

HUBBARDS, NOVA SCOTIA 4 4 . 7 3 9 8 7 4 // 6 4 . 1 3 5 7 7 2



# BOULDER RIDGE

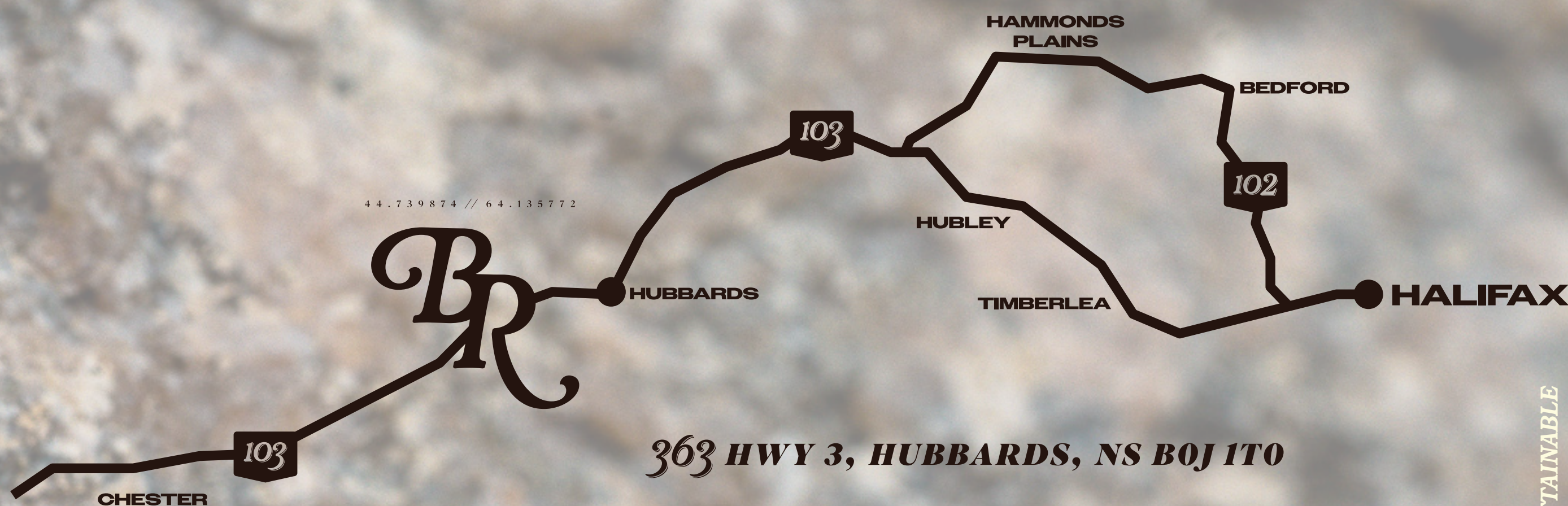
*A COMMUNITY SET IN STONE*

**+1 (902) 877-2990    *HELLO@BOULDERRIDGE.CA***

***363 HWY 3, HUBBARDS, NS B0J 1T0***



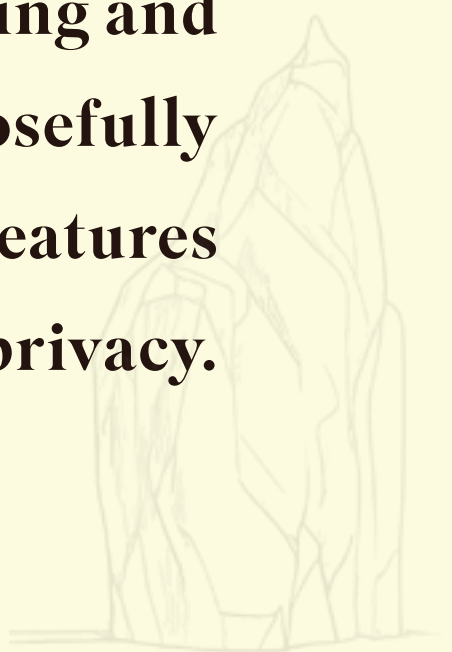
**35 MINUTES**  
HALIFAX TO BOULDER RIDGE



NATURAL - TRANQUIL - ATTAINABLE

**BOULDER RIDGE IS A  
100 ACRE COMMUNITY  
DEVELOPMENT, BUILT ON  
GENERATIONAL LAND IN  
THE HEART OF HUBBARDS,  
NOVA SCOTIA.**

Holding true to it's name - the community's  
landscaping through line is centuries old natural  
glacial boulders, used for ornamental framing and  
landscaping purposes. Each parcel is purposefully  
laid out considering both the land's natural features  
while simultaneously prioritizing universal privacy.





# LOTS

## A NATURAL WONDERLAND.

Boulder Ridge is lush. It's peaceful. It's insulated and simultaneously vast. The land is special.

From wooded, ridge view, private and lakefront lots, there is a lot available to fit your taste.

Preservation is the mandate. We remove only what's absolutely necessary. Nothing more, nothing less. This generally means a paired back footprint for a single family dwelling. The rest is left untouched. This ensures the natural ecosystem remains intact allowing it to thrive.

On an individual level this also maximizes privacy.





BOULDER RIDGE WILL BE BUILT OUT IN 4 PHASES.

THE FIRST 7 LOTS AVAILABLE IN PHASE ONE ARE NOW AVAILABLE FOR PURCHASE AND IMMEDIATE DEVELOPMENT.

P H A S E		
ONE	TWO	THREE & FOUR:
<div>7</div> <div>Lots</div> <div>AS OF <i>OCTOBER 2024</i> PHASE 1 DEVELOPMENT HAS BEGUN.</div>	<div>30</div> <div>Lots</div> <div>PHASE 2 DEVELOPMENT IS ESTIMATED TO BEGIN <i>SUMMER 2025</i>.</div>	<div>TBA</div>



# PHASE 1

LOTS STARTING AT \$100K

◀ HALIFAX  
35 MINUTES

CHESTER ▶  
20 MINUTES



AVAILABILITY AS OF JUNE 2025



## *BUYING OPTIONS*

**Whether you're looking to build your dream family home, or moving into the your twilight years and looking to downsize, Boulder Ridge is for you. Whether you have plans in hand or come to the table with heart and mind wide open, Boulder Ridge is for you. We offer a broad range of buying options, from land only to turn key home builds. This broad spectrum of options allows us to find a solution for each individual buyers specific needs and wants.**





**LAND ONLY**



**CLEARED**



**CLEARED  
W/ SEPTIC + WELL**



**TURN KEY  
HOME BUILD**

**Contact us to discuss your individual needs and wants. We'd be tickled to help steer you in the right direction. Remember, it's generational land, meaning we know it like the back of our hand, and once we get to know you, we'd be delighted to play match maker.**





# **PRIORITIZING QUALITY AND CRAFTSMANSHIP HOUSES ARE MODERN AND FUNCTIONAL.**

**With houses + lots starting at \$499,000, Boulder Ridge is an inclusive community open to potential homeowners with varying budget levels.**

**The choice is yours. Based on individual budget and need we have a wide range of house plans available, from 1,000 sq. feet to 4,000 sq. feet and above.**



1600 FT<sup>2</sup> - 2 FLOORS - 1 GARAGE - 4 ROOMS

BOULDER RIDGE

# EKTOR

With its modern façade that blends elegantly into the site, this house is ideal for a lot with a panoramic view to the rear. Extending from the living areas upstairs, its covered terrace blurs the boundaries between outside and inside.



PLANS PROVIDED BY **TALO**



**3100 FT<sup>2</sup> - 2 FLOORS - 1 GARAGE - 4 ROOMS**

**BOULDER RIDGE**

# KOLMIKO

The Kolmiko model offers a large shared space at its centre, linked on both sides to semi-private suites with their own independent entrances in response to the needs of extended families and groups of friends who want to spend vacations together in nature while enjoying a certain intimacy in the evening.



PLANS PROVIDED BY **TALO**



**1613 FT<sup>2</sup> - 2 FLOORS - 2 ROOMS**

**BOULDER RIDGE**

# BOLTON

**This cottage with extremely simple lines blends into nature with harmony and humility. Here, there is no room for anything unnecessary. Each gesture has its reason for being, each space is optimized, and each material is used to its full potential.**



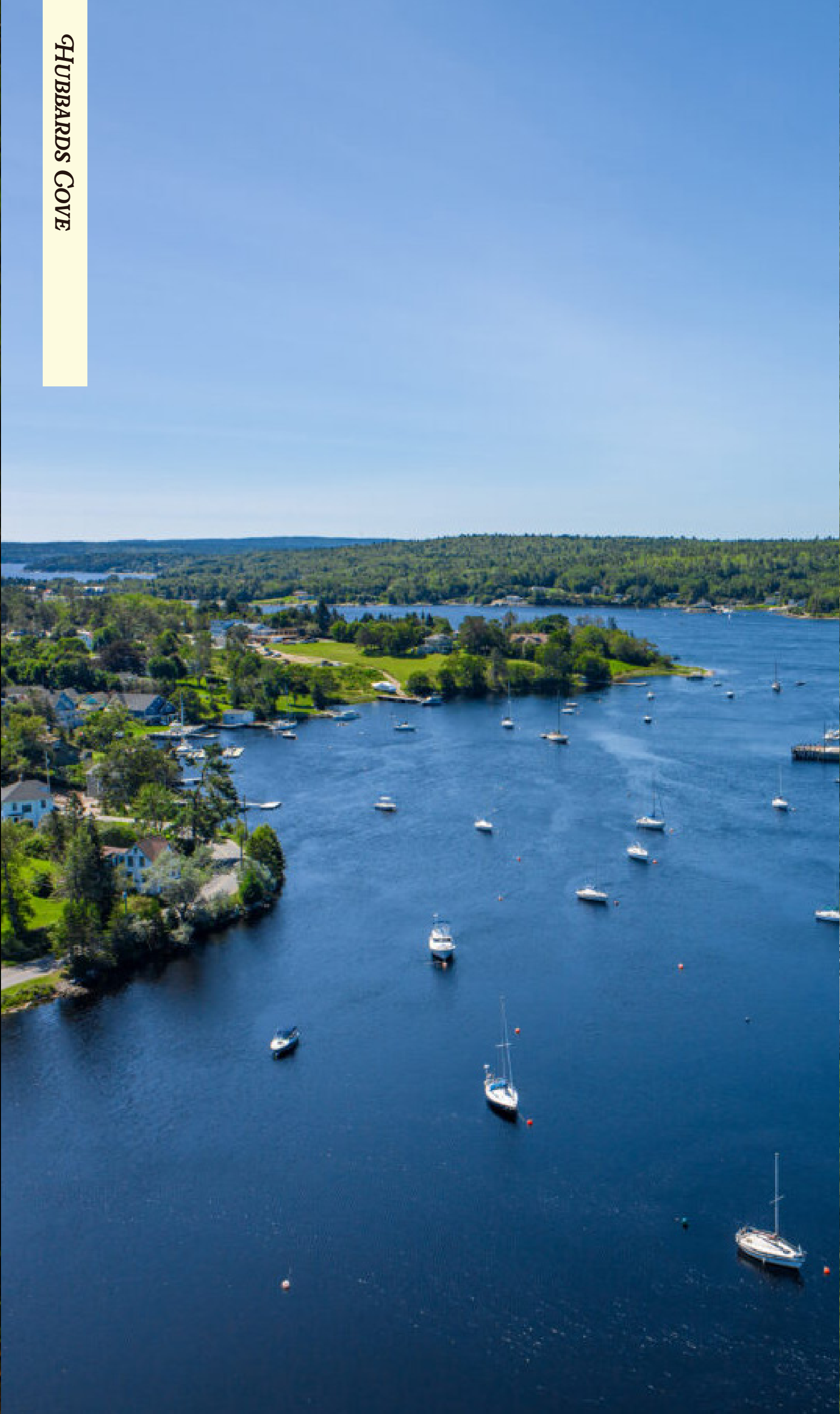
**PLANS PROVIDED BY TALO**



RAILS FOR TRAILS



HUBBARDS COVE



NEW TWINNED HIGHWAY





# ***BENEFITS BEYOND***

**BUILDING YOUR DREAM HOME IN BOULDER RIDGE COMES WITH SOME PRETTY, PRETTY GOOD ADITONAL BENEFITS, INCLUDING.**

## ***CONVENIENCE***

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Our development is walking or biking distance to the beautiful town of Hubbards. The rail to trails provides direct access to the towns core without risk of walking or biking on the busier road. We are only 35 minutes to Halifax.

## ***LOCAL***

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We are Hubbards! All of our employee and tradespeople live in the Hubbards area. When you build with us your investment stays inside the community. Additionally, our shop is on site. Meaning, if you need us - we'll be there.

## ***RAILS TO TRAILS***

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Rails to trails run through the property and have our own private access so if you want to take a casual walk, bike or head to Hubbards for the market you are walking distance.

## ***SHATFORD AREA TRUST***

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The development is located in the Shatford Area Trust. The trust provides a grant to any student that is entering post secondary education. Conditions apply.





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