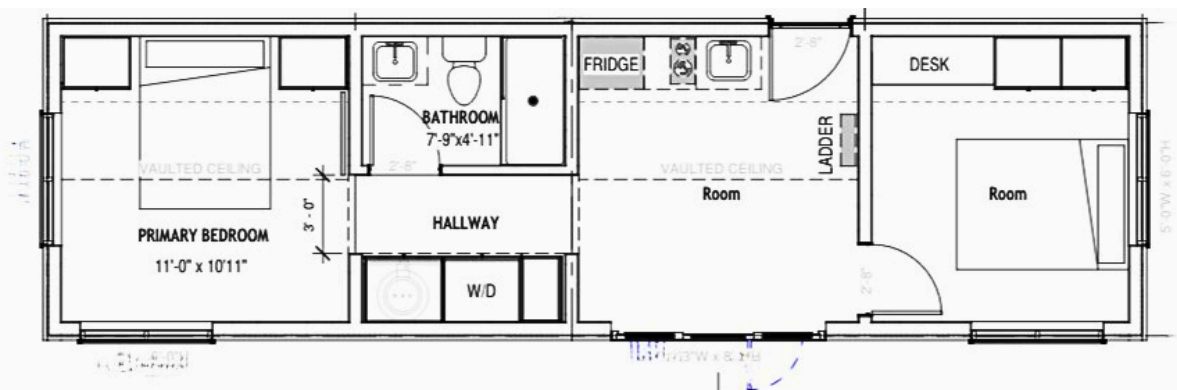
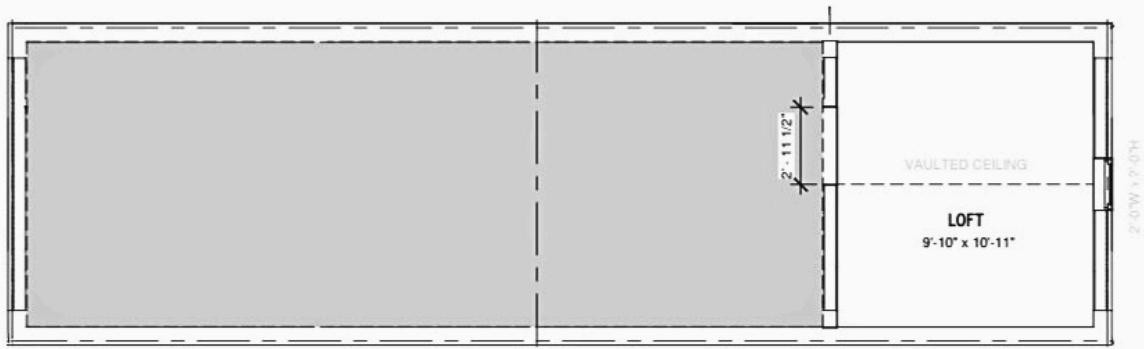


THE SPRUCE

A 2-bedroom 1-bathroom modular home
starting at \$179,000 CAD

1-780-870-0524 | info@discoveryhomes.ca





DISCOVERY
HOMES

SPRUCE SPECIFICATIONS & KEY FEATURES

Total Area: 504 ft ² + loft	Flexible Family Layout with Open Concept Design
Bedrooms: 2+	Bonus Loft Space with Flexible Usage
Bathrooms: 1	Scalable Living
Delivery Time: 6-8 Weeks	Energy Efficiency Design and Quality Finishes
Ideal for Families	Deliverable Anywhere in Alberta or Saskatchewan
Ideal for Rental Market Properties	Compatible With Energy-Efficient Systems

WHY THIS 2-BED 1-BATH MODULAR HOME?

KITCHEN

Practical storage solutions and ample counter space define this modern, compact layout.

BATHROOM

This eco-friendly bathroom was designed with low water impact in mind.

LIVING AREA

A flexible layout and open concept design allow you to grow in to your home.

BEDROOM

Two bedrooms and a flexible loft space make this a highly desirable home layout.

SUGGESTED UPGRADES

- Solar Package (\$18,500 CAD) - Reduces typical energy costs upwards of 70%.
- Expanded Deck (\$12,000 CAD) -
- Premium Kitchen (\$9,800 CAD) - Chef-grade appliances and finishes.

WANT TO LEARN MORE?

Still unsure? Interested but not sure this is the right model for you? Want to take a tour of an available show home model first? Sign up for the next Discovery Homes webinar to learn more about:

- **Modular home construction and design;**
- **Benefits of modular living for new buyers;**
- **Bring your questions to the Q&A session.**

Email info@discoveryhomes.ca or call 1-780-870-0524 for more information on how to register for the next webinar.

For everything else, visit our website at <https://www.discoveryhomes.ca>