

# AUDEN GRAND

TOWNS

## *Exclusive Incentives*

- 9' ceiling on main floor, second floor and third floor\*
- Coffered ceiling on the main floor
- Stained finished oak staircase, square metal picket and oak handrail\*\*
- Choice of 12x24 tiles in tiled area\*\*
- Laminated flooring throughout\*\*(excluding tiled area)
- Solid granite countertop in kitchen and primary ensuite\*\*
- 200 AMP electrical service
- Ecobee smart thermostat
- 10 pot lights throughout the main floor
- Rough-in for future electric vehicle charger
- Air conditioning unit

\*As per applicable model type

\*\*As per applicable model type and/or vendor's standard sample



## *Secure With Sunny*

- Perimeter fencing
- Surveillance camera
- Security patrolling system
- Tempered glass entry door
- Door guardian deadbolt



## *Occupancy*

Spring - Fall 2026

## *Deposit Structure*

- \$20,000 with offer
- \$20,000 in 60 days
- \$20,000 in 120 days
- \$20,000 in 180 days
- \$20,000 in 240 days
- \$20,000 in 300 days
- Balance to 10% of purchase price in 365 days
- 5% on occupancy
- Total: 15% of the purchase price
- Cheques made payable to  
"Harris, Sheaffer LLP, In Trust"



**HARBOUR**  
**MARKETING**  
REAL ESTATE BROKERAGE

Sunny Communities reserves the right to substitute materials of equal or better quality without notice, subject to availability at time of construction. All selections and finishes from Vendor's standard samples, sizes and specification subject to change without notice. Photos are for representation purpose only. E & O.E. March 2024.