



ELLIS LANE

BY POETRY LIVING

BUYER INCENTIVE PROGRAM LIMITED TIME OFFER

INFORMATION PACKAGE

- Bonus Package
- Purchasing Procedures

Please read your Purchasing Procedures carefully

For any further enquiries please:

Call/Text: 905-595-9139

Or Email

ellislane@poetryliving.com



POETRY LIVING

Exclusive Listing Broker: Intercity Realty Inc., Brokerage.



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EXCLUSIVE BUYER INCENTIVE PROGRAM LIMITED TIME OFFER

FOR YOU:

BONUS PACKAGE

FREE Finished Basement* (\$75,000 Value)**

Includes Wet Bar, Bedroom, 3-piece Bathroom & Rec Room
On Select 36' Lots Only

+

Discounted Finished Basement \$45,000 (\$75,000 Value)**

Includes Wet Bar, Bedroom, 3-piece Bathroom & Rec Room
On Select Models Only

+

\$10,000 in Décor Dollars**

On Select Models Only

+

Development Charges Capped at \$10,000

+

Reduced and Extended Deposit Structure

30 FT \$20,000 with offer, \$15,000 at 30, 60, 90, 120, 150, 180 and 210 days
(Total = \$125,000)

36 Ft \$20,000 with offer, 30, 60, 90, 120, 150 days & \$15,000 at 180 and 210 days (Total = \$150,000)

+

August – December 2026 Closings



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To be selected from Builder Standard Samples. Inclusive of HST. No Cash Value. *Free finished basement is on select 36' lots only.

**Programs prices and incentives are subject to change without notice. E. & O. E. See Sales Representative for details.



E. & O. E. Date November 3, 2025



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PROCEDURES FOR PURCHASING

1. Please ensure to bring **TWO (2) valid pieces of government issued photo ID** (such as a Driver's License or Passport) to avoid spelling or information errors on the Agreement of Purchase & Sale (APS). Purchaser(s) SIN must also be provided.
2. Initial deposit must be a bank draft or certified cheque payable to:
POETRY LIVING (ELLIS LANE) LIMITED
Remaining post-dated cheques are required upon signing of the APS.

Address for Draft drop-off: 12 Neil Promenade, Caledon, ON
The hours of operation to drop off bank draft are as follows:
Monday to Thursday: **1pm – 7pm**
Friday: **Closed**
Saturday, Sunday & Holidays: **11am – 5pm**

3. **DEPOSIT STRUCTURE:**

30 FT LOTS	36 FT LOTS
\$20,000 with Offer	\$20,000 with Offer
\$15,000 in 30 days	\$20,000 in 30 days
\$15,000 in 60 days	\$20,000 in 60 days
\$15,000 in 90 days	\$20,000 in 90 days
\$15,000 in 120 days	\$20,000 in 120 days
\$15,000 in 150 days	\$20,000 in 150 days
\$15,000 in 180 days	\$15,000 in 180 days
\$15,000 in 210 days	\$15,000 in 210 days
Total: \$125,000	Total: \$150,000

4. APS will be completed digitally for you to sign, and a copy will be emailed to you upon acceptance by the builder.
5. Mortgage approvals are required within **14 days of purchase**.
6. Please review your APS with your lawyer ahead of time. **All Agreements will be FIRM.**
7. Corporations must also have a personal name on the Agreement of Purchase and Sale.
8. Power of Attorney will be accepted provided it is accompanied with the appropriate notarized documentation and government issued photo ID such as a Driver's License or Passport. Both items must be emailed to ellislane@poetryliving.com

We look forward to working with you and your clients at **ELLIS LANE PHASE 2**.

Thank you for your co-operation,

Ellis Lane Sales Team

Nassim Heshami, Sales Representative
Cathy Croce, Broker

Email: ellislane@poetryliving.com
Phone: 905-595-9139

Presentation Centre Address:

12 Neil Promenade, Caledon, ON
Hours:
Monday – Thursday: 1-7pm
Friday: Closed
Saturday, Sunday & Holidays: 11-5pm



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