

# CALEDON CLUB'S THE SOCIAL

URBAN TOWNS

## FERNBROOK HOMES

OCCUPANCY DATE: SEPTEMBER 25, 2025

LOT PREMIUMS INCLUDED IN UNIT PRICE

Block	Unit	Name	Condition		Sq.Ft.	Event Price	\$/Sq.Ft.
1	1F	Banquet	Exterior Upgrade	C	1334	\$719,990	\$540
1	4F	Banquet	Interior Unit	A	1315	\$699,990	\$532
1	8F	Court	Interior Unit	A	1549	\$739,990	\$478
1	9F	Mixer	Interior Unit	A	1644	\$754,990	\$459
1	10F	Banquet	Interior End	B	1334	\$709,990	\$532
1	12F	Court	Interior End	B	1563	\$749,990	\$480
2	13F	Banquet	Interior End Upgrade	E	1331	\$715,990	\$538
2	16F	Banquet	Interior Unit	A	1315	\$699,990	\$532
2	18F	Mixer	Interior Unit	A	1644	\$754,990	\$459
2	19F	Banquet	Interior End	B	1334	\$709,990	\$532
2	21F	Court	Interior End	B	1563	\$749,990	\$480
3	22F	Banquet	Interior End	B	1334	\$709,990	\$532
3	25F	Banquet	Interior Unit	A	1315	\$699,990	\$532
3	26F	Mixer	Interior Unit	A	1644	\$754,990	\$459
3	28F	Banquet	Interior Unit	A	1315	\$699,990	\$532
3	29F	Court	Interior Unit	A	1549	\$739,990	\$478
3	31F	Banquet	Exterior Upgrade	C	1334	\$719,990	\$540
5	46F	Banquet	Exterior End	D	1331	\$739,990	\$556
5	47F	Mixer	Exterior End	D	1705	\$798,490	\$468
5	48F	Court	Exterior End	D	1564	\$777,490	\$497
5	49F	Banquet	Interior Unit	A	1315	\$704,990	\$536
5	50F	Court	Interior Unit	A	1549	\$747,490	\$483
5	51F	Mixer	Interior Unit	A	1644	\$762,490	\$464
5	52F	Banquet	Exterior Upgrade	C	1334	\$724,990	\$543
5	53F	Mixer	Exterior Upgrade	C	1686	\$773,490	\$459
5	54F	Court	Exterior Upgrade	C	1569	\$767,490	\$489
6	55F	Banquet	Exterior End	D	1331	\$739,990	\$556
6	56F	Mixer	Exterior End	D	1705	\$805,990	\$473
6	57F	Court	Exterior End	D	1564	\$784,990	\$502
6	58F	Banquet	Interior Unit	A	1315	\$704,990	\$536
6	59F	Court	Interior Unit	A	1549	\$754,990	\$487
6	60F	Mixer	Interior Unit	A	1644	\$769,990	\$468
6	61F	Banquet	Exterior Upgrade	C	1334	\$724,990	\$543
6	62F	Mixer	Exterior Upgrade	C	1686	\$780,990	\$463
6	63F	Court	Exterior Upgrade	C	1569	\$774,990	\$494
7	64F	Banquet	Exterior Upgrade	C	1334	\$724,990	\$543
7	65F	Mixer	Exterior Upgrade	C	1686	\$770,990	\$457
7	67F	Banquet	Interior Unit	A	1315	\$704,990	\$536
7	68F	Court	Interior Unit	A	1549	\$744,990	\$481
7	70F	Banquet	Exterior End	D	1331	\$739,990	\$556
7	72F	Court	Exterior End	D	1564	\$774,990	\$496

### Deposit Structure: Refer to Extended Deposit Structure Handout

Prices and features are subject to change without notice. All measurements are approximate. Prices and incentives are for non-broker deals. HST is included in the above purchase price. E. & O. E.

Subject to availability and architectural control.

Estimated Monthly Maintenance Fee: \$249.99/month

Bank Drafts Payable to Goldman, Spring, Kichler & Sanders LLP, In Trust

Banquet Optional 2 Bedroom Plan - Additional \$10,000 to Price of Standard 3 Bedroom Plan Listed Above



Date: April 19, 2024

# CALEDON CLUB'S THE SOCIAL

URBAN TOWNS

## ZANCOR HOMES

OCCUPANCY DATE: SEPTEMBER 25, 2025

LOT PREMIUMS INCLUDED IN UNIT PRICE

Block	Unit	Name	Condition		Sq.Ft.	Event Price	\$/Sq.ft.
1	2Z	Court	Exterior End	D	1564	\$769,990	\$492
1	4Z	Banquet	Interior Unit	A	1315	\$699,990	\$532
1	6Z	Court	Interior Unit	A	1549	\$739,990	\$478
1	7Z	Banquet	Interior Unit	A	1315	\$699,990	\$532
1	8Z	Court	Interior Unit	A	1549	\$739,990	\$478
1	9Z	Mixer	Interior Unit	A	1644	\$754,990	\$459
1	10Z	Banquet	Interior Unit	A	1315	\$699,990	\$532
1	11Z	Mixer	Interior Unit	A	1644	\$754,990	\$459
1	12Z	Court	Interior Unit	A	1549	\$739,990	\$478
1	13Z	Banquet	Interior Unit	A	1315	\$699,990	\$532
1	14Z	Court	Interior Unit	A	1549	\$739,990	\$478
1	16Z	Banquet	Interior Unit	A	1315	\$699,990	\$532
1	17Z	Mixer	Interior Unit	A	1644	\$754,990	\$459
1	18Z	Court	Interior Unit	A	1549	\$739,990	\$478
1	19Z	Banquet	Interior Unit	A	1315	\$699,990	\$532
1	23Z	Mixer	Exterior End	D	1705	\$790,990	\$464
3	34Z	Banquet	Exterior Upgrade	C	1334	\$729,990	\$547
3	35Z	Mixer	Exterior Upgrade	C	1686	\$780,990	\$463
3	36Z	Court	Exterior Upgrade	C	1569	\$774,990	\$494
3	37Z	Banquet	Interior Unit	A	1315	\$704,990	\$536
3	38Z	Court	Interior Unit	A	1549	\$754,990	\$487
3	39Z	Mixer	Interior Unit	A	1644	\$769,990	\$468
3	40Z	Banquet	Interior Unit	A	1315	\$714,990	\$544
3	41Z	Mixer	Interior Unit	A	1644	\$779,990	\$474
3	42Z	Court	Interior Unit	A	1315	\$764,990	\$582
3	43Z	Banquet	Exterior Upgrade	C	1334	\$739,990	\$555
3	44Z	Court	Exterior Upgrade	C	1569	\$784,990	\$500
3	45Z	Mixer	Exterior Upgrade	C	1686	\$790,990	\$469
4	46Z	Banquet	Exterior Upgrade	C	1334	\$729,990	\$547
4	47Z	Court	Exterior Upgrade	C	1569	\$769,990	\$491
4	49Z	Banquet	Interior Unit	A	1315	\$704,990	\$536
4	51Z	Court	Interior Unit	A	1549	\$744,990	\$481
4	52Z	Banquet	Interior Unit	A	1315	\$704,990	\$536
4	53Z	Court	Interior Unit	A	1549	\$744,990	\$481
4	55Z	Banquet	Exterior Upgrade	C	1334	\$729,990	\$547
4	56Z	Mixer	Exterior Upgrade	C	1686	\$775,990	\$460
4	57Z	Court	Exterior Upgrade	C	1569	\$769,990	\$491

### Deposit Structure: Refer to Extended Deposit Structure Handout

Prices and features are subject to change without notice. All measurements are approximate. Prices and incentives are for non-broker deals. HST is included in the above purchase price. E. & O. E.

Subject to availability and architectural control.

Estimated Monthly Maintenance Fee: \$249.99/month

Bank Drafts Payable to Schneider Ruggiero Spencer Milburn LLP, In Trust

Banquet Optional 2 Bedroom Plan - Additional \$10,000 to Price of Standard 3 Bedroom Plan Listed Above



Date: April 19, 2024