

Canora Population Approx. 2,500



There are many reasons to choose Canora as a place to live and work, or retire:

- Tax Incentive (100% off Municipal Portion of Property Tax in the 1st year, 75% in the 2nd year, and 50% off in the 3rd year);
- Great water! The town was judged to have the best-tasting municipal water in Canada at the 13th annual international water tasting competition held in 2003 in Berkeley Springs, WV, USA. Canora's water, supplied by several groundwells northeast of the community, also placed fourth internationally at the competition that received entries from 8 countries and 23 states;
- Named one of the top 10 places in Canada to retire by the Canadian Association for the 50 Plus magazine and was the only Saskatchewan community to make the list for 2006;
- Low-stress country living;
- Good local shopping with additional amenities only 30 minutes away;
- Affordable golf, curling, swimming, skating and other recreational activities in all seasons;
- Excellent fishing within a 10 minute drive;
- A hunting and outdoor lover's paradise;
- Friendly community and area;
- Two provincial parks within a short drive;
- A safe community.

Purchase Program

10% Deposit—held in legal trust
(released after project start)

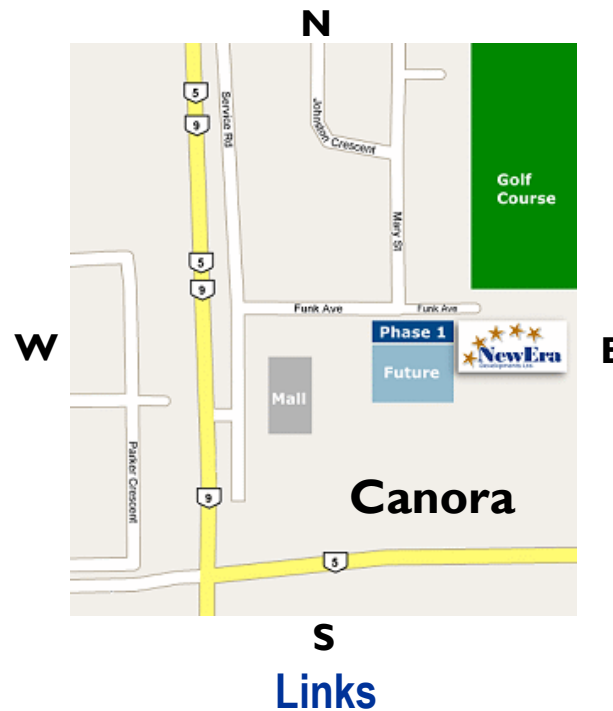
40% - After completion of framing

30% - Drywall, siding, roofing

20% - Finishing, flooring, landscape

New Era

homes are designed to meet
your budget and lifestyle
with stylish, practical floor plans.



For more information contact
Community Insurance in Canora at 306-563-5651
Or email cominc1870@sasktel.net
<http://www.neweraliving.com>
<http://www.canora.com>



Affordably-Priced Housing For Retirement or Family Living

Quality and Craftsmanship are Guaranteed!

**Project supervisor, Albert Plett,
brings more than 40 years
of valuable building experience
and quality assurance to
New Era.**

**New Era Developments Ltd.
is proud to have
Albert Plett
as leader of our construction team.**



About New Era

New Era Developments Ltd. is a local company established to develop quality affordably-priced residences for retirement and family living in a prime new area of Canora, within walking distance of shopping and the golf course.



Construction is under the supervision of Albert Plett (left), who has 40 years experience in the building industry. He first started building homes and commercial space in 1965, as a carpenter for Penn Co. Const. in Manitoba, his home province.

By 1975 he was Project Manager for the company, in charge of major projects including the construction of the new town site of Pinawa for people working at the Atomic Research Centre. He oversaw the construction of 200 houses, schools, and a dental clinic.

Since then, he has built schools, hospitals, swimming pools, high rise apartment buildings, townhouses, police barracks, senior citizen housing and apartment blocks across western Canada, including Calgary, Kelowna, Vancouver and Whistler.

He has taken courses at Red River College in Winnipeg, and has received the Gold Seal Certificate for Site Supervision and Project Management from the Canadian Construction Association.

Now semi-retired, Albert is looking forward to undertaking the work with New Era in Canora.

Single Family Homes



We offer two floorplans for single family homes, each with three bedrooms and a patio at the back, as shown below.

Golfer's Special Duplex Homes



The spacious two-bedroom unit is 1,240 square feet, while the three-bedroom unit is a comfortable 1,860 square feet, and has a roomy patio off the living and dining rooms.

Three or Fourplex Homes



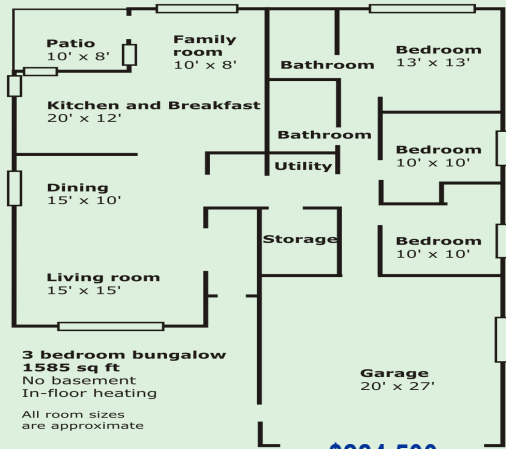
Our two-bedroom units, which still feature ample storage space and utility room, are designed to be incorporated into three and fourplexes.



We build spacious one-level homes with lots of storage space and a generous utility room, all on the main floor. Lot size and available space is not an issue in Canora.

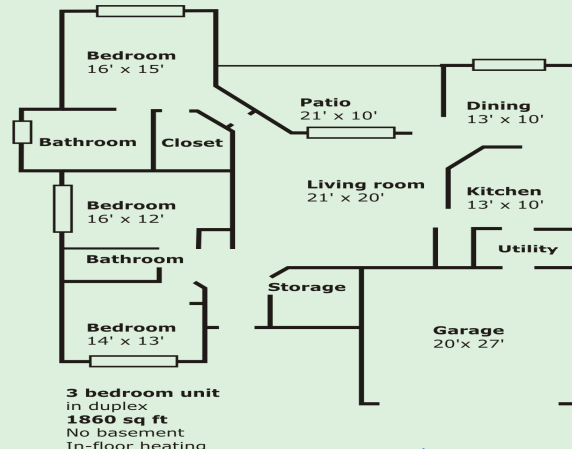
Included in our design are these features:

- On-slab construction to eliminate basement stairs and provide level entry to the home; No basements, so no stairs;
- In-floor heating throughout the home;
- Large storage area within the home, with additional storage in the generous size garage;
- Utility room on the main floor;
- Sensible doorway sizes;
- Energy Efficient;
- Nine Foot Ceilings;
- Landscaping;
- Air Conditioning;
- Gas Fireplace;
- Fresh Air Exchange;
- Superior outside siding (Hardie Board);
- 12 Month Guarantee;
- 35 year shingles;
- Continuous Hot Water;
- Modern Interior Design with Superior Floorings and Kitchen Cabinets ;
- Optional basement with either concrete or wooden walls.



3 bedroom bungalow
1585 sq ft
No basement
In-floor heating
All room sizes are approximate

\$284,500



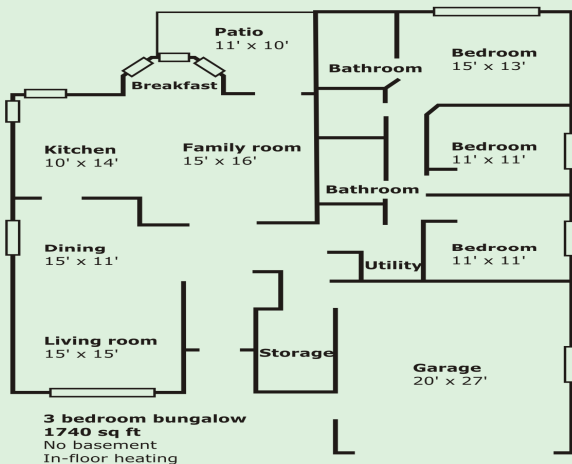
3 bedroom unit in duplex
1860 sq ft
No basement
In-floor heating
All room sizes are approximate

\$283,500

The larger unit has a cozy breakfast nook off the kitchen and family room.

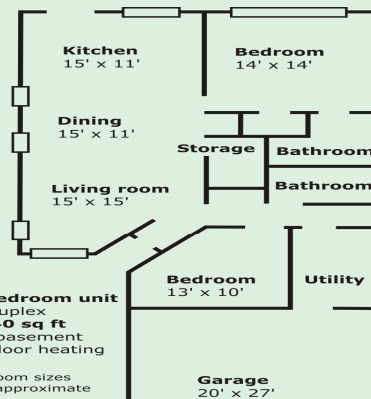


Duplex units can be two-bedroom or three-bedroom, as shown.



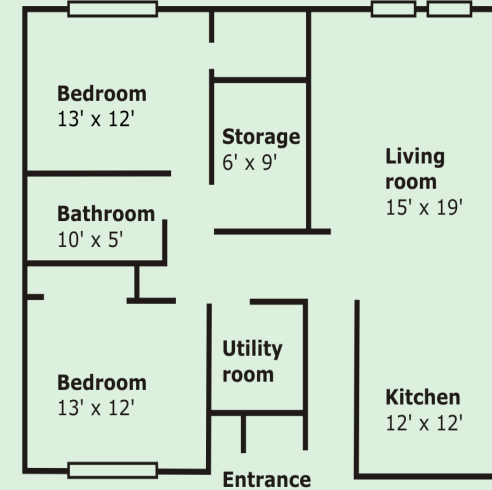
3 bedroom bungalow
1740 sq ft
No basement
In-floor heating
All room sizes are approximate

\$297,500



2 bedroom unit in duplex
1240 sq ft
No basement
In-floor heating
All room sizes are approximate

\$238,500



2 bedroom unit in threeplex or fourplex
1109 sq ft
No basement
In-floor heating
All room sizes are approximate

Garage
21' x 27'

\$225,000

