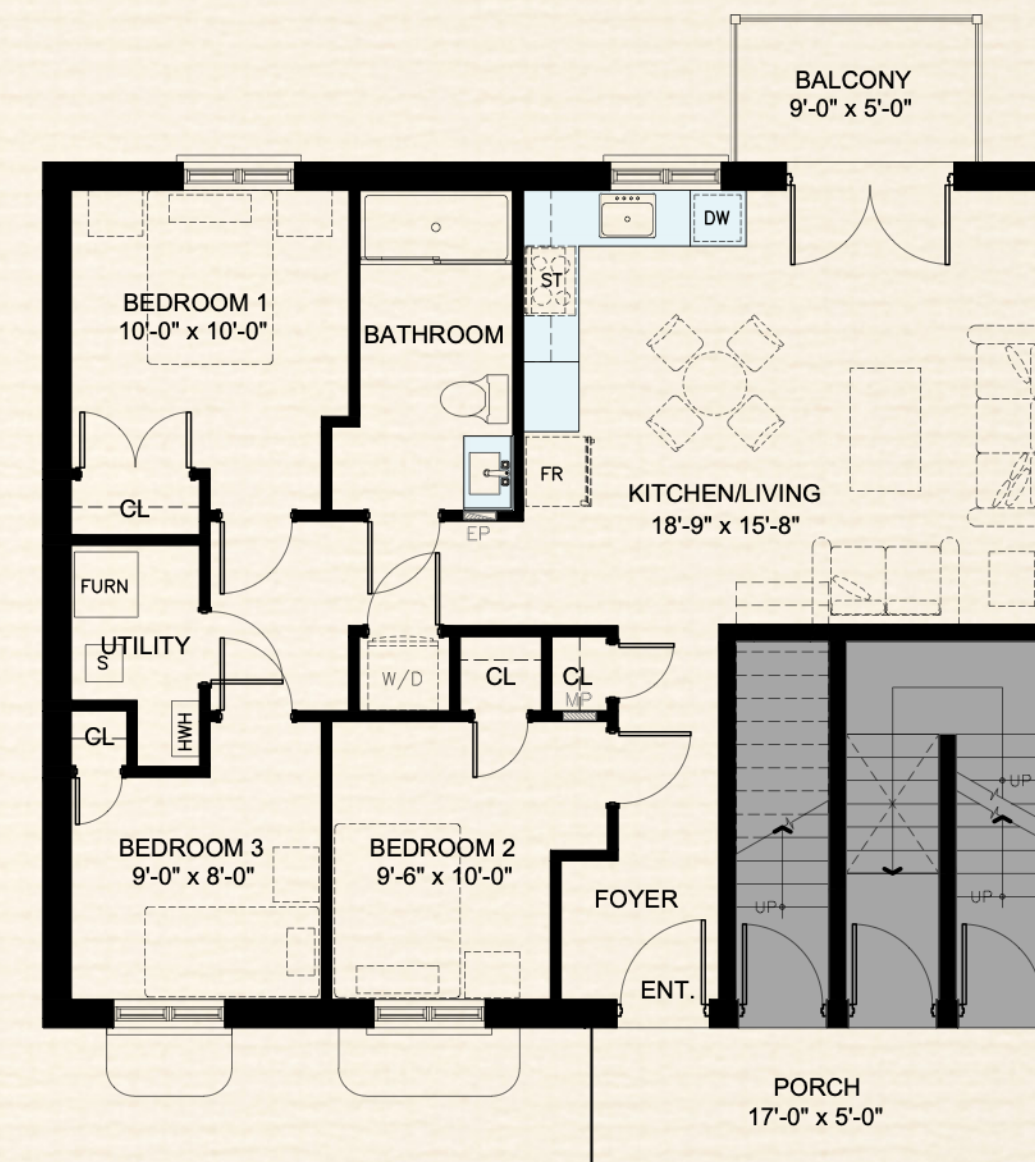
❖ 3 Bedrooms

❖ 1 Bath

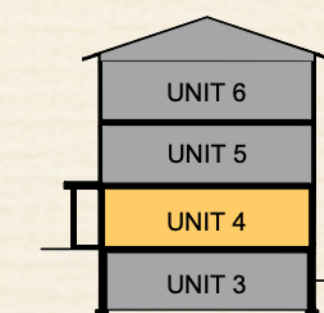
❖ 979 sqft

❖ \$652,500.00

❖ FULLY ACCESSIBLE
UNIT



KEY PLAN



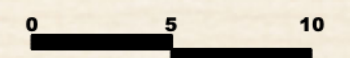
CROSS SECTION



**465
Garafraxa
Unit
Type 4**

969.4 sq.ft.

Scale



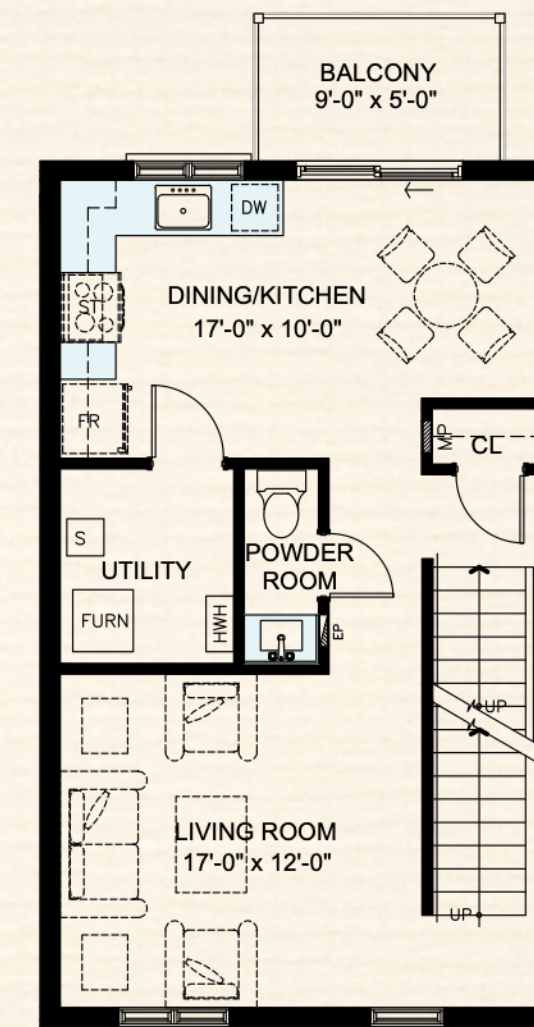
Model 4

❖ 3 Bedrooms

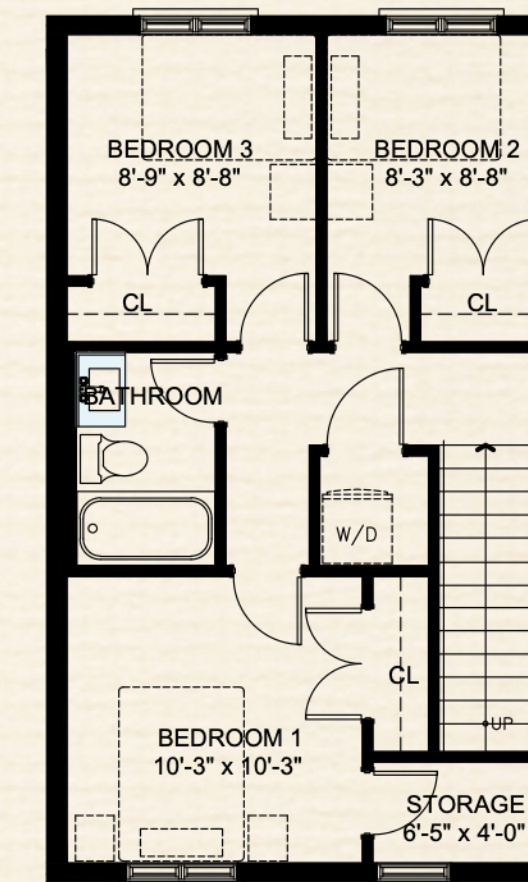
❖ 1.5 Bath

❖ 1202 sqft

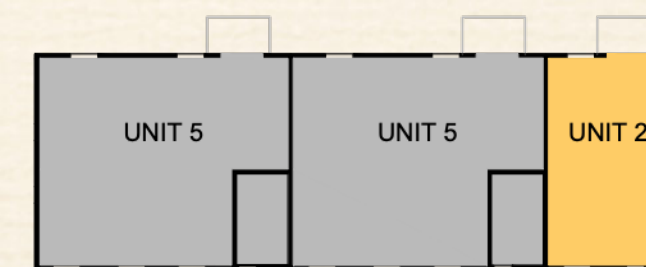
❖ \$691,900.00



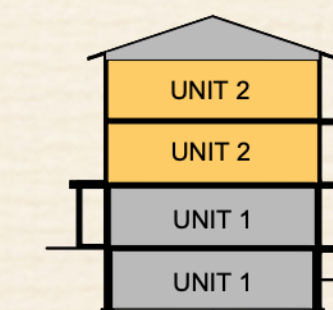
LOWER LEVEL PLAN



UPPER LEVEL PLAN



KEY PLAN

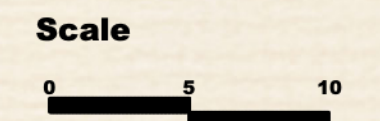


CROSS SECTION



**465
Garafraxa
Unit
Type 2**

**1,142 sq.ft.
(571 sq.ft. per floor)**



Previous Projects

Our Garafraxa Village project is designed with the same vision in mind as Our previous build located in Guelph, ON, know as Cityview Village. This project offered 28 units with a mix of 1, 2, and 3 bed models and a blend of affordable and market units and it has created an amazing community and opportunity for everyone involved!



Thanks to our wonderful community, What started as a vision, came to life in a few short years!

And in 2020 we completed our landmark 28-unit development, a first for habitat for humanity and in doing so, created a model for projects like Garafraxa to succeed.





Reach out today.

DUSTIN DAVIS

Broker of Record

Century 21 First Canadian - Kingwell Realty Inc



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