

PHASE 1

upto **\$145,000.00** in additional Value**GRAND OPENING BONUS PACKAGE**(upto **\$60,000.00** Discount + over **\$85,000.00** of additional bonus features:)**\$5,000.00** Decor Dollars*

+

Stainless Steel Kitchen Appliances (Valued at \$5,000.00)

+

Kitchen Back splash (Valued at \$3,000.00)

+

Pot Lights In Kitchen (Valued at \$2,000.00)

+

Laundry Room Appliances (Valued at \$2,000.00)

+

Hardwood Floors In Living / Dining (Valued at \$4,500.00)

+

Quartz Counters In Kitchen And Bathrooms (Valued at \$7,500.00)

+

Upgraded Rounded Corners Throughout (Valued at \$4,500.00)

+

9 Foot Tall Ceilings On The Main Floor (Valued at \$11,000.00)

+

12" x 24" Porcelain / Ceramic Tiles In All Tiled Areas (Valued at \$4,500.00)

+

Air Conditioning Unit (Valued at \$5,500.00)

+

Covered Rear 10' x 10' Deck (Valued at \$15,000.00)

+

Asphalt Driveways (Valued at \$2,000.00)

+

Free Assignment Clause (Valued at \$5,000.00)

+

No Development Charges (Valued at \$10,000.00)**Flexible Deposit Structure:****1% On Signing and 1% Every Month For The Next 4 Months****Total Deposit Required 5%**

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

MODEL HOME ADDRESS: 77 WILEY TRAIL WELLAND

EXCLUSIVELY LISTED BY : BAY STREET PLATINUM REALTY INC.

Please see Sales Rep for details. Prices & features subject to change without prior notice. E. & O.E. May 03, 2024.

HANSLER VILLAGE

An Exclusive Enclave of Exquisitely Crafted Bungalow TownHomes

**MARKEN
HOMES****PHASE 1****Pricelist**

Model.	Sqft.	Bedroom.	Bathroom.	Price.	Grand Opening Price.
TH-1- Corner	1150	2	2	\$709,500.00	\$649,900.00
TH-2- Interior	1316	2	2	\$749,900.00	\$698,303.00
TH-3- End	1316	2	2	\$759,900.00	\$708,003.00
TH-4- End	1293	2	2	\$749,500.00	\$697,915.00
TH-5- Interior	1308	2	2	\$749,900.00	\$698,303.00
TH-6- End	1293	2	2	\$749,900.00	\$698,303.00
TH-7- End	1293	2	2	\$769,900.00	\$717,703.00
TH-8- Interior	1308	2	2	\$749,900.00	\$698,303.00
TH-9- End	2455	3+Office	2.5	\$1,059,750.00	\$998,857.00
TH-13-Corner	1160	2	2	\$789,500.00	\$737,103.00
TH-14-Interior	1308	2	2	\$814,500.00	\$760,965.00
TH-15-Interior	1308	2	2	\$814,500.00	\$760,965.00
TH-16-Interior	1293	2	2	\$809,500.00	\$756,115.00
TH-17-Interior	1308	2	2	\$814,500.00	\$760,965.00
TH-18-Interior	1308	2	2	\$814,500.00	\$760,965.00
TH-19-Corner	1160	2	2	\$789,500.00	\$737,103.00
TH-40-End	1316	2	2	\$829,500.00	\$775,515.00
TH-41-Interior	1316	2	2	\$819,500.00	\$765,815.00
TH-42-Interior	1316	2	2	\$819,500.00	\$765,815.00
TH-43-Corner	1316	2	2	\$829,500.00	\$775,515.00

NOTE: POTL Fee: \$195 Monthly Fee For A Maintenance Free Living Monthly
Fee Includes: Grass Cutting And All Snow Removal*Tentative closing 6 Months To 1 Year
Limited time 1% monthly deposit structure:**Deposit 5%**

1% on signing and 1% every month for the next 4 months

*Note: Energy Efficient Homes

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 and their representatives 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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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.
- 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.
- Quartz 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.
- Kitchen backsplash.
- Pot lights

LUXURY BATHROOM:

- Choice of deluxe bathroom cabinets made of oak or melamine maple in a range of colours and styles.
- Quartz countertops in variety of selections.
- 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.
- Appliances Included

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.
- Hardwood in living and dining room.
- 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