

FREQUENTLY ASKED QUESTIONS

NORTHSIDE
GUELPH

Are there upgrades available?	There is an Upgraded Interior Design Package which includes upgraded cabinetry with extended uppers, Level 5 quartz countertop, subway backsplash, and upgraded faucet - \$7,500 plus HST. There is also an 8' x 3' optional kitchen island with seating area upgrade in two-storey units - \$8,500 plus HST. All other high-quality features are included in the price.
Is HST charged?	The base price includes HST (as long as you are purchasing as your principal residence or your immediate family's principal residence). If you are purchasing as an investment property, you will pay HST on closing and then apply to CRA for an HST rebate. Upgrades are subject to HST.
How does parking work?	One parking space is included in the price*. There is also an option to lease a second parking space for \$100/month.
Is there visitor parking?	Yes, there are 26 visitor parking spaces.
Is there electric vehicle charging (EVC)?	Yes, there will be dual EVC chargers installed in visitor parking area along with conduits placed in locations throughout the site for future EVC installations.
What are the property taxes?	Property taxes vary based on the assessed value of your home and municipal tax rates. You can estimate annual property taxes using this formula: $\text{House Price} \times 0.012 \times 0.75$.
How much is the deposit?	The total deposit is 10% with 5% due once the Agreement becomes firm and 5% due 60 days later. Personal cheque or bank draft should be made out to Robson Carpenter LLP in Trust.
Are there any common amenities?	There is a central park with extensive landscaping, pathways, seating areas, dining area (large harvest table under a pergola), and charcoal BBQ's.
How long between occupancy and closing?	In our experience, this is typically 1-3 months.
Are there any rental items?	The water heater and water softener are the only rental items. Purchasers agree to sign a rental agreement with Reliance Home Comfort at the time of occupancy. The cost is \$35/month plus HST.
What can you store in the outdoor storage lockers?	Outdoor storage lockers are water-resistant, not waterproof; items should be stored accordingly. No flammable items are permitted, and valuables should not be stored.
Are there amenities nearby?	Yes, grocery, shopping and restaurants are within walking distance. Additionally, Riverside Park and an extensive trail network are nearby.
Do you cooperate with realtors?	Yes, please see sales representative for further details.

**Subject to change.*