



**Oversized island
with extra seating**



**Cozy 36"
feature fireplace**

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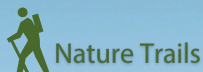
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THE VILLAGE

AT LISTOWEL

A Killam Community



**The community you've
been waiting for...**

Questions & Answers

Q. What is the approximate size of each lot?

A. The Community's Phase 2 standard development sites are all at least 5,000 sq. ft., with the nine (9) premium lots surrounding the cul-de-sac ranging from 8,100 to 18,000 sq. ft.

Q. Can I have a storage shed on my lot, and if so, what size?

A. One standard-sized (10x10ft) storage shed is allowed. All sheds must match the siding of your new home and/or be pre-approved by the Community Managers. Larger sheds are permitted on the premium lots but must be pre-approved by Killam.

Q. Who cuts the grass and does other maintenance?

A. Our residents are responsible for yard maintenance, grass cutting, snow removal and tree trimming. Killam is responsible for snow removal and landscaping of the common areas and roads.

Q. Is there Natural gas, propane or both?

A. Both are available.

Q. Is there a community hall, and if so, what is offered?

A. Our community hall is located at the community entrance and is used regularly for potluck dinners, exercise classes, game nights, etc. The hall also has a pool table and multiple card-playing and puzzling tables. There are regular BBQs, a Community yard sale, and much more. The hall is also available for rental for private functions.

Q. Is the community on municipal water, sewer, or septic, and who pays for it?

A. Yes, the community is on municipal water and sewer, and this cost is included in the rent.

Q. What are the taxes on these homes?

A. Property Taxes are based on MPAC's Assessment, and residents' taxes are billed through the Landlord. We can only estimate taxes at this time based on similar existing homes within the park. The cost is estimated at approximately \$200-225/month, paid by the resident to the landlord. Adjustments will be made at year-end or when MPAC has determined the Assessed Value for each site and home.

Q. How much is my lot rent, and how does it work? Do I pay monthly or all at once?

A. Monthly lease fees consist of rent, property taxes, and garbage. For 2025, the monthly rent portion on Phase 2 lots will be \$575 (for a standard lot) or \$675 (for a premium lot) per site, plus property taxes and garbage, estimated to be about \$215-\$240/month per site. Fees are paid in advance on the first day of each month, with property taxes and garbage being adjusted at year end.

Q. Can I get a copy of the lease?

A. Yes, we can supply a "SAMPLE LEASE." Please be aware that all prospective purchasers must complete a Land Lease Application with the Community Manager and be approved for residency by Killam.

Ask us about about our garage model!*

Multiple home designs, colours, and finishes offered.*

