

The Arbour

INSPIRED BY NATURE, BUILT FOR FLOW

Architecture that commands silence. A cathedral of light across 1,216 sq ft — engineered for families, designed for generations.

1,216
SQ FT

3 / 2
BED / BATH

8'0+''
ROOFLINE



PROUDLY CANADIAN CRAFTED

Lindsay, Ontario
Canada

Architecture that Commands Silence.

The Arbour isn't just a home — it's a spatial study in modern living. By leveraging a soaring 8.0+ ft* roofline, a cathedral of light is created that defies the standard constraints of modular housing. Every square inch of the 1,216 sq ft layout is intentional, from the high-performance SIPS envelope to the tactile 25mm PVC finishes.



16' x 40'
FLOOR PLAN

KEY HIGHLIGHTS

SIPS Wall Construction
State-of-the-art Structural Insulated Panels meeting Canada's highest building standards with exceptional energy performance.

Expansive Modern Windows
Soaring 8.0+'' roofline and expansive windows flood the interior with natural light in a striking architectural statement.

Year-Round Efficiency
Outstanding insulation and maximum R-value efficiency ensure year-round comfort and energy savings in any Canadian climate.

Premium PVC Finishes
Durable 25mm PVC wall and flooring panels — sleek, contemporary, easy to maintain, and available in multiple colour options.

Canadian Steel Cladding
Bold 24ga Matte Black steel roofing and cladding — a weather-proof sculptural shell built to last generations.

High-Performance Glazing
CSA-certified triple-pane Low-E argon-filled windows delivering superior energy efficiency throughout the home.

"Built for those who find peace in the geometry of nature. The Arbour is a cathedral of space — where 1,216 square feet feels like an infinite horizon."

— NORSEMEN HAUS DESIGN PHILOSOPHY

The Arbour Specs.

Inspired by Nature. Built for Flow.

TOTAL LIVING AREA

1,216 sq ft
Flagship flagship footprint

WIDTH x LENGTH

16' x 40'
Extended dual-module layout

ROOFLINE HEIGHT

8.0+'' ft
Cathedral peak — dramatic volume

BEDROOMS

3
Full family configuration

BATHROOMS

2 Full
Primary en-suite + main bath

LAUNDRY

Dedicated
Separate laundry space

FOOTPRINT & VOLUME

Total Area	1,216 sq ft
Dimensions	16ft x 40ft x 8.0+ft
Configuration	3 Bed / 2 Bath
Layout	Open Concept
Laundry	Dedicated Space

EXTERIOR STANDARDS

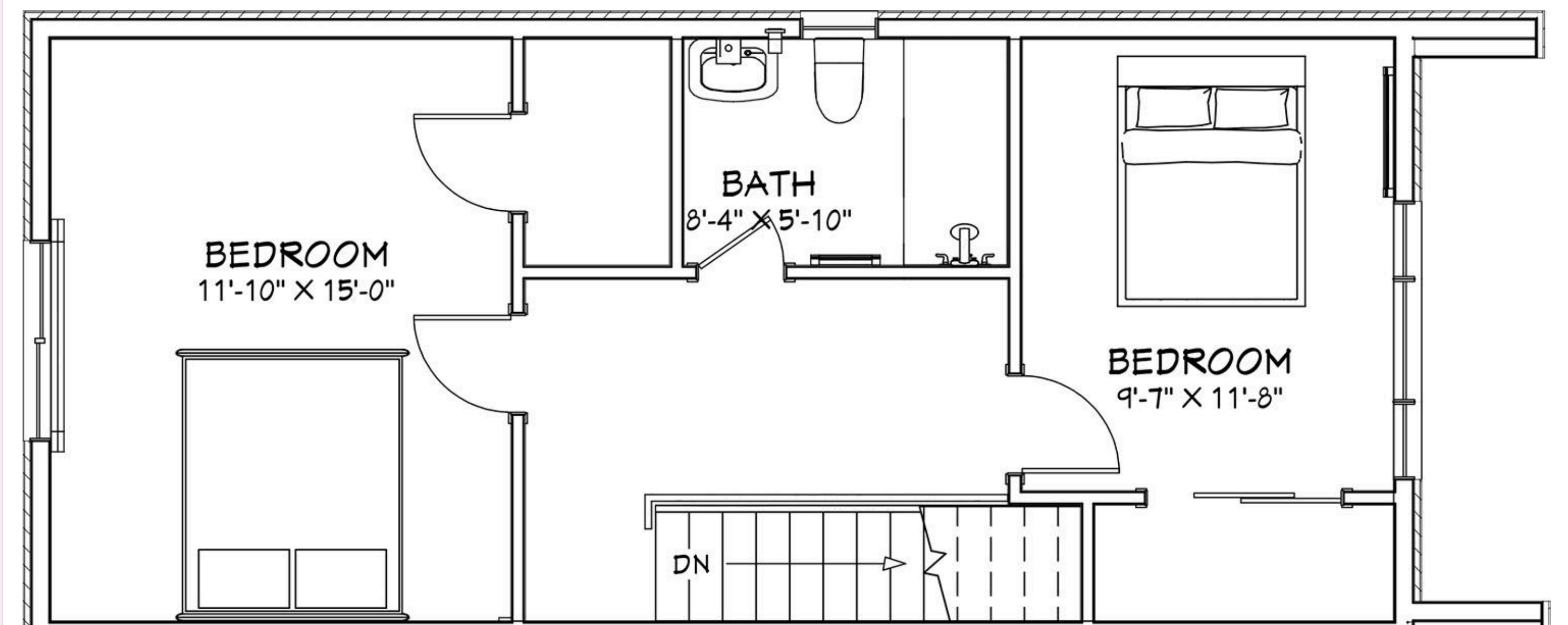
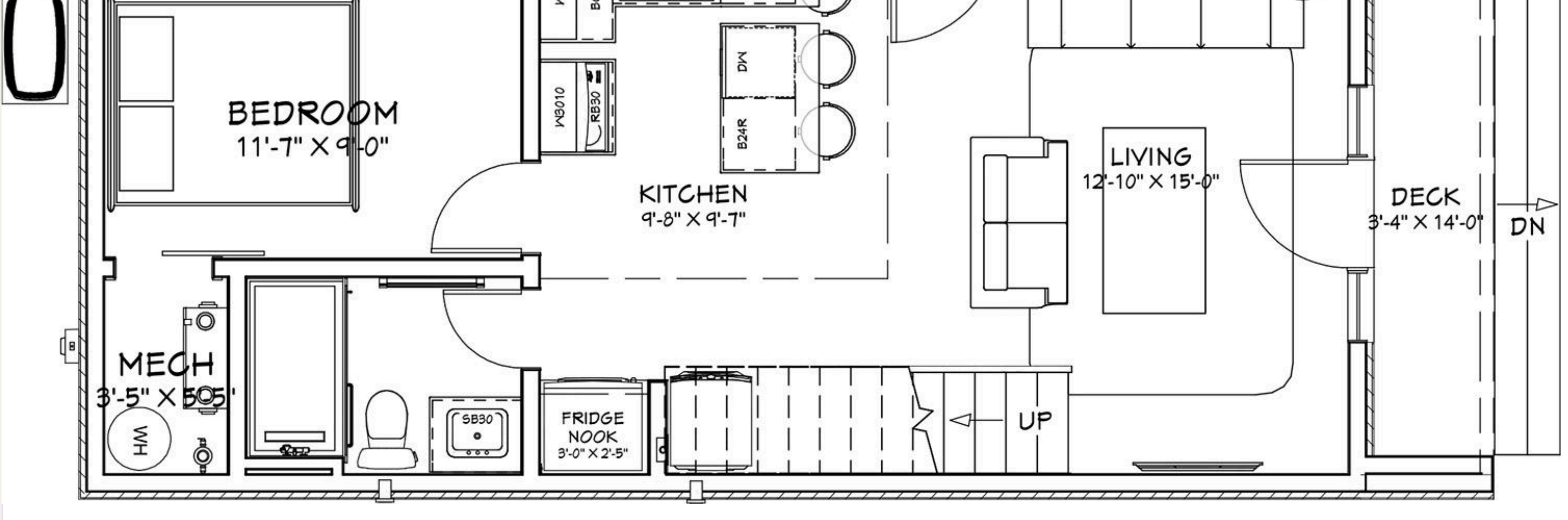
Wall System	Structural Insulated Panels
Cladding	Canadian Vertical Steel
Roofing	24ga Matte Black Steel
Insulation	High-Density Graphite EPS
Standard	Canadian Building Code+

INTERIOR STANDARDS

Wall Finish	25mm Architectural PVC
Flooring	Premium High-Impact PVC
Windows	Triple-Pane Low-E, Argon
HVAC	Heat-Pump Ready System
Ceiling	8.0+ft* Cathedral Roofline

1,216 Sq Ft of Intentional Space.

TOTAL AREA
1,216
sq ft · 16' x 40' · 3 Bed / 2 Bath



- ZONE 01 Living + Kitchen**
 - Open-concept layout
 - Full kitchen with island
 - Triple-pane Low-E windows
 - Cathedral ceiling volume
- ZONE 02 Primary Suite**
 - King bed capacity
 - Private en-suite bathroom
 - Built-in storage
 - Full privacy from hall
- ZONE 03 Bedroom 2**
 - Double bed capacity
 - Guest or children's room
 - Natural light
 - Closet storage
- ZONE 04 Bedroom 3**
 - Flexible use room
 - Single / twin capacity
 - Home office option
 - Closet storage
- ZONE 05 Bath + Utility**
 - Full main bathroom
 - Walk-in shower
 - Dedicated laundry
 - Mechanical closet

Versatile By Design.

The Arbour is Norsemen's flagship — three bedrooms, two bathrooms, and a soaring cathedral roofline that adapts beautifully to every lifestyle and property vision.

- Family Home**
A spacious 3-bedroom, 2-bathroom layout designed for modern family living — with room to breathe, grow, and gather.
- Luxury Retreat**
A stunning Scandinavian retreat with premium finishes and bold 24'6\"/>
- Rental Investment**
Income-producing luxury rental with premium appeal and generous living space that commands top-tier Airbnb and long-term rates.
- ADU / Guest Suite**
An impressive accessory dwelling unit that maximizes property value with the most expansive floor plan in the Norsemen lineup.

The Arbour Standard.

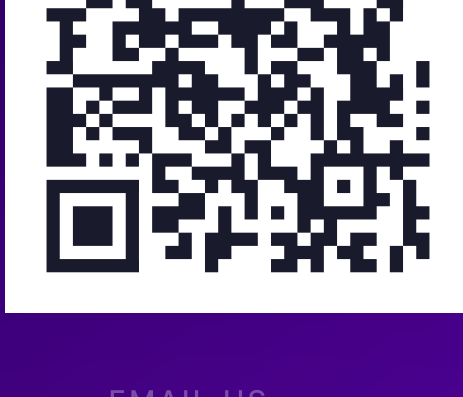
- Structural Insulated Panels (SIPS) Wall System
- 24ga Matte Black Canadian Steel Roofing
- Canadian Vertical Steel Exterior Cladding
- Triple-Pane Low-E Argon-Filled Windows
- 25mm Premium PVC Wall & Flooring System
- Three Bedrooms + Primary En-Suite
- Two Fully Finished Bathrooms
- Dedicated Laundry Space
- Heat-Pump Ready HVAC System
- Code Compliant — Canadian Building Standards

READY TO INQUIRE?
The first discovery is not a sales pitch — it's a chance to explore what's possible for your property.

norsemenhaus.com/arbour

Let's Build Something Timeless.

The Lilly is more than a home. It is a study in purposeful design. Discover how 844 square feet can feel like an endless horizon — proudly built in Lindsay, Ontario, Canada.



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