We've compiled answers to the most common questions about ownership, fees, occupancy, financing, and personalization options to help provide clarity throughout the homebuying process.

This guide is designed to support both purchasers and broker partners with the information needed to better understand the details of the home, confidently guide conversations, and make informed decisions.

Are the HST rebates factored into the price?

Yes — the HST rebates are already built into your purchase price, which means you're getting the benefit of those savings upfront. You assign the federal and provincial New Housing Rebates to the builder, provided you qualify.

What do the POTL fees cover? What am I expected to pay for myself?

Your monthly fees ($300.19/month) go toward maintaining everything that's shared across the community — the private internal roads, walkways, visitor parking, landscaping and trees in the common areas, street and walkway lighting, and snow and ice removal on the roadways and walkways. They also cover the shared underground services that run through the community (things like water mains, storm and sanitary sewers, hydro, gas lines, and cable/telephone lines), the irrigation system, and any retaining walls in the common areas.

On top of the physical maintenance, the fees cover the community's operating costs — insurance for the common elements, property management, legal and accounting/audit fees, and contributions to the reserve fund, which is the savings account set aside for bigger future repairs.

Are there any equipment rental agreements?

Yes — The high-efficiency Combi Boiler, which is the home's primary heating system (used to heat domestic hot water and feed into the high velocity air handler furnace). You'll be required to sign the rental agreement(s). These are ongoing monthly costs on top of your mortgage, property taxes, and common element fees.

Is there visitor parking?

Yes, there are 6 visitor parking spaces. Beyond those 6 spots, visitors can park on municipal streets or at nearby commercial parking lots, subject to availability and any applicable fees.

What is the cab size of the elevator?

Cab sizes are a comfortable 48" x 36".

All information, specifications, features, and materials are subject to change without notice. E.&O.E.

What is the garage height in the parking level?

Your parking area will have a height of approximately 12 feet & 6 inches to accommodate the stack lift.

Is there a cooling off period?

Yes. Under Section 73 of the Condominium Act, you have 10 calendar days to rescind (cancel) the agreement after the later of: (a) receiving the full Disclosure Statement package, or (b) receiving your signed copy of the Agreement of Purchase and Sale. If you rescind within that window, the builder must refund all of your deposit money plus interest, with no penalties.

Do I need to provide a mortgage pre-approval?

Yes — you'll need to provide a mortgage pre-approval letter within 30 days of signing. This is standard for pre-construction purchases and helps ensure everything is lined up early. Since the agreement isn't conditional on financing, we always recommend having a solid conversation with your mortgage broker or bank before signing so you feel confident going in.

What happens if there is a delay in occupancy?

The agreement includes a Tarion Addendum that outlines the occupancy timeline and how any schedule changes are communicated. The builder provides written notice if there's an adjustment to the expected move-in date. There are also built-in protections for you as the buyer — Tarion's warranty program includes delayed closing compensation, and if the project extends beyond a defined outside date, you have the option to walk away with a full refund of your deposits plus interest. It's a well-established framework designed to keep both sides accountable. Worth noting — delays cost the builder money too, so they're just as motivated to stay on schedule as you are.

What customization or design options are available?

Every homeowner will have a personalized design consultation with our designer, Kelly Harvey Living, to select interior finishes and colour palettes that reflect their style. You will also have the opportunity to meet with our trusted industry partners to explore upgrades and enhancements, including:

- **Custom millwork modifications and additional built-in cabinetry**
- **Appliance selections and upgrades**
- **Smart home technology packages and enhancements**
- **Various finish and feature upgrades throughout the home**

Our goal is to provide a tailored experience that allows you to personalize your home while maintaining the quality and design integrity of the community.

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