



**Daniels FirstHome™ Pickering
Price List
STACKED TOWNHOMES**

Vendor Reserves the right to increase prices, at any time, without notice.

1 STOREY, ONE BEDROOM with ONE BATHROOM				
MODEL	APPROX. SQ.FT.	BUILDING AVAILABILITY	OCCUPANCIES AVAILABLE FROM	PRICES FROM
MODEL J	601	2*	September 8, 2022	\$620,900
MODEL E	665 - 670	2 - 8	August 23, 2022	\$664,900
1 STOREY, TWO BEDROOM with TWO BATHROOMS				
MODEL	APPROX. SQ.FT.	BUILDING AVAILABILITY	OCCUPANCIES AVAILABLE FROM	PRICES FROM
MODEL E2	995	1, 2, 7, 8	August 23, 2022	\$840,900
2 STOREY, TWO BEDROOM with TWO BATHROOMS plus POWDER ROOM				
MODEL	APPROX. SQ.FT.	BUILDING AVAILABILITY	OCCUPANCIES AVAILABLE FROM	PRICES FROM
MODEL F	1,324	2, 4 - 8	August 22, 2022	\$884,900
MODEL G2	1,316 - 1,367	1 - 8	August 22, 2022	\$884,900
2 STOREY, THREE BEDROOM with TWO BATHROOMS plus POWDER ROOM				
MODEL	APPROX. SQ.FT.	BUILDING AVAILABILITY	OCCUPANCIES AVAILABLE FROM	PRICES FROM
MODEL G	1,316	1 - 8	August 22, 2022	\$884,900
MODEL K	1,515	3	September 8, 2022	\$1,008,900

*Units currently pending. Please ask a Sales Representative for availability.

All interior finishing packages have been carefully selected by the Daniels Décor Team. Finishing packages are pre-selected. Please speak to a Sales Representative for more information.

Parking

1 Garage Parking included

Exception: Unit 212 includes 2 Garage Parking

EVSE Upgrade for your garage parking*

EVSE Energized Outlet Upgrade: \$800

*One per home. Not available for additional surface parking

Additional Parking**

Surface Parking \$20,000

**Limited opportunity, available on a first-come, first-served basis

5% Deposit

Initial deposit of **\$7,500**
the balance of **5%** in **30** days

**Please make deposit cheques payable to
"BRATTYS LLP in TRUST"**

Taxes

Estimated at approximately
1% of purchase price

**H.S.T included for all owner-occupied suites
For investor purchases,
please see a sales representative**

Capped Closing Costs

1 Bedroom: \$7,500 + HST

2 Bedroom and 3 Bedroom: \$10,500 + HST

*Does NOT include the Tarion Enrolment Fee, HCRA fee, initial reserve fund contribution and realty taxes

Maintenance Fees

1 Bedroom: \$250 / month

2 Bedroom: \$280 / month

3 Bedroom: \$310 / month

Hydro and Gas are individually metered

Maintenance Fees Include

Utilities

The cost of electricity and maintenance for streetlights and other exterior lighting

All water consumed/used throughout the development, including for irrigation

Site Services

Landscape services, including: lawn and bed maintenance, weed control and fertilizer applications

Snow clearing services of walkways, roadways and visitor parking surfaces, including snow relocation, ice melting etc.

General Repair and Maintenance

Various maintenance services, such as servicing the fire hydrants, catch basins, and permeable pavers

Miscellaneous repairs to common elements such as eavestroughs, fencing, touch-up painting and minor repairs

Maintenance and repairs required for the irrigation and stormwater systems

Repair and maintenance of shared roadways, access areas, sidewalks and retaining wall (some costs shared with neighboring properties)

Administration

Property Management to maintain the Corporation's records, maintain and repair common elements, enforce the Corporation's rules and by-laws, and address resident concerns

Cost of insurance, legal and audit fees, and miscellaneous printing and stationery supplies

Reserve Fund

Covers the repairs and maintenance of the major components of the Corporation for its lifetime

Please note: Homes with two-garage parking will be subject to an additional maintenance fee

2-car garage parking - additional \$40 / month

Surface Parking Maintenance Fee

Surface Parking: \$25 / month



Note: Actual usable floor space may vary from the stated floor area.
*Please see a Sales Representative for details.

All prices, specifications, incentives, figures and materials are subject to change without notice. E.&O.E. July 26, 2022

EXCLUSIVE LISTING BROKERAGE: CONNECT.CA REALTY

Sales Rep: Ryan Coyle Email: ryan@connect.ca Phone: 416-904-0664