

# EARLY OCCUPANCY TOWNHOMES

## EACH HOME INCLUDES THE FOLLOWING UPGRADED FEATURES:

- ENERGY STAR® QUALIFIED
- GRANITE COUNTERTOPS IN KITCHEN
- UNDERCABINET LIGHTING IN KITCHEN
- POT LIGHTS IN KITCHEN
- WATER LINE TO FRIDGE
- AIR CONDITIONING

- CERAMIC FLOORING
- HARDWOOD FLOORING ON MAIN FLOOR
- FINISHED BASEMENT
- 3 PC BASEMENT BATHROOM ROUGH-IN
- 9' CEILINGS ON MAIN FLOOR
- NICHE IN ENSUITE SHOWER

MODEL	BEDROOMS	SQ. FT.	OCCUPANCY FROM	PRICE
GALA (END UNIT) Ph 22 Lot 174A FC	4	2444	August 11, 2022	\$760,900 End unit premium included
FUJI Ph 22 Lot 174B FC	3	1987	August 16, 2022	\$695,900
SPARTAN Ph 22 Lot 174C FC	3	1641	August 18, 2022	\$670,900
GALA (END UNIT) Ph 22 Lot 174D FC	4	2444	August 23, 2022	\$774,460 End unit & land premium included

**PLUS RECEIVE  
A \$3,000 DESIGN CENTRE BONUS**

POONAM PANDIT | 613-247-0078 | ppandit@tartanhomes.com

Subject to change without notice. Prices include HST-see Sales Rep for details. E & EO. \*Premium does not include HST.

November 13, 2021



TARTANHOMES.COM



# ARE YOU BUYING AN EARLY OCCUPANCY HOME?

BE AWARE THAT YOUR UPGRADED INTERIOR FINISH SELECTIONS MAY BE LIMITED

## WHAT IS AN EARLY OCCUPANCY HOME?

EARLY OCCUPANCY HOMES are homes in Tartan communities that we are already at work on. In all cases the floor plan and lot have been selected and building permits applied for. In many cases, early occupancy homes are already under construction.

Early occupancy homes are ready to move into in a matter of a few months—or even less. Some homes are 100% finished and offer a closing date of four weeks from firm sale. This is the advantage of an early occupancy home over a new construction start (for new construction starts available closing dates range from seven to 15 months).

## TARTAN HAS MADE SOME SELECTIONS ALREADY.

IT IS IMPORTANT TO UNDERSTAND that when you buy an early occupancy home some upgrades and or interior finish selections may not be available. That's because Tartan has had to make these selections in order to start work on the home. Your available choices will depend on the construction status of the home you buy.

## HOW WILL YOU KNOW WHAT SELECTIONS ARE AVAILABLE TO YOU?

When you buy, a Design Centre Online profile will be created for you with all options that are available to you, and you will be provided with login credentials. It is in everyone's best interests that you fully understand what choices are open to you before you buy an early occupancy home.

Here is a general idea of what interior finish/upgrade selections are available in our early occupancy homes.

- Early occupancy homes with a **four-week closing date:**  
These homes are finished and no selections are available.
- Early occupancy homes  
These homes are built to the “drywall stage.” This means we stop construction after the installation of the interior walls. As a result, not all upgrades are available to you but the options you may select will be visible when you login with your credentials to DC Online. These credentials will be provided to you when you purchase your home.

## MAKE YOUR SELECTIONS PROMPTLY.

IN ORDER TO MEET THE CLOSING DATE of an early occupancy home, you are required to make your selections promptly. This is due to the lead time we need to order materials and receive delivery. Immediately after you purchase ***the Design Centre will be in touch to set up an appointment at our Design Centre; appointment dates are not flexible.*** For early occupancy homes at 17 weeks, you are required to make your selections within 10 days of firm sale. We thank you in advance for your cooperation.