



Phase 2

36' DETACHED HOME COLLECTION

Exclusive Bonus Offer

GRANITE KITCHEN COUNTERTOPS

WITH UNDERMOUNT STAINLESS STEEL SINK
(to be chosen from Vendor's Level 1 samples)

and

✓ WOOD GRAIN VINYL FLOORING ON MAIN FLOOR

(in lieu of carpeted areas)

OR

✓ \$10,000 DÉCOR DOLLARS

and

✓ 4 HAWKRIDGE GOLF CLUB GOLF PASSES

(Value \$400)

and

✓ FREE ASSIGNMENT

✓ PLUS

PREMIUM exterior vinyl siding, including insulated siding on sides and rear of home

9' Main Floor Ceiling Height

Extended Upper Cabinetry in Kitchen

Direct Access from Garage to Home if Grade Permits

Heat Recovery Ventilator for Healthier Indoor Air Quality

Stairs Designed with Extra Deep 10" Treads

Subfloors are Nailed, Screwed, and Glued, for Quieter Floors

All Air Ducts are Professionally Cleaned

Bonus Offer is subject to change without notice. Offer only valid at The Cedars. Décor Dollars have no cash value.

Price List

Phase 2 - Final Release

36' Lot - Detached Home Collection

<u>MODEL</u>	<u>ELEVATION</u>	<u>TYPE</u>	<u>BEDROOMS / BATHROOMS / GARAGE</u>	<u>TOTAL SQUARE FOOTAGE</u>	<u>OPEN AREA</u>	<u>EXCLUSIVE PRICING</u>	
THE MUSKOKA 1 <i>BB36-0001</i>	A	2-Storey	3 / 2.5 / 2	1649	13	<i>from</i> \$ 819,990	
	B		3 / 2.5 / 2	1653	13	<i>from</i> \$ 829,990	
THE MUSKOKA 2 <i>BB36-0002</i>	A	2-Storey	4 / 2.5 / 2	1943		<i>from</i> \$ 859,990	
	B		4 / 2.5 / 2	1946		<i>from</i> \$ 869,990	
THE MUSKOKA 3 <i>BB36-0003</i>	A	2-Storey	4 / 2.5 / 2	2026	19	<i>from</i> \$ 874,990	
	B		4 / 2.5 / 2	2030	19	<i>from</i> \$ 884,990	
THE MUSKOKA 4 <i>BB36-0004</i>	A	2-Storey	3 / 2.5 / 2	2155		<i>from</i> \$ 889,990	
		<i>Option 2B</i>	A	4 / 2.5 / 2	2155	<i>from</i> \$ 894,990	
			B	3 / 2.5 / 2	2158	<i>from</i> \$ 899,990	
		<i>Option 2B</i>	B	4 / 2.5 / 2	2158	<i>from</i> \$ 904,990	
THE MUSKOKA 5 <i>BB36-0005</i>	A	2-Storey	4 / 2.5 / 2	2215		<i>from</i> \$ 919,990	
	B		4 / 2.5 / 2	2218		<i>from</i> \$ 929,990	
THE MUSKOKA 6 <i>BB36-0006</i>	A	2-Storey	4 / 2.5 / 2	2327	14	<i>from</i> \$ 939,990	
	B		4 / 2.5 / 2	2331	14	<i>from</i> \$ 949,990	
THE MUSKOKA 7 <i>BB36-0007</i>	A	2-Storey	4 / 2.5 / 2	2469	55	<i>from</i> \$ 959,990	
	B		4 / 2.5 / 2	2473	55	<i>from</i> \$ 969,990	
THE MUSKOKA 8 <i>BB36-0008</i>	A	2-Storey	4 / 3.5 / 2	2600	8	<i>from</i> \$ 989,990	
	B		4 / 3.5 / 2	2604	8	<i>from</i> \$ 999,990	
THE MUSKOKA 9 <i>BB36-0009</i>	A	2-Storey	4 / 3.5 / 2	2869	127	<i>from</i> \$ 1,029,990	
		<i>Option 1B2B</i>	A	5 / 3.5 / 2	2869	127	<i>from</i> \$ 1,034,990
			B	4 / 3.5 / 2	2876	127	<i>from</i> \$ 1,039,990
		<i>Option 1B2B</i>	B	5 / 3.5 / 2	2876	127	<i>from</i> \$ 1,044,990
THE MUSKOKA 10 (<i>corner lot</i>) <i>BB36-5001</i>	A	2-Storey	4 / 2.5 / 2	2205		<i>from</i> \$ 949,990	
	B		4 / 2.5 / 2	2224		<i>from</i> \$ 959,990	
THE MUSKOKA 11 (<i>corner lot</i>) <i>BB36-5002</i>	A	2-Storey	4 / 2.5 / 2	2527	55	<i>from</i> \$ 999,990	
	B		4 / 2.5 / 2	2516	53	<i>from</i> \$ 1,009,990	

Deposit Structure - OPTION 1 (10% Total)

1. \$20,000 with Agreement
2. \$15,000 in 60 Days
3. \$15,000 in 90 Days
4. \$15,000 in 120 Days
5. Balance to 10% in 150 Days

(Includes additional \$5,000 Décor Incentive)

Deposit Structure - OPTION 2 (10% Total)

1. \$20,000 with Agreement
2. \$5,000 in 30 Days
3. \$5,000 in 60 Days
4. \$5,000 in 90 Days
5. \$5,000 in 120 Days
6. \$5,000 in 150 Days
7. \$5,000 in 180 Days
8. \$5,000 in 210 Days
9. \$5,000 in 240 Days
10. \$5,000 in 270 Days
11. \$5,000 in 300 Days
12. Balance to 10% in 330 Days

PREMIUMS & CLOSINGS - PHASE 2 / FINAL RELEASE

May 23, 2023

Lot	Presited Model	Presited Model Code	Street	Garage Side	Closing Date	Premium	Deck Condition	Grading Premium	Total Premium
36' PRODUCT									
2			Beechwood Forest Lane	R	19-Aug-25	\$ 15,000	STD	\$ -	\$ 15,000
3			Beechwood Forest Lane	R	14 Aug 25	\$ 15,000	STD	\$ -	SOLD
4			Beechwood Forest Lane	R	12-Aug-25	\$ 15,000	STD	\$ -	\$ 15,000
5			Beechwood Forest Lane	R	5-Aug-25	\$ 10,000	STD	\$ -	\$ 10,000
6			McEachern Lane	R	29-Jul-25	\$ -	STD	\$ -	\$ -
8			McEachern Lane	L	24-Jul-25	\$ 10,000	D1	\$ 7,200	\$ 17,200
10			McEachern Lane	L	17 Jul 25	\$ 10,000	STD	\$ -	SOLD
11			McEachern Lane	L	15-Jul-25	\$ 10,000	STD	\$ -	\$ 10,000
12			McEachern Lane	L	10 Jul 25	\$ -	STD	\$ -	SOLD
13			McEachern Lane	L	8-Jul-25	\$ -	STD	\$ -	\$ -
62			McEachern Lane	R	12 Jun 25	\$ 15,000	STD	\$ -	SOLD
63			McEachern Lane	R	16 Sep 25	\$ 15,000	STD	\$ -	SOLD
58			Beechwood Forest Lane	L	20 Sep 25	\$ 20,000	STD	\$ -	SOLD
59			Beechwood Forest Lane	L	25-Sep-25	\$ 10,000	STD	\$ -	\$ 10,000
60			Beechwood Forest Lane	L	18 Dec 25	\$ 10,000	STD	\$ -	SOLD
61			Beechwood Forest Lane	L	23 Sep 25	\$ 10,000	STD	\$ -	SOLD
62			Beechwood Forest Lane	L	18 Sep 25	\$ 10,000	STD	\$ -	SOLD
63			Beechwood Forest Lane	L	11-Sep-25	\$ 10,000	STD	\$ -	\$ 10,000
64			Beechwood Forest Lane	L	9-Sep-25	\$ 10,000	STD	\$ -	\$ 10,000
65			Beechwood Forest Lane	L	25-Aug-25	\$ 10,000	STD	\$ -	\$ 10,000
66			Beechwood Forest Lane	L	26-Aug-25	\$ 10,000	STD	\$ -	\$ 10,000



PREMIUMS & CLOSINGS - PHASE 2 /RELEASE 4 (16 Lots)

May 23, 2023

Hold Lots	Firebreak Lots	Corner	First and Last Closing Dates
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Lot	Presited Model	Presited Model Code	Street	Garage Side	Closing Date	Quality Premium	Deck Condition	Grading Premium	Total Premium
36' PRODUCT									
1			Beechwood Forest Lane	R	1-Aug-25	\$ 15,000	STD	\$ -	\$ 15,000
2			Beechwood Forest Lane	R	19-Aug-25	\$ 15,000	STD	\$ -	\$ 15,000
3			Beechwood Forest Lane	R	14-Aug-25	\$ 15,000	STD	\$ -	\$ 15,000
4			Beechwood Forest Lane	R	12-Aug-25	\$ 15,000	STD	\$ -	\$ 15,000
5			Beechwood Forest Lane	R	5-Aug-25	\$ 10,000	STD	\$ -	\$ 10,000
6			McEachern Lane	R	29-Jul-25	\$ -	STD	\$ -	\$ -
57			McEachern Lane	L	2-Oct-25	\$ 15,000	HOLD		\$ 15,000
58			Beechwood Forest Lane	L	30-Sep-25	\$ 20,000	STD	\$ -	\$ 20,000
59			Beechwood Forest Lane	L	25-Sep-25	\$ 10,000	STD	\$ -	\$ 10,000
60			Beechwood Forest Lane	L	18-Dec-25	\$ 10,000	STD	\$ -	\$ 10,000
61			Beechwood Forest Lane	L	23-Sep-25	\$ 10,000	STD	\$ -	\$ 10,000
62			Beechwood Forest Lane	L	18-Sep-25	\$ 10,000	STD	\$ -	\$ 10,000
63			Beechwood Forest Lane	L	11-Sep-25	\$ 10,000	STD	\$ -	\$ 10,000
64			Beechwood Forest Lane	L	9-Sep-25	\$ 10,000	STD	\$ -	\$ 10,000
65			Beechwood Forest Lane	L	25-Aug-25	\$ 10,000	STD	\$ -	\$ 10,000
66			Beechwood Forest Lane	L	26-Aug-25	\$ 10,000	STD	\$ -	\$ 10,000

Grading
D1-\$7,200 / D2-\$11,200 / D3-\$14,200 / WOB-\$24,200

Deposits

	<u>OPT 1</u>		<u>OPT 2</u>
1	\$20k w/Agreement	1	\$20k w/Agreement
2	\$15k in 60 days	2	\$5k in 30 days
3	\$15k in 90 days	3	\$5k in 60 days
4	\$15k in 120 days	4	\$5k in 90 days
5	Balance to 10% in 150 days	5	\$5k in 120 days
	* (w/\$5k included Décor Incentive)	6	\$5k in 150 days
		7	\$5k in 180 days
		8	\$5k in 210 days
		9	\$5k in 240 days
		10	\$5k in 270 days
		11	\$5k in 300 days
		12	Balance to 10% in 330 days

1. Total Commission - 4% (+1% if Outside Agent Involved)
2. Loyalty Bonus - NONE
3. Singles Referral Program - NONE
4. DC Inc Only Levy Capping - \$10,000
5. Assignments - \$0 Fee
6. Incentives: Granite Kitchen Countertops with Undermount SS Sink & Wood Grain Vinyl Flooring on Main floor (in lieu of carpet) OR \$10K Décor Dollars
7. Golf Passes to Hawkrigde Golf & Country Club

