



PRICE LIST

<u>Unit</u>	<u>Plan</u>	<u>Sq. Ft.</u>	<u>Price</u>	<u>Availability</u>
#6 - PH2	Cypress	2171	\$ 354,900	Avail
#7 - PH2	Augusta	1582	\$ 324,900	Avail
#8 - PH2	Augusta	1582	\$ 324,900	Avail
#9 - PH2	Augusta	1582	\$ 324,900	Avail
#10 - PH2	Augusta	1509	\$ 329,900	Avail
#33 - PH2	Monterey	1823	\$ 364,900	Avail
#35 - PH2	Kensington	2066	\$ 364,900	Avail

***#40 - PH1 Monterey 1,842 SHOWHOME**

PH1 = Phase 1 PH2 = Phase 2

MAP



- 240 STREET -

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STANDARD FEATURES



Peace of Mind

- Sprinkler fire protection in all homes
- Premium home ownership protection warranty including:
 - 2 years coverage for workmanship and materials
 - 5 years coverage for building envelope, including water penetration
 - 10 years coverage for major structural defects
- Convenient garbage & recycling pick up at your doorstep
- Brightly illuminated common areas
- Convenient visitor parking stalls for guests

Built to Last

- West Coast styled exteriors with a combination of shake, horizontal plank and board & batten
- Natural douglas fir timber details and rafter tails
- Rainscreen technology protection system
- Energy Star Low E Argon vinyl windows
- 2x4 insulated party wall with 1" air space and staggered studs
- 2x6 exterior wall construction with R20 insulation

Pampered Chef

- Shaker style maple cabinetry with crown detail
- Granite countertops
- Under mount stainless steel double basin sink with Kohler faucet
- Large working island with room for stool seating
- Italian glass tile kitchen backsplash
- Stainless steel appliance package including: Samsung fridge, Whirlpool stove, microwave & dishwasher

Design and Efficiency

- Greenspace surrounding the development with a large central common activity area
- High efficiency natural gas furnace
- 284L high efficiency hot water tank
- Garage door opener with remote keypad entry
- Security system & networking pre-wired
- Central vacuum roughed-in

Stylish Interiors

2 designer colour schemes by Eaton Design:

- Sunlit Forest / Bark / Driftwood / Golden Ears
 - A naturally classic warm, neutral colour palate
- Waters Edge / Stream / Kanaka Creek
 - A sleek contemporary vibe featuring cool sophisticated tones
- 9' ceilings on the main
- Engineered laminate flooring throughout main floor & entry
- Plush Saxony carpet on the upper floor, bedrooms, hallways and staircase
- Durable commercial grade carpet in the basement & bonus rooms
- 3-1/2" baseboards with window & door casing
- Recessed 5" pot lighting for kitchen and hallways
- Great Room feature walls boast an electric fireplace with reinforced T.V. walls above & flanked by recessed art niches
- 2" blinds

Beautiful Bathrooms

- Granite counters
- Crisp white cabinets in main & basement baths
- Stained maple cabinets in powder room & ensuite
- Easy maintenance one piece tub units with decorative tile accent
- Delta faucets and accessories
- Beveled mirrors
- Chrome light fixtures
- All units include a powder room on the main for guests with a modern vessel sink
- 12x24 porcelain floor tiles in bathrooms & laundry

Area Amenities

At your doorstep...

- Local Schools:
 - Albion Elementary (less than 4 blocks)
 - Samuel Robertson Secondary (less than 6 blocks)
- Albion Sports Complex is just a short walk away with open sports fields including football, soccer, baseball, and softball
- Planet Ice Complex with hockey rinks and restaurant
- Bus stops at the corner of 104th & 240th
- Kanaka Creek Regional Park with fishing, boating, walking & biking trails
- Short drive to the Valley Fair & Haney Place Malls with shopping and restaurants

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- Legal Issues - SPUs
- GST and Provincial Tax
- Strata Living
- Real Estate Fraud and Zoning Issues
- Client Commentary
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GST Calculator

Completion date on/after
April 1, 2012
to March 31, 2013

Completion date on/after
April 1, 2013
and before April 1, 2015
(construction at least 10% but construction NOT 10% complete at April 1, 2013)

Completion date on/after
April 1, 2015 OR
Completion date on/after
April 1, 2013
complete at
April 1, 2013

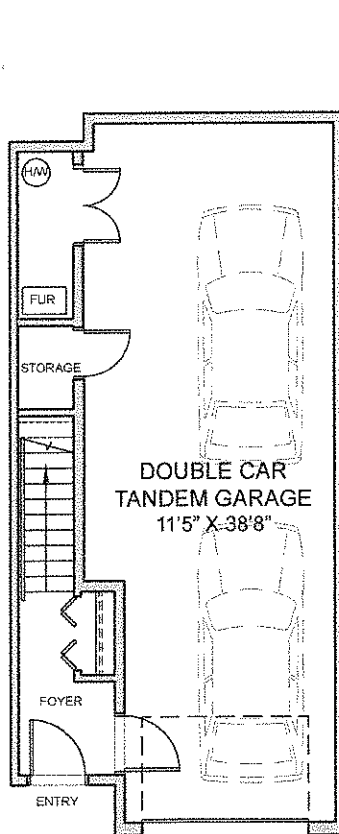
Homeowner - Buyer eligible for HST/GST rebate

Purchase Price before HST/GST	\$0.00	\$0.00	\$364,900.00
Full HST or GST, paid at time of purchase	\$0.00	\$0.00	\$18,245.00
Rebate claimed at time of purchase (based on Provincial part of HST)	\$0.00	\$0.00	\$5,361.30
Final purchase price including Net HST or GST after receiving Rebate	\$0.00	\$0.00	\$377,783.70

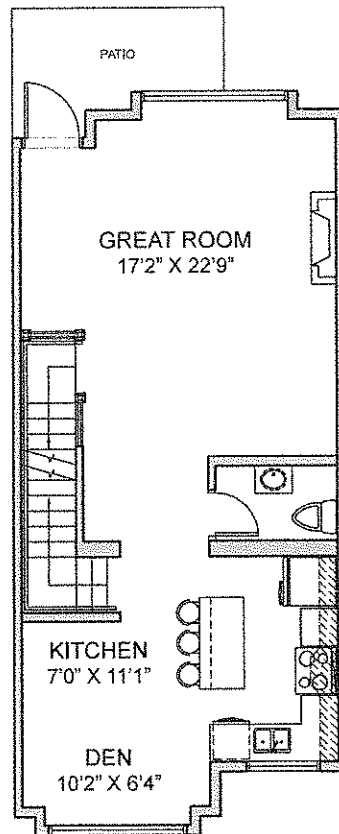
Investor - Assuming Buyer meets criteria

Purchase Price before HST/GST	\$0.00	\$0.00	\$0.00
Full HST or GST, paid at time of purchase	\$0.00	\$0.00	\$0.00
Purchase Price including HST or GST paid by the investor at time of purchase	\$0.00	\$0.00	\$0.00
Rebate claimed after the investors can prove they have a tenant	\$0.00	\$0.00	\$0.00
Final purchase price including Net HST or GST after investor receives Rebate	\$0.00	\$0.00	\$0.00

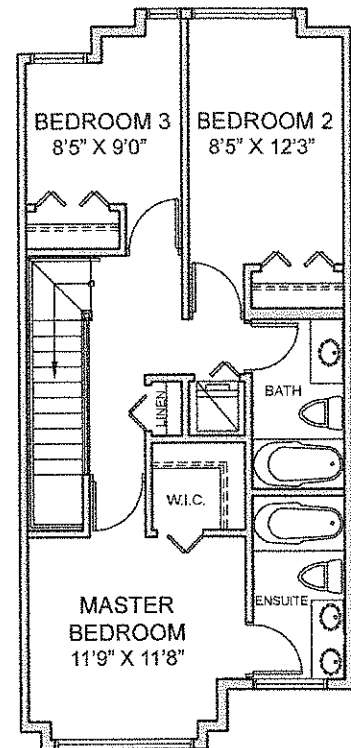
THE AUGUSTA



LOWER - 144 SQUARE FEET



MAIN - 719 SQUARE FEET



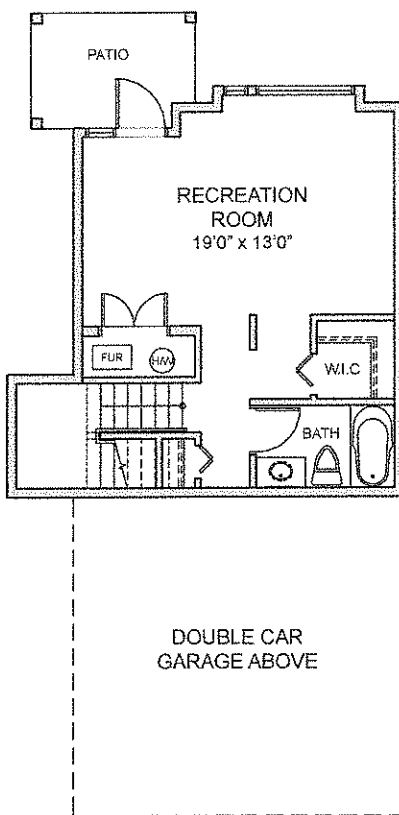
UPPER - 719 SQUARE FEET

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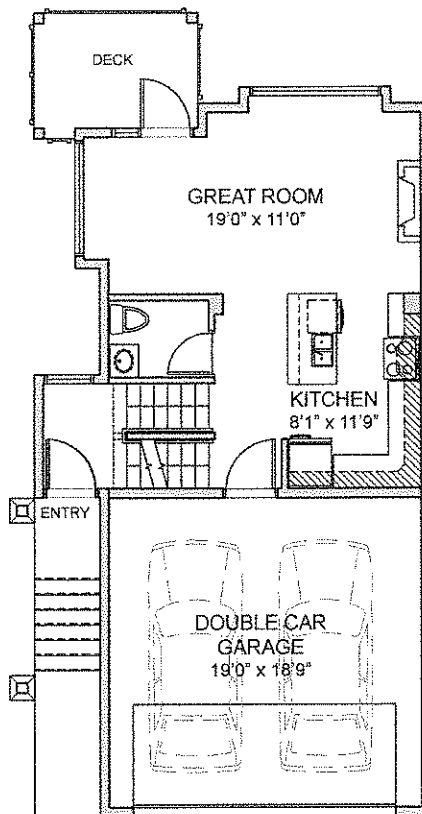
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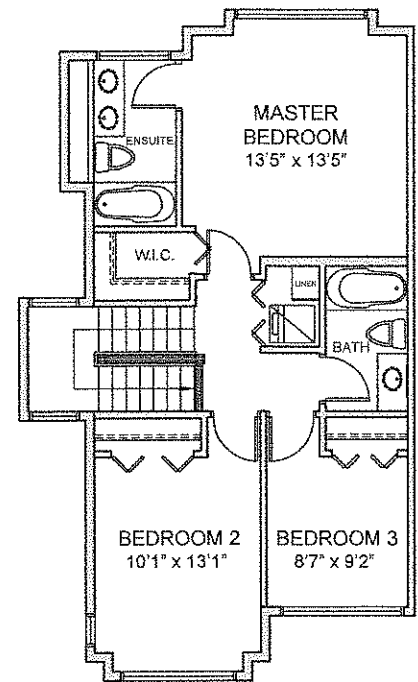
THE MONTEREY



LOWER - 514 SQUARE FEET



MAIN - 516 SQUARE FEET



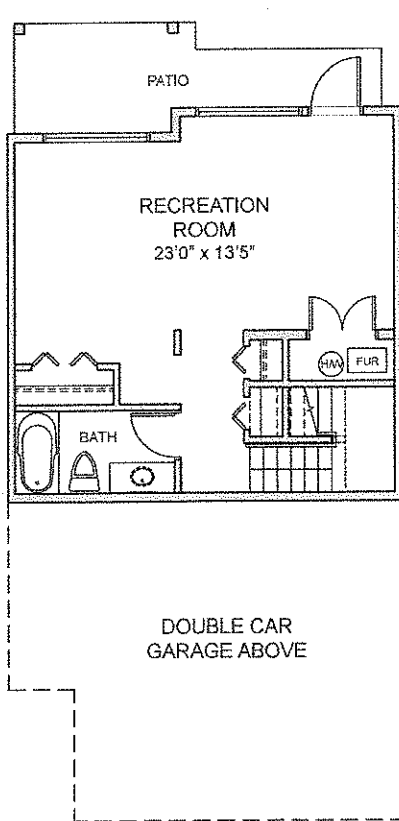
UPPER - 822 SQUARE FEET

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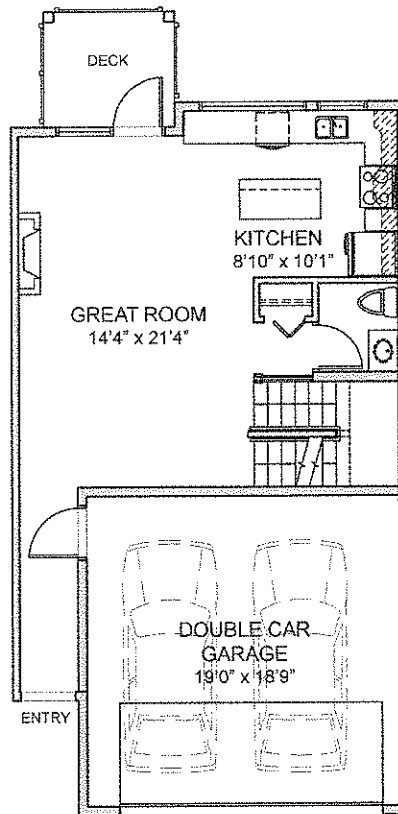
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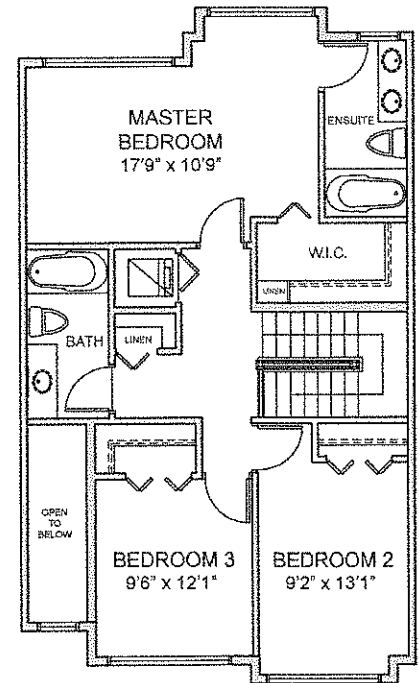
THE KENSINGTON



LOWER - 566 SQUARE FEET



MAIN - 615 SQUARE FEET



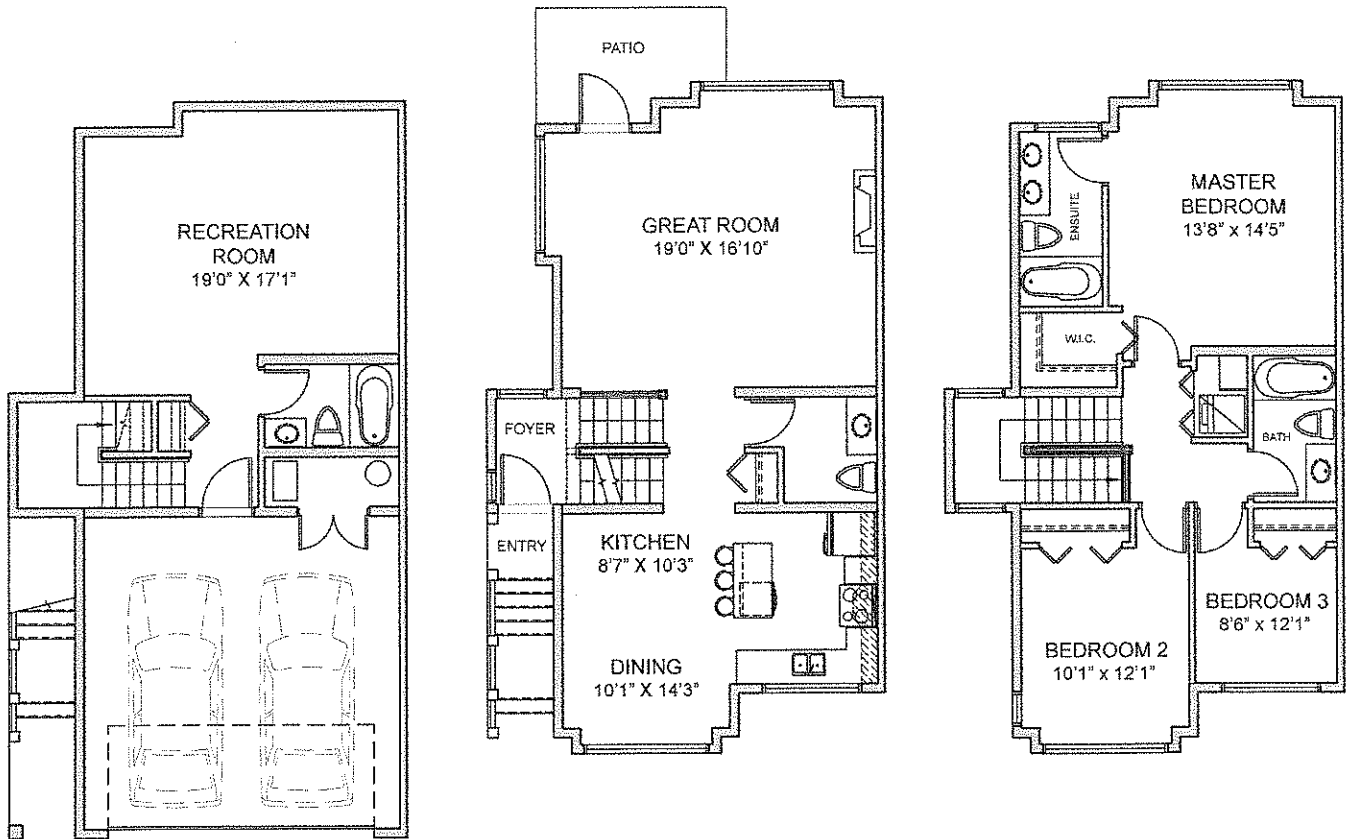
UPPER - 893 SQUARE FEET

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THE CYPRESS



LOWER - 522 SQUARE FEET

MAIN - 829 SQUARE FEET

UPPER - 820 SQUARE FEET

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**SKETCH PLAN OF LOT A DISTRICT LOT
405 GROUP 1 NWD PLAN BCP45801**

SCHEDULE 'A'

B.C.G.S. 920.018 DISTRICT OF MAPLE RIDGE
TO ACCOMPANY FORM 'P' OF THE STRATA PROPERTY ACT

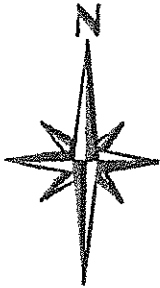
SCALE 1:750



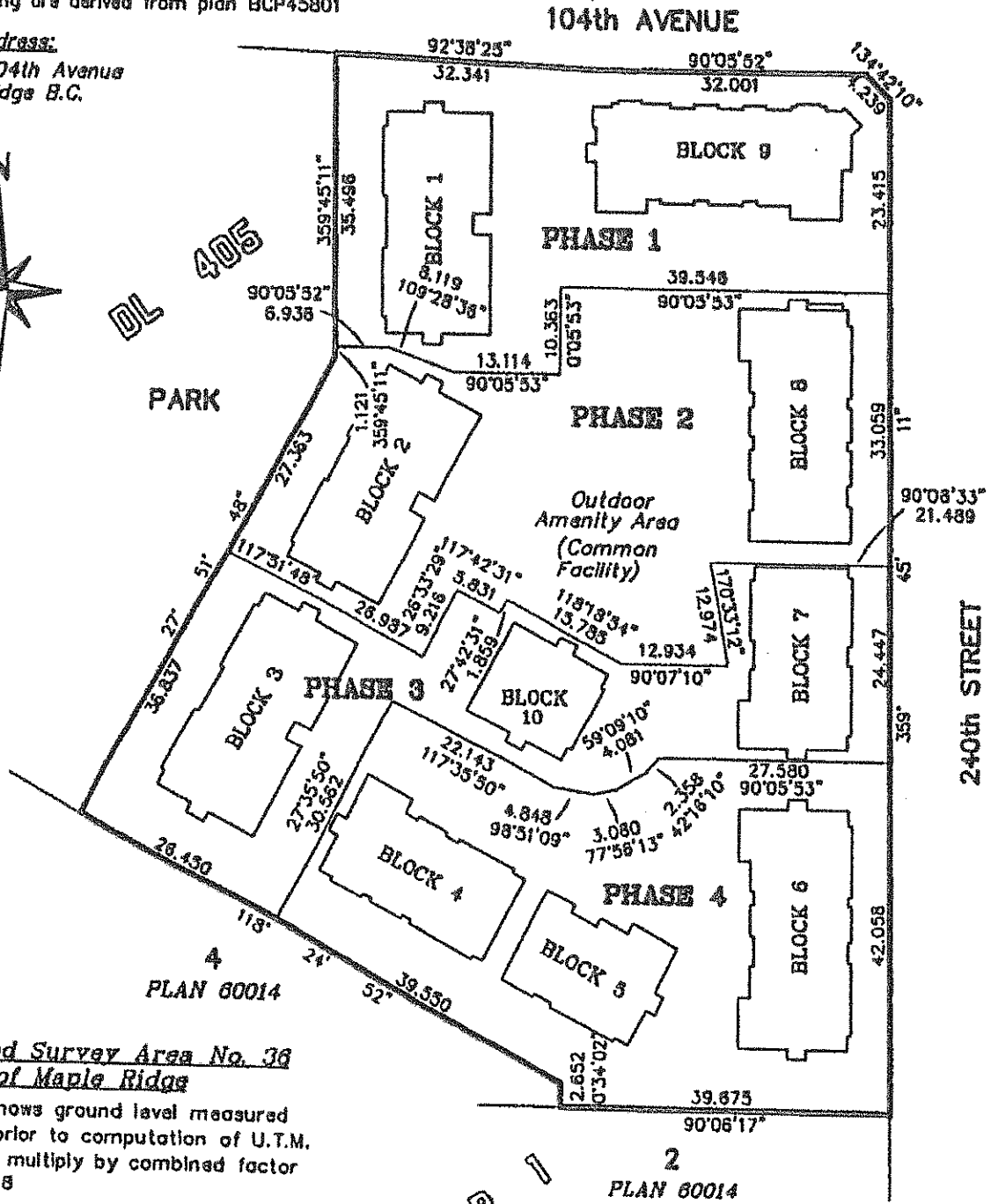
All Distances are in Metres.

Grid Bearing are derived from plan BCP45801

Civic Address:
23986 104th Avenue
Maple Ridge B.C.



DL 405



PLAN 80014

PLAN 80014

Integrated Survey Area No. 36
District of Maple Ridge

This plan shows ground level measured distances, prior to computation of U.T.M. coordinates multiply by combined factor of 0.9996118

Underwater Land Surveying
B.C. Land Surveyors
#104-5830 178A Street
Cloverdale B.C.

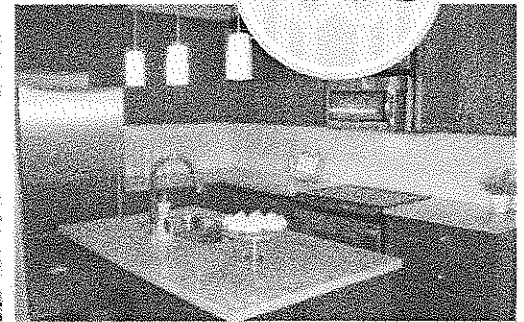
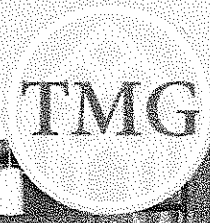
FILE: JMR11109_SK

Certified correct, completed on
the 3rd day of May, 2012.

*This Plan Lies Within The
Greater Vancouver Regional District*

B.C.L.S.

Think Outside The Branch™

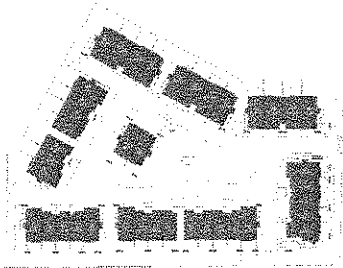


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23986 104 Avenue, Maple Ridge BC

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#10 - PH2	Augusta	1509	\$ 329,900	Avail
#35 - PH2	Kensington	2066	\$364,900	Subject to Sale



SAVE \$200
 on Legal Fees
 With Canada's Top
 Mortgage Company



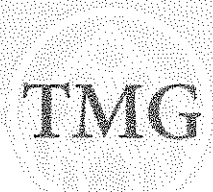
Best Mortgage Rates

Term	Our's	Bank's
1 Yr Fixed	2.84	2.89
2 Yr Fixed	2.74	2.79
3 Yr Fixed	2.84	2.89
4 Yr Fixed	3.24	3.39
5 Yr Fixed	3.45	3.54
10 Yr Fixed	4.34	4.39
5 Yr Variable	2.50	2.55

ADAM COULTISH & MIRUNA ALEXANDRU
 TMG MORTGAGE PROFESSIONALS

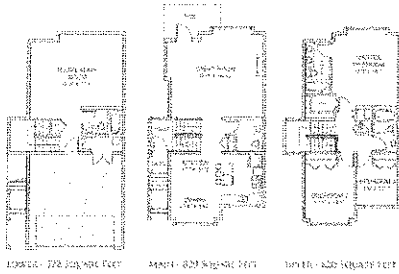
Call: 604 612 0212 | Fax: 604 629 6686
 Visit: 1385 W 8th Avenue | Vancouver Office
 200 - 8661 201st Street | Langley Office
 Email: adam.coultish@mortgagegroup.com

Think Outside The Branch™



THE CYPRESS \$354,900

2171 SQ. FT.



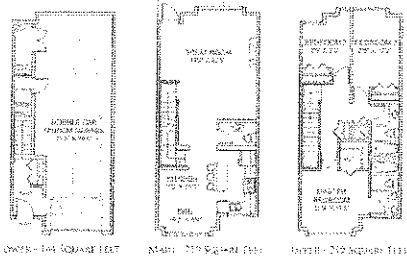
MORTGAGE TYPE	BIWEEKLY PAYMENTS 5% DOWN*	BIWEEKLY PAYMENTS 10% DOWN*	BIWEEKLY PAYMENTS 20% DOWN**
3.45% 5 Year Fixed	\$860.24	\$809.02	\$580.60
3.24% 4 Year Fixed	\$841.20	\$791.11	\$563.78
2.84% 3 Year Fixed	\$805.58	\$757.61	\$532.44
2.50% 5 Year Variable	\$775.94	\$729.73	\$506.52
4.34% 10 Year Fixed	\$943.34	\$887.17	\$654.47

*Payments include CHMC High Ratio Mortgage Insurance, Amortized over 25 Years

**Payments calculated with Conventional 35 Year Amortization

THE AUGUSTA \$324,900

1582 SQ. FT.



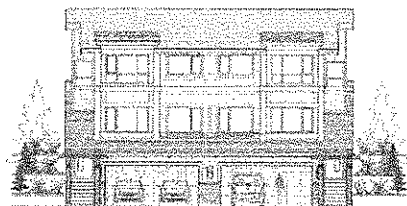
MORTGAGE TYPE	BIWEEKLY PAYMENTS 5% DOWN*	BIWEEKLY PAYMENTS 10% DOWN*	BIWEEKLY PAYMENTS 20% DOWN**
3.45% 5 Year Fixed	\$787.53	\$740.63	\$531.52
3.24% 4 Year Fixed	\$770.10	\$724.24	\$516.12
2.84% 3 Year Fixed	\$737.48	\$693.57	\$487.43
2.50% 5 Year Variable	\$710.35	\$668.05	\$463.70
4.34% 10 Year Fixed	\$863.60	\$812.18	\$599.15

*Payments include CHMC High Ratio Mortgage Insurance, Amortized over 25 Years

**Payments calculated with Conventional 35 Year Amortization

THE AUGUSTA \$329,900

1509 SQ. FT.



See Sales Manager for Floor Plan

MORTGAGE TYPE	BIWEEKLY PAYMENTS 5% DOWN*	BIWEEKLY PAYMENTS 10% DOWN*	BIWEEKLY PAYMENTS 20% DOWN**
3.45% 5 Year Fixed	\$799.64	\$752.03	\$539.70
3.24% 4 Year Fixed	\$781.95	\$735.39	\$524.07
2.84% 3 Year Fixed	\$748.83	\$704.24	\$494.93
2.50% 5 Year Variable	\$721.28	\$678.33	\$470.84
4.34% 10 Year Fixed	\$876.89	\$824.67	\$608.37

*Payments include CHMC High Ratio Mortgage Insurance, Amortized over 25 Years

**Payments calculated with Conventional 35 Year Amortization

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