Arlington Meadows
PARIS

Price List

43'

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	$1,016,837
WOLVERTON	A	3,400	$1,022,487
	B	3,400	$1,045,087
COBBLESTONE	A	3,780	$1,101,587
	B	3,797	$1,124,187

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	$1,039,550

DEPOSIT STRUCTURE (PAYABLE TO GRANDVIEW HOMES)

$30,000 with Agreement

Prices Include HST Rebates Assigned to Builder. Subject to change without notice. E. & O.E. See Sales Representative for details. Printed September 12, 2026 09:26 AM

Grandview Homes

Arlington Meadows
PARIS

Price List

54'

PLAN	ELEVATION	SQ. FT.	NET HST PRICE
TWO RIVERS	A	2,760	$989,900
	B	2,760	$1,022,487
VALLEY FIELD	A	3,267	$1,122,887
	B	3,267	$1,146,787
CREEKSIDE	A	3,885	$1,208,937
	B	3,885	$1,242,837
BROOKHAVEN	A	4,080	$1,248,487
	B	4,100	$1,265,437
PARISIAN	A	4,530	$1,367,137
	B	4,530	$1,367,137
	C	4,530	$1,384,087

DEPOSIT STRUCTURE (PAYABLE TO GRANDVIEW HOMES)

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 PREMIUMS

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

Prices Include HST Rebates Assigned to Builder. Subject to change without notice. E. & O.E. See Sales Representative for details.
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Arlington Meadows
PARIS

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
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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.**

Arlington Meadows
PARIS

Standard Features

Schedule 'C' - Single Detached

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.
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Arlington Meadows
PARIS

Luxury Packages

1.
10ft. Main Floor Ceiling Package

- 10ft. ceilings on main floor
- Up to 5 transom windows
- Brick over windows & doors*

** Main floor only*

- 45" upper kitchen cabinets
- Crown molding in kitchen
- 8ft. tall garage doors

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

Arlington Meadows
PARIS

Extras List

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

CABINETRY

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

HOME COMFORT

■Gas fireplace with standard mantle	$10,000
■Gas fireplace with standard mantle - *recessed*	$11,500
■Gas fireplace - *two sided*	$10,750
■Electric fireplace	$6,000
■Central air conditioner - *supplied and installed*	$4,800
■Roughed-in gas line - *stove or dryer, outlet included*	$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 - *breaker*	$375
■Electrical rough-in for gas fireplace	$375
■Decora™ light switches and receptacles in living areas.	$400
■Potlights supplied and installed - *uninsulated*	$195 Each
■6+ potlights supplied and installed - *uninsulated*	$180 Each
■Potlights supplied and installed - *insulated*	$250 Each
■6+ potlights supplied and installed - *insulated*	$200 Each
■Under counter lighting - *light valence not incl.*	$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 - *tile surround*	$2,000
■5' x 32" drop-in whirlpool tub - *tile surround*	$4,700
■6' x 36" drop-in soaker tub - *tile surround*	$2,400
■6' x 36" drop-in whirlpool tub - *tile surround*	$4,925
■5' drop-in corner soaker tub - *tile surround*	$3,000
■5' drop-in corner whirlpool tub - *tile surround*	$5,250
■5' Acrylic one piece tub - *no door, in lieu of 5' tub*	$3,500
■3'x 3' square shower stall *(no door)*	$4,000
■Neo angle corner shower stall	$4,900
■Tiled shower *(no door) with acrylic base*	$5,500
■Tempered glass shower surround - *incl. door*	$625/ft.
■Double sink bath vanity - *Incl. light, vanity & mirror*	$1,700
■2 piece powder room - *finished. Main or 2nd floor.*	$5,300
■3 piece en suite bath - *finished. Main or 2nd floor.*	$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 - *pantry faucet*	$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 - *per valve*	$100
■Shower niche (black/SS 12" x 24")	$850

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

STAIRS, RAILINGS AND TRIM

■Natural finish oak treads & risers - *each floor* *	$8,600
■Natural finish maple treads & risers - *each floor* *	$10,300
■Carpet runner - *each floor*	$1,730
■Stairs stained - *each floor*	$1,575
■Railing natural oak - *per foot*	$400
■Railing natural maple - *per foot*	$575
■Railing stained - *per foot*	$70
■2.75" casings, 3.75" baseboard - *Step profile MDF*	$925
■3.5" casings, 5.5" baseboard - *Step profile MDF*	$4,750
■3" casings, 5.25" baseboard - *colonial*	$3,875
■3.5" casings, 5.25" baseboard - *colonial*	$4,685
■2.75" casings, 4" baseboard - *contemporary*	$1,000
■3.5" casings, 5.5" baseboard - *contemporary*	$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 - *2 outlets*	$1,000
■Central vacuum outlet - *roughed in to garage*	$400
■Additional roughed in central vacuum outlet	$200
■Ceramic tile back splash	$1,850
■Ceramic tile - *per square foot, in lieu of carpet*	$20
■Hardwood floor - *per square foot), 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 *(10" x 24")*	$750
■2 hr. consultation with Construction Manager for customization	$650
■Additional consultation hour	$200

VALUE PACKAGES

■10ft. ceiling package - *main floor*	$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.