

PRICE SHEET as of June 4, 2024

HOME TYPE	PLAN	SIZE	STARTING FROM
1 Bedroom	A1, A1.1, A2, A3	541 – 577 sf	Mid \$800,000's
2 Bedroom	B1, B2, B3, B4, B5	700 - 890 sf	Low \$1,000,000's
2 Bedroom and Lock-Off	B6, B6a	1101 sf	Mid \$1,700,000's
1 Bedroom Garden Flat (1 level)	G1, G2, G3	562 - 574 sf	Mid \$800,000's
3 Bedroom Townhome (2 levels)	U1a, U1b, U2, U3, U4	1244 - 1297 sf	Upper \$1,700,000's

\*Pricing is before tax & credit. Pricing and incentives are subject to change without prior notice.

<b>Estimated Strata Fees</b>	\$0.64/psf includes access and membership to the lelám community centre featuring a 15,000 sq. ft. amenity building plus Townline's Strata Maintenance Program and more.
<b>Parking</b>	One parking stall included with all homes, pre-wired with EV capabilities
<b>Estimated Completion</b>	June 29, 2027 – September 29, 2027

## VIP PURCHASER INCENTIVE

<b>Bicycle Storage Locker</b>	Storage lockers available for \$2,500 plus tax (Regular \$5,000)
<b>Assignment Fee</b>	\$2,500 for third party, \$1,000 for family member (Regular 2.5%)
<b>Incentive Credit</b>	\$5,000 credit – one-bedroom homes and one-bedroom garden flats \$10,000 credit – two-bedroom homes \$15,000 credit – lock-off and three-bedroom Townhomes

## LIMITED TIME REDUCED DEPOSIT STRUCTURE – 15% TOTAL FOR RESIDENTS OF CANADA

<b>Initial Deposit</b>	Bank draft of \$10,000 payable to "Sampson Davie Fane Volpiana LLP In Trust" at writing
<b>Second Deposit</b>	Increased to 5% within 7 days of acceptance
<b>Third Deposit</b>	5% within 6 months from acceptance
<b>Fourth Deposit</b>	5% on the date that is 9 months from acceptance or 10 days after building permit/financing has been achieved, whichever is later
<b>Fifth Deposit</b>	Additional 10% at 9 months after the fourth deposit
Non-Resident Only	

## VIP COOPERATING BROKERAGE DETAILS

<b>Commission</b>	2% commission (standard - 3.255% on the first \$100,000 and 1.1625% on the remainder) paid 50% when 10% deposit has been received and 50% within 30 days of completion.
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