

OUR IVYLEA TOWNS
ARE ALREADY

IVYLEA

BY MARLIN SPRING

UPGRADED

IVY LEA STANDARD FEATURE	INCLUDED	VALUE VS. COMPETITORS
10' ceiling on main and 9' ceilings on upper floors	✓	\$40,000
Smooth ceilings throughout	✓	\$4,000
10-potlight package	✓	\$3,000
2-panel square, 8'-0" smooth-finished interior doors on main floor	✓	\$1,000
Kitchen island as per plan	✓	\$5,000
5 appliance package — fridge, stove, dishwasher, washer and dryer	✓	\$6,000
Gas line for stove	✓	\$1,100
Freestanding soaker tub + Roman tub filler in principal ensuite	✓	\$5,000
Frameless glass shower in ensuite	✓	Included
Engineered hardwood on main floor and upper hall	✓	\$6,000
12" x 24" porcelain tile in foyer, powder, bathrooms and laundry	✓	\$3,000
Stained oak veneer stair, handrail + nosings + metal pickets, ground to upper floor	✓	\$9,000
Central air conditioning unit	✓	\$3,500
Cold cellar	✓	\$7,000
\$10,000 décor dollars	✓	\$10,000
EV charger rough-in	✓	Included
Ground floor includes a 4th bedroom and bath	✓	\$12,500
No maintenance fees — true freehold living	✓	Included
No occupancy period — true freehold living	✓	Included

You Save

+HST
TOTAL: **\$ 116,100**