



## SECONDARY SUITES

All of the Greenhill Lane house models have been designed to accommodate lower level secondary suites, which allow these single family dwellings to appeal to a broad range of family occupancy. These suites contain one or two bedrooms, full bath, living room and full kitchen. The homes will also have double-wide driveways to allow for off-street parking for at least two vehicles. Due to the nature of the designs which utilize only one entry into the home, and no door or other separation between the two portions of the home, the homes retain their identity as single-family dwelling. However, it allows for the homes to be occupied in a manner that respects the space, privacy and individuality of combinations of occupancies such as:

- Parent(s) residing with adult children (and their families)
- Family with relative(s)
- Family with tenant(s) [lodger(s)/boarder(s), student(s)]
- Friends sharing a home
- Other combinations of family members and/or adults (as allowed by zoning bylaw)

The financial benefits to these types of occupancies are substantial. By sharing occupancy, individuals are avoiding duplication of payments for items such as:

- Property tax
- Electricity
- Natural Gas
- Internet, Cable, Phone
- Insurance
- Property Maintenance.

The attached financial breakdown outlines some examples of what the cost would be of owning and living in one of these new homes. The opportunity to reduce your housing cost while at the same time up-grading to a brand new home and neighbourhood is presented here at Greenhill Lane.



**MONTHLY OWNERSHIP COSTS WITH 5% DOWNPAYMENT** (3.7% RATE \*, 25 YR. AMMORTIZATION, CMHC INSURED)

HOUSE MODEL	PRICE	INITIAL DOWNPAYMENT	MORTGAGE PAYMENT* (3.7% RATE)	PROPERTY TAX (ESTIMATED)	RENTAL INCOME (ESTIMATED)	TOTAL MORTGAGE AND TAX
ALEMITE	\$224,900	\$11,245	\$1,130	\$265	\$0	\$1,395
BELL	\$229,500	\$11,475	\$1,152	\$270	\$0	\$1,422
CORBY	\$241,900	\$12,095	\$1,215	\$285	\$0	\$1,500
LOYALIST 3	\$232,900	\$11,645	\$1,170	\$275	\$0	\$1,445
LOYALIST 2	\$235,900	\$11,795	\$1,185	\$275	\$0	\$1,460
MOIRA	\$248,900	\$12,445	\$1,250	\$290	\$0	\$1,540
ROSSMORE	\$240,900	\$12,045	\$1,210	\$280	\$0	\$1,490
THURLOW	\$243,300	\$12,165	\$1,222	\$285	\$0	\$1,507
ALEMITE C/W LOWER LEVEL	\$242,250	\$12,113	\$1,216	\$285	\$0	\$1,501
BELL C/W LOWER LEVEL	\$247,500	\$12,375	\$1,242	\$290	\$0	\$1,532
CORBY C/W LOWER LEVEL	\$260,800	\$13,040	\$1,310	\$305	\$0	\$1,615
LOYALIST 3 C/W LOWER LEVEL	\$253,200	\$12,660	\$1,272	\$295	\$0	\$1,567
LOYALIST 2 C/W LOWER LEVEL	\$256,200	\$12,810	\$1,287	\$300	\$0	\$1,587
MOIRA C/W LOWER LEVEL	\$269,500	\$13,475	\$1,303	\$315	\$0	\$1,618
ROSSMORE C/W LOWER LEVEL	\$260,800	\$13,040	\$1,310	\$305	\$0	\$1,615
THURLOW C/W LOWER LEVEL	\$264,200	\$13,210	\$1,327	\$310	\$0	\$1,637
ALEMITE C/W LOWER SUITE	\$246,400	\$12,320	\$1,237	\$290	\$750	\$777
BELL C/W LOWER SUITE	\$251,500	\$12,575	\$1,263	\$295	\$600	\$958
CORBY C/W LOWER SUITE	\$264,700	\$13,235	\$1,330	\$310	\$750	\$890
LOYALIST 3 C/W LOWER SUITE	\$257,400	\$12,870	\$1,293	\$300	\$600	\$993
LOYALIST 2 C/W LOWER SUITE	\$260,400	\$13,020	\$1,308	\$305	\$600	\$1,013
MOIRA C/W LOWER SUITE	\$273,300	\$13,665	\$1,397	\$320	\$750	\$967
ROSSMORE C/W LOWER SUITE	\$264,800	\$13,240	\$1,330	\$310	\$750	\$890
THURLOW C/W LOWER SUITE	\$268,600	\$13,430	\$1,349	\$315	\$750	\$914

UTILITIES AND INSURANCE ARE PROJECTED TO BE \$300 - \$350 MONTHLY FOR SINGLE FAMILIES AND \$400 - \$450 MONTHLY FOR EXTENDED FAMILY USAGE WITH SECONDARY SUITES.

PRICES SHOWN ARE LOWEST AVAILABLE PRICES AS OF DATE OF PRINTING AND DO NOT INCLUDE ANY OPTIONS AND UP-GRADES

\* PAYMENTS WILL VARY FOR OTHER THAN ASSUMED RATE OF INTEREST SHOWN



**MONTHLY OWNERSHIP COSTS WITH 20% DOWNPAYMENT** (3.7% RATE, 25 YR. AMMORTIZATION)

HOUSE MODEL	PRICE	INITIAL DOWNPAYMENT	MORTGAGE PAYMENT* (3.7% RATE)	PROPERTY TAX * (ESTIMATED)	RENTAL INCOME (ESTIMATED)	TOTAL MORTGAGE AND TAX
ALEMITE	\$224,900	\$44,980	\$918	\$265	\$0	\$1,183
BELL	\$229,500	\$45,900	\$936	\$270	\$0	\$1,206
CORBY	\$241,900	\$48,300	\$987	\$285	\$0	\$1,272
LOYALIST 3	\$232,900	\$46,580	\$950	\$275	\$0	\$1,225
LOYALIST 2	\$235,900	\$47,180	\$962	\$275	\$0	\$1,237
MOIRA	\$248,900	\$49,780	\$1,015	\$290	\$0	\$1,305
ROSSMORE	\$240,900	\$48,180	\$933	\$280	\$0	\$1,213
THURLOW	\$243,300	\$48,660	\$992	\$285	\$0	\$1,277
ALEMITE C/W LOWER LEVEL	\$242,250	\$48,450	\$988	\$285	\$0	\$1,273
BELL C/W LOWER LEVEL	\$247,500	\$49,500	\$1,010	\$290	\$0	\$1,300
CORBY C/W LOWER LEVEL	\$260,800	\$52,160	\$1,064	\$305	\$0	\$1,369
LOYALIST 3 C/W LOWER LEVEL	\$253,200	\$50,640	\$1,033	\$295	\$0	\$1,328
LOYALIST 2 C/W LOWER LEVEL	\$256,200	\$51,240	\$1,045	\$300	\$0	\$1,345
MOIRA C/W LOWER LEVEL	\$269,500	\$53,900	\$1,099	\$315	\$0	\$1,414
ROSSMORE C/W LOWER LEVEL	\$260,800	\$52,160	\$1,064	\$305	\$0	\$1,369
THURLOW C/W LOWER LEVEL	\$264,200	\$52,840	\$1,078	\$310	\$0	\$1,388
ALEMITE C/W LOWER SUITE	\$246,400	\$49,280	\$1,005	\$290	\$750	\$545
BELL C/W LOWER SUITE	\$251,500	\$50,300	\$1,026	\$295	\$600	\$721
CORBY C/W LOWER SUITE	\$264,700	\$52,940	\$1,080	\$310	\$750	\$640
LOYALIST 3 C/W LOWER SUITE	\$257,400	\$51,480	\$1,050	\$300	\$600	\$750
LOYALIST 2 C/W LOWER SUITE	\$260,400	\$52,080	\$1,062	\$305	\$600	\$767
MOIRA C/W LOWER SUITE	\$273,300	\$54,660	\$1,115	\$320	\$750	\$685
ROSSMORE C/W LOWER SUITE	\$264,800	\$52,960	\$1,080	\$310	\$750	\$640
THURLOW C/W LOWER SUITE	\$268,600	\$53,720	\$1,096	\$315	\$750	\$661

UTILITIES AND INSURANCE ARE PROJECTED TO BE \$300 - \$350 MONTHLY FOR SINGLE FAMILIES  
AND \$400 - \$450 MONTHLY FOR EXTENDED FAMILY USAGE WITH SECONDARY SUITES.

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