



An Exclusive Enclave of Luxury Freehold Townhomes in Stouffville

Tentative Closing Date:

**Spring/Summer 2023**

Highlights of Features & Finishes

- **Oak Staircase with premium steel pickets.**
- **Upgraded Pre-finished 3¼” x ¾” engineered hardwood flooring throughout except tiled area.**
  - **6” baseboards with 2¾” casing with door stop.**
- **Kitchen with extended upper cabinetry, backsplash, granite or quartz countertop, double undermount stainless steel sink**
  - **Six (6) Appliances included:**  
*(chimney style canopy hood fan, stainless steel refrigerator, stainless steel range with four burner stove and oven, stainless steel dishwasher, washer and dryer)*
- **Frameless glass shower door in Master Bathroom (as per plan).**
- **Pendant light in kitchen, upgrade light fixtures, & LED Spotlights (as per plan)**
  - **Granite countertops in all bathrooms**
- **9’ ceilings on Main Floor, 8’ ceiling on Ground, Second and Third Floor (as per plan)**
  - **Common Element Fee: Approx. \$100 monthly**

Deposit

Deposit cheques payable to: MERETSKY LAW FIRM, IN TRUST

No.	Deposit Amount	Due Date
1	\$20,000.00	Bank Draft w/ Worksheet
2	\$10,000.00	30 Days
3	\$30,000.00	90 Days
4	\$30,000.00	150 Days
5	\$30,000.00	210 Days
6	\$30,000.00	270 Days

*\*subject to change by Vendor without notice*

General Terms

- \$10,000 plus HST Assignment Fee with Vendor’s consent

**Adjustments:**

- Development charges/levies (max.- **\$7,500**)
- Landscaping, Boulevard Treatment and/or Park Levy (max. **\$7,500**)
  - Utilities connection and installation fee (max.- **\$5,000**)

\*all of the above terms, amounts, features & finishes are subject to change by Vendor without notice. Vendor reserves the right to modify terms, amounts, plans, sizes, features, prices, and specifications without notice. E. & O.E. Mar. 18, 2021