

LOT 95 - CLOSSES IN **EARLY 2024**



JUNIPER **FARMHOUSE**

33' HOME IN PHASE 2

2,304 sq.ft.

4 Bed

3.5 Bath

SCAN QR CODE FOR

PREVU

3D IMMERSIVE MODEL TOURS

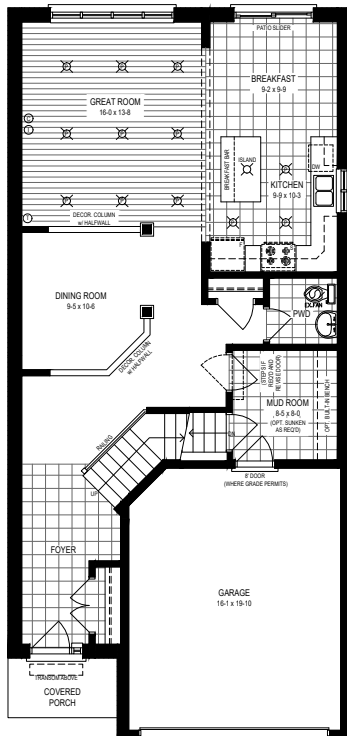


FULL PRICE
\$974,900

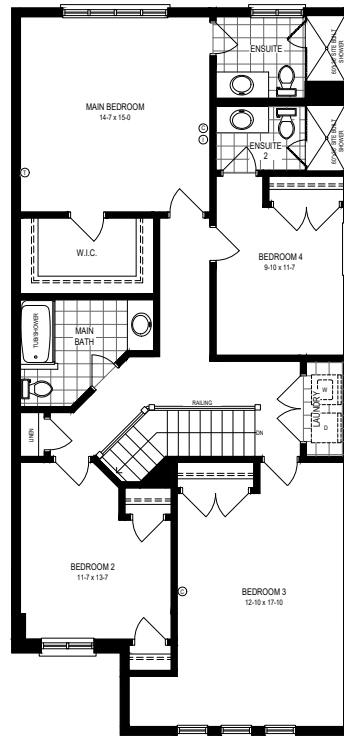
BUILDER DISCOUNT
\$45,000

VALUE PRICE
\$929,900

M1 - MAIN FLOOR



S2 - SECOND FLOOR



\$85,070

DESIGNER UPGRADES **CHOOSE YOUR FINISHES**

- Exterior architectural shingles
- 8' Main floor doors including House to Garage
- Oak stairs with black metal pickets for Main to Second floor stairs and Upper Hall railing
- Exterior and interior potlight(s) on Main floor
- Builder Bonus hardwood in Main Hallway, Dining Room, and Great Room
- Modern Plumbing Package

Basement

- Fruit cellar with solid core door and light
- Egress slider window(s)

Bathrooms

- Ensuite 1: Frameless tempered glass shower
- Ensuite 2: Sliding glass shower door
- Enclaves: Tiled shower walls, base and niche with shelf
- Undermounted sinks, Level 1 Caesarstone quartz countertops on Second floor
- Three-piece Basement rough-in

Kitchen

- Flush Valance lighting
- Painted cabinetry, extended height upper cabinets, microwave space saver, and refrigerator buildout
- Level 2 Caesarstone countertops with island "waterfall" end panels

Secure your dream home with our flexible deposit options. 10% deposit required for standard closing, reduced deposit for expedited closing. Refer to page 68 for information and legal documentation.



SCHEDULE 'B'

(Forms part of the Agreement of Purchase and Sale)

Customer Name:		Model:	Juniper M1/S1 Elev F
		Community:	Brant West Ph2 Singles
Customer No:	006876	Lot/Unit:	95
		Block:	
Municipal Address:	21 Holder Drive	Phase:	
	Brantford	Plan:	
		Job	BW20095
Home Phone:		Sales Agents:	Sales
Work Phone:			
Cell Phone:		Closing:	
Email:			

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Exterior Veneer Options				
<i>Finishes Exterior</i>				
1 Upgrade from standard shingle to Architectural Shingles		1.00	2,000.00	\$2,000.00
Fruit Cellars				
<i>Foundation</i>				
2 Add a Fruit Cellar Under Porch (No Shelving). Includes solid core door, and keyless light (pull chain) fixture.		1.00	2,750.00	\$2,750.00
Exterior Doors				
<i>Finishes Exterior</i>				
3 Add a single Exterior Door from house to garage max 3 risers. Garage man door will only be supplied where grade permits.		1.00	1,600.00	\$1,600.00
4 Upgrade Garage to House door to 8' height (option to add garage to house door must be purchased separately) Only available with 9' ceilings.		1.00	775.00	\$775.00
Window Options				
<i>Framing</i>				
5 Add an approx 47" x 35 EGRESS slider window for the basement. (Window well may be required as per grade & subject to glazing allowance)		3.00	1,683.00	\$5,049.00
UPGRADE ALL BASEMENT WINDOWS TO EGRESS				
Base Flooring				
<i>Framing</i>				
6 Other (Specify Details & Enter Price, if applicable) INSTALL ENGINEERED OSB SUBFLOOR		1.00	2,500.00	\$2,500.00 *
Handrails and Stair Posts				
<i>General Finish</i>				
7 Install 4" Victorian Oak Post - No Bullnose, in lieu of standard, (each)		1.00	575.00	\$575.00
8 Add straight railing (from standard selection) in lieu of half wall (per foot) UPGRADE TO PICKETS IN LIEU OF HALF WALL AT UPPER HALL STAIRCASE		15.00	175.00	\$2,625.00
Stairs				
<i>Framing</i>				
9 Upgrade stairs from Main floor to Second floor to Solid Oak ILO standard carpet grade		1.00	6,668.00	\$6,668.00 *
Electrical & Cable Options				
<i>Framing</i>				
10 Add a rough-in capped box (for future installation of light fixture) ADD ABOVE KITCHEN ISLAND		1.00	150.00	\$150.00

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Electrical & Cable Options				
11 Install a Dimmer Switch in lieu of standard switch. ADD TO GREAT ROOM		1.00	100.00	\$100.00
12 FOR SINGLES ONLY-Install a 200 Amp Panel (where applicable)		1.00	2,000.00	\$2,000.00
13 Other (Specify Details & Enter Price, if applicable) Modern Plumbing Package Includes Kitchen Faucet Sleek by Moen, Rizon by Moen Fixtures Throughout, Rain Shower Head in Ensuite		1.00	3,200.00	\$3,200.00 *
Lighting				
Framing				
14 Add Flush Valance lighting including wood valances & LED lights on a separate switch INSTALL IN KITCHEN		1.00	2,500.00	\$2,500.00
15 Add an Exterior Potlight on existing switch.		3.00	365.00	\$1,095.00
16 Add interior LED 6 Potlight Package on Main Floor ONLY. (Specify if standard fixtures are to be removed.) ADD A TOTAL OF 12 POTLIGHTS. 9 IN GREAT ROOM IN LIEU OF STANDARD FIXTURE AND 3 IN KITCHEN IN LIEU OF STANDARD FIXTURE. ONLY BREAKFAST LIGHT REMAINS.		2.00	1,300.00	\$2,600.00
Plumbing Options				
Framing				
17 Add a Three-piece Rough-in in Basement		1.00	1,100.00	\$1,100.00
18 Other (Specify Details & Enter Price, if applicable) INSTALL UNDERMOUNT KITCHEN SINK		1.00	570.00	\$570.00 *
19 Install an acrylic shower base with tiled walls in lieu of standard tub/shower, sized as per plan (nominal up to 5' x 3'). Includes a Tension Rod. Door sold separately. UPGRADE TO ENSUITE SHOWER		1.00	1,650.00	\$1,650.00
20 Upgrade from acrylic base to tiled base - max shower size 5' x 3' ADD TO ENSUITE & ENSUITE 2		2.00	670.00	\$1,340.00
21 Install FRAMELESS tempered glass shower (straight, max. 60 length). NOT on acrylic shower or tub enclosure walls. (Specify chrome or brushed nickel hardware) May include top header for support. ADD TO ENSUITE		1.00	3,466.00	\$3,466.00
22 Install an acrylic shower base with tiled walls and sliding glass door with chrome hardware in lieu of standard tub/shower, sized as per plan (nominal up to 5' x 3') ADD TO ENSUITE #2 SHOWER		1.00	2,735.00	\$2,735.00
23 Add Fusion Shower Niche 24" high x 12" wide with Shelf to a tiled shower interior wall (PRO2412TV) - Stainless Steel ADD TO ENSUITE & ENSUITE # 2 SHOWER OPPOSITE PLUMBING WALL		2.00	557.00	\$1,114.00
24 Upgrade to undermount bathroom sink (larger rectangular). (Only applicable to solid surface countertops) INSTALL IN MAIN BATH, ENSUITE AND ENSUITE 2		3.00	356.00	\$1,068.00 *
25 Add a Rough-in waterline for a Refrigerator INSTALL IN KITCHEN		1.00	272.00	\$272.00
Heating, Ventilation and Cooling				
Framing				
26 Add Air Conditioner (Homes from 2201 to 2700 sqft)		1.00	5,500.00	\$5,500.00
27 Air Conditioning Rough-in (required for finished basements when A/C is not purchased) Includes copper lines, low & high voltage wiring. Electrical is not wired into panel. Breaker is not included.		1.00	1,850.00	\$1,850.00
Interior Doors				
General Finish				
28 Install 8' interior door in lieu of standard height doors. Due to site conditions not all doors may be upgraded. (each door) Only offered with for 9' ceilings. UPGRADE MAIN FLOOR DOORS ONLY TO 8'		6.00	357.00	\$2,142.00
Flooring				
Flooring				

DESCRIPTION	CATEGORY	QTY	RATE	PRICE	
Flooring					
29 Install "Bonus Hardwood" in lieu of standard carpet (per sqft). Shoe mould will be included in trim where hardwood is installed. Glue down charges applied separately when installed on concrete. INSTALL IN MAIN HALLWAY (157), DINING ROOM (100) AND GREAT ROOM (236)		493.00	9.95	\$4,905.35	*
Cabinetry - Cupboard & Drawer Upgrades					
General Finish					
30 Install Upper Corner Cabinet. Other cabinets may be resized and adjusted to accommodate this change. INSTALL IN KITCHEN		1.00	871.00	\$871.00	*
31 Add a Pot and Pan drawer (Set of 2). Other cabinets may be resized and adjusted to accommodate this change. INSTALL IN KITCHEN		1.00	1,350.00	\$1,350.00	*
32 Install Extended height uppers, per Linear Foot (for standard cabinets). Height may vary due to site conditions. INSTALL IN KITCHEN		17.00	95.00	\$1,615.00	*
33 Install painted finish on cabinets in kitchen INSTALL IN KITCHEN		1.00	3,500.00	\$3,500.00	*
Cabinetry - Shelving Upgrades					
General Finish					
34 Install a Microwave Space Saver Provision over the stove in lieu of standard. INSTALL IN KITCHEN		1.00	690.00	\$690.00	
Fridge Buildout & Pantry Options					
General Finish					
35 Add a standard fridge buildout with 1 gable (approx. 24" deep). Max width is 36" otherwise charges will be doubled. Width is determined per model. Dimensions to be signed off by H/O on a color chart.		1.00	1,075.00	\$1,075.00	*
Kitchen Crown Moulding					
General Finish					
36 Add Medium Crown Moulding (#3), per foot INSTALL MSC TYPE F CROWN IN KITCHEN		20.00	181.00	\$3,620.00	*
Countertop					
General Finish					
37 Install Level 1 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. INSTALL IN MAIN BATH, ENSUITE AND ENSUITE 2		25.00	110.00	\$2,750.00	*
38 Install Level 2 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. INSTALL IN KITCHEN PERIMETER AND ISLAND (35), INSTALL FLUSH BREAKFAST BAR ON KITCHEN ISLAND (5), INSTALL FOR WATERFALL PANELS ON 2 ENDS OF ISLAND(18)		58.00	135.00	\$7,830.00	*
39 Upgrade solid surface countertop with "Waterfall" panel end gable to floor (In addition to SqFt area of material)" INSTALL ON 2 ENDS OF KITCHEN ISLAND		2.00	583.00	\$1,166.00	*
Alternate Floor Plans					
Alternate Floor Plans					
40 Alternate Second Floor w/ Luxury Ensuite (S3)		1.00	0.00	\$0.00	
Discounts					
OTHER					
41 Discount - Other Purchaser(s) acknowledge this home is Spec to Drywall. No changes can be made to the structure including but not limited to electrical, plumbing, lighting, windows, staircase material and design, etc. All Interior colours and finishes are final upon firm and binding Purchaser (s) to select all interior colours and finishes at their design appointment upon firm and binding Agreement of Purchase and Sale.		1.00	-141,070.60	\$-141,070.60	*
Model Specific & Other Items					
OTHER					

