

# 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	A	\$1,074,040.00
<b>Price Includes:</b> Opt. 4th Bedroom & 2nd Main Bath, Frameless Glass Shower, Kitchen Cabinetry Upgrades, Double Sink in Primary Bedroom						
98	2	The Destiny	TH20-3	2,094	A	\$1,027,345.00
<b>Price Includes:</b> Opt. 4th Bedroom & 2nd Main Bath, Frameless Glass Shower, Kitchen Cabinetry Upgrades, Double Sink in Primary Bedroom						
98	3	The Dakota	TH20-2	1,961	A	\$1,008,928.00
<b>Price Includes:</b> Opt. 4th Bedroom & 2nd Main Bath, Frameless Glass Shower, Kitchen Cabinetry Upgrades, Double Sink in Primary Bedroom						
98	4	The Dover	TH20-1	1,833	A	\$970,041.00
<b>Price Includes:</b> Kitchen Cabinetry Upgrades						
98	5	The Dover	TH20-1	1,833	A	\$970,041.00
<b>Price Includes:</b> Kitchen Cabinetry Upgrades						
100	2	The Dakota	TH20-2	1,961	A	\$1,049,466.00
<b>Price Includes:</b> Opt. 4th Bedroom & 2nd Main Bath, Frameless Glass Shower, Kitchen Cabinetry Upgrades, Double Sink in Primary Bedroom						
<i>Extensive List of Additional Upgrades* See Sales Representative for Details, Extras Net of Decor Dollars</i>						

**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:

**ANDRIN COUNTRY LANE WEST LIMITED**

#### 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](mailto: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



# 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 1/4" x 3/4" 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	26-1	2,023	A	\$1,209,990.00
The Adele Plus (Incl. 666 sq. ft. of finished lower level)		2,689	A	\$1,240,990.00
The Ashberry	26-2	2,240	A	\$1,236,990.00
The Ashberry Plus (Incl. 743 sq. ft. of finished lower level)		2,230	C	\$1,285,990.00
		2,983	A	\$1,268,990.00
	2,973	C	\$1,317,990.00	
The Ashberry Corner	26-3 COR S	2,240	B	\$1,304,990.00
The Ashberry Corner Plus (Incl. 718 sq. ft. of finished lower level)		2,958	B	\$1,336,990.00
Lot 64E - The Adele	26-1	2,027	C	\$1,256,262.00

**Price Includes:** *Predetermined Exterior Colour Selections, Frameless Glass Shower, Smooth Main Floor Ceilings, Pot Lights, Kitchen Cabinetry Upgrades, 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 30 DAYS
\$20,000 IN 90 DAYS	\$25,000 IN 150 DAYS
\$20,000 IN 210 DAYS	\$15,000 IN 270 DAYS

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

### CONTACT INFORMATION

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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

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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 1/4" x 3/4" 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

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

#### DEPOSIT

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

Cheques payable to:

**ANDRIN COUNTRY LANE WEST LIMITED**

#### BONUS PACKAGE

\$10,000.00 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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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 1/4" x 3/4" 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



### Price List

LOT	MODEL NAME	MODEL	SQ. FT.	ELEVATION	BASE PRICE	UPGRADES	FINAL PRICE
13E	The Catalina	45-5	3,340	C	\$1,712,990.00	\$232,829.00	\$1,945,819.00
<b>Price Includes:</b> Deeper Lot, Backing on Protected Green Space, Deck, 10ft Main & 9ft Second Ceiling							
14E	The Catalina	45-5	3,334	A	\$1,687,990.00	\$155,000.00	\$1,842,990.00
<b>Price Includes:</b> Deeper Lot, Backing on Protected Green Space, Deck							
15E	The Covington	45-4	3,194	A	\$1,657,990.00	\$232,461.00	\$1,890,451.00
<b>Price Includes:</b> Deeper Lot, Backing on Protected Green Space, Opt. 5th Bedroom, Deck, 10ft Main & 9ft Second Ceiling							
16E	The Catalina	45-5	3,340	C	\$1,862,990.00	\$169,487.00	\$2,032,477.00
<b>Price Includes:</b> Deeper Lot, Backing on Protected Green Space, Deck, 10ft Main & 9ft Second Ceiling, Deeper Basement with Opt. Cold Cellar, Appliance Package, Extensive List of Additional Upgrades* See Sales Representative for Details, Extras Net of 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**

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# Country Lane

## Double Car Garage Detached Homes



### Price List

LOT	MODEL NAME	MODEL	SQ.FT.	ELEVATION	PRICE
60A	The Catalina	45-5	3,351	B	
<b>Included Lot Features:</b> <i>Standard Floor Plan, 10FT MAIN &amp; 9FT SECOND CEILING, 200 Amp Electrical Service, Frameless Glass Shower Enclosure, Kitchen Cabinetry Upgrades, Pot Lights, Extensive List of Additional Upgrades* See Sales Representative for Details, Extras Net of Decor Dollars</i>					\$1,797,216.00
61A	The Catalina	45-5	3,340	C	
<b>Included Lot Features:</b> <i>Standard Floor Plan &amp; Standard Ceiling Heights, 200 Amp Electrical Service, Frameless Glass Shower Enclosure, Kitchen Cabinetry Upgrades, Pot Lights, Extensive List of Additional Upgrades* See Sales Representative for Details, Extras Net of Decor Dollars</i>					\$1,731,732.00

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

#### DEPOSIT STRUCTURE

\$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

#### 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 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.

#### CONTACT INFORMATION

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