

# LOT 101 - CLOSES IN **EARLY 2024**



## GREENBOROUGH FARMHOUSE

33' HOME IN PHASE 2

**1,819** sq.ft.

**3** Bed

**3.5** Bath

SCAN QR CODE FOR

**PREVU**

3D IMMERSIVE MODEL TOURS



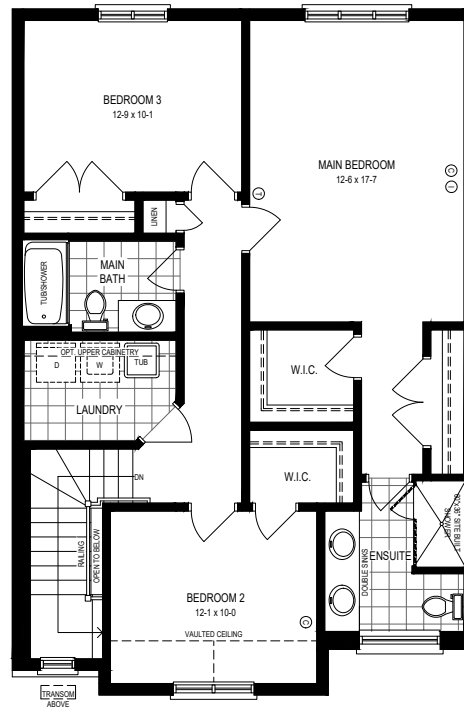
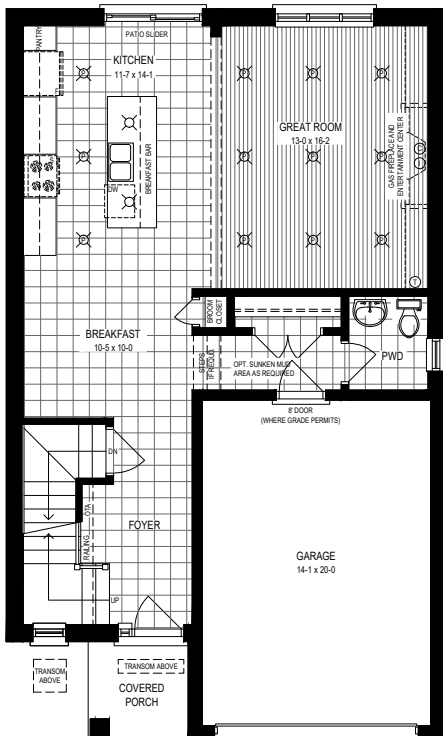
FULL PRICE  
**\$914,900**

BUILDER DISCOUNT  
**\$60,000**

VALUE PRICE  
**\$854,900**

### M1 - MAIN FLOOR

### S1 - SECOND FLOOR



**\$86,854**

### DESIGNER UPGRADES **CHOOSE YOUR FINISHES**

- Exterior architectural shingles
- Exterior door from House to Garage
- Linear Gas fireplace in Great Room
- Oak stairs with metal spindles
- 200 Amp electrical panel (singles only)
- TV Ready Wall Mount Package
- 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

- Ensuite: Frameless tempered glass shower, undermount sink, additional sink in vanity, and Level 1 Caesarstone countertop
- Main: Level 1 Caesarstone countertops with an undermount sink
- Three-piece Basement rough-in

#### Kitchens

- Rough-in waterline for refrigerator
- 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:	Greenborough M1/S1 Elev F
		Community:	Brant West Ph2 Singles
		Lot/Unit:	101
		Block:	
		Phase:	
		Plan:	
		Job	BW20101
Customer No: 006886		Sales Agents:	Sales
Municipal Address: 243 Longboat Run West Brantford		Closing:	
Home Phone:			
Work Phone:			
Cell Phone:			
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 *
Fireplaces & Mantel Options				
<i>General Finish</i>				
7 Add a direct-vent Astria Compass DLX45TEN Linear Gas Fireplace. Includes fan kit, accent lighting & multi-function remote control. (Drawing req'd showing dimensioned location). Encroaches approx 18". ADD TO GREAT ROOM		1.00	8,495.00	\$8,495.00
Handrails and Stair Posts				
<i>General Finish</i>				
8 Install 4" Victorian Oak Post - No Bullnose, in lieu of standard, (each) ADD TO STAIRCASE		3.00	575.00	\$1,725.00 *
Stairs				
<i>Framing</i>				
9 Upgrade stairs from Main floor to Second floor to Solid Oak ILO standard carpet grade		1.00	7,820.00	\$7,820.00 *

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Electrical & Cable Options				
Framing				
10 TV Ready Wall Mount Package: Includes 1 of the standard cable outlets, conduit & 2 standard duplex receptacles. Specify input and output locations for conduit. PLACE 60" F.F ABOVE FIREPLACE IN GREAT ROOM		1.00	600.00	\$600.00
11 Install a Dimmer Switch in lieu of standard switch. ADD TO GREAT ROOM		1.00	100.00	\$100.00
12 Add a rough-in capped box (for future installation of light fixture) ADD 2 CAPPED ELECTRICAL ABOVE KITCHEN ISLAND		2.00	150.00	\$300.00
13 Add a Regular Switch ADD FOR CAPPED ELECTRICAL		1.00	145.00	\$145.00
14 FOR SINGLES ONLY-Install a 200 Amp Panel (where applicable)		1.00	2,000.00	\$2,000.00
15 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				
16 Add Flush Valance lighting including wood valances & LED lights on a separate switch INSTALL IN KITCHEN		1.00	2,500.00	\$2,500.00
17 Add an Exterior Potlight on existing switch.		4.00	365.00	\$1,460.00
18 Add interior LED 6 Potlight Package on Main Floor ONLY. (Specify if standard fixtures are to be removed.) aDD 12 POTLIGHTS TOTAL. 9 IN GREAT ROOM ON SEPEARTE SWITCH IN LIEU OF STANDARD FIXTURE. 3 IN KITCHEN. DELETE KITCHEN LIGHT, ONLY INSTALL BREAKFAST LIGHT.		2.00	1,300.00	\$2,600.00
Plumbing Options				
Framing				
19 Add a Three-piece Rough-in in Basement		1.00	1,100.00	\$1,100.00
20 Other (Specify Details & Enter Price, if applicable) INSTALL UNERMOUNT KITCHEN SINK		1.00	570.00	\$570.00 *
21 Upgrade from acrylic base to tiled base - max shower size 5' x 3' IN ENSUITE		1.00	670.00	\$670.00
22 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. AT ENSUITE SHOWER		1.00	1,650.00	\$1,650.00
23 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. ENSUITE SHOWER		1.00	3,466.00	\$3,466.00
24 Add Fusion Shower Niche 24" high x 12" wide with Shelf to a tiled shower interior wall (PRO2412TV) - Stainless Steel ADD TO ENSUITE SHOWER WALL OPPOSITE PLUMBING		1.00	557.00	\$557.00
25 Add additional Bathroom Sink in vanity (where space permits - min 5-1/2' vanity required). Includes additional standard faucet, standard light fixture over second sink and additional receptacle. ENSUITE VANITY		1.00	1,895.00	\$1,895.00
26 Upgrade to undermount bathroom sink (larger rectangular). (Only applicable to solid surface countertops) INSTALL IN ENSUITE AND MAIN BATH		3.00	356.00	\$1,068.00 *
27 Add a Rough-in waterline for a Refrigerator INSTALL IN KITCHEN		1.00	272.00	\$272.00
Heating, Ventilation and Cooling				
Framing				
28 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
29 Add Air Conditioner (Homes under 1900 sqft)		1.00	4,900.00	\$4,900.00
Interior Doors				

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Interior Doors				
General Finish				
30 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 TO 8'		5.00	357.00	\$1,785.00
Flooring				
Flooring				
31 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		222.00	9.95	\$2,208.90 *
Cabinetry - Cupboard & Drawer Upgrades				
General Finish				
32 Install a Bank of drawers in Vanity. Min 42" vanity width required. INSTALL IN ENSUITE		1.00	692.00	\$692.00 *
33 Install painted finish on cabinets in kitchen INSTALL IN KITCHEN		1.00	3,500.00	\$3,500.00 *
34 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 *
35 Install Extended height uppers, per Linear Foot (for standard cabinets). Height may vary due to site conditions. INSTALL IN KITCHEN		14.00	95.00	\$1,330.00 *
Cabinetry - Shelving Upgrades				
General Finish				
36 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				
37 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				
38 Add Medium Crown Moulding (#3), per foot INSTALL MSC TYPE F CROWN IN KITCHEN		16.00	181.00	\$2,896.00 *
Countertop				
General Finish				
39 Install Level 2 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required.  INSTALL IN KITCHEN AND ISLAND (30), INSTALL FLUSH BREAKFAST BAR ON KITCHEN ISLAND (8), INSTALL ON WATERFALL PANELS ON 2 ENDS OF ISLAND (18)		56.00	135.00	\$7,560.00 *
40 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 *
41 Install Level 1 Caesarstone quartz in Lieu of Laminate. Purchaser acknowledges a seam may be required. INSTALL IN MAIN BATH AND ENSUITE		16.00	110.00	\$1,760.00 *
Discounts				
OTHER				
42 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	-156,678.90	\$-156,678.90 *
Model Specific & Other Items				
OTHER				

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
Model Specific & Other Items				
43 Upgrade to Metal spindles/pickets (Specify Style, Pattern, Colour & Price) INSTALL BLACK METAL STRAIGHT PICKETS THROUGHOUT STAIRCASE		1.00	1,164.00	\$1,164.00 *
Bonuses and Extras				

Price List Options

44 PICK A POSEY - Upgraded Appliance Package	1.00	5,500.00	\$5,500.00 *
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Total Upgrades Including Taxes	\$-60,000.00
Base Price of House	914,900.00
Lot Premium (if Applicable)	0.00
Total Selling Price Including GST	\$ 854,900.00

Purchaser: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Witness: \_\_\_\_\_

Builder: \_\_\_\_\_

Date: \_\_\_\_\_

☐ FINANCE CONDITION \_\_\_\_\_

☐ LAWYER CONDITION \_\_\_\_\_

☐ 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.