

■ APPELLATION

ELEVATING
EVERYDAY LIVING
IN WELLAND



**pri
mont**

+ A NEW COMMUNITY
IN WELLAND

APPELLATION

SITE PLAN LEGEND

- FUTURE RELEASE
- PROPOSED TRAIL

Map and site plan not to scale. Information is subject to change without notice.
Rendering and landscaping is artist's concept and for general information only. E.&O.E. D.O.P. April 2025.



APPELLATION

SITE PLAN LEGEND

- BACK TO BACK TOWNHOMES
- TRADITIONAL TOWNHOMES
- SINGLE DETACHED

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3 BEDROOMS | 1.5-2.5 BATHROOMS



ELEVATION A

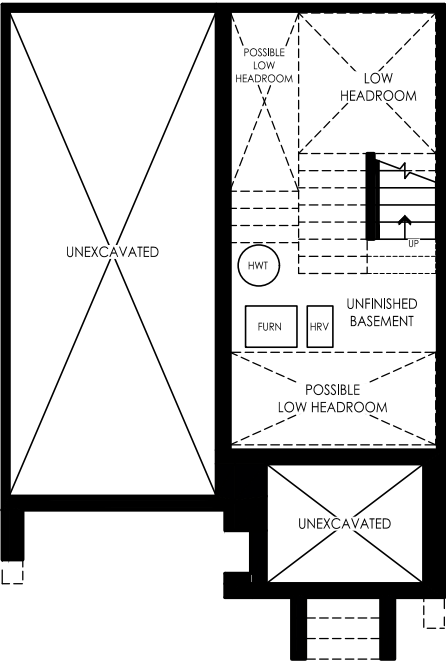
INTERIOR



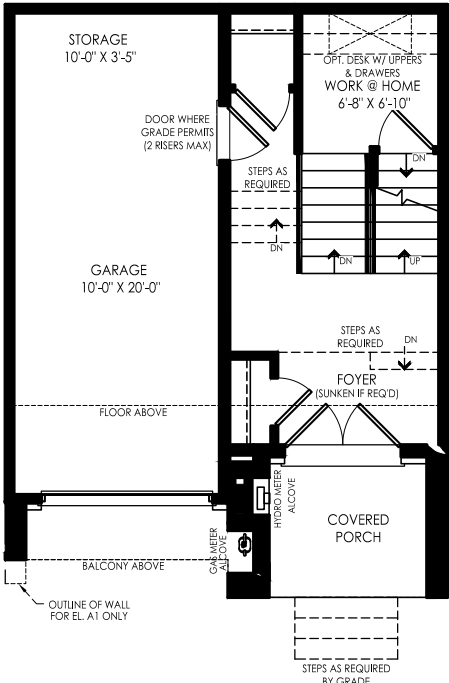
ELEVATION B

INTERIOR

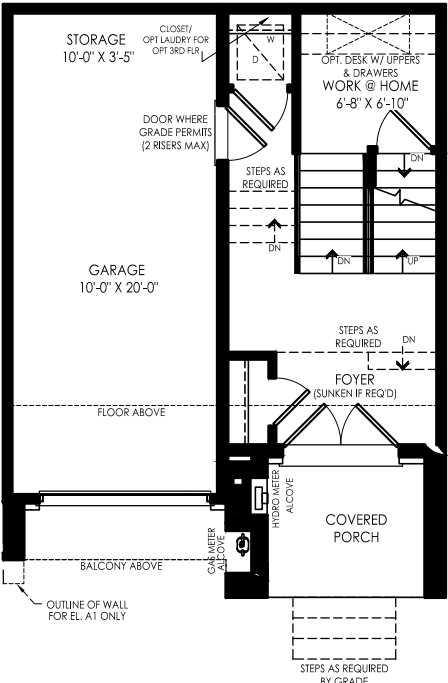
3 BEDROOMS | 1.5-2.5 BATHROOMS



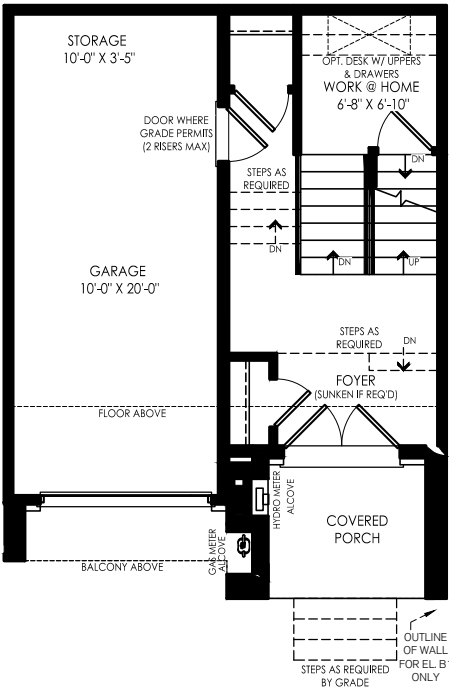
BASEMENT ELEV. A & B



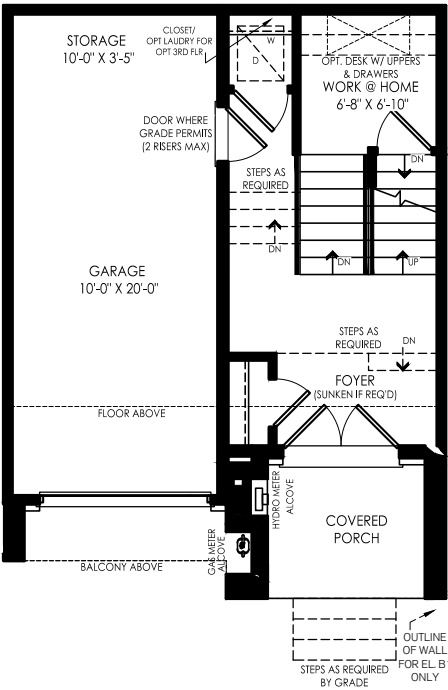
GROUND FLOOR ELEV. A



GROUND FLOOR ELEV. A
(OPTIONAL 2 BATHROOM)



GROUND FLOOR ELEV. B

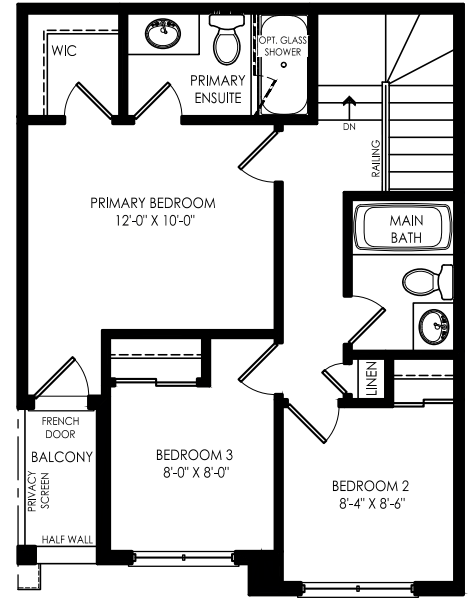
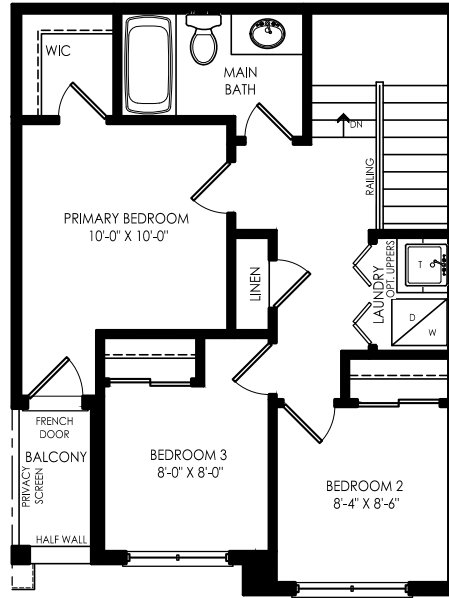
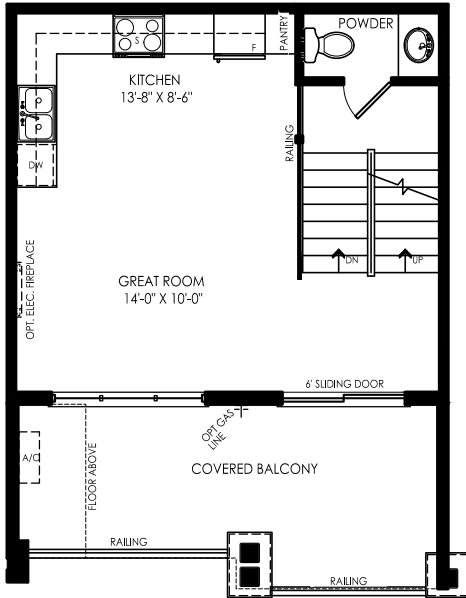


GROUND FLOOR ELEV. B
(OPTIONAL 2 BATHROOM)

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ELEVATION A
1234 SQ.FT.

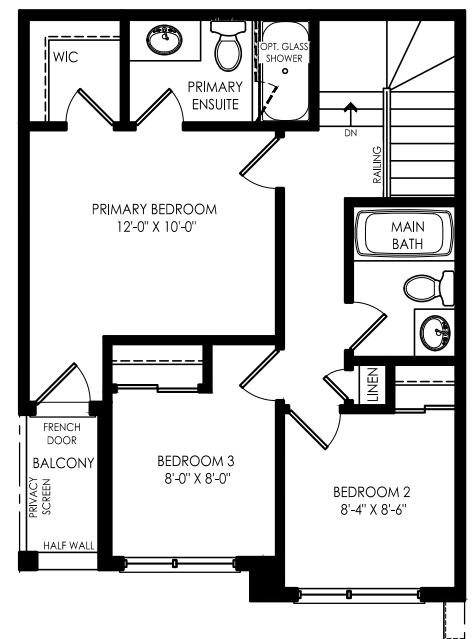
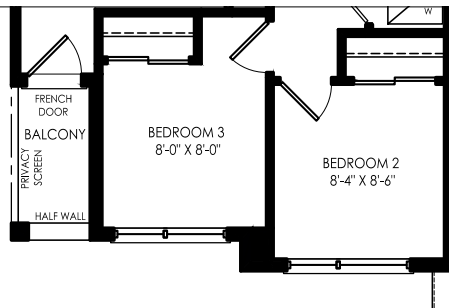
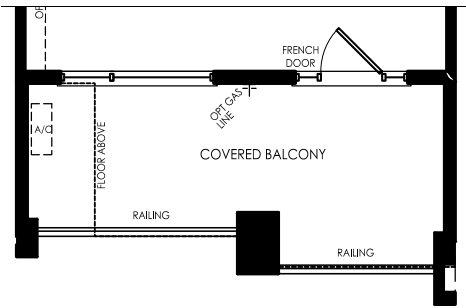
ELEVATION B
1234 SQ.FT.



SECOND FLOOR ELEV. A

THIRD FLOOR ELEV. A

**THIRD FLOOR ELEV. A
(OPTIONAL 2 BATHROOM)**



SECOND FLOOR ELEV. B

THIRD FLOOR ELEV. B

**THIRD FLOOR ELEV. B
(OPTIONAL 2 BATHROOM)**

3 BEDROOMS | 1.5-2.5 BATHROOMS



END

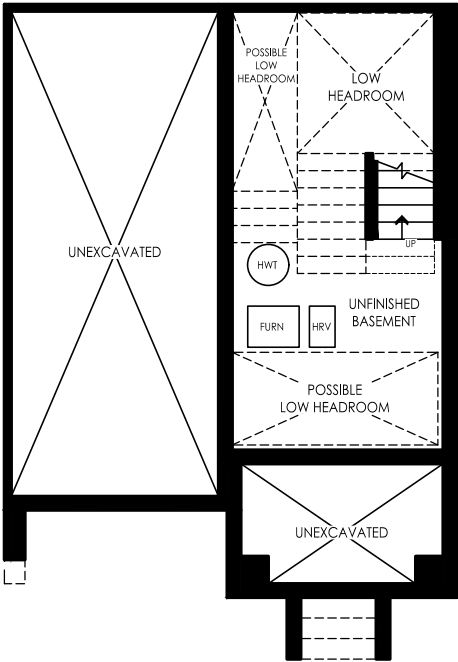
ELEVATION A



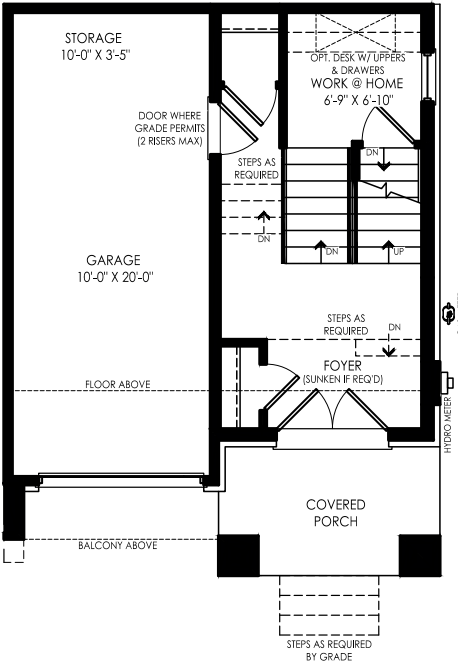
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ELEVATION B

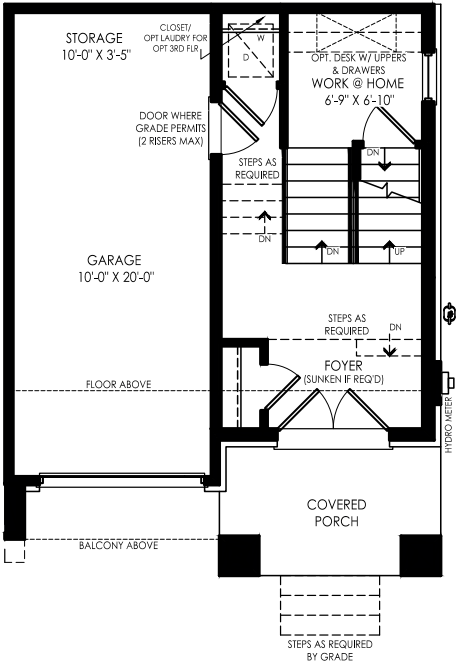
3 BEDROOMS | 1.5-2.5 BATHROOMS



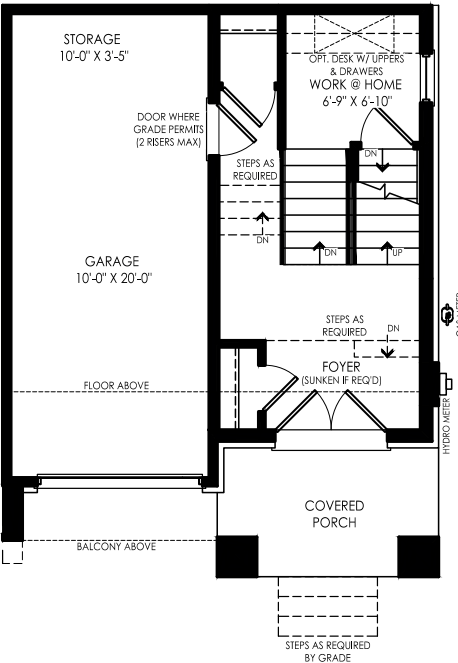
BASEMENT ELEV. A & B



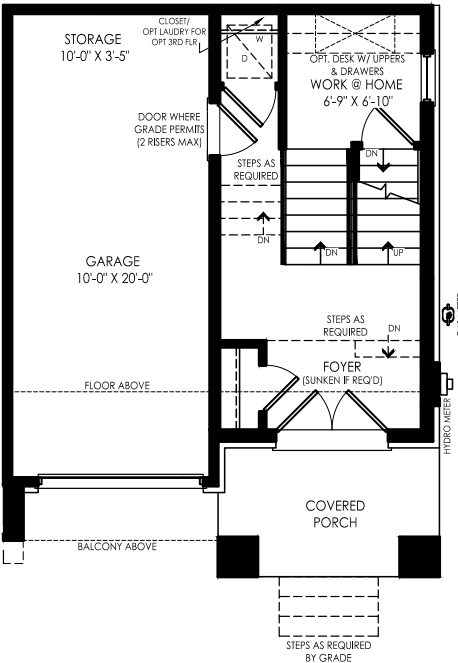
GROUND FLOOR ELEV. A



GROUND FLOOR ELEV. A
(OPTIONAL 2 BATHROOM)



GROUND FLOOR ELEV. B

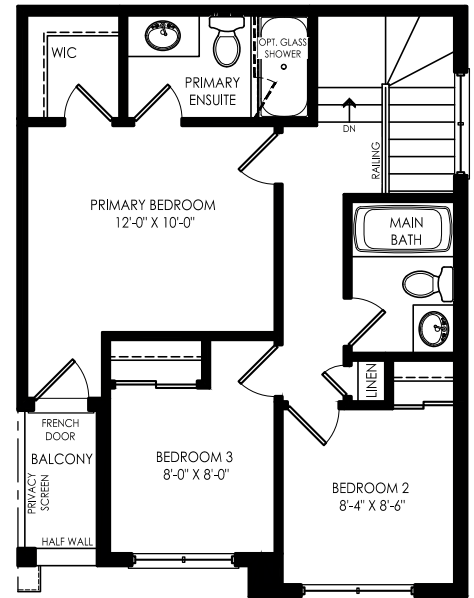
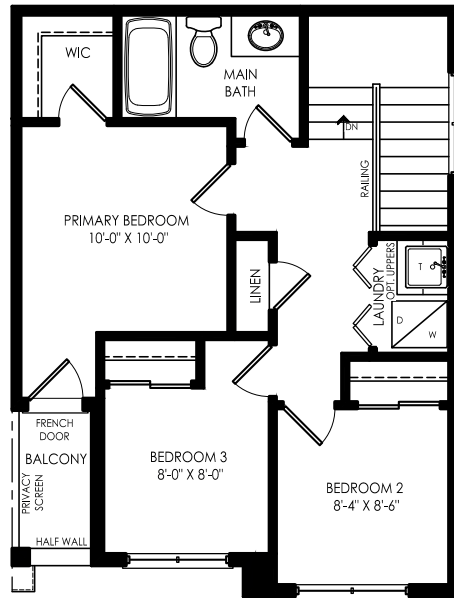
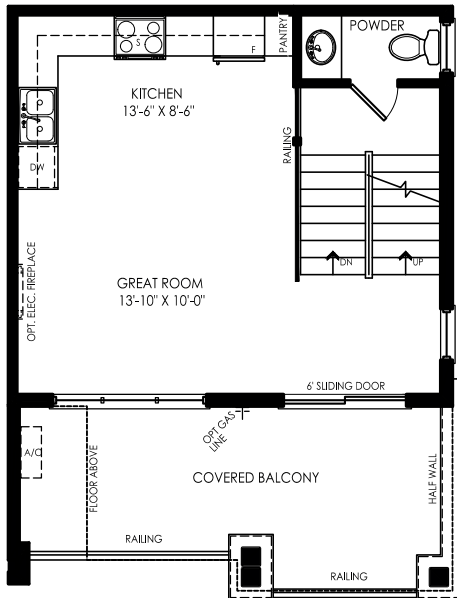


GROUND FLOOR ELEV. B
(OPTIONAL 2 BATHROOM)

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ELEVATION A
1253 SQ.FT.

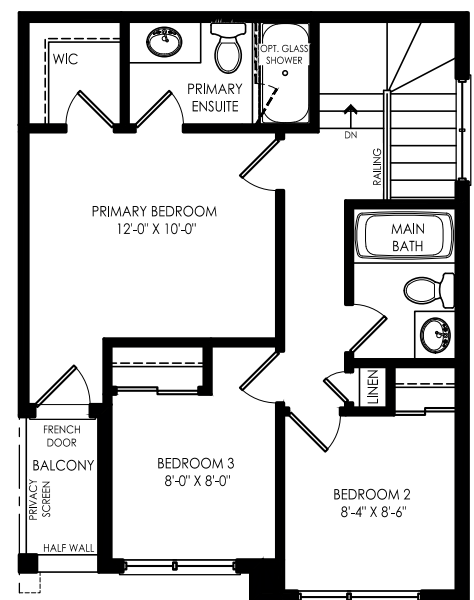
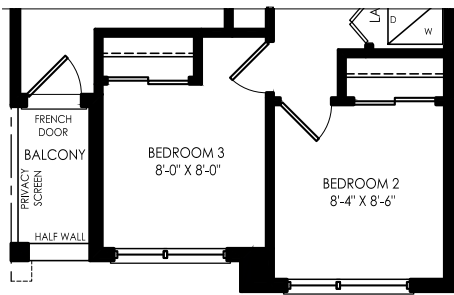
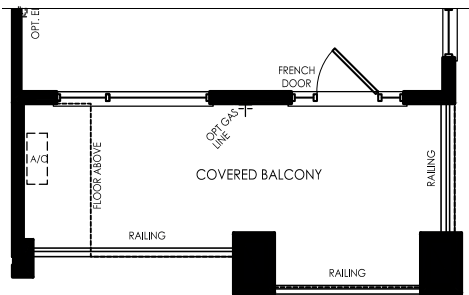
ELEVATION B
1253 SQ.FT.



SECOND FLOOR ELEV. A

THIRD FLOOR ELEV. A

**THIRD FLOOR ELEV. A
(OPTIONAL 2 BATHROOM)**



SECOND FLOOR ELEV. B

THIRD FLOOR ELEV. B

**THIRD FLOOR ELEV. B
(OPTIONAL 2 BATHROOM)**

3 BEDROOMS | 1.5-2.5 BATHROOMS



ELEVATION A

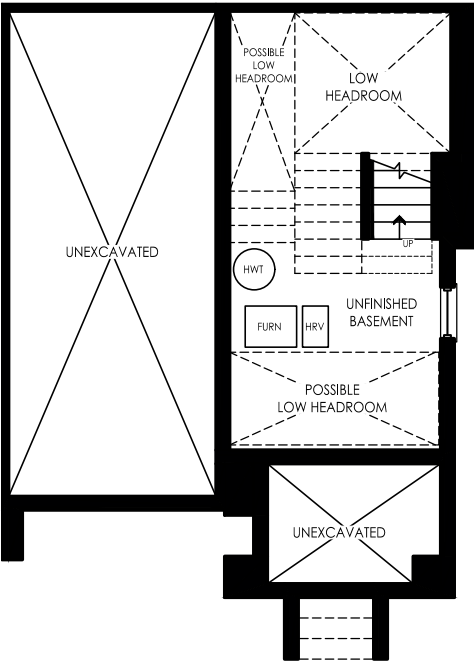
CORNER



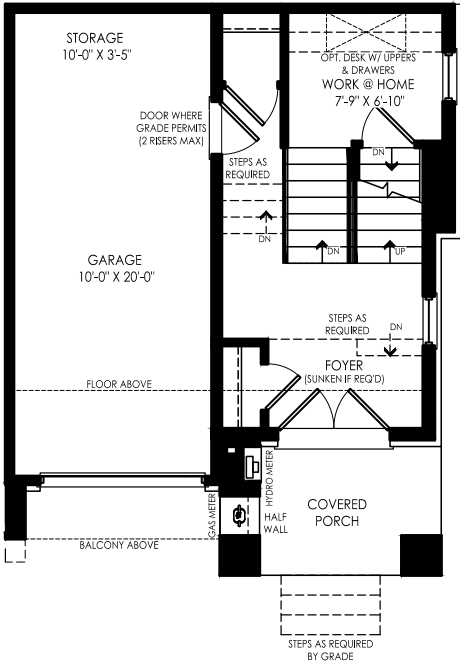
ELEVATION B

CORNER

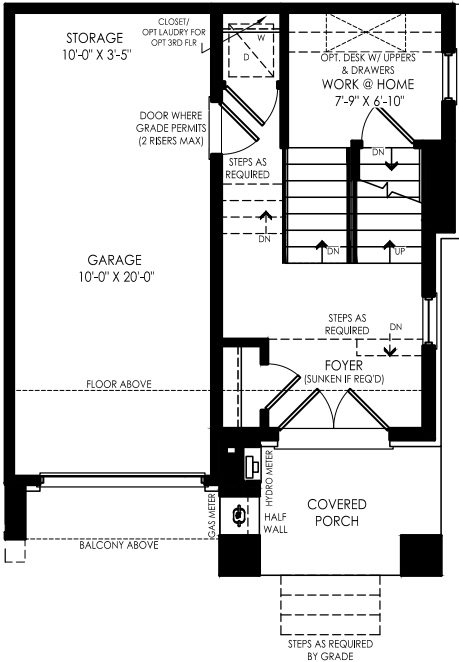
3 BEDROOMS | 1.5-2.5 BATHROOMS



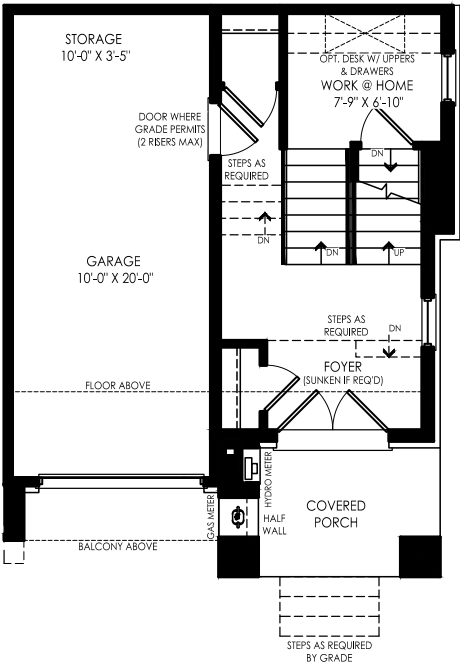
BASEMENT ELEV. A & B



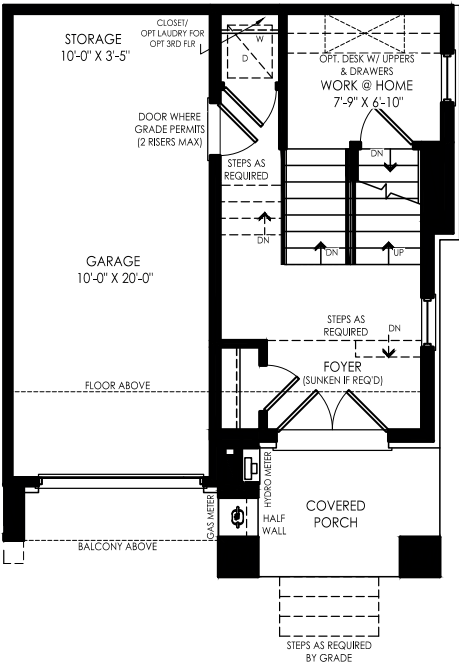
GROUND FLOOR ELEV. A



GROUND FLOOR ELEV. A
(OPTIONAL 2 BATHROOM)



GROUND FLOOR ELEV. B

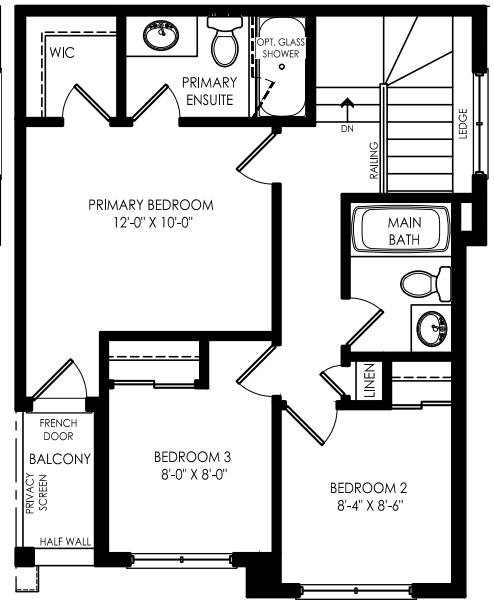
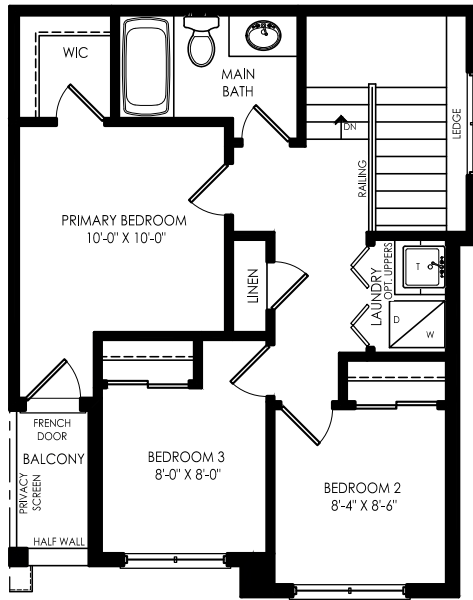
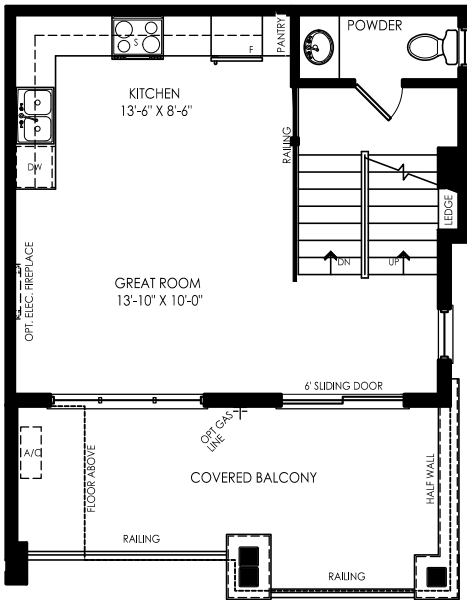


GROUND FLOOR ELEV. B
(OPTIONAL 2 BATHROOM)

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ELEVATION A
1288 SQ.FT.

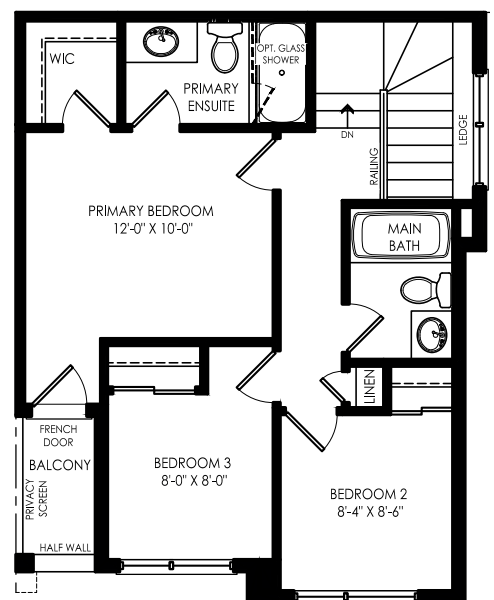
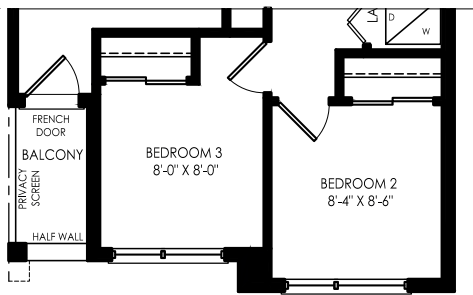
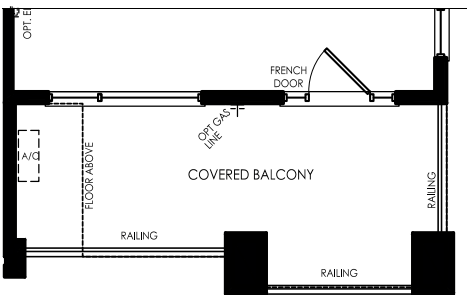
ELEVATION B
1288 SQ.FT.



SECOND FLOOR ELEV. A

THIRD FLOOR ELEV. A

**THIRD FLOOR ELEV. A
(OPTIONAL 2 BATHROOM)**



SECOND FLOOR ELEV. B

THIRD FLOOR ELEV. B

**THIRD FLOOR ELEV. B
(OPTIONAL 2 BATHROOM)**



VIP PRICE LIST

Urban Townhomes

Model	Elevation	Type	Sq Ft	Bed	Bath	Model Price
Madison	B1	B2B-0	1234	3	1.5	\$499,990
Madison End	B1	B2B-0 End	1253	3	1.5	\$519,990
Madison Corner	B1	B2B-0 Corner	1288	3	1.5	\$539,990

Elevation A1 \$5,000

Optional 3rd Floor Plan \$10,000

PRIMONT'S DEPOSIT ASSIST PROGRAM

\$5,000 with offer

\$5,000 in 30 days

\$5,000 in 90 days

\$5,000 in 150 days

\$5,000 in 210 days

\$5,000 in 270 days

\$5,000 in 330 days

Balance of 8% in 390 days

Cheques payable to Primont (Thorold/Welland) Inc.

Sales Contact

Antoinette Zingaro, Sales Representative

Joanne Restivo, Sales Representative

Nancy Tompkins, Sales Representative

Email: appellation@primont.com

Phone: 289-820-9019 Address: 1031 Niagara St, Welland

3-4 BEDROOMS | 2.5 BATHROOMS



ELEVATION A

INTERIOR



INTERIOR

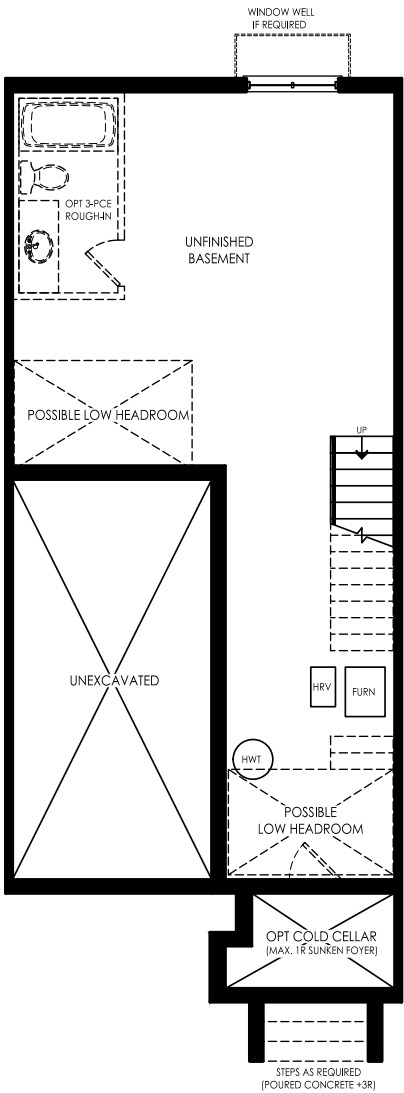
ELEVATION B



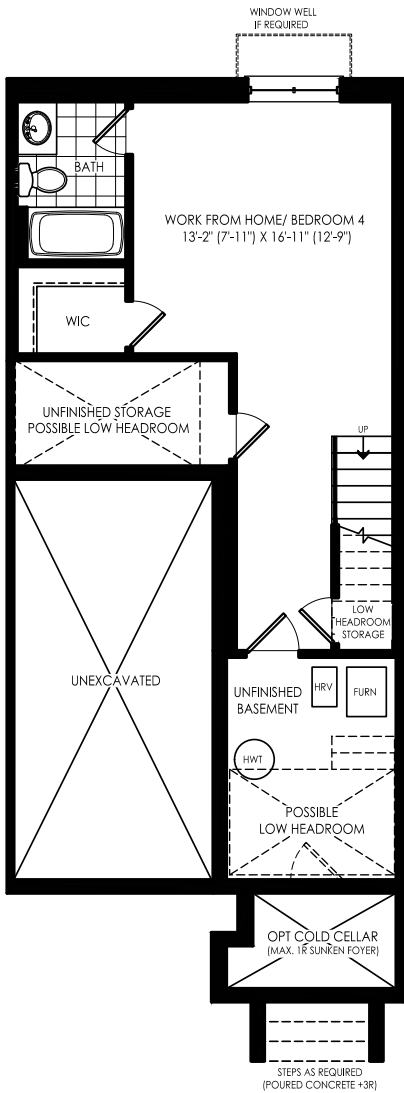
INTERIOR

ELEVATION C

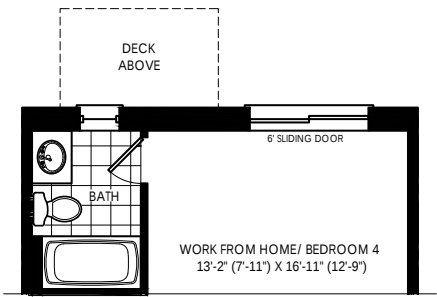
3-4 BEDROOMS | 2.5 BATHROOMS



BASEMENT ELEV. A & B & C



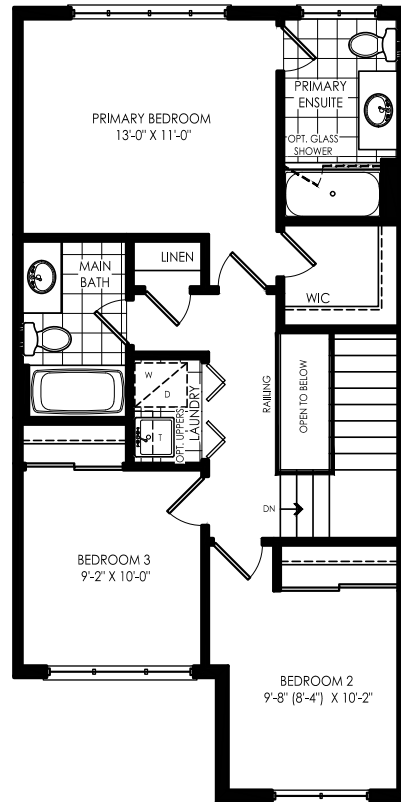
OPT. FINISHED
BASEMENT ELEV. A & B & C



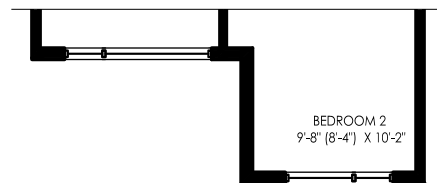
OPT. FINISHED
BASEMENT WALK-OUT
ELEV. A & B & C

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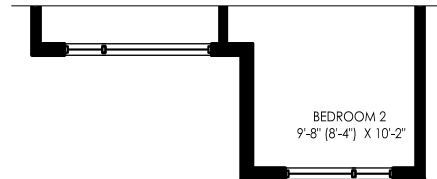
ELEVATION C
1350 SQ.FT.



SECOND FLOOR ELEV. **A**



SECOND FLOOR ELEV. B



SECOND FLOOR ELEV. C

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3-4 BEDROOMS | 2.5 BATHROOMS



ELEVATION A

END



ELEVATION B

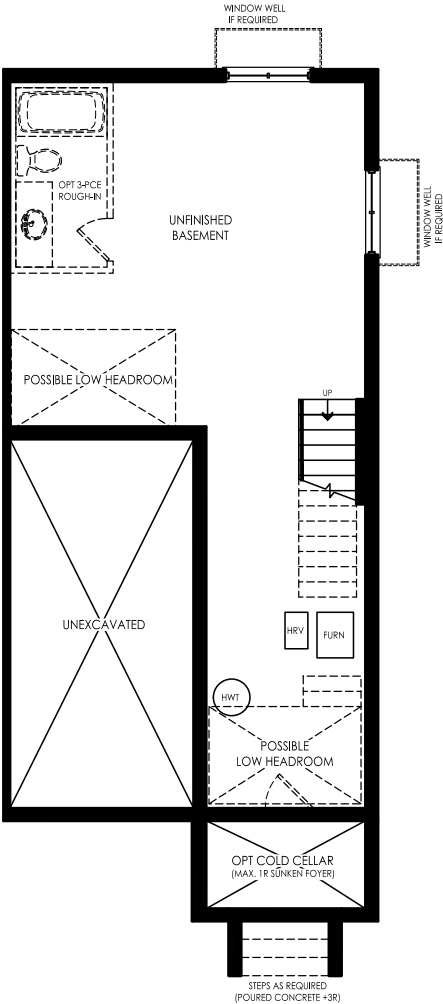
END



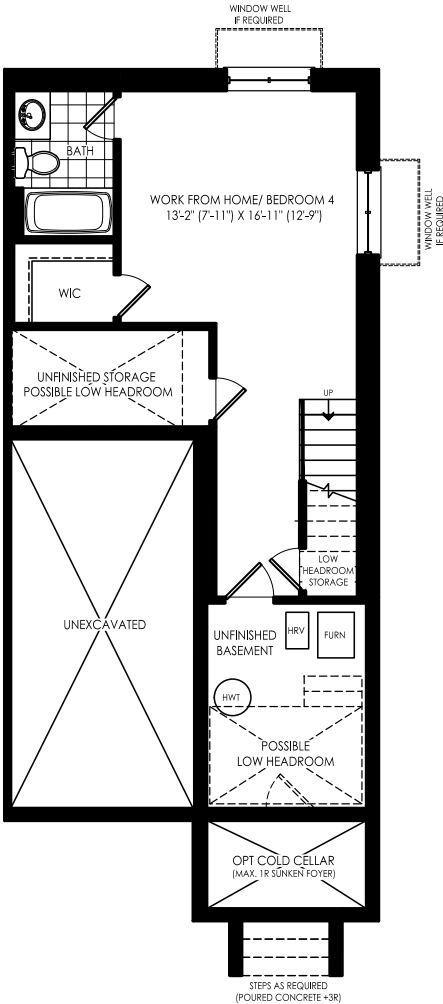
ELEVATION C

END

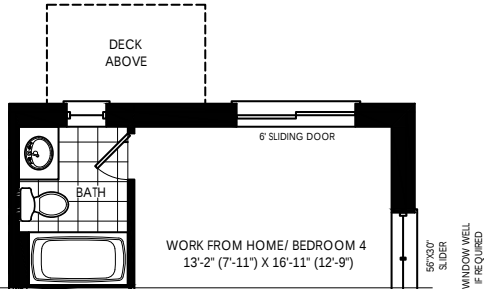
3-4 BEDROOMS | 2.5 BATHROOMS



BASEMENT ELEV. A & B & C



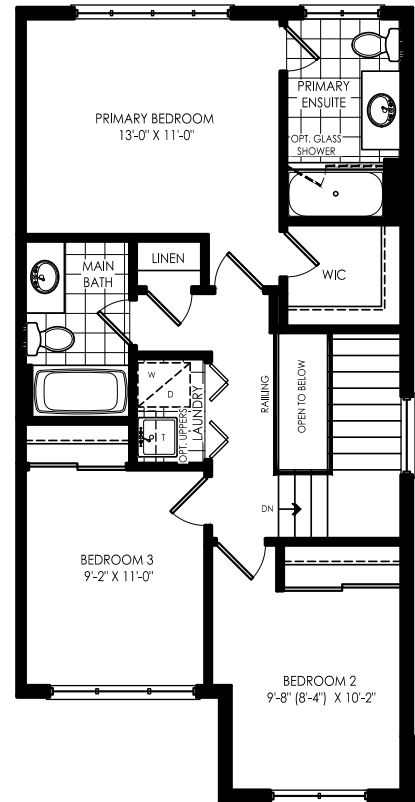
OPT. FINISHED
BASEMENT ELEV. A & B & C



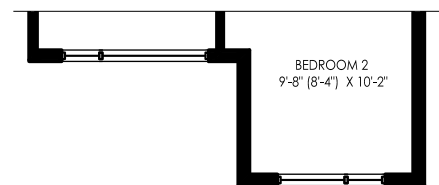
OPT. FINISHED
BASEMENT WALK-OUT
ELEV. A & B & C

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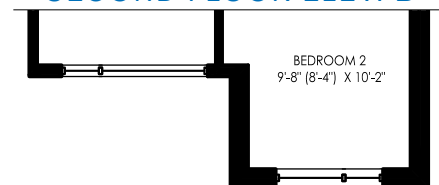
ELEVATION C
1411 SQ.FT.



SECOND FLOOR ELEV. A



SECOND FLOOR ELEV. B



SECOND FLOOR ELEV. C

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3-4 BEDROOMS | 2.5 BATHROOMS



ELEVATION A

CORNER



ELEVATION B

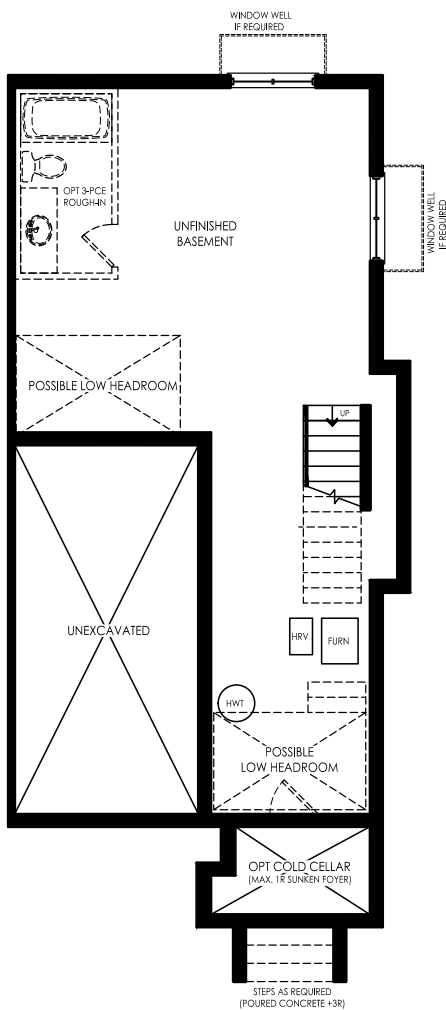
CORNER



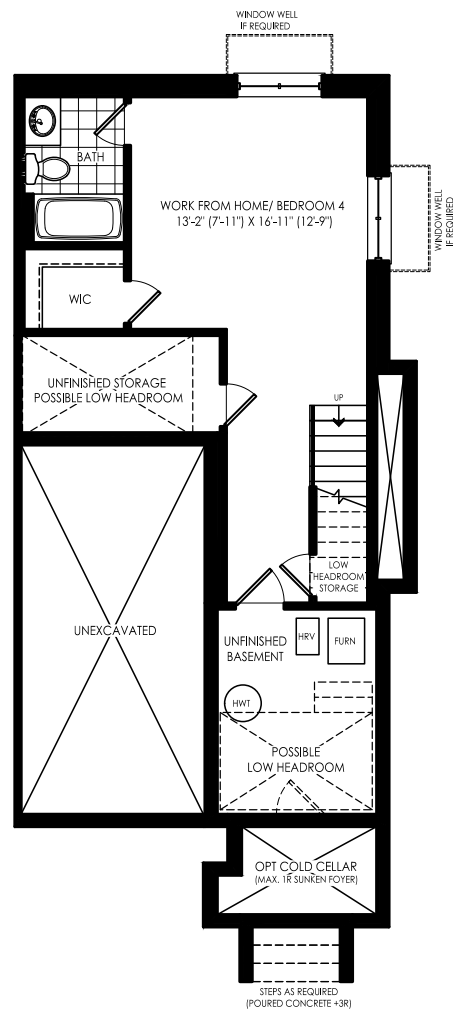
ELEVATION C

CORNER

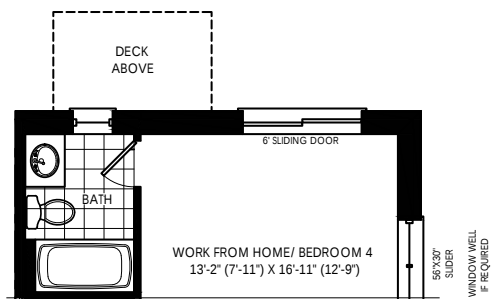
3-4 BEDROOMS | 2.5 BATHROOMS



BASEMENT ELEV. A & B & C



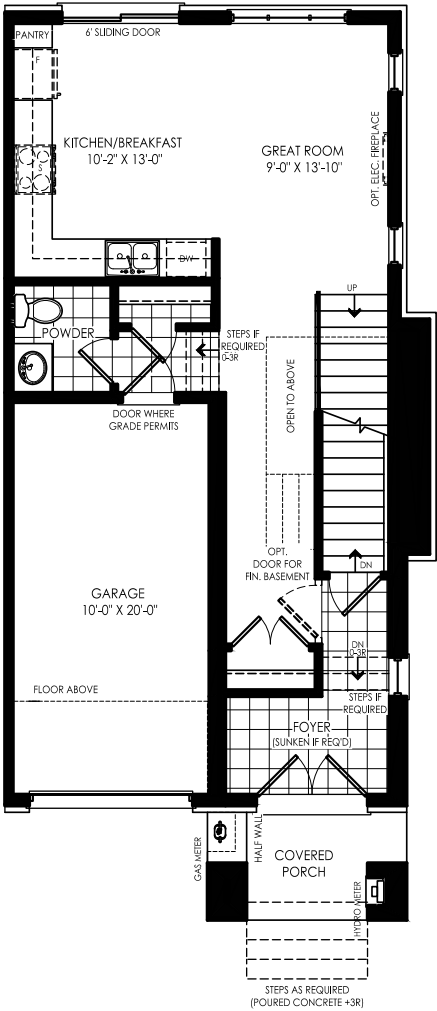
OPT. FINISHED
BASEMENT ELEV. A & B & C



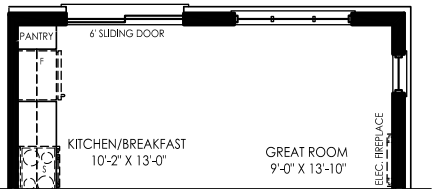
OPT. FINISHED
BASEMENT WALK-OUT
ELEV. A & B & C

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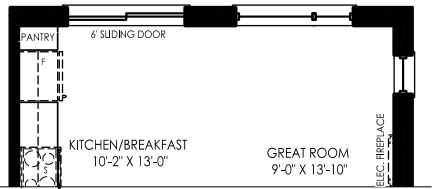
ELEVATION A
1429 SQ.FT.



GROUND FLOOR ELEV. A

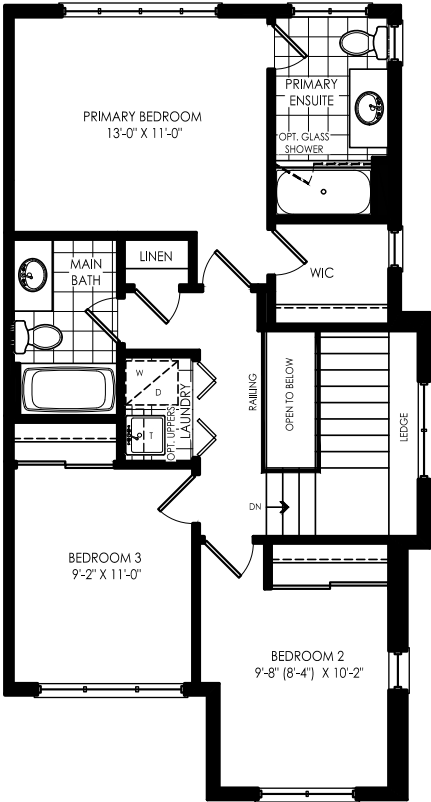


GROUND FLOOR ELEV. B

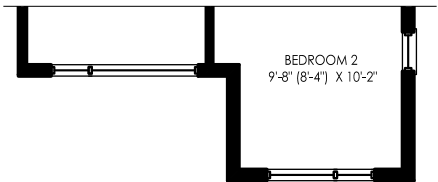


GROUND FLOOR ELEV. C

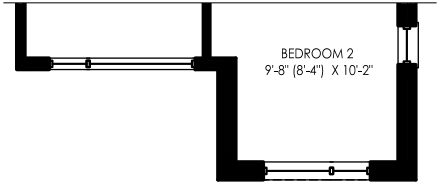
ELEVATION B
1423 SQ.FT.



SECOND FLOOR ELEV. A



SECOND FLOOR ELEV. B



SECOND FLOOR ELEV. C

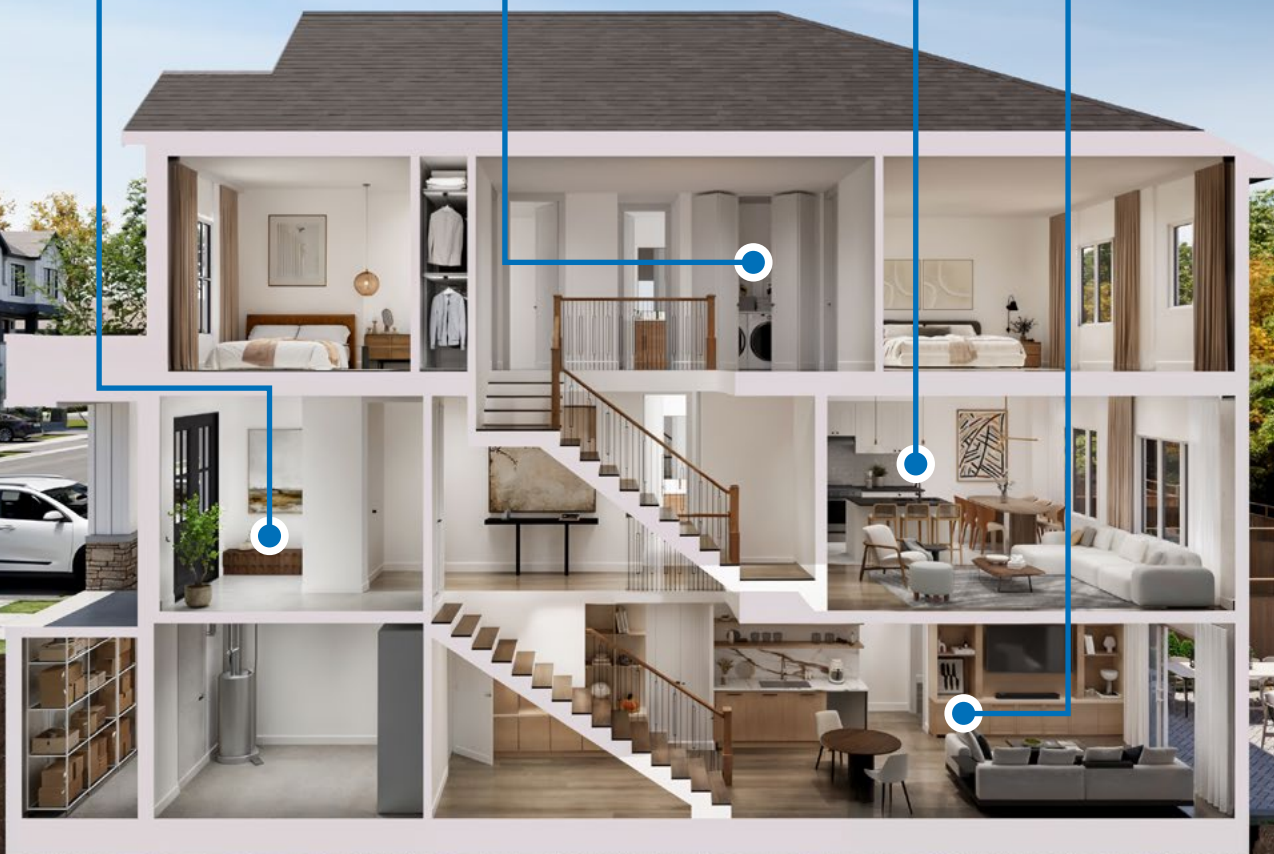
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Grand double doors open to a **spacious foyer** with smart storage.

Second-floor laundry near bedrooms for everyday convenience.

Bright open-concept kitchen with island, breakfast area, and deck access.

Builder-finished basement with bedroom, full bath, and backyard walkout.



**ETHAN
(TH-1)**

**3–5
BEDS**

**2.5–3.5
BATHS**

**1568–1659
SQ. FT.**

Disclaimer: Renderings are artist's concepts only and may not be an exact representation of the final product. Materials, finishes, colours, landscaping, features, and details are approximate and subject to change without notice. Outdoor landscaping is not included. Dimensions, specifications, and layouts shown are conceptual and may differ in the completed home. Optional builder-finished basements are available at an additional cost. Furniture, décor, and accessories are shown for illustration purposes only and are not included in the purchase price. E.&O.E.

3-5 BEDROOMS | 2.5-3.5 BATHROOMS



ELEVATION A

INTERIOR



ELEVATION B

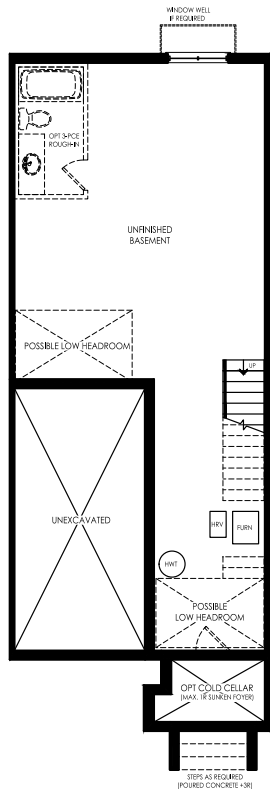
INTERIOR



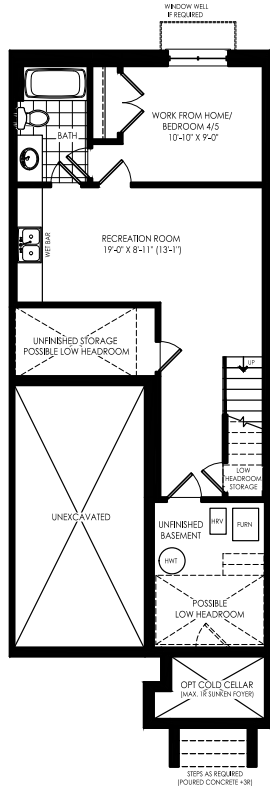
ELEVATION C

INTERIOR

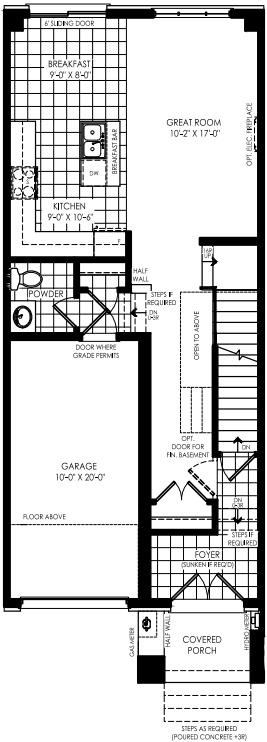
3-5 BEDROOMS | 2.5-3.5 BATHROOMS



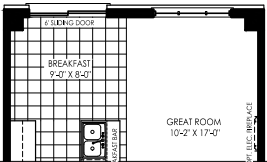
BASEMENT ELEV. A & B & C



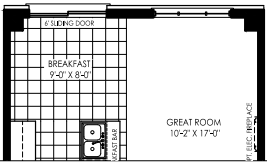
OPT. FINISHED
BASEMENT ELEV. A & B & C



GROUND FLOOR ELEV. A



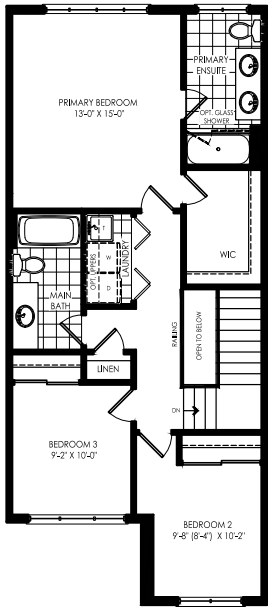
GROUND FLOOR ELEV. B



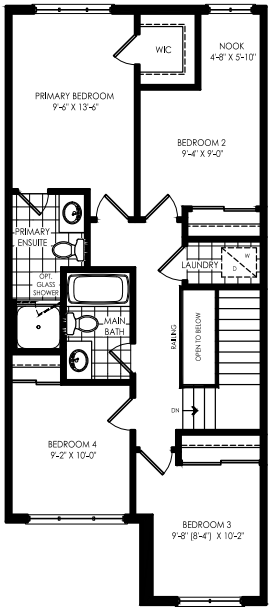
GROUND FLOOR ELEV. C

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ELEVATION A
1570 SQ.FT.

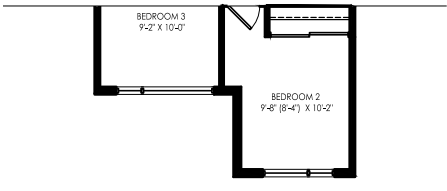


ELEVATION B
1568 SQ.FT.

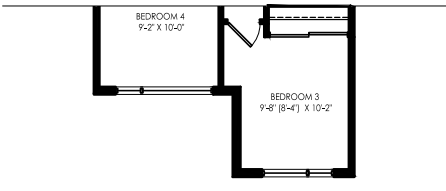


ELEVATION C
1580 SQ.FT.

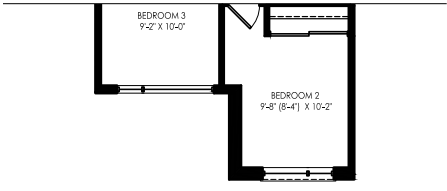
SECOND FLOOR ELEV. A



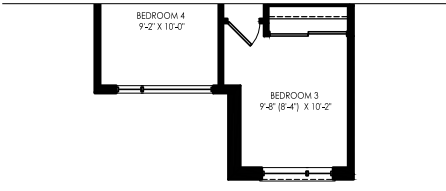
OPT. 4 BEDROOM
BASEMENT ELEV. A



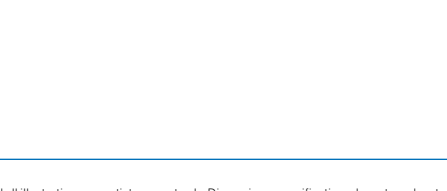
SECOND FLOOR ELEV. B



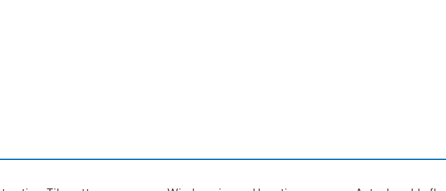
OPT. 4 BEDROOM
BASEMENT ELEV. B



SECOND FLOOR ELEV. C



OPT. 4 BEDROOM
BASEMENT ELEV. C



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3-5 BEDROOMS | 2.5-3.5 BATHROOMS



END

ELEVATION A



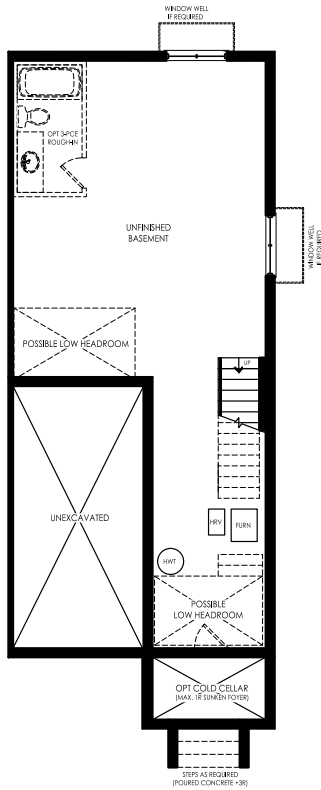
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ELEVATION B

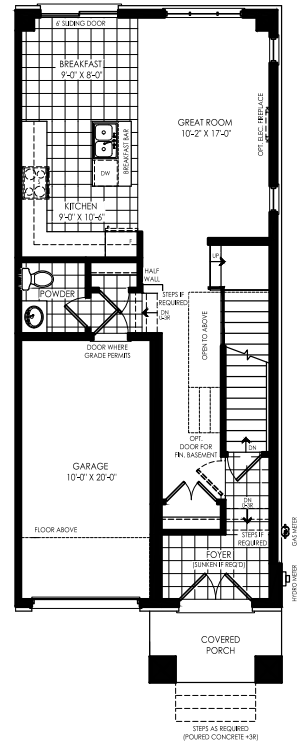


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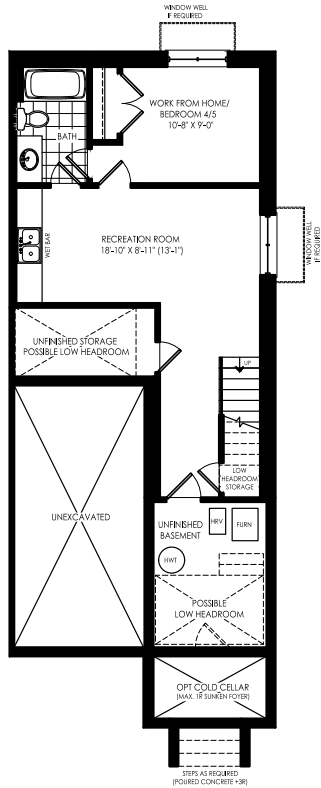
ELEVATION C



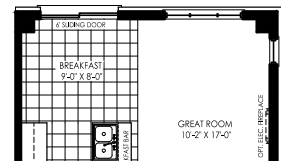
BASEMENT ELEV. **A & B & C**



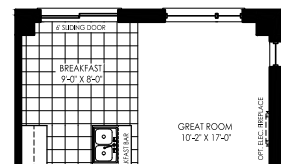
GROUND FLOOR ELEV. A



OPT. FINISHED
BASEMENT ELEV. **A & B & C**

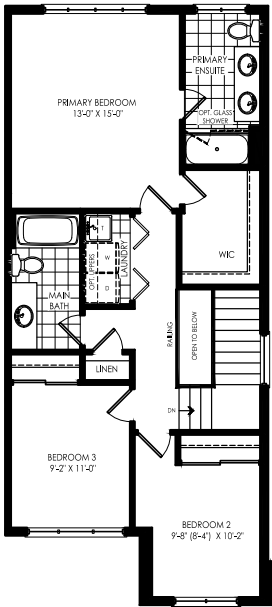


GROUND FLOOR ELEV. **B**

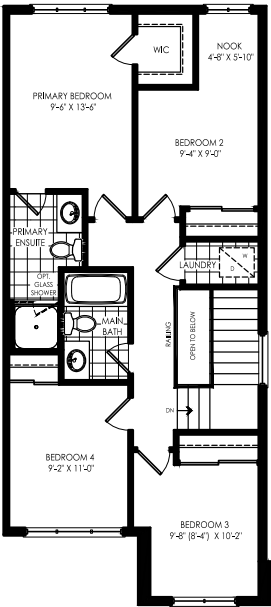


GROUND FLOOR ELEV. C

ELEVATION A
1611 SQ.FT.

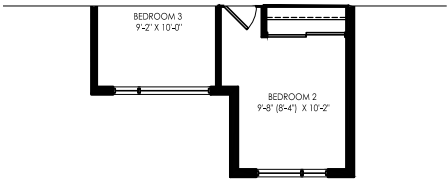


ELEVATION B
1598 SQ.FT.

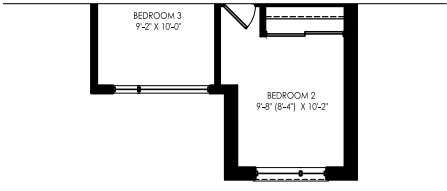


ELEVATION C
1626 SQ.FT.

SECOND FLOOR ELEV. A

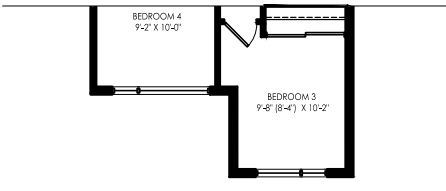


SECOND FLOOR ELEV. B

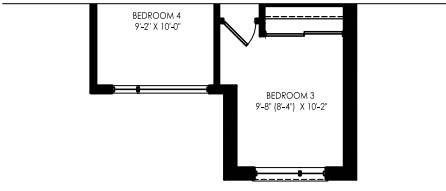


SECOND FLOOR ELEV. C

OPT. 4 BEDROOM
BASEMENT ELEV. A



OPT. 4 BEDROOM
BASEMENT ELEV. B



OPT. 4 BEDROOM
BASEMENT ELEV. C

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3-5 BEDROOMS | 2.5-3.5 BATHROOMS



CORNER

ELEVATION A



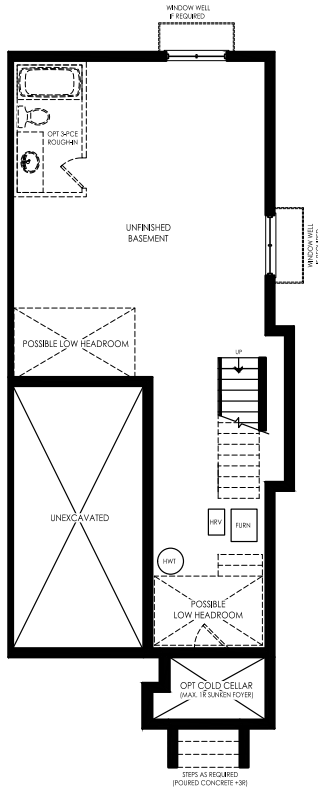
CORNER

ELEVATION B

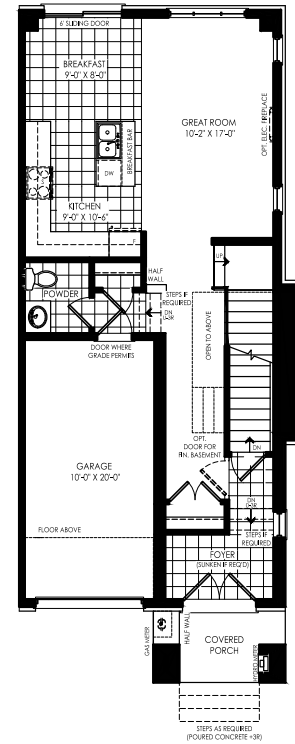


CORNER

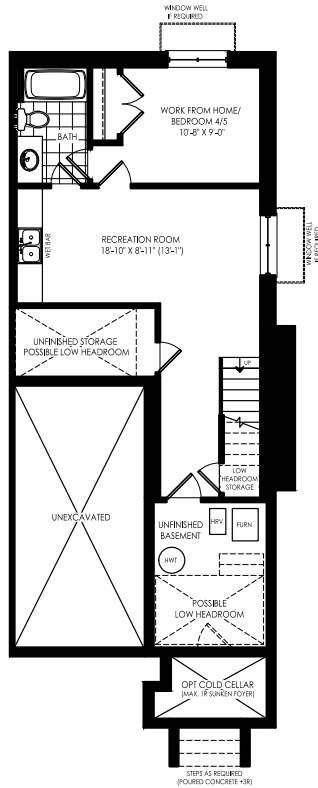
ELEVATION C



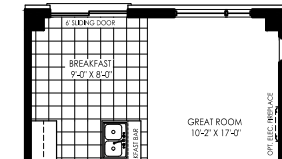
BASEMENT ELEV. **A & B & C**



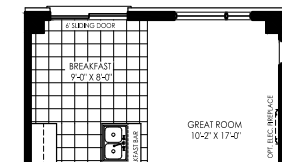
GROUND FLOOR ELEV. **A**



OPT. FINISHED
BASEMENT ELEV. **A & B & C**

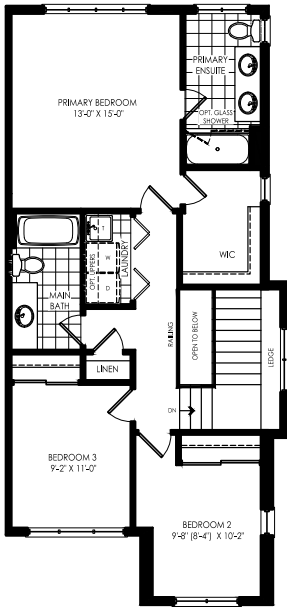


GROUND FLOOR ELEV. **B**

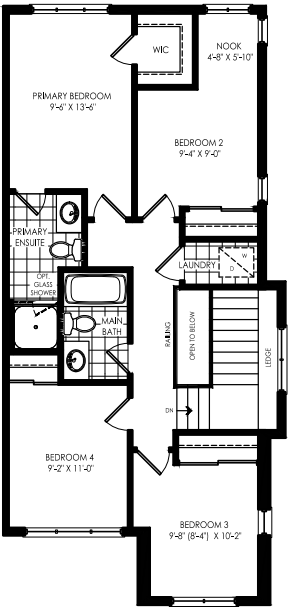


GROUND FLOOR ELEV. C

ELEVATION A
1648 SQ.FT.

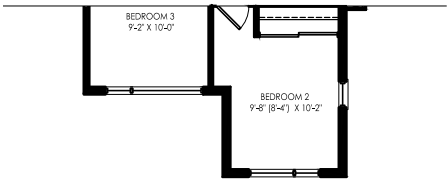


ELEVATION B
1630 SQ.FT.

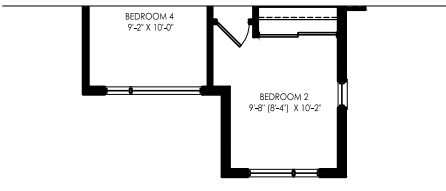


ELEVATION C
1659 SQ.FT.

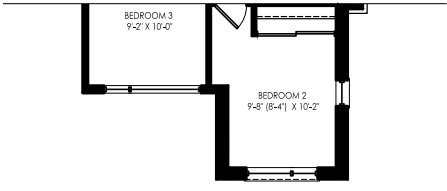
SECOND FLOOR ELEV. A



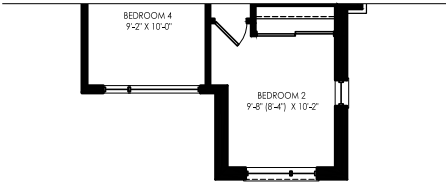
OPT. 4 BEDROOM
BASEMENT ELEV. A



SECOND FLOOR ELEV. B

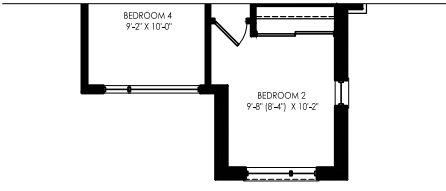


OPT. 4 BEDROOM
BASEMENT ELEV. B



SECOND FLOOR ELEV. C

OPT. 4 BEDROOM
BASEMENT ELEV. C



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VIP PRICE LIST

Traditional 2-Storey Townhomes

Model	Elevation	Type	Sq Ft	Bed	Bath	Model Price
Oliver	B1	TH-0	1331	3	2.5	\$589,990
Oliver End	B2	TH-0 End	1369	3	2.5	\$609,990
Oliver Corner	B2	TH-0 Corner	1406	3	2.5	\$629,990
2-Storey Townhomes Including Walk-Out Basements!						
Ethan	B1	TH-1	1550	3	2.5	\$629,990
Ethan End	B2	TH-1 End	1581	3	2.5	\$649,990
Ethan Corner	B2	TH-1 Corner	1618	3	2.5	\$669,990

Elevation A \$5,000

Elevation C \$10,000

Optional 2nd Floor Plan \$10,000

Optional Finished Basement \$30,000

PRIMONT'S DEPOSIT ASSIST PROGRAM

\$5,000 with offer

\$5,000 in 30 days

\$5,000 in 90 days

\$5,000 in 150 days

\$5,000 in 210 days

\$5,000 in 270 days

\$5,000 in 330 days

Balance of 8% in 390 days

Cheques payable to Primont (Thorold/Welland) Inc.

Sales Contact

Antoinette Zingaro, Sales Representative

Joanne Restivo, Sales Representative

Nancy Tompkins, Sales Representative

Email: appellation@primont.com

Phone: 289-820-9019 Address: 1031 Niagara St, Welland

Features & Finishes

Townhouse

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

1. Elegant architectural upgraded exteriors surpassing community architectural guidelines.
2. Genuine clay brick elevations with precast window sills, exquisite brick detailing, soldier coursing and other masonry, stone detailing together with maintenance free modern siding and panels (as per plan).
3. Pre-selected exterior colour package.
4. Molded sectional roll-up garage door with decorative lite inserts (as per plan). Garage door installed with heavy-duty springs and long life rust resistant hardware.
5. Metal insulated slab entry door(s) with glass insert(s) and weather stripping.
6. Energy Star qualified windows and doors with Low-E glass, argon filled space and screened opening windows. Vinyl thermopane sliders, including screens in basements of conventional townhouses only.
7. Self-sealed asphalt shingles with limited lifetime manufacturer's warranty.
8. Energy conserving insulation to all exterior walls and ceilings to meet or surpass Ontario Building Code requirements.
9. 3/8" plywood roof sheathing and 5/8" OSB sheathing for terrace and balcony areas, as per plan. Terrace and balcony areas to receive durable exterior outdoor terrace decking.
10. Pre-finished maintenance free aluminum, soffits, fascia, eavestrough and downspouts.
11. Walkways, precast slabs and steps at front and patio rear area where applicable. The number of steps may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed.
12. One exterior hose bib in garage area and one additional exterior hose bid for traditional townhouses. Builder to determine location.
13. Dead bolts on the main entry door and garage access door where applicable, as per plan.
14. Yard to be sodded.
15. Asphalt driveways (as per Schedule "I").
16. 2" x 6" exterior wall construction for extra rigidity factor.
17. Exterior light fixtures are provided at the front door, balconies, garage overhead door and rear sliding door, as per plan. Location of fixture to be determined by the Builder.
18. Satin nickel finish grip set to main entrance only.
19. Primont municipal address plaque provided.
20. Metal insulated garage access door into home if grade permits.

BASEMENT FEATURES

21. Poured concrete foundation walls and steel beam support as required by plan.
22. Heavy-duty damp proofing on all exterior foundation walls including a drainage layer.

INTERIOR FEATURES

23. Traditional townhouses to have approximately nine (9') foot ceilings on the ground floor and eight (8') foot ceiling heights on the second floor. Urban townhouses to have approximately nine (9') foot ceilings on the ground and second floor and eight (8') foot ceilings on the third floor. These heights exclude any dropped areas due to low headroom, mechanical and structural requirements as per model type.
24. One paint colour throughout.
25. 2-panel "Cambridge Series" approximately 6' 8" tall doors to be painted white. Trim work to be painted white.
26. Interior doors to include satin nickel finish levers.
27. Smooth finish ceilings throughout ground floor for the traditional townhouses and ground and second floor for the urban townhouses. Stipple ceilings (white) with smooth border throughout balance of unit.
28. Modern flat stock trim package including 4" baseboards and 2-1/2" casings, to be painted white.
29. Oak staircase with closed risers and oak veneered stringers and risers throughout finished areas. All referenced oak veneer in natural finish.
30. Oak railings, posts and nosings with 1-5/16" square pickets in natural finish throughout finished areas.

FLOORING FEATURES

31. All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws.
32. Purchaser's selection of luxury vinyl tiles in foyer, powder room, washrooms and laundry/mud room in finished areas, for urban townhouses as per plan, selected from Builder's standard samples.
33. Purchaser's selection of imported ceramic floor tiles (approximately 13" x 13") in foyer, kitchen, breakfast area, powder room, washrooms, laundry area and garage door entry, where permitted, for traditional townhouses, as per plan, selected from Builder's standard samples.
34. Purchaser's selection of quality broadloom throughout all non-tiled areas of second floor of traditional townhouses and third floor of urban townhouses, selected from Builder's standard samples with one colour throughout. Broadloom provided with under pad.
35. Luxury natural finish look laminate flooring throughout, all non-tiled areas on the ground floor of traditional townhouses and all non-tiled areas on the ground and second floor of the urban townhouses.

LAUNDRY FEATURES

36. Single white laundry tub set in a white melamine base cabinet with a laminate countertop and chrome two handle faucet. Washing machine hookups and drain provision to be provided (base cabinet is not included when laundry is located in the unfinished basement).
37. Dryer venting and heavy-duty wiring and receptacle for dryer.

Features & Finishes

Townhouse

KITCHEN FEATURES

38. Double stainless steel with single lever faucet.
39. Stainless steel finish hood exhaust fan over stove area vented to the exterior.
40. Heavy-duty wiring and receptacle for stove.
41. Rough in, plumbing (space left open in kitchen cabinetry) and electrical wiring, for future dishwasher.
42. Purchaser's selection of premium kitchen cabinets and laminate countertop from, selected from Builder's standard samples.
43. Extended upper cabinets in kitchen (approximately 36" in height).
44. Extended breakfast bar(s), as per plan.

BATHROOM FEATURES

45. White plumbing fixtures in all bathrooms.
46. Chrome faucet for all bathroom, powder room vanities and showers selected from Builder's standard samples. Showers to have pressure balanced and temperature control valves.
47. Primary ensuite to include separate shower with preformed shower base.
48. Deep acrylic tubs throughout, as per plan.
49. Purchaser's selection of premium vanity cabinets and laminate countertops in all bathrooms and powder room, selected from Builder's standard samples.
50. Exhaust fans in all bathrooms.
51. Privacy locks on all bathroom doors.
52. Plate mirrors above vanities in all bathrooms
53. For traditional townhouses Purchaser to have choice of 8" x 10" imported bathroom wall tiles for tub and shower enclosure, selected from Builder's standard samples.
54. For the urban townhouses the tub wall enclosure and shower walls, as per plan, will have a luxury prefinished maintenance free acrylic enclosure.

HEATING/INSULATION FEATURES

55. Forced air handling is high efficiency for traditional townhouses and a high velocity mechanical system for the urban townhouses. Thermostat locations to be determined by the Builder.
56. Standard Air Conditioning to be provided.
57. Water heating equipment (gas) on a rental basis.
58. Thermostat located in a central location on the ground floor for the traditional townhouses and on the main floor of the urban townhouses. Location to be determined by the Builder.
59. Insulation to be as per Ontario Building Code at time of issuance of building permits.
60. Spray foam insulation over garage ceilings, with habitable space above.
61. Complete duct cleaning.

ELECTRICAL FEATURES

62. All homes with 100-amp breaker panel service.
63. LED light bulbs for light fixtures throughout the interior and exterior of the unit.
64. White Decora switches and receptacles throughout the unit.
65. All wiring in accordance with the Ontario Hydro Standards.
66. Standard light fixtures throughout, locations to be determined by the Builder.
67. Smoke detectors with built in carbon monoxide detector as per Ontario Building code.
68. One exterior receptacle in garage wall area and one at all front and rear exterior door(s), locations to be determined by Builder.
69. One ceiling mounted electrical outlet in the garage for each overhead garage door.

FUTURA FEATURES

70. One electrical outlet is located in the kitchen and each bedroom to be equipped with built in USB/USBC outlet. Location to be determined by the Builder.
71. Exterior front door light fixture to be motion activated.
72. Smart Thermostat to be provided, location to be determined by the Builder. *
73. Electrical doorbell located at the front door integrated with a camera. *
74. Conduit rough in for future electrical vehicle. Location to be determined by the Builder.

BUILDER'S WARRANTY/COVERAGE

75. Primont is backed by the Tarion Warranty Corporation and has attained the Customer Service Excellence Rating.
76. Seven (7) years – major structural defects.
77. Two (2) years – plumbing, heating and electrical systems.
78. As per Tarion Warranty Corporation program requirements.

* This feature requires an active wifi system to be functional.

3 – 4 BEDROOMS | 2.5 – 3.5 BATHS



ELEVATION A



ELEVATION B

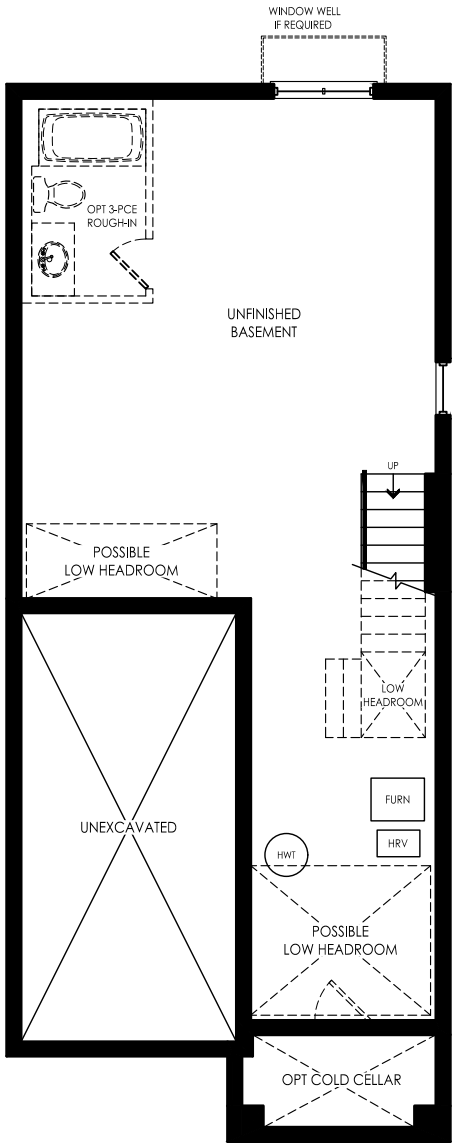


ELEVATION C

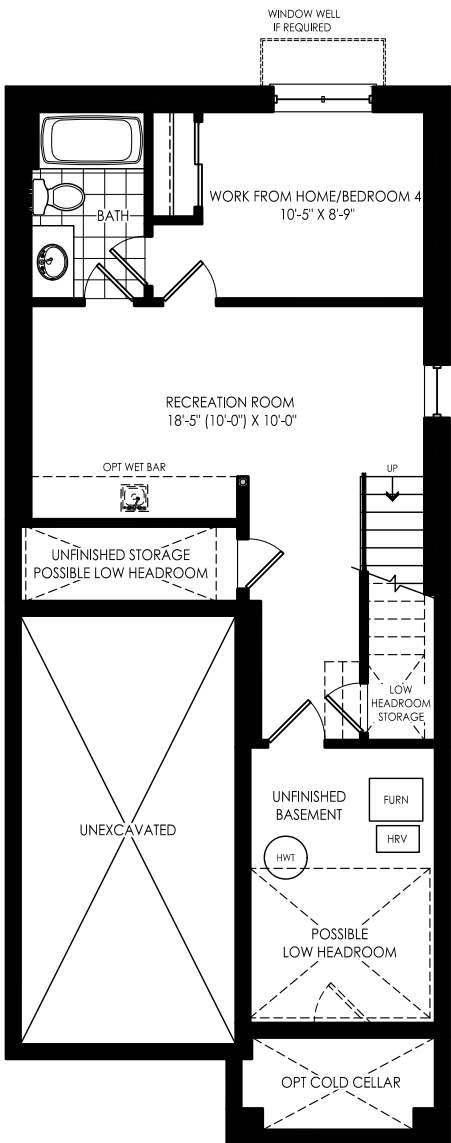


ELEVATION D

3 – 4 BEDROOMS | 2.5 – 3.5 BATHS



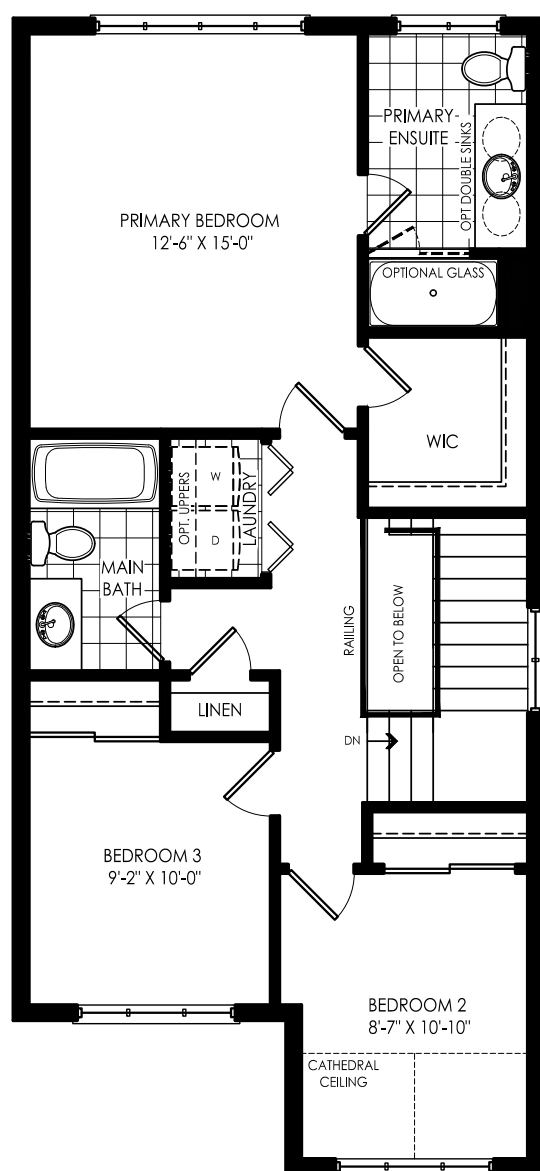
BASEMENT FLOOR 'A'



BASEMENT FLOOR 'A'
(OPTIONAL FINISHED)

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ELEVATION D
1574 SQ.FT.



SECOND FLOOR 'A'

3 – 4 BEDROOMS | 2.5 – 3.5 BATHS



ELEVATION A



ELEVATION B

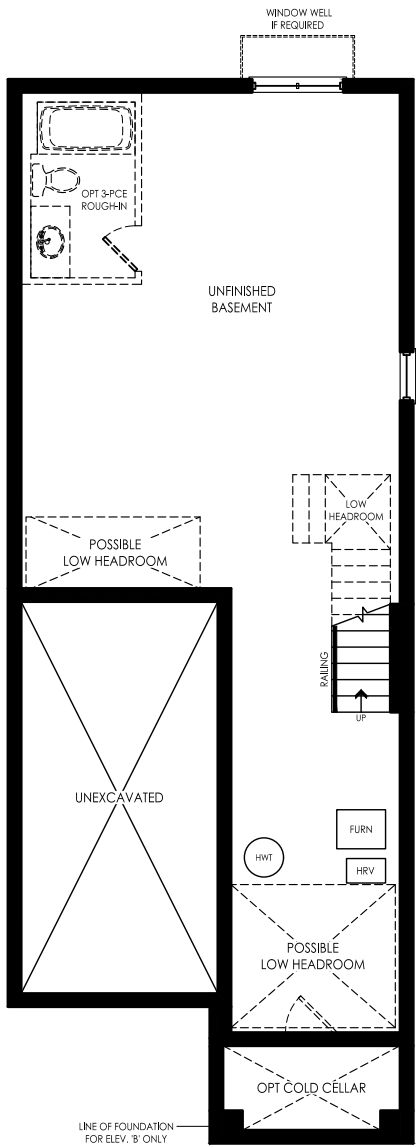


ELEVATION C

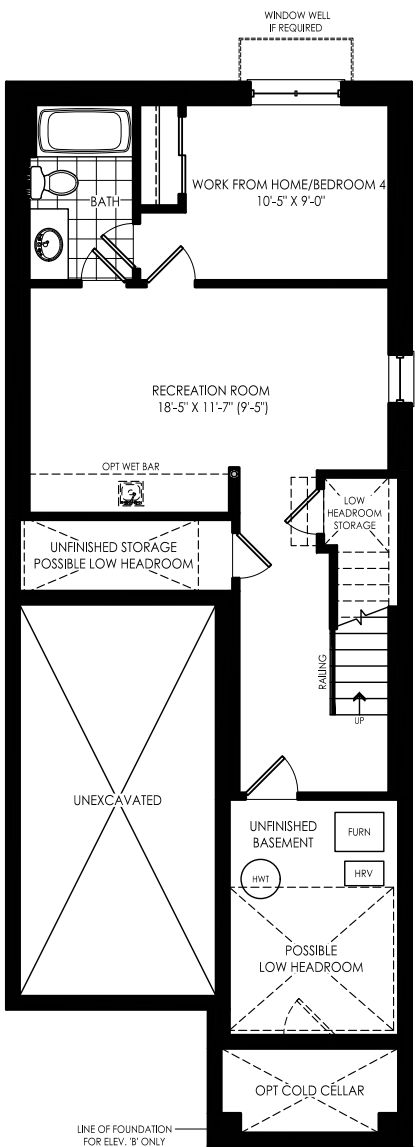


ELEVATION D

3 – 4 BEDROOMS | 2.5 – 3.5 BATHS



BASEMENT FLOOR 'A'



BASEMENT FLOOR 'A'
(OPTIONAL FINISHED)

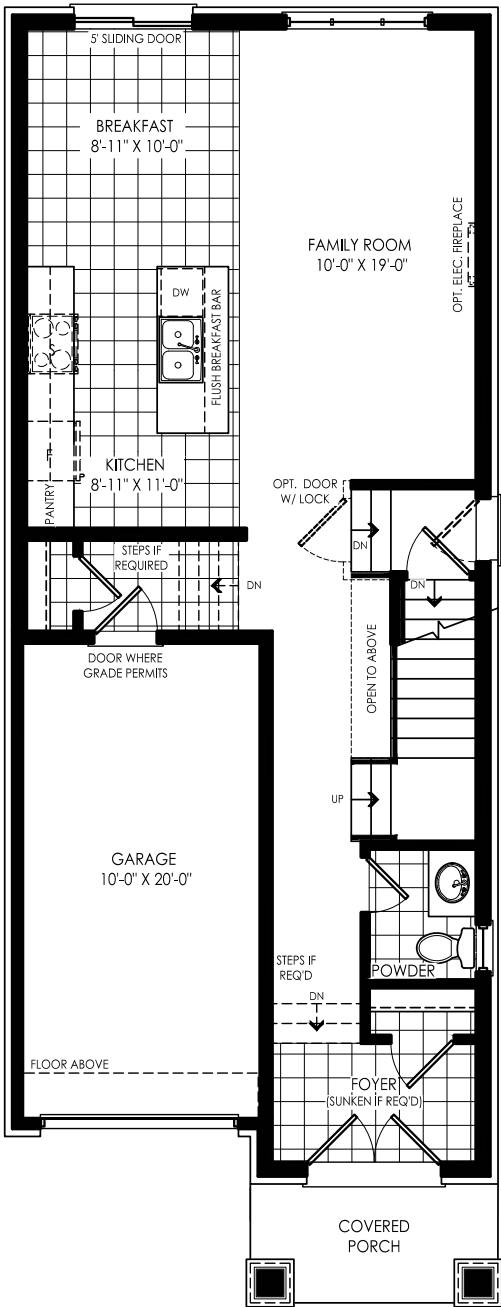
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ELEVATION A
1719 SQ.FT.

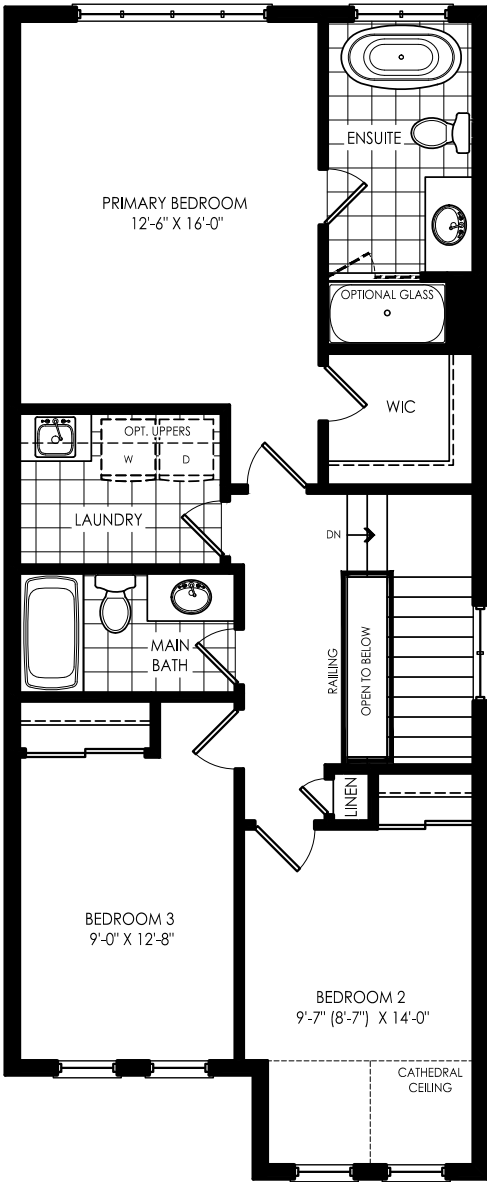
ELEVATION B
1719 SQ.FT.

ELEVATION C
1766 SQ.FT.

ELEVATION D
1766 SQ.FT.



GROUND FLOOR 'A'



SECOND FLOOR 'A'

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4 – 5 BEDROOMS | 2.5 – 3.5 BATHS



ELEVATION A



ELEVATION B

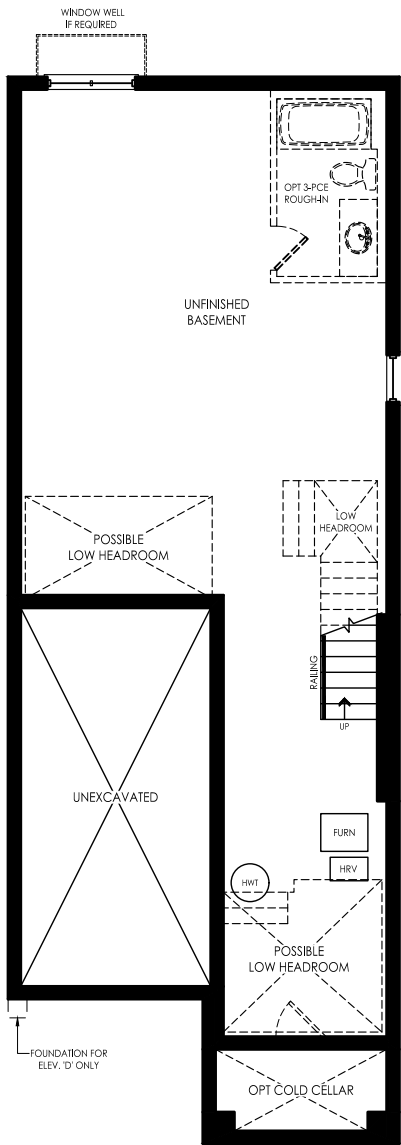


ELEVATION C

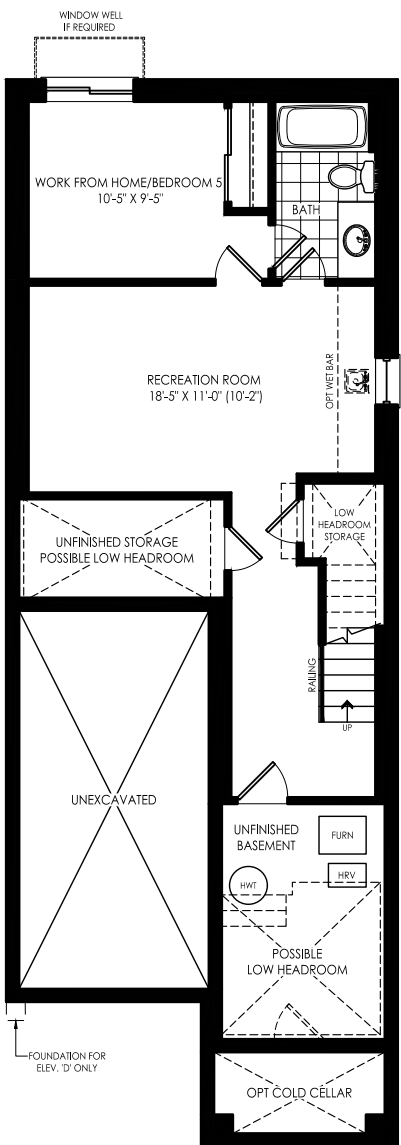


ELEVATION D

4 – 5 BEDROOMS | 2.5 – 3.5 BATHS



BASEMENT FLOOR 'A'



BASEMENT FLOOR 'A'
(OPTIONAL FINISHED)

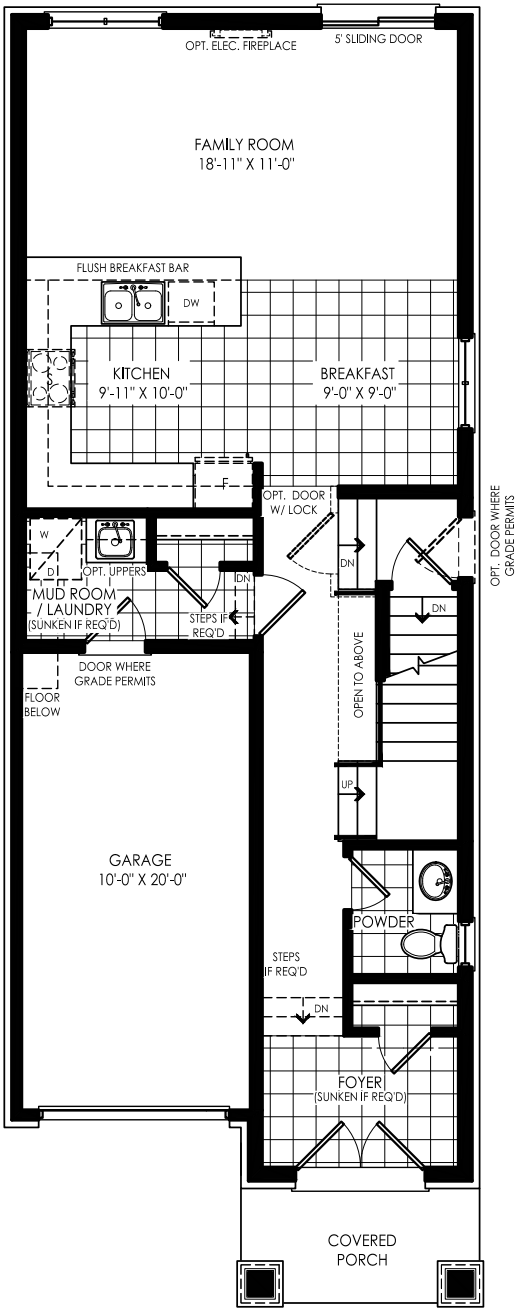
Plan is not to scale and all illustrations are artist concept only. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Suites are sold unfurnished. E.&O.E.

ELEVATION A
1803 SQ.FT.

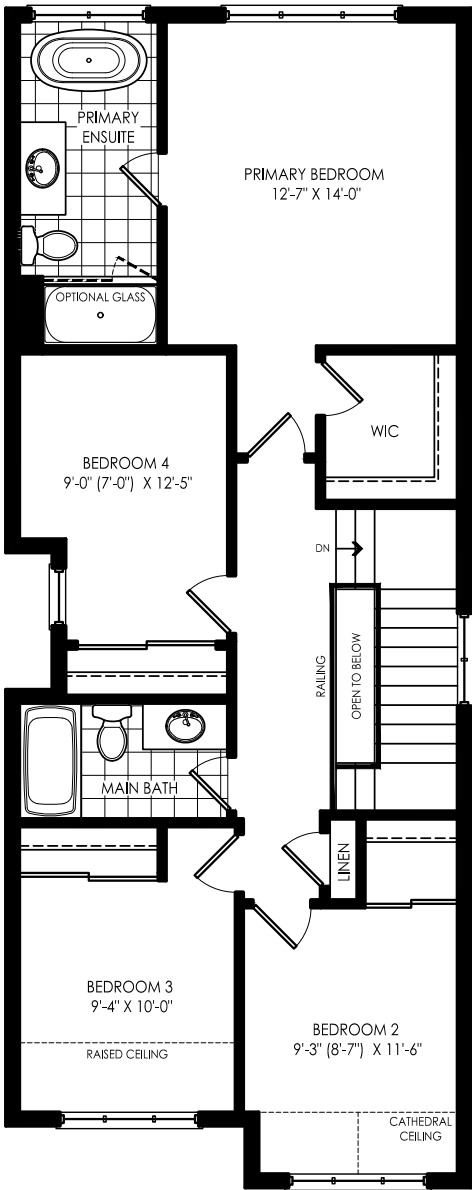
ELEVATION B
1803 SQ.FT.

ELEVATION C
1856 SQ.FT.

ELEVATION D
1849 SQ.FT.



GROUND FLOOR 'A'



SECOND FLOOR 'A'

Plan is not to scale and all illustrations are artist concept only. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Suites are sold unfurnished. E.&O.E.



VIP PRICE LIST

27' Detached Homes

Including Walk-Out Basements!

Model	Type	Elevation	Sq Ft	Bed	Bath	Model Price
Jackson	27-1	A	1514	3	2.5	\$739,990
Caleb	27-2	A	1707	3	2.5	\$759,990
Athena	27-3	A	1790	4	2.5	\$769,990

Elevation B \$10,000 Elevation C \$30,000 Elevation D \$35,000

Optional Finished Basement \$50,000

PRIMONT'S DEPOSIT ASSIST PROGRAM

\$10,000 with offer

\$5,000 in 30 days

\$5,000 in 90 days

\$5,000 in 150 days

\$5,000 in 210 days

\$5,000 in 270 days

\$5,000 in 330 days

Balance of 8% in 390 days

Cheques payable to Primont (Thorold/Welland) Inc.

Sales Contact

Antoinette Zingaro, Sales Representative

Joanne Restivo, Sales Representative

Nancy Tompkins, Sales Representative

Email: appellation@primont.com Phone: 289-820-9019 Address: 1031 Niagara St, Welland

HST included in purchase price. Additional premiums may apply. Prices and specifications subject to change without notice. Sq ft is approximate. See the Sales Representative for details. Exclusive Listing Brokerage Blue Diamond Realty Corporation, Brokerage. E.&O.E. September 10, 2025

Features & Finishes

27, 33 & 36 series

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

1. Elegant architectural upgraded exteriors surpassing community architectural guidelines.
2. Genuine clay brick elevations with precast window sills, exquisite brick detailing and other masonry, stone detailing together with maintenance free modern siding and panels (as per plan).
3. Pre-selected exterior colour package.
4. Molded sectional roll-up garage door with decorative lite inserts (as per plan). Garage door installed with heavy-duty springs and long life rust resistant hardware.
5. Metal insulated slab entry door(s) with glass insert(s) and weather stripping.
6. Energy Star qualified windows and doors with Low-E glass, argon filled space and screened opening windows. Vinyl thermopane sliders including screens in basements.
7. Self-sealed asphalt shingles with warranty.
8. Energy conserving insulation to all exterior walls and ceilings to meet or surpass Ontario Building Code requirements.
9. 3/8" plywood roof sheathing.
10. Pre-finished maintenance free aluminum, soffits, fascia, eavestrough and downspouts.
11. Walkways, precast slabs and steps at front and patio rear area where applicable. The number of steps may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed.
12. One exterior hose bib plus one in garage area. Builder to determine location.
13. Dead bolts on the main entry door and garage access door where applicable, as per plan.
14. Yard to be sodded.
15. Asphalt driveways (as per Schedule "I").
16. 2" x 6" exterior wall construction for extra rigidity factor.
17. Exterior light fixture to be provided at front door, garage overhead door and rear sliding door, as per plan. Location of fixture to be determined by the Builder.
18. Satin nickel finish grip set to main entrance only.
19. Primont municipal address plaque provided.
20. Metal insulated garage access door into home if grade permits.

BASEMENT FEATURES

21. Poured concrete foundation walls and steel beam support as required by plan.
22. Heavy-duty damp proofing on all exterior foundation walls including a drainage layer.

INTERIOR FEATURES

23. All models to have approximately nine (9') foot ceilings on the ground floor and eight (8') foot ceiling heights on the second floor. These heights exclude any dropped areas due to low headroom, mechanical and structural requirements as per model type.
24. One paint colour throughout from Builder's standard samples.
25. 2-panel "Cambridge Series" approximately 6' 8" tall doors to be painted white. Trim work to be painted white.
26. Interior doors to include satin nickel finish levers.
27. Smooth finish ceilings throughout ground floor. Stipple ceilings (white) with smooth border throughout second floor.
28. Modern flat stock trim package including 4" baseboards and 2-1/2" casings, to be painted white.
29. Oak staircase with closed risers and oak veneered stringers and risers throughout finished areas. All referenced oak veneer in natural finish.
30. Oak railings, posts and nosings with 1-5/16" square pickets in natural finish throughout finished areas.

FLOORING FEATURES

31. All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws.
32. Purchaser's selection of imported ceramic floor tiles (13" x 13") in foyer, kitchen, breakfast area, powder room, washrooms and laundry/mud room in finished areas, as per plan, selected from Builder's standard samples.
33. Purchaser's selection of quality broadloom throughout non-tiled areas of second floor, selected from Builder's standard samples with one colour throughout. Broadloom provided with under pad.
34. 3 1/4" engineered natural oak finished hardwood flooring throughout all non-tiled areas of the main floor.

LAUNDRY FEATURES

35. Single white laundry tub set in a white melamine base cabinet with laminate countertop and chrome two handle faucet as per model type. Washing machine hookups and drain provision to be provided (base cabinet is not included when laundry is located in the unfinished basement and models 27-1 and 33-2).
36. Dryer venting and heavy-duty wiring and receptacle for dryer.

Features & Finishes

27, 33 & 36 series

KITCHEN FEATURES

- 37. Double stainless steel sink with single lever faucet.
- 38. Stainless steel finish hood exhaust fan over stove area vented to the exterior.
- 39. Heavy-duty wiring and receptacle for stove.
- 40. Rough in, plumbing (space left open in kitchen cabinetry) and electrical wiring, for future dishwasher.
- 41. Purchaser's selection of premium kitchen cabinets and laminate countertop from, selected from Builder's standard samples.
- 42. Extended upper cabinets in kitchen (approximately 36" in height).
- 43. Extended breakfast bar(s), as per plan.

BATHROOM FEATURES

- 44. White plumbing fixtures in all bathrooms.
- 45. Chrome faucet for all bathrooms, powder room vanities, tub and shower enclosures, selected from Builder's standard samples. Showers to have pressure balanced and temperature control valves.
- 46. Primary ensuite to include separate shower with preformed shower base.
- 47. Deep acrylic tubs throughout, as per plan.
- 48. Purchaser's selection of premium vanity cabinets and laminate countertops in all bathrooms and powder room, selected from Builder's standard samples.
- 49. Exhaust fans in all bathrooms.
- 50. Privacy locks on all bathroom doors.
- 51. Plate mirrors above vanities in all bathrooms
- 52. Purchaser's choice of 8" x 10" imported bathroom wall tiles for tub and shower enclosure, selected from Builder's standard samples.

HEATING/INSULATION FEATURES

- 53. Forced air high-efficiency gas furnace.
- 54. Ductwork sized for future air conditioning.
- 55. Water heating equipment (gas) on a rental basis.
- 56. Thermostat located in a central location on the ground floor. Location to be determined by the Builder.
- 57. Insulation to be as per Ontario Building Code at time of issuance of building permits.
- 58. Spray foam insulation over garage ceilings, with habitable space above.
- 59. Complete duct cleaning.

ELECTRICAL FEATURES

- 60. All homes with 100-amp breaker panel service.
- 61. LED light bulbs for light fixtures throughout the interior and exterior of the unit.
- 62. White Decora switches and receptacles throughout the unit.
- 63. All wiring in accordance with the Ontario Hydro Standards.
- 64. Standard light fixtures throughout, locations to be determined by the Builder.
- 65. Smoke detectors with built in carbon monoxide detector as per Ontario Building code.
- 66. One exterior receptacle in garage wall area and one at all front and rear exterior door(s), locations to be determined by Builder.
- 67. One ceiling mounted electrical outlet in the garage for each overhead garage door.

FUTURA FEATURES

- 68. One electrical outlet is located in the kitchen and each bedroom to be equipped with built in USB/USBC outlet. Location to be determined by the Builder.
- 69. Exterior front door light fixture to be motion activated.
- 70. Smart Thermostat to be provided. *
- 71. Electrical doorbell located at front door integrated with a camera. *
- 72. Conduit rough in for future electrical vehicle. Location to be determined by the Builder.

BUILDER'S WARRANTY/COVERAGE

- 73. Primont is backed by the Tarion Warranty Corporation and has attained the Customer Service Excellence Rating.
- 74. Seven (7) years – major structural defects.
- 75. Two (2) years – plumbing, heating and electrical systems.
- 76. As per Tarion Warranty Corporation program requirements.

* This feature requires an active wifi system to be functional. (confirm with item 70 & 71).

Dare to compare



As Canada's largest bank*, RBC® is well equipped to offer the smartest builder mortgage solutions for Primont Homes – with the following features.

RBC	Can <u>your</u> bank offer you these?	
✓	Firm approval for the entire construction period. Once approved, you stay approved. No re-qualification or re-appraisal required. ¹	
✓	Special Offers! You may be eligible for one of our current in-market mortgage offers, depending on your purchase date. ²	
✓	Guaranteed capped interest rate on select projects. ³ Plus, you're eligible for a lower interest rate (if available) 120 days prior to closing.	
✓	A processing fee is applicable. It may be refunded if certain conditions are met. ⁴	
✓	Your mortgage application will be fast tracked if there is a pre-approved property valuation on your home model. ⁵	
✓	Option to extend the amortization period to up to 35 years for energy efficient homes under the RBC Green Home Mortgage program. (compared to a traditional mortgage with a 30-year amortization). ⁶	
✓	Access professional advice from one of the world's largest and most reputable banks.	
✓	Optional HomeProtector® critical illness and life insurance at no cost during construction. Subject to approval. Your RBC Mortgage Specialist can advise on which insurances are available.	
✓	6 months of free VIP banking, if eligible.	



Fran Paonessa
Mortgage Specialist
289-673-4305
fran.paonessa@rbc.com

**pri
mont**

Dare to compare these features with other banks and then connect with me.

¹ Your mortgage approval may no longer be firm if a different home is purchased or you are adding or removing a co-borrower to/from your application.

² Speak with an RBC Mortgage Specialist to learn more.

³ Mortgage terms with fixed rate can have a capped rate commitment period of up to 36 months while 5 years variable rate closed mortgage term can have a capped rate commitment period of up to 60 months.

⁴ Refund not applicable to construction draw mortgages. If you apply and are approved for a mortgage with Royal Bank of Canada, a processing fee will apply to your mortgage, and will be calculated and charged at the time your mortgage funds are advanced. The processing fee may be refunded if your mortgage is funded at the interest rate guaranteed for the original rate commitment period provided at time of firm approval. Additional conditions apply. For more information, speak with an RBC Mortgage Specialist.

⁵ For qualified builders only. Confirm with your RBC Advisor if the home you are purchasing is eligible to be fast tracked using an RBC blanket assessment.

⁶ Available only for conventional uninsured mortgages. Must be purchased from an accredited RBC Builder which has provided evidence that the home is going to be certified. Some of the common certifications eligible under the Green Home Program are, but may not be limited to, ENERGY STAR for New Homes (Version 17.1+), LEEDs Canada for Homes (Gold or Platinum), Toronto Green Standards V.4+, BC Step Code Step 4 (part 9) and Step 3 (part 3), Built Green Canada, CHBA's Net Zero and Net Zero Ready. Selecting a longer amortization could potentially result in higher total interest costs. Applies to selected properties only and subject to meeting credit criteria of Royal Bank of Canada.

Personal lending products and residential mortgages are offered by Royal Bank of Canada and are subject to its standard lending criteria.

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