

*Quality and Excellence  
Since 1949*

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



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# History of Nelson Homes

On March 1, 1949, brothers Ray and Austin Nelson opened a small lumberyard in Lloydminster, Alberta; they called it Nelson Lumber. Their motto was simple; "Give people – always – top quality and more for their money." Business flourished, but the brothers soon realized that people needed more than just lumber and good advice with which to build homes. Their vision was to provide a complete home building service – from well crafted designs – to the manufacturing of the components and the delivery of a total package to the customer's job site.

In 1958 a separate division, Nelson Homes, was started. The convenience of the package system was well received in areas where construction labour and efficient delivery were difficult to come by.

The Nelsons' reputation for quality and convenience grew. More Nelson Lumber stores were opened. A construction division handled major building projects and two roof truss factories were added to keep up with demand. To keep up with widespread demand, Nelson began offering Authorized Dealerships throughout North America.



## The Company Today...

Nelson Homes has grown to be Canada's largest home manufacturer and a trusted leader in the industry. More than 42,000 homes, ranging in size from 800 to 14,000 square feet, as well as numerous multi-unit and commercial buildings have been produced.

The comprehensive product line-up now includes housing solutions ranging from complete home packages, Ready-To-

Move Homes, multi-family buildings, adult housing and care homes, as well as materials for agricultural and commercial buildings.

In 2003, Ray Nelson transferred the ownership of the company to a group of long-time employees, who continue to carry on the Nelson legacy. Their promise is continued commitment to quality, craftsmanship, and integrity.

#### NELSON LUMBER STORES

Serving Northern Alberta  
Bonnyville • Edmonton • Grande Prairie  
Lloydminster • Slave Lake



#### NELSON MANUFACTURING

4 plants with over 200,000  
square feet for component building



#### NELSON HOMES

Over 100 Authorized Dealers  
serving North America and abroad



#### NELSON READY TO MOVE HOMES

Delivering complete homes  
throughout Alberta and Saskatchewan



## Canada's Largest Home Manufacturer

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





# Residential

Nelson Homes has skilled designers and drafts-people who will modify your plan or build the custom design of your choice.



Delivery of a  
Nelson Home  
Package

Custom Cabin  
Countryside Homes, ON



# Commercial

Nelson has the capability to panelize large commercial projects. With the efficient building system, framing time and labour are greatly reduced.

Dr. Hemstock Seniors Residence  
Lloydminster



Ramada, Lloydminster



# Multi-Family

Nelson has many years of experience in building packages for multi-unit homes, such as duplexes and four-plexes, care homes and assisted living residences. The panelized system works well for any sized wood-frame building project.



Horizon  
Village  
Lloydminster



Duplex  
Malmstrom  
Airbase

# Export

Nelson Homes' international distribution includes the USA, as well as shipments to China, Japan, Iceland, Germany, Hungary, Czech Republic, Ireland, Russia, and Ukraine. Building codes in each area are strictly adhered to.

Assembling  
Nelson  
panelized  
walls in  
Japan



Japan Home



## Roof Trusses

Nelson manufactures engineered roof trusses in state-of-the-art truss factories. Drawings are transferred to computerized omni-saws and laser-guided truss jigs, ensuring accurate cuts so component joints fit tightly together. Even complex systems, like dual pitch, parallel chord or hockey stick trusses fit together with precision.



## Floor Systems

Nelson utilizes two types of engineered floor systems: the I Joist and its own Open Web truss design. The open web allows for longer floor spans – up to 22 ft. The web design will minimize floor “bounce” and makes for a strong, quiet floor. Ductwork can be hidden in the open web design, often eliminating drop downs in basement ceilings.



## Complete Packages

The complete home package is designed to make building a new home go smoothly, saving you time and headaches. It is a convenient, one-stop service, where people with years of experience handle all the major details. The package consists of everything you need to get your home to the secure lock-up stage... and beyond, including roof, floor and wall systems, exterior finish, windows, doors and more.



## Quality Lumber

Nelson Homes uses only top grade, Canadian, kiln dried lumber, selected directly from lumber mills. Factory workers keep an eye out for imperfections and reject any lumber that doesn't adhere to Nelson's strict standards. Experienced purchasers research windows, doors and other materials, ensuring that you get the best value and most innovative products from reputable suppliers who stand behind their products.



## Panelized Walls

Made-to-measure exterior and interior wall panels are built using only top grade lumber. Panels come in pre-built sections, have framed-in window and door openings, and OSB sheathing applied – ensuring quick framing time, lower labour cost and less material waste. Components are numbered and cross-referenced with the blueprints for quick assembly at your job site.



## Delivery

You'll get a guaranteed delivery date, which makes for efficient scheduling of contractors. Custom drop-deck and enclosed trailers are used for shipping to conventional building sites. For remote areas, materials packages are delivered by barge, train, helicopter or Hercules transport plane. Home packages for overseas are shipped in large container vessels.





# Why Panelized is Better



Day 1 - Unloading wall panels



Day 2 - Sheathing floor



Day 3 - Building exterior walls



Day 4 - Putting up roof trusses



Day 5 - Sheathing roof

## Superior Quality

- With climate-controlled manufacturing, lumber remains dry, resulting in straighter components due to less warping, twisting and shrinking.
- That means you'll have less cracks and nail pops and windows and doors will fit properly, thus requiring fewer repairs and adjustments later on.
- Computer technology ensures that cuts are made precisely; components fit together with great accuracy.
- Nelson's drafts people and Authorized Dealers keep apprised of the many Building Codes in various areas. You get the assurance that your home is manufactured in accordance with your region's strict requirements for proper insulation values, snow loads, wind velocity, etc.

## Time & Money Savings

- The Nelson system of pre-planning virtually eliminates costly and time consuming construction errors and material shortages or overages.
- Your home will be to lock-up stage quickly, reducing the chance of weather delays and theft.
- Your price is guaranteed up front; there are no surprises, such as unexpected price increases for materials. Nelson Homes provides one of the best price guarantees in the industry.
- You'll spend less time researching the vast array of product choices. Nelson Homes' experienced representatives will assist with your decisions, offering advice and product knowledge.
- Less material is wasted and job-site cleanup costs are reduced.

## Customizing To Suit Your Needs

### Package Includes

Material specified is the standard specification. A wide variety of options are available. Materials supplied will conform to the Building Code in your area.

- Floor System - Including joists or trusses, beam, teleposts and OSB subfloor
- Roof System - Trusses, gables, ladders, OSB sheathing, hardware, roof vents, flashing, soffit, fascia and shingles
- Wall System - Wall panels are built in sections - exterior and interior. Ready for wiring; walls come complete with framed window and door openings, and OSB sheathing applied. House wrap (air barrier) is also included in the package.
- Windows - Vinyl windows in picture, casement or awning style, as per plan
- Exterior Doors - Ready to install, primed, insulated steel doors with weather stripping, metal cladding, jambs, brick mould and sills
- Siding - Vinyl siding and trim kit
- Insulation - Fiberglass wall insulation, ceiling insulation, and polyethylene vapor barrier
- Drywall - Aqua board, polyethylene vapor barrier, tape, corner bead, joint cement
- Interior Finish: Stairs, doors, jambs, locksets, casing, baseboard, closet shelving, and hardware. Interior wood-turned railings may be included on some models.

Note: Homes with garages come with insulated overhead door, in addition to all the framing and insulation materials.

**A Better Built Home...**

**In Less Time... With More Peace of Mind**

**www.nlc.ca**



# Nelson Homes Authorized Dealers

Nelson Homes are sold by Authorized Dealers and Sales Agents located throughout North America. In Northern Alberta, home sales are serviced through Nelson Lumber retail stores.

The growing dealer network currently serves over 100 dealers, located throughout the western Canadian provinces, the Territories, and the west-central United States including Alaska.

Nelson Homes Authorized Dealers are independent business people who are committed to continue the high standard of service that has always been the Nelson Homes trademark. You can be as involved in the construction of your home as you want. You may build the home yourself or appoint your own general contractor. Your Authorized Dealer may build the home or make suggestions for sub-trades.

Visit [www.nlc.ca](http://www.nlc.ca)  
or call us toll free at  
1.800.661.6534  
and we will put you in  
touch with a dealer near you.

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







The Nelson Homes Assurance of Excellence is our promise to you of our total commitment to the creation of a new home for you and your family.

Nelson Homes will ensure that all precision manufactured components will either meet or exceed the high standards of quality set by the National Building Code.

We will promptly deliver the material required to build your Nelson Home based on the specifications outlined on your order.



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# Bungalows



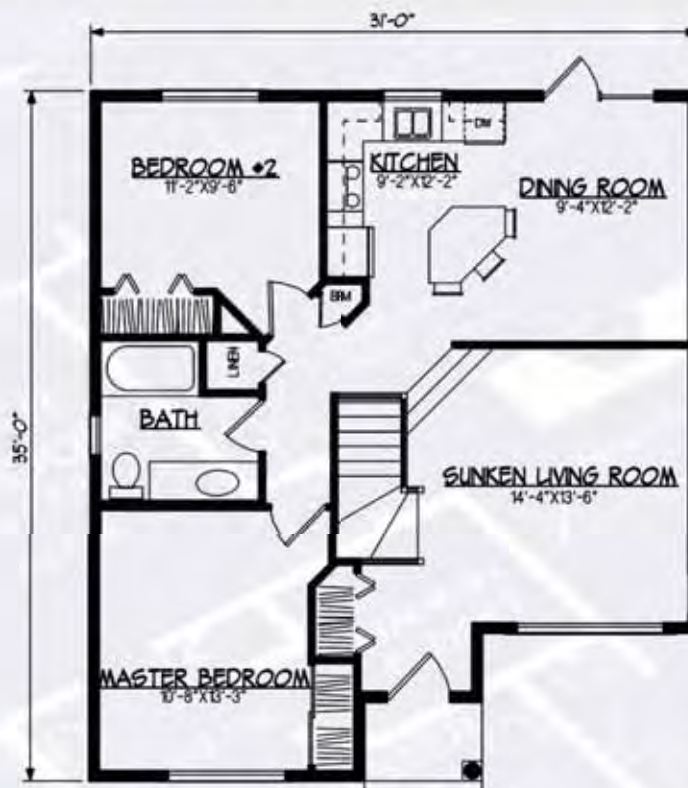
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# *the* Marshall

978 sq. ft.

- This charming raised bungalow with a covered front entry has a lot of appeal for first-time home buyers
- A sunken living room features nine and a half foot high walls and stacked clearstory windows





the **April**



- Spacious open concept
- Master bedroom features a three piece ensuite

1,026 sq. ft.



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HOMES™

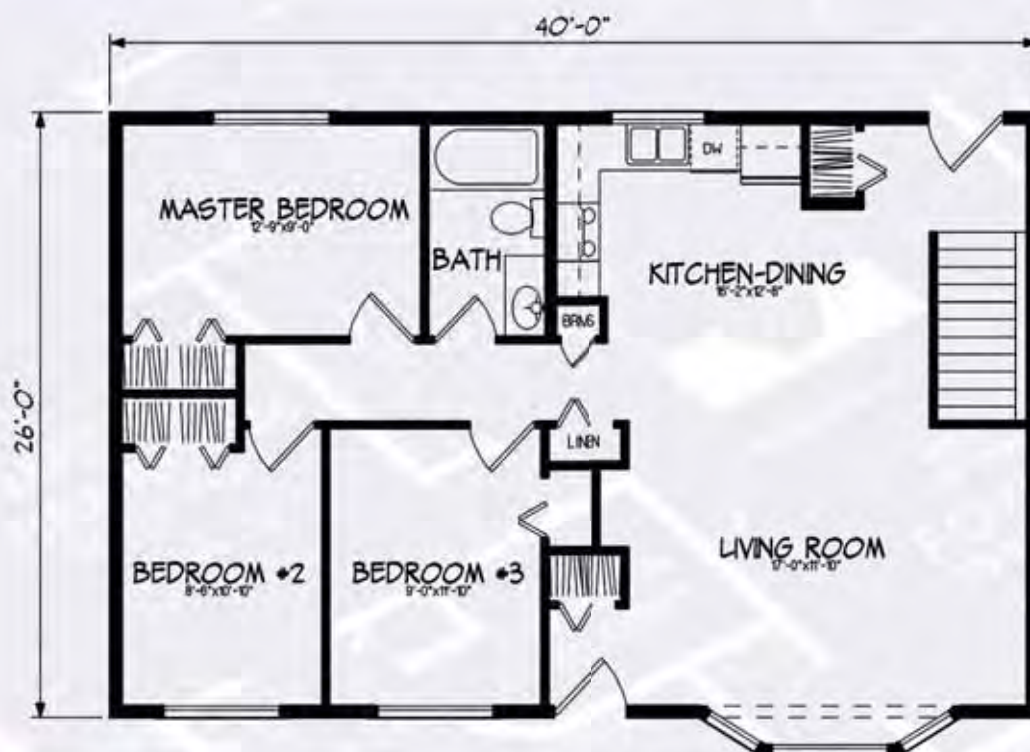


# the **Weston**



**1,054 sq. ft.**

- Large living room with a bay window
- Convenient back entry right into kitchen





# the *Jaela*



- Angled entry makes this plan ideal for corner lot development
- Open planning adds versatility to this compact three-bedroom design
- Second bedroom can double as a home office or den

**1,111 sq. ft.**



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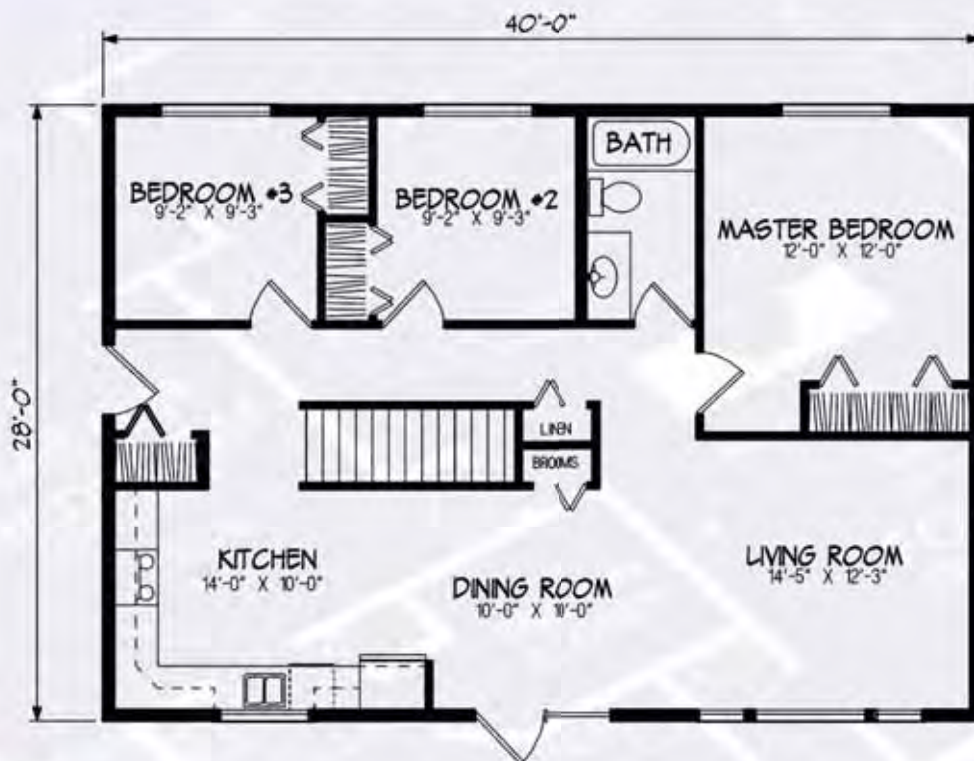


# the *Summerset*



1,120 sq. ft.

- Charming cottage plan with front veranda
- Open concept and a spacious kitchen





# the **Evan**



**1,132 sq. ft.**

- Efficient design well suited for narrow lots
- Convenient main level laundry
- Additional closet space in master bedroom

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# the Morgan

1,162 sq. ft.

- Covered front entry makes for a front veranda
- Plenty of cabinetry in this spacious kitchen
- Ensuite off of the master bedroom





# the Alida



1,169 sq. ft.

- Practical design focuses on the open, vaulted living, dining and kitchen areas
- Efficient L-shaped kitchen with walk-in pantry and center island
- Master bedroom with three-piece ensuite and optional mirror by-pass doors

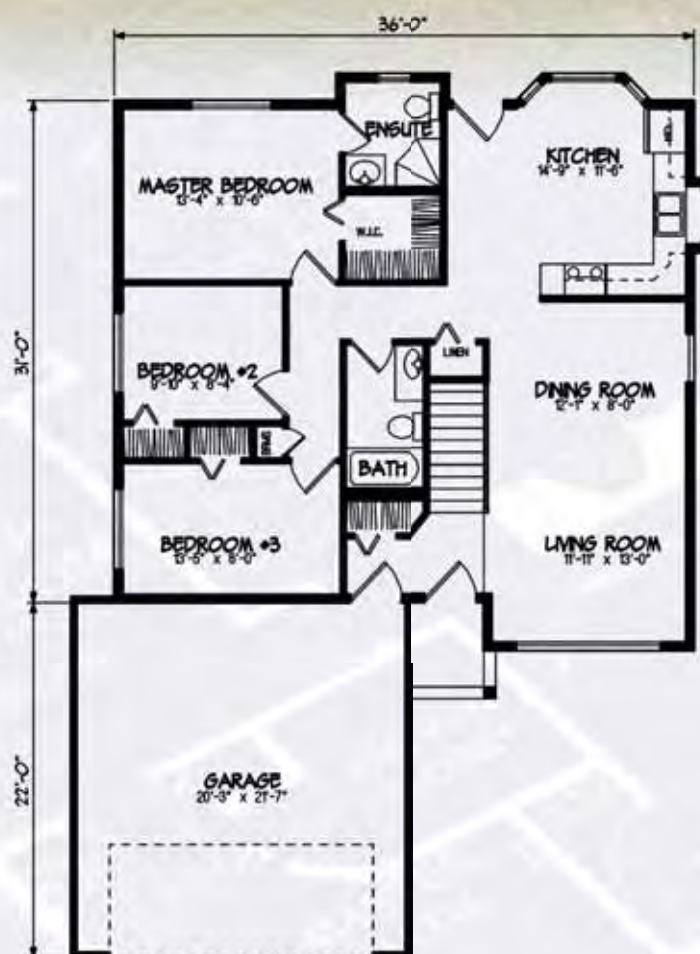
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# the *Devon*



1,180 sq. ft.



- Front entry enhanced by arch detail
- Kitchen features bay window and eating nook
- Front foyer dropped one riser, with feature stairs and open railing



# the Ryley



- Great sized front entry
- Bright eat-in kitchen
- Master bedroom includes a three piece ensuite

1,244 sq. ft.





# the Daley



1,274 sq. ft.

- Narrow design well-suited to in-fill lots
- Open kitchen design with large island and eating bar
- Three sided fireplace separating formal dining room and living room





*the Daley*





# the Empress



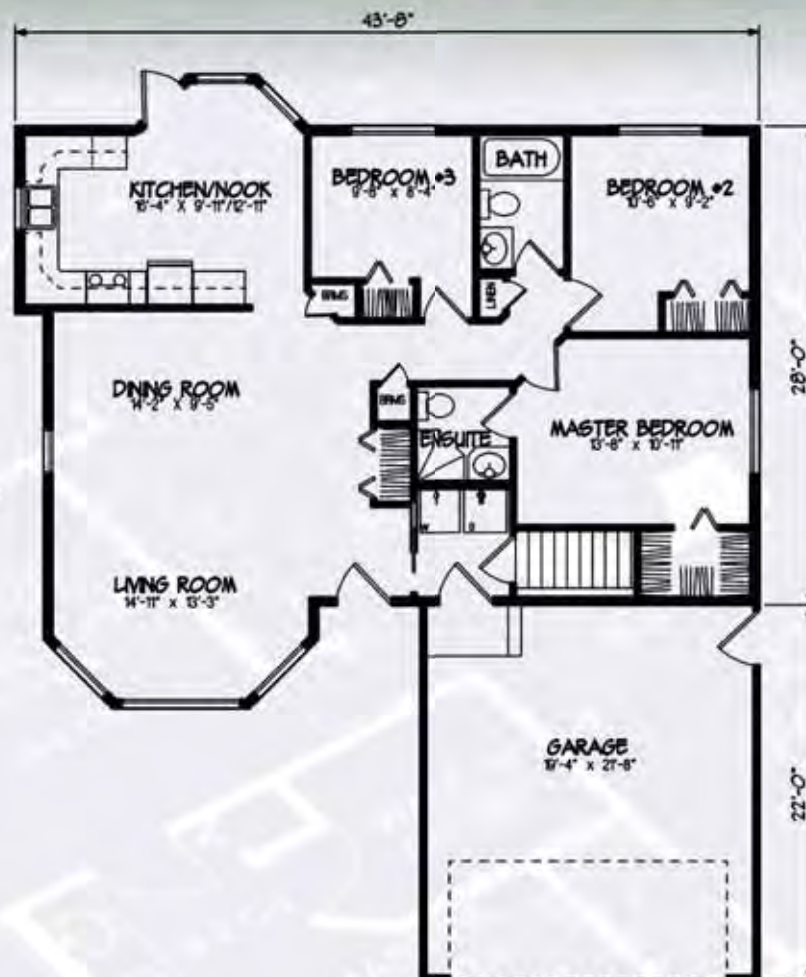
1,293 sq. ft.

- Spacious living room with a huge bay window
- Kitchen features an island and pantry





# the **Bradford**



1,294 sq. ft.

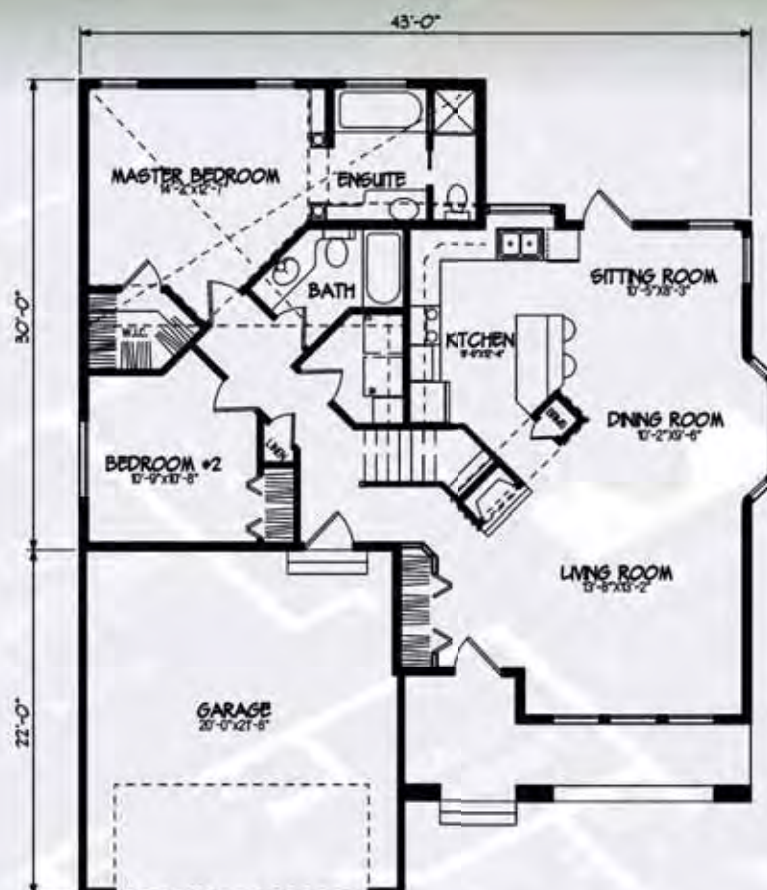
- Large U-shaped kitchen with nook leads to deck
- Master bedroom features walk-in closet and private ensuite



# the *Paragon*



1,378 sq. ft.



- Nine-foot ceilings throughout home create interesting plant ledges at entry and fireplace
- Vaulted ceiling over master bedroom and ensuite



# the **Jacob**

- Wonderful open concept three bedroom home
- Large living room is spacious and bright

**1,380 sq. ft.**

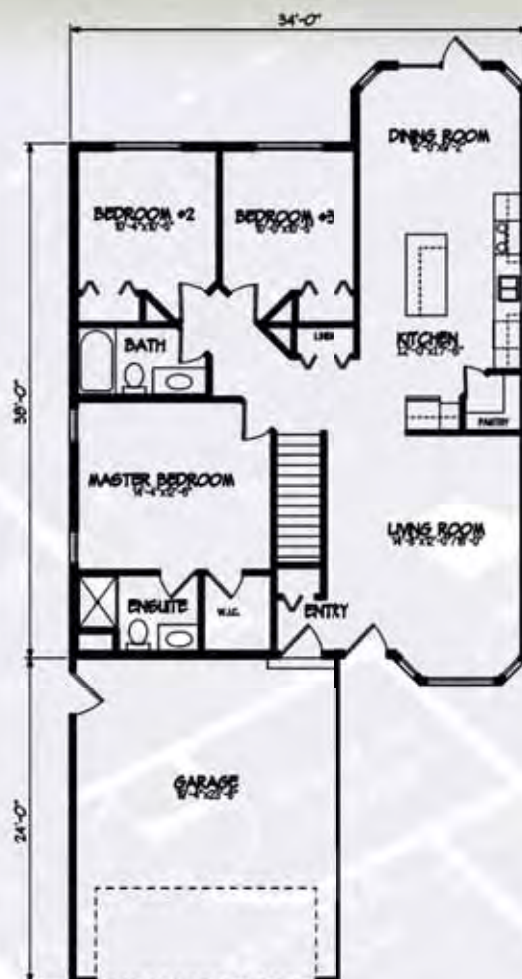


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# the **Berkeley**

1,382 sq. ft.



- Well suited for town lots
- Attached garage with access to the house
- Plenty of storage in the kitchen



# the Albany



- Raised covered entry and angled garage
- Open kitchen, dining and great room for casual country living
- Master bedroom features a three-piece ensuite and walk-in closet

1,412 sq. ft.

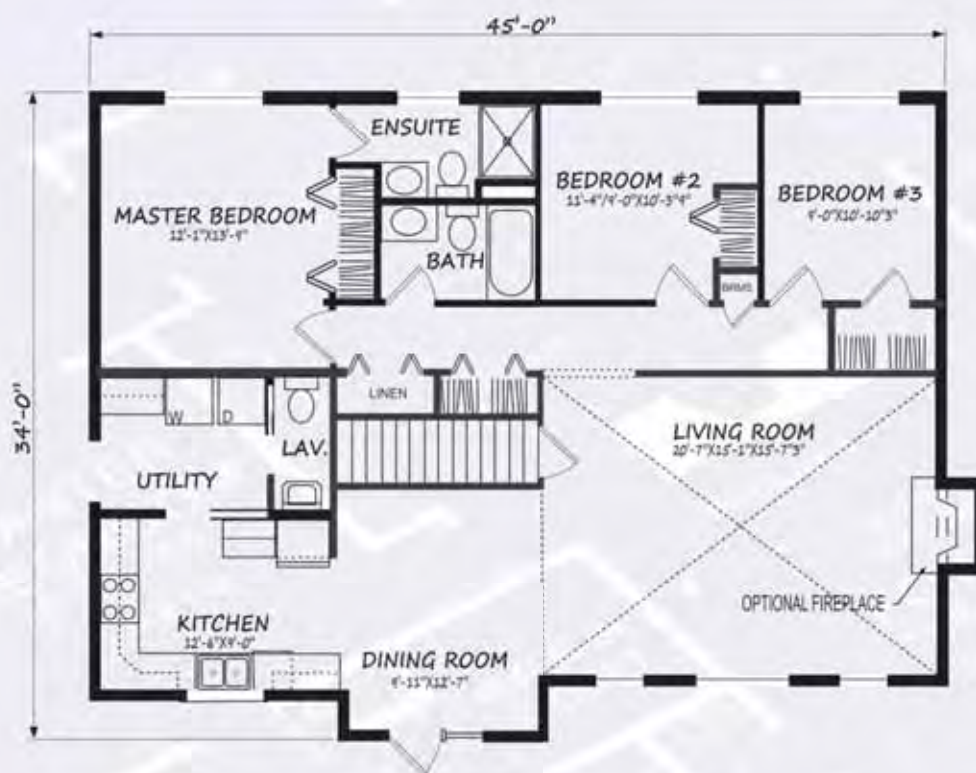




# the *Laurel*

1451 sq. ft.

- Home features main floor laundry
- Open concept kitchen, dining and living area
- Home features optional fireplace





# the *Lydale*



1,460 sq. ft.

- Open-railed stair adds features to living and dining areas
- Formal areas separated from informal kitchen and nook

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# the Jackson



1484 sq. ft.

- L shaped kitchen, dining room and living room
- Large back entry
- Master bedroom features entry to optional back deck



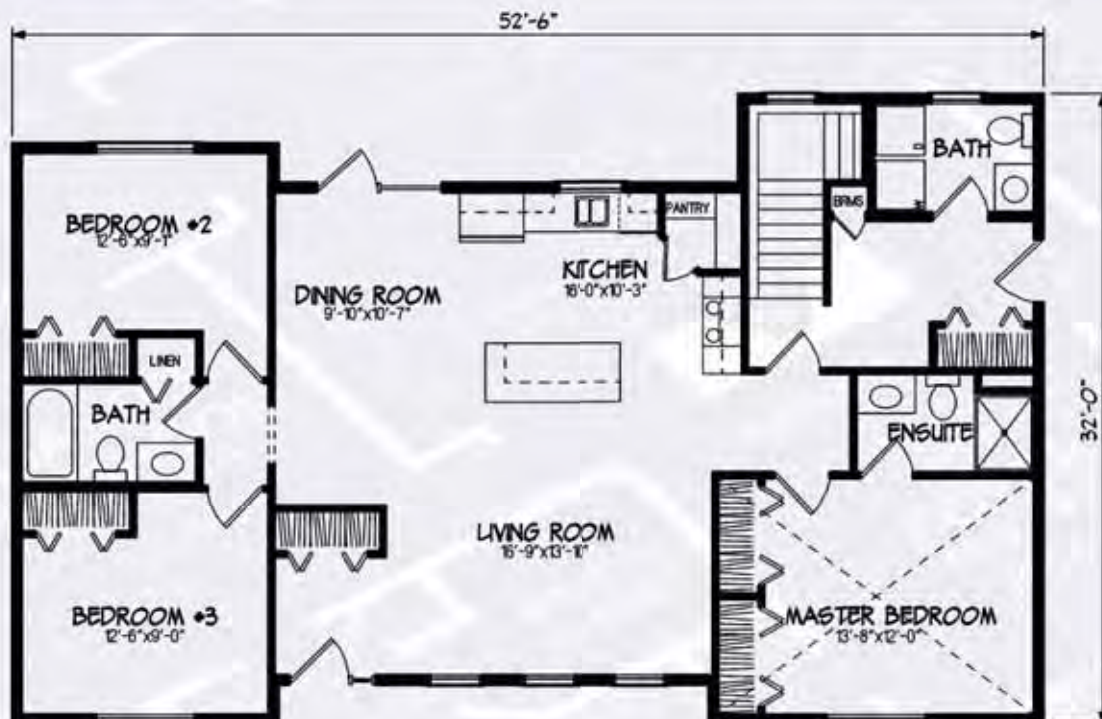


# the Dalton



- Huge mudroom is ideal for an attached garage
- Open concept main living area

1,497 sq. ft.





# the Sydney



1,497 sq. ft.



- Simple but dramatic features grace this elegant walkout bungalow
- Utility room and a home office are convenient on main level

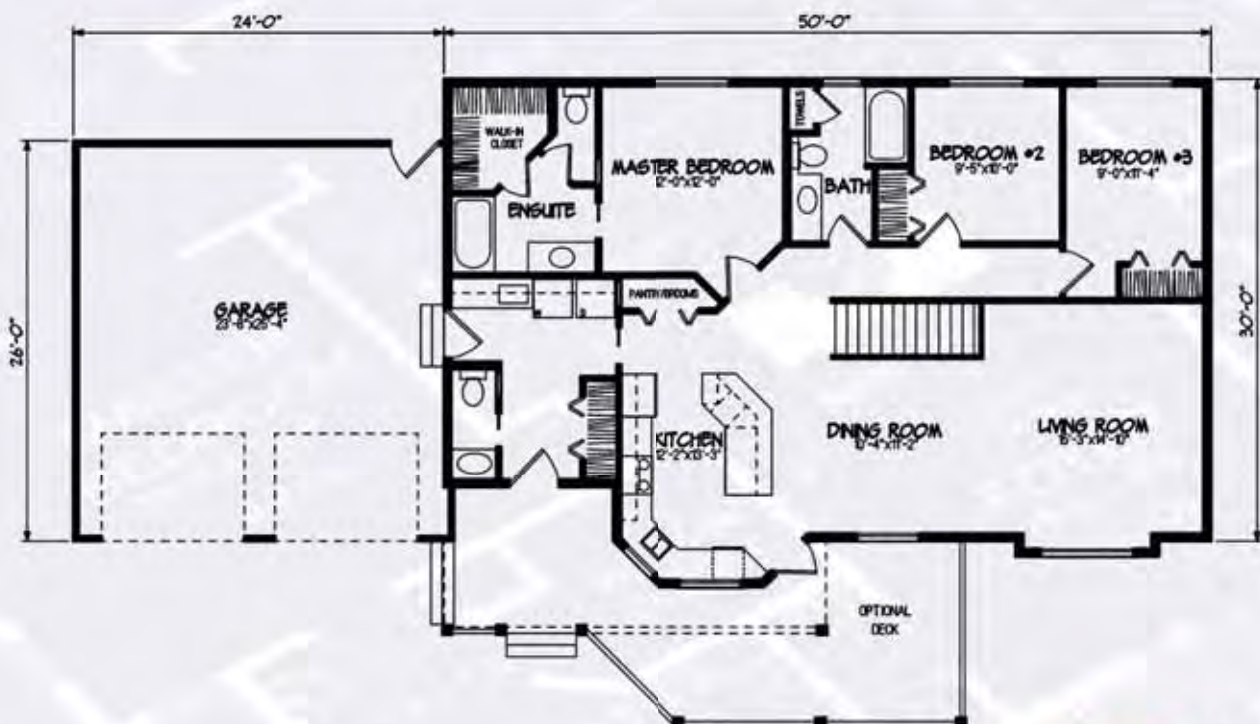


# the Abilene



- Spacious open design
- Living areas to front of home
- Bayed kitchen with lots of counter space and an eating bar

1,501 sq. ft.



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# the Citation



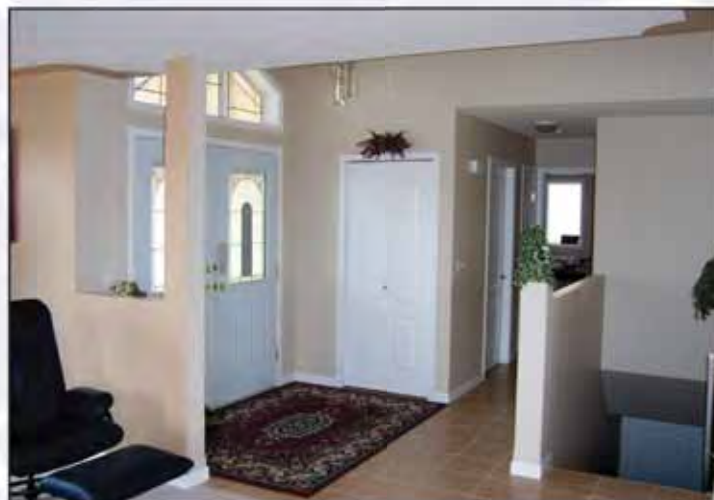
1,544 sq. ft.

- Front foyer with raised ceiling leads to the formal living and dining rooms
- Vaulted ceiling in family room





# the Citation



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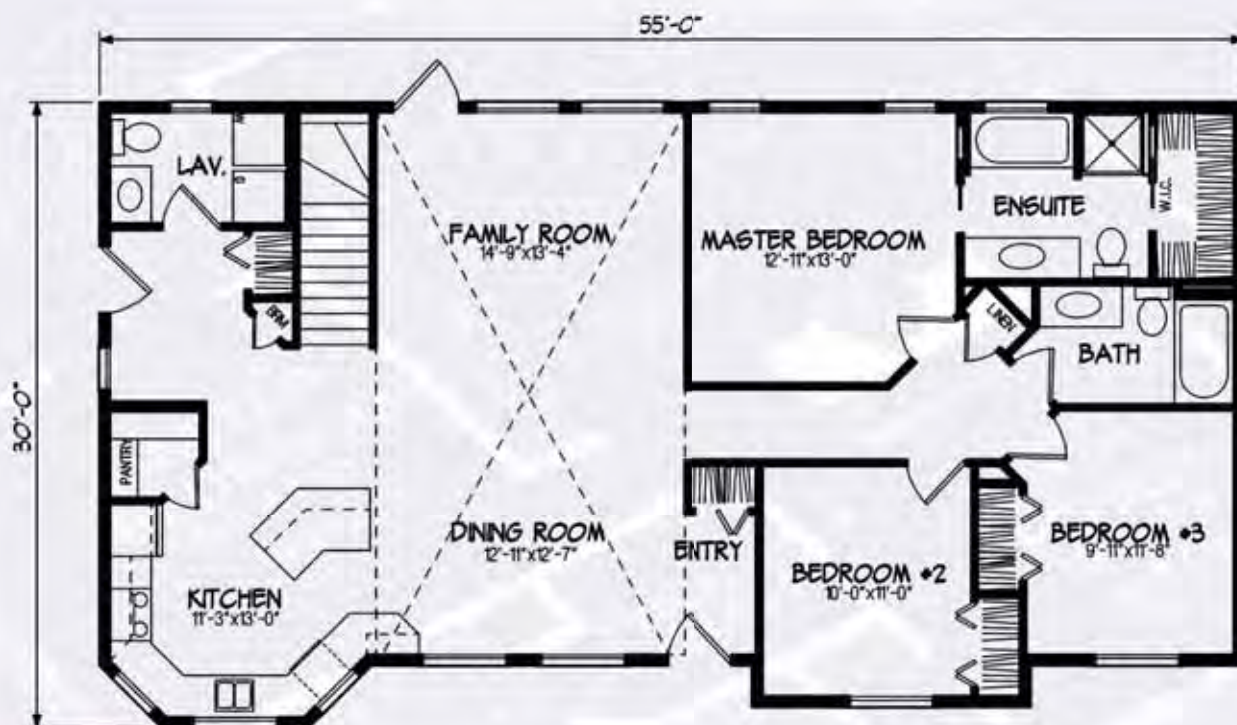


# the *Donovan*



**1,542 sq. ft.**

- Bayed kitchen features three windows with lots of natural light
- Spacious vaulted ceilings in the main living area
- Many large windows throughout the house





# the *Auguste*



1,564 sq. ft.



- Open informal living spaces with nine foot ceilings
- An open railing leads to future basement development
- Main floor laundry room

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# the Brooklyn



1,576 sq. ft.



- A bright, open design with expansive vaults and interesting angled floor plan
- Two bedrooms plus a flex room for den, hobbies or an extra bedroom
- Open living space and optional fireplace in living room



# the **Ryan**

1,584 sq. ft.

- Spacious front entry with decorative ornament niche
- Large kitchen with ample counter space, eating bar and corner pantry
- Well-lit dining room with access to rear deck



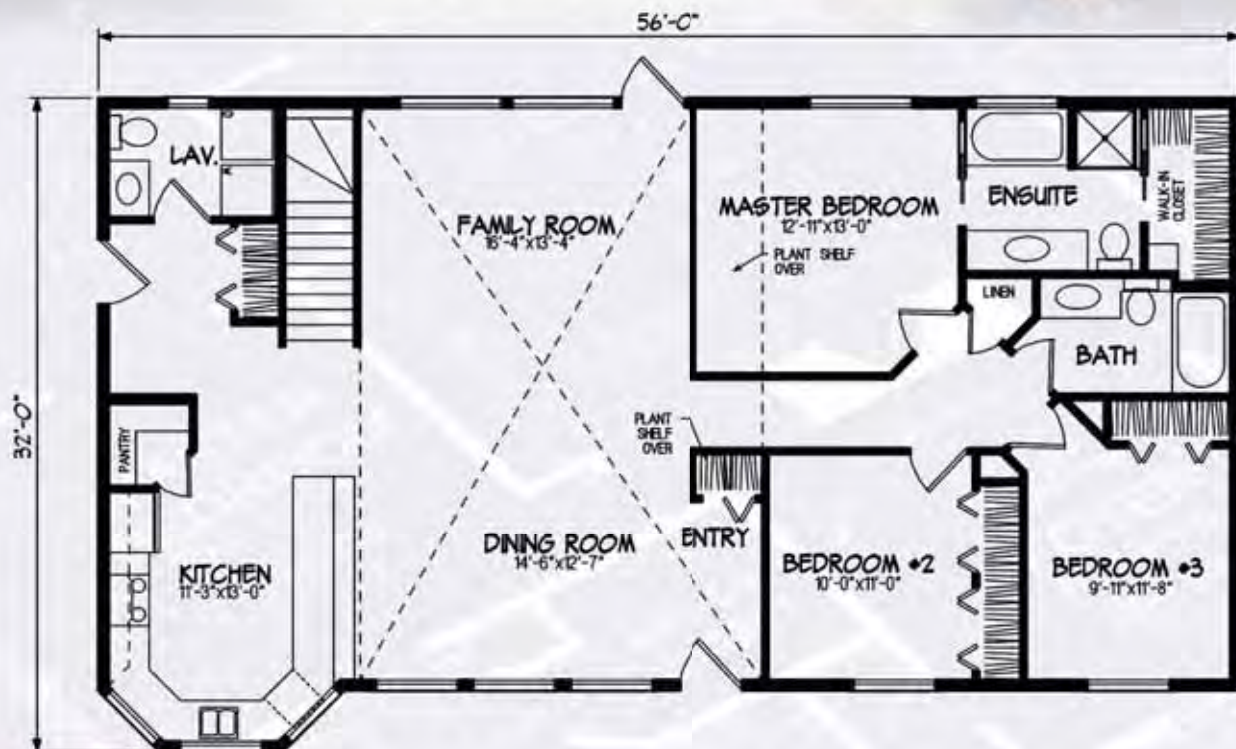
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# the **Preston**

1,651 sq. ft.

- Beautiful vault line is on the front and back of the house
- Loads of natural light in the open concept living area
- Mudroom entry is well suited for an attached garage





# the **Douglas**



- Fantastic three bedroom executive style plan
- Oversized kitchen with walk through pantry
- Pillars and an archway accent the formal entry

**1,675 sq. ft.**



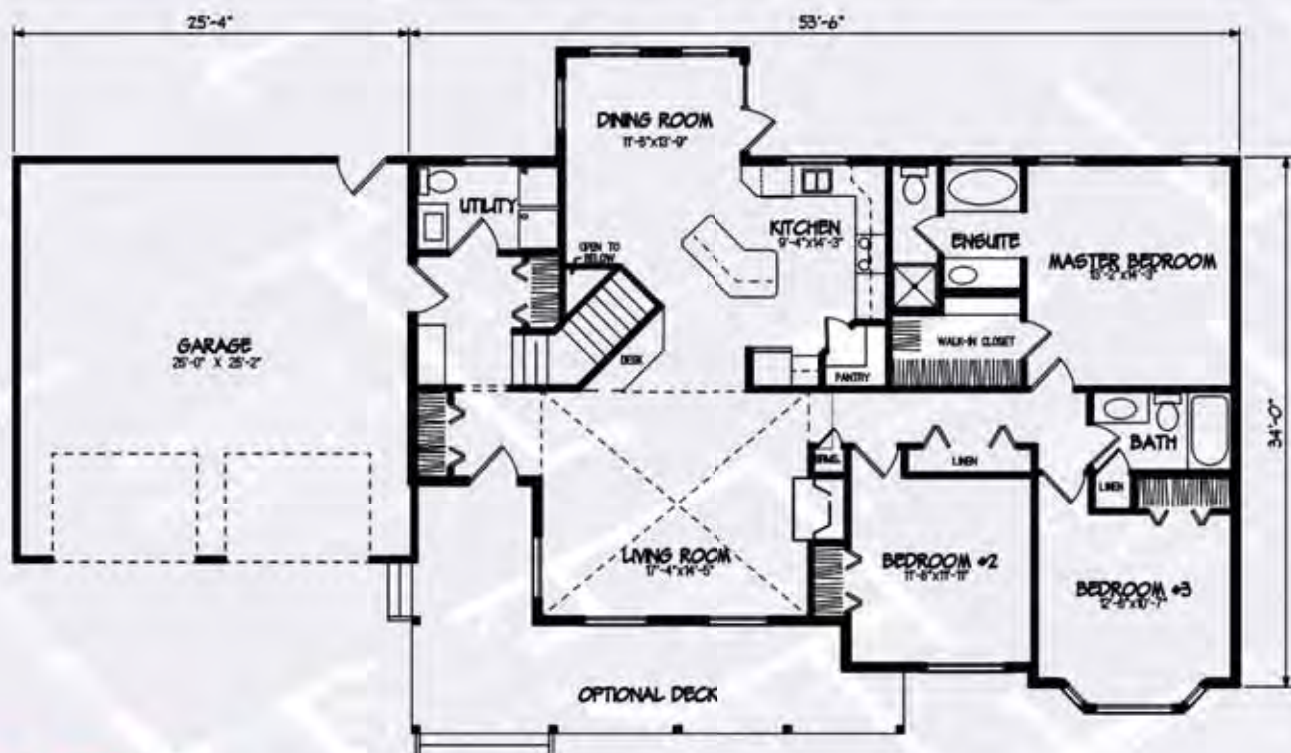


# the *Cheyenne*



**1,723 sq. ft.**

- Features a vast vaulted living room with feature fireplace
- Practical shared entry with utility area and plenty of closet space



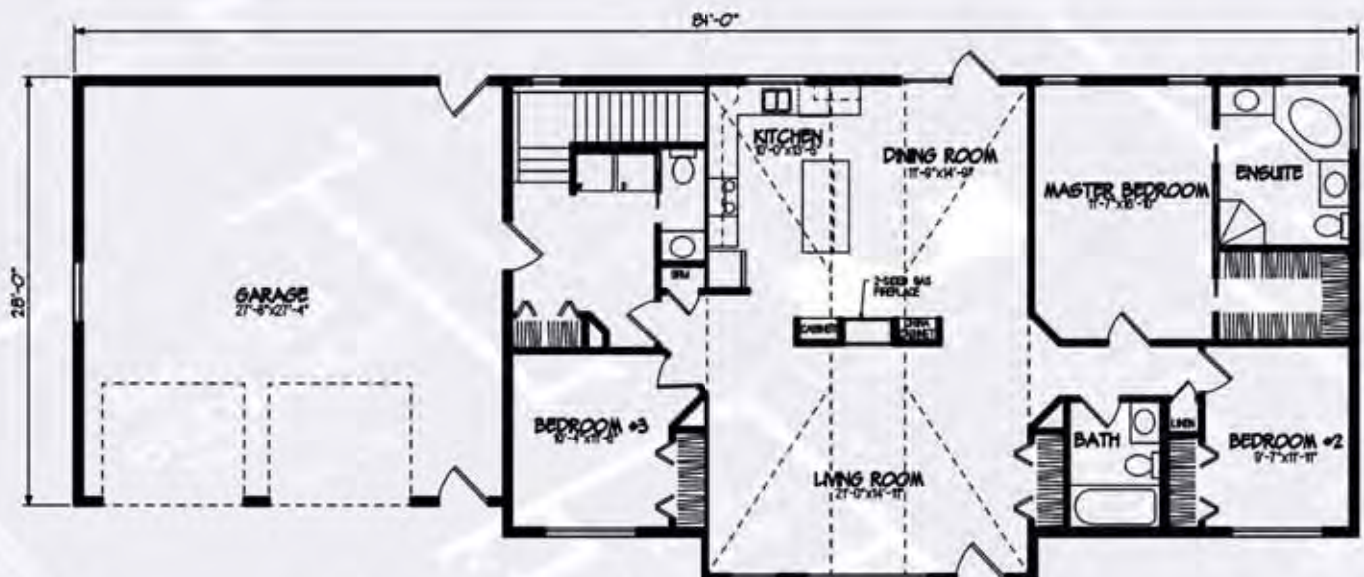


# the *Valemount*



- Unique vaulted ceiling throughout living room, kitchen and dining area
- Includes a dramatic two sided gas fireplace
- Luxurious ensuite with his and hers vanities
- Nine foot ceilings

**1,746 sq. ft.**



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# the *Aurora*

1767 sq. ft.

- Home features side garage entry
- Kitchen features a walk in pantry
- Master bedroom features a three piece ensuite



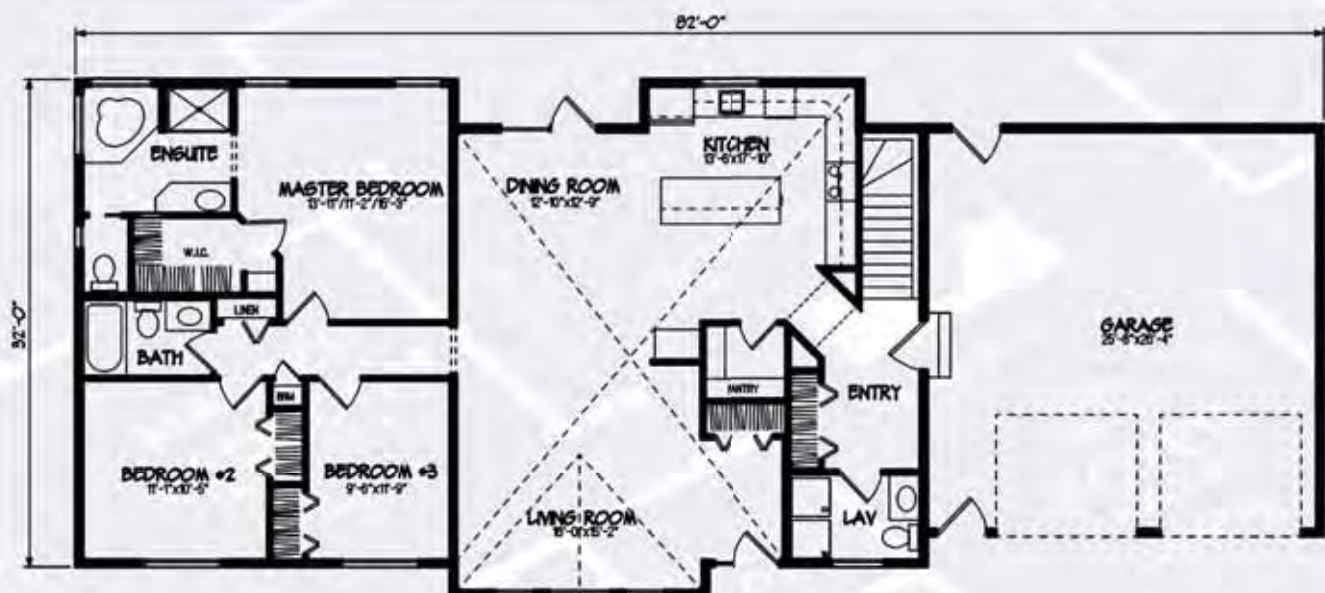


# the McKenzie



- Great plan for an acreage
- Well appointed mudroom entry off of garage
- Vaulted ceilings give a large sense of space

**1,794 sq. ft.**





# the Wingate

1814 sq. ft.

- Large island in kitchen
- Home features a two car garage
- Front raised covered entry



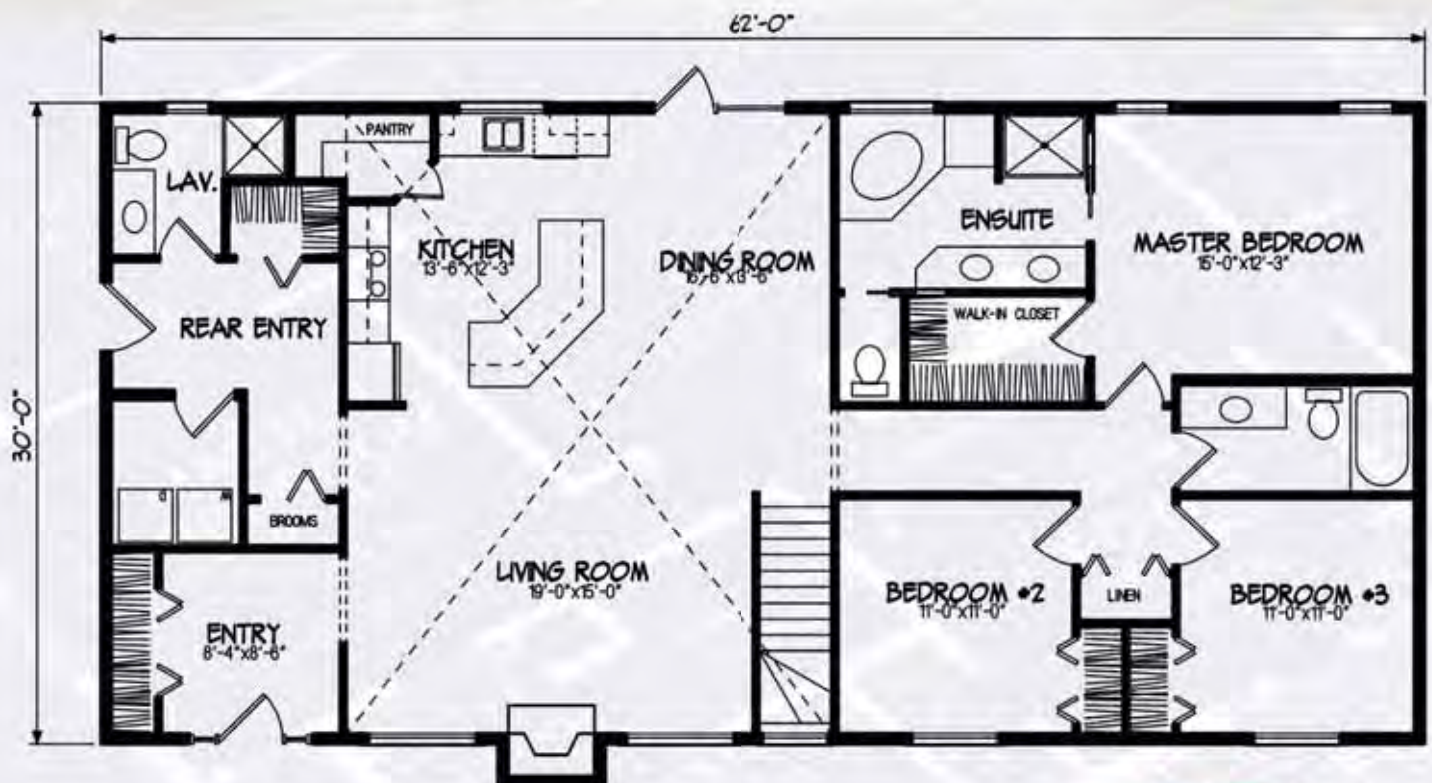


# *the Meadowbrook*



- Picturesque farmhouse with covered veranda
- Large welcoming great room
- Three piece bath in the mudroom makes for quick clean-up from outside

**1,870 sq. ft.**



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# the Remington



1,908 sq. ft.

- Cathedral ceiling to living and dining rooms
- Large bay kitchen with island and eating bar
- Spacious rear entry with utility room and half bath





# the *Calder*

1960 sq. ft.

- Great sized covered front entry
- Spacious ensuite in master bedroom
- Open concept dining and living room



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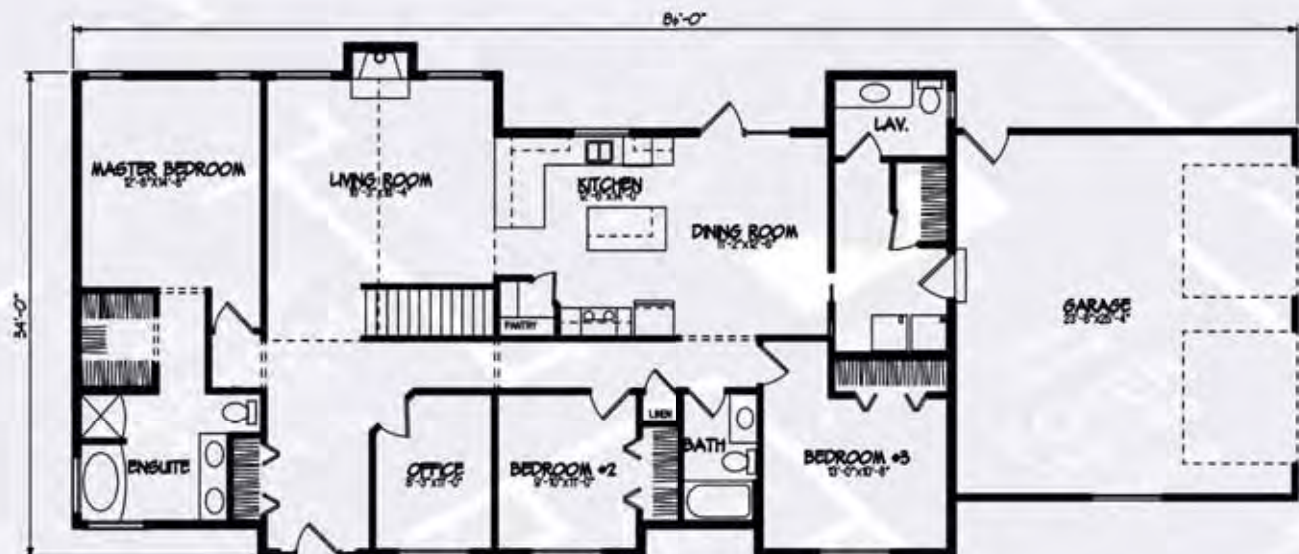


# the Kingsley



1,974 sq. ft.

- Nine foot ceiling throughout
- Gas fireplace
- Vaulted ceiling in living room





# the Dryden



- Spacious and intimate master bedroom suite
- Large double sink vanity and private water closet and tub in the bathroom
- Impressive great room with vaulted ceiling and prominent fireplace

**2,029 sq. ft.**



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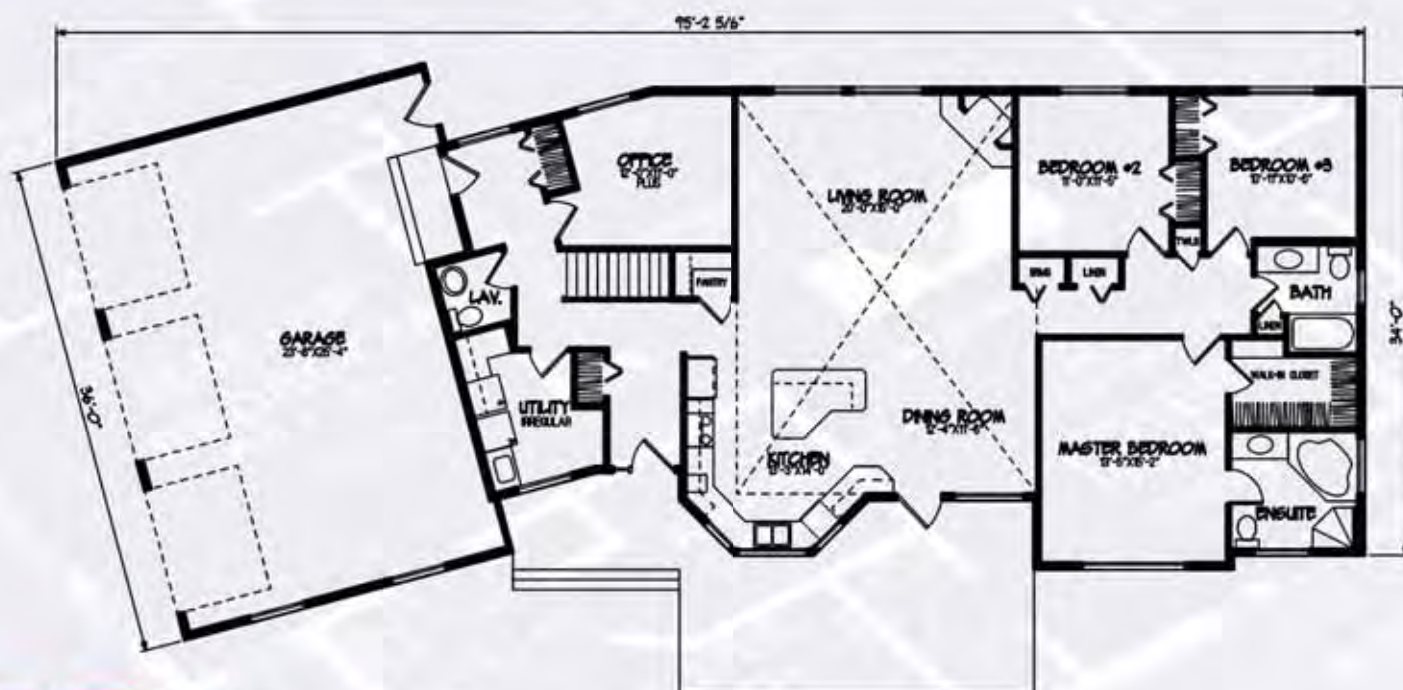
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# the *Fairfield*

2,076 sq. ft.

- Bright, open and vaulted living area
- Office space off the rear entrance separates business and living spaces
- Spacious kitchen with eating island/workstation
- Large laundry/utility room



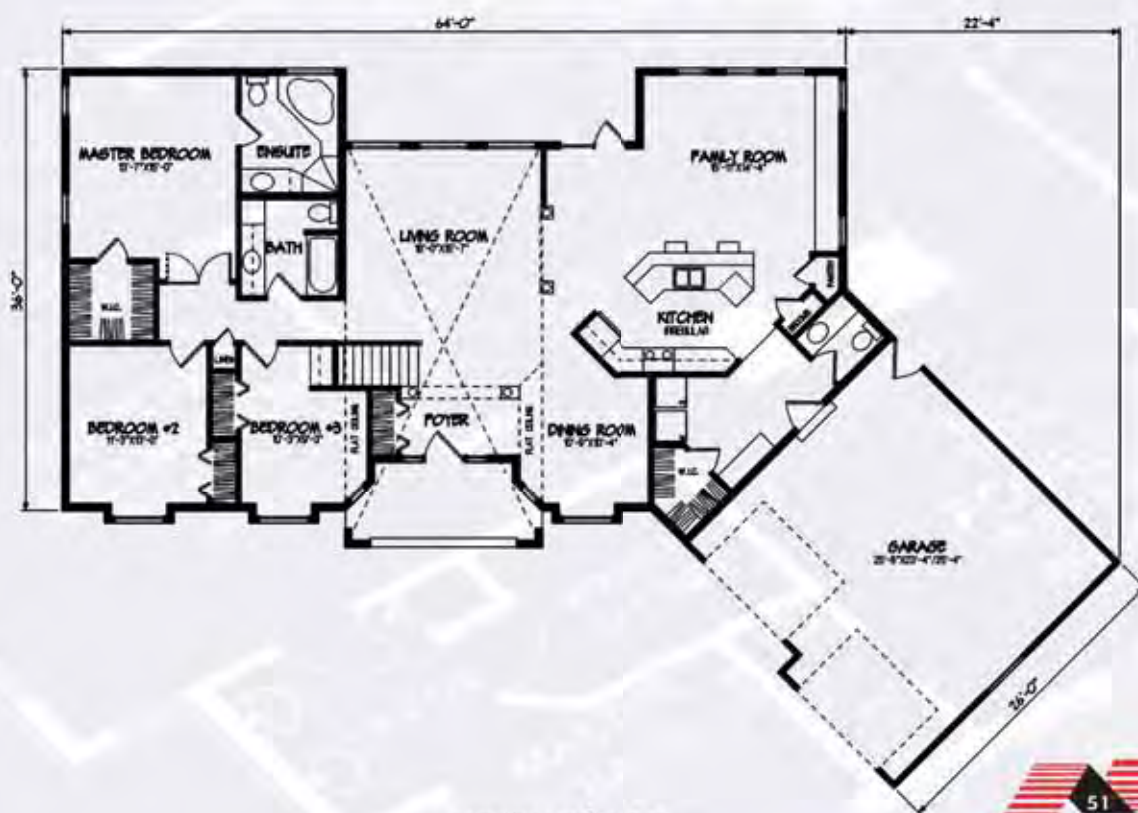


# the Phoenix



- Ten foot high ceiling at front foyer through to living room
- Elegant columns surround living room
- Built-in computer desk/shelves in third bedroom
- Spacious dropped rear entrance from garage

**2,082 sq. ft.**



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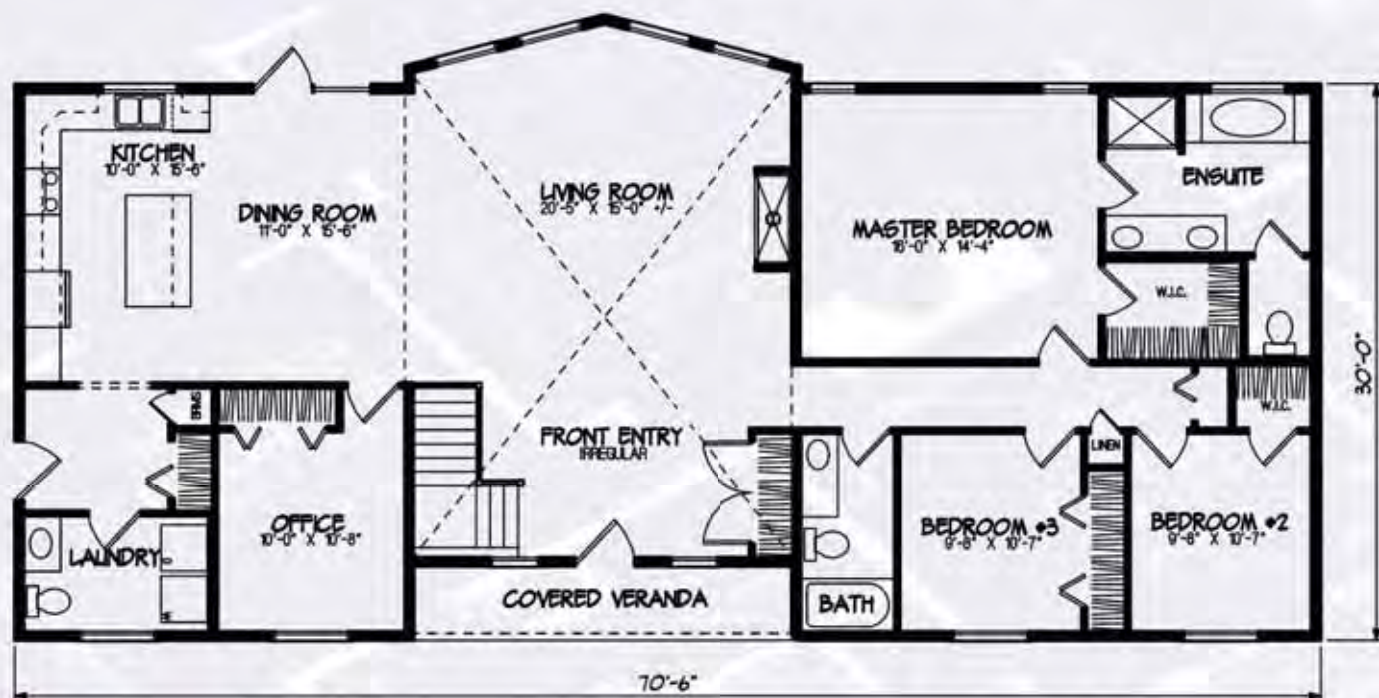


# the *Rundlestone*



2,084 sq. ft.

- Large executive style home
- Three bedrooms and an office
- Fantastic vault line with huge windows on the rear





# the Cyprus



- Unique angled garage
- A see-through fireplace separates family room from formal dining and living rooms, all with vaulted ceilings
- Vaulted kitchen with a bright, bay-windowed breakfast nook

2,451 sq. ft.





# the *Grayson*



**2,279 sq. ft.**

- High pitched roof enhances European look for this classic home
- Nine foot high ceilings throughout and vaulted ceilings at front entry and great room





# the Grayson

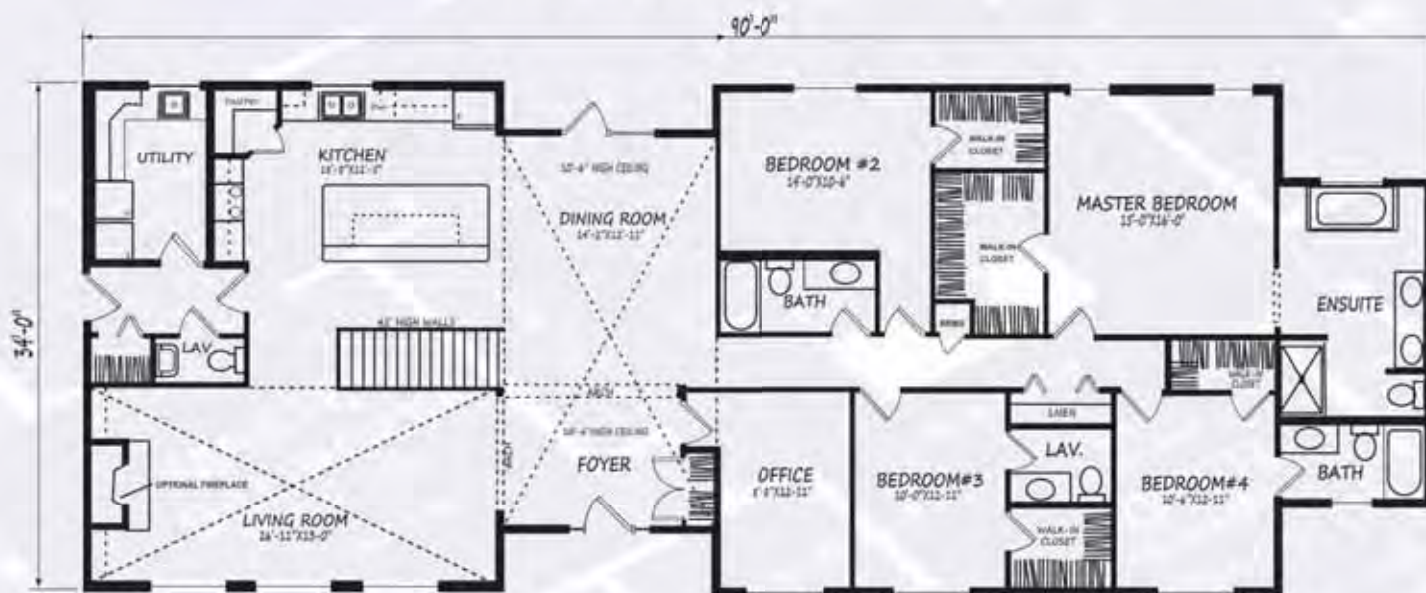




# the Beaumont

2842 sq. ft.

- 10 ft ceiling in front foyer and dining room
- Vaulted ceiling in living room
- Home features large ensuite off master bedroom
- Ensuite off three bedrooms





# Bi-Levels



Name	Sq. Ft.	Page No.
Allen .....	982.....	58
Aaron.....	1,021.....	59
Camile.....	1,147.....	60
Rycroft.....	1,180.....	61
Hailey.....	1,268.....	62
Teslin.....	1,288.....	63
Kendall.....	1,353.....	64
Parnell.....	1,404.....	65
Aldwyn .....	1,498.....	66

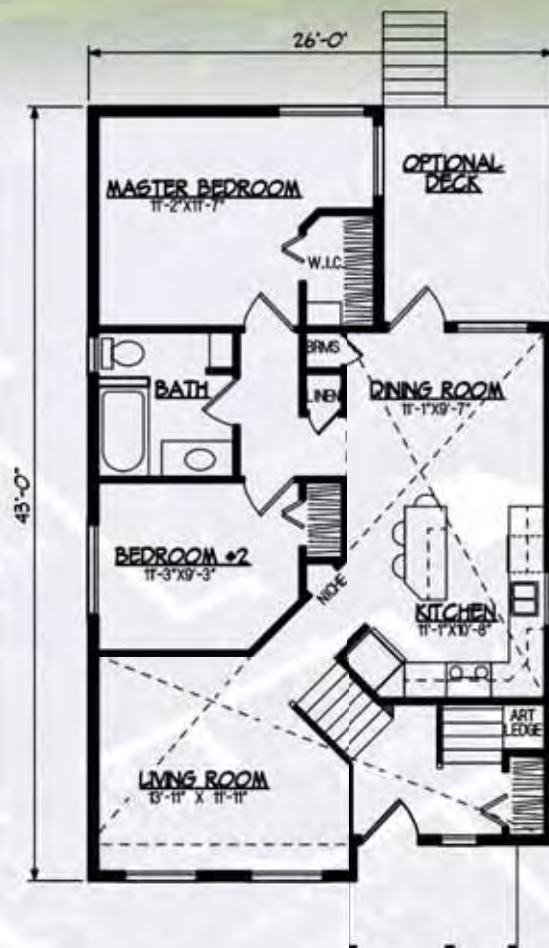




# the Allen



982 sq. ft.



- Delightful two-bedroom bi-level plan, suitable for a narrow lot
- Bright, open kitchen and dining area

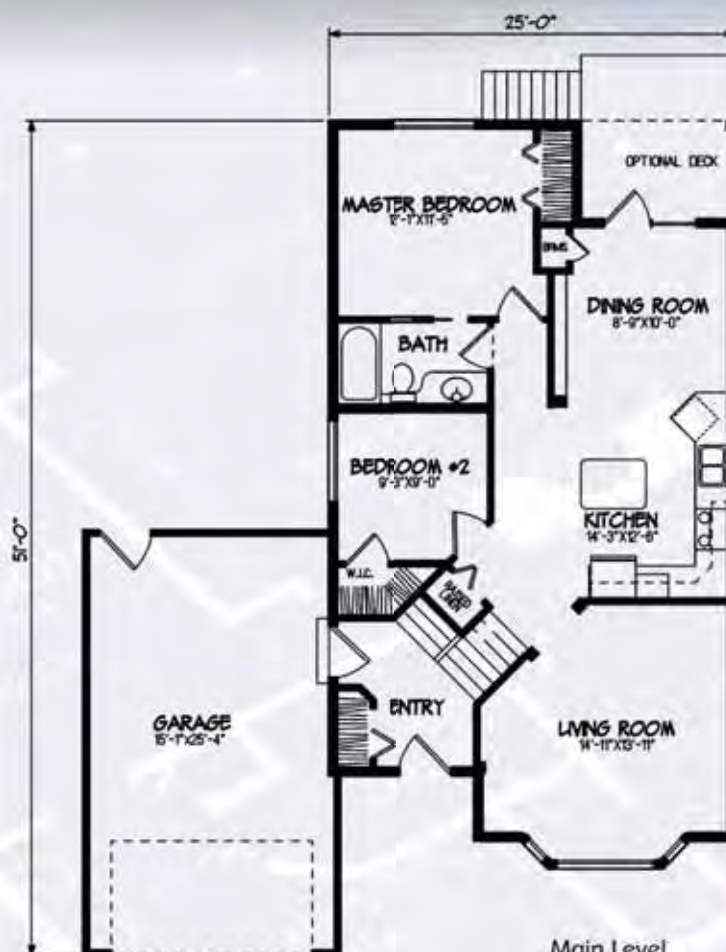


# the **Aaron**



1,021 sq. ft.

- Comfortable open design
- Spacious grade-level entry with plant shelf



Main Level

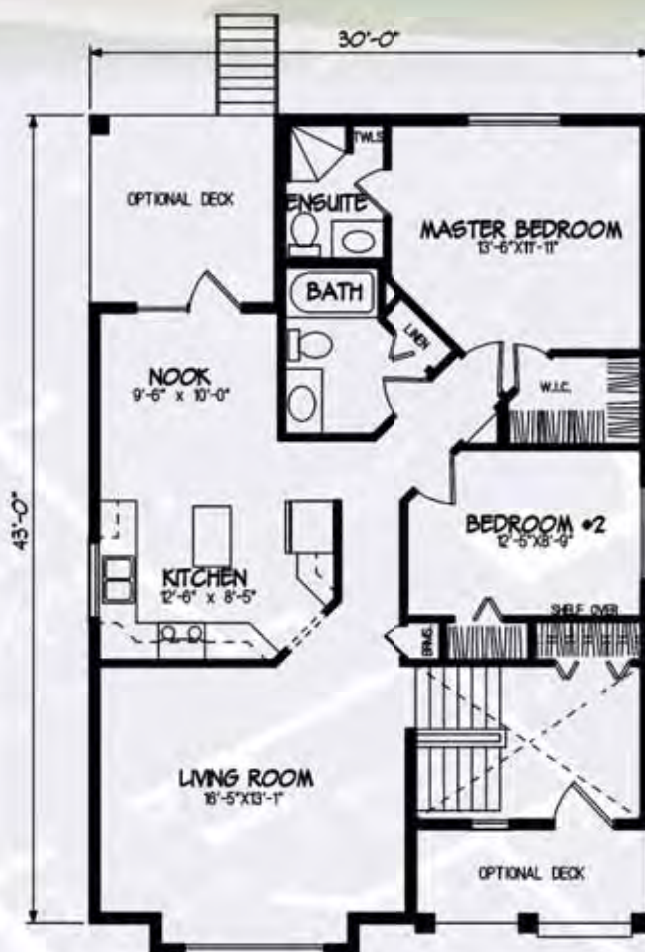
[www.nlc.ca](http://www.nlc.ca)



# the *Camile*



1,147 sq. ft.



- Covered front porch leads to a vaulted foyer
- Informal kitchen/eating area is highlighted with an arched entrance and center island

Main Level

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

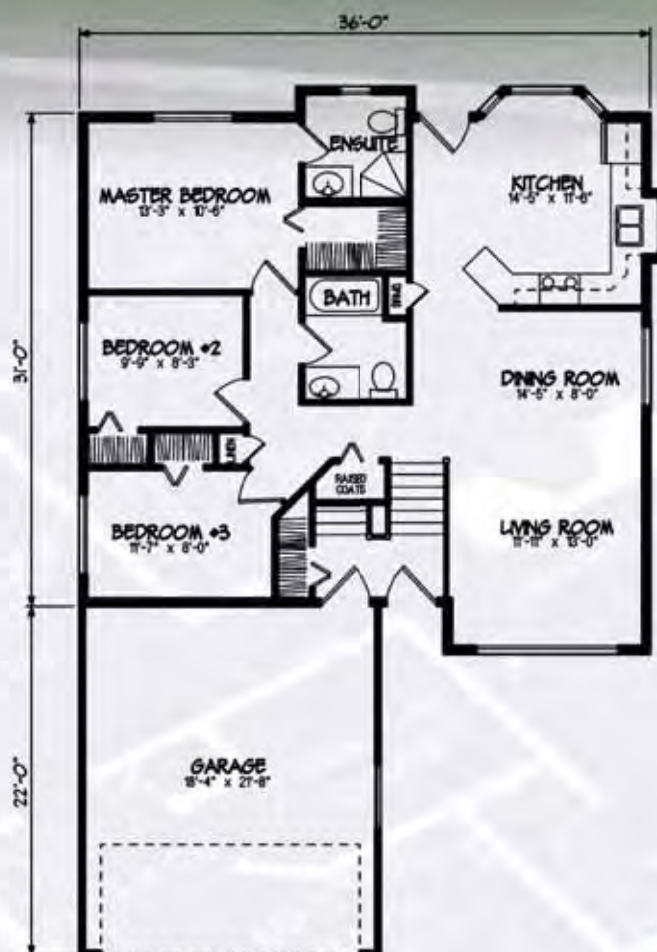


# the Rycroft



1,180 sq. ft.

- Kitchen has dining nook set in a bay window and a doorway to optional raised deck
- Open-rail stairs lead from foyer to living and dining room

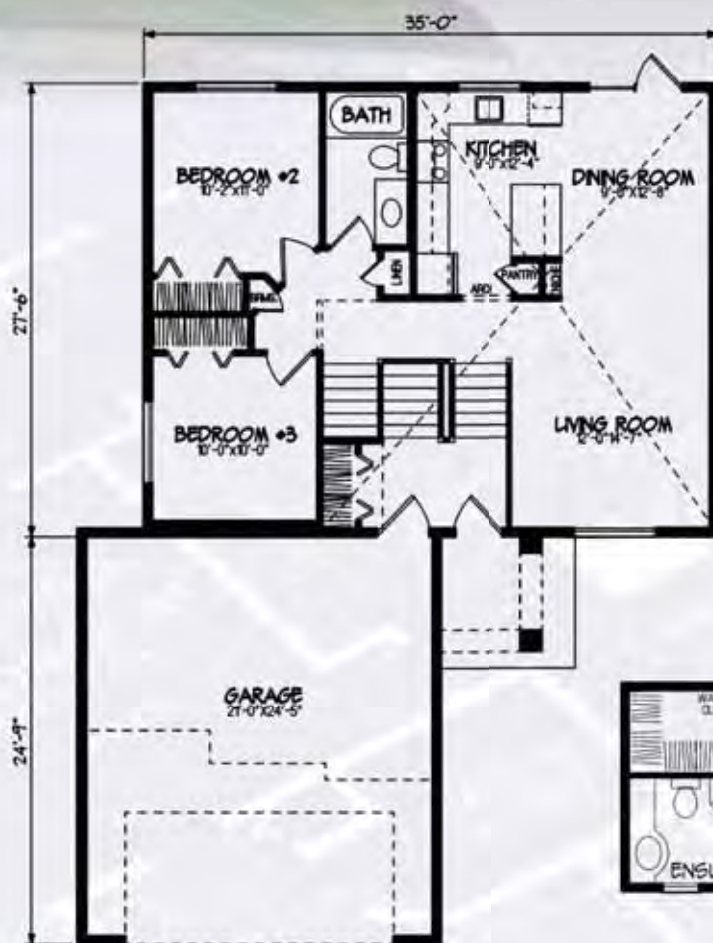


[www.nlc.ca](http://www.nlc.ca)



# the Hailey

1,268 sq. ft.



- Innovative design has tremendous street appeal
- Vaulted ceiling over entire living area and stairwell
- Raised master bedroom above garage has ensuite and walk-in closet



# the **Teslin**



1,288 sq. ft.



- Roomy kitchen/nook combination boasts a large pantry and corner windows
- Nook provides access to rear covered deck
- Master bedroom features generous walk-in closet and three-piece ensuite

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

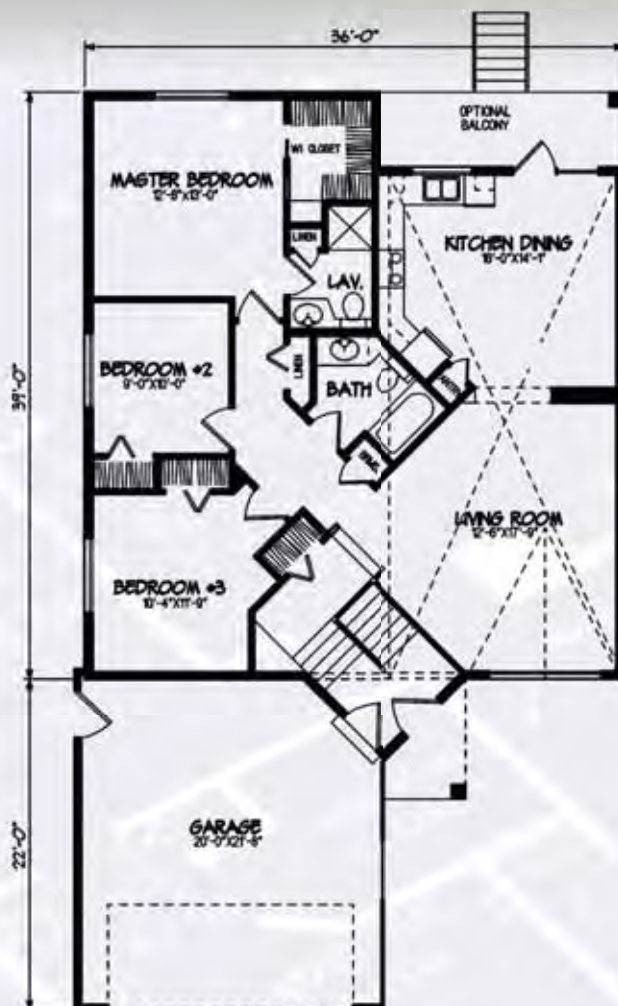


# the Kendall



1,353 sq. ft.

- Appealing design features expansive vaulted ceilings
- Open floor plan of this three-bedroom bi-level is ideal for narrow lot construction



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# the Parnell



1,404 sq. ft.

- Vaulted ceiling in the living room
- Optional two-sided fireplace adds warmth and charm to dining and living room
- Bright garden doors off the nook



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# the Aldwyn



**1,498 sq. ft.**

- Ranch style bi-level takes advantage of bright, sunny lower level development
- Convenient utility room and formal foyer share grade-level entrance
- A deep garage for workshop or storage area





# Two-Storeys



Name	Sq. Ft.	Page No.
Winkler.....	660.....	68
Courtney.....	1,147.....	69
Whitney.....	1,283.....	70
Emery.....	1,348.....	71
Cranston.....	1,467.....	72
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Lethbridge.....	1,607.....	74
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# the Winkler

660 sq. ft.

- Cozy living area above garage
- Storage area under the stairs
- Well suited as a rental unit



Main Level



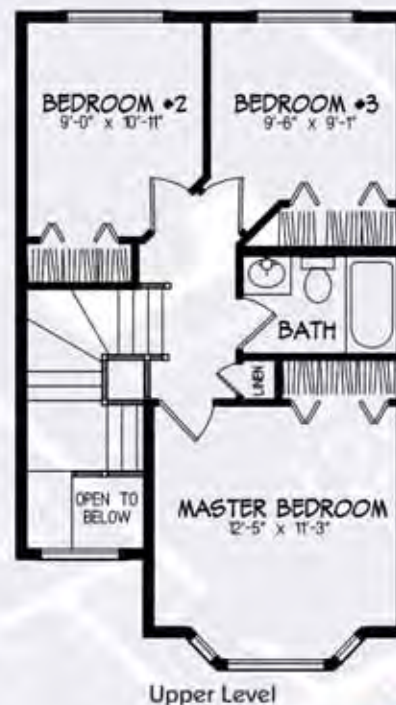
Upper Level



# the Courtney

- Quaint two-storey home with front veranda is ideal for a narrow lot
- Main floor features living room and kitchen/dining area with half bath
- Open stairway to second floor with three bedrooms, main bath and ample closet space

1,147 sq. ft.



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



# the Whitney

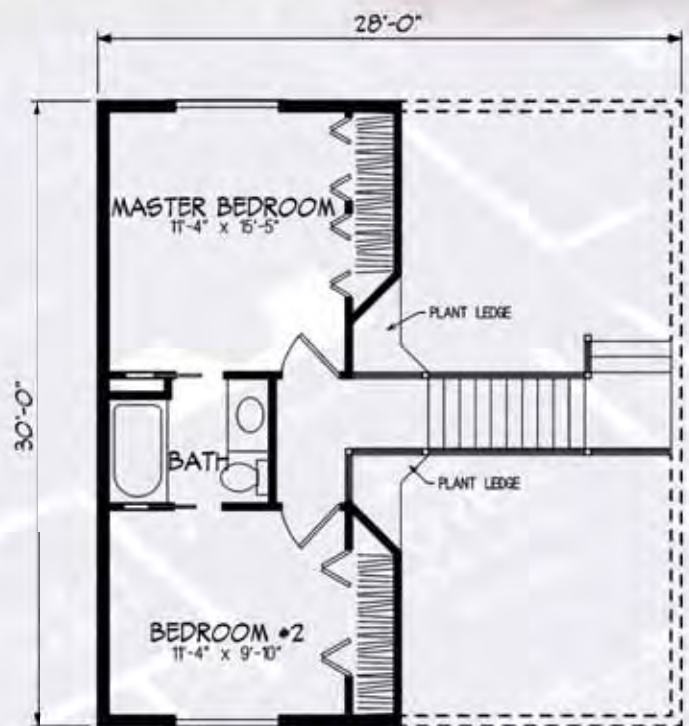


1,283 sq. ft.

- Roomy kitchen with large corner pantry
- Eating bar separating dining room and kitchen
- Vaulted ceilings in living room and dining room open to loft above



Main Level



Upper Level



# the Emery



- Many features of a large home in a smaller package
- Handy rear entry mudroom with coat closet
- Living room ceiling opens to upstairs loft

1,348 sq. ft.



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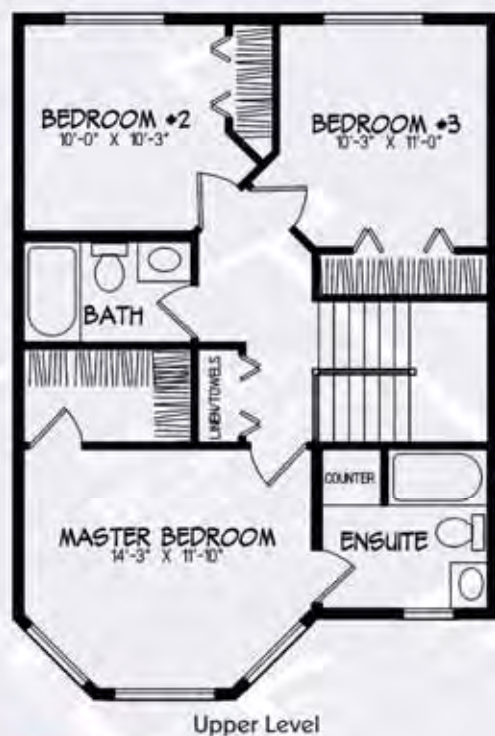


# the Cranston



1,467 sq. ft.

- Master bedroom with large bayed windows, private ensuite and walk-in closet
- Suitable for a narrow lot
- Main floor laundry



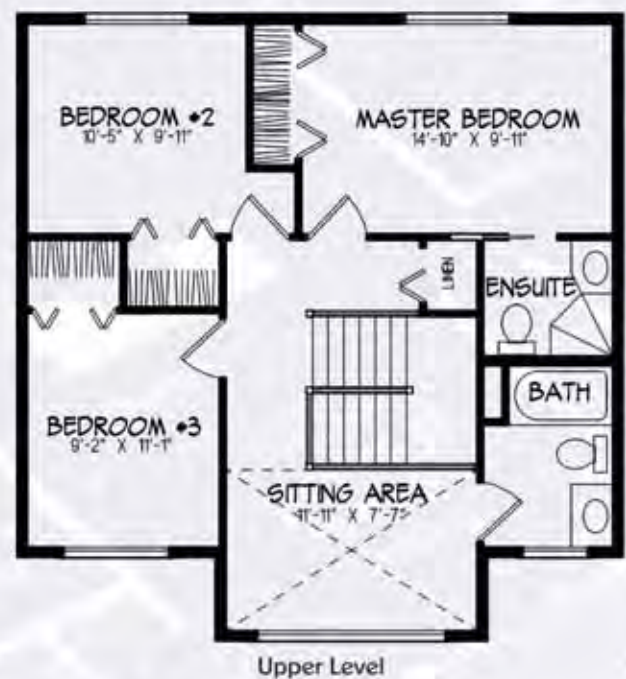


# the Gatsby



- Victorian style two-storey with three bedrooms
- Suitable for narrow lots
- Sitting area upstairs with vaulted ceiling
- Main floor den
- Main floor laundry and half bath

**1,557 sq. ft.**



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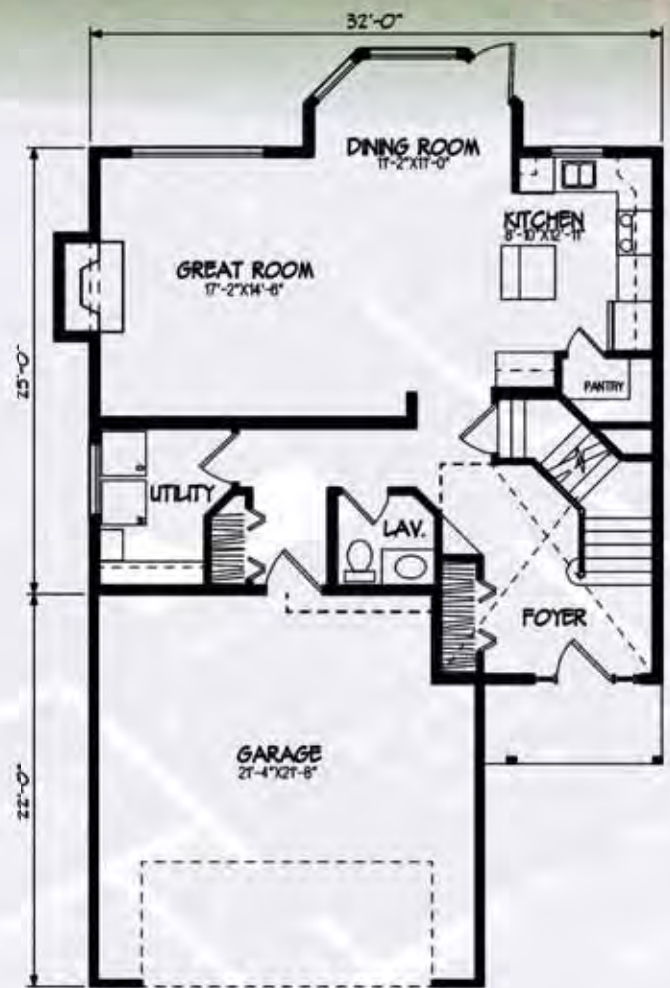
# the Lethbridge



1,607 sq. ft.



Upper Level



Main Level

- The design of this impressive three-bedroom home assures comfort and spacious living for a busy family
- Master bedroom boasts a full ensuite and walk-in closet



# the Wendel

1,756 sq. ft.

- Narrow design well suited to city lots
- Welcoming covered front entry
- Handy rear entry with coat storage



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# the Hartwell



1,772 sq. ft.



Upper Level



Main Level

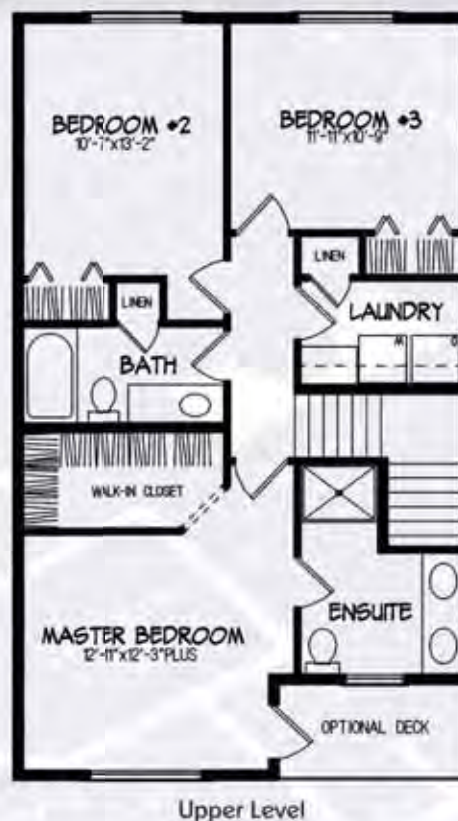
- This two-storey plan is perfect for narrow home sites
- Kitchen has sunny, bayed dining area
- Two-storey entry open to interesting staircase and bonus room above



# the *Townsend*



1,808 sq. ft.



- Charming two-storey home with Victorian styling is great for narrow lots
- Kitchen with view to the back yard has a cozy nook and center island
- Master bedroom, with deck off the front, has private ensuite and walk-in closet

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

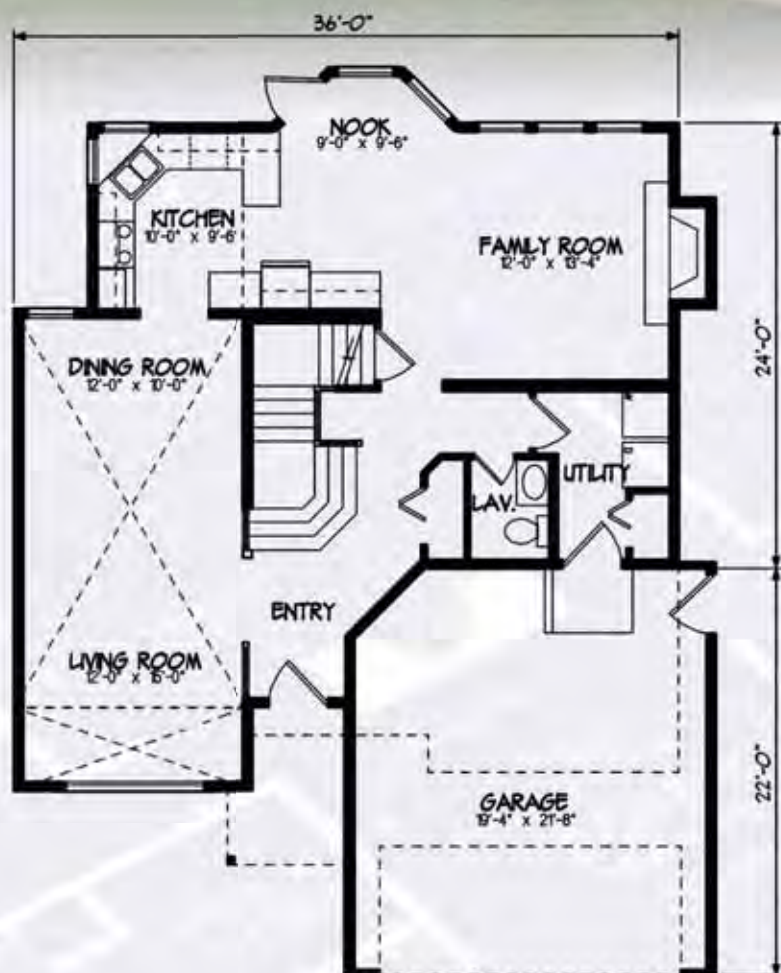
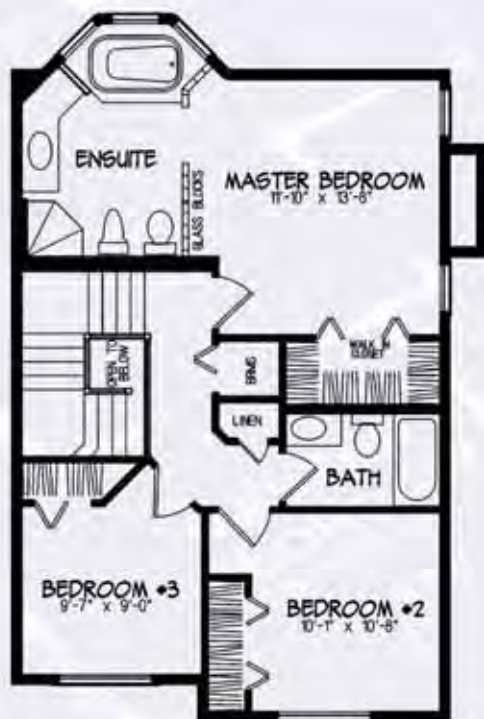
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# the **Vector**



1,897 sq. ft.



- Spacious foyer with open rail stairs
- The upper level is open to the vaulted living and dining areas
- The modern ensuite is full of natural light

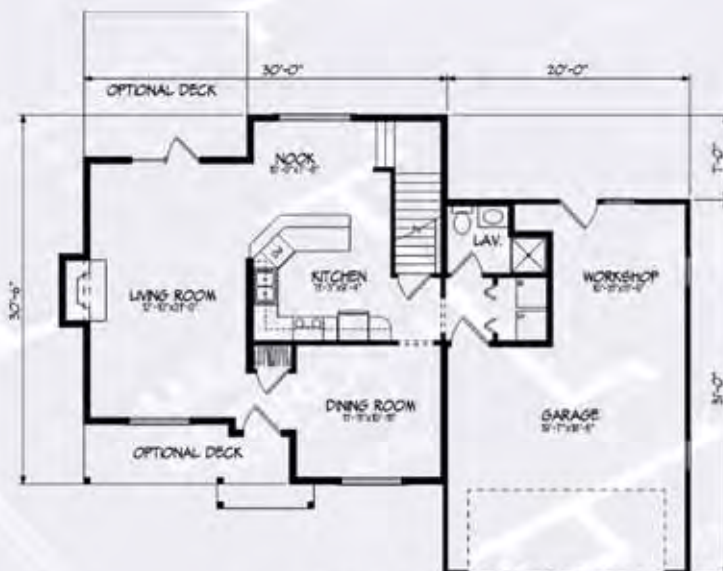


# the *Blakeley*



- Large living room with optional fireplace
- Dedicated workshop space in the garage
- Three bedrooms on upper level, plus large bonus room above the garage

**1,956 sq. ft.**



Main Level



Upper Level



# the *Austin-Ray*



1,999 sq. ft.

- The spacious foyer, framed by two towers, opens to an expansive vaulted great room
- A huge master bedroom offers a full ensuite with window-alcove tub
- Raised reading/media nook on upper level





Rear View

# the *Austin-Ray*



Upper Level





# the Quesnel



1,979 sq. ft.

- Spacious ground-level foyer with garage access
- The combined living/dining room boasts plenty of windows for view and natural light
- Kitchen and combined nook provide access to optional rear deck



Upper Level



Main Level



# the Victory



- Bright, open kitchen, dining and great room with optional fireplace
- Open studio area with large windows to front; great area for computer and hobbies
- Heritage-style ensuite with pedestal tub

**2,021 sq. ft.**





# the *Pinecrest*

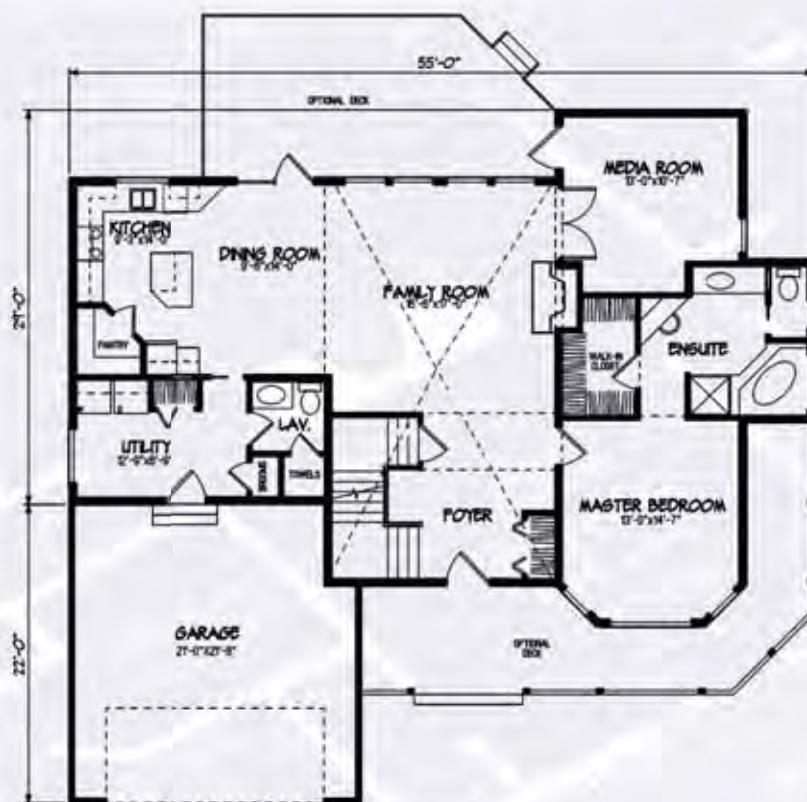


**2,072 sq. ft.**

- A low profile ranch style
- Spacious front foyer has open stairs and a bridge to upper level bedrooms
- A spacious family room opens to a flex room that doubles as a media room, guest room or den



Upper Level



Main Level

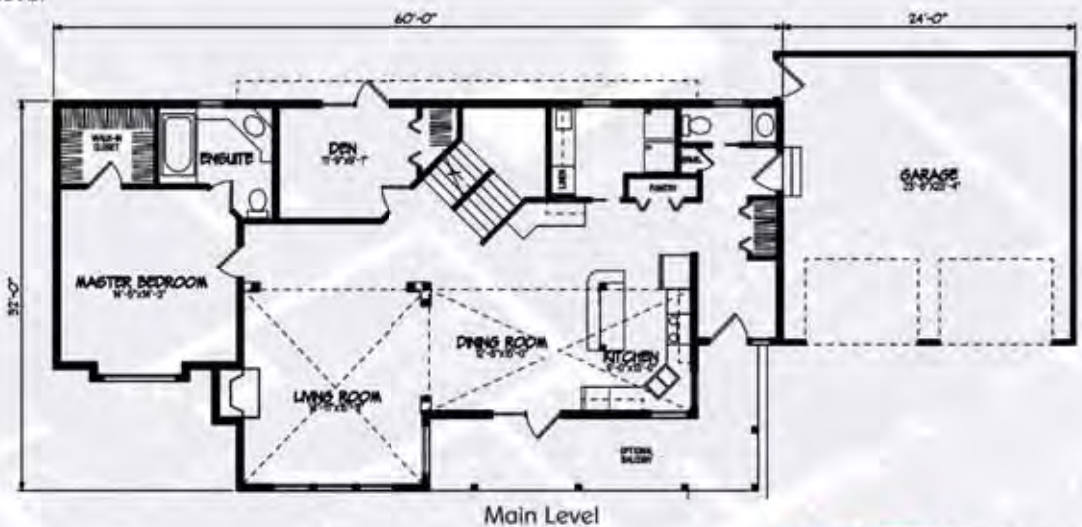


# the Ashmont



2,214 sq. ft.

- Bright, open living room is defined by elegant columns and vaulted ceiling lines
- Roomy country kitchen with large island and serving bar
- Open railing at upper floor landing views dining area below





# the *Sienna*



- Elegant two-storey, three bedroom home
- Angled cooking island with raised ledge for eating
- Optional fireplace in great room
- Upper level features wood-turned railings and impressive view to below

**2,307 sq. ft.**



Main Level



Upper Level



# the Ashbury



- A grand two storey home with plenty of room for your family
- Main floor study can flex as a formal dining area or office
- Generous mudroom is ideal for an attached garage

2,311 sq. ft.



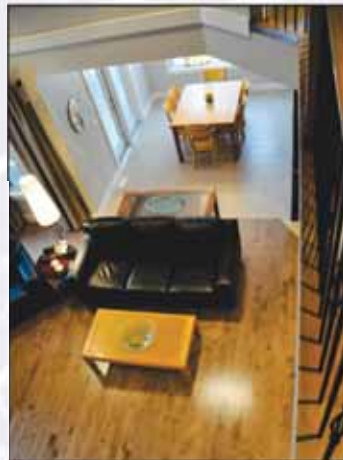


- Spacious entry foyer leads to impressive staircase
- Office at the front features a vaulted ceiling
- Vaulted family room has fireplace and an open view to upper level





# the Trinity





# the Winston

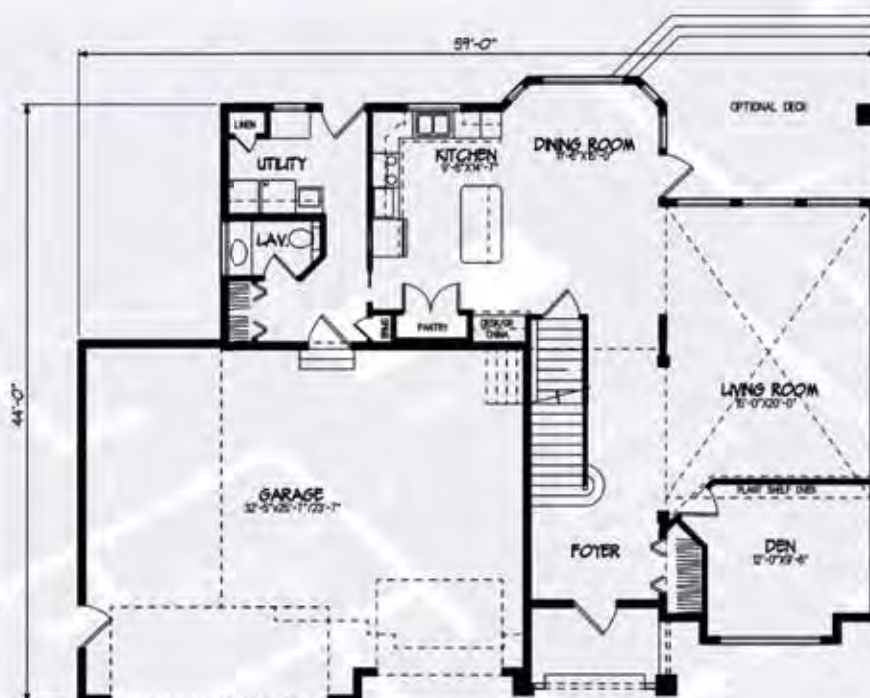


**2,399 sq. ft.**

- Three-car garage tucked back for desired street appeal
- Two-storey entry leads to a unique staircase
- Spacious, vaulted living room enjoys optional raised hearth fireplace, entry columns, and plant shelf



Upper Level



Main Level

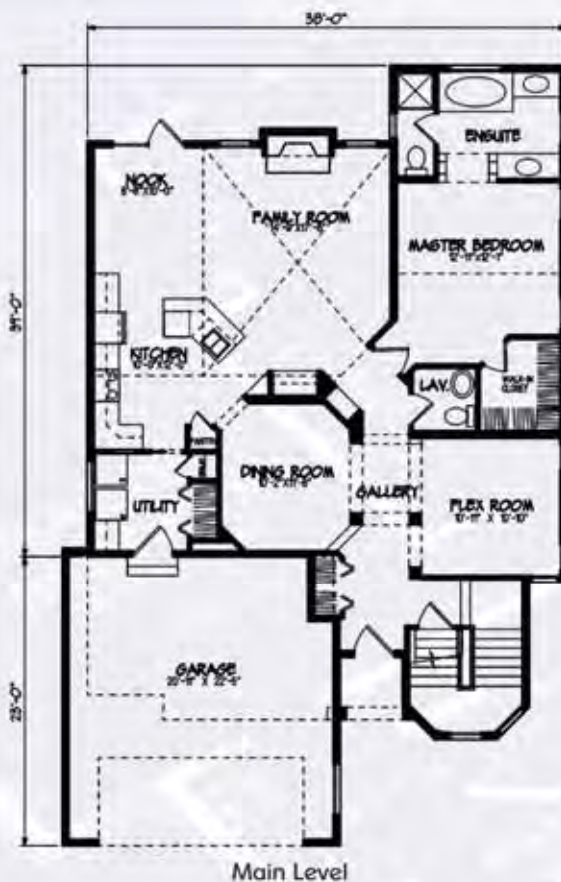


# the Carlisle



- Unique turret design adds a "lighthouse" appearance
- Arched gallery at the front entrance and raised vaulted ceiling make a dramatic interior space

**2,400 sq. ft.**



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# the Arizona

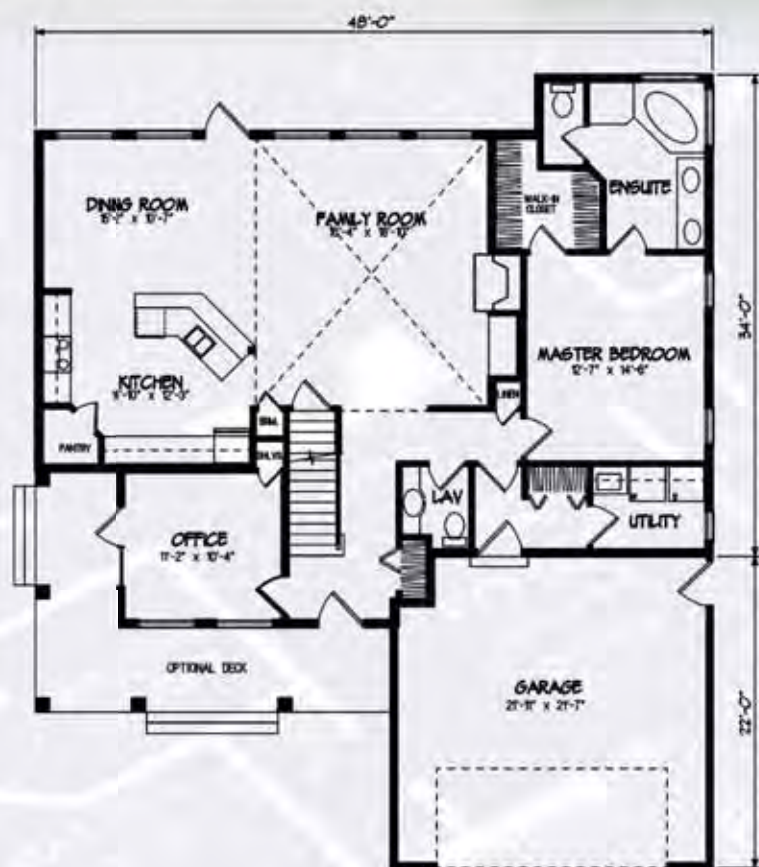


2,448 sq. ft.

- The wrap-around deck and columns give this home a country elegance
- The home office features its own entrance
- The main level master bedroom features a luxurious ensuite and walk-in closet



Upper Level



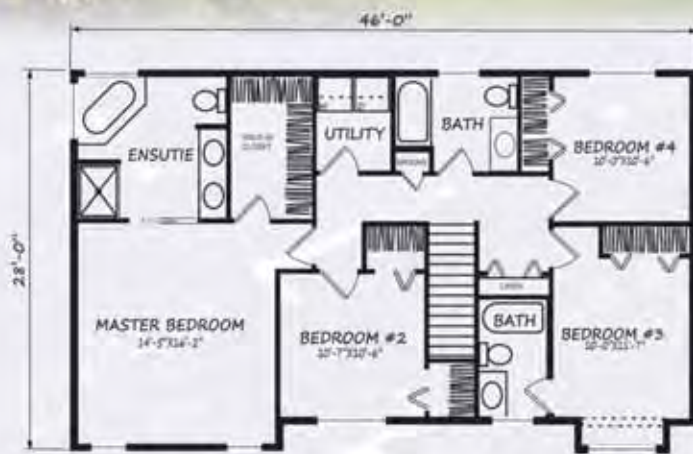
Main Level



# the Crofton



2449 sq. ft.



Upper Level

- Convenient upper level laundry
- Ample storage on main floor
- Home features 3 1/2 baths



Main Level

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# the Garrison



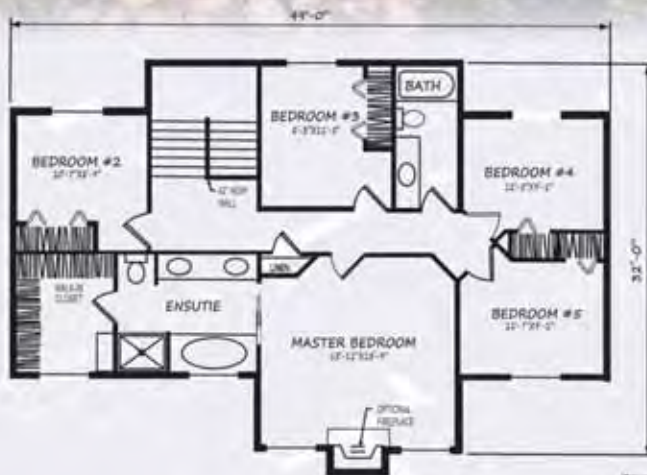
**2,458 sq. ft.**

- Spacious two-storey family home with a welcoming entryway and a study at the front
- Private living room with fireplace and view to the back yard
- Luxurious master suite has walk-in closet and private ensuite with corner tub





# the Peyton



Upper Level

2504 sq. ft.

- Large entry into home from garage
- Main floor office
- Home features five bedrooms on upper level



Main Level

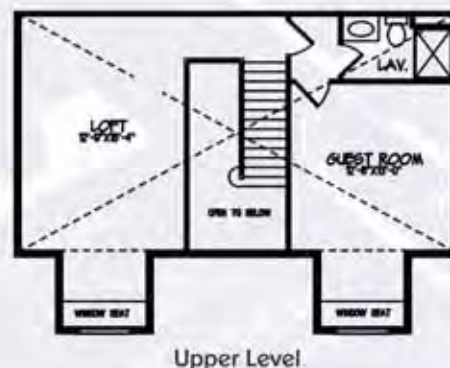


# the Leighton



**2,506 sq. ft.**

- Traditional Cape Cod influence can be seen in this handsome 1½ storey
- Versatile upper level is developed with a loft and guest room
- Generous kitchen area features a center island desk area





# the *Stockton*



- Large three car garage with access to storage area below stairs
- Private master bedroom with luxurious ensuite including his and hers walk-in closets
- Impressive living room with optional corner fireplace

**2,534 sq. ft.**



Main Level



Upper Level



# the *Tryston*



**2,868 sq. ft.**

- Huge triple car garage with third bay sized for large truck or SUV
- Convenient upper level laundry
- Inviting covered front entry and well-lit two-storey foyer



Main Level



Upper Level



# the *Royale*



- Grade-level entry allows for dramatic use of windows on the main level to capture spectacular views
- Wood-turned railing accents the angled stair, located in the center of the home

**3,014 sq. ft.**



Upper Level



Ground Level



A large, two-story house with a dark roof, stone chimney, and a covered porch, surrounded by trees and a lawn. The text "the Montana" is overlaid in the top left corner.

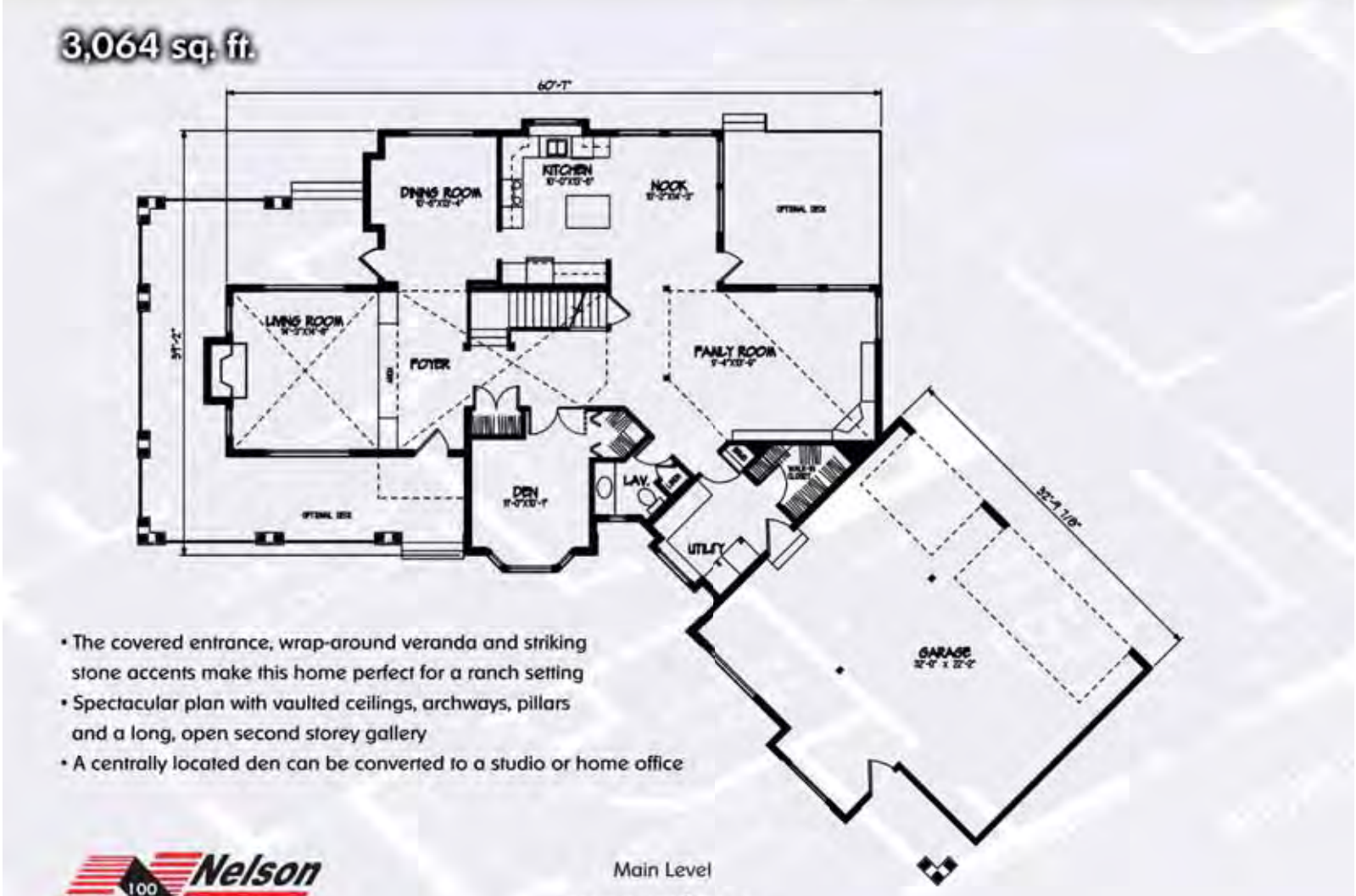
**3,064 sq. ft.**

The main level floor plan shows a ranch-style home with a covered entrance and wrap-around veranda. The layout includes a living room with vaulted ceilings, archways, and pillars, leading to a long open second-storey gallery. A centrally located den can be converted into a studio or home office. The kitchen features a breakfast nook and access to an optional deck. The family room has a fireplace and another optional deck. The garage is attached and provides storage space. The overall dimensions are 60'-7" wide by 39'-2" deep.

- The covered entrance, wrap-around veranda and striking stone accents make this home perfect for a ranch setting
- Spectacular plan with vaulted ceilings, archways, pillars and a long, open second storey gallery
- A centrally located den can be converted to a studio or home office

**Nelson**  
100

Main Level



- 3,064 sq. ft.**
- 
- The main level floor plan shows a ranch-style home with a covered entrance and wrap-around veranda. The layout includes a living room with vaulted ceilings, archways, and pillars, a dining room, kitchen, breakfast nook, family room, den, utility room, lavatory, and a large garage. The overall dimensions are 60'-0" wide by 39'-0" deep.
- The covered entrance, wrap-around veranda and striking stone accents make this home perfect for a ranch setting
  - Spectacular plan with vaulted ceilings, archways, pillars and a long, open second storey gallery
  - A centrally located den can be converted to a studio or home office
- Nelson**  
100
- Main Level



# *the Montana*



Upper Level



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# the Palisar



- Nine foot high walls throughout lower level
- Dramatic stairwell leads up to living area and formal dining room

**3,052 sq. ft.**



Upper Level



Ground Level



# Duplexes



Name	Sq. Ft.	Page No.
Bayfield.....	2,030.....	104
Lynden.....	2,079.....	105
Vermilion.....	2,262.....	106
Hartford.....	2,370.....	108
Emerson.....	2,874.....	109
Ridgedale.....	4,057.....	110



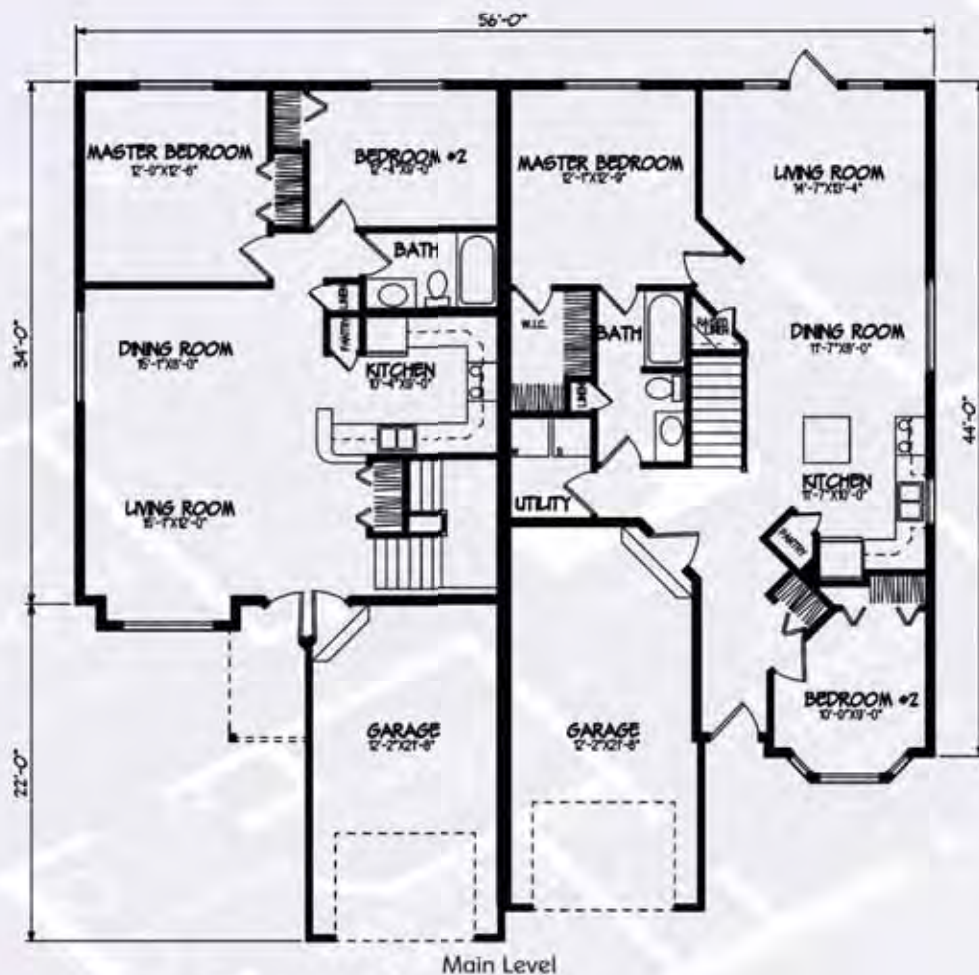


# the Bayfield



2,030 sq. ft.

- Two-bedroom units with single car garages
- Open floor plan in living, dining and kitchen areas
- Unit A has sunny main living area with boxed-out window in living room



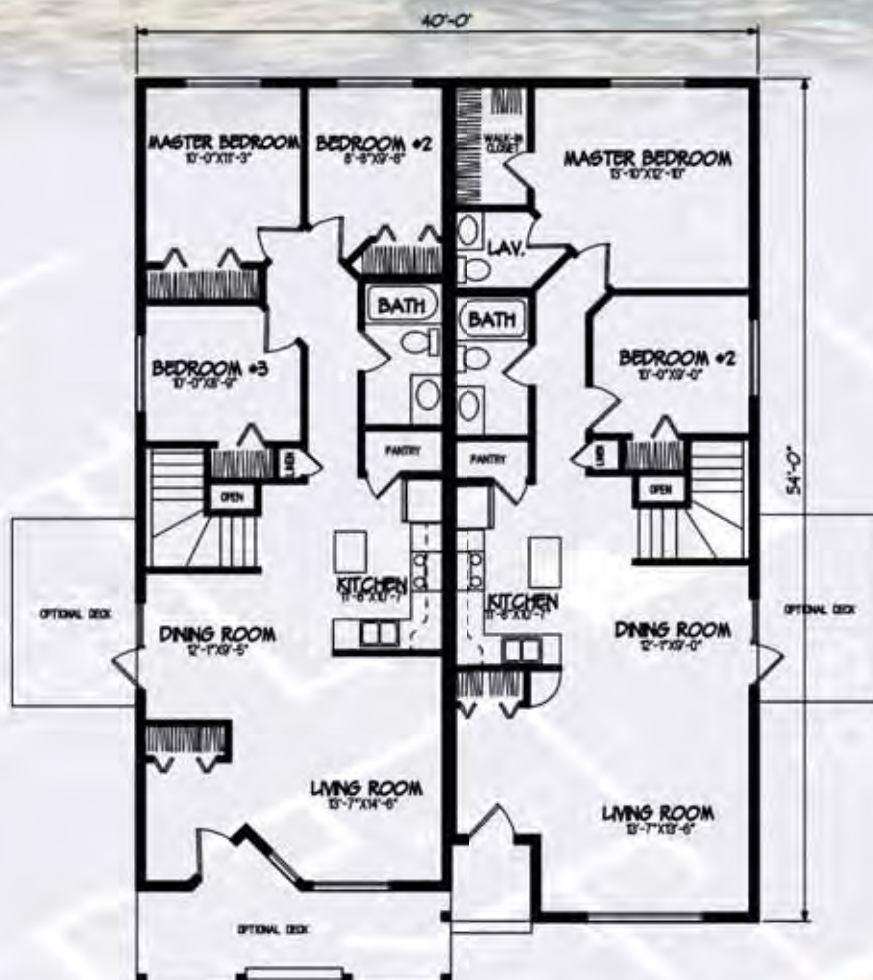


# the Lynden



2,079 sq. ft.

- Unit A of the duplex has three bedrooms; Unit B has two larger bedrooms
- Master Suite in Unit B has walk-in closet and half-bath
- Kitchens have pantries and islands



Main Level

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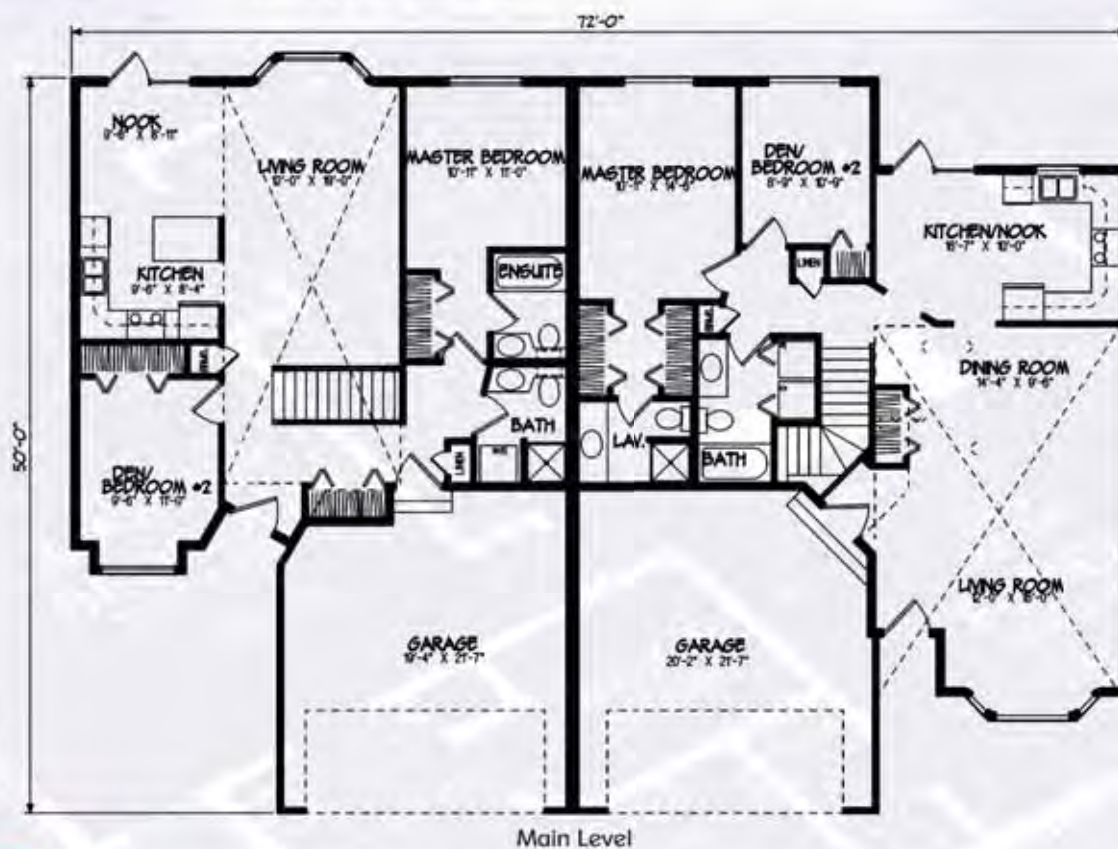


# the Vermilion



2,262 sq. ft.

- Vaulted ceilings in main living area create a spacious look
- Unit A has an island in the kitchen and bayed windows in den
- Unit B has bayed window in living room
- Laundry area on main level





# *the Vermilion*



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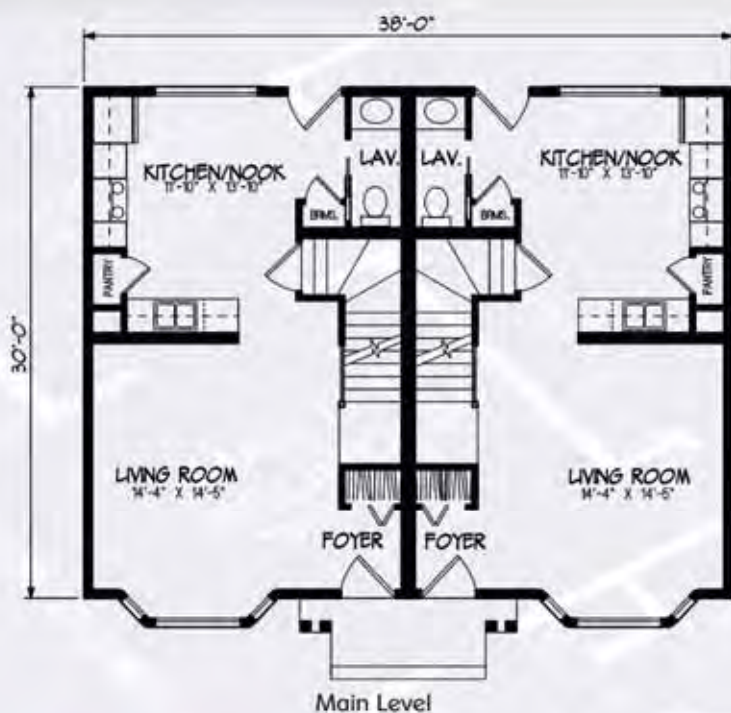


# the **Hartford**



**2,370 sq. ft.**

- Two-storey duplex with bright, bayed living rooms
- Unit A has three bedrooms upstairs
- Unit B has two large bedrooms



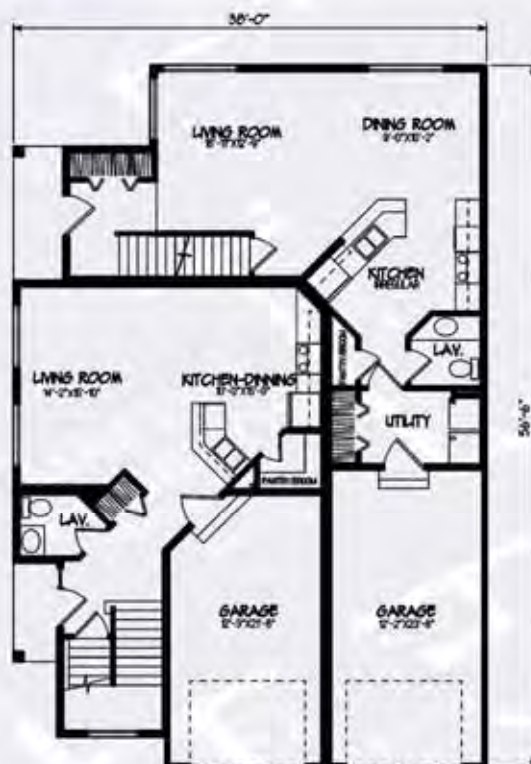


# the Emerson



- Two-storey duplex with plenty of street appeal and interesting floor plan
- Each unit has three bedrooms and master bedrooms have a private ensuite
- Unit B has unique angled floor plan

**2,874 sq. ft.**



Main Level



Upper Level

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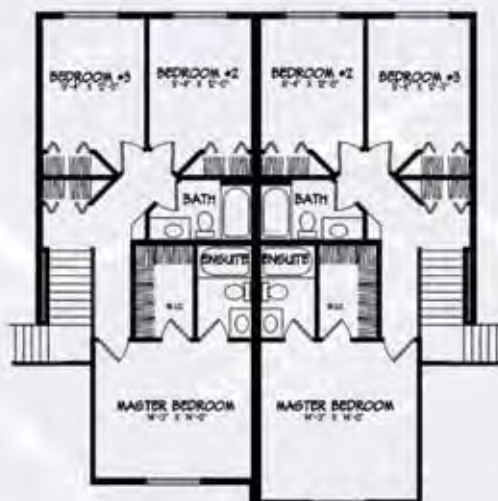


# the *Ridgedale*

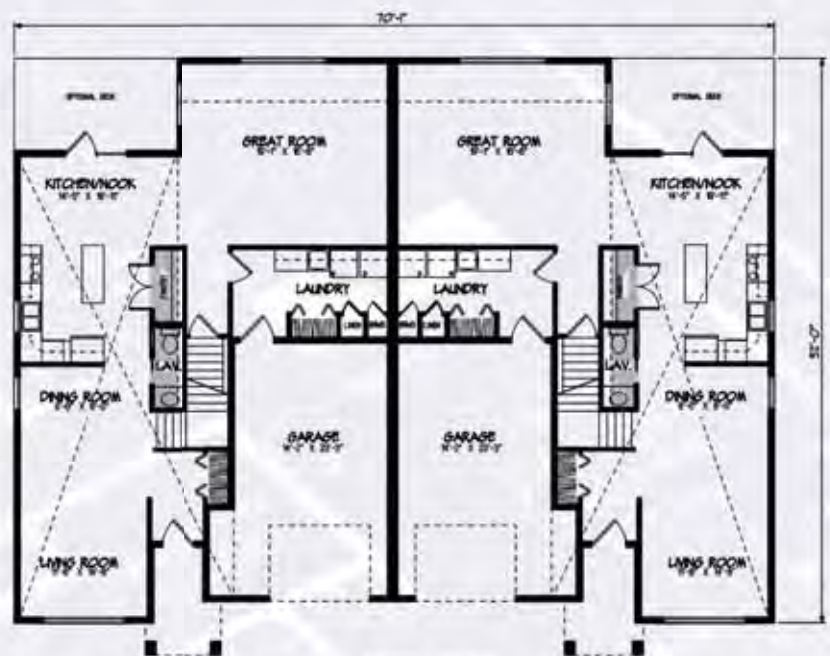


**4,057 sq. ft.**

- Vaulted ceilings through kitchen and living areas give this duplex a spacious feel
- Main floor has laundry and half bath
- Master bedroom features a full ensuite and walk-in closet



Upper Level



Main Level



# Cottages



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Chateau Ridge .....	1,807 .....	122
Denali .....	2,035 .....	124
Santana .....	2,559 .....	125





# the Cottonwood



704 sq. ft.

- This intimate chalet boasts a prowfront and vaulted living room with optional fireplace
- Access to wrap-around deck from living room patio doors



Main Level

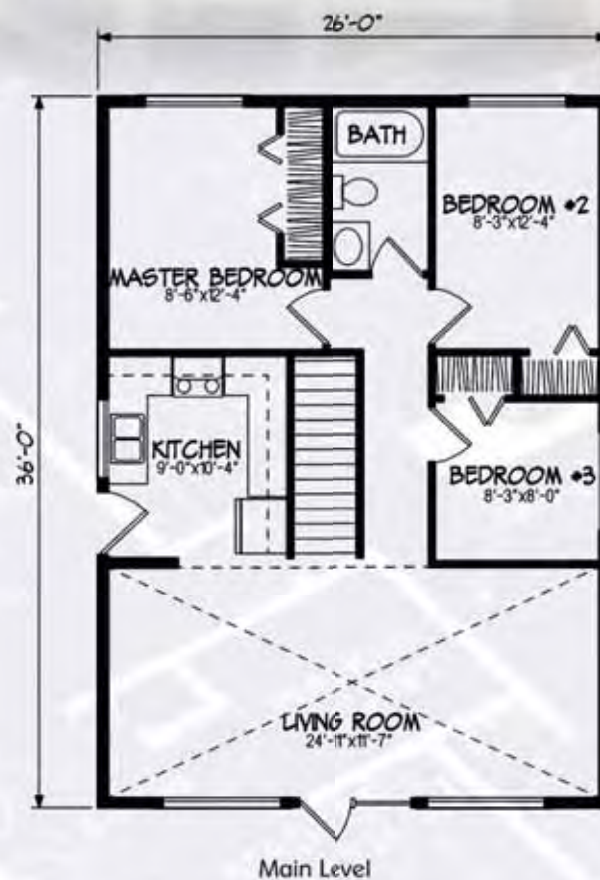


# the Aspen



- Perfect for any setting, this compact cottage offers three bedrooms on one level
- Vaulted living area with large windows is perfect for enjoying the view
- Convenient side entry into kitchen

936 sq. ft.



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# the *Sutton*



**944 sq. ft.**

- Drive-through garage and raked windows make this cabin well suited for a lake-front property
- Open kitchen/living room/dining room with vaulted ceiling and optional fireplace
- Privately located master bedroom with handy ensuite

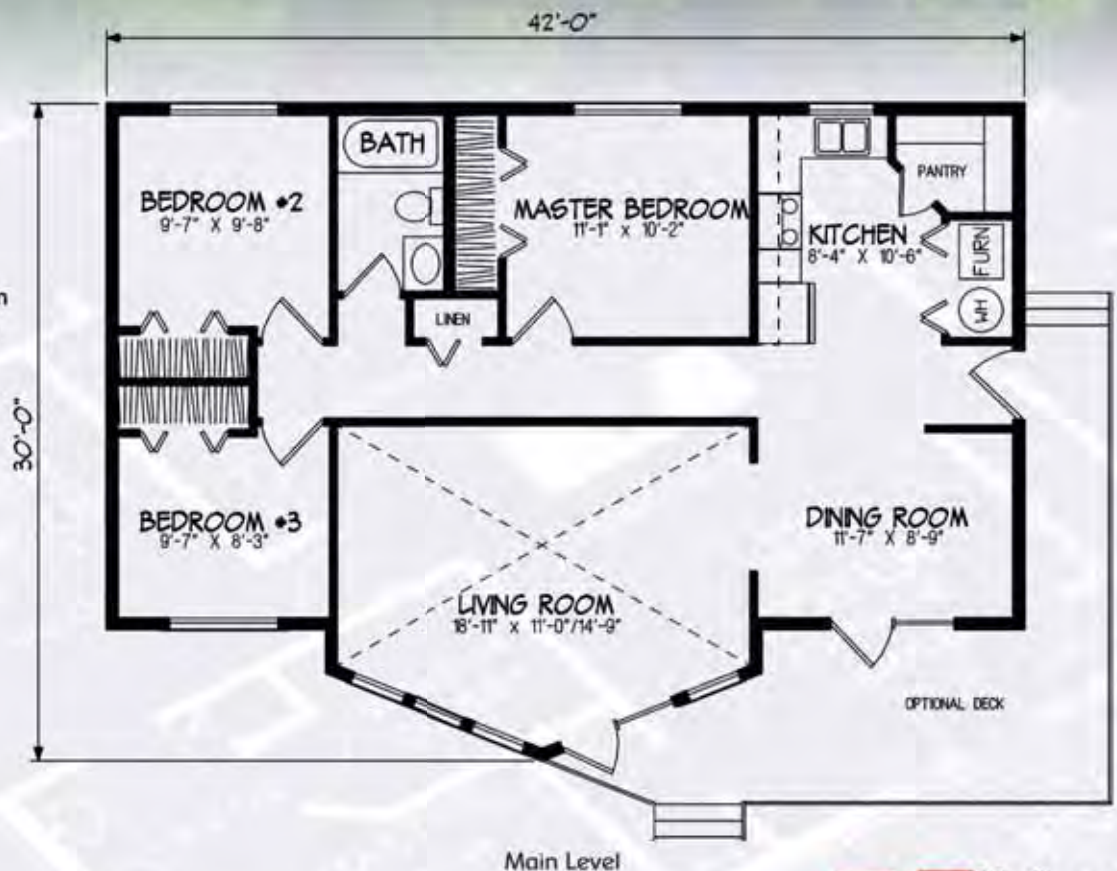




# the *Westwind*



1,088 sq. ft.



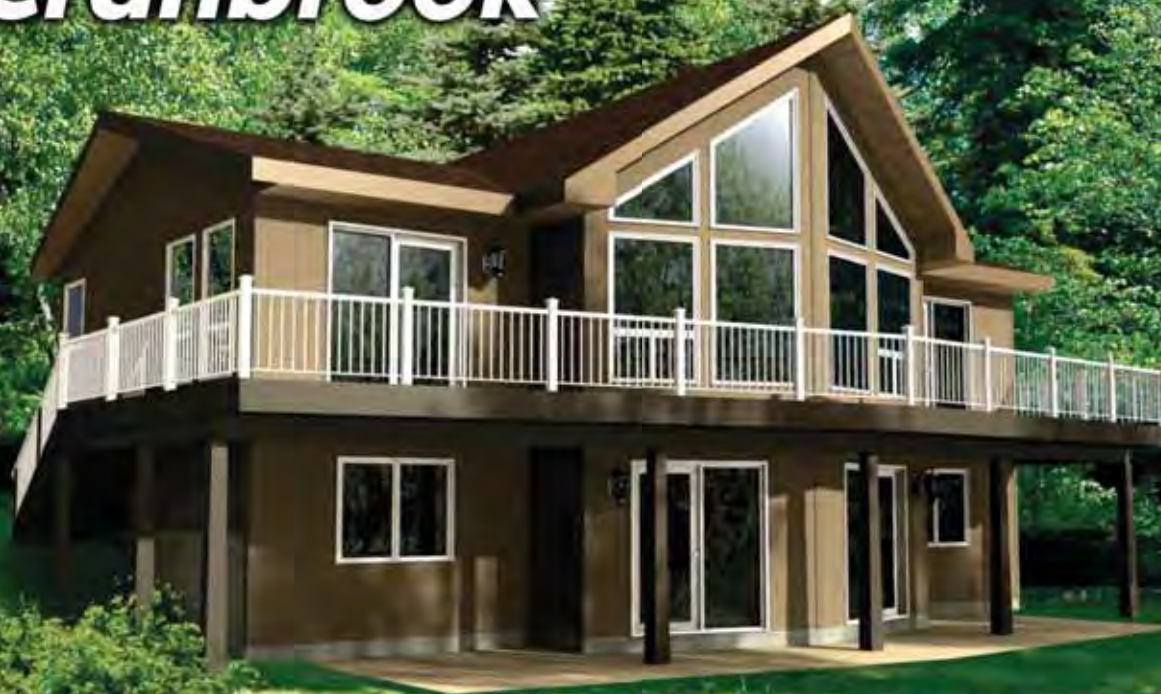
- This tranquil three-bedroom cottage features a vaulted living room with stately prow windows
- Large optional front deck invites outdoor living
- Cozy kitchen offers plenty of storage space with a walk-in pantry

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

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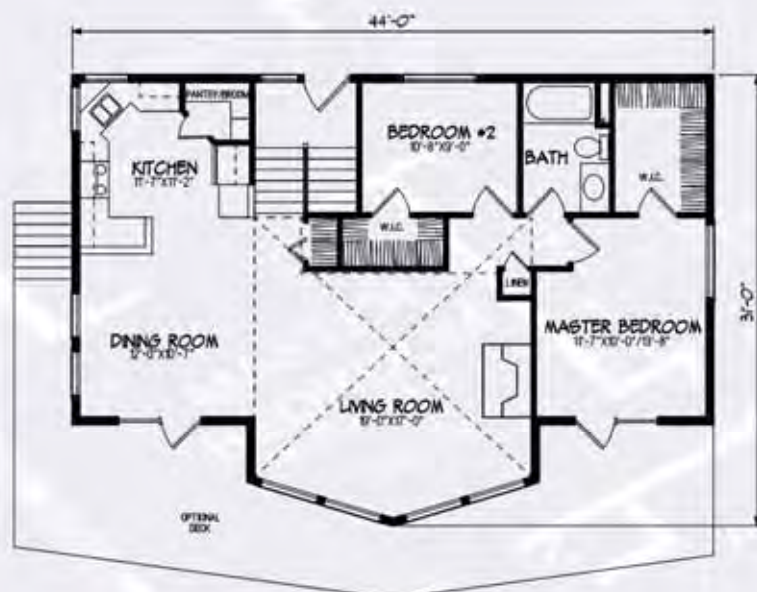


# the Cranbrook



**1,166 sq. ft.**

- Practical split entry to rear of home is ideal for sloped lot development
- Open front living area with plenty of windows take advantage of outside views
- Access to optional front deck from master bedroom and dining area
- A walk-out basement makes this plan ideal for main level development





# the Alpine



- Exceptional basement entry home with direct access from the garage
- Stairwell opens to a large kitchen with eating bar
- Spacious living room has a high vaulted ceiling with expansive view to outdoors
- The lower level provides plenty of space for future development

1,262 sq. ft.



Upper Level



Ground Level



# the *Timberview*



**1,586 sq. ft.**

- Two storey cottage plan - great for the lake
- Open concept living area with large windows facing the view
- Master suite on upper floor for privacy



Main Level



Upper Level



# the *Timberview*



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# the Elkridge



1,612 sq. ft.

- Attractive cottage is at home in the mountains or at the lake
- Kitchen has a coffee bar and large pantry
- Plenty of windows flood living area with light
- Generous master suite has luxurious bath and walk-in closet



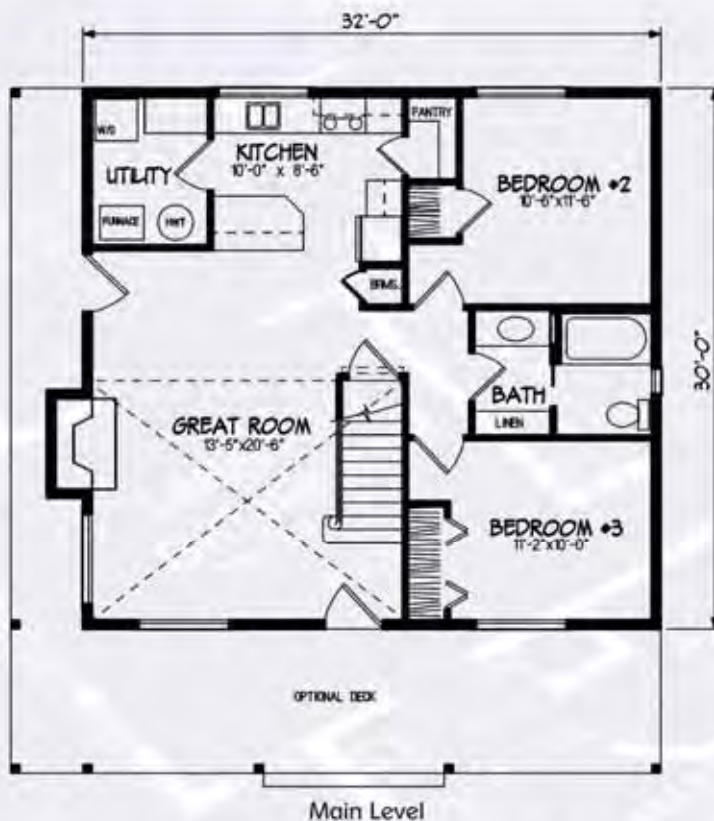


# the Pioneer



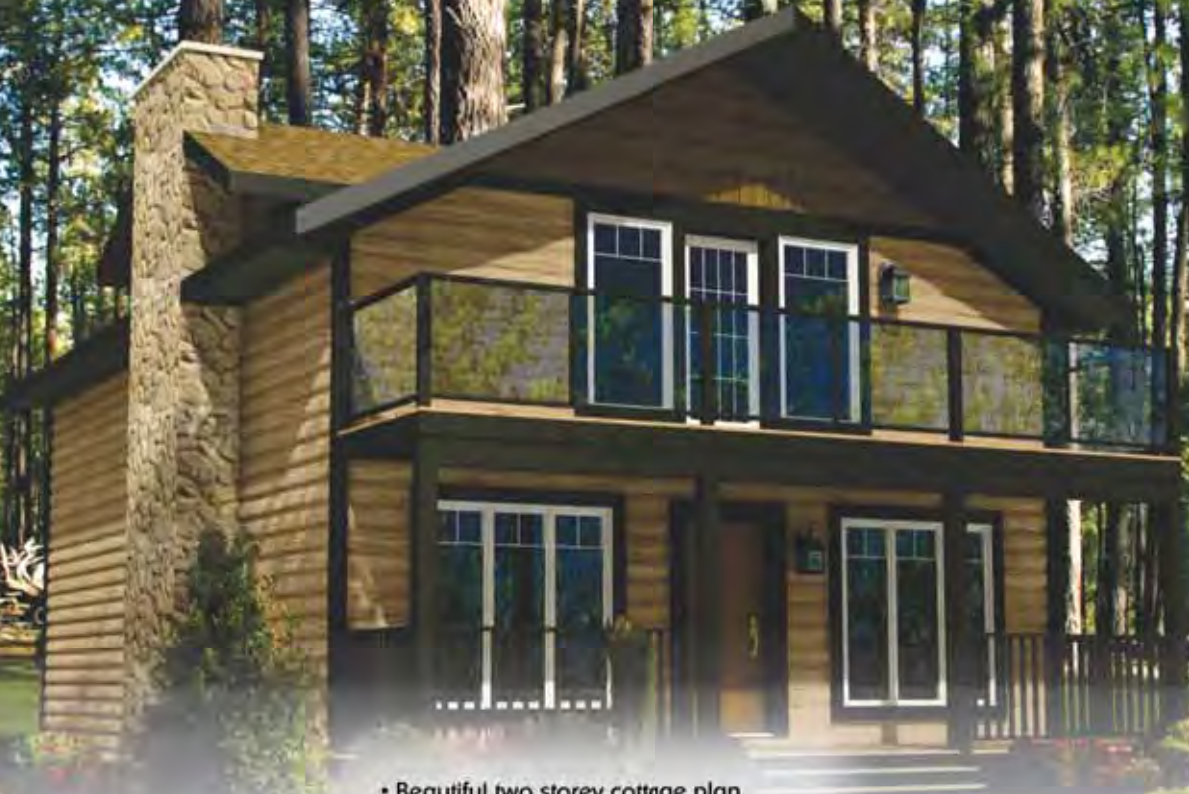
- This dormer-style cottage features a cozy veranda
- A vaulted ceiling provides a spacious and open great room and an overlooking loft
- The kitchen has a large pantry and a convenient utility room
- The huge master bedroom features a private sitting room and ensuite

**1,673 sq. ft.**





# the Chateau Ridge



1,807 sq. ft.

- Beautiful two storey cottage plan
- Double balconies to take in the view
- Three bedrooms and plenty of storage



Upper Level



Main Level



# the Chateau Ridge



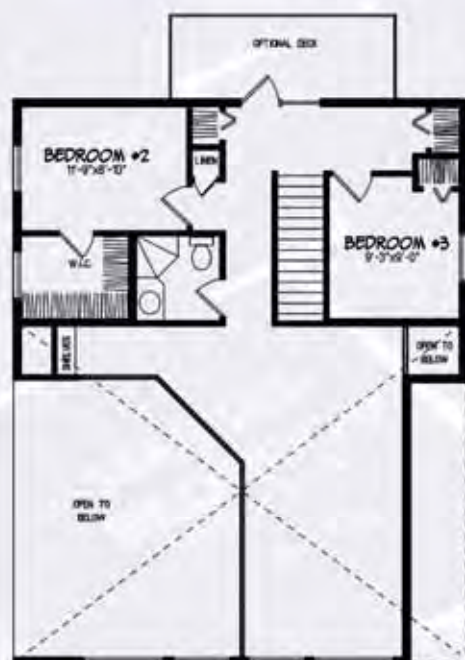


# the Denali



**2,035 sq. ft.**

- Bright, open floor plan with optional deck wrapping around three sides
- Upper level loft has a private balcony and view to below
- Laundry on main level
- Walk-in closet in second bedroom



Upper Level



Main Level



# the *Santana*



- Impressive entry foyer leads to bright, vaulted family room
- Private media room/study at back
- Kitchen has cooking island, pantry and access to utility room and half-bath

**2,559 sq. ft.**









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