

PRE-CONSTRUCTION - ONE LOT LEFT - LOT 38 MUNN CRES.

PLAN	ELEVATION	SQ. FT.	NET HST PRICE
ST. GEORGE	A	2,350	\$834,900
	B	2,350	\$859,900
ELORA	A	2,600	\$869,900
	B	2,600	\$899,900
INNERKIP	A	2,700	\$889,900
	B	2,700	\$919,900
FLORADALE	A	2,875	\$904,900
	B	2,875	\$929,900
ARISS	A	3,165	\$959,900
	B	3,165	\$989,900
BANFIELD	A	3,300	\$989,900
	B	3,300	\$1,014,900
WOLVERTON	A	3,400	\$1,019,900
	B	3,400	\$1,039,900
COBBLESTONE	A	3,780	\$1,089,900
	B	3,797	\$1,109,900

DEPOSIT STRUCTURE (PAYABLE TO GRANDVIEW HOMES)

\$20,000 with Agreement
 \$20,000 in 60 Days
 \$20,000 in 90 Days
 \$20,000 in 120 Days

MOVE-IN READY

	ADDRESS	SQ.FT.	NET HST PRICE
LOT 40	10 MUNN CRESCENT	3,400	\$895,000
LOT 56	1 MUNN CRESCENT	3,780	\$1,035,000

DEPOSIT STRUCTURE (PAYABLE TO GRANDVIEW HOMES)

\$30,000 with Agreement

Price List

54'

<u>PLAN</u>	<u>ELEVATION</u>	<u>SQ. FT.</u>	<u>NET HST PRICE</u>
TWO RIVERS	A	2,760	\$989,900
	B	2,760	\$1,019,900
VALLEY FIELD	A	3,267	\$1,099,900
	B	3,267	\$1,129,900
CREEKSIDE	A	3,885	\$1,184,900
	B	3,885	\$1,214,900
BROOKHAVEN	A	4,080	\$1,219,900
	B	4,100	\$1,234,900
PARISIAN	A	4,530	\$1,324,900
	B	4,530	\$1,324,900
	C	4,530	\$1,339,900

DEPOSIT STRUCTURE **(PAYABLE TO GRANDVIEW HOMES)**

LOT PREMIUMS

Certified Cheque/Draft	\$20,000 with Agreement
Post Dated Cheque	\$20,000 in 60 Days
Post Dated Cheque	\$20,000 in 90 Days
Post Dated Cheque	\$20,000 in 120 Days
Post Dated Cheque	\$20,000 in 150 Days

LOT 10	\$50,000
LOT 11	\$60,000
LOT 46 (LOOKOUT)	\$60,000
LOT 47 (WALKOUT)	\$60,000

Included LUXURY FEATURES & FINISHES

- 9' Ceilings on the Main Floor
- Kitchen with Granite/Quartz Counters and Stainless Steel Under-Mount Sink
- 36" Upper Cabinets (in Kitchen)
- Your Choice of an Oak Hardwood Staircase (with natural finish) OR up to 300 Sq. Ft. of Hardwood Flooring
- 3 Piece Rough-In
- Cold Cellar (if plan permits)
- 12" x 12" Address Stone
- HRV System Owned
- Insulated Garage Doors
- Decora Light Switches and Receptacles (in living areas)

Lina Deeb

Salesperson

Keller Williams Innovation Realty

New Home Sales Manager

Grandview Homes

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***Limited time offer. Subject to change without notice. E&OE. Selections are from Builder's samples. Value as per plan. Ask Sales Representative for details.**

PLANS AND STRUCTURE

- 9' ceilings on main floor (excludes Towns & Semis).
- Many standard plans can be altered to your specifications (must be done at offer stage).
- 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 Tarion 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 & Semis).
- Exterior walls are framed at 24" o/c and insulated with R22 batt insulation.
- Heat Recovery Ventilator system installed (HRV)

GARAGE

- Poured concrete floor.
- Drywall and taped interior as required (ceilings and part walls).
- Insulated steel garage door(s). 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).
- Insulated steel garage door(s). 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.
- Decora plugs and switches in Living areas

KITCHEN

- Custom made kitchen cabinets from builder samples with post-formed counter tops.
- Ceramic tile flooring.
- 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.
- Single plastic laundry tub where applicable.
- 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

- The Purchaser shall choose the colour/style of the following items where possible from the builders samples. Selections shall be one colour/style for each item with exception for items marked with an (*).
- Exterior brick and/or siding (excluding Towns & Semis)
- One (1) interior paint colour (light).
- One (1) exterior paint colour (light) (excluding Towns & Semis)
- Handrail and pickets on main staircase to be natural oak finish.
- Exterior aluminum soffits, fascia and eaves trough.
- Ceramic tiles.
- *Bathroom tiles.
- *Kitchen and bathroom powder room cabinetry and counter tops.

FLOORING

- Minimum 5/8" (inch) tongue and groove sub-floors. Nailed and screwed to floor joists.
- Ceramic tile flooring in kitchen/dinette, washrooms, front foyer and closet.
- Quality 40 ounce broadloom in living room, dining room, bedrooms, stairs and hallways.
- 4lb. under pad.

MISCELLANEOUS

- 9' ceilings on main floor (excludes Towns & Semis).
- 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)

OPTIONAL CUSTOMIZATION

- **Consultation with the Construction manager, up to two hours (\$670). Monday – Friday, 9am – 3pm.**
- **Additional consultation time (\$200/hour).**

Specifications may change without notice. Based on Grandview Homes Level 1 standards. The Vendor retains the right to substitute other products & materials of equal to or better value than previously provided. E.O.E.
September 10, 2026 12:27 PM

1.

10ft. Main Floor Ceiling Package

- 10ft. ceilings on main floor
- Up to 5 transom windows
- Brick over windows & doors*
- 45" upper kitchen cabinets
- Crown molding in kitchen
- 8ft. tall garage doors

* Main floor only

PACKAGE PRICE
\$27,000

2.

Luxury Ensuite Package

Upgraded from
standard en suite

- Tiled shower with acrylic base, glass front wall and door
- 5' rectangular soaker tub
- Double sink
- Pot light over tub and shower

PACKAGE PRICE
\$10,750

3.

Hardwood Flooring Package

- Oak main floor staircase with natural finish
- Hardwood flooring up to 250 sq.ft.

PACKAGE PRICE
\$13,750

4.

Kitchen Upgrade Package

- Crown molding**
- Under cabinet lighting
- Light valance
- Back splash
- Extended cabinet over fridge
- Granite counter tops

**Substitute for pot and pan drawer only.

PACKAGE PRICE
\$14,000

5.

Trim, Baseboard & More Package

- 2 panel roman doors
- Lever door handles
- 3" casing
- Oak main floor staircase with natural finish
- 5 1/4" baseboard

PACKAGE PRICE
\$13,500

STRUCTURAL

■9ft. ceiling second floor - includes brick over windows and doors	\$10,200
■10ft. ceiling main floor - includes brick over windows and doors	\$17,200

DOORS AND WINDOWS

■Upgrade interior doors	\$850
■Exterior single panel door - <i>with half fixed glass</i>	\$2,700
■Exterior single panel door - <i>metal clad, insulated</i>	\$2,270
■Man Door - <i>House to Garage</i>	\$1,575
■Interior upgrade standard door to 8'	\$400 Each
■Interior door - <i>single</i>	\$750
■Interior door - <i>double</i>	\$1,250
■Interior pocket door - <i>single</i>	\$1,750
■Interior pocket door - <i>double</i>	\$2,850
■Upgrade to 6' sliding glass door	\$800
■Interior french door - <i>plain glass with brass grills</i>	\$1,000
■Insulated garage door - <i>single (Standard Colours)</i>	\$875
■Insulated garage door - <i>double (Standard Colours)</i>	\$1,650
■Window colour - Level 1 (<i>Ivory, Driftwood, Sandlewood</i>) - <i>above foundation only</i>	\$2,600
■Window colour - Level 2 (<i>Black, Slate, Brown, Sable</i>) - <i>above foundation only</i>	\$4,500
■Bay window	\$5,000
■Bay window with poured foundation	\$7,000
■Sliding window	\$1,350
■Basement window - <i>pour in place white only</i>	\$850
■Casement window - <i>per panel, operating</i>	\$950
■Fixed window - <i>approx. 2' x 5'</i>	\$760
■Octagonal window	\$860
■Skylight (<i>approx. 2' x 4'</i>)	\$5,550

CABINETRY

■Deep cabinet over fridge	\$750
■36" upper kitchen cabinets	\$2,850
■Dishwasher cabinets	\$540
■Lazy Susan & cabinets	\$825
■Pantry - <i>per linear foot</i>	\$760
■Additional cabinets - <i>per foot</i>	\$540
■Kitchen island	\$475
- <i>per linear foot, cupboards, no drawers</i>	
■Kitchen island - <i>per linear foot, cupboards, drawers</i>	\$660
■Breakfast bar - <i>same level - per linear foot</i>	\$185
■Pots & pans drawer - <i>per set</i>	\$1,050
■Oak crown molding in kitchen - <i>std. kitchen</i>	\$2,200
■Oak under counter light valance	\$1,250

HOME COMFORT

■Gas fireplace with standard mantle	\$10,000
■Gas fireplace with standard mantle - <i>recessed</i>	\$11,500
■Gas fireplace - <i>two sided</i>	\$10,750
■Electric fireplace	\$6,000
■Central air conditioner - <i>supplied and installed</i>	\$4,800
■Roughed-in gas line - <i>stove or dryer, outlet included</i>	\$1,250
■Roughed-in gas line to barbecue	\$1,075
■Humidifier	\$1,575
■50 gallon gas water heater	\$6,000

ELECTRICAL

■125 Amp service	\$750
■200 Amp service	\$1,000
■Extra receptacle	\$165
■Extra light outlet	\$165
■Extra light switch	\$165
■Dedicated circuit	\$325
■Extra exterior outlet	\$215
■Rough-in dishwasher to electrical panel - <i>breaker</i>	\$375
■Electrical rough-in for gas fireplace	\$375
■Decora™ light switches and receptacles in living areas.	\$400
■Potlights supplied and installed - <i>uninsulated</i>	\$195 Each
■6+ potlights supplied and installed - <i>uninsulated</i>	\$180 Each
■Potlights supplied and installed - <i>insulated</i>	\$250 Each
■6+ potlights supplied and installed - <i>insulated</i>	\$200 Each
■Under counter lighting - <i>light valence not incl.</i>	\$675

PLUMBING

■5' x 32" soaker tub *	\$1,250
■5' x 32" whirlpool tub *	\$4,500
■6' x 36" soaker tub *	\$1,750
■6' x 36" whirlpool tub *	\$5,500
■5' x 32" drop-in soaker tub - <i>tile surround</i>	\$2,000
■5' x 32" drop-in whirlpool tub - <i>tile surround</i>	\$4,700
■6' x 36" drop-in soaker tub - <i>tile surround</i>	\$2,400
■6' x 36" drop-in whirlpool tub - <i>tile surround</i>	\$4,925
■5' drop-in corner soaker tub - <i>tile surround</i>	\$3,000
■5' drop-in corner whirlpool tub - <i>tile surround</i>	\$5,250
■5' Acrylic one piece tub - <i>no door, in lieu of 5' tub</i>	\$3,500
■3'x 3' square shower stall (<i>no door</i>)	\$4,000
■Neo angle corner shower stall	\$4,900
■Tiled shower (<i>no door</i>) with acrylic base	\$5,500
■Tempered glass shower surround - <i>incl. door</i>	\$625/ft.
■Double sink bath vanity - <i>Incl. light, vanity & mirror</i>	\$1,700
■2 piece powder room - <i>finished. Main or 2nd floor.</i>	\$5,300
■3 piece en suite bath - <i>finished. Main or 2nd floor.</i>	\$9,500
■Bidet	\$3,500
■Roughed in 2 piece bath in basement	\$850
■Roughed in 3 piece bath in basement	\$1,050
■Roughed in 3 line water system - <i>pantry faucet</i>	\$1,050
■Laundry located on main floor or 2nd floor	\$4,000
■Water line to refrigerator	\$500
■Additional floor drain in basement	\$850
■Extra exterior hose bib	\$400
■Pressure balance valve	\$675
■Water shut-off valve - <i>per valve</i>	\$100
■Shower niche (<i>black/SS 12" x 24"</i>)	\$850

* Front skirt, full tile to ceiling, in lieu of 5' tub

STAIRS, RAILINGS AND TRIM

■Natural finish oak treads & risers - <i>each floor *</i>	\$8,600
■Natural finish maple treads & risers - <i>each floor *</i>	\$10,300
■Carpet runner - <i>each floor</i>	\$1,730
■Stairs stained - <i>each floor</i>	\$1,575
■Railing natural oak - <i>per foot</i>	\$400
■Railing natural maple - <i>per foot</i>	\$575
■Railing stained - <i>per foot</i>	\$70
■2.75" casings, 3.75" baseboard - <i>Step profile MDF</i>	\$925
■3.5" casings, 5.5" baseboard - <i>Step profile MDF</i>	\$4,750
■3" casings, 5.25" baseboard - <i>colonial</i>	\$3,875
■3.5" casings, 5.25" baseboard - <i>colonial</i>	\$4,685
■2.75" casings, 4" baseboard - <i>contemporary</i>	\$1,000
■3.5" casings, 5.5" baseboard - <i>contemporary</i>	\$4,875

* Does not include hardwood on rectangular landings

MISCELLANEOUS

■Extra paint colour	\$400
■Extra phone rough-in	\$100
■Extra TV rough-in	\$175
■Roughed in central vacuum - <i>2 outlets</i>	\$1,000
■Central vacuum outlet - <i>roughed in to garage</i>	\$400
■Additional roughed in central vacuum outlet	\$200
■Ceramic tile back splash	\$1,850
■Ceramic tile - <i>per square foot, in lieu of carpet</i>	\$20
■Hardwood floor - <i>per square foot</i>), in lieu of carpet	\$20
■Full height interior decorative column	\$1,200
■1/2 height interior decorative column	\$1,200
■Full height exterior decorative column	\$1,200
■Engraved address stone (<i>10" x 24"</i>)	\$750
■2 hr. consultation with Construction Manager for customization	\$650
■Additional consultation hour	\$200

VALUE PACKAGES

■10ft. ceiling package - <i>main floor</i>	\$27,000
■Luxury en suite package	\$10,750
■Hardwood flooring package	\$13,750
■Kitchen upgrade package	\$14,000
■Trim, baseboard and more package	\$13,500

Prices and availability of extra's are subject to change without notice. Prices are based on Grandview Homes Level 1 Standards. Vendor retains the right to substitute other products materials of equal or better value. Ask a sales representative for details. Prices include HST. E. & O.E. **August 15, 2026 3:07PM.**

PRICING IS VALID AT TIME OF PURCHASE AND SALE. PRICING IS SUBJECT TO CHANGE THEREAFTER.