

**East Coast
Modern**
DESIGN CATALOGUE



ABOUT

“DESIGNED BY ARCHITECTS TO SUIT YOU
AND YOUR LANDSCAPE”

Each of our prefab modern dwellings are thoughtfully designed to integrate into the natural beauty of our east coast landscape, and are adapted to suit your unique needs and lifestyle. East Coast Modern homes are built with premium finishes and exceptional craftsmanship. Our team of architects will work closely with you throughout the design and build process to ensure that the end result is a home that you love.

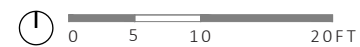


PROCESS

- SELECT ● Choose a layout from our website or design catalogue to use as a point of departure for your own unique home.
- ADAPT ● Work closely with our team of architects to modify the design to suit your unique site, budget, and lifestyle. This can range from minor alterations to full customization.
- PERSONALIZE ● Further customize your home with a curated selection of fixtures, finishes, and built-in cabinetry.
- OPTIMIZE ● Once we confirm the final design, we can provide you with more accurate costing. Our pricing proposals include a full cost breakdown and we will work with you to refine the project until you are comfortable with the overall budget (*current build costs start at approximately \$500 per square foot plus foundations, decks, site services, and H.S.T.*).
- DELIVER ● We provide full-service management of the construction process from start to finish, utilizing efficient modular and panelized prefabrication construction techniques. This includes the design & coordination of the driveway, foundation, decks, and site services including septic, water, and power. As the client, you will have a single point of contact as we work closely with our select build partners on your behalf. Regular status updates are provided on the schedule and costs, as well as photos at key points throughout. Let us handle everything for you!
- ENJOY ● We know you're going to love your new East Coast Modern home.



WHITEPOINT CABIN



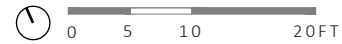
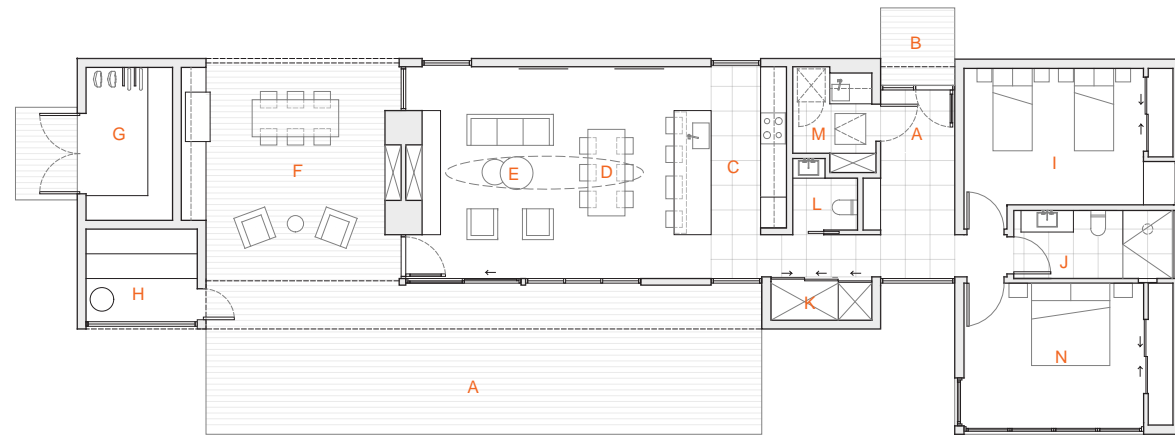
SQUARE FOOTAGE: 1406 SQ.FT

ROOM FEATURES:

- A KITCHEN
- B DINING AREA
- C LIVING ROOM
- D WASHROOM
- E MECH / STORAGE
- F ENTRANCE
- G BUNKROOM
- H BEDROOM
- I DEN
- J BATHROOM
- K TERRACE



SEABRIGHT



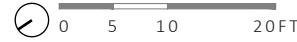
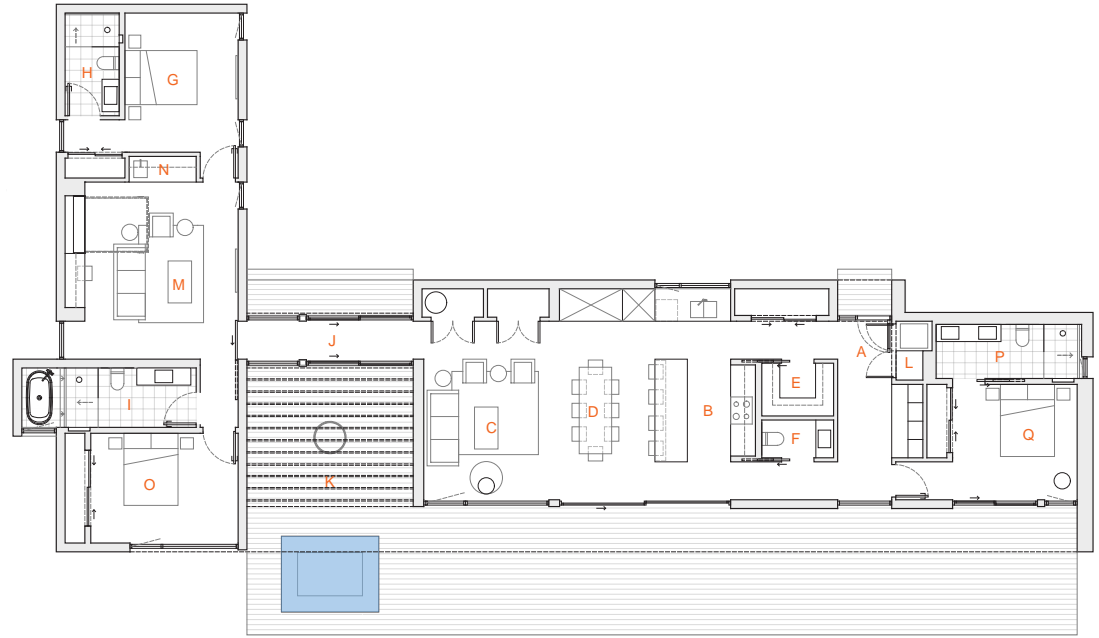
SQUARE FOOTAGE MAINHOUSE: 1369 SQ.FT

ROOM FEATURES:

- | | |
|----------------------------|-------------------------------|
| A ENTRANCE | I BEDROOM |
| B COVERED ENTRY | J BATHROOM |
| C KITCHEN | K CLOSET / LINEN |
| D DINING ROOM | L POWDER ROOM |
| E LIVING ROOM | M MECHANICAL / LAUNDRY |
| F SCREENED-IN PORCH | N PRIMARY BEDROOM |
| G STORAGE | |
| H SAUNA | |



SANDY COVE



SQUARE FOOTAGE: 2235 SQ.FT

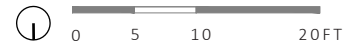
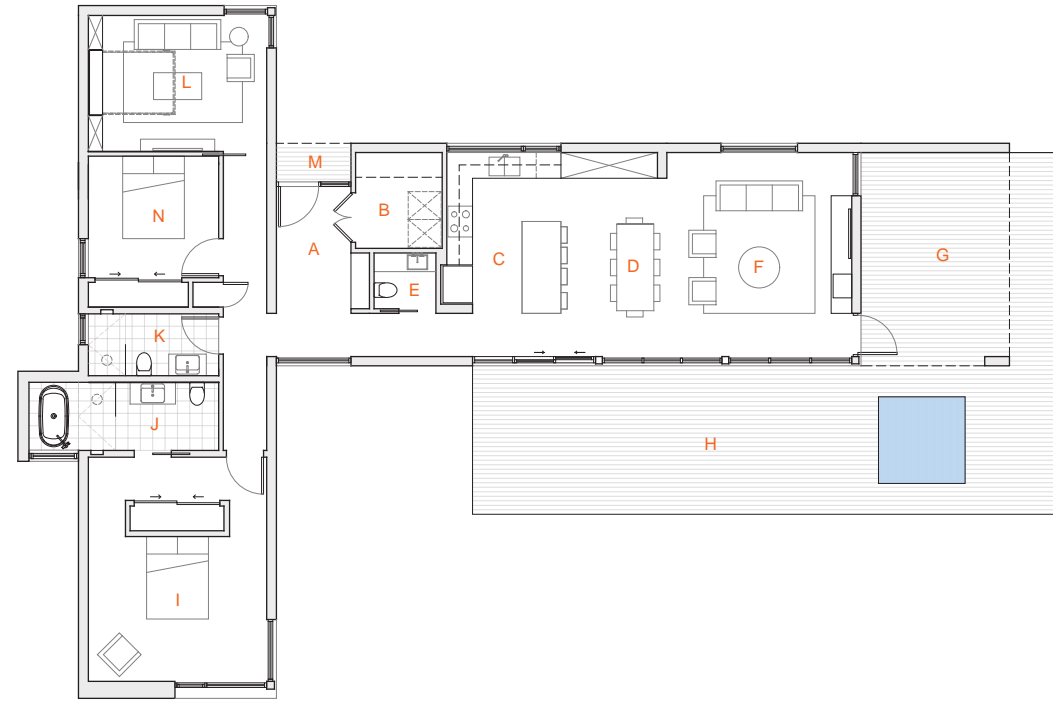
ROOM FEATURES:

- A ENTRANCE
- B KITCHEN
- C LIVING ROOM
- D DINING AREA
- E PANTRY
- F POWDER ROOM
- G BEDROOM 1
- H ENSUITE 1
- I BATHROOM
- J BREEZEWAY
- K TERRACE / HOT TUB
- L LAUNDRY
- M DEN / GUEST
- N KITCHENETTE
- O BEDROOM 3
- P ENSUITE 2
- Q BEDROOM 2





AUGUSTINE COVE



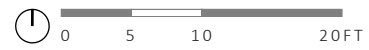
SQUARE FOOTAGE: 2000 SQ.FT. (INCL. COVERED TERRACE)

ROOM FEATURES:

- | | |
|-------------------------------|--------------------------|
| A ENTRANCE | H TERRACE |
| B LAUNDRY / MECHANICAL | I PRIMARY BEDROOM |
| C KITCHEN | J ENSUITE |
| D DINING AREA | K BATHROOM |
| E POWDER ROOM | L DEN / GUEST |
| F LIVING ROOM | M COVERED ENTRY |
| G COVERED TERRACE | N BEDROOM |



FOX HARBOUR II



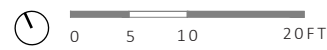
SQUARE FOOTAGE: 1805 SQ.FT. (INCL. COVERED TERRACE)

ROOM FEATURES:

- | | |
|-----------------------|-----------------------|
| A ENTRANCE | H SAUNA |
| B KITCHEN | I ENSUITE |
| C LIVING ROOM | J BATHROOM |
| D DINING AREA | K LAUNDRY |
| E SCREENED-IN TERRACE | L POOL / TERRACE |
| F GUEST BEDROOM | M MECHANICAL / CLOSET |
| G PRIMARY BEDROOM | |



BLUE ROCKS



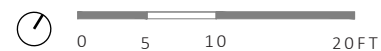
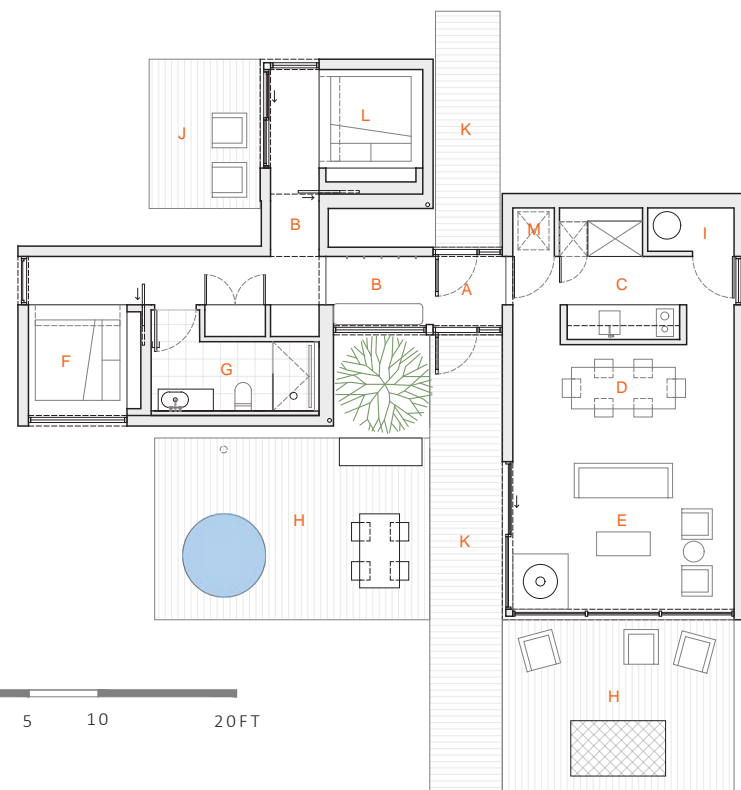
SQUARE FOOTAGE: 2003 SQ.FT. (INCL. COVERED TERRACE)

KEY FEATURES:

- | | |
|--------------------------|---------------------------|
| A ENTRANCE | H PRIMARY BEDROOM |
| B MECHANICAL ROOM | I COVERED TERRACE |
| C KITCHEN | J TERRACE |
| D DINING AREA | K POWDER ROOM |
| E LIVING ROOM | L DEN / OFFICE |
| F BEDROOM | M LAUNDRY / CLOSET |
| G BATHROOM | |



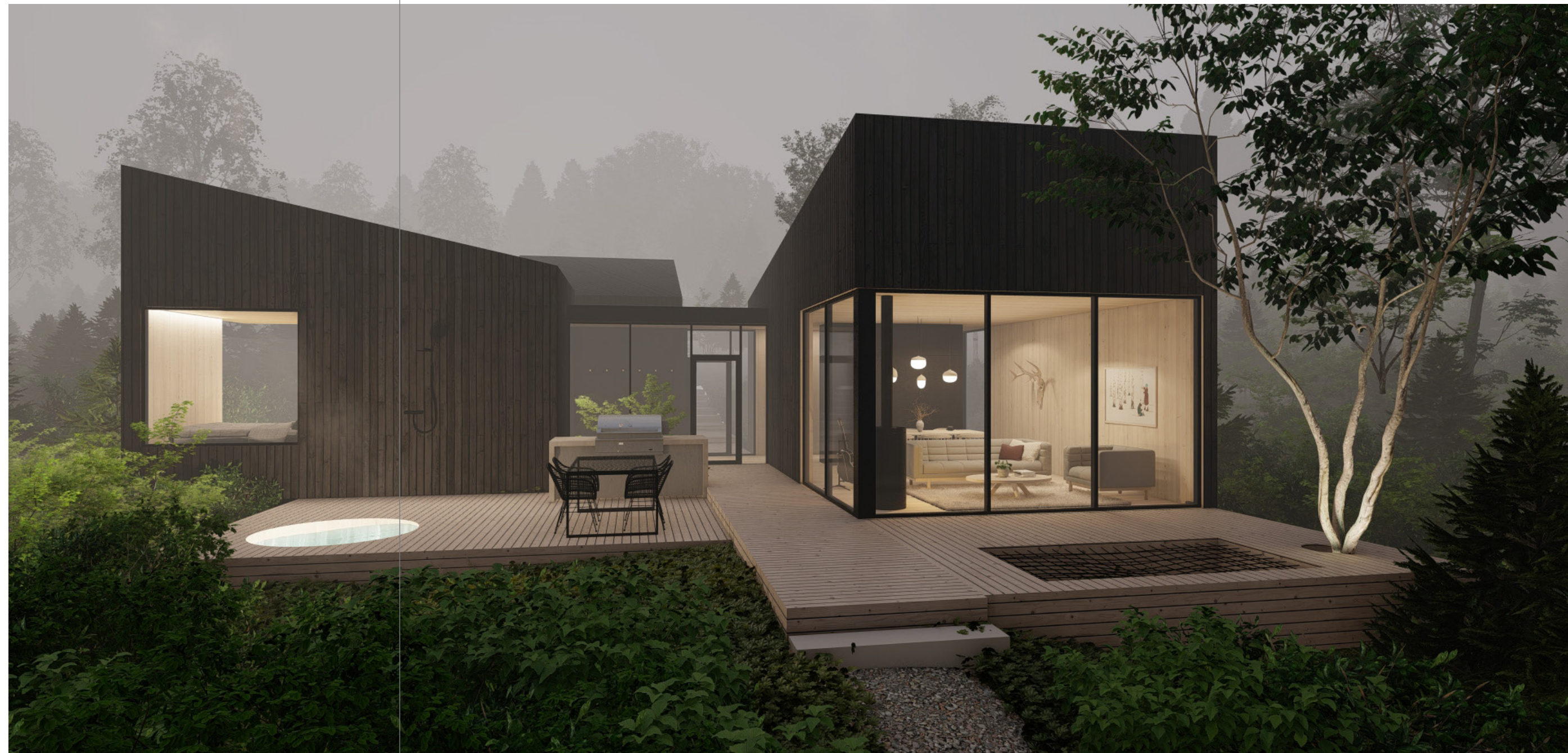
NORTH SHORE CABIN I



SQUARE FOOTAGE: 1060 SQ. FT.

ROOM FEATURES:

- A ENTRANCE
- B BREEZEWAY
- C KITCHEN
- D DINING AREA
- E LIVING ROOM
- F BEDROOM 1
- G BATHROOM
- H TERRACE
- I MECHANICAL
- J PRIVATE TERRACE
- K BOARDWALK
- L BEDROOM 2
- M LAUNDRY / CLOSET



ANTIGONISH



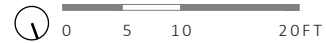
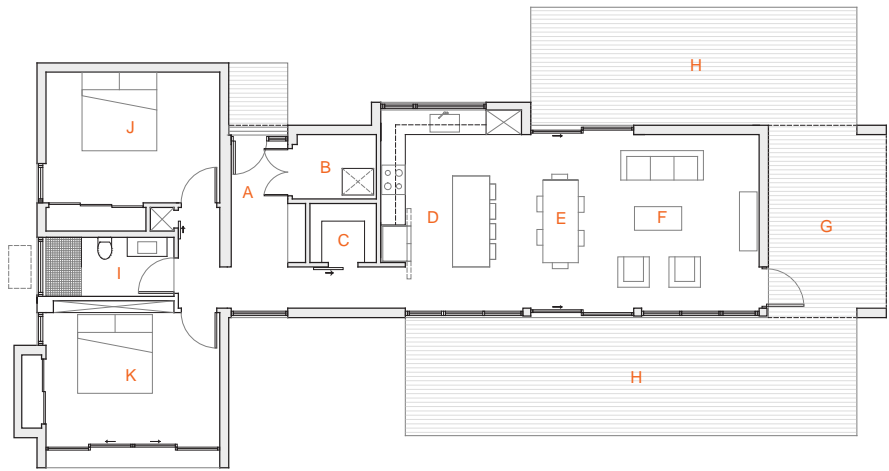
SQUARE FOOTAGE: 2075 SQ.FT. (INCL. COVERED TERRACE)

ROOM FEATURES:

- | | |
|--------------------------|--------------------------|
| A ENTRANCE | H BEDROOM 1 |
| B KITCHEN | I BATHROOM |
| C LIVING ROOM | J ENSUITE |
| D DINING AREA | K PRIMARY BEDROOM |
| E PANTRY | L TERRACE |
| F COVERED TERRACE | M LAUNDRY / MECH |
| G DEN / OFFICE | N BEDROOM 2 |



TONY RIVER

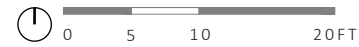


SQUARE FOOTAGE: 1501 SQ.FT. (INCL. COVERED TERRACE)

ROOM FEATURES:

- A ENTRANCE
- B MECH / LAUNDRY
- C PANTRY
- D KITCHEN
- E DINING AREA
- F LIVING ROOM
- G COVERED TERRACE
- H TERRACE
- I BATHROOM
- J BEDROOM
- K PRIMARY BEDROOM

FOX HARBOUR I

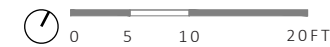


SQUARE FOOTAGE: 1569 SQ.FT. (INCL. COVERED TERRACE)

ROOM FEATURES:

- A ENTRANCE
- B LAUNDRY
- C STORAGE / MECH
- D KITCHEN
- E LIVING ROOM
- F COVERED TERRACE
- G PRIMARY BEDROOM
- H GUEST BEDROOM
- I BATHROOM
- J SAUNA
- K ENSUITE
- L POOL / TERRACE

MALAGASH

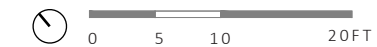


SQUARE FOOTAGE: 1938 SQ.FT. (INCL. COVERED TERRACE)

ROOM FEATURES:

- A COVERED ENTRY
- B KITCHEN
- C LIVING ROOM
- D COVERED TERRACE
- E TERRACE
- F LAUNDRY / PANTRY
- G POWDER BEDROOM
- H BEDROOM 1
- I BATHROOM
- J MECHANICAL
- K OUTDOOR SHOWER
- BEDROOM 2
- PRIMARY BEDROOM

FELTZEN SOUTH III



SQUARE FOOTAGE: 1464 SQ.FT. (INCL. COVERED TERRACE)

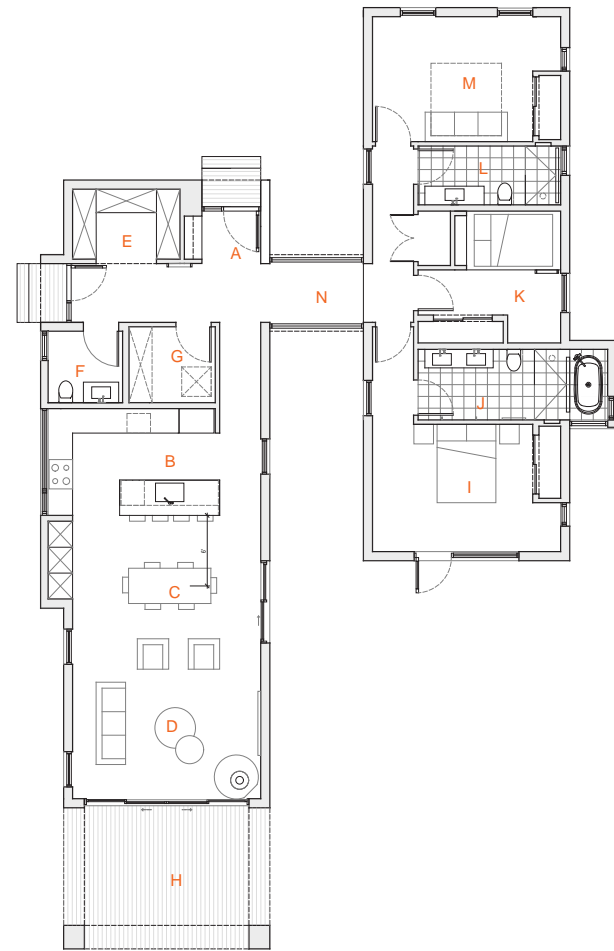
ROOM FEATURES:

- A COVERED ENTRY
- B ENTRANCE
- C KITCHEN
- D DINING ROOM
- E LIVING ROOM
- F POWDER ROOM
- G PANTRY / STORAGE
- H TERRACE
- I BUNKROOM
- J BATHROOM
- K BEDROOM
- L LAUNDRY
- M MECH
- N DEN / FLEX
- O OUTDOOR SHOWER





GAGETOWN



0 5 10 20FT

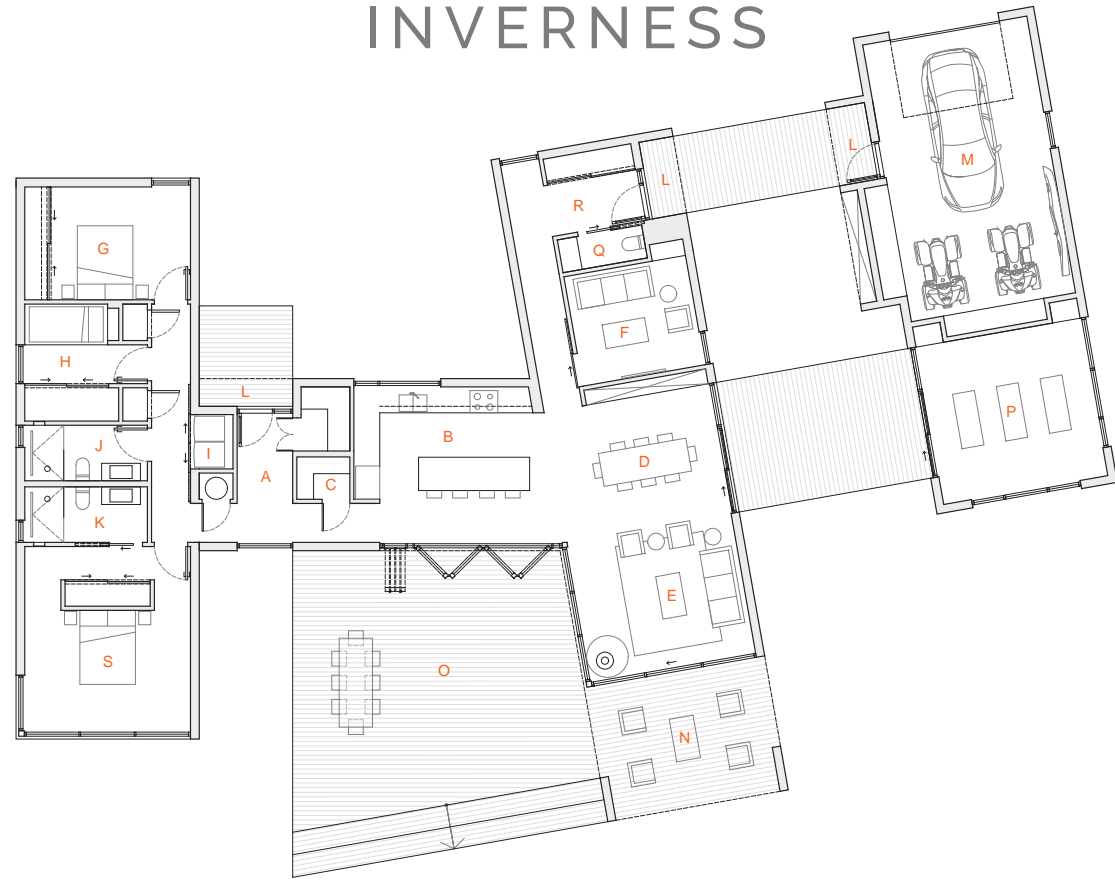
MAIN HOUSE SQUARE FOOTAGE: 2270 SQ.FT.
GARAGE SQUARE FOOTAGE: 760 SQ.FT.

ROOM FEATURES:

- | | | |
|---------------|------------------------|-------------|
| A ENTRANCE | F POWDER ROOM | K BUNKROOM |
| B KITCHEN | G LAUNDRY / MECHANICAL | L BATHROOM |
| C DINING ROOM | H COVERED TERRACE | M BEDROOM |
| D LIVING ROOM | I PRIMARY BEDROOM | N BREEZEWAY |
| E PANTRY | J ENSUITE | |



INVERNESS



0 5 10 20FT

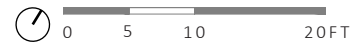
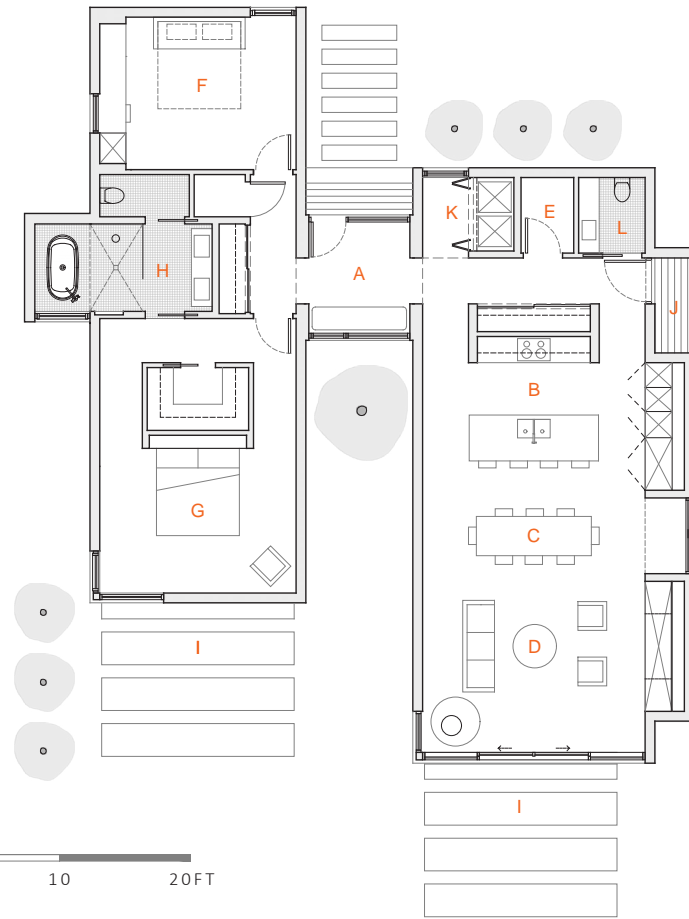
MAIN HOUSE SQUARE FOOTAGE: 2270 SQ.FT.
GARAGE SQUARE FOOTAGE: 760 SQ.FT.

ROOM FEATURES:

A ENTRANCE	H BUNKROOM	O LARGE TERRACE
B KITCHEN	I LAUNDRY	P YOGA STUDIO
C PANTRY	J BATHROOM	Q WASHROOM
D DINING ROOM	K ENSUITE	R MUDROOM
E LIVING ROOM	L COVERED ENTRY	S PRIMARY BEDROOM
F DEN / FLEX	M GARAGE	
G BEDROOM	N COVERED TERRACE	



KINGSBURG II



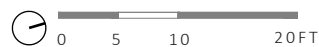
SQUARE FOOTAGE: 1735 SQ.FT.

ROOM FEATURES:

- A ENTRANCE / BREEZEWAY
- B KITCHEN
- C DINING ROOM
- D LIVING ROOM
- E MECHANICAL
- F OFFICE / DEN
- G PRIMARY BEDROOM
- H ENSUITE
- I TERRACE
- J COVERED ENTRY
- K LAUNDRY
- L POWDER ROOM



PROSPECT BAY

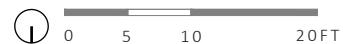
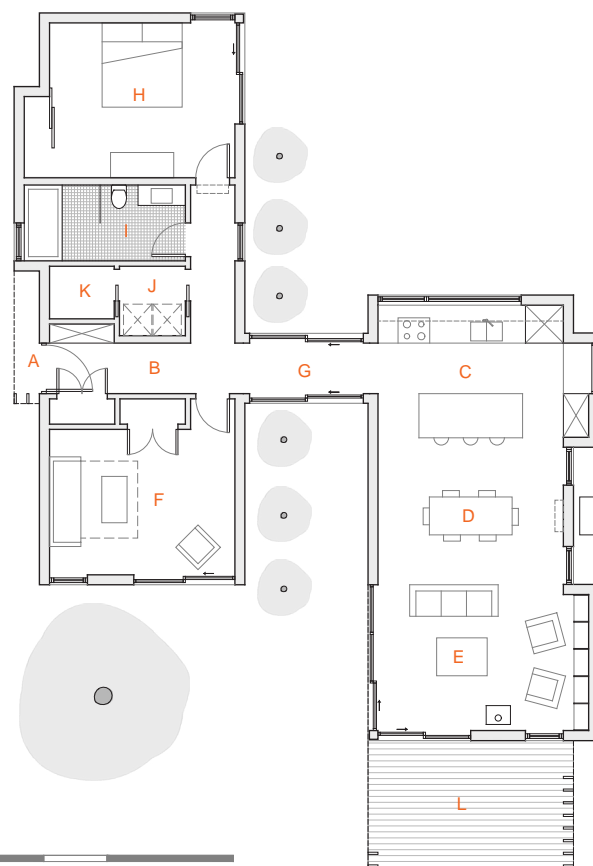


SQUARE FOOTAGE OF MAIN HOUSE: 1729 SQ.FT.
SQUARE FOOTAGE OF SAUNA: 391 SQ.FT.

ROOM FEATURES:

- | | |
|------------------------|------------------------|
| A ENTRANCE / BREEZEWAY | I WALK-IN CLOSET |
| B MUDROOM | J PRIMARY BEDROOM |
| C KITCHEN | K DEN / OFFICE / GUEST |
| D DINING ROOM | L PRIVATE TERRACE |
| E LIVING ROOM | M SAUNA |
| F MECH / LAUNDRY | N CHANGE ROOM |
| G BATHROOM | O COVERED TERRACE |
| H ENSUITE | P BOARDWALK |

MARTINIQUE

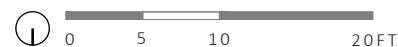


SQUARE FOOTAGE: 1596 SQ.FT.

ROOM FEATURES:

- | | |
|-----------------|-------------------|
| A COVERED ENTRY | G BREEZEWAY |
| B ENTRANCE | H BEDROOM |
| C KITCHEN | I BATHROOM |
| D DINING ROOM | J LAUNDRY |
| E LIVING ROOM | K MECHANICAL |
| F DEN / FLEX | L COVERED TERRACE |

MARTINS RIVER

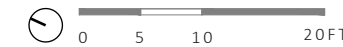


SQUARE FOOTAGE: 1665 SQ.FT.

ROOM FEATURES:

- | | |
|------------------------|--------------------|
| A PRIMARY BEDROOM | H KITCHEN / DINING |
| B ENSUITE | I LIVING ROOM |
| C DEN / OFFICE | J RAISED COURTYARD |
| D BEDROOM | |
| E BREEZEWAY | |
| F ENTRANCE / BREEZEWAY | |
| G POWDER ROOM | |

EAGLE HEAD



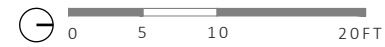
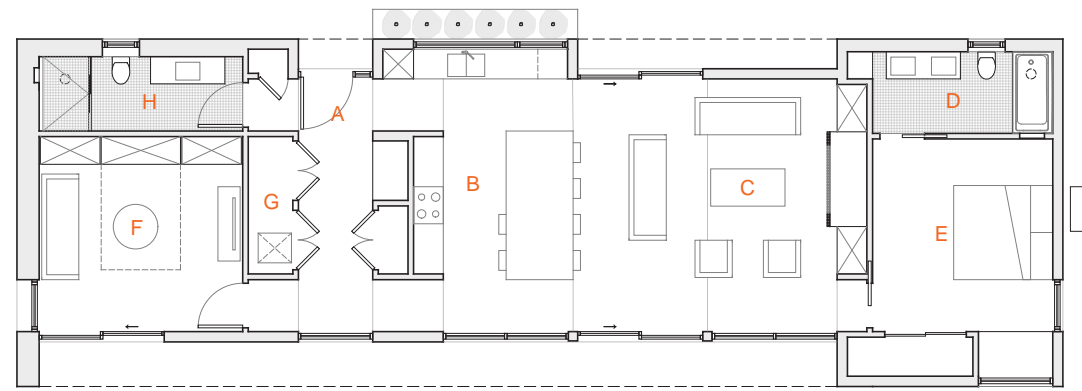
SQUARE FOOTAGE MAIN HOUSE: 1938 SQ.FT.
SQUARE FOOTAGE GUEST HOUSE: 386 SQ.FT.

ROOM FEATURES:

- | | |
|------------------------|-----------------------------|
| A ENTRANCE / BREEZEWAY | H DEN |
| B LIVING ROOM | I BATHROOM |
| C KITCHEN | J PRIMARY BEDROOM |
| D MUDROOM | K BEDROOM |
| E WASHROOM | L GUEST BEDROOM |
| F LAUNDRY | M GUEST ENTRY / KITCHENETTE |
| G COVERED TERRACE | N GUEST BATHROOM |



LAKEHOUSE II



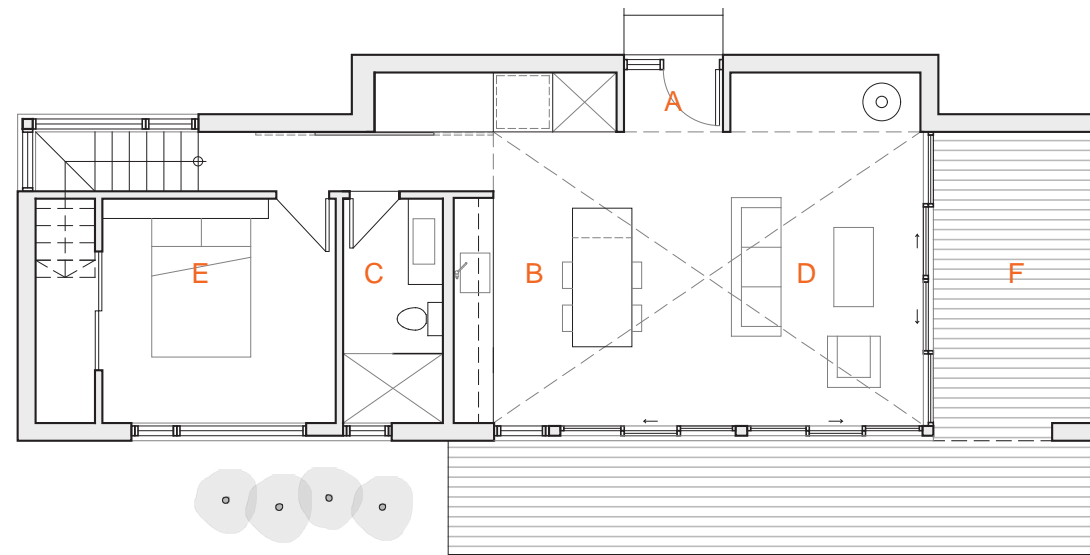
SQUARE FOOTAGE: 1434 SQ.FT.

ROOM FEATURES:

- A ENTRANCE / MUDROOM
- B KITCHEN
- C LIVING ROOM
- D ENSUITE
- E PRIMARY BEDROOM
- F MUSIC / DEN
- G LAUNDRY
- H BATHROOM



ISLAND BARN



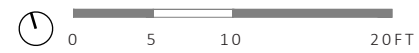
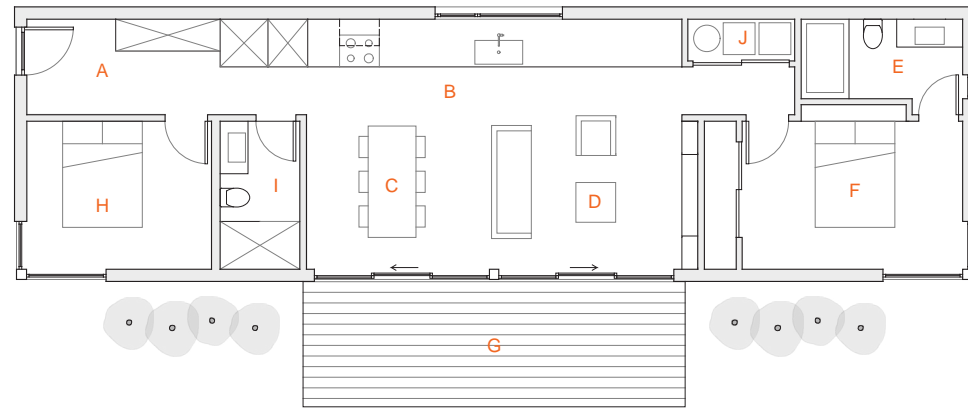
SQUARE FOOTAGE: 987 SQ.FT. (INCL. COVERED TERRACE)

ROOM FEATURES:

- A ENTRANCE
- B KITCHEN
- C BATHROOM
- D LIVING ROOM
- E BEDROOM
- F COVERED TERRACE



HACKETTS COVE



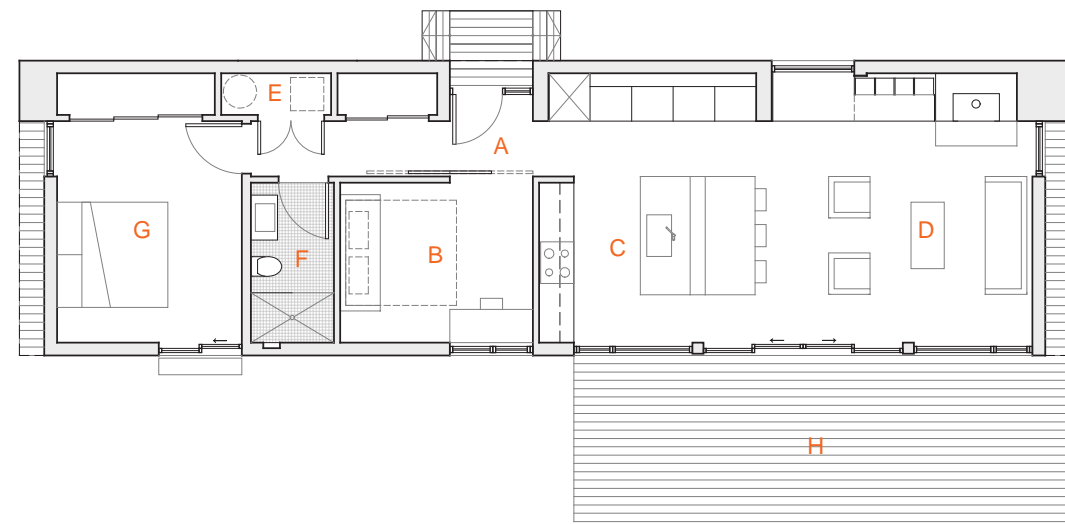
SQUARE FOOTAGE: 1040 SQ.FT.

ROOM FEATURES:

- A ENTRANCE
- B KITCHEN
- C DINING
- D LIVING ROOM
- E ENSUITE
- F PRIMARY BEDROOM
- G TERRACE
- H BEDROOM
- I BATHROOM
- J LAUNDRY / MECHANICAL



BIGGARS LAKE



SQUARE FOOTAGE: 1072 SQ.FT.

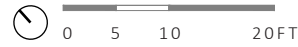
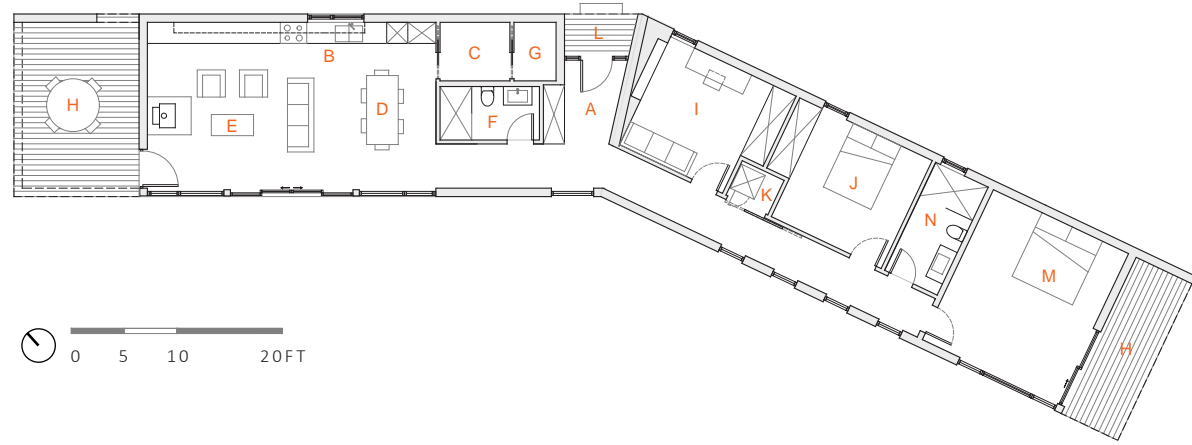
ROOM FEATURES:

- A ENTRANCE
- B BEDROOM / OFFICE
- C KITCHEN
- D LIVING ROOM
- E LAUNDRY / MECH
- F BATHROOM
- G BEDROOM





PARADOX POINT



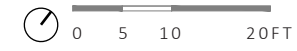
SQUARE FOOTAGE: 1936 SQ.FT.

ROOM FEATURES:

- | | |
|-------------------|-------------------|
| A ENTRANCE | I DEN / STUDY |
| B KITCHEN | J BEDROOMS |
| C PANTRY | K LAUNDRY |
| D DINING ROOM | L COVERED ENTRY |
| E LIVING ROOM | M PRIMARY BEDROOM |
| F BATHROOM 1 | N BATHROOM 2 |
| G MECHANICAL | |
| H COVERED TERRACE | |



KINGSBURG III



SQUARE FOOTAGE: 2334 SQ.FT

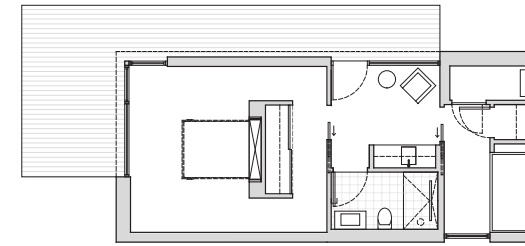
ROOM FEATURES:

- A COVERED ENTRANCE
- B KITCHEN
- C PANTRY / LAUNDRY
- D DINING ROOM
- E LIVING ROOM
- F POWDER ROOM
- G DEN / FLEX
- H BEDROOM
- I ENSUITE
- J COVERED TERRACE
- K TERRACE
- L MECHANICAL

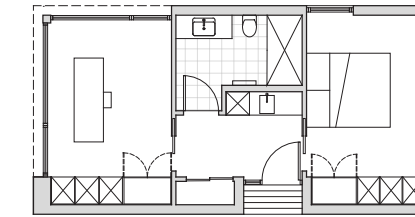




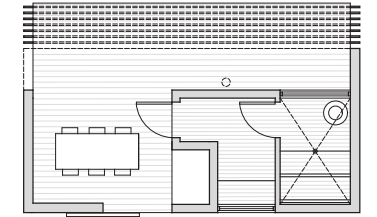
ACCESSORY BUILDINGS



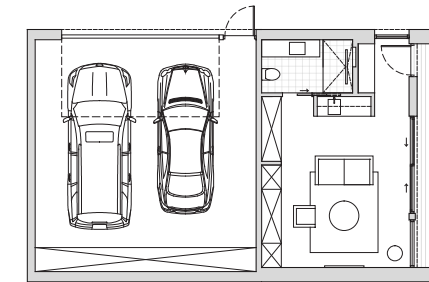
SANDY COVE
OFFICE / GUEST BEDROOM
591 SQ.FT.



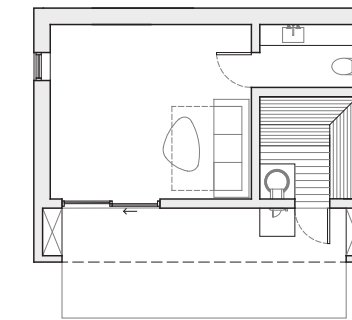
PROSPECT BAY
OFFICE / GUEST BEDROOM
578 SQ.FT.



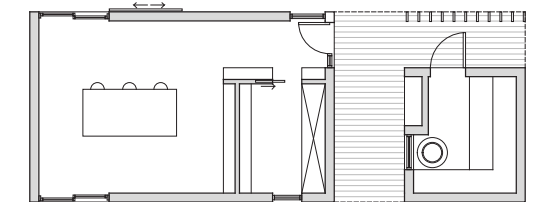
PROSPECT BAY
SAUNA WITH TERRACE
391 SQ.FT.



SANDY COVE
GARAGE / DEN
1024 SQ.FT.



WHITE POINT STUDIO
105 SQ.FT.



MARTINIQUE
SAUNA / OFFICE
118 SQ.FT.
442 SQ.FT.



F.A.Q.

How do I get started?

The way that our design process works is as follows - our clients enter a design contract with one of our architectural partners Nicholas Fudge Architects or Hoyle Architecture. We start with site visit to assess the property, as siting on the lot, sun and wind, topography, etc. will help to inform the design, as well as to assess for delivery logistics. We would then coordinate having a topographic survey done, and would review the local setbacks, etc.

Our architects will then work with you to create your design. Some of our clients simply want to tweak one of our current designs, and others engage us for a completely custom home. In either case, our architects work closely with each of our clients to design a home that reflects their needs and lifestyle, and that also makes the most of their property maximizing views, privacy, and daylighting.

Design fees are based on an hourly rate and are part of the design contract (i.e. separate from the payment schedule for the home itself). A retainer payment of \$10,000 is payable upon signing the design contract.

Who are your design and build partners?

All our Nova Scotia, New Brunswick, and Prince Edward Island projects are designed by Nicholas Fudge Architects in Halifax and our Newfoundland projects are designed by Hoyles Architecture in St. John's.

We work with several different builders throughout the Atlantic Provinces and match our project locations to our closest build partner. Depending on build location we will determine which of our several carefully selected build partners will construct your project. Each of our build partners have been vetted for quality and craftsmanship and utilize modular and panelization construction techniques to deliver your project.



F.A.Q.

Where do you build?

We currently build in Nova Scotia, New Brunswick, Prince Edward Island, and Newfoundland.

What is the average cost of the build?

Currently, our homes are typically in the range of \$500/sq ft. This cost includes installation of the house on site, and everything on the interior of the home except appliances; all flooring, cabinetry, electrical and plumbing fixtures are included. Additional costs for the build would be the foundation, delivery/craning and site services (such as water, power, septic, land clearing and shaping, etc., all of which we coordinate and provide), any decks which are not covered, as well as design fees. Design fees range depending on the scope and complexity of the build.

Is it possible to see one of your homes?

All our homes are built for private clients, so finished projects are not available for viewing. However, we typically have several projects under construction at any given time, and we may be able to provide tours of them, depending on what stage they are at.

In addition, one of our homes, the White Point Retreat, located on Nova Scotia's south shore, is available for rent on Air BnB: [BOOK NOW!](#)



**East Coast
Modern**

sales@eastcoastmodern.ca

5514 Falkland Street
Halifax, NS Canada
B3K 1A3