



GARAFRAXA VILLOGE

FERGUS ONTARIO





Welcome Home

SITUATED IN THE TOWN OF FERGUS, OUR
DEVELOPMENT OFFERS THE PERFECT
BALANCE OF TRANQUILLITY AND
ACCESSIBILITY. NESTLED AMIDST LUSH
GREENERY AND SCENIC LANDSCAPES,
YOU'LL FIND YOURSELF IMMERSSED IN
NATURE'S BEAUTY.

The beauty of Fergus

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.





Experience the charm of Fergus

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. NUMEROUS LOCAL EVENTS, FESTIVALS, AND COMMUNITY INITIATIVES 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 AFFORDABLY PRICED UNITS TO THE MARKET. EVERY UNIT SOLD ON THE MARKET AFFORDS US THE OPPORTUNITY TO 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 STONE'S THROW TO DOWNTOWN, SHOPPING, SCHOOLS, WALKING TRAILS, THE NEW GROVE'S HOSPITAL AND EVERYTHING ELSE OUR WONDERFUL COMMUNITY HAS TO OFFER.



Meet the team

Our Story

BRETT DAW, DIRECTOR, BUILDS

WITH OVER 25 YEARS OF CONSTRUCTION EXPERIENCE, BRETT HAS UTILIZED HIS SKILLS AS AN ESTIMATOR, FREELANCE DRAFTSMAN, CONSTRUCTION MANAGER, AND NOW DIRECTOR OF BUILDS. DURING HIS CAREER, HE HAS WORKED WITH CUSTOM HOMEBUILDERS TO PROVIDE PREMIUM HOUSING OPPORTUNITIES. AS HABITAT GW'S DIRECTOR OF BUILDS, BRETT PROVIDES THE SAME LEVEL OF EXPERTISE, COMPLETING HABITAT GW'S FIRST CONDOMINIUM COMMUNITY OF 28 UNITS AT CITYVIEW VILLAGE AND NOW OVERSEES THE GARAFRAXA VILLAGE PROJECT.

KYLE RIDEOUT, GARAFRAXA SITE SUPERVISOR

WITH OVER 10 YEARS WORKING IN THE CONSTRUCTION INDUSTRY AS A LABOUR FOREMAN, PROJECT COORDINATOR, AND NOW SITE SUPERVISOR. KYLE HAS WORKED FOR PREMIER HOME BUILDERS OVERSEEING RESIDENTIAL SUBDIVISION PROJECTS THAT COMBINED HIGH VOLUME WITH HIGH EFFICIENCY. AS SITE SUPERVISOR FOR HABITAT GW KYLE OVERSEES THE DEVELOPMENT OF THE GARAFRAXA VILLAGE PROJECT, ENSURING THE SUCCESSFUL EXECUTION OF EACH PHASE OF CONSTRUCTION, MAINTAINING STRICT SAFETY STANDARDS, AND LEADING THE TEAM TO MEET AMBITIOUS DEADLINES, ALL WHILE GENERATING MEANINGFUL SOCIAL IMPACT THROUGH THE OFFERING OF AFFORDABLE HOUSING.

KATHRYN STOKES, DIRECTOR, HOUSING PARTNERSHIPS

WITH A PASSION FOR PROVIDING A SOLUTION TO THE COMMUNITY, KATHRYN UTILIZES HER EXPERIENCE IN PROPERTY MANAGEMENT AND SOCIAL SERVICES TO SECURE SAFE AND AFFORDABLE HOMES FOR THE FAMILIES OF GUELPH AND WELLINGTON COUNTY. AS DIRECTOR OF HOUSING PARTNERSHIPS, KATHRYN OVERSEES HABITAT GW'S AFFORDABLE HOMEOWNERSHIP PROGRAM, HOME SALES, AND PROPERTY MANAGEMENT.

DUSTIN DAVIS, REALTOR

AS MANAGING BROKER OF CENTURY 21 HERITAGE HOUSE LTD DUSTIN HAS PARTNERED WITH HABITAT GW TO SELL UNITS TO THE BROADER COMMUNITY. DUSTIN HAS BEEN INVOLVED WITH HABITAT FOR HUMANITY GW SINCE THE CITYVIEW VILLAGE PROJECT IN 2018 AND BELIEVES IN GIVING BACK TO THE COMMUNITY BY UTILIZING HIS SKILLS AND HELPING BUYERS FIND THE PERFECT HOME. IN A TIME WHEN HOME SECURITY IS A MAJOR ISSUE, DUSTIN BELIEVES IN THE VISION OF BUILDING COMMUNITIES.

ALESSIA FARRONATO, PROJECT COORDINATOR

WITH AN INTEREST IN COMMUNICATION AND COLLABORATION, ALESSIA COORDINATES WITH THE INTERNAL PROJECT TEAM MEMBERS, CONSULTANTS, AND VARIOUS GOVERNMENTAL AUTHORITIES TO SUBMIT DEVELOPMENT APPLICATIONS. ALESSIA PREPARES AND MAINTAINS PROJECT SCHEDULES TO ENSURE TIMELINES AND TASKS ARE COMPLETED IN A TIMELY MANNER. WITHIN THIS ROLE, ALESSIA UTILIZES HER EXPERIENCE IN DEVELOPMENT BY SELECTING DESIGN FEATURES, AND MATERIALS FOR THE PROJECT.

Completed Projects

CITYVIEW VILLAGE

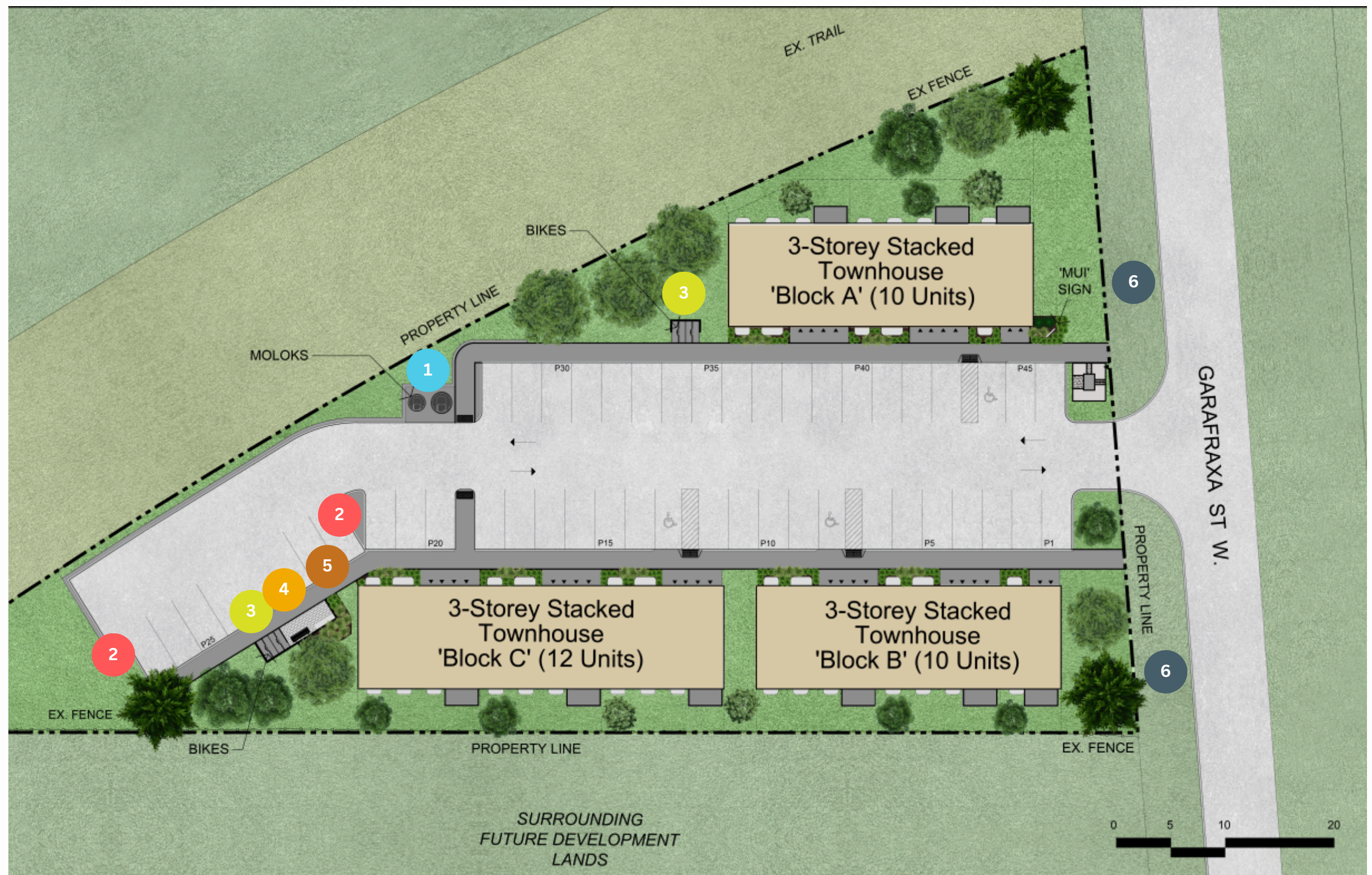
CITYVIEW VILLAGE, OUR 28 UNIT STACKED TOWNHOMES COMMUNITY, IS A VIBRANT AND CONNECTED COMMUNITY COMPRISED OF THREE STONE-AND-BRICK BUILDINGS, ALL WITH ENERGY-EFFICIENT DESIGNS AND FEATURES.



GARAFRAXA VILLAGE

Amenities

- 1 MOLOKS GARBAGE
- 2 EV CHARGERS
- 3 BIKE RACKS
- 4 BENCH SEATING
- 5 MAILBOXES
- 6 SIDEWALKS





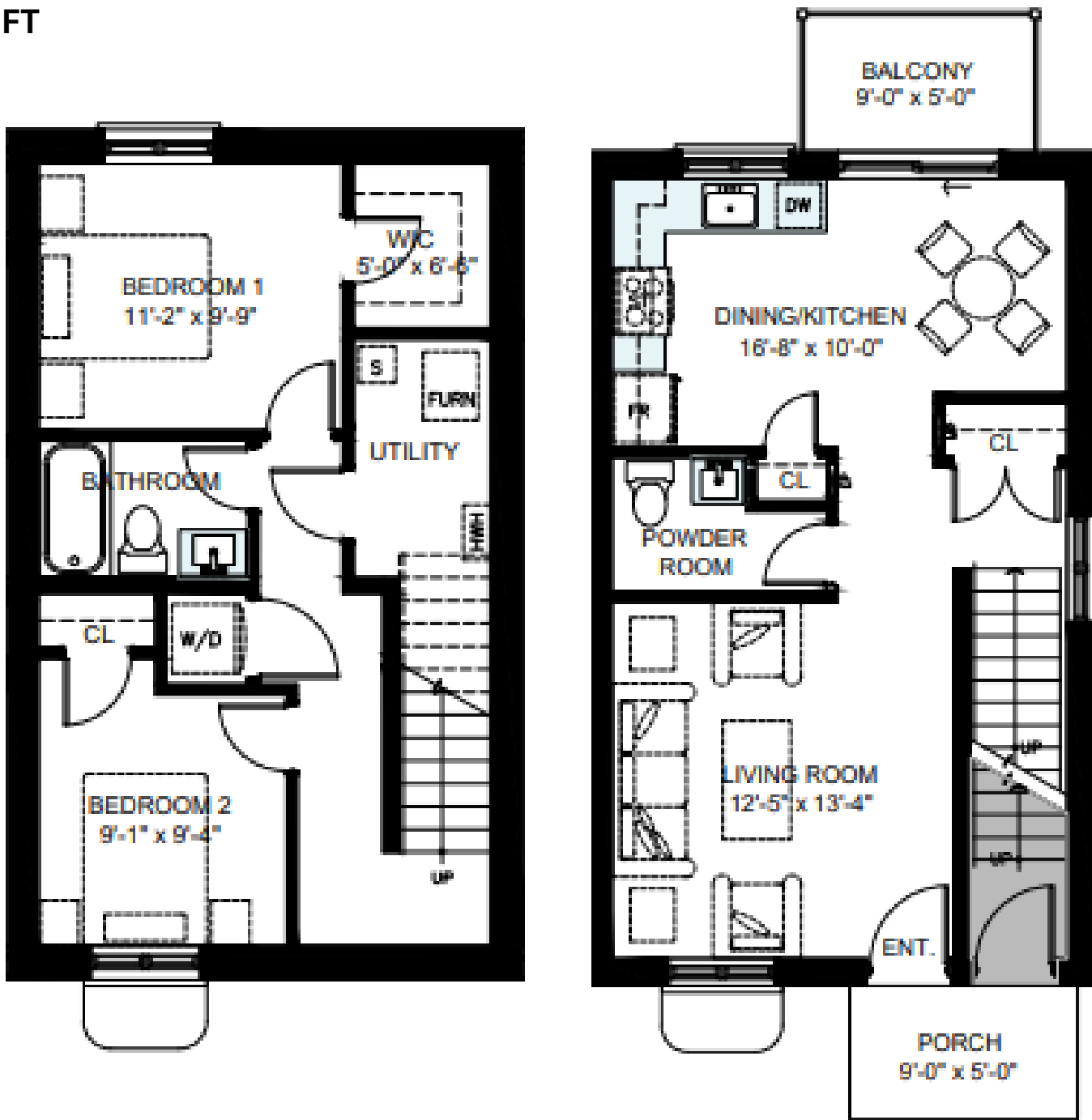


Floorplans

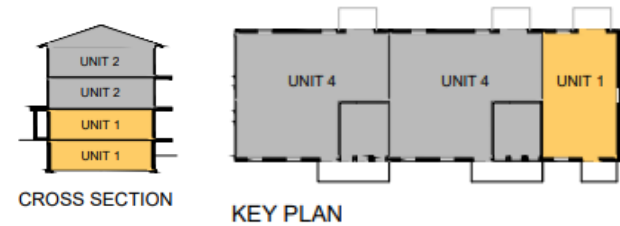
All drawings are Artist's concepts only and may vary slightly from the final product. E & O.E. The home shown may be the reverse of the home purchased. Actual useable floor space may vary from the stated area, and square footage has been calculated based on useable living space according to TARION rules and does not include balcony or basement areas (unless otherwise stated). More detailed information is set out in the Agreement of Purchase and Sale. Drawings may show optional features which may not be included in the base Purchase Price. Bulkheads and box outs may be required as chases for plumbing and mechanical. All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor, without notice.

UNIT STYLE
ONE

2 BED | 1.5 BATH
1,117 SQ FT

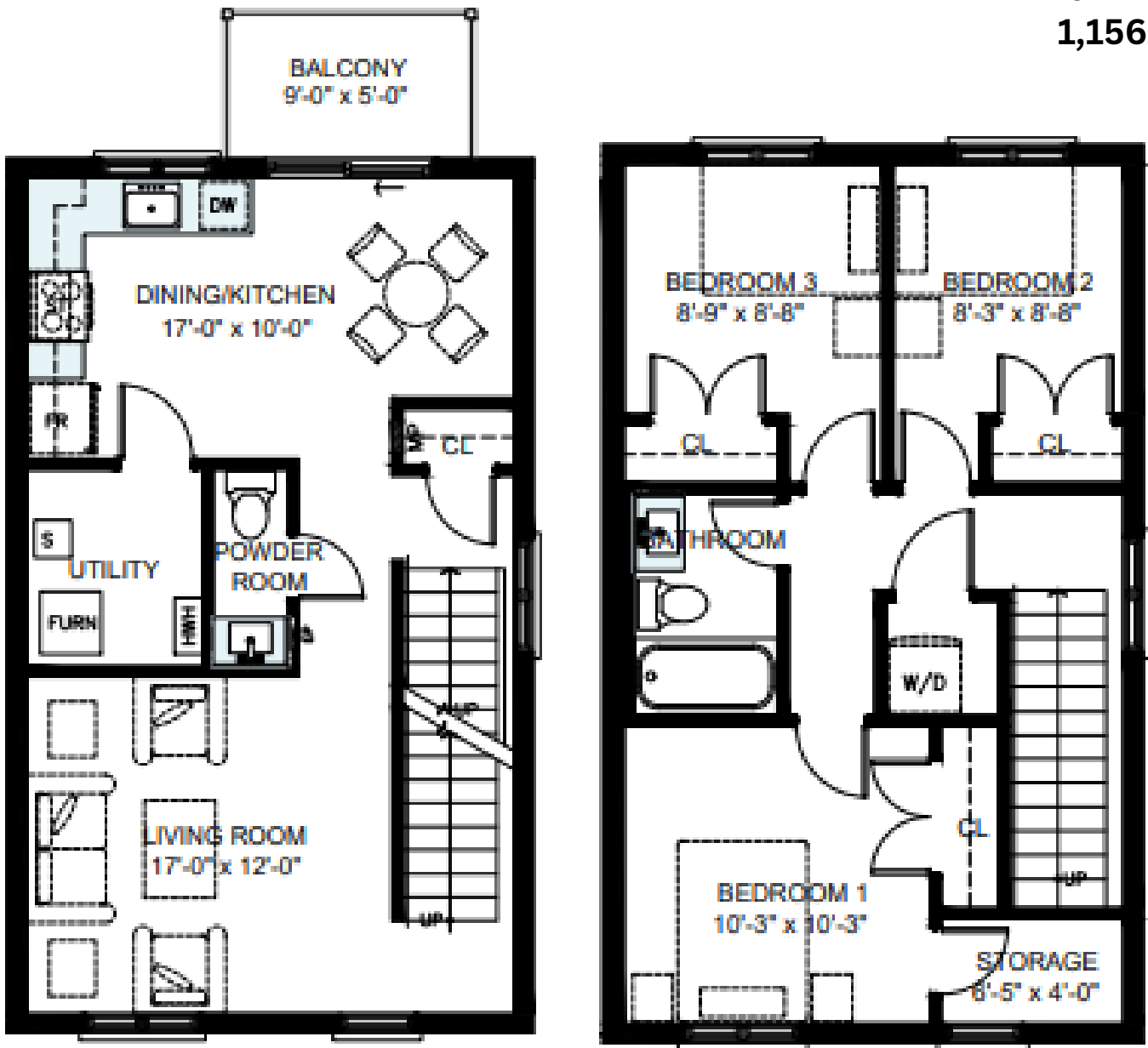


LOWER LEVEL PLAN

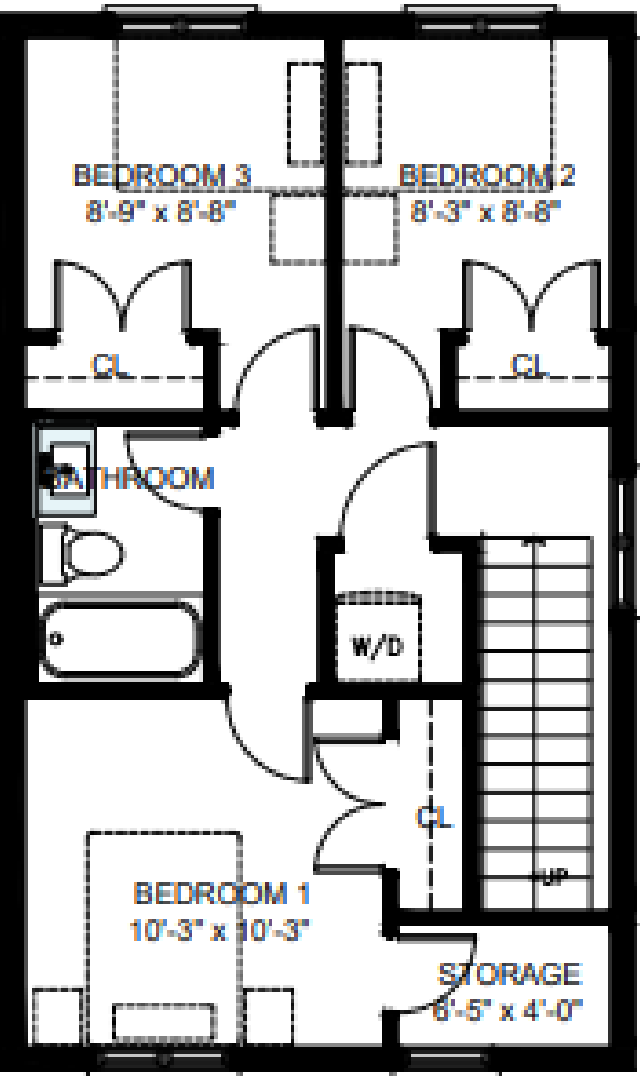


UNIT STYLE
TWO

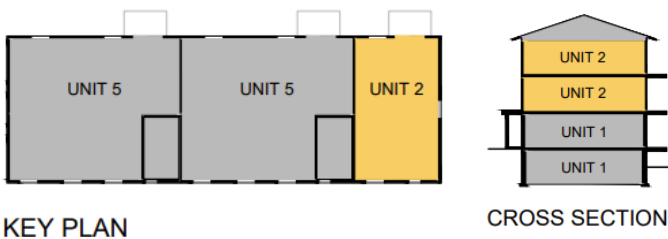
3 BED | 1.5 BATH
1,156 SQ FT



LOWER LEVEL PLAN



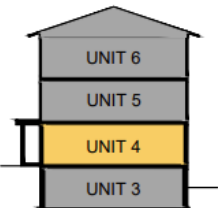
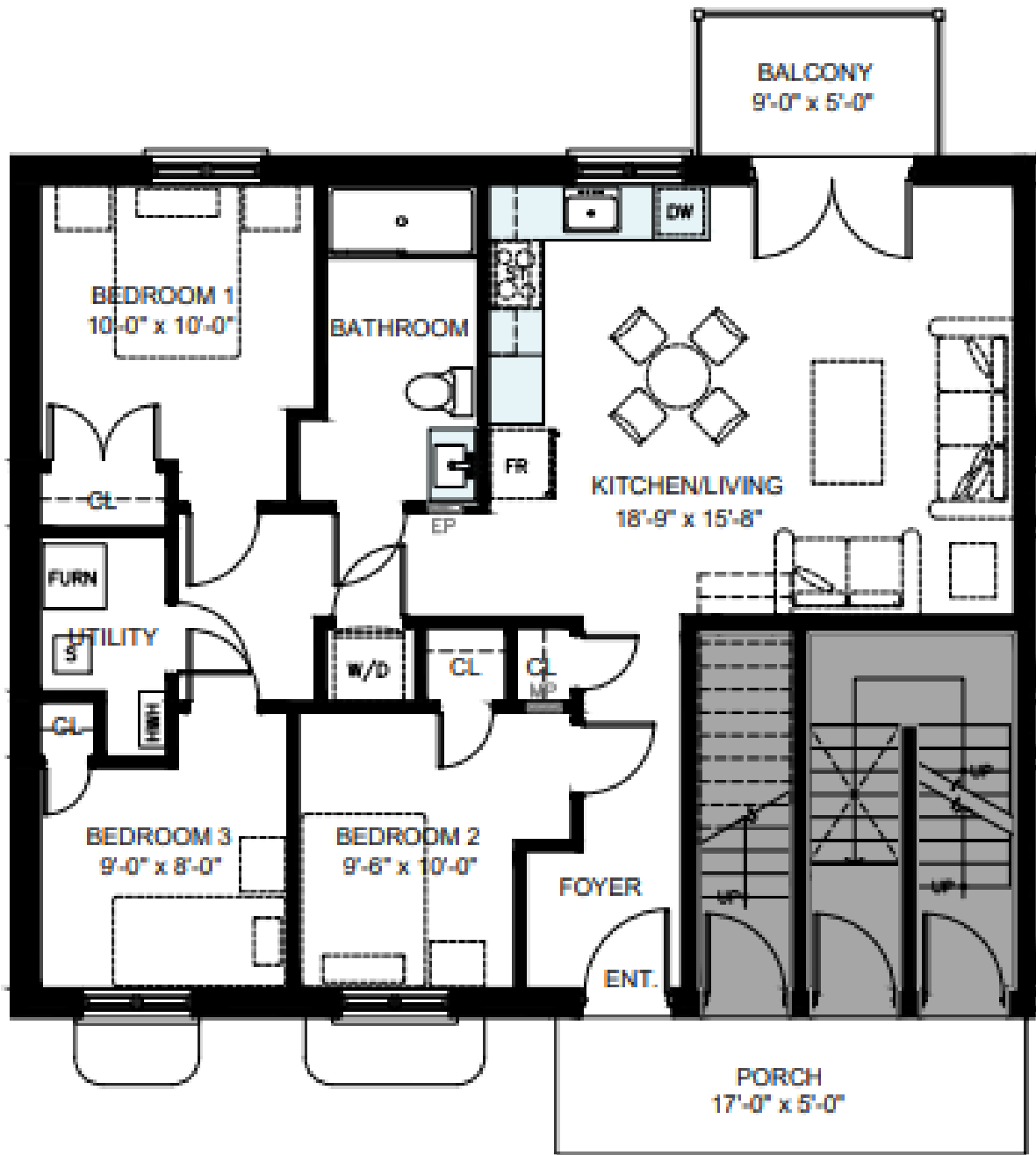
UPPER LEVEL PLAN



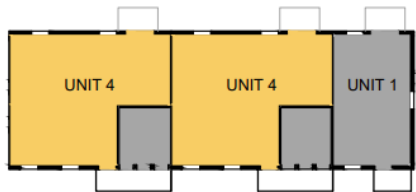
UNIT STYLE
FOUR

*accessible

3 BED | 1 BATH
966 SQ FT



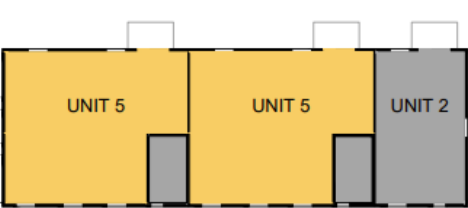
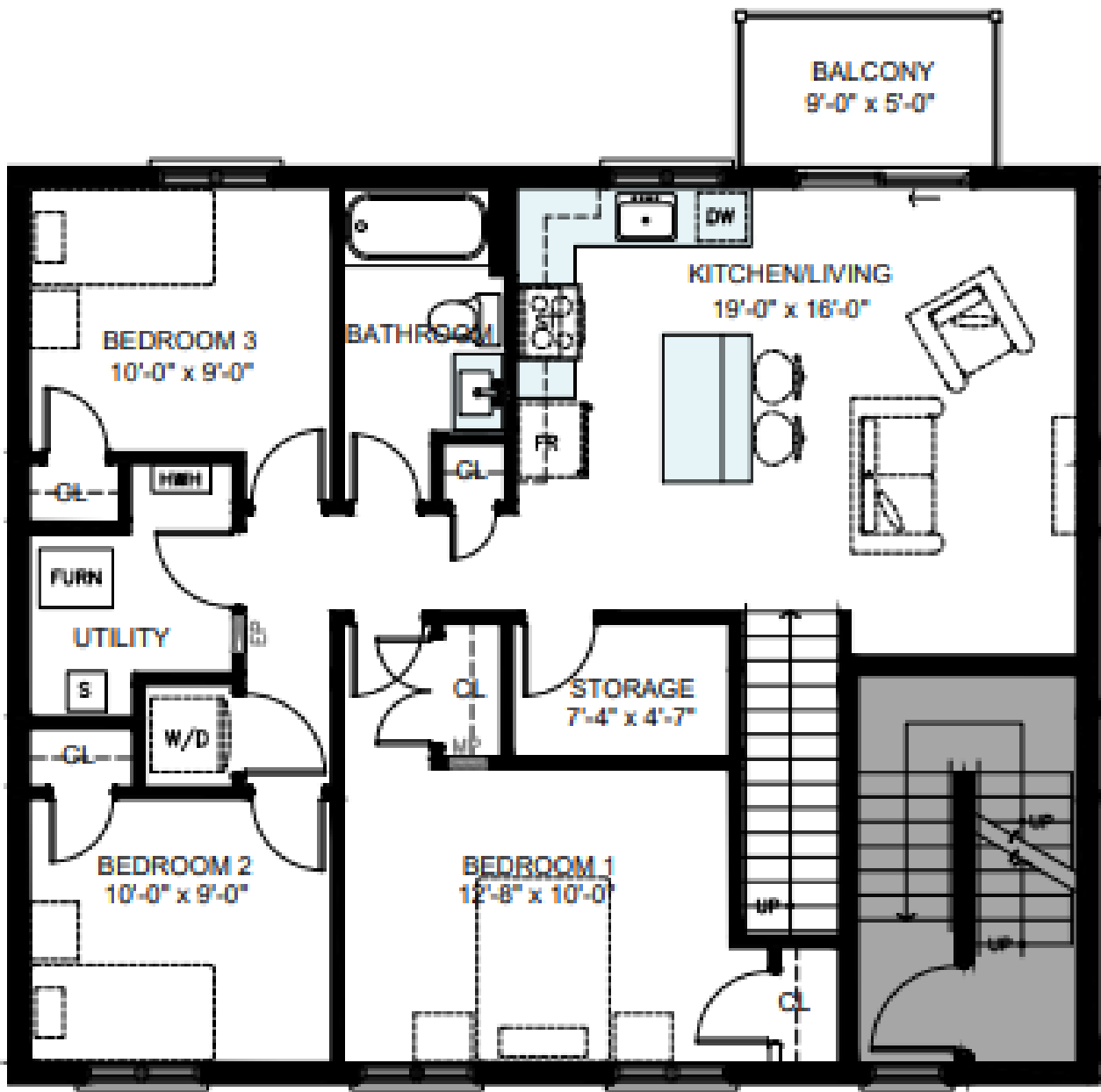
CROSS SECTION



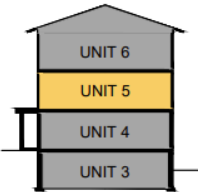
KEY PLAN

UNIT STYLE
FIVE

3 BED | 1 BATH
1,077 SQ FT



KEY PLAN



CROSS SECTION



All drawings are Artist's concepts only and may vary slightly from the final product. E & O.E.
Kitchen island optional inclusion.



Why Choose a Habitat Build?

Q: WHAT ARE THE DIFFERENCES BETWEEN A HABITAT BUILD AND ANOTHER BUILD IN THE MARKETPLACE?

A: NO DIFFERENCE. HABITAT BUILDS MUST MEET THE ONTARIO BUILDING CODE, LIKE ANY OTHER BUILDER. WE USE CONTRACTED SERVICES TO CONSTRUCT OUR BUILDS AND SPECIFICATIONS AS ANY PRODUCTION BUILDER DOES.

Q: WHAT KIND OF WARRANTY IS OFFERED ON THE HOME?

A: HABITAT GW IS A LICENSED HOME BUILDER UNDER THE HCRA. EACH HOME HAS THE NEW HOME WARRANTY UPHOLD BY TARION.

Q: IS THE CONSTRUCTION ALL COMPLETED BY VOLUNTEERS?

A: APPROXIMATELY 95% OF OUR CONSTRUCTION IS COMPLETED BY CONTRACTED SERVICES. WE UTILIZE VOLUNTEER LABOUR TO HELP THE COMMUNITY GET INVOLVED IN OUR BUILDS. SOME ITEMS THAT VOLUNTEERS COMPLETE ARE: BACK-FRAMING, PRIMING AND MISCELLANEOUS HANDYMAN TASKS.

Q: WHO LIVES IN A HABITAT COMMUNITY?

A: HABITAT PARTNER FAMILIES ARE FAMILIES WHO ARE CURRENTLY LIVING IN NEED (UNSAFE, UNSUITABLE, OR UNAFFORDABLE CONDITIONS), AND ARE UNABLE TO ATTAIN HOMEOWNERSHIP THROUGH CONVENTIONAL MEANS. HABITAT FAMILIES MAKE A HOUSEHOLD INCOME OF \$64,500-\$113,000. HABITAT OFFERS THEM A HAND-UP AND A PASSIVE SECOND MORTGAGE AT 0% INTEREST. HABITAT FAMILIES ARE SUPPLIED WITH A FIRST MORTGAGE AT MARKET INTEREST RATES AT 30% OF THEIR INCOME. THIS ALLOWS FAMILIES TO BUILD EQUITY AND LIVE IN A SUITABLE HOME.

Q: HOW DO YOU PRICE YOUR UNITS?

A: ALL UNITS ARE SOLD AT FAIR MARKET VALUE.

Q: ARE ALL MARKET UNITS WITHIN THE SAME BLOCK?

A: UNITS SOLD ON THE MARKET ARE SITUATED IN DIFFERENT BLOCKS WITHIN THE COMMUNITY DUE TO THE SPECIFIC OFFERING OF UNITS.

Q: WHY SHOULD I CHOOSE A HABITAT BUILD VERSUS ANOTHER ONE ON THE MARKETPLACE?

A: BY PURCHASING A HABITAT BUILD YOU ARE PURCHASING A BUILDER-GRADE HOME WHILE SUPPORTING YOUR COMMUNITY IN BUILDING AFFORDABLE HOUSING. YOU ARE A PART OF A COMMUNITY THAT IS INCLUSIVE TO ALL WALKS OF LIFE AND ARE ASSISTING THOSE IN NEED TO ATTAIN HOMEOWNERSHIP.





