

Townhome Price List

AND DEPOSIT STRUCTURE

<u>PLAN</u>	<u>SQ. FT.</u>	<u>BED</u>	<u>BATH</u>	<u>PRICE</u>
INTERIOR UNITS	1512-1528	3	2.5	\$529,900
~~END UNITS~~	~~1573~~	~~4~~	~~2.5~~	~~\$559,900~~
PREMIUM END UNITS	1685	3-4	2.5	\$599,900

DEPOSIT STRUCTURE PAYABLE TO GRANDVIEW HOMES

	<u>INTERIOR UNITS</u>	<u>END UNITS</u>
WITH AGREEMENT - DRAFT	\$10,000	\$20,000
60 DAYS - POST DATED	\$15,000	\$15,000
120 DAYS - POST DATED	\$15,000	\$15,000
TOTAL	\$40,000	\$50,000

- PRICES INCLUDE HST & REBATES ASSIGNED TO BUILDER
- LOTS 84-85 PREMIUM \$7,500

LOTS 74 - 75 ELSON ST.
LOTS 78 - 81 ELSON ST.
LOTS 8-9 ELSON ST.
LOTS 83-86 ELSON ST.

CLOSING DATE
DEC 2026 - MAR 2027
JAN 2027 - APR 2027
MAY 2027 - JULY 2027
JULY 2027 - SEP 2027

LUXURY FEATURES & FINISHES

- **Your Choice of a 5pc Builder's Standard Appliance Package OR \$5,000 in Decor Dollars**
 - **Bathroom Rough-in - as per plan**
- **Laminate Flooring on Main Level**
 - **Cold Cellar**
- **12" x 12" Address Stone**
- **HRV System Owned**
- **Insulated Garage Doors**

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PLANS AND STRUCTURE

- 9' ceilings on main floor
- 2" x 6" exterior walls with R22 insulation.

EXTERIOR

- Lot graded to the requirements of the City. Top soiled and sodded at front, sides and rear as City permits.
- Fully sodded lot except for driveway and sidewalk as per Taron New Home Warranty provisions.
- Driveway to be paved with one coat of asphalt, purchaser to apply finish coat after settlement.
- Self-sealing architectural shingles as selected by the selection of builder samples.
- Pre-cast steps and walkway installed to front entrance. For your safety, all other entrances will be temporarily secured during occupancy without steps or railings.
- Maintenance-free aluminum soffits, fascia and downspouts.
- Two (2) exterior faucets, one installed in the garage and the other at the rear.
- 12 x 12 address stone.

BASEMENT AND MECHANICAL

- High efficiency forced air gas furnace.
- Rented gas water heater.
- Cold cellar (if plan permits) (may exclude Towns).
- Exterior walls are framed at 24" o/c and insulated with R22 batt insulation.
- Heat Recovery Ventilator system installed (HRV)
- 2 or 3 piece rough-ins in basement depending on unit. Please refer to floor plans.

GARAGE

- Poured concrete floor.
- Drywall and taped interior as required (ceilings and part walls).
- Roll-up metal garage door. Standard colours.
- Rough-in for automatic garage door opener.

INSULATION

- 2" x 6" exterior walls with R22 insulation.
- Basement exterior walls are framed and insulated with R22 batt insulation.
- Ceiling insulation to be R60 insulation (flat ceilings).

DOORS, WINDOWS AND TRIM

- *Series 800 Colonial doors.
- *Maintenance free, double-glazed, white vinyl-clad sliding windows with screens (low E glass).
- Roll-up metal garage door. Standard colours.
- Pour-in-place basement windows (white only).
- Basement stair with closed riser and simple handrail.
- *Colonial painted (white) 2 3/4" casings around windows and doors.
- *Colonial painted (white) 3 7/8" baseboards.
- Closet doors to be swing style where applicable.
- All interior and exterior hardware to be brushed nickel knobs.

WASHROOMS

- Low flush toilet
- Ceramic tiling to ceiling in tub/shower area.
- Ceramic tile flooring.
- Vanity with post-formed counter-top; single lever washer-less faucets.
- Exhaust fans vented to outside installed in each bathroom.
- **Towel bar, soap dish and toilet paper holder not available.**

ELECTRICAL

- Copper wiring, receptacles and switches to Ontario Hydro Specifications.
- 100 AMP service with circuit breakers. Location TBD.
- Exterior and bathroom receptacles have Ground Fault Circuit Interrupter (GFCI) safety receptacles.
- Heavy-duty electrical cable outlets for clothes dryer and stove.
- Ceiling light wiring in every bedroom.
- Quality lighting fixtures throughout.

KITCHEN

- Custom made kitchen cabinets from builder samples with post-formed counter tops.
- Laminate Plank that is waterproof for the kitchen.
- Double stainless steel sink and single lever washer-less taps.
- Plastic feeding lines and plastic drain pipes.
- Stainless steel range hood fan vented to outside.
- Space for dishwasher with electrical and plumbing rough-in (installation optional).
- Microwave shelf with electrical outlet (if plan permits).

LAUNDRY

- Hot and cold water taps for purchasers washer.
- Waste connection to purchaser's washer.
- Exterior vent for purchasers dryer.
- Electrical receptacles for purchaser's washer and dryer.

PAINTING

- Exterior painting of metal man doors.
- All interior walls are painted with one coat flat-finish latex with the colour of your choice. Primer coat included.
- All doors and trim painted white.

COLOUR STYLE

- Exterior brick and/or siding as selected by builder.
- One (1) exterior paint colour (light) as selected by builder.
- Exterior aluminum soffits, fascia and eaves trough as selected by builder.
- One (1) interior paint colour (light) as selected by buyer.
- Handrail and pickets on main staircase as selected by buyer.
- Ceramic tiles as selected by buyer.
- *Bathroom tiles as selected by buyer.
- *Kitchen and bathroom powder room cabinetry and counter tops as selected by buyer.
- Laminate Plank that is waterproof for the main floor.

FLOORING

- Minimum 5/8" (inch) tongue and groove sub-floors. Nailed and screwed to floor joists.
- Quality 40 ounce broadloom in living room, dining room, bedrooms, stairs and hallways.
- 4lb. under pad.
- Laminate Plank that is waterproof for the main floor.

MISCELLANEOUS

- Builder shall supply samples to all selections as applicable.
- All ceilings to be "California" style throughout.
- Carbon Monoxide and smoke detector(s) installed as required.
- Doorbell provided and installed.
- Survey of building to be provided to the purchaser for mortgage purposes.
- Two (2) telephone rough-ins provided (jacks, cover plates and activations are purchasers responsibility) Builder to chose location.
- Three (3) television rough-ins (jacks, cover plates and activations are purchasers responsibility) Builder to chose location.
- Seven (7) years TARION NEW HOME WARRANTY (paid by purchaser)