



**30' & 36' Lot Product**

*Summer/Fall 2025 Closings!*

***NEW PHASE 3 RELEASE!***

***Exclusive Bonus Offer***

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**\$ 7,500 DÉCOR DOLLARS**

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*Other Exceptional Included Standard Features*

- ✓ *9' Main Floor Ceiling Height*
- ✓ *Extended Upper Cabinetry in Kitchen*
- ✓ *Choice of Oak or Maple Cabinetry*
- ✓ *Convenient Microwave Shelf and Plug Provided*
- ✓ *Heat Recovery Ventilator for Healthier Indoor Air Quality*
- ✓ *Angled Upper Corner and Lower Corner Piano Hinge Kitchen Cabinets*  
(as per plan)
- ✓ *Stairs Designed with Extra Deep 10" Treads*
- ✓ *Subfloors are Nailed, Screwed, and Glued, for Quieter Floors*
- ✓ *Air Duct Cleaning Prior to Closing*



Bonus Offer is subject to change without notice. Offer only valid at Nature's Grand. Décor Dollars have no cash value.



## Price List

### 30' Lot - Detached Home Collection

MODEL	ELEVATIONS		TOTAL SQUARE FOOTAGE	INCLUDED OPEN AND FINISHED AREAS		EXCLUSIVE PRICING
THE AZURE 1 <i>NG30-0001</i>	A	3 Bed / 1.5 Bath	1506	8	from	\$ 889,990
	B	3 Bed / 1.5 Bath	1509	8	from	\$ 899,990
	C	3 Bed / 1.5 Bath	1507	8	from	\$ 909,990
THE AZURE 2 <i>NG30-0002</i>	A	4 Bed / 2.5 Bath	1822	6	from	\$ 929,990
	B	4 Bed / 2.5 Bath	1821	6	from	\$ 939,990
	C	4 Bed / 2.5 Bath	1824	6	from	\$ 949,990
THE AZURE 3 <i>NG30-0003</i>	A	3 Bed / 2.5 Bath	2046	22	from	\$ 939,990
	B	3 Bed / 2.5 Bath	2043	22	from	\$ 949,990
	C	3 Bed / 2.5 Bath	2045	22	from	\$ 959,990
THE AZURE 4 <i>NG30-0004</i>	A	4 Bed / 2.5 Bath	2065	14	from	\$ 944,990
	B	4 Bed / 2.5 Bath	2065	14	from	\$ 954,990
	C	4 Bed / 2.5 Bath	2065	14	from	\$ 964,990
THE AZURE 5 <i>NG30-0005</i>	A	4 Bed / 2.5 Bath	2208	17	from	\$ 954,990
	B	4 Bed / 2.5 Bath	2205	17	from	\$ 964,990
	C	4 Bed / 2.5 Bath	2205	17	from	\$ 974,990
THE AZURE 6 <i>NG30-0006</i>	A	3 Bed / 2.5 Bath	2353	6	from	\$ 959,990
	B	3 Bed / 2.5 Bath	2352	6	from	\$ 969,990
	C	3 Bed / 2.5 Bath	2352	6	from	\$ 979,990

#### Deposit Structure ( 10% Total)

\$20,000 with Agreement  
\$25,000 in 60 Days  
\$25,000 in 120 Days  
Balance to 10% in 180 days



#### Spectrum Realty Services Inc. Brokerage

Lisa Girard, Sales Representative  
David Romano, Sales Representative

E: [naturesgrand@livhere.ca](mailto:naturesgrand@livhere.ca)  
P: 647-291-2081

#### Sales Centre Hours

Monday - Thursday: 1pm to 8pm  
Friday: 1pm to 6pm  
Saturday: Closed, Sunday: 11am to 6pm

Prices Include Applicable Taxes.

Some Lots Subject to Premiums. Prices, sizes, and specifications are subject to change without notice. All areas and stated room dimensions are approximate. E&OE.

**Price List**

**36' Lot - Detached Home Collection**

v MODEL	ELEVATIONS		TOTAL SQUARE FOOTAGE	INCLUDED OPEN AND FINISHED		EXCLUSIVE PRICING	
				AREAS			
THE GLASSWING 1 <i>NG36-0001</i>	A	3 Bed / 2.5 Bath	1661	13	from	\$ 969,990	
	B	3 Bed / 2.5 Bath	1686	13	from	\$ 979,990	
	C	3 Bed / 2.5 Bath	1689	13	from	\$ 989,990	
THE GLASSWING 2 <i>NG36-0002</i>	A	4 Bed / 2.5 Bath	1943		from	\$ 999,990	
	B	4 Bed / 2.5 Bath	1981		from	\$ 1,009,990	
	C	4 Bed / 2.5 Bath	1981		from	\$ 1,019,990	
THE GLASSWING 3 <i>NG36-0003</i>	A	4 Bed / 2.5 Bath	2053	19	from	\$ 1,009,990	
	B	4 Bed / 2.5 Bath	2052	19	from	\$ 1,019,990	
	C	4 Bed / 2.5 Bath	2052	19	from	\$ 1,029,990	
THE GLASSWING 4 <i>NG36-0004</i>	A	3 Bed / 2.5 Bath	2194		from	\$ 1,019,990	
	<i>Option 2B</i>	A	4 Bed / 2.5 Bath	2194	from	\$ 1,024,990	
		B	3 Bed / 2.5 Bath	2206	from	\$ 1,029,990	
	<i>Option 2B</i>	B	4 Bed / 2.5 Bath	2206	from	\$ 1,034,990	
		C	3 Bed / 2.5 Bath	2193	from	\$ 1,039,990	
	<i>Option 2B</i>	C	4 Bed / 2.5 Bath	2193	from	\$ 1,044,990	
THE GLASSWING 5 <i>NG36-0005</i>	A	4 Bed / 2.5 Bath	2213		from	\$ 1,024,990	
	B	4 Bed / 2.5 Bath	2226		from	\$ 1,034,990	
	C	4 Bed / 2.5 Bath	2218		from	\$ 1,044,990	
THE GLASSWING 6 <i>NG36-0006</i>	A	4 Bed / 2.5 Bath	2354	14	from	\$ 1,039,990	
	B	4 Bed / 2.5 Bath	2349	14	from	\$ 1,049,990	
	C	4 Bed / 2.5 Bath	2354	14	from	\$ 1,059,990	
THE GLASSWING 7 <i>NG36-0007</i>	A	4 Bed / 2.5 Bath	2491	55	from	\$ 1,049,990	
	B	4 Bed / 2.5 Bath	2496	55	from	\$ 1,059,990	
	C	4 Bed / 2.5 Bath	2510	55	from	\$ 1,069,990	
THE GLASSWING 9 <i>NG36-0009</i>	A	4 Bed / 3.5 Bath	2636	8	from	\$ 1,074,990	
	B	4 Bed / 3.5 Bath	2647	8	from	\$ 1,084,990	
	C	4 Bed / 3.5 Bath	2630	8	from	\$ 1,094,990	
THE GLASSWING 10 <i>NG36-0010</i>	A	4 Bed / 3.5 Bath	2903	129	from	\$ 1,089,990	
	<i>Option 1B2B</i>	A	5 Bed / 3.5 Bath	2903	129	from	\$ 1,094,990
		B	4 Bed / 3.5 Bath	2911	129	from	\$ 1,104,990
	<i>Option 1B2B</i>	B	5 Bed / 3.5 Bath	2911	129	from	\$ 1,109,990
		C	4 Bed / 3.5 Bath	2904	129	from	\$ 1,109,990
	<i>Option 1B2B</i>	C	5 Bed / 3.5 Bath	2904	129	from	\$ 1,114,990
THE GLASSWING 12 <i>NG36-1001</i>	<i>(corner)</i>	A	3 Bed / 2.5 Bath	2401		from	\$ 1,064,990
	<i>Option 2B</i>	A	4 Bed / 2.5 Bath	2401		from	\$ 1,070,990
		B	3 Bed / 2.5 Bath	2413		from	\$ 1,084,990
	<i>Option 2B</i>	B	4 Bed / 2.5 Bath	2413		from	\$ 1,090,990
		C	3 Bed / 2.5 Bath	2429		from	\$ 1,094,990
	<i>Option 2B</i>	C	4 Bed / 2.5 Bath	2429		from	\$ 1,100,990
THE GLASSWING 13 <i>NG36-1002</i>	<i>(corner)</i>	A	3 Bed / 2.5 Bath	2407		from	\$ 1,064,990
	<i>Option 2B</i>	A	4 Bed / 2.5 Bath	2407		from	\$ 1,069,990
		B	3 Bed / 2.5 Bath	2454		from	\$ 1,084,990
	<i>Option 2B</i>	B	4 Bed / 2.5 Bath	2454		from	\$ 1,089,990
		C	3 Bed / 2.5 Bath	2433		from	\$ 1,094,990
	<i>Option 2B</i>	C	4 Bed / 2.5 Bath	2433		from	\$ 1,099,990
THE GLASSWING 14 <i>NG36-5001</i>	<i>(flankage)</i>	A	4 Bed / 2.5 Bath	2232		from	\$ 1,039,990
		B	4 Bed / 2.5 Bath	2246		from	\$ 1,054,990
		C	4 Bed / 2.5 Bath	2247		from	\$ 1,069,990
THE GLASSWING 15 <i>NG36-5002</i>	<i>(flankage)</i>	A	4 Bed / 2.5 Bath	2551	55	from	\$ 1,069,990
		B	4 Bed / 2.5 Bath	2553	55	from	\$ 1,084,990
		C	4 Bed / 2.5 Bath	2566	55	from	\$ 1,099,990

**Deposit Structure ( 10% Total)**  
 \$20,000 with Agreement  
 \$25,000 in 60 Days  
 \$25,000 in 120 Days  
 Balance to 10% in 180 days



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**40' & 44' Lot Product**

*Summer/Fall 2025 Closings!*

***NEW PHASE 3 RELEASE!***

***Exclusive Bonus Offer***

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**\$ 10,000 DÉCOR DOLLARS**

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*Other Exceptional Included Standard Features*

- ✓ *9' Main Floor Ceiling Height*
- ✓ *Extended Upper Cabinetry in Kitchen*
- ✓ *Choice of Oak or Maple Cabinetry*
- ✓ *Convenient Microwave Shelf and Plug Provided*
- ✓ *Heat Recovery Ventilator for Healthier Indoor Air Quality*
- ✓ *Angled Upper Corner and Lower Corner Piano Hinge Kitchen Cabinets*  
(as per plan)
- ✓ *Stairs Designed with Extra Deep 10" Treads*
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## Price List

### 40' Lot - Detached Home Collection

MODEL	ELEVATIONS		TOTAL SQUARE FOOTAGE	INCLUDED OPEN AND FINISHED AREAS		EXCLUSIVE PRICING
THE ADONIS 1 <i>NG40-0001</i>		A	3 Bed / 2.5 Bath	2340	7	from \$ 1,059,990
	Option 2B	A	4 Bed / 2.5 Bath	2340	7	from \$ 1,064,990
		B	3 Bed / 2.5 Bath	2335	7	from \$ 1,069,990
	Option 2B	B	4 Bed / 2.5 Bath	2335	7	from \$ 1,074,990
		C	3 Bed / 2.5 Bath	2357	7	from \$ 1,079,990
Option 2B	C	4 Bed / 2.5 Bath	2357	7	from \$ 1,084,990	
THE ADONIS 2 <i>NG40-0002</i>		A	4 Bed / 2.5 Bath	2429		from \$ 1,069,990
		B	4 Bed / 2.5 Bath	2446		from \$ 1,079,990
		C	4 Bed / 2.5 Bath	2444		from \$ 1,089,990
THE ADONIS 3 <i>NG40-0003</i>		A	4 Bed / 2.5 Bath	2580		from \$ 1,079,990
		B	4 Bed / 2.5 Bath	2600		from \$ 1,089,990
		C	4 Bed / 2.5 Bath	2607		from \$ 1,099,990
THE ADONIS 4 <i>NG40-0004</i>		A	4 Bed / 3.5 Bath	2662		from \$ 1,089,990
		B	4 Bed / 3.5 Bath	2655		from \$ 1,101,990
		C	4 Bed / 3.5 Bath	2646		from \$ 1,114,990
THE ADONIS 5 <i>NG40-0005</i>		A	4 Bed / 2.5 Bath	2770	10	from \$ 1,099,990
		B	4 Bed / 2.5 Bath	2770	10	from \$ 1,114,990
		C	4 Bed / 2.5 Bath	2783	10	from \$ 1,119,990
THE ADONIS 6 <i>NG40-0006</i>	Option 2B	A	4 Bed / 3.5 Bath	3160	9	from \$ 1,149,990
		A	5 Bed / 3.5 Bath	3160	9	from \$ 1,154,990
	Option 2B	B	4 Bed / 3.5 Bath	3168	9	from \$ 1,159,990
		B	5 Bed / 3.5 Bath	3168	9	from \$ 1,164,990
	Option 2B	C	4 Bed / 3.5 Bath	3159	9	from \$ 1,169,990
	C	5 Bed / 3.5 Bath	3159	9	from \$ 1,174,990	
THE ADONIS 7 <i>NG40-1001</i>	(corner)	A	4 Bed / 3.5 Bath	2674		from \$ 1,109,990
		B	4 Bed / 3.5 Bath	2717		from \$ 1,119,990
		C	4 Bed / 3.5 Bath	2724		from \$ 1,129,990
THE ADONIS 8 <i>NG40-1002</i>	Option 2B	A	4 Bed / 3.5 Bath	2927	13	from \$ 1,149,990
		A	5 Bed / 3.5 Bath	2927	13	from \$ 1,154,990
	Option 2B	B	4 Bed / 3.5 Bath	2931	13	from \$ 1,169,990
		B	5 Bed / 3.5 Bath	2931	13	from \$ 1,174,990
	Option 2B	C	4 Bed / 3.5 Bath	2923	13	from \$ 1,179,990
		C	5 Bed / 3.5 Bath	2923	13	from \$ 1,184,990

#### Deposit Structure ( 10% Total)

\$20,000 with Agreement  
\$30,000 in 60 Days  
\$30,000 in 120 Days  
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**Price List**

**44' Lot - Detached Home Collection**

<u>MODEL</u>	<u>ELEVATIONS</u>		<u>TOTAL SQUARE FOOTAGE</u>	<u>INCLUDED AND FINISHED AREAS</u>		<u>EXCLUSIVE PRICING</u>
THE EMPEROR 1 <i>NG44-0001</i>	A	4 Bed / 3.5 Bath	2803			\$ 1,169,990
	B	4 Bed / 3.5 Bath	2783			\$ 1,184,990
	C	4 Bed / 3.5 Bath	2783			\$ 1,199,990
THE EMPEROR 2 <i>NG44-0002</i>	A	4 Bed / 3.5 Bath	2932			\$ 1,185,990
	B	4 Bed / 3.5 Bath	2953			\$ 1,195,990
	C	4 Bed / 3.5 Bath	2929			\$ 1,205,990
THE EMPEROR 3 <i>NG44-0003</i>	A	4 Bed / 3.5 Bath	2983	22		\$ 1,195,990
	<i>Option 2B</i>	A	4 Bed / 3.5 Bath	3144*	22	\$ 1,207,990
		B	4 Bed / 3.5 Bath	2982	22	\$ 1,205,990
	<i>Option 1B2B</i>	B	4 Bed / 3.5 Bath	3143*	22	\$ 1,217,990
		C	4 Bed / 3.5 Bath	3006	22	\$ 1,215,990
	<i>Option 1B2B</i>	C	4 Bed / 3.5 Bath	3167*	22	\$ 1,227,990
<i>* NOTE: Square Footage Correction from Marketing Brochure</i>						
THE EMPEROR 4 <i>NG44-0004</i>	A	4 Bed / 3.5 Bath	3122	14		\$ 1,209,990
	<i>Option 2B</i>	A	5 Bed / 3.5 Bath	3122	14	\$ 1,214,990
		B	4 Bed / 3.5 Bath	3127	14	\$ 1,221,990
	<i>Option 2B</i>	B	5 Bed / 3.5 Bath	3127	14	\$ 1,226,990
	<i>Option 2B</i>	C	4 Bed / 3.5 Bath	3121	14	\$ 1,229,990
	<i>Option 2B</i>	C	5 Bed / 3.5 Bath	3121	14	\$ 1,234,990
THE EMPEROR 5 <i>NG44-0005</i>	A	4 Bed / 3.5 Bath	3218			\$ 1,219,990
	<i>Option 2B</i>	A	5 Bed / 3.5 Bath	3218		\$ 1,224,990
		B	4 Bed / 3.5 Bath	3216		\$ 1,229,990
	<i>Option 2B</i>	B	5 Bed / 3.5 Bath	3216		\$ 1,234,990
	<i>Option 2B</i>	C	4 Bed / 3.5 Bath	3218*		\$ 1,244,990
	<i>Option 2B</i>	C	5 Bed / 3.5 Bath	3218		\$ 1,249,990
<i>* NOTE: Main Floor Correction from Marketing Brochure; No Covered Porch at Front Entrance</i>						
THE EMPEROR 6 <i>NG44-0006</i>	A	4 Bed / 2.5 Bath	3455	30		\$ 1,229,990
	<i>Option 2B</i>	A	4 Bed / 3.5 Bath	3455	30	\$ 1,239,990
		B	4 Bed / 2.5 Bath	3441	30	\$ 1,249,990
	<i>Option 2B</i>	B	4 Bed / 3.5 Bath	3441	30	\$ 1,259,990
	<i>Option 2B</i>	C	4 Bed / 2.5 Bath	3448	30	\$ 1,254,990
	<i>Option 2B</i>	C	4 Bed / 3.5 Bath	3448	30	\$ 1,264,990

**Deposit Structure ( 10% Total)**  
 \$20,000 with Agreement  
 \$30,000 in 60 Days  
 \$30,000 in 120 Days  
 Balance to 10% in 180 days



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# Premium List

## Summer/Fall 2025 Closings!

Lot	Product	Street	Garage Side	Closing Date	Quality Premium	Deck Condition	Grading Premium	Total Premium
1	36'	McKernan Avenue	L	6-May-25	\$ 40,000	D1	\$ 7,200	\$ 47,200
2	36'	McKernan Avenue	R	8-May-25	\$ 40,000	D1	\$ 7,200	\$ 47,200
3	36'	McKernan Avenue	L	13-May-25	\$ 40,000	D1	\$ 7,200	\$ 47,200
4	36'	McKernan Avenue	R	15-May-25	\$ 40,000	D1	\$ 7,200	\$ 47,200
5	36'	McKernan Avenue	L	20-May-25	\$ 40,000	D1	\$ 7,200	\$ 47,200
6	36'	McKernan Avenue	R	22-May-25	\$ 40,000	D1	\$ 7,200	\$ 47,200
7	36'	McKernan Avenue	L	26-Aug-25	\$ 40,000	D1	\$ 7,200	\$ 47,200
14	40'	McKernan Avenue	R	28-Aug-25	\$ 40,000	D1	\$ 7,200	\$ 47,200
15	40'	McKernan Avenue	R	27-May-25	\$ 50,000	D1	\$ 7,200	\$ 57,200
16	40'	McKernan Avenue	L	29-May-25	\$ 60,000	D1	\$ 7,200	\$ 67,200
17	40'	McKernan Avenue	R	2-Sep-25	\$ 60,000	D1	\$ 7,200	\$ 67,200
29	36'	McKernan Avenue	R	3-Jun-25	\$ 5,000	D1	\$ 7,200	\$ 12,200
30	36'	McKernan Avenue	L	5-Jun-25	\$ 5,000	D1	\$ 7,200	\$ 12,200
31	36'	McKernan Avenue	R	10-Jun-25	\$ 5,000	D1	\$ 7,200	\$ 12,200
32	36'	McKernan Avenue	L	12-Jun-25	\$ 5,000	D1	\$ 7,200	\$ 12,200
33	30'	McKernan Avenue	R	17-Jun-25	\$ 5,000	D1	\$ 7,200	\$ 12,200
34	36'	McKernan Avenue	L	19-Jun-25	\$ 5,000	D1	\$ 7,200	\$ 12,200
35	36'	McKernan Avenue	R	24-Jun-25	\$ 5,000	D1	\$ 7,200	\$ 12,200
36	36'	McKernan Avenue	L	26-Jun-25	\$ 5,000	D1	\$ 7,200	\$ 12,200
37	36'	McKernan Avenue	R	8-Jul-25	\$ 5,000	D2	\$ 11,200	\$ 16,200
71	40'	Waldron Street	L	11-Sep-25	\$ -	D1	\$ 7,200	\$ 7,200
72	40'	Waldron Street	R	9-Sep-25	\$ -	D1	\$ 7,200	\$ 7,200
73	36'	Waldron Street	L	4-Sep-25	\$ -	D1	\$ 7,200	\$ 7,200
74	40'	Sherrill Avenue	R	21-Aug-25	\$ -	D1	\$ 7,200	\$ 7,200
75	40'	Sherrill Avenue	L	19-Aug-25	\$ -	D1	\$ 7,200	\$ 7,200
76	40'	Sherrill Avenue	L	14-Aug-25	\$ -	D1	\$ 7,200	\$ 7,200
77	36'	Sherrill Avenue	R	12-Aug-25	\$ -	D1	\$ 7,200	\$ 7,200
78	36'	Sherrill Avenue	L	7-Aug-25	\$ -	D1	\$ 7,200	\$ 7,200
81	36'	Waldron Street	R	25-Sep-25	\$ 10,000	D3	\$ 14,200	\$ 24,200
82	44'	Waldron Street	L	7-Oct-25	\$ 30,000	D2	\$ 11,200	\$ 41,200
83	44'	Waldron Street	L	9-Oct-25	\$ 30,000	D2	\$ 11,200	\$ 41,200
84	36'	Waldron Street	R	14-Oct-25	\$ 10,000	D1	\$ 7,200	\$ 17,200
86	36'	Waldron Street	L	16-Oct-25	\$ 10,000	D1	\$ 7,200	\$ 17,200



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