



FREDERICK LAKE ESTATE

Your Ideal Investment, First
Home, or Short-Term Rental



Frederick Lake Estate: Your Ideal Investment, First Home, or Short-Term Rental



Welcome to Frederick Lake Estate, a premier residential community located at 707 Waterloo Road, Waterloo, Nova Scotia.

Nestled by the serene Frederick Lake, our estate offers the perfect blend of natural beauty, modern convenience, and investment potential. Whether you're looking for a forever home, a weekend getaway, or a profitable short-term rental,

Frederick Lake Estate is your best option.



www.fredericklake.ca



info@fredericklake.ca



902-906-9211

Ideal for Investment and Living

- **Location:** 707 Waterloo Road, Waterloo, Nova Scotia
- **Total Area:** 18 acres
- **Subdivision:** 19 units, each approximately 0.5 acres
- with Water, Power, Gravel Road & Community Playground
- Lake Access & View (depending on unit location)
- by the road
- by the Lake

Growing Community:

Bridgewater has seen significant population growth and job opportunities, especially with Michelin's new warehouse at 233 Logan Rd, Bridgewater, NS.

Short-Term Rental Potential:

Ideal for city dwellers looking for a summer retreat that can double as an income-generating short-term rental.

Steps to Purchase

01
STEP

Choose Your Modular House

Select from our four housing options:

- Stan
- Stan Plus
- Burke
- Burke Plus

02
STEP

Choose Your Unit

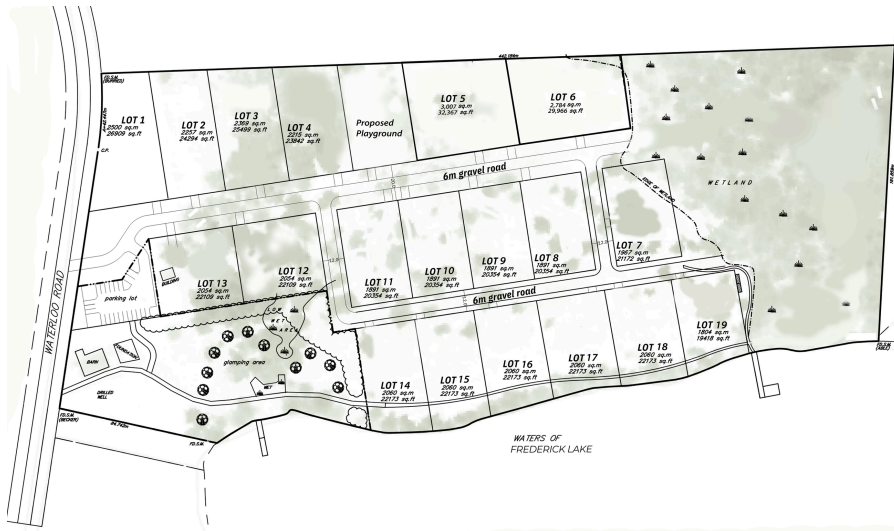
Decide on your preferred lot:

- Units 1 to 13: Lake access
- Units 14 to 19: Lakefront

03
STEP

Book an Appointment

Contact our us at **(902) 906 9211** or email us at **info@fredericklake.ca** to finalize your purchase. The final price will depend on the type of modular house and lot size you choose.



Housing Options

We have partnered with Atlantic Modular Housing to provide four modular housing options:



Disclaimer: Information and specifications are subject to change without notice. This brochure is for general information only and does not constitute a contract.

Modular #1

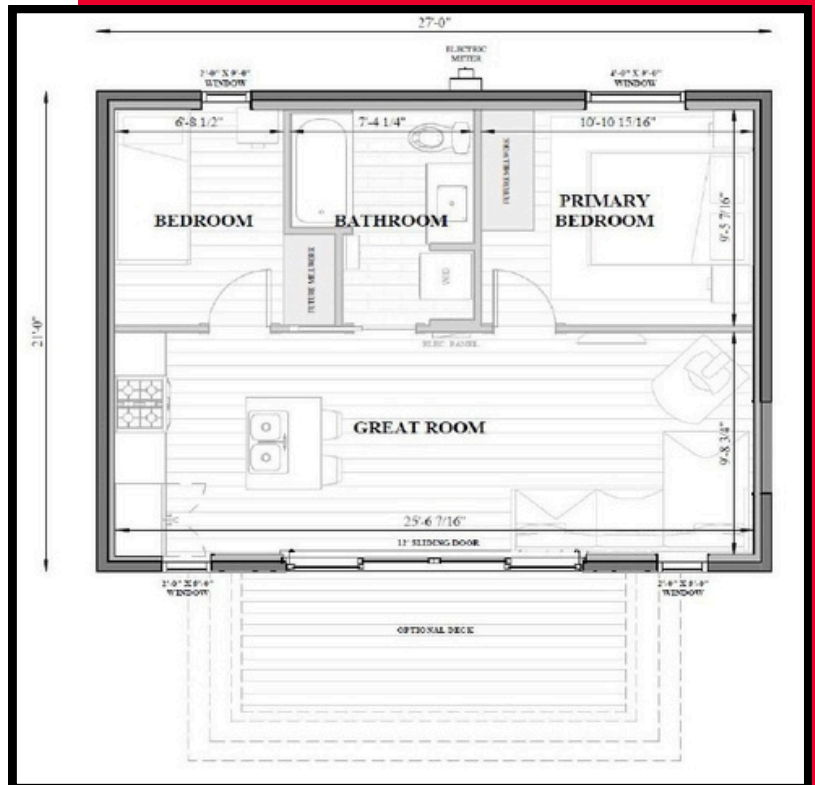
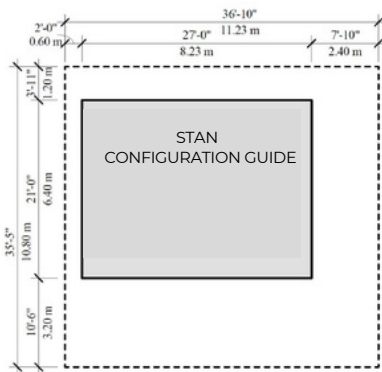
2 BEDROOM

DIMENSIONS ARE IN METRIC AND ROUNDED TO THE NEAREST INCH

DETAILS

PHYSICAL STATS:

AREA 566 ft² (52.6m²)
LENGTH 27'-0" (8.23m)
WIDTH 21'-0" (6.40m)
HEIGHT (highest point)* 13'-9" (4.2m)
*may vary due to foundation elevation



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Stan

567sq/ft



starting at
\$469K
FOR A TURNKEY UNIT



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902-906-9211

Modular #2

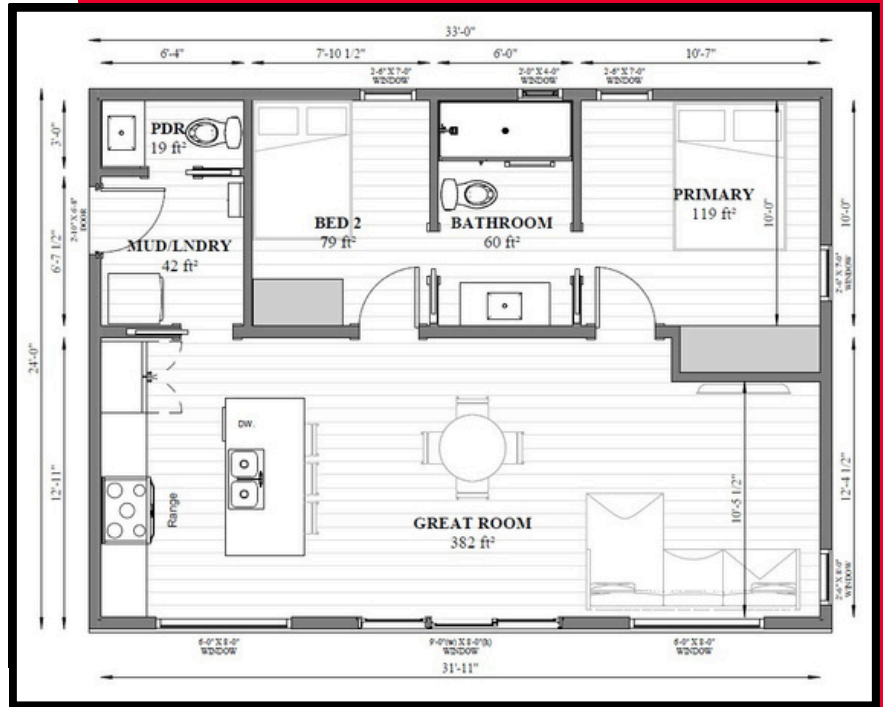
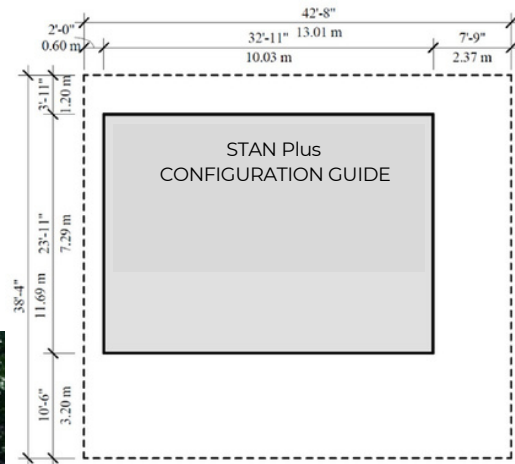
2 BEDROOM

DIMENSIONS ARE IN METRIC AND ROUNDED TO THE NEAREST INCH

DETAILS

PHYSICAL STATS:

AREA 792 ft² (73.6m²)
 LENGTH 33'-0" (10.1m)
 WIDTH 24'-0" (7.3m)
 HEIGHT (highest point)* 13'-9" (4.2m)
 *may vary due to foundation elevation



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Stan Plus

792sq/ft



starting at
\$549K
 FOR A TURNKEY UNIT



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info@fredericklake.ca



902-906-9211

Modular #3

3 BEDROOM

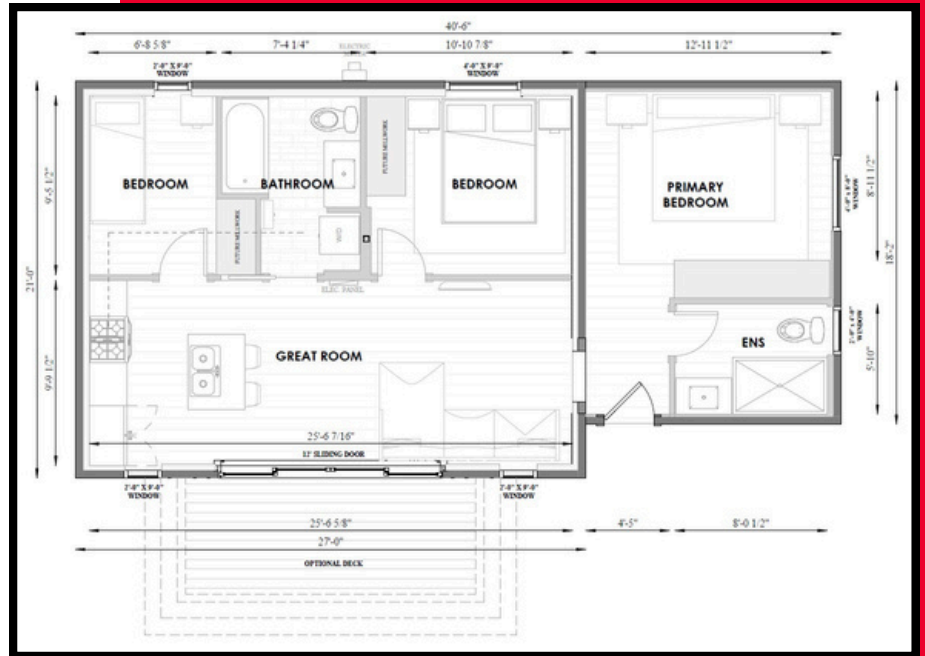
DIMENSIONS ARE IN METRIC AND ROUNDED TO THE NEAREST INCH

DETAILS

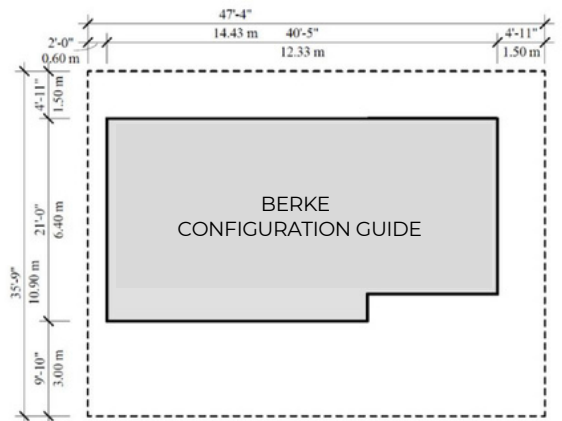
PHYSICAL STATS:

AREA	810 ft ²	(75.3m ²)
LENGTH	40'-5"	(12.3m)
WIDTH	21'-0"	(6.4m)
HEIGHT (highest point)*	13'-9"	(4.2m)

*may vary due to foundation elevation



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Berke

810sq/ft



starting at
\$589K
FOR A TURNKEY UNIT



www.fredericklake.ca



info@fredericklake.ca



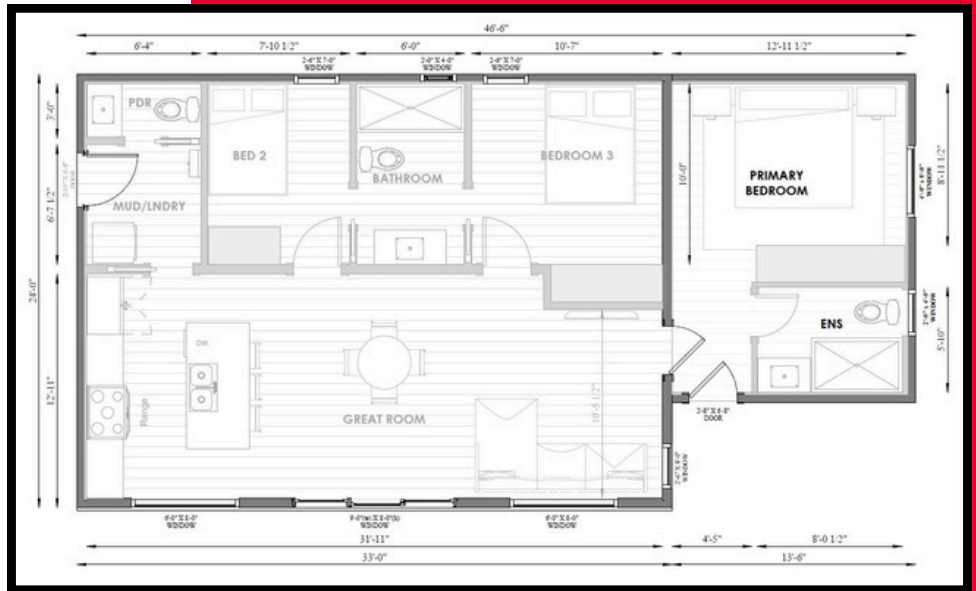
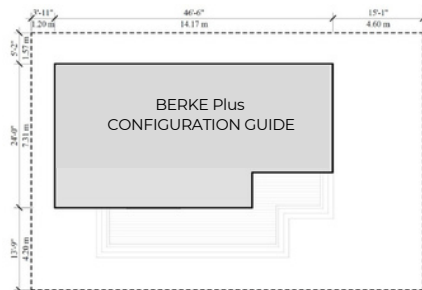
902-906-9211

3 BEDROOM

DETAILS

PHYSICAL STATS:

AREA 1037 ft² (96m²)
 LENGTH 46'-6" (14.2m)
 WIDTH 24'-0" (7.3m)
 HEIGHT (highest point)* 14'-7" (4.5m)
 *may vary due to foundation elevation



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Berke Plus

1036sq/ft



starting at
\$679K
 FOR A TURNKEY UNIT



Expanding Your Investment Potential

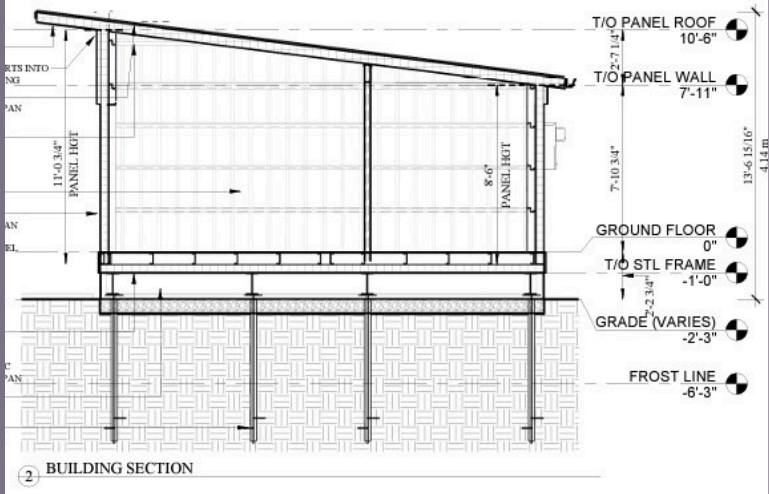
You are allowed to build an additional dwelling at Frederick Lake Estate.

This is just an optional feature for all buyers. Choose between the Mizu (1 Bedroom) and the Mizu Plus (2 Bedroom options). This feature allows you to maximize your investment by adding a Short-Term Rental (STR) unit, providing an excellent income stream. Imagine the possibilities: live in your stylish modern home while generating rental income from an additional tiny home, or rent out both units for a robust investment return.

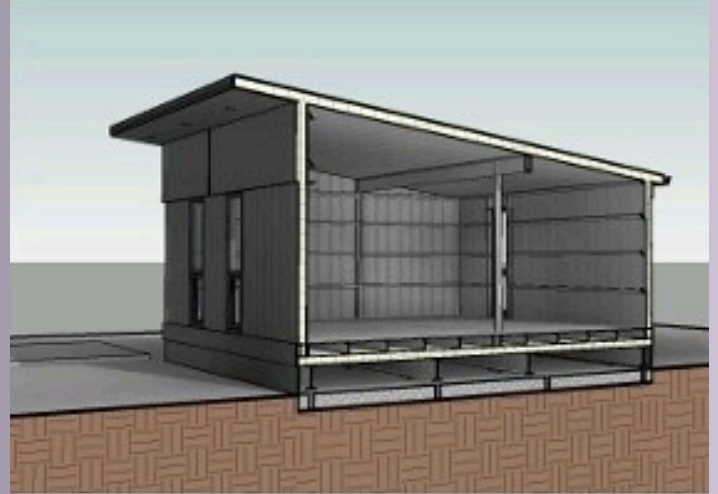
Frederick Lake Estate offers flexibility and potential, tailored to your needs.

Mizu & Mizu Plus

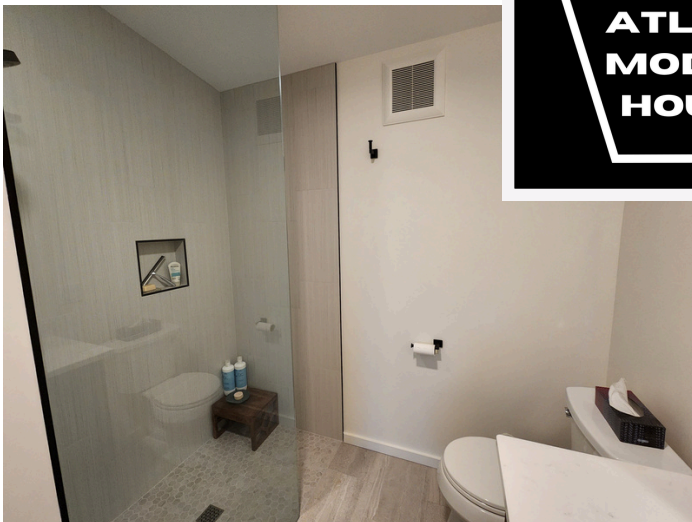




(1) Building Section



(2) 3D Section



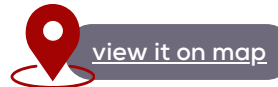
Why Choose Frederick Lake Estate?

Prime Location

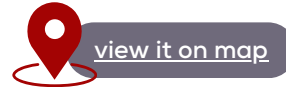
Frederick Lake Estate is situated in a prime location, providing easy access to essential services and recreational activities:



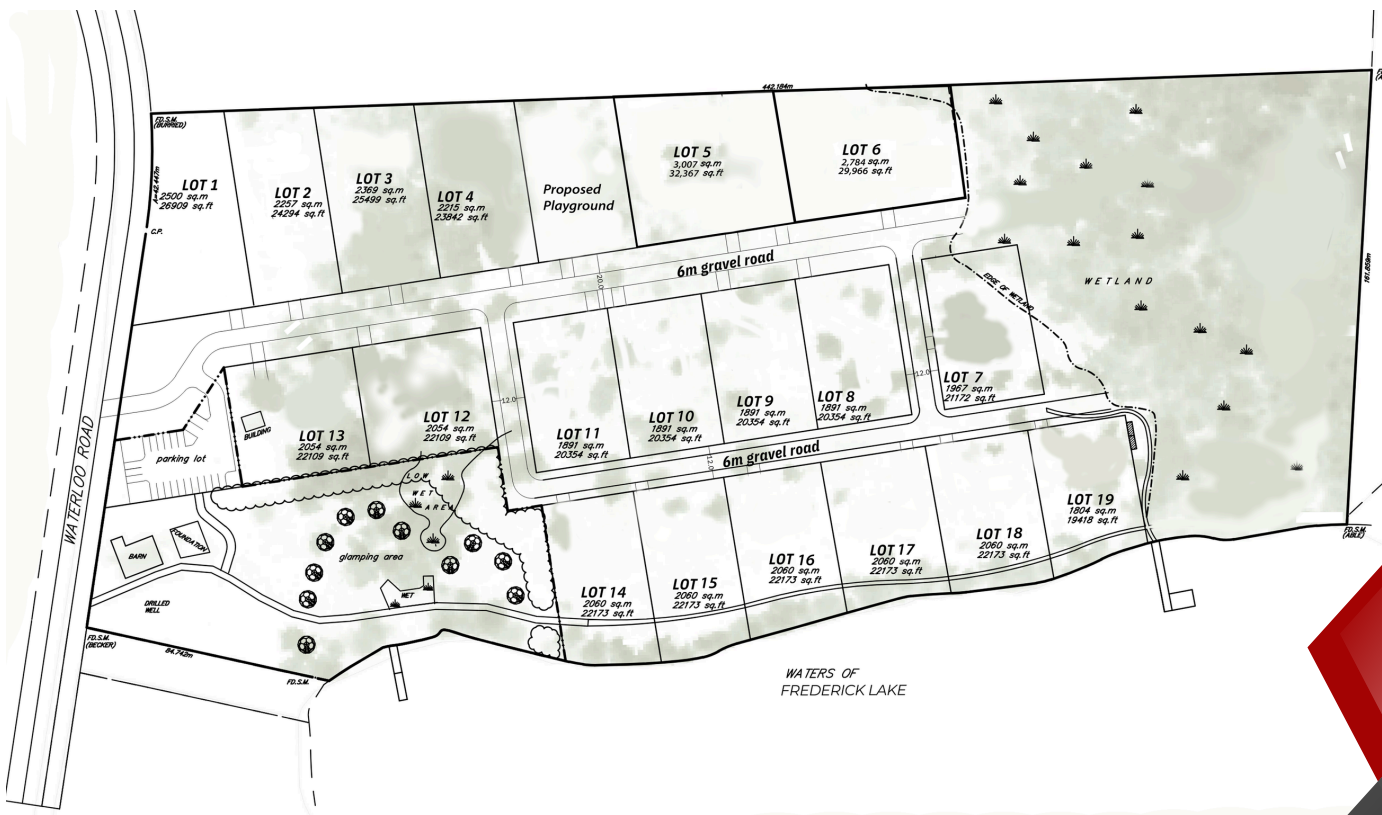
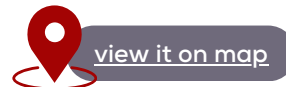
- **Convenient Access:** Only a 15-minute drive to Bridgewater Downtown, offering grocery stores like Atlantic Superstore and Walmart, and a variety of restaurants including Arby's, Tim Hortons, Dairy Queen, and McDonald's.



- **Healthcare and Education:** Close to Bridgewater Municipal Hospital and Nova Scotia Community College (NSCC).



- **Family-Friendly:** Nearby schools include Newcombville Elementary School, Hebbville Academy (Jr High School), Park View Education Centre (High School), and Centre Scolaire de la Rive-Sud (P-12, French Immersion).



Scenic and Recreational Opportunities



Kayaking



Swimming

Boating



Paddle Boating



- **By the Lake:** Enjoy the natural beauty of Frederick Lake with opportunities for kayaking, boating, and paddle boating.
- **Lakefront and Lake Access Properties:** Units 1 to 13 offer lake access, while units 14 to 19 are directly lakefront.

Nearby Attractions:



Lunenburg Waterfront

The Lunenburg Waterfront, a UNESCO World Heritage Site, is one of Nova Scotia's premier tourist destinations, attracting around 150,000 visitors annually. This charming area boasts well-preserved colonial architecture, vibrant waterfront activities, and a rich maritime history. It is particularly renowned for its colorful wooden buildings and the iconic Bluenose II schooner. Lunenburg's appeal lies in its unique blend of history, culture, and scenic beauty, making it a top choice for visitors exploring Nova Scotia. **Additionally, the Lunenburg Waterfront is conveniently located just a 30-minute drive from Frederick Lake Estate, enhancing its accessibility for travelers.**

Peggy's Cove

Peggy's Cove, Nova Scotia, is a picturesque fishing village renowned for its iconic lighthouse perched on rugged granite rocks. This quintessential Canadian destination draws hundreds of thousands of visitors annually, captivated by its stunning coastal views, charming maritime atmosphere, and the dramatic waves crashing against the shore. Peggy's Cove offers not only a haven for photographers and nature lovers but also a glimpse into Nova Scotia's rich maritime heritage.

Additionally, this serene and beautiful spot is conveniently located just a 1.2-hour drive from Frederick Lake Estate, making it an accessible and popular choice for travelers exploring the region.





Nearby Attractions:

45 minutes to popular South Shore beaches such as Westhavers Beach, Mushamush Beach Park, The Hawk Beach, and Fox Point Beach.



Cherry Hill Beach

Cherry Hill Beach offers a direct route to happiness via its empty curve of fine ...

[More](#)



North East Point Beach

Located across the Causeway from the center of Barrington Passage. This beach is ...

[More](#)



Graves Island Beach

Joined to the mainland by a short causeway, Graves Island Provincial Park is ...

[More](#)



Sandy Point Lighthouse Beach

This lighthouse is close to the mouth of Shelburne Harbour. This is one of ...

[More](#)



Daniel's Head Beach

Walk for miles on this white sand beach. Like all our beaches, Daniel's Head ...

[More](#)



Sand Hills Beach Provincial Park

Sand Hills Beach Provincial Park features a 2.5KM white sand beach. At low tide ...

[More](#)



Bayswater Beach Provincial Park

A white-sand beach and a picnic area. Beach is supervised (July-August/STC). ...

[More](#)



Green Bay Beach

Green Bay Beach is divided into small sections by boulders, the cove keeps the ...

[More](#)



<https://visitsouthshore.ca/see-and-do/beaches/>



- Halifax Stanfield Airport - 1.5 hours
- Halifax Downtown - 1 hours
- Peggy's Cove - 1.2 Hours
- Waterfront Lunenburg - 30 mins



FREDERICK LAKE
ESTATE

Frederick Lake Estate Legal Disclaimers

At Frederick Lake Estate, we want to ensure you have a clear understanding of our policies when using our website/brochures. These disclaimers, along with our Terms and Conditions and Privacy Policies, apply to your use of the website and govern your interactions with us.

Community amenities and features are subject to change without notice. Booking an appointment on our website does not register you as a realtor or constitute an offer to sell a home. For brokers, specific registration and visitation procedures must be followed to earn commissions.

We aim to complete home construction within the agreed timeline in the purchase agreement, though delays may occur due to legal reasons. Be aware that certain environmental pollutants may be present, and we do not provide warranties on soil conditions.

Frederick Lake Estate adheres to Canadian equal housing laws, ensuring no discrimination based on protected characteristics.

Home representations, features, and prices on our website are subject to change and may differ from illustrations.

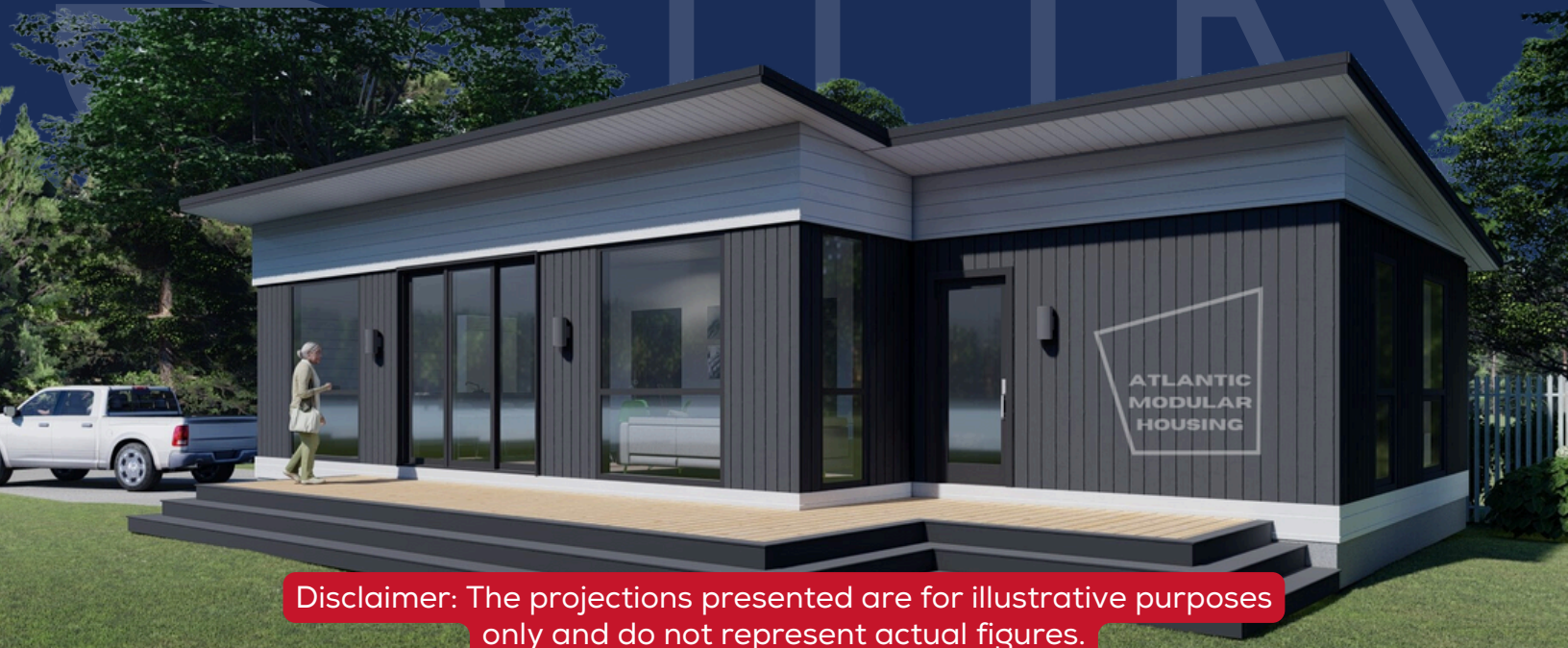
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For more details, visit www.fredericklake.ca or reach out to us at info@fredericklake.ca or 902-906-9211.



FREDERICK LAKE
ESTATE

TURN YOUR SUMMER COTTAGE INTO INCOME OPPORTUNITIES



Disclaimer: The projections presented are for illustrative purposes only and do not represent actual figures.



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Ideal for Investors Like You

Frederick Lake Estate is not only a great place to live but also an excellent investment opportunity. Imagine enjoying your summer cottage at Frederick Lake and then turning it into a revenue-generating property when you're not using it.

Generate Passive Income

Frederick Lake Estate, in partnership with Partido Property Management, offers comprehensive short-term rental management services. We handle booking, marketing, and maintenance for your property, ensuring a seamless and profitable rental experience.

Revenue Projection

Here's a potential income scenario if you decide to rent out your property:

- Rental Rate: \$299 per night
- Rental Days: 365 days per year
- Occupancy Rate: 60%

Calculation

- Annual Revenue: $\$299 \times 365 \text{ days} \times 60\% \text{ occupancy} = \textbf{\$65,481/year}$
- Monthly Revenue: $\$65,481 / 12 = \textbf{\$5,456.75/month}$



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