

## *121 East*

FIVE CLASSIC TOWNS OF BRONTE HARBOUR

# *frequently asked questions*

### **Why should you buy from us?**

Five executive townhomes and an incredible opportunity to live in Bronte Village, one of Oakville's loveliest enclaves. 121 East is an exclusive development of custom townhomes, each designed with the perfect combination of opulent details and contemporary design.

### **Are the town-homes 'freehold' or are they part of a condominium?**

All of the townhomes are freehold. This means that you do not have to pay ongoing condo fees or maintenance fees as with condo-style townhomes.

### **What is the deposit structure?**

The following deposits are to be made to Kutner Law LLP, in trust:

\$20,000 upon signing

\$20,000 in 45 days

\$40,000 in 90 days

\$40,000 in 120 days

### **When will construction start?**

Construction will start in March 2020.

### **Who is the builder?**

Golden Falcon Homes is the builder. Golden Falcon Homes' first priority is returning the greatest value to its customers. Their end-goal is to ensure that the residential communities they build are highly attractive and sustainable allowing them to offer the ultimate home-buying experience. Golden Falcon Homes is registered with Tarion with an impeccable record, and their team has over 20 years of building experience.

### **When is the anticipated closing date?**

The expected completion date is Fall 2020, at which time you will be ready to move into your new home.

### **What transit options are near 121 East street?**

Getting around is easy – not only are you a short walk away from anything you need in Bronte Village, you're a 10-minute drive from downtown Oakville. And if you're heading into Toronto, it's a straight shot east on the QEW, or a quick (and very civilized) train ride to Toronto's Union Station from nearby Bronte GO.

### **Who is the architect?**

Jardin Design Group Inc. prepared the architectural construction drawings. Jardin Design Group Inc. is a recognized specialist in Low Rise House Designs and Renderings. Jardin Design Group Inc. has been a proud member of BILD since 1968. The firm is BCIN qualified for the preparation of Architectural construction drawings and site grading plans for Building Permit Application.

### **Who is the interior designer?**

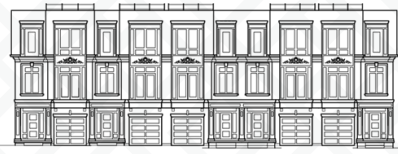
Chase Architecture is the interior designer. Chase Architecture is a renowned Toronto based design force dedicated to design-driven architecture and interior design, tailored to the needs of the residential markets across Canada and internationally.

Chase has a strong background in the designing of innovative spaces for international clients whereas each design solution strives to recognize the client's own unique culture and identity.

### **Who is the kitchen manufacturer?**

AromA Kitchens & Baths Inc. is the kitchen manufacturer. With over 20 years in the Kitchen Designing and Renovation industry, AromA Kitchens & Baths Inc. is here to provide you with the ultimate kitchen-design experience. With a highly qualified team of professionals, AromA Kitchens can make your dream, a dream come true!





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### **Who is the lawyer?**

Howard Kutner is the lawyer. Howard Kutner is the founding Partner of Kutner Law LLP. He focuses his practice on real estate and estate matters. Howard received both his LLB and LLM (Masters of Business Law) from Osgoode Hall Law School. Before starting his practice Howard articulated at a large Bay Street law firm where he focused on corporate and securities work.

### **What are the neighborhood amenities?**

Bronte Village, located in southwest Oakville, is a gracious community beloved by residents and visitors alike. It's right on the lake, with charming shops, incredible dining, and a community spirit you won't find anywhere else.

The picturesque stretch along Lakeshore feels like a small seaside town – with premium restaurants and amenities that come with city living. 121 East is a one-minute walk away from this charming area – just step out your front door and enjoy.

### **Is there a New Home Tarion Warranty?**

Golden Falcon has been a member of Tarion Warranty since 2008, and has a Triple A Tarion Record.

For over 40 years, Tarion has provided new home warranty protection to ensure new home buyers and owners that one of their life's biggest investments is protected. All 5 townhomes are protected by Tarion Warranty Corporation. After you move in, there are three specific statutory warranties: the one year warranty, the two year warranty and the seven year warranty covering major defects.

You are entitled to warranty coverage up to a maximum of \$300,000 for most types of claims covered by the one, two and seven year warranties. There is a maximum of \$15,000 for warranted damage caused by environmentally harmful substances or hazards, and a maximum of \$25,000 for coverage of septic systems.

### **Is there an elevator option?**

Yes, the option to purchase an elevator is available. Prices start from \$40,000. The elevators are supplied by Cambridge Elevating. With over 25 years of experience, Cambridge Elevating designs, manufactures, installs and services custom elevators for residential use.

### **Is there an assignment clause?**

You can assign the Agreement of Purchase & Sale to a new buyer and you do not have to pay an assignment fee.

### **Are there development charges?**

Development charges and levies are \$37,500,

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### **Visit Our Sales Center**

336 Church Street, Oakville ON L6J 1P1  
Monday - Friday by Appointment Only  
Saturday & Sunday 12 - 4 pm

### **Register for your Exclusive Appointment**

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Sales Representatives: Sunny Gawri & Hadeel Haidar

