

# Price List

## 47' DETACHED

<u>NEW MODEL</u>	<u>SQ.FT.</u>	<u>ELEVATION</u>	<u>SALE PRICE</u>
ARROWHEAD	2650	A	\$912,990.00
		B	\$901,990.00
BALSAM	2740	A	\$920,990.00
		B	\$913,990.00
CARLYLE - 3 CAR TANDEM	2950	A	\$922,990.00
		B	\$914,990.00
CARLYLE - 2 CAR w/MUDROOM	3080	A	\$927,990.00
		B	\$919,990.00
KAHSHE	3000	A	\$927,990.00
		B	\$919,990.00
MADAWASKA (CORNER)	3120	A	\$956,990.00
		B	\$944,990.00
NIPISSING	3210	A	\$964,990.00
		B	\$957,990.00
NIPISSING (OPTIONAL 2 <sup>ND</sup> FLOOR)	3210	A	\$964,990.00
		B	\$957,990.00

Sales Representative: Vince Iuliano  
 Nordale Realty: 416-744-3311  
 Sales Office Telephone: 705-456-6003

SALES OFFICE HOURS  
**By Appointment Only**

**Email – vince@lormelhomes.com**

**Deposit Structure:**

\$20,000 with offer, \$20,000 in 90 days  
 \$20,000 in 30 days \$20,000 in 120 days  
 \$20,000 in 60 days

**Closing Dates –  
 December 2021**

**\*CERTAIN LOTS SUBJECT TO PREMIUMS\***

H.S.T. INCLUDED

PRICES, SIZES & SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE

Prices effective October 22, 2020  
**E. & O. E.**



**lormelhomes.com**

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# Price List

## 38' DETACHED

<u>NEW MODEL</u>	<u>SQ.FT.</u>	<u>ELEVATION</u>	<u>SALE PRICE</u>
BUCKHORN	1800	A	\$763,990.00
		B	\$751,990.00
FRASIER	2250	A	\$817,990.00
		B	\$806,990.00
MANITOU	2480	A	\$846,990.00
		B	\$832,990.00
FINLAY	2515	A	\$847,990.00
		B	\$836,990.00
TIMISKAMING	2775	A	\$865,990.00
		B	\$854,990.00
TEMAGAMI (3 CAR TANDEM)	3068	A	\$900,990.00
		B	\$884,990.00
TEMAGAMI (2 CAR GARAGE)	3350	A	\$912,990.00
		B	\$896,990.00
SUPERIOR (3 CAR TANDEM)	3400	A	\$944,990.00
		B	\$922,990.00
SUPERIOR (2 CAR GARAGE)	3615	A	\$954,990.00
		B	\$932,990.00

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# Features List

## Quality Features and Specifications

### **\$30,000 Bonus Dollars to be used towards the purchase of upgrades in our Design Studio**

- Stone and pre-cast on front elevations, as per applicable elevation
- 9' ceiling on Main floor
- Granite countertop with double compartment stainless steel undermount sink
- Single Lever Pull Out Faucet in Kitchen
- Extended Kitchen uppers
- Prefinished 3" wide strip oak hardwood in natural finish, throughout the Main floor, except for tiled areas
- Natural varnished oak staircase, Main to Second floor, complete with oak strip hardwood on landing (excluding basements), Railings to be finished with 2 3/4" handrail and 1 5/16" square wood pickets, complete with 3 1/2" square post, as per plan
- Direct vent gas fireplace with painted white mantle as per applicable plan
- Free standing Oval bathtub in Master Ensuite, as per plan
- Frameless glass shower Enclosure in Master Ensuite
- Finished Lower Level with 3-piece bathroom included in specific models, location as per plan
- Satin Nickel Interior Levers
- Vinyl casement windows throughout, Main and Second floor
- 3/4" Sheathing on Engineered Floor Joist
- 200 Amp Service
- 3-piece rough-in in Basement, location as per plan
- Decorative precast address number plaque
- Cold Cellars with interior light and weather-stripped solid core door, as per applicable plan

Subject to change without notice  
Effective – October 22, 2022  
E. & O.E