



PROJECT 0001

KESWICK RIDGE

Home Features & Buyer Benefits

Best Build NB Inc. | Realtor Reference Sheet

01 Location, Waterfront Lifestyle & Natural Surroundings

Key Features

- Breathtaking elevated views of the Mactaquac Headpond and surrounding landscape.
- Located in Kedhill Estates, Keswick Ridge, New Brunswick.
- Deeded waterfront access to the Mactaquac Headpond.
- Opportunities for boating, kayaking, paddleboarding, fishing, and other waterfront activities, subject to deeded access rights.
- Property features numerous apple trees, adding natural beauty and seasonal character.
- Deer frequently visit the property, providing opportunities to enjoy wildlife right from home.
- Peaceful natural surroundings with beautiful seasonal changes.
- Large windows and outdoor living spaces designed to maximize the views and connection to nature.

Why This Matters to Buyers

- **Waterfront lifestyle:** Enjoy the recreational opportunities of the Headpond while living on a scenic, elevated property.
- **Nature at your doorstep:** Watch deer wander among the apple trees and enjoy spring blossoms, summer greenery, and colourful autumn foliage.
- **Outdoor recreation:** Spend summer days on the water and evenings relaxing on your covered deck.
- **Distinctive setting:** The combination of panoramic views, deeded water access, apple trees, and wildlife creates a unique lifestyle.



02 Passive Solar Design & Year-Round Comfort

Key Features

- Home orientation and roof overhangs thoughtfully designed around the seasonal movement of the sun.
- **Passive solar heating:** Lower-angle sunlight enters the home during colder months, providing beneficial natural warmth.
- **Summer solar shading:** Strategically designed overhangs shade the windows during hot summer months, helping prevent overheating.
- Window placement balances scenic views, natural daylight, and energy performance.
- Passive solar design works alongside the home's mechanical heating and cooling systems.

Why This Matters to Buyers

- **Natural winter warmth:** Sunlight helps heat the interior during colder months, reducing heating demand.
- **Cooler summer living:** Shaded windows help prevent excessive solar heat gain and uncomfortable overheating.
- **Comfort beside large windows:** Enjoy the spectacular views while minimizing unwanted temperature extremes.
- **Lower energy consumption:** Intelligent design reduces the work required from heating and cooling equipment.
- **Comfort built into the architecture:** The home takes advantage of nature to create a more comfortable indoor environment.



03 Highest Energy Performance Tier - Tier 5

Key Features

- Energy Performance Tier 5 - the highest of all five energy performance tiers under the National Building Code of Canada 2020 (NBC 2020).
- Tier 5 represents the most demanding energy performance level within the NBC 2020 tiered energy framework for houses.
- Exceptional airtightness of 0.4 ACH50, measured through blower-door testing.
- High-performance building envelope incorporating advanced insulation, triple-pane windows, and meticulous air sealing.
- Passive solar design and efficient mechanical systems work together to minimize energy demand.
- Engineering-led design emphasizing measurable building performance.

Why This Matters to Buyers

- **The highest tier available:** Tier 5 is the top level of the NBC 2020 energy performance scale.
- **Exceptional energy efficiency:** Designed to use significantly less energy than a home built to the minimum energy performance requirements.
- **Potentially lower operating costs:** Reduced energy demand can translate into lower heating and cooling expenses.
- **Greater year-round comfort:** Superior insulation and airtightness help maintain more consistent indoor temperatures.
- **Future-focused construction:** Built to perform beyond conventional minimum-code energy requirements.
- **Measurable performance:** Energy modelling and blower-door testing demonstrate the home's energy-efficiency and airtightness achievements.

Key Selling Point: TIER 5 ENERGY PERFORMANCE - THE HIGHEST ENERGY PERFORMANCE TIER UNDER THE NATIONAL BUILDING CODE OF CANADA 2020.

04 Exceptional Airtightness & Reduced Pest Entry

Key Features

- 0.4 ACH50 blower-door result, demonstrating exceptional building-envelope airtightness.
- Carefully sealed construction joints, wall penetrations, and transitions.
- Continuous air-barrier system designed to minimize uncontrolled air leakage.
- Reduced gaps and cracks that could otherwise allow insects and pests to enter.
- Reduced uncontrolled outdoor air infiltration.
- Dedicated HRV system provides intentional fresh-air ventilation.

Why This Matters to Buyers

- **Fewer insects and pests:** Closing small construction gaps reduces potential entry points for insects and other unwanted pests.
- **Fewer drafts:** A tightly sealed building envelope reduces uncomfortable air movement during cold and windy weather.
- **Improved comfort:** Less uncontrolled air leakage helps maintain stable indoor temperatures.
- **Lower energy waste:** Less heated or cooled air escapes through the building envelope.
- **Better control over indoor air quality:** Fresh air is intentionally supplied through the ventilation system rather than relying on random leaks.
- **Reduced uncontrolled dust and pollen entry:** Air sealing can limit some pathways for outdoor contaminants.

05 High-Performance Exterior Wall System

Key Features

- ZIP System structural wall sheathing with integrated water-resistive barrier.
- ZIP System flashing tape applied to sheathing seams and critical joints.
- Continuous HALO exterior insulation wrapping the home in an additional insulating layer.
- Exterior insulation reduces thermal bridging through wall framing.
- Carefully detailed air- and water-resistive barriers.
- Advanced wall assembly designed for New Brunswick's changing climate.

Why This Matters to Buyers

- **A warm blanket around the home:** Continuous exterior insulation helps retain warmth during winter and reduces heat transfer during summer.
- **Warmer interior wall surfaces:** Reduced thermal bridging helps prevent uncomfortable cold spots.
- **More consistent comfort:** A continuous thermal barrier reduces temperature differences throughout the home.
- **Reduced energy consumption:** Less heat is lost through the walls and framing.
- **Improved moisture protection:** Properly installed water-resistive barriers help protect the wall assembly from unwanted water intrusion.
- **Long-term durability:** Careful construction detailing helps protect the home's structure.



06 Triple-Pane Windows Throughout

Key Features

- Triple-pane windows installed throughout the entire home.
- Superior thermal performance compared with typical double-pane windows.
- Warmer interior glass surfaces during cold weather.
- Reduced risk of interior condensation.
- Improved resistance to outdoor noise.
- Windows positioned to maximize natural light, views, and passive solar benefits.
- Strategically designed roof overhangs provide seasonal solar shading.

Why This Matters to Buyers

- **Comfort beside the windows:** Warmer glass surfaces reduce the cold sensation commonly experienced near windows during winter.
- **Beautiful views without sacrificing efficiency:** Enjoy expansive views of the Headpond while maintaining excellent thermal performance.
- **Reduced heat loss:** Triple-pane glazing helps keep the home's warmth inside.
- **Quieter living spaces:** High-performance glazing can reduce the transmission of some outdoor noise.
- **Less condensation:** Warmer interior glass surfaces help reduce condensation risk.
- **Year-round comfort:** Window performance and seasonal shading work together to reduce winter heat loss and summer overheating.



07 Bedrock Foundation, Precision Layout & ICF Construction

Key Features

- Foundation bearing directly on solid natural bedrock, providing a strong, stable base for the home.
- Professionally surveyed foundation layout, with foundation positions established using millimetre-level measurements.
- Foundation corners and alignment carefully established to ensure accurate positioning and squareness.
- Full insulated concrete form (ICF) basement foundation.
- Reinforced concrete foundation walls with continuous insulation.
- Generous 8'6" basement ceiling heights throughout.
- Fully insulated concrete basement floor, reducing heat loss to the ground.
- Full walkout basement with outdoor access.
- Foundation designed for improved thermal performance and durability.

Why This Matters to Buyers

- **A solid foundation:** Competent natural bedrock provides a highly stable bearing surface, reducing settlement concerns associated with compressible soils.
- **Precision from the ground up:** Professional surveying helps ensure the foundation is correctly positioned, aligned, and square.
- **Quality behind the walls:** These construction details demonstrate care and attention long before the visible finishes were installed.
- **A more comfortable basement:** Insulated walls and concrete floors help create a warmer, more inviting environment.
- **Warmer floors:** Insulation beneath the slab reduces heat transfer into the ground.
- **Lower heating demand:** The insulated foundation reduces heat loss through basement walls and floors.
- **Spacious future living areas:** The 8'6" ceiling heights make the basement feel more open and less like a traditional basement.
- **Excellent future potential:** Generous ceiling heights, walkout access, and existing insulation make the space well suited for future finishing.
- **Durable construction:** Reinforced concrete provides a strong and long-lasting foundation.

08 Flexible Walkout Basement - Two Future Floor Plans

Key Features

- Approximately 1,500 ft² of additional unfinished basement space with future finishing potential.
- Full walkout basement with 8'6" ceiling heights.
- Fully insulated ICF walls and concrete floor.
- Dedicated heat pump for independent heating and cooling.
- Designed to accommodate two different future finishing configurations.

Option 1 - Separate One-Bedroom Apartment + Family Room

- Designed to accommodate a fully separate one-bedroom apartment.
- Dedicated private entrance.
- Full kitchen.
- Separate living room.
- One bedroom and full bathroom.
- Dedicated in-suite laundry.
- Independent basement heating and cooling.
- Large family room separate from the apartment, reserved for use by the main-floor residents.
- Potential for multigenerational living or rental accommodation, subject to applicable approvals.

Option 2 - Open-Concept Basement Living Space

- Spacious open-concept basement layout.
- Plumbing provisions for a future kitchenette or wet bar.
- Third full bathroom.
- Large flexible living and entertainment space.
- Potential for recreation room, home theatre, gym, guest accommodations, or additional family space.
- Dedicated basement heat pump for independent temperature control.

Both basement configurations are future finishing concepts, not fully completed living spaces.

08 Flexible Walkout Basement - Two Future Floor Plans

Why This Matters to Buyers

- **Room to grow:** Approximately 1,500 ft² of additional space can be finished to suit future needs.
- **Flexibility for changing lifestyles:** Choose between additional family living space or a separate apartment configuration.
- **Potential rental income:** A future legal apartment may provide an opportunity for supplemental income.
- **Multigenerational living:** A separate suite could accommodate aging parents or adult family members while preserving privacy.
- **Keep your own family room:** The apartment layout is specifically designed to retain a large family room for the upstairs residents.
- **Independent comfort:** The dedicated basement heat pump allows separate temperature control from upstairs.
- **Over 3,000 ft² of total potential finished space:** Approximately 3,036 ft² across both levels if the basement is fully developed.



Both basement configurations are future finishing concepts, not fully completed living spaces.

09 Heating, Cooling & Fresh-Air Ventilation

Key Features

- Three dedicated heat pumps providing independent heating and cooling zones.
- **Main Living Area:** Dedicated heat pump for the kitchen, dining, and living spaces.
- **Primary Bedroom Suite:** Separate heat pump for personalized heating and cooling.
- **Basement:** Third heat pump providing independent temperature control from upstairs.
- Ducted heat recovery ventilation (HRV) system designed to circulate air throughout the home.
- HRV supplies fresh outdoor air while exhausting stale indoor air.
- Heat recovery helps reduce energy losses associated with ventilation.
- Ductwork designed to promote air circulation and more even comfort throughout the home.
- High-performance airtight envelope works together with the ventilation system.

Why This Matters to Buyers

- **Personalized comfort:** Different areas of the home can be heated or cooled to suit individual preferences.
- **A comfortable primary suite:** Set the bedroom temperature independently without changing the temperature in the main living area.
- **Independent basement control:** Particularly beneficial for future apartment occupants or family members using the basement.
- **Fresh air throughout the home:** The HRV provides controlled ventilation without relying on drafts or uncontrolled air leakage.
- **More consistent comfort:** The ducted ventilation system promotes air movement between spaces, helping reduce stagnant air and temperature differences.
- **Energy-efficient ventilation:** Heat recovery reduces the amount of energy lost when exchanging indoor and outdoor air.
- **Improved indoor air quality:** Controlled ventilation helps remove stale air and manage indoor humidity.

10 Main-Floor Layout & Premium Interior Finishes

Key Features

- 1,536 ft² of finished main-floor living space.
- Three bedrooms and two full bathrooms.
- Open-concept kitchen, dining, and living areas.
- Primary bedroom suite with dedicated heat pump.
- Large windows providing abundant natural light.
- Functional entryway with custom built-in bench, storage, and coat hooks.
- Vertical shiplap feature wall in the entry.
- Modern, coordinated interior finishes.
- Engineered hardwood flooring.
- Tile flooring in selected high-traffic and wet areas.
- Solid wood construction throughout all kitchen cabinets and bathroom vanities.
- Quartz countertops in the kitchen and bathrooms.

Why This Matters to Buyers

- **Move-in-ready main floor:** Enjoy 1,536 ft² of finished living space immediately.
- **Convenient single-level living:** Bedrooms, bathrooms, and primary living areas are located on one level.
- **Excellent entertaining space:** Open-concept living areas create a natural connection between the kitchen, dining, and living spaces.
- **Everyday practicality:** Custom entry storage helps keep coats, footwear, and everyday items organized.
- **Premium cabinetry:** Solid wood construction provides quality, durability, and a substantial feel compared with many builder-grade alternatives.
- **Beautiful, low-maintenance surfaces:** Quartz countertops offer a durable, nonporous surface that is easy to clean and does not require routine sealing.
- **Comfortable primary retreat:** Independent temperature control allows personalized comfort in the primary suite.
- **Bright, welcoming interiors:** Large windows bring in natural light and showcase the views.



11 Garage, Covered Decks & Outdoor Living

Key Features

- Spacious 24' × 26' attached garage.
- Roughed in for future EV charging, allowing for easier installation of an electric vehicle charger.
- Roughed in for a future electric garage heater, providing the option to heat the garage.
- Spacious 32' × 12' rear deck overlooking the Mactaquac Headpond.
- Two covered decks featuring beautiful natural wood soffits.
- Wood soffit detailing adds warmth, architectural character, and a premium finish.
- Covered outdoor living spaces provide shelter from the elements.
- Elevated outdoor living area designed to showcase the surrounding landscape.
- Walkout basement provides convenient access to the rear yard.
- Deeded waterfront access to the Mactaquac Headpond.

Why This Matters to Buyers

- **Future EV charging convenience:** Electrical rough-in makes it easier and potentially less expensive to install a future electric vehicle charger.
- **Future heated garage:** Heater rough-in provides the flexibility to add electric heat for greater comfort during New Brunswick winters.
- **Versatile garage space:** A generously sized garage offers room for vehicles, storage, and hobbies.
- **Beautiful outdoor living:** Two covered decks with natural wood soffits create inviting spaces to relax and entertain.
- **Premium architectural detail:** Natural wood soffits add warmth and visual interest that distinguish the home from typical new construction.
- **More usable outdoor space:** Covered decks provide protection from direct sun and light rain.
- **Ideal for entertaining:** The spacious rear deck creates an inviting setting for gatherings, meals, and relaxation.
- **Waterfront lifestyle:** Deeded access provides an opportunity to enjoy the Headpond.



12 Foundation Drainage & Long-Term Serviceability

Key Features

- Perimeter drain tile system installed around the home's foundation to help manage groundwater.
- Three dedicated drain tile cleanout access points strategically located to provide access to the drainage system.
- Cleanouts allow for inspection, flushing, and clearing of certain blockages without excavating around the foundation.
- Drainage system designed with long-term maintenance and serviceability in mind.

Why This Matters to Buyers

- **Added protection against groundwater:** The perimeter drainage system helps direct water away from the foundation.
- **Easier maintenance:** Three accessible cleanout points provide a practical way to inspect and service the drainage system.
- **Potentially avoids costly excavation:** If a blockage develops, the system may be cleared through an access point rather than digging around the foundation.
- **Long-term peace of mind:** A serviceable drainage system demonstrates attention to details that can make future home maintenance easier and less expensive.
- **Thoughtful construction:** This is an example of designing not just for how a home performs today, but also how it can be maintained years down the road.

Cleanout access can reduce the need for excavation when clearing blockages, although damaged or collapsed drain tile may still require excavation and repair.

13 Construction Quality & Engineering-Led Design

Key Features

- Built by Best Build NB Inc., an engineering-led residential construction company.
- Designed with a focus on building science, energy efficiency, durability, and occupant comfort.
- Tier 5 - the highest energy performance tier under NBC 2020.
- 0.4 ACH50 airtightness, measured through blower-door testing.
- Foundation constructed on solid natural bedrock.
- Professionally surveyed foundation layout for accurate positioning and squareness.
- Advanced construction methods including ICF foundations, ZIP System sheathing, and continuous HALO exterior insulation.
- Triple-pane windows throughout.
- Passive solar orientation and strategic seasonal window shading.
- Three independent heat pump zones and ducted HRV ventilation.
- Premium solid wood cabinetry and quartz countertops.
- EV charger and electric garage heater rough-ins.
- Serviceable foundation drainage system with three cleanout access points.
- Attention to air sealing, thermal bridging, insulation continuity, and long-term maintenance throughout construction.

Why This Matters to Buyers

- **Performance beyond appearances:** The home has been thoughtfully designed behind the walls, not just finished beautifully on the surface.
- **Precision from the beginning:** Bedrock bearing and professionally surveyed foundation layout demonstrate the attention given to the earliest stages of construction.
- **Measurable construction quality:** Blower-door testing provides objective evidence of exceptional airtightness.
- **Long-term comfort:** High-performance construction improves the experience of living in the home every day.
- **Reduced energy demand:** Insulation, airtightness, solar design, and efficient mechanical systems work together to reduce heating and cooling needs.
- **Quality throughout:** Premium interior finishes complement the home's high-performance construction.
- **Future-ready features:** EV charging and garage heater rough-ins provide flexibility as homeowners' needs evolve.
- **Long-term serviceability:** Accessible foundation drainage cleanouts can simplify maintenance and potentially avoid costly excavation.
- **Confidence in construction:** Engineering-led design and attention to building science help create a home built with purpose.
- **A home designed for the future:** Exceptional energy performance and flexible living spaces support changing homeowner needs.

Top Selling Points to Prioritize in the Listing

- 01** Breathtaking elevated views of the Mactaquac Headpond.
- 02** Deeded waterfront access and opportunities for outdoor recreation.
- 03** Beautiful apple trees and frequent deer sightings in a peaceful natural setting.
- 04** TIER 5 ENERGY PERFORMANCE - THE HIGHEST ENERGY PERFORMANCE TIER UNDER NBC 2020.
- 05** Exceptional 0.4 ACH50 airtightness - verified by blower-door testing.
- 06** Passive solar design - natural winter warmth and strategically shaded summer windows.
- 07** Triple-pane windows throughout for comfort and energy efficiency.
- 08** Three independently controlled heat pumps, including a dedicated primary suite system.
- 09** Ducted HRV ventilation designed for fresh air and more consistent comfort.
- 10** 1,536 ft² of finished main-floor living space with approximately 1,500 ft² of additional basement potential.
- 11** Full ICF walkout basement with 8'6" ceilings and fully insulated concrete floor.
- 12** Foundation bearing on solid natural bedrock, with professionally surveyed precision layout.
- 13** Two future basement finishing options, including a potential self-contained one-bedroom apartment plus separate family room.
- 14** ZIP System sheathing and continuous HALO exterior insulation for exceptional building-envelope performance.
- 15** Solid wood kitchen cabinetry and bathroom vanities with quartz countertops.
- 16** Reduced potential insect and pest entry points through meticulous air sealing.
- 17** Two covered decks with beautiful natural wood soffits.
- 18** Spacious 24' × 26' attached garage and 32' × 12' rear deck.
- 19** EV charger and electric garage heater rough-ins for future convenience and flexibility.
- 20** Serviceable perimeter foundation drainage system with three dedicated cleanout access points.
- 21** Reduced potential for costly excavation when maintaining or clearing blocked foundation drains.

What This Means for Future Homeowners

This home offers more than breathtaking views and beautiful finishes. It has been thoughtfully engineered to deliver exceptional everyday comfort, energy efficiency, fresh indoor air, and a lifestyle connected to nature.

- **Exceptional Year-Round Comfort:** Warmer floors, walls, and windows, fewer drafts, and more consistent indoor temperatures create a noticeably more comfortable living environment during New Brunswick's cold winters and hot summers.
- **Top-Tier Energy Performance:** Tier 5 is the highest energy performance tier under NBC 2020. Combined with exceptional airtightness and efficient heating and cooling systems, this means reduced energy demand and the potential for lower monthly operating costs.
- **Smart Seasonal Design:** Passive solar heating provides natural warmth during colder months, while strategically shaded windows help keep the home cool in summer.
- **Fresh Indoor Air:** A dedicated HRV system provides controlled fresh-air ventilation, while the tightly sealed building envelope reduces drafts, uncontrolled air infiltration, and potential pest entry points.
- **Personalized Climate Control:** Three independent heat pumps allow homeowners to adjust temperatures in the main living area, primary suite, and basement to suit their preferences.
- **Room to Grow:** With 1,536 ft² of finished living space and approximately 1,500 ft² of basement potential, the home can adapt to changing needs, including a possible future rental apartment, subject to approvals.
- **Premium Everyday Living:** Solid wood cabinetry, quartz countertops, beautiful natural wood soffits, and thoughtfully selected finishes combine quality craftsmanship with practical durability.
- **Future-Ready Convenience:** EV charging and electric garage heater rough-ins make it easier to adapt the garage to future needs.
- **Long-Term Peace of Mind:** A foundation bearing on solid bedrock, professionally surveyed layout, and serviceable drainage system reflect the attention to durability and maintenance built into the home.
- **A Waterfront Lifestyle Surrounded by Nature:** Enjoy breathtaking Headpond views, deeded waterfront access, apple trees, frequent deer sightings, and beautiful covered decks - bringing outdoor recreation and natural beauty into everyday life.
- **Built for the Long Term:** Engineering-led design, quality materials, and verified building performance provide confidence in the home's construction.

The Bottom Line:



This is a home designed to feel different. Fewer drafts, warmer surfaces, more consistent temperatures, fresh air, and personalized climate control create exceptional everyday comfort. Combined with the highest energy performance tier under NBC 2020, flexible living spaces, premium finishes, a solid bedrock foundation, thoughtful long-term serviceability, breathtaking views, and deeded waterfront access, it offers a unique opportunity to enjoy both high-performance living and the natural beauty of Keswick Ridge.