



VIP PRICE LIST

Freehold Urban Townhomes

Model	Type	Elev	Sq Ft	Bed	Bath	Price	VIP Price
Madison	B2B-0	A	1234	3	1.5	\$449,990	\$439,990
Madison End	B2B-0 End	A	1253	3	1.5	\$469,990	\$459,990
Madison Corner	B2B-0 Corner	A	1288	3	1.5	\$489,990	\$479,990

Double Car Garage Freehold Urban Townhomes

Model	Type	Elev	Sq Ft	Bed	Bath	Price	VIP Price
Liam Double Car	B2B-DG1	A	1234	3	2.5	\$459,990	\$449,990
Taylor End Double Car	B2B-DG1 END	A	1248	3	2.5	\$479,990	\$469,990
Levi Corner Double Car	B2B-DG1 Corner	A	1271	3	2.5	\$499,990	\$489,990

Elevation B \$10,000

Madison Optional 3rd Floor Plan \$10,000

PRIMONT'S DEPOSIT ASSIST PROGRAM

\$5,000 with offer

\$5,000 in 30 days

\$5,000 in 60 days

\$5,000 in 90 days

\$5,000 in 120 days

\$5,000 in 150 days

Balance of 8% 60 days prior to closing

Cheques payable to Primont (Thorold/Welland) Inc.

Email: appellation@primont.com

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

Prices include expanded HST rebate. Prices and specifications are subject to change without notice. Premiums may apply. All areas & stated room dimensions are approximate only E. & O.E July 14, 2026



VIP PRICE LIST

Freehold 2-Storey Townhomes

Model	Type	Elev	Sq Ft	Bed	Bath	Price	VIP Price
Oliver	TH-0	A	1332	3	2.5	\$539,990	\$529,990
Oliver End	TH-0 End	A	1371	3	2.5	\$569,990	\$559,990
Oliver Corner	TH-0 Corner	A	1411	3	2.5	\$589,990	\$579,990
Ethan	TH-1	A	1551	3	2.5	\$559,990	\$549,990
Ethan End	TH-1 End	A	1593	3	2.5	\$589,990	\$579,990
Ethan Corner	TH-1 Corner	A	1634	3	2.5	\$609,990	\$599,990
Ethan Special 5 Bedroom	TH-1 Finished Basement	A	2046	5	3.5	\$589,990	\$579,990
Ethan Special End 5 Bedroom	TH-1 End Finished Basement	A	2096	5	3.5	\$629,990	\$619,990
Ethan Special Corner 5 Bedroom	TH-1 Corner Finished Basement	A	2131	5	3.5	\$639,990	\$629,990

Elevation B \$10,000

Optional 2nd Floor Plan \$15,000

Optional Finished Basement \$50,000

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APPELLATION

VIP PRICE LIST

27' Detached Homes

Including Walk-Out Basements!

Model	Type	Elevation	Sq Ft	Bed	Bath	Price	VIP Price
Jackson	27-1	A	1514	3	2.5	\$689,990	\$679,990
Caleb	27-2	A	1707	3	2.5	\$709,990	\$699,990
Athena	27-3	A	1790	4	2.5	\$719,990	\$709,990
Jackson with Finished Basement	27-1	A	1994	4	3.5	\$709,990	\$699,990
Caleb with Finished Basement	27-2	A	2262	4	3.5	\$739,990	\$729,990
Athena with Finished Basement	27-3	A	2355	5	3.5	\$749,990	\$739,990

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

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Sales Contact

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APPELLATION

VIP PRICE LIST

Double Car Garage 33' Detached Homes

Including Walk-Out Basements!

Model	Type	Elevation	Sq Ft	Bed	Bath	Price	VIP Price
Joey	33-1	A	1774	3	2.5	\$749,990	\$739,990
Sienna	33-2	A	1980	4	2.5	\$769,990	\$759,990
Noah	33-3	A	2119	4	2.5	\$779,990	\$769,990
Ava	33-4	A	2299	4	2.5	\$799,990	\$789,990
Joey with Finished Basement	33-1	A	2289	4	3.5	\$779,990	\$769,990
Sienna with Finished Basement	33-2	A	2630	5	3.5	\$799,990	\$789,990
Noah with Finished Basement	33-3	A	2786	5	3.5	\$809,990	\$799,990
Ava with Finished Basement	33-4	A	2980	5	3.5	\$829,990	\$819,990

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

PRIMONT'S DEPOSIT ASSIST PROGRAM

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\$5,000 in 150 days

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APPELLATION

VIP PRICE LIST

Double Car Garage 36' Detached Homes

Including Walk-Out Basements!

Model	Type	Elevation	Sq Ft	Bed	Bath	Price	VIP Price
Lily	36-1	A	1950	4	2.5	\$789,990	\$779,990
William	36-5	A	2228	3	2.5	\$809,990	\$799,990
Mason	36-2	A	2235	4	2.5	\$809,990	\$799,990
Henry	36-3	A	2510	4	3.5	\$839,990	\$829,990
Juliet	36-4	A	2632	4	3.5	\$849,990	\$839,990
Lily with Finished Basement	36-1	A	2471	5	3.5	\$819,990	\$809,990
William with Finished Basement	36-5	A	2631	4	3.5	\$839,990	\$829,990
Mason with Finished Basement	36-2	A	2849	5	3.5	\$839,990	\$829,990
Henry with Finished Basement	36-3	A	3268	5	4.5	\$869,990	\$859,990
Juliet with Finished Basement	36-4	A	3439	5	4.5	\$879,990	\$869,990

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

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APPELLATION

VIP EXCLUSIVE INCENTIVES

- Ethan Special 5 Bedroom, Finished Basement With In-Law Suite And Separate Entrance For \$579,990, **\$35,000** In Savings!
- Free Walk-Out Basement for 2 Storey Towns
- 27' Detached Finished Walk-Out Basement, Separate Entrance For Only \$20,000, **\$80,000** In Savings!
- 33' & 36' Detached Finished Walk-Out Basement, Separate Entrance For Only \$30,000, **\$70,000** In Savings!
- Air Conditioning
- 3 Stainless Steel Kitchen Appliances
- Capped Development Charges
- Free Assignment
- NEW Design Double Car Urban Town Introductory VIP Pricing

INCLUDED LUXURY FEATURES

- 9' Smooth Finish Main Floor Ceilings
- Oak Staircase
- Luxury Laminate Flooring
- Extended Upper Cabinets In Kitchen
- USB/USBC Outlet In Select Rooms
- Exterior Front Door Motion Light
- Smart Thermostat
- Front Doorbell Camera
- EV Rough-In

Prices, incentives, and specifications are subject to change without notice. Development Charges to be capped at \$ 3,500. Legal Fee applies to Assignment. Kitchen appliances to include fridge, stove, dishwasher. Luxury features as per features and finishes, walk-out basement based on lot grading, see sales for full details. All areas & stated room dimensions are approximate only E. & O.E July 14, 2026