

LOT 97 - CLOSES IN **EARLY 2024**



GARDENIA **TRADITIONAL**

33' HOME IN PHASE 2

1,552 sq.ft.

3 Bed

2.5 Bath

SCAN QR CODE FOR

PREVU

3D IMMERSIVE MODEL TOURS

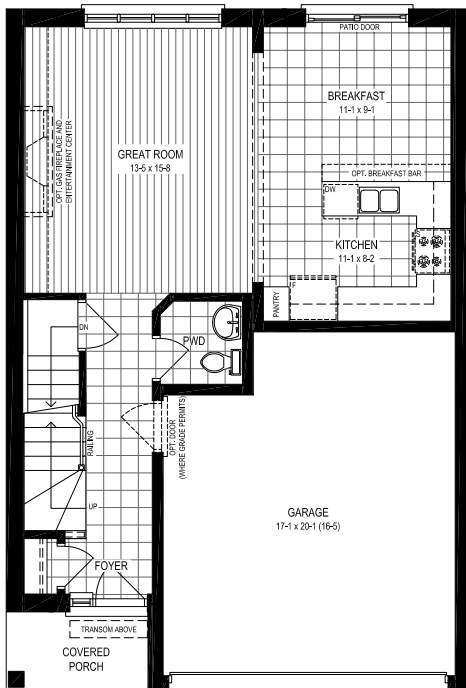


FULL PRICE
\$859,900

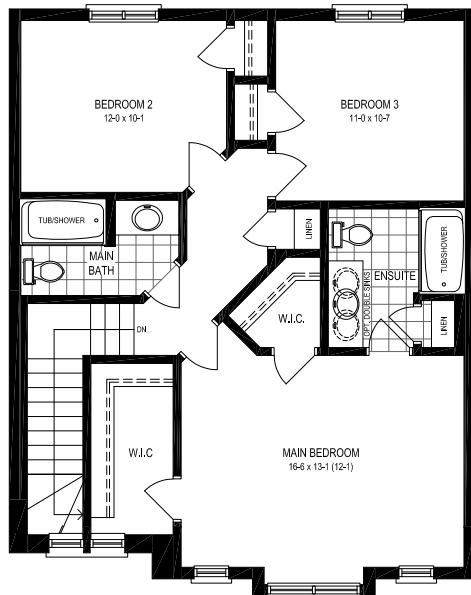
BUILDER DISCOUNT
\$30,000

VALUE PRICE
\$829,900

M1 - MAIN FLOOR



S1 - SECOND FLOOR



\$68,338

DESIGNER UPGRADES **CHOOSE YOUR FINISHES**

- Exterior architectural shingles
- Exterior door from House to Garage
- Oak stairs with metal spindles
- TV Ready Wall Mount Package
- 200 Amp electrical panel (singles only)
- Exterior and interior potlight(s) on Main floor
- Air conditioning unit rough-in
- Builder Bonus hardwood in Great Room

Basement

- Fruit cellar
- Egress window(s)

Bathrooms

- Undermount sink, and Level 1 Caesarstone countertops in Ensuite and main baths
- Ensuite: Frameless tempered glass shower,
- Three-piece Basement Bathroom rough-in

Kitchen

- 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:	Gardenia M1/S1 Elev A
		Community:	Brant West Ph2 Singles
		Lot/Unit:	97
Customer No:	006878	Block:	
		Phase:	
Municipal Address:	21 Broddy Avenue	Plan:	
	Brantford	Job	BW20097
Home Phone:		Sales Agents:	Sales
Work Phone:			
Cell Phone:		Closing:	
Email:			

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Exterior Veneer Options				
Finishes Exterior				
1 Upgrade from standard shingle to Architectural Shingles		1.00	2,000.00	\$2,000.00
Fruit Cellars				
Foundation				
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				
Finishes Exterior				
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				
Framing				
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)		2.00	1,683.00	\$3,366.00
SEE BASEMENT SKETCH FOR LOCATION OF EGRESS WINDOWS				
Base Flooring				
Framing				
6 Other (Specify Details & Enter Price, if applicable) INSTALL ENGINEERED OSB SUBFLOOR		1.00	2,500.00	\$2,500.00 *
Handrails and Stair Posts				
General Finish				
7 Install 4" Victorian Oak Post - No Bullnose, in lieu of standard, (each) ADD TO STARICASE		1.00	575.00	\$575.00
Stairs				
Framing				
8 Upgrade stairs from Main floor to Second floor to Solid Oak ILO standard carpet grade		1.00	7,594.00	\$7,594.00 *
Electrical & Cable Options				
Framing				
9 Add a Regular Switch ADD A SEPEARTE SWITCH FOR CAPPED ELECTRICAL ABOVE PENINSULA		1.00	145.00	\$145.00
10 Add a rough-in capped box (for future installation of light fixture) ADD OVER PENINSULA SEE SKECTH FOR LOCATION		2.00	150.00	\$300.00

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. SEE SKETCH FOR LOCATION		5.00	365.00	\$1,825.00
16 Add an interior LED Potlight. (Specify if standard fixtures are to be removed.) 6 IN GREATROOM IN LIEU OF STD LIGHT. 3 IN MAIN HALLWAY IN LIEU OF STD. LIGHT. FOYER LIGHT REMIANS. 3 IN KITCHEN IN LIEU OF STD. LIGHT. BREAKFAST LIHGT REMAINS		12.00	230.00	\$2,760.00
Plumbing Options				
Framing				
17 Add a Three-piece Rough-in in Basement		1.00	1,100.00	\$1,100.00
18 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. ENSUITE SHOWER		1.00	1,650.00	\$1,650.00
19 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 SHOWER		1.00	3,466.00	\$3,466.00
20 Upgrade from acrylic base to tiled base - max shower size 5' x 3' ADD TO ENSUITE SHOWER		1.00	670.00	\$670.00
21 Other (Specify Details & Enter Price, if applicable) INSTALL UNDERMOUNT KITCHEN SINK		1.00	570.00	\$570.00 *
22 Add a Rough-in waterline for a Refrigerator INSTALL IN KITCHEN		1.00	272.00	\$272.00
23 Upgrade to undermount bathroom sink (larger rectangular). (Only applicable to solid surface countertops) INSTALL IN MAIN BATH AND ENSUITE		2.00	356.00	\$712.00 *
Heating, Ventilation and Cooling				
Framing				
24 Add Air Conditioner (Homes under 1900 sqft)		1.00	4,900.00	\$4,900.00
Interior Doors				
General Finish				
25 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. INSTALL ON MAIN FLOOR		3.00	357.00	\$1,071.00
Flooring				
Flooring				
26 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 GREAT ROOM		228.00	9.95	\$2,268.60 *
Cabinetry - Cupboard & Drawer Upgrades				
General Finish				
27 Install painted finish on cabinets in kitchen INSTALL IN KITCHEN		1.00	3,500.00	\$3,500.00 *

DESCRIPTION	CATEGORY	QTY	RATE	PRICE	
Cabinetry - Cupboard & Drawer Upgrades					
28 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	*
29 Install Extended height uppers, per Linear Foot (for standard cabinets). Height may vary due to site conditions. INSTALL IN KITCHEN		19.00	95.00	\$1,805.00	*
Cabinetry - Shelving Upgrades					
General Finish					
30 Install a Microwave Space Saver Provision over the stove in lieu of standard. INSTALL KITCHEN		1.00	690.00	\$690.00	
Fridge Buildout & Pantry Options					
General Finish					
31 Add standard fridge buildout with 2 gables (approx 24" deep) Maximum width of build out is 36". This item is charged twice for buildout in excess of 36". INSTALL IN KITCHEN		1.00	1,460.00	\$1,460.00	*
Kitchen Crown Moulding					
General Finish					
32 Add Medium Crown Moulding (#3), per foot INSTALL MSC TYPE F CROWN IN KITCHEN		20.00	181.00	\$3,620.00	*
Countertop					
General Finish					
33 Install Level 1 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. INSTALL IN MAIN BATH (8) AND ENSUITE (10)		18.00	110.00	\$1,980.00	*
34 Install Level 2 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. INSTALL IN KITCHEN AND FLUSH BREAKFAST BAR ON PENINSULA		40.00	135.00	\$5,400.00	*
Alternate Floor Plans					
Alternate Floor Plans					
35 Alternate Second Floor w/ Alternate Ensuite & 2nd W.I.C (S2)		1.00	0.00	\$0.00	
Discounts					
OTHER					
36 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	-106,888.60	\$-106,888.60	*
Model Specific & Other Items					
OTHER					
37 Upgrade to Metal spindles/pickets (Specify Style, Pattern, Colour & Price) INSTALL BLACK METAL KNUCKLE SPINDLES ON STAIRCASE		1.00	914.00	\$914.00	*
Bonuses and Extras					
Price List Options					
38 PICK A POSEY - Upgraded Appliance Package		1.00	5,500.00	\$5,500.00	*

Total Upgrades Including Taxes	\$-30,000.00
Base Price of House	859,900.00
Lot Premium (if Applicable)	0.00

Total Selling Price Including GST	\$ 829,900.00
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Purchaser:	_____	Date:	_____
Purchaser:	_____	<input type="checkbox"/> FINANCE CONDITION	_____
Witness:	_____	<input type="checkbox"/> LAWYER CONDITION	_____
Builder:	_____	<input type="checkbox"/> SALE OF PROPERTY	_____

THE PURCHASER MUST NOTIFY THE VENDOR IN WRITING THAT THESE CONDITIONS HAVE NOT BEEN SATISFIED BEFORE _____ FAILING WHICH THIS AGREEMENT IS DEEMED TO BE FIRM & BINDING.