NORTHSIDE
GUELPH

Fall Incentive Price List

BLOCK D

Unit Type	Elevation	Beds	Baths	Sq. ft.	Full HST Price*	Estimated Tax Free Price**
Terrace Level B	End	2	2	900	~~$494,990~~	**$438,676*** **
Terrace Level	Interior	2	2	993	~~$536,990~~	**$475,213**
Main Level	Interior	2	2	869	~~$565,990~~	**$500,877**
Front Two-Storey	Interior	2	2	1106	~~$598,990~~	**$530,080**
Rear Two-Storey	Interior	2	2.5	1120	~~$598,990~~	**$530,080**
Front Two-Storey	End	2	2	1122	~~$610,990~~	**$540,700**
Rear Two-Storey	End	2	2.5	1135	~~$610,990~~	**$540,700**

PARKING
Flexible parking options for 1 and 2 vehicles

DEPOSIT
5% due on firming and 5% due 60 days from firming

OCCUPANCY
Summer 2027

CONDO FEES
$187/month covers snow removal, landscaping, maintenance, property management and insurance. Utilities separately metered

*Full HST Price assumes that the Purchaser does not qualify for any available rebates and would be responsible to pay full HST on closing.

**For simplicity purposes, full HST price is divided by 13% to arrive at Estimated Tax Free Price. The Estimated Tax Free Price assumes that the proposed enhanced provincial and federal new housing rebates (or a combination of the existing and enhanced rebates, collectively the "Rebates") will be in force on closing, the Purchaser will qualify for all of the Rebates, that the Purchaser assigns all of the Rebates to the Vendor on closing. Purchaser to assign existing $24,000 HST rebate and future HST rebates proposed by the Provincial and Federal governments that are in force on closing, assignable to the Vendor and that the Purchaser qualifies for. The purchase price on the APS will be calculated inclusive of HST, assuming the Purchaser is assigning the existing New Housing Rebate to Vendor on closing. Eligible new home purchases made between April 1, 2026 and March 31, 2027 may benefit from temporary HST relief. Subject to eligibility requirements. If the Purchaser does not qualify for one or more of the Rebates or if the one or more of the proposed Rebates are not brought into force prior to closing, or if one or more of the Rebates are not assignable to the Vendor on closing, the Purchaser shall pay the amount of the said proposed Rebates, in addition to the Estimated Tax Free Price on closing.

***Does not include separately deeded parking. Unit will receive two (2) years of free leased parking.

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GRANITE HOMES

Prices and promotions are subject to change without notice. Please see Sales Professional for details. E. & O. E. Prices effective November 3, 2026.

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LIMITED TIME INCENTIVES

1. 1 Free Parking Space ($25,000 value)*
2. 2 Years Free Condo Fees ($4,500 value)
3. Free Appliance Package ($8,250 value)
4. Development Charges Capped at $0
5. Granite Homes Extended Warranty Program

**Offer applies to all units excluding Terrace Level B units. Terrace Level B units will receive two (2) years of free leased parking.*

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