# UNIT 9 - CLOSES IN FALL 2023

# ESPRIT GRANDE

3-STOREY TOWN IN SOLSTICE 2

**1,518** sq.ft.**3** Bed**2.5** Bath

SCAN QR CODE FOR



# FULL PRICE **\$728,953**



# BUILDER DISCOUNT \$49,053

## VALUE PRICE **\$629,900**

## \$49,053 DESIGNER UPGRADES CHOOSE YOUR FINISHES

- Premium quality lot
- Exterior door from House to Garage
- Railing at Upper Hall staircase
- Interior potlights in Great Room
- Builder Bonus Vinyl Plank Flooring on ground floor, throughout Main and Second floors
  Modern Trim. Door and Hardware Package
- Modern Him, Door and Hardware Packa
  Modern Plumbing Package
- Modern Plumbing Package
  Air conditioning unit

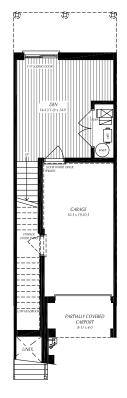
#### Bathrooms

- Ensuite: Acrylic shower base with tiled walls and niche with shelf, sliding glass door, and undermount sink in painted vanity
- Main: Painted vanity

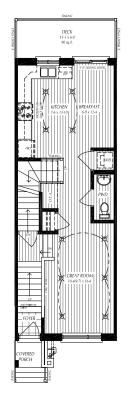
#### Kitchen

- Level 1 Herringbone backsplash
- Painted cabinetry, extended height upper cabinets, and microwave space saver
- Flush Valance lighting
- \* This unit will have a monthly Common Element Condominium Fee.

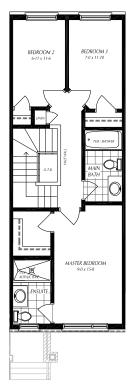
## B1 - LOWER LEVEL



### M1 - MAIN FLOOR INCLUDES 9' CEILINGS



## S1 - SECOND FLOOR





## SCHEDULE 'B'

(Forms part of the Agreement of Purchase and Sale)

Customer Name:		Model: Community: Lot/Unit:	Esprit Grande Interior B Solstice II Condo Towns 9
Customer No:	006822	Block: Phase:	2
Municipal Address:	Paris	Plan: Job	SO2T009
Home Phone: Work Phone:		Sales Agents:	
Cell Phone: Email:		Closing:	September 21, 2023 12:00:00AM

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
	Price List Options & Fees			
Price List Options				
<sup>1</sup> Lot Quality Premium		1.00	7,000.00	\$7,000.00 *
	Exterior Doors			
Finishes Exterior				
<sup>2</sup> Add a single Exterior Door from house to g Garage man door will only be supplied wh		1.00	1,600.00	\$1,600.00
	Base Flooring			
Framing				
<sup>3</sup> Other (Specify Details & Enter Price, if app INSTALL ENGINEERED OSB SUBFLOOR	licable)	1.00	1,500.00	\$1,500.00 *
	Standard Plan Alterations			
Framing				
<sup>4</sup> Other (Specify Details & Enter Price, if app Three Bedroom with Main Bedroom Ensuite	licable)	1.00	6,250.00	\$6,250.00 *
	Handrails and Stair Posts			
General Finish				
<sup>5</sup> Add straight railing (from standard selection foot) ADD RAIL IN LIEU OF HALFWALL TO UPP.		13.00	175.00	\$2,275.00
	Electrical & Cable Options			
Framing				
6 Other (Specify Details & Enter Price, if app Modern Plumbing Package Includes Kitchen Rizon by Moen Fixtures Throughout, Rain Si	Faucet Sleek by Moen,	1.00	3,200.00	\$3,200.00 *
<sup>7</sup> Install a Dimmer Switch in lieu of standard INSTALL FOR GREAT ROOM POLIGHTS		1.00	100.00	\$100.00
	Lighting			
Framing				
<sup>8</sup> Add interior LED 6 Potlight Package on Ma standard fixtures are to be removed.) INSTALL IN GREAT ROOM	ain Floor ONLY. (Specify if	1.00	1,300.00	\$1,300.00
<sup>9</sup> Add Flush Valance lighting including wood on a separate switch INSTALL IN KITCHEN	d valances & LED lights	1.00	2,500.00	\$2,500.00
	Plumbing Options			
Framing				
<sup>10</sup> Add Fusion Shower Niche 24" high x 12" w shower interior wall (PRO2412TV) - Stainle ADD TO ENSUITE SHOWER		1.00	557.00	\$557.00

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
	Plumbing Options			
<sup>11</sup> Upgrade to undermount bathroom sink (large applicable to solid surface countertops) ADD TO ENSUITE VANITY	r rectangular). (Only	1.00	356.00	\$356.00
12 Upgrade from acrylic base to tiled base - max ENSUITE SHOWER	shower size 5' x 3'	1.00	670.00	\$670.00
13 Other (Specify Details & Enter Price, if applica UNDERMOUNT KITCHEN SINK	able)	1.00	570.00	\$570.00 *
<ul> <li>14 Install an acrylic shower base with tiled walls tub/shower, sized as per plan (nominal up to Tension Rod. Door sold separately.</li> <li>ENSUITE</li> </ul>		1.00	1,650.00	\$1,650.00
	Plumbing Fixtures			
General Finish				
<sup>15</sup> Install specified Shower Door (Specify Brand, Price) in lieu of standard. INSTALL SLIDING GLASS DOOR ON ENSUIT.		1.00	1,570.00	\$1,570.00 *
	Flooring			
Flooring				
16 Install "Bonus" Vinyl Plank Flooring in lieu of sqft)	standard carpet (per	865.00	4.50	\$3,892.50 *
INSTALL ON GROUND FLOOR IN DEN (195), IN GREAT ROOM, AND MAIN HALLWAY (245) FLOORING TO UPPER HALLWAY AND ALL B CLOSETS ON SECOND FLOOR (425)	, INSTALL VINYL PLANK			
17 Install "Bonus" Vinyl Plank Flooring in lieu of	standard tile (per sqft)	350.00	0.00	\$0.00
- No Charge. INSTALL ON MAIN FLOOR IN FOYER, POWD ROOM, BREAKFAST AND KITCHEN, INSTALL MAIN BATH AND ENSUITE FLOOR	IN SECOND FLOOR IN			
18 Install ceramic Herringbone pattern for floor of sketch for details of direction. (per sqft)	or wall tiles. See	35.00	9.15	\$320.25
INSTALL KITCHEN BACKSAPLSH IN HERRIN	GBONE PATTERN			
	netry - Cupboard & Drawer U	pgrades		
General Finish				
19 Upgrade to painted vanity up to 48" wide (per INSTALL IN ENSUITE AND MAIN BATH	' vanity)	2.00	170.00	\$340.00 *
20 Install painted finish on cabinets in kitchen UPGRADE TO PAINTED CABINETS IN KITCH	EN	1.00	2,500.00	\$2,500.00
21 Install Extended height uppers, per Linear Fo cabinets). Height may vary due to site conditi INSTALL IN KITCHEN	•	20.00	95.00	\$1,900.00 *
	Cabinetry - Shelving Upgrad	les		
General Finish				
<sup>22</sup> Install a Microwave Space Saver Provision ov standard.	rer the stove in lieu of	1.00	690.00	\$690.00
INSTALL IN KITCHEN	ridge Buildout & Pantry Opt	ons		
General Finish				
<ul> <li><sup>23</sup> Add a standard fridge buildout with 1 gable (a width is 36" otherwise charges will be double determined per model. Dimensions to be sign color chart.</li> </ul>	d. Width is	1.00	630.00	\$630.00
KITCHEN	-			
	Backsplash			
General Finish				
24 Backsplash - Level 1 (sqft - Minimum 25 sqft sqft for Detached Homes) INSTALL LEVEL 1 BACKSPLASH IN KITCHEN PATTERN		35.00	37.50	\$1,312.50
	Countertop			
General Finish				
<sup>25</sup> Install Level 1 Caesarstone quartz in Lieu of L acknowledges a seam may be required. INSTALL IN KITCHEN (30) UPGRADE TO QUA ENSUITE (6) INSTALL IN MAIN BATHROOM C	ARTZ COUNTERTOP IN	42.00	110.00	\$4,620.00 *

DESCRIPTION	CATEGORY	QTY	RATE	PRICE
	Trim Options			
Framing				
26 Install Modern Trim, Door & Hardware F (Townhomes). Includes Logan doors &		1.00	1,750.00	\$1,750.00
matching hinges. Does not include Gar	rage Man Door entry.			
	Discounts			
OTHER				
27 Discount - Other Purchaser(s) acknowledge this home is S be made to the structure or color selectio electrical, plumbing, lighting, windows, st flooring, etc. All Interior colours and finish binding Agreement of Purchase and Sale	ns, including but not limited to aircase material and design, nes are final upon firm and	1.00	-49,053.25	\$-49,053.25 <b>*</b>
	Total Upgrades Includ	ding Taxes		\$0.00
	Base Price of House			709,900.00
	Lot Premium (if Applie	cable)		0.00
	Total Selling Price In	Icluding GS1	Г	\$ 709,900.00
Purchaser:	Date:			
Purchaser:		DITION -		
Witness:	LAWYER COND			
Builder:	SALE OF PROP	ERTY		
	ENDOR IN WRITING THAT THESE CONDITIC		ENT IS	