

FREQUENTLY ASKED QUESTIONS

Are there upgrades available?

There is an Upgraded Interior Design Package available for \$7,500 plus HST, which includes upgraded cabinetry with extended uppers, Level 5 quartz countertops, subway backsplash, and an upgraded faucet. LVP flooring in bedrooms is available for \$1,500 plus HST, and LVP on stairs is available for \$3,000 plus HST per set of stairs. All other high-quality features are included in the price.

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: 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.