

BLACK CREEK - PHASE I

LOT PREMIUMS - 40' SERIES LOTS

EFFECTIVE SEPTEMBER 8, 2023

(ALL PRICES INCLUDE THE NET HST)

Lot #	Series	Grade	Grade Premium	Extra Frontage Adjustment	Lot Quality Premium	Total Premium	Easement	Lot Status
10	40' *	Lookout 1	\$2,500	\$8,000	\$0	\$10,500	Yes	SOLD
11	40' *	Lookout 2	\$5,000	\$8,000	\$0	\$13,000	Yes	SOLD
13	40' *	N/A	N/A	N/A	N/A	N/A	Yes	N/A
14	40' *	Lookout 2	\$5,000	\$8,000	\$0	\$13,000	Yes	SOLD
17	40' *	Lookout 2	\$5,000	\$8,000	\$0	\$13,000	Yes	SOLD
18	40' *	Lookout 2	\$5,000	\$0	\$0	\$5,000	Yes (x2)	SOLD
19	40' *	Lookout 2	\$5,000	\$8,000	\$5,000	\$18,000	Yes	SOLD
22	40' *	Lookout 2	\$5,000	\$8,000	\$7,500	\$20,500	Yes	SOLD
23	40' *	Lookout 2	\$5,000	\$8,000	\$10,000	\$23,000	Yes	SOLD
25	40'	Standard	\$0	\$0	\$15,000	\$15,000	No	SOLD
26	40'	Standard	\$0	\$0	\$0	\$0	No	SOLD
27	40'	Standard	\$0	\$0	\$0	\$0	No	SOLD
28	40'	Standard	\$0	\$0	\$0	\$0	Yes	SOLD
29	40'	Standard	\$0	\$0	\$0	\$0	Yes	SOLD
30	40'	Standard	\$0	\$0	\$0	\$0	No	SOLD
31	40'	Standard	\$0	\$0	\$0	\$0	No	SOLD
32	40'	Standard	\$0	\$0	\$0	\$0	Yes	SOLD
33	40'	Standard	\$0	\$0	\$0	\$0	Yes	AVAILABLE
34	40'	Standard	\$0	\$0	\$0	\$0	No	SOLD

Note: Lot #25 is a corner lot - Lot quality premium includes the cost for architectural enhancements to the side of the home - requirement for corner lots

Standard Grade - Elevation difference of less than 7" from the main floor to finished grade. No change to the basement windows. No rear deck is included.

Lookout 1 Grade - Elevation difference of 8" to 1'6" from the main floor to finished grade. Includes additional brick at rear grade drop. No change to the basement windows.

Lookout 2 Grade - Elevation difference of 1'7" to 2'11" from the main floor to finished grade. Includes additional brick at rear grade drop. No change to the basement windows.

Lookout 3 Grade - Elevation difference of 3'0" to 4'6" from the main floor to finished grade. Includes additional brick at rear grade drop. Includes enlargement of one or two of the existing basement windows (plan specific).

Lookout 4 Grade - Elevation difference of 4'7" to 6'6" from the main floor to finished grade. Includes additional brick at rear grade drop. Includes enlargement of one or two of the existing basement windows (plan specific).

Full Walkout Grade - Elevation difference of over 6'6" from the main floor to finished grade. Includes additional brick at rear grade drop. Includes enlargement of one or two of the existing basement windows (plan specific) and addition of a 6'0" sliding patio door.

Further information contact: Danielle Girhiny at (905) 688-1283
Or visit our website at www.rinaldihomes.com