

NorsemenHaus

THE 1+2

Proudly built in Canada

Two spaces. One breezeway. One permit.

A modern real estate strategy disguised as architecture, combining The Lilly and The Haven into one seamless, income-generating compound.



THE 1+2

HAVEN + LILLY COMBINED

ONE PERMIT

TWO SPACES

Two fully separate living spaces, seamlessly joined by a modern breezeway. One property. One building permit. One streamlined build. Endless possibilities for how you live, earn, and grow.

1,612 3 2 2 1
Sq ft Bedroom Bathroom Units Building Permit

www.norsemenhaus.com

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THE CONCEPT

ONE PROPERTY ENDLESS POSSIBILITIES.

The 1+2 combines **The Haven** (1 bed, 704 sq ft) and **The Lilly** (2 bed, 908 sq ft) into a single architectural compound, joined by a stunning modern breezeway that adds style, separation, and versatility. Built to Canadian standards with the same premium NorsemenHaus quality across every finish.



ONE building permit. Two spaces. One streamlined build. Massive value.

DUAL RENTAL INCOME

Rent both units independently - a 1-bedroom and a 2-bedroom on the same property, maximizing your return.

LIVE + EARN

Live in one side and rent the other. Offset your mortgage, or eliminate it entirely.

MULTIGENERATIONAL

A dignified, independent fully separate living space while staying close to family.

GUEST SUITE OR GRANNY FLAT

The perfect permanent guest suite — private, self-contained, and architecturally beautiful.

EXPANDING FAMILY

Give older kids or returning family their own private space - connected but independent.

ONE EXPANSIVE HOME

Use it as one large single-family residence with two distinct, beautifully designed wings.

The Haven meets The Lilly.



+
MODERN BREEZEWAY
ARCHITECTURAL CONNECTION

UNIT A — THE HAVEN

The Haven

640 SQ FT · GARDEN SUITE OR RENTAL UNIT

704	1	1	10'6"
SQ FT	BEDROOM	BATHROOM	CEILING

- OPEN-CONCEPT LIVING, DINING & KITCHEN
- 1 SPACIOUS BEDROOM — QUEEN/KING CAPACITY
- FULL 3-PIECE WASHROOM WITH MODERN FIXTURES
- DEDICATED LAUNDRY SPACE
- COMPLETE SEPARATE MECHANICAL & ELECTRICAL ROOM
- 25 MM PVC PANELS — MULTIPLE COLOUR OPTIONS

UNIT B — THE LILLY

The Lilly

844 SQ FT · FAMILY SUITE OR PREMIUM RENTAL

908	2	1	19'9"
SQ FT	BEDROOM	BATHROOM	CEILING

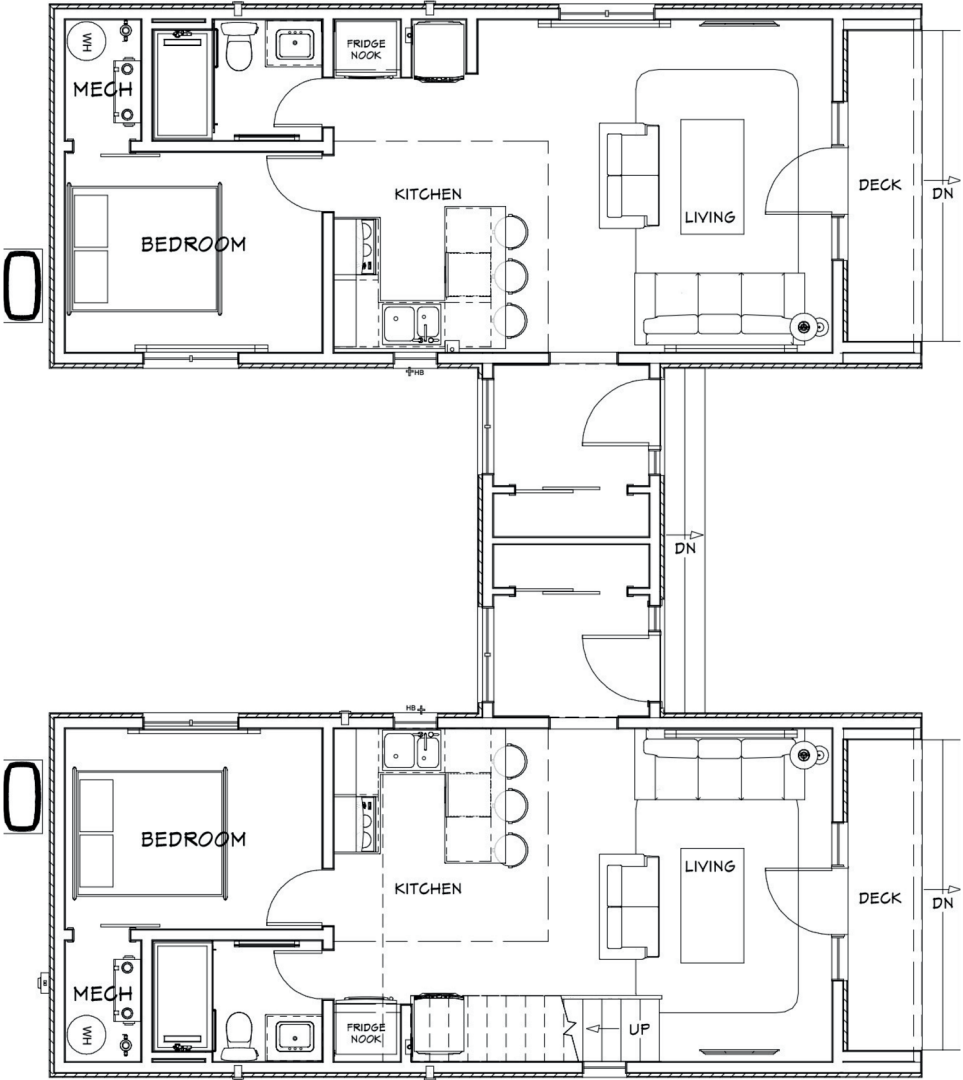
- OPEN-CONCEPT LIVING, DINING & KITCHEN
- 2 SPACIOUS BEDROOMS — QUEEN/KING CAPACITY
- FULL 3-PIECE WASHROOM WITH MODERN FIXTURES
- DEDICATED LAUNDRY SPACE
- COMPLETE SEPARATE MECHANICAL & ELECTRICAL ROOM
- 25 MM PVC PANELS — MULTIPLE COLOUR OPTIONS

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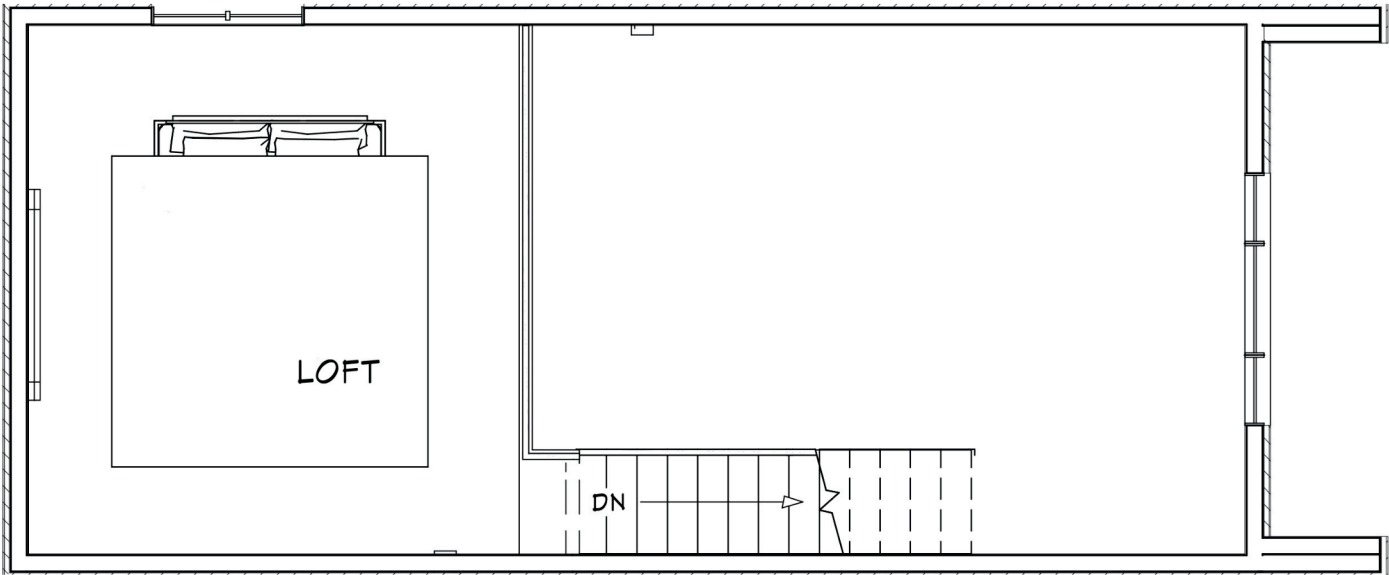
This is not just a home, it's a lifestyle solution, an income opportunity, and a future-proof design all in one. The 1 + 2 offers the unmatched flexibility of two fully separate living spaces under one roof, giving you freedom that conventional builds simply can't match.



SEE YOUR
CONFIGURATION



SEE YOUR
CONFIGURATION



Interior Finishes

WALL SYSTEM	Advanced SIPS Technology - maximum insulation, Canadian code excellence across both units.
WALL PANELS	25 mm durable PVC wall panels - sleek, low-maintenance, easy to clean
FLOORING	25 mm PVC flooring panels - consistent finish throughout both units
COLOUR OPTIONS	Multiple colour options available, units can be finished identically or distinctly
HAVEN LAYOUT	Open-concept living, dining & kitchen · 1 bedroom · Queen/King capacity
LILLY LAYOUT	Open-concept living, dining & kitchen · 2 bedrooms · Queen/King capacity
WASHROOM	Full 3-piece washroom with modern fixtures , one per unit
LAUNDRY	Dedicated Laundry Space - each unit
MECHANICAL	Complete separate mechanical & electrical room - each unit

Exterior & Construction

EXTERIOR WALL	Modern Canadian Steel Exterior Wall Finish
ROOFING	Bold, long-lasting Canadian steel roofing - engineered for durability
WINDOWS	CSA compliant triple-pane Low-E, high performance, energy efficient
INSULATION	Maximum R-value efficiency - year-round comfort and energy savings
STANDARDS	Meets and exceeds Canadian building standards across both units
CONSTRUCTION	Factory-built in a controlled environment
CONNECTION	Modern Scandinavian breezeway - architectural separation with private access for each unit
HAVEN UNIT	704 sq ft · 16 ft × 40 ft · 10'6" ceiling
LILLY UNIT	908 sq ft · 16 ft × 40 ft · 19'9" ceiling



MODULAR LIVING · LINDSAY, ONTARIO

GET IN *TOUCH*

WEBSITE:

NorsemenHaus.com

LOCATION:

Lindsay, Ontario, Canada.

READY TO BUILD YOUR COMPOUND?

The 1+2 is a smart real estate strategy, a modern Scandinavian compound built for today's world — flexible, functional, and financially powerful. Live in it. Rent it. Share it. Expand with it.

VISIT [NORSEMHaus.COM](https://NorsemenHaus.com)

