

Upto \$100,000.00

of Additional Bonus Features

GRAND OPENING BONUS PACKAGE

**FREE FINISHED
BASEMENT***

(1 OR 2 BEDROOMS DEPENDING ON THE HOME SIZE, 1 FULL BATHROOM & 1 RECROOM)

UPTO \$10,000.00 DECOR DOLLARS*

\$5,000.00 DECOR DOLLARS FOR HOMES UPTO 1999 SQFT

\$10,000.00 DECOR DOLLARS FOR HOMES 2000 SQFT AND ABOVE KITCHEN

STAINLESS STEEL KITCHEN APPLIANCES

LAUNDRY ROOM APPLIANCES

WALK-UP CONCRETE STAIRS TO THE BASEMENT INCLUDED (STANDARD GRADE LOTS)

WALKOUT BASEMENT LOTS WILL HAVE A DOOR AT THE BACK

ROUNDED CORNERS THROUGHOUT

LUXURY VINYL PLANK FLOORING IN LIVING & DINING

9 FOOT TALL CEILINGS ON THE MAIN FLOOR

MINOR CHANGES TO THE FLOORPLAN AT NO COST

NO DEVELOPMENT CHARGES

12" X 24" PORCELAIN OR CERAMIC IN TILED AREAD

30 YEAR SHINGLES WARRANTY

NO CHARGE ASSIGNMENT CLAUSE

FLEXIBLE 1% MONTHLY DEPOSIT STRUCTURE:

- **1% ON SIGNING**
- **1% EVERY MONTH FROM THE DATE OF SIGNING FOR 9 MONTHS**
- **TOTAL DEPOSIT 10%**

*** LIMITED TIME OFFER**

Sales Representative: Paul Batra

Telephone 416-837-0399

Email: realtor.paulbatra@gmail.com

Sales Office Address:

Unit 201-292 Lakeshore Rd. East Oakville ON. L6J 1J2

Exclusive Listed By BAY STREET PLATINUM REALTY INC.

Pricelist

Model	Fits on Lot	Sqft	Bed	Type	Elevation	Price
TowPath-1	26-30	1200	2	Bungalow	Elev-B	\$824,900
TowPath-2	27-30	1200	2	Raised Bungalow	Elev-B	\$824,900
TowPath-3	35-42	1526	3	2 storey	Elev-A	\$839,900
TowPath-4	35-42	1623	3	2 storey	Elev-A	\$849,500
TowPath-5	31	1724	3	2 storey	Elev-A	\$916,500
TowPath-6	26,29,30	1898	4	2 storey	Elev-A	\$929,900

NOTE: Free Finished Basement Promo

Finished Basement Square Footage Is **NOT INCLUDED** In The Above Square Footage

WALKOUT BASEMENTS FROM LOT 35-51
WALKUP BASEMENT FROM LOT 24-34 & 52

*Tentative closing dates Mid 2025

*No Charge Assignment Clause

Limited time 1% monthly deposit structure:

1% on signing of the contract

1% every month from the date of signing for 9 months

Total Deposit 10%

*Note: Energy Efficient Homes and site has Protected Woodland & Wildlife Habitat.

Prices include the HST. Prices are subject to change without notice. Some lots are subject to lot and or construction premiums.

Actual usable floor space may vary from the stated floor plan. Marken Homes will not be held liable for the above information.

Actual lot dimensions may vary from the stated site plan.

*Additional Terms and conditions apply

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Please see Sales Rep for details. Prices & features subject to change without prior notice. E. & O.E. May 02, 2024.

FEATURES & FINISHES**DISTINCTIVE EXTERIOR FEATURES:**

- Fully sodded lots including boulevard.
- High quality clay brick veneer and vinyl siding frontage.
- Pre-cast stone windowsills.
- Pre-finished aluminum soffits, fascia, eavestroughs and downspouts 2" x 6" exterior walls.
- Two convenient exterior weatherproof electrical outlets - one in front and one in rear of home.
- Durable 30-year self-sealing roof shingles.
- Decorative steel insulated entry doors with deadbolt lock.
- Garage man door to exterior.
- Steel sectional roll-up type insulated garage door.
- Poured concrete foundation walls with protective drainage layer.

GOURMET KITCHEN:

- Choice of deluxe maple oak or melamine kitchen cabinets in a range of colours and styles.
- Centre Island included.
- Laminate countertops in variety of selections.
- Double stainless-steel sink and single lever washerless faucet.
- Kitchen exhaust fan and hood ducted to the exterior in white or black.
- Heavy duty receptacle for electric range and dedicated receptacle for refrigerator.
- Dishwasher rough in with space in cabinets for future dishwasher.

LUXURY BATHROOM:

- Choice of deluxe bathroom cabinets made of oak or melamine maple in a range of colours and styles.
- Moen delta single lever washerless faucets provided in all bathrooms.
- White plumbing fixtures from vendor samples.
- Exhaust fans in all bathrooms vented to exterior.
- Acrylic 1 pc. Tub/Shower units or 48" in-wall acrylic showers.
- Pressure balancing valves.
- Insulated toilet tanks.
- Electrical outlets beside vanity - all bathrooms.
- Privacy locks on all bathroom doors.
- Mirrors above all bathroom vanities.

LAUNDRY FEATURES:

- Laundry tub and washing machine supply taps provided.
- Second level drain with rubber membrane and tiles.
- 2 exterior hose bibs.

LIGHTING & ELECTRICAL:

- Circuit breaker panel - 100-amp service.
- Copper wiring throughout.
- Electrical outlets for future garage door opener.
- Heavy duty receptacle - electric range & dryer.
- Smoke detectors & CO2 sensors on each floor and bedrooms.
- Electric door chime.
- Bell/cable- 3 of each location to be determined by homeowner
- Lighting fixture package.
- \$1000 lighting allowance.

FLOOR FINISH FEATURES:

- 12" X 24" Ceramic/Porcelain tile in foyer, main floor laundry, bathrooms and dinette - available in a large variety of colours and sizes.
- Premium carpet in living and dining room, per floorplan, 40 oz.
- Premium carpet in bedrooms, 40 oz.
- 1/2" chip foam underpad.
- All sub floors glued, nailed & screwed down.

INSULATION - PAINTING - HEATING:

- High efficiency gas-fired, forced-air heating.
- Home walls are insulated with R22 & ceilings with R60.
- Single family homes include an HRV system.
- Modern efficient hot water tank on rental basis.
- Walls finished with drywall using screws.
- Interior walls to be painted with quality paint. Purchaser's choice of colours from Vendor's samples (maximum 2 colours throughout) - one colour for trim.
- Warmly textured ceilings in all areas except bathrooms and kitchens.
- Garage drywalled and painted one coat.
- Maintenance free all-vinyl double-glazed windows low E Argon filled with Energy Star rating, and sliding patio doors with screens.

INTERIOR MILLWORK & DOORS:

- Rounded corners.
- Main floor ceiling height to be 9 foot tall and 2nd floor ceiling height to be 8 foot tall.
- Series 800 colonial doors and trim painted with semi-gloss paint. Polished chrome finished hardware on all interior doors.

OTHER:

- Basement windows to be 4x2'.
- Carpet staircase with oak spindles
- Gas manifold included in utility area