

PROJECT DETAILS

WHEN IS CLOSING?

- The closing is expected between Fall 2028 and Spring 2029.

HOW MANY TOWNHOMES ARE IN THIS PHASE?

- The current release includes 72 townhomes across Blocks 5, 7, and 9.

WHAT ARE THE CONDO FEES AND WHAT DO THEY INCLUDE?

- Condo fees are a flat fee of approx. \$300-350 per month, which include high-speed internet (Rogers). Owners will pay for hydro, heat, and water.

WHAT INCENTIVES ARE INCLUDED WITH THE PURCHASE?

- Buyers will receive a 24" appliance package (5 pieces), vinyl plank flooring on the main floor, quartz countertops, and a smart home system (thermostat, front door lock, doorbell camera).

HOME FEATURES

WHAT FLOORPLANS ARE AVAILABLE?

- FLORA (Lower 1 Bedroom, 726 SF) – Starting price: Low \$500s. No parking included (optional for \$25,000).
- EDEN (Upper 1 Bedroom, 957 SF) – Starting price: Low \$600s. 1 parking spot included, with a rooftop terrace.
- MOSAIC (Lower 2 Bedroom, 1,018 SF) – Starting price: Mid \$600s. 1 parking spot included, no rooftop.
- SERENITY (Upper 2 Bedroom, 1,225 SF) – Starting price: Low \$700s. 1 parking spot included, rooftop, 2.5 baths.

ARE THERE ADDITIONAL PARKING SPOTS AVAILABLE?

- All opportunities for additional parking may be discussed during décor appointment as they are very limited and on a first come first serve basis. Larger units will take priority.

LEGAL

WHO DO I CALL IF I HAVE QUESTIONS ABOUT MY PURCHASE AGREEMENT?

- Our on-site Sales Representative will be happy to review any term or condition of your Agreement of Purchase and Sale with you. However, all specific requests, modifications and or amendments to the agreement must be dealt with through your lawyer and in writing.

WHAT IF I WANT TO CANCEL MY PURCHASE?

- In the event the Purchaser would like to cancel the purchase, the Purchaser shall be subject to the default provisions of the Purchase Agreement. All deposits may be retained by the Vendor and the Purchaser shall be required to execute all Release documents required by the Vendor. Please note all offers are firm and binding upon acceptance by the builder.

PURCHASING PROCESS

HOW DO I KNOW WHAT HOME I CAN AFFORD?

- We recommend getting pre-qualified for a mortgage to determine your loan amount. A pre-approval or letter of commitment must be submitted no later than 6 months after your accepted offer. You can also get a general idea using our mortgage calculator by

[CLICKING HERE](#)

WHAT IS REQUIRED FOR MY APPOINTMENT?

- To secure your townhome you will be required to show one form of personal identification (ie. Valid Drivers License or Passport). Upon writing your deal, the Sales Agent will make a photo copy of your document and add it to your file.

CAN I PURCHASE A UNIT UNDER A COMPANY NAME?

- Yes. You may purchase a townhome under a company name as long as you provide a copy of the Certificate of Incorporation during your appointment. The Director present on this certificate must match the purchaser writing the deal and correspond to the name on the ID provided at time of purchase.

WHAT FORM OF PAYMENT IS REQUIRED?

- Upon signing the Agreement of Purchase and Sale for Livingway, you will be required to provide an initial payment of \$10,000 in the form of a cheque or certified bank draft. You will also have the option to send the initial payment via wire or e-transfer if you are completing the appointment virtually. Subsequent payments according to your Agreement of Purchase and Sale, must be submitted as a cheque or certified bank draft until the full 15% deposit is paid. Wire or e-transfer information will be provided at the time of sale.

DO I NEED A LAWYER AT THE TIME OF SIGNING?

- It is strongly advised that you obtain legal advice PRIOR to completing the Agreement of Purchase and Sale on the day of your appointment. A blank copy of this Agreement in PDF format is available online through the Sales Portal under the "Agreement of Purchase and Sale"

APPOINTMENT PROCESS

HOW CAN I SCHEDULE AN APPOINTMENT?

- Appointments can be scheduled virtually or in-person. In-person appointments take place at our sales office located at 13 Windward Dr., Suite 502.

WHAT ARE THE APPOINTMENT HOURS?

- Weekdays: 1:00 PM - 6:00 PM
- Weekends: 11:00 AM - 5:00 PM

WHAT DOCUMENTS WILL I RECEIVE AFTER MY PURCHASE?

- A completed copy of your Agreement of Purchase and Sale will be sent to the email you provided within 48 hours of completion. Please note, if after 48 hours you have not received this copy, we advise you to contact the presentation centre to confirm your email address and request a copy by emailing homes@desantishomes.com.
- ***NOTE:** Please check your junk mail, and note that by clicking the provided link, the agreement will automatically download to your computer's "Downloads" folder. Be sure to check both your junk mail and Downloads folder before requesting a copy to be resent.

COMMUNITY

WHAT ARE THE LIFESTYLE AND AMENITIES IN THE COMMUNITY?

- The community includes a splashpad (summer), ice rink (winter), community garden, playground, and walking paths, BBQ area, underground parking and future commercial.

WHAT ARE THE TRANSPORT OPTIONS?

- The new Confederation GO Station on the Lakeshore West line will be completed by 2025. There is also Go Bus access at Casablanca Boulevard, less than 5 km from the site as well as the HSR Bus.

WHAT IS THE COMMUNITY CONCEPT?

- The project is inspired by the Dutch concept of "woonerf," meaning "street for living," with a central courtyard free of vehicular traffic, providing a safe, community-focused environment.