## The Trails Freehold Townhome Collection



## **Price List**

BLOCK	LOT	MODEL NAME	MODEL	SQ.FT.	ELEVATION	*PRICE			
98	1	The Dorset End	TH20-4E	2,467	А	\$1,074,040.00			
		Price Includes: Opt. 4th Be	droom & 2nd Main	n Bath, Framele	ss Glass Shower,	\$1,074,040.00			
		Kitchen Cabinetry Upgrade	s, Double Sink in H	Primary Bedroo	т				
98	2	The Destiny	TH20-3	2,094	А	\$1,027,345.00			
		Price Includes: Opt. 4th B	edroom & 2nd M	ain Bath, Fram	eless Glass Shower,	\$1,027,545.00			
		Kitchen Cabinetry Upgrade	s, Double Sink in H	Primary Bedroo	m				
98	3	The Dakota	TH20-2	1,961	А	\$1,008,928.00			
		Price Includes: Opt. 4th B	edroom & 2nd M	ain Bath, Fram	eless Glass Shower,	\$1,008,928.00			
		Kitchen Cabinetry Upgrades	, Double Sink in F	rimary Bedroor	n				
98	4	The Dover	TH20-1	1,833	А	\$970,041.00			
		Price Includes: Kitchen C	abinetry Upgrade	S					
98	5	The Dover	TH20-1	1,833	А	\$070.041.00			
		Price Includes: Kitchen Ca	abinetry Upgrades	5		\$970,041.00			
100	2	The Dakota	TH20-2	1,961	А	¢1.040.466.00			
		Price Includes: Opt. 4th B	edroom & 2nd M	ain Bath, Fram	eless Glass Shower,	\$1,049,466.00			
		Kitchen Cabinetry Upgrade							
		Extensive List of Additional	Upgrades* See Sa	les Representat	ive for Details,				
		Extras Net of Decor Dollars							

#### Grading Condition Premiums | Deck \$5,000 | Lookout \$12,000 | Walk-Out Basement \$27,500 Optional Bed & Main Bath \$15,000

\* Lot Premiums Included in Purchase Price, If Applicable. See Sales Representative for Details \*

#### DEPOSIT

\$20,000 WITH OFFER | \$20,000 IN 30 DAYS \$20,000 IN 90 DAYS | \$20,000 IN 150 DAYS \$10,000 IN 210 DAYS | \$10,000 IN 270 DAYS

Cheques payable to: <u>ANDRIN COUNTRY LANE WEST LIMITED</u>

#### BONUS PACKAGE

5 Piece Appliances. Fully Installed Central Air Conditioning. Oak Stairs Stained Choice from 3 Standard Colours. Oak Strip Hardwood Flooring on Main Floor & Ground Floor Recreation Room Stained in Choice from 3 Standard Colours.

**CLOSINGS COMMENCING SPRING 2024** 

#### **CONTACT INFORMATION**

Monday to Thursday 12:00PM - 7:00PM, Friday by Appointment Only, Saturday & Sunday 11:00AM - 6:00PM (437) 215-5156 | countrylanesales@andrinhomes.com Sales Office Located at 32 Brabin Circle, Whitby, L1P 0B9 Sales Representatives: James Schiavi and Daniel Rogatsky Exclusive Listing PMA Brethour Real Estate Corporation Inc., Brokerage



All prices, figures, features, specifications and materials are preliminary, as per plan and are subject to change without notice. Actual usable floor area may vary from the stated floor area in accordance with the Floor Area Calculation Directive dated February 1, 2021 published by the Housing Construction Regulatory Authority. E.&O.E.\_20240429\_IFS

# Discover the **Andrin Advantage**

## Quality details that are second to none.

At The Trails of Country Lane our modern features and premium quality finishes go well beyond your expectations to create beautiful living environments that embrace your every need.

#### ANDRIN'S INCLUDED FEATURES & FINISHES\* - TOWNHOMES

- 8' High Front Entry Door or Door & Transom Assembly
- 9' Ground & Main Floor Ceiling and 8' Second Floor Ceiling
- Integrated Stone House Address Numbers
- Pre-finished and Insulated Sectional Garage Door
- Oversized 30" x 16" Basement Windows
- Oak Handrail with Contemporary Black Metal Pickets
- 2 ¼" x ¾" Solid Oak Strip Flooring in finished areas on Main Floor and Ground Floor (in non-tiled areas)
- Linear Electric Fireplace
- 8" Trimmed Archways on the Main Floor
- Extended Height Upper Kitchen Cabinetry
- Extended Depth Cabinetry Over Fridge with One Side Gable
- Natural or Manufactured Stone Countertop in Kitchen
- Undercabinet Slimline Stainless Steel Hood Fan
- Separate Showers with Tiled Ceiling, Pot Light and Glass Shower Door per plan
- Shut Off Valves on High Volume Fixtures
- Integrated USB Plug in Kitchen
- Rough-in 30 AMP Electrical Outlet for Installation of a Future EV Car Charger in Garage
- Solar Conduit Rough-in from Basement to the Attic Space.
- Roof Trusses Designed to Support the Weight of Future Solar Panels
- Better Than Code Insulation in Walls and Attic

#### THE TRAILS OF COUNTRY LANE ADDITIONAL BONUS FEATURES

- Fully Installed Central Air Conditioning
- Oak Stairs Stained in Choice from 3 Standard Colours
- Oak Strip Hardwood Flooring on Main Floor (excludes tiled areas) Stained in Choice from 3 Standard Colours
- Oak Strip Hardwood Flooring in the Ground Floor (excludes tiled areas) Recreation Room Stained in Choice from 3 Standard Colours
- 5 Appliances (Stainless Steel in Kitchen)



\* Features are as per plan and Schedule B to the APS. May not be included in all models. Subject to change without notice. E. & O. E. 20230512\_IFS











# The Trails Single Car Garage Detached



## **BONUS PACKAGE**

#### Five Piece Appliances. Fully Installed Central Air Conditioning. Oak Stairs Stained in Choice From Three Standard Colours. Oak Strip Hardwood Flooring on Main Floor Stained in Choice from 3 Standard Colours.

PRICE LIST				~~
MODEL NAME	MODEL	SQ.FT.	ELEVATION	STARTING FROM
The Adele		2,023	А	\$1,209,990.00
The Adele Plus (Incl. 666 sq. ft. of finished lower level)	26-1	2,689	А	\$1,240,990.00
The Ashbarry		2,240	А	\$1,236,990.00
The Ashberry	26-2	2,230	С	\$1,285,990.00
The Ashberry Plus	20-2	2,983	А	\$1,268,990.00
(Incl. 743 sq. ft. of finished lower level)		2,973	С	\$1,317,990.00
The Ashberry Corner		2,240	В	\$1,304,990.00
The Ashberry Corner Plus (Incl. 718 sq. ft. of finished lower level)	26-3 COR S	2,958	В	\$1,336,990.00
Lot 64E - The Adele	26-1	2,027	С	\$1,256,262.00

Smooth Main Floor Ceilings, Pot Lights, Kitchen Cabinetry Úpgrades, Extensive List of Additional Upgrades\* See Sales Representative for Details, Extras Net of Decor Dollars

\* Lot Premiums Included in Purchase Price, If Applicable. See Sales Representative for Details \*

#### Grading Condition Premiums | Deck \$5,000 | Lookout \$12,000 | Walk-Out Basement \$27,500 10ft Main & 9ft Second Ceiling Height Not Available on 26' Lots

#### **DEPOSIT STRUCTURE**

\$20,000 WITH OFFER \$20,000 IN 90 DAYS \$20,000 IN 210 DAYS \$20,000 IN 30 DAYS \$25,000 IN 150 DAYS \$15,000 IN 270 DAYS

#### CHEQUES PAYABLE TO: ANDRIN COUNTRY LANE WEST LIMITED

#### **CONTACT INFROMATION**

Monday to Thursday 12:00PM - 7:00PM, Friday by Appointment Only, Saturday & Sunday 11:00AM - 6:00PM

(437) 215-5156 | countrylanesales@andrinhomes.com

Sales Office Located at 32 Brabin Circle, Whitby, L1P 0B9

Sales Representatives: James Schiavi and Daniel Rogatsky

Exclusive Listing PMA Brethour Real Estate Corporation Inc., Brokerage



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# Discover the **Andrin Advantage**

### Quality details that are second to none.

At The Trails of Country Lane our modern features and premium quality finishes go well beyond your expectations to create beautiful living environments that embrace your every need.

#### ANDRIN'S INCLUDED FEATURES & FINISHES\* - 26' DETACHED

- 8' High Front Entry Door or Door & Transom Assembly
- 9' Main Floor Ceiling and 8' Second Floor Ceiling
- Integrated Stone House Address Numbers
- Pre-finished and Insulated Sectional Garage Door
- Oversized 30" x 24" Basement Windows
- Oak Handrail with Contemporary Black Metal Pickets
- 2 ¼" x ¾" Solid Oak Strip Flooring in finished area on Main Floor (in non-tiled areas)
- Linear Electric Fireplace
- 8" Trimmed Archways on the Main Floor
- Extended Height Upper Kitchen Cabinetry
- Extended Depth Cabinetry Over Fridge with One Side Gable
- Natural or Manufactured Stone Countertop in Kitchen
- Undercabinet Slimline Stainless Steel Hood Fan
- Separate Showers with Tiled Ceiling, Pot Light and Glass Shower Door per plan
- Shut Off Valves on High Volume Fixtures
- Integrated USB Plug in Kitchen
- Rough-in 30 AMP Electrical Outlet for Installation of a Future EV Car Charger in Garage
- Solar Conduit Rough-in from Basement to the Attic Space.
- Roof Trusses Designed to Support the Weight of Future Solar Panels
- Better Than Code Insulation in Walls and Attic

#### THE TRAILS OF COUNTRY LANE ADDITIONAL BONUS FEATURES

- Fully Installed Central Air Conditioning
- Oak Stairs Stained in Choice from 3 Standard Colours
- Oak Strip Harwood Flooring on Main Floor (excludes tiled areas) Stained in Choice from 3 Standard Colours
- 5 Appliances (Stainless Steel in Kitchen)



\* Features are as per plan and Schedule B to the APS. May not be included in all models. Subject to change without notice. E. & O. E. 20230511\_IFS











## The Trails Double Car Garage Detached Collection



Price List **ELEVATION MODEL NAME** LOT MODEL SQ.FT. PRICE 78E С The Barcelona 36-1C COR MOD 1,849 \$1,319,990.00 Price Includes: Deck, Corner Lot 88E The Brooklyn 36-4 С 2,430 Price Includes: Opt. 4th Bedroom & 2nd Main Bath, Walk-Out Basement, Deeper Basement, \$1,635,229.00

Pie Shaped Lot, Backing on Protected Green Space, 200 AMP Service, Frameless Glass Shower

Grading Condition Premiums | Deck \$5,000 | Lookout \$12,000 | Walk-Out Basement \$27,500 36-4 Optional Bed 4 & Main Bath \$15,000 | 36-6 Optional Bed 4 & Main Bath \$12,000

\* Lot Premiums Included in Purchase Price, If Applicable. See Sales Representative for Details \*

Oak Strip Hardwood Flooring on Main Floor Stained

DEPOSIT	BONUS PACKAGE
\$20,000 WITH OFFER   \$25,000 IN 30 DAYS	\$10,000.00 Decor Dollars
\$25,000 IN 90 DAYS   \$25,000 IN 150 DAYS	Fully Installed Central Air Conditioning.
\$25,000 IN 210 DAYS   \$20,000 IN 270 DAYS	Oak Stairs Stained in Choice from 3 Standard
	Colours.

Cheques payable to: ANDRIN COUNTRY LANE WEST LIMITED

#### **CLOSINGS COMMENCING SPRING 2024**

**CONTACT INFORMATION** 

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# Discover the **Andrin Advantage**

### Quality details that are second to none.

At The Trails of Country Lane our modern features and premium quality finishes go well beyond your expectations to create beautiful living environments that embrace your every need.

#### ANDRIN'S INCLUDED FEATURES & FINISHES\* - 36' & 45' DETACHED

- 8' High Front Entry Door or Door & Transom Assembly
- 9' Main Floor Ceiling and 8' Second Floor Ceiling
- Integrated Stone House Address Numbers
- Pre-finished and Insulated Sectional Garage Door
- Oversized 30" x 24" Basement Windows
- Oak Handrail with Contemporary Black Metal Pickets
- 2 ¼" x ¾" Solid Oak Strip Flooring in finished areas on Main Floor (in non-tiled areas)
- Gas Fireplace with 7" White Painted MDF Surround
- 8" Trimmed Archways on the Main Floor
- Extended Height Upper Kitchen Cabinetry
- Extended Depth Cabinetry Over Fridge with One Side Gable
- Natural or Manufactured Stone Countertop in Kitchen
- Undercabinet Slimline Stainless Steel Hood Fan
- Separate Showers with Tiled Ceiling, Pot Light and Glass Shower Door per plan
- Shut Off Valves on High Volume Fixtures
- Integrated USB Plug in Kitchen
- Rough-in 30 AMP Electrical Outlet for Installation of a Future EV Car Charger in Garage
- Solar Conduit Rough-in from Basement to the Attic Space.
- Roof Trusses Designed to Support the Weight of Future Solar Panels
- Better Than Code Insulation in Walls and Attic

#### THE TRAILS OF COUNTRY LANE ADDITIONAL BONUS FEATURES

- Fully Installed Central Air Conditioning
- Oak Stairs Stained in Choice from 3 Standard Colours
- Oak Strip Harwood Flooring on Main Floor (excludes tiled areas) Stained in Choice from 3 Standard Colours
- \$10,000 Décor Dollars for 36' Lots
- \$15,000 Décor Dollars for 45' Lots



\* Features are as per plan and Schedule B to the APS. May not be included in all models. Subject to change without notice. E. & O. E. 20230511\_IFS











### The Trails Series

**Double Car Garage Detached Collection** 



Pr	ice List					Wie of	VE
LOT	MODEL NAME	MODEL	SQ. FT.	ELEVATION	BASE PRICE	UPGRADES	FINAL PRICE
13E	The Catalina	45-5	3,340	С	\$1,712,990.00	\$232,829.00	\$1,945,819.00
	Price Includes: A	Deeper Lot, Ba	cking on Prote	cted Green Space, Deci	k , 10ft Main & 9ft S	econd Ceiling	
14E	The Catalina	45-5	3,334	А	\$1,687,990.00	\$155,000.00	\$1,842,990.00
	Price Includes: A	Deeper Lot, Ba	cking on Prote	cted Green Space, Deci	k		
15E	The Covington	45-4	3,194	А	\$1,657,990.00	\$232,461.00	\$1,890,451.00
	Price Includes:	Deeper Lot, Ba	cking on Prote	ected Green Space, Opt	. 5th Bedroom, Deck	r, 10ft Main & 9ft Seco	nd Ceiling
16E	The Catalina	45-5	3,340	С	\$1,862,990.00	\$169,487.00	\$2,032,477.00
	Price Includes: A	Deeper Lot, Ba	cking on Prote	cted Green Space, Deci	k, 10ft Main & 9ft Se	econd Ceiling,	
	Deeper Basemen	t with Opt. Cold	d Cellar, Appli	ance Package,			
	Extensive List of	Additional Upg	grades* See Sa	les Representative for L	Details, Extras Net o	f Decor Dollars	

Grading Condition Premiums | Deck \$5,000 | Lookout \$12,000 | Walk-Out Basement \$27,500

#### **Optional 5th Bedroom \$5,000**

\* Lot Premiums Included in Purchase Price, If Applicable. See Sales Representative for Details \*

#### **DEPOSIT STRUCTURE**

\$20,000 WITH OFFER | \$30,000 IN 30 DAYS \$35,000 IN 90 DAYS | \$30,000 IN 150 DAYS \$30,000 IN 210 DAYS | \$25,000 IN 270 DAYS

Cheques payable to: ANDRIN COUNTRY LANE WEST LIMITED

#### **BONUS PACKAGE**

\$15,000.00 Decor Dollars Fully Installed Central Air Conditioning. Oak Stairs Stained in Choice from 3 Standard Colours. Oak Strip Hardwood Flooring on Main Floor Stained

#### **CLOSINGS COMMENCING SPRING 2024**

CONTACT INFORMATION

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## **Country Lane** Double Car Garage Detached Homes

# **Price List**

					6 Y			
LOT	MODEL NAME	MODEL	SQ.FT.	ELEVATION	PRICE			
60A	The Catalina	45-5	3,351	В				
	Included Lot Features: Standard Floor Plan, 10FT MAIN & 9FT SECOND CEILING, 200 Amp Electrical\$1,797,216.00Service, Frameless Glass Shower Enclosure, Kitchen Cabinetry Upgrades, Pot Lights, Extensive List of Additional Upgrades* See Sales Representative for Details, Extras Net of Decor Dollars\$1,797,216.00							
61A	The Catalina	45-5	3,340	С				
	Included Lot Features: Standard Floor Plan & Standard Ceiling Heights, 200 Amp Electrical Service,\$1,731,7Frameless Glass Shower Enclosure, Kitchen Cabinetry Upgrades, Pot Lights,Extensive List of Additional Upgrades* See Sales Representative for Details, Extras Net of Decor Dollars\$1,731,7							

Grading Condition Premiums | Deck \$5,000 | Lookout \$12,000 | Walk-Out Basement \$27,500

**BONUS PACKAGE** 

TRY

\$20,000 with offer \$35,000 in 90 days \$30,000 in 210 days \$30,000 in 30 days \$30,000 in 150 days \$25,000 in 270 days \$15,000.00 Decor Dollars Fully Installed Central Air Conditioning. Oak Stairs Stained in Choice from3 Standard Colours. Oak Strip Hardwood Flooring on Main Floor Stained in Choice from 3 Standard Colours.

CHEQUES PAYABLE TO: ANDRIN WHITBY COUNTRY LANE LIMITED

CLOSINGS COMMENCING DECEMBER 2024 Closing Dates Reviewed Monthly and subject to change.

Closing Dates Reviewed Monthly and subject to change.

#### CONTACT INFORMATION

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	$\mathbb{N}$	R	D	AN	

] / J			DDOTECTED
BLOCK	UNIT MODEL ELEV. 1 TH20-4E OP	FUTURE	PROTECTED
98 (326)	2 TH20-3 3 TH20-2 A	RELEASE	COUNTRYSIDE
	4 TH20-1 5 TH20-1		
0	6 TH20-4E 1 TH20-4C OP	LEGEND WHITBY	
	2 TH20-2 OP 3 TH20-3 OP	LEGEND WHITBY	A CHAIN LINK FENCE
99 (325)	4 TH20-3 B 5 TH20-2		A CHAIN LINK Communication
7	6 TH20-4E 1 TH20-4EU OP	26' SINGLE DETACHED	FUTURE
100	2 TH20-2 OP	26' SINGLE DETACHED	RESIDENTIAL
(324)	3 TH20-3 A 4 TH20-2 OP		
Yn	5 TH20-4E OP	45' SINGLE DETACHED FUTURE RESIDENTIAL	FUTURE RESIDENTIAL
LOT 13E	MODEL ELEV. 45-5 C		FUTURE RESIDENTIAL DEER RIDGE CRESCENT 36 27 BENN 36 27 BENN 37 DEER RIDGE CRESCENT
14E 15E	45-5 A 45-4 OP A		DEL. DEL. DEL. DEL. DEL.
16E 17E	45-5 C 45-6 COR A	PROTECTED 4' CHAIN LINK FENCE	100-33 - 37 - 27
18E 19E	36-7 COR OP B 36-4 OP C	COUNTRYSIDE	FUTURE
20E 21E	36-4 OP B 36-4 OP A		FUTURE RESIDENTIAL
22E 23E	36-6 OP A 36-4 OP B	RESIDENTIAL	RESIDENTIAL RESIDENTIAL
24E	36-4 OP A 36-4 OP C		
25E 26E	36-6 OP B		CE CRESCENT PRIME
27E 55E	36-4 OP A 26-1 B	36-60PEler B 4-bed 114' 89E 36-40PEler A 4-bed 112' 88E 2 36-40PEler C 4-bed 2 36-40PEler C 4-bed 2 36-40PEler C 4-bed 2 36-40PEler C 4-bed 2 36-40PEler C 4-bed 3 5 40PEler C 4-bed 3 5 40P	DEER RIDGE CRESCENT
56E 57E	26-1 A 26-1 C	112' 88E tel 36-40PBer C4-bed	6' WOOD
58E 59E	26-2 C 26-1 B		
60E 61E	26-1 C 26-2 C	133 <b>36100.00 10 10 10 10 10 10 10 10 10 10 10 10 1</b>	5 26 1 26 86 5 26 1 26 86 26 3 000 Her B 4 bed 5 26 3 000 Her B 4 000 He
62E 63E	26-1 A 26-1 B		Sign Control 79E sol Sign
64E 65E	26-1 C 26-1 A		$26' \qquad \qquad$
66E 67E	26-1 B 36-4 OP B	4' CHAIN LINK FENCE	
68E 69E	36-4 UE OP A 26-1 A		
70E 71E	26-2 C 26-2 A		4' CHAIN LINK FENCE MORRISON CRESCENT
72E 73E	26-1 A 26-2 C	STORM WATER MANAGEMENT	
74E 75E	26-2 A 26-2 S B	POND	
76E	26-1 MOD C 26-1 MOD A	The Provide POND	
78E	36-1C COR MOD C 26-1 A	Ine range out	FUTURE MIXED USE
80E 81E	26-3 COR S B 26-1 MOD A	A MAIN	COMMERCIAL BLOCK
82E 83E	26-2 S C 26-2 A		NOT OWNED BY THE VENDOR
84E 85E	26-1 MOD A 26-2 C	COUNTRY LANE	
86E	26-2 A	An and a second s	Dimensions are approximate and adjusted up to the nearest foot. Lot frontage re lot at the building's setback. *BLOCK REFERENCES PER YCA ENGINEERING LIMI ASSESSMENTS DATED MARCH 2018, FEBRUARY 19, 2021 & MAY 25, 2022. Sid
87E 88E	36-6 OP B 36-4 OP C	STTE DI ANI	determined. Subject to approval of the Town. All plans and dimensions are approxi discretion of the vendor. Landscaping is artist's concept only. E. & O.
89E 90E	36-4 OP A 36-6 OP B	SITE PLAN	

TAUNTON ROAD W.



TAUNTON ROAD W.