



**MIDHURST
VALLEY**

**PHASE 1 PRICE LIST
25' SEMI-DETACHED**

MODEL	ELEV.	SQ. FT.	PLAN	PRICE (Incl. HST)	OPT. GROUND FLR. W/ OFFICE (Plus HST)	OPT. 2nd FLR. W/ BR 4 (Plus HST)
Indigo (SM-01)	A	1,488	3 Bedroom w/2.5 bath	\$769,900	N/A	N/A
	B	1,502	3 Bedroom w/2.5 bath	\$776,900		
	C	1,488	3 Bedroom w/2.5 bath	\$779,900		
Sage (SM-02)	A	1,693	3 Bedroom w/2.5 bath	\$799,900	N/A	N/A
	A-1	1,676	3 Bedroom w/2.5 bath	\$799,900		
	B	1,691	3 Bedroom w/2.5 bath	\$806,900		
	B-1	1,673	3 Bedroom w/2.5 bath	\$804,900		
	C	1,686	3 Bedroom w/2.5 bath	\$811,900		
Ginger (SM-03)	A	1,880	3 Bedroom w/2.5 bath	\$829,900	\$3,500	N/A
	A-1	1,895	3 Bedroom w/2.5 bath	\$834,900		
	B	1,877	3 Bedroom w/2.5 bath	\$836,900		
	B-1	1,920	3 Bedroom w/2.5 bath	\$843,900		
	C	1,890	3 Bedroom w/2.5 bath	843,900		
	C-1	1,878	3 Bedroom w/2.5 bath	841,900		
Violet (SM-04)	A	1,979	3 Bedroom w/2.5 bath	\$849,900	\$4,500	\$2,500
	A-1	2,000	3 Bedroom w/2.5 bath	\$851,900		
	B	1,982	3 Bedroom w/2.5 bath	\$853,900		
	B-1	2,000	3 Bedroom w/2.5 bath	\$856,900		
	C	1,982	3 Bedroom w/2.5 bath	\$858,900		
	C-1	1,992	3 Bedroom w/2.5 bath	\$860,900		

Lot Premiums and Grading Conditions May Apply*

Anticipated Closing Date: Starting Early 2023

Deposit Schedule:

Deposit 1 With Agreement \$20,000 by Credit Card or Bank Draft	Deposit 2 60 Days after signing Balance to 5%	Deposit 3 120 Days after signing 2.5%	Deposit 4 180 Days after signing 2.5%
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First \$100,000 Payable to "Midhurst Valley (Carson) Inc." - Balance Payable to "Jeffrey P. Shankman, in Trust"



**MIDHURST
VALLEY**

**PHASE 1 PRICE LIST
36' DETACHED – 2-STOREY**

MODEL	ELEV.	SQ. FT.	PLAN	PRICE (Incl. HST)	OPT. 2 nd FLR. W/ MEDIA (Plus HST)	OPT. 2 nd FLR. W/ BR 4 (Plus HST)
Juniper (36-01)	A	1,996	3 Bedroom w/2.5 bath	\$989,900	N/A	N/A
	B	1,999	3 Bedroom w/2.5 bath	\$999,900		
	C	1,981	3 Bedroom w/2.5 bath	\$1,002,900		
Spruce (36-02)	A	2,216	3 Bedroom w/2.5 bath	\$1,024,900	\$12,000	\$15,000
	B	2,216	Opt. 2 nd Flr. Media w/ 3.5 bath	\$1,033,900		
	C	2,208	Opt. 2 nd Flr. 4 Bedroom w/ 3.5 bath	\$1,037,900		
Balsam (36-03)	A	2,395	3 Bedroom w/ 3.5 bath Opt. 2 nd Flr. 4 Bedroom w/3.5 bath	\$1,049,900	N/A	\$2,500
	B	2,394		\$1,061,900		
	C	2,401		\$1,067,900		
Hemlock (36-04)	A	2,549	3 Bedroom w/ 3.5 bath Opt. 2 nd Flr. 4 Bedroom w/3.5 bath	\$1,074,900	N/A	\$2,500
	B	2,541		\$1,083,900		
	C	2,590		\$1,096,900		
Willow (36-05)	A	2,669	3 bed w/ 3.5 bath Opt. 2 nd Flr. 4 Bedroom w/3.5 bath	\$1,094,900	N/A	\$2,500
	B	2,660		\$1,102,900		
	C	2,669		\$1,108,900		
Hickory (36-06) Corner	A	2,726	3 bed w/ 3.5 bath Opt. 2 nd Flr. 4 Bedroom w/3.5 bath	\$1,104,900	N/A	\$2,500
	B	2,741		\$1,114,900		
	C	2,726		\$1,117,900		

36' DETACHED – 3-STOREY

MODEL	ELEV.	SQ. FT.	PLAN	PRICE (Incl. HST)	OPT. GRD FLR. W/ SERVERY (Plus HST)	OPT. UPPER FLR. W/ BR 4 (Plus HST)	OPT. UPPER FLR. W/ BR 3 (Plus HST)	
White Pine (36-07)	A	2470	3 Bedroom w/ 3.5 bath Opt. Upper Flr. 4 Bedroom w/3.5 bath	\$1,064,900	N/A	\$2,500	No Charge	
	B	2470		\$1,072,900				
	C	2468		Opt. Upper Flr. 3 Bedroom w/3.5 bath				\$1,077,900
Boxwood (36-08)	A	2618	3 Bedroom w/3.5 bath Opt. Main Flr. w/3.5 bath	\$1,086,900	\$10,000	\$2,500	No Charge	
	B	2608		Opt. Upper Flr. 4 Bedroom w/ 3.5 bath				\$1,094,900
	C	2694		Opt. Upper Flr. 3 Bedroom w/3.5 bath				\$1,112,900

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**PHASE 1 PRICE LIST
44' DETACHED**

MODEL	ELEV.	SQ. FT.	PLAN	PRICE (Incl. HST)	OPT. GRD FLR. W/ INLAW SUITE (Plus HST)	OPT. 2nd FLR. W/ MEDIA (Plus HST)	OPT. 2nd FLR. W/ BR 5 (Plus HST)
Wilson (44-01)	A	2,710	4 Bedroom w/ 3.5 bath	\$1,199,900	N/A	N/A	N/A
	B	2,708		\$1,209,900			
	C	2,720		\$1,216,900			
Simcoe (44-02)	A	2,905	4 Bedroom w/ 3.5 bath	\$1,229,900	N/A	N/A	N/A
	B	2,889		\$1,238,900			
	C	2,926		\$1,248,900			
Talbot (44-03)	A	3,141	4 Bedroom w/ 3.5 bath Opt. 2 nd Flr. Media w/ 3.5 bath Opt. 2 nd Flr. 5 Bedroom w/ 3.5 bath	\$1,269,900	N/A	\$3,500	\$3,500
	B	3,139		\$1,278,900			
	C	3,152		\$1,285,900			
Holland (44-04)	A	3,244	4 Bedroom w/ 3.5 bath Opt. 2 nd Flr. Media w/ 3.5 bath Opt. 2 nd Flr. 5 Bedroom w/ 3.5 bath	\$1,284,900	N/A	\$3,500	\$3,500
	B	3,263		\$1,297,900			
	C	3,228		\$1,297,900			
Sturgeon (44-05)	A	3,551	4 Bedroom w/ 4.5 bath Opt. 2 nd Flr. Media w/ 4.5 bath Opt. 2 nd Flr. 5 Bedroom w/ 4.5 bath	\$1,334,900	N/A	\$3,500	\$3,500
	B	3,550		\$1,343,900			
	C	3,547		\$1,348,900			
Hawkstone (44-06)	A	3,705	4 Bedroom w/ 4.5 bath Opt. Grd Flr. w/ 5.5 bath Opt. 2 nd Flr. Media w/ 4.5 bath Opt. 2 nd Flr. 5 Bedroom w/ 4.5 bath	\$1,399,900	\$18,000	\$3,500	\$3,500
	B	3,704		\$1,408,900			
	C	3,723		\$1,416,900			

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