



TREETOPS

at Hidden Valley

PRE-CONSTRUCTION PRICE LIST

SUITE	NAME	TYPE	SQ FT	PRICES (excl HST)
302	Harris in the Woodbriar	2 Bed 2 Bath (loft option 1395 sqft)	1151	\$749,900
304	Casson in the Windsong	2 Bed 2 Bath + Den (3 or 4 Bed with Bath and vaulted loft option 1790 sqft)	1421	\$879,900

PRICE INCLUDES: Granite countertops with under-mounted sink and one Waterfall or Bar edge in kitchen, Floating vanities and integrated sinks in bathrooms, Six appliances (Stainless Steel fridge, stove, dishwasher, microwave and white stacked washer/dryer), Plank flooring throughout, excepting Ceramic tiles in bathrooms and vestibules.

KEY CONSTRUCTION DETAILS Concrete construction comprised of ICF walls and Core Slab floors. Radiant floor heating throughout each unit. Fully ducted air conditioning. Fibre Optic and Coaxial connections in each unit. Tankless hot water.

BONUS: Initiation fees for permanent memberships are included for ClubLink's Grandview Golf Club (\$19,000) and Hidden Valley's Muskoka Ski Club (\$12,430).

LOCKER: One Ski/Golf Locker unit is included in purchase price.

OPTIONS/plus HST: Loft with third bath may be purchased for the Casson for \$50,000. Den may be modified to create another bedroom for the Casson for \$10,000. Loft may be purchased for the Harris for \$30,000.

FEES/per month: \$320 plus HST - includes maintenance, water and sewer, and building insurance – also includes outdoor pool and lounge area with BBQ, outdoor kitchen, and fire-pit – plus private beach and membership at Hidden Valley.

TAXES/per year: Market Value Assessment as per Town of Huntsville est. 1.1%.

OCCUPANCY DATE: Summer 2024.

DEPOSITS: Deposits to be made out to Aird & Berlis In Trust.

Deposit 1 with Agreement	Deposit 2 60 days after signing	Deposit 3 120 days after signing	Deposit 4 180 days after signing
\$5000, bal. to 5% in 30 days	5%	5%	5%