



HIGHBURY GARDENS

A PRIVATE ESTATE COMMUNITY

VIP PRICING PACKAGE



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Procedure for Buyer - Via Docusign

PLEASE NOTE: INITIAL DEPOSIT MUST BE A BANK DRAFT OR CERTIFIED CHEQUE PAYABLE TO STAFFORD HOMES LTD.

1. The attached worksheet should be completed for your Purchaser. Your Purchaser's photo ID must also be included with your worksheet (both sides of the Driver's Licence). Please email to highburygardens@bakersales.info

YOU WILL BE CONTACTED BY ONE OF OUR SALES REPRESENTATIVES TO CONFIRM YOUR UNIT AND DETAILS OF YOUR DOCUSIGN DEAL.

2. Docusign will be released to your client for signatures once we have confirmation of the following:

- a) completed worksheet
- b) government issued photo ID
- c) a copy/scan, or a photo of the initial deposit. **(\$5,000 BANK DRAFT or CERTIFIED CHEQUE)**

3. Once Docusign is released to your client, our sales representative or administrator will provide further instructions on the procedure.

Please Note: The Vendor will not be executing your deal until we have confirmation of the initial deposit.

Notes:

1. In order to comply with FINTRAC requirements, Photo ID and Employment Information must be provided for all individuals named on the cheque(s) at time of signing. If cheque(s) are being issued by someone other than the Purchaser(s), Photo Identification and Employment Information must be provided for the cheque holder and anyone else named on the cheques they are providing. If an address appears on the cheque, it must match that on the Cheque Issuer's Photo ID.

2. The Broker Referral will be issued subject to fulfilling the following items:

- a) Mortgage Pre-Approval
- b) All post-dated cheques
- c) Fintrac information per purchaser(s)

 **Stafford**[®]

 **Baker**
Real Estate Incorporated

*As per plan and/or lot specific. **Options are as per plan and/or lot specific, and additional costs apply. Pricing and incentives are subject to change without notice. See sales representative and features sheet for details. E. &

O. E. February 22, 2021



HIGHBURY GARDENS

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VIP FEATURES & INCENTIVES

LIMITED TIME ONLY

\$10,000 in Décor Dollars (Estate Collection)

\$5,000 in Décor Dollars (Courtyard & Park Collection)

Elevated Traditional Designs with Brick & Stone Elevations

Air Conditioner

Programmable Thermostat

9' Ceilings on Main Floor

LED Lighting Throughout

Durable Laminate Flooring on Main*

Natural Oak Finish Pickets & Railings

5 Appliances (Incl. 3 Stainless Steel Appliances & White Washer/Dryer)

Extended Breakfast Bar*

Optional Kitchen Pantry**

Recreation & Media Rooms*

Mud Room*

Luxurious Full Width Vanity Mirrors

Ensuite Bath Oasis (4pc with Framed Glass Shower & Tub)*

Secondary Ensuite Bath*

Optional 4th Bedroom**

Secondary Walk-In Closet*

Optional Upstairs Laundry**

Lookout Basement*

Optional Cold Cellar**

Optional 3pc Rough-In**

Extended Deposit Structure:

10% in 365 days over 13 payments

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PRICE LIST

Model	Sq.Ft.	Starting From
The Park Collection - Traditional Towns		
Bloomsbury	Up to 2031	1714 + 317 Opt. Finished Bsmt \$ 919,990.00
Chelsea	Up to 2296	1902 + 394 Opt. Finished Bsmt \$ 949,990.00
Regent	Up to 2173	1930 + 243 Opt. Finished Bsmt \$ 967,990.00
Kensington	Up to 2570	2145 + 425 Opt. Finished Bsmt \$ 979,990.00
The Courtyard Collection - Rear Lane Towns		
Hampton	Up to 2316	1881 + 435 Opt. Finished Bsmt \$ 959,990.00
The Estate Collection - Detached		
Kentwood Mod	Up to 2856	2098 + 758 Opt. Finished Bsmt \$ 1,319,990.00
Kentwood	Up to 2960	2202 + 758 Opt. Finished Bsmt \$ 1,324,990.00
Wentworth	Up to 3078	2262 + 816 Opt. Finished Bsmt \$ 1,359,990.00

Extended Deposit Structure

- \$5,000 with Offer
- \$10,000 in 30 Days
- \$10,000 in 60 Days
- \$3,000 in 90 Days
- \$3,000 in 120 Days
- \$3,000 in 150 Days
- \$3,000 in 180 Days
- \$3,000 in 210 Days
- \$3,000 in 240 Days
- \$3,000 in 270 Days
- \$3,000 in 300 Days
- \$3,000 in 330 Days
- Balance to 10% in 365 Days

Additional Information

Est. Occupancy Starting Summer 2023

Maintenance Fees: \$132.49/mo

Excluding Freehold Towns (Blocks 11-12) & Detached Homes

Stafford Home Store

1870 Altona Road, Pickering ON, L1V1M5

Sales Representatives

Penny Ginsberg

info@highbury-gardens.ca

pennyginsberg@bakersales.info

By Appointment Only.



Real Estate Incorporated

Premiums may apply. Specifications are subject to change without notice. Model types, sizes, and orientation subject to architectural review and revision, without limitation. All room measurements and sizes are approximate, and subject to change without notice in order to comply with building and municipal, structural, Vendor and/or architectural requirements. Vendor may substitute materials for those provided in the plans and specifications. Decorative and upgraded items displayed in the sales office are for display purposes only and are not included in the purchase price.

E. & O.E. February 22, 2021



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STRUCTURAL OPTIONS PRICE LIST

Model	Option No.	Level	Option Type	Starting From
The Park Collection - Traditional Towns				
Bloomsbury	INT	1	Basement	Finished Basement \$ 46,500
		2	Ground	4th Bedroom \$ 25,500
Chelsea	INT	1	Basement	Finished Basement \$ 57,000
		2	Ground	4th Bedroom \$ 27,500
		3	Main	Alternate Kitchen \$ 6,000
Regent	END/ COR	1	Basement	Finished Basement \$ 46,500
		2	Ground	4th Bedroom \$ 25,500
Kensington	INT	1	Basement	Finished Basement \$ 54,000
		2	Ground	4th Bedroom \$ 29,500
		3	Main	Alternate Kitchen \$ 6,000
	END	1	Basement	Finished Basement \$ 54,000
		2	Ground	4th Bedroom \$ 27,500
		3	Main	Alternate Kitchen \$ 6,000
	END- MOD	1	Basement	Finished Basement \$ 54,000
		2	Ground	4th Bedroom \$ 25,500
		3	Main	Alternate Kitchen \$ 6,000
COR	1	Basement	Finished Basement \$ 57,000	
	2	Ground	4th Bedroom \$ 29,500	
	3	Main	Alternate Kitchen \$ 6,000	
The Courtyard Collection - Rear Lane Towns				
Hampton	INT/ END	1	Basement	Finished Basement \$ 54,000
		2	Ground	Alternate Kitchen \$ 6,000
		3	Third	Master Retreat \$ 10,500
	COR	1	Basement	Finished Basement \$ 57,000
The Estate Collection - Detached				
Kentwood Mod	INT	1	Basement	Finished Basement \$ 68,000
		2	Second	Upstairs Laundry \$ 8,500
Kentwood	INT	1	Basement	Finished Basement \$ 68,000
		2	Second	Upstairs Laundry \$ 8,500
	END	1	Basement	Finished Basement \$ 70,000
		2	Second	Upstairs Laundry \$ 8,500
Wentworth	COR	1	Basement	Finished Basement \$ 73,000

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OFFER WORKSHEET
EMAIL: highburygardens@bakersales.info

Date: _____ Time: _____

MODEL NAME: _____	PURCHASER LOT CHOICE(S)			
WIDTH: _____	1ST LOT CHOICE #: _____	2ND LOT CHOICE #: _____	3RD LOT CHOICE #: _____	4TH LOT CHOICE #: _____
ELEVATION: _____				

THE PARK COLLECTION - TRADITIONAL TOWNS (PLEASE CHECK MARK APPLICABLE OPTIONS)			
<p>BLOOMSBURY (Interior)</p> <p><input type="checkbox"/> Basement: <i>Finished Basement</i> (\$46,500)</p> <p><input type="checkbox"/> Ground: <i>4th Bedroom</i> (\$25,500)</p>	<p>CHELSEA (Interior)</p> <p><input type="checkbox"/> Basement: <i>Finished Basement</i> (\$57,000)</p> <p><input type="checkbox"/> Ground: <i>4th Bedroom</i> (\$27,500)</p> <p><input type="checkbox"/> Main: <i>Alternate Kitchen</i> (\$6,000)</p>	<p>REGENT (End / Corner)</p> <p><input type="checkbox"/> Basement: <i>Finished Basement</i> (\$46,500)</p> <p><input type="checkbox"/> Ground: <i>4th Bedroom</i> (\$25,500)</p>	<p>KENSINGTON</p> <p><input type="checkbox"/> Basement: <i>Finished Basement</i> Interior & End/End-Mod: (\$54,000) Corner: (\$57,000)</p> <p><input type="checkbox"/> Ground: <i>4th Bedroom</i> Interior: (\$29,500) End: (\$27,500) End-Mod: (\$25,500) Corner: (\$29,500)</p> <p><input type="checkbox"/> Main: <i>Alternate Kitchen</i> Interior, End & Corner: (\$6,000)</p>

THE COURTYARD COLLECTION REAR LANE TOWNS (PLEASE CHECK MARK APPLICABLE OPTIONS)	THE ESTATE COLLECTION DETACHED (PLEASE CHECK MARK APPLICABLE OPTIONS)
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<p>HAMPTON (Interior / End)</p> <p><input type="checkbox"/> Basement: <i>Finished Basement</i> Interior & End: (\$54,000) Corner: (\$57,000)</p> <p><input type="checkbox"/> Ground: <i>Alternate Kitchen</i> (\$6,000)</p> <p><input type="checkbox"/> Third: <i>Master Retreat</i> (\$10,500)</p>	<p>KENTWOOD (Mod)</p> <p><input type="checkbox"/> Basement: <i>Finished Basement</i> (\$68,000)</p> <p><input type="checkbox"/> Second: <i>Upstairs Laundry</i> (\$8,500)</p>	<p>KENTWOOD (Interior / End)</p> <p><input type="checkbox"/> Basement: <i>Finished Basement</i> Interior: (\$68,000) End: (\$70,000)</p> <p><input type="checkbox"/> Second: <i>Upstairs Laundry</i> Interior / End: (\$8,500)</p>	<p>WENTWORTH (Corner)</p> <p><input type="checkbox"/> Basement: <i>Finished Basement</i> (\$73,000)</p>
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\$	BASE PURCHASE PRICE
\$	TOTAL OPTIONS
\$	FINAL PURCHASE PRICE (including HST)

PLEASE FILL OUT OPTIONS SECTION	
PURCHASER 1	PURCHASER 2
FIRST NAME:	FIRST NAME:
LAST NAME:	LAST NAME:
FULL ADDRESS:	FULL ADDRESS:
MOBILE PHONE #:	MOBILE PHONE #:
EMAIL:	EMAIL:
DATE OF BIRTH: YYYY / MM / DD	DATE OF BIRTH: YYYY / MM / DD
S.I.N #:	S.I.N #:
DRIVER'S LICENSE #:	DRIVER'S LICENSE #:
DRIVER'S LICENSE EXPIRY DATE: YYYY / MM / DD	DRIVER'S LICENSE EXPIRY DATE: YYYY / MM / DD
OCCUPATION:	OCCUPATION:
COMPANY:	COMPANY:
AGENT / BROKERAGE	
AGENT NAME:	SOLICITOR'S INFORMATION
AGENT CELL #:	LAWYER'S NAME:
AGENT EMAIL:	FIRM:
BROKERAGE NAME:	SOLICITOR'S PHONE #:
BROKERAGE PHONE #:	SOLICITOR'S FAX #:
BROKERAGE FAX #:	SOLICITOR'S ADDRESS:

VENDOR'S OFFICE USE ONLY
(all cheques must be made payable to Stafford Homes LTD.)

CHECK LIST				
<input type="checkbox"/> ALL DEPOSIT CHEQUES RECEIVED <input type="checkbox"/> PRE-APPROVAL MORTGAGE RECEIVED <input type="checkbox"/> APS EXECUTED – with all signatures/initials <input type="checkbox"/> CO-OP FORM RECEIVED (if applicable)	1ST DEPOSIT	\$5,000	DUE ON SIGNING	(Date: ____/____/____)
	2ND DEPOSIT	\$10,000	DUE IN 30 DAYS	(Date: ____/____/____)
	3RD DEPOSIT	\$10,000	DUE IN 60 DAYS	(Date: ____/____/____)
	4TH DEPOSIT	\$3,000	DUE IN 90 DAYS	(Date: ____/____/____)
	5TH DEPOSIT	\$3,000	DUE IN 120 DAYS	(Date: ____/____/____)
	6TH DEPOSIT	\$3,000	DUE IN 150 DAYS	(Date: ____/____/____)
	7TH DEPOSIT	\$3,000	DUE IN 180 DAYS	(Date: ____/____/____)
	8TH DEPOSIT	\$3,000	DUE IN 210 DAYS	(Date: ____/____/____)
	9TH DEPOSIT	\$3,000	DUE IN 240 DAYS	(Date: ____/____/____)
	10TH DEPOSIT	\$3,000	DUE IN 270 DAYS	(Date: ____/____/____)
	11TH DEPOSIT	\$3,000	DUE IN 300 DAYS	(Date: ____/____/____)
	12TH DEPOSIT	\$3,000	DUE IN 330 DAYS	(Date: ____/____/____)
	13TH DEPOSIT	Balance to 10%	DUE IN 365 DAYS	(Date: ____/____/____)

