

Where Location is Everything and Everything is Here!

An intimate collection of only 107 homes at Woodbine Avenue & Major Mackenzie Drive.

20' - 26' Rear Lane Townhomes - Double-Car Garage

MODEL	LOTS	TYPE	SIZE	NET OF HST PRICE*
<i>The Ivy</i>	3, 5, 15, 16	INT	2,016 sq.ft	\$989,900
	6, 12	END	2,066 sq.ft	\$1,069,900
	18, 28	CORNER	2,126 sq.ft	\$1,179,900

18.5' - 26' Traditional Townhomes - Single-Car Garage with Private Backyard

MODEL	LOTS	TYPE	SIZE	NET OF HST PRICE*
<i>The Cedar</i>	31, 37, 38	INT	2,152 sq.ft	\$1,069,900
	35, 36	END	2,219 sq.ft	\$1,089,900

24' - 29' Semi-Detached - Single-Car Garage with Private Backyard

MODEL	LOTS	TYPE	SIZE	NET OF HST PRICE*
<i>The Sage</i>	72, 73, 76, 77	ELV. A / B	2,415 sq.ft	\$1,189,900

*All prices subject to purchaser's qualification of full rebate. Advertised prices net of HST are based on the assumption that the Government of Ontario's proposed new housing HST rebate is enacted into law, available to the purchaser, and assigned to the Vendor. Net of HST pricing is the model base price; premiums apply depending on lot size and views.

Deposit Structure

\$20,000	Upon Signing
\$20,000	In 30 Days
\$20,000	In 60 Days
\$20,000	In 90 Days
Balance to 10%	In 120 Days

BANK DRAFT PAYABLE TO:

Gridstone Law LLP, In Trust

POTL and Occupancy

POTL Fee	\$99 / Month
Includes	24 Hrs Surveillance Garbage & Recycling Snow Removal & Landscaping
Separately Metered	Hydro, Heat & Water
Tentative Closing	Fall 2027
Optional 4th Bed	\$5,000 Upgrade

Bonus Incentives

- | | |
|--|--|
| - EV Ready - Level II Outlet | - No Carpet - Vinyl Flooring Throughout |
| - Soaring 10' Ceilings on Main Floor & 9' on Ground and Upper Floors | - Quartz Countertops Throughout |
| - Smooth Ceilings Throughout | - Neighbourhood 24 Hrs Surveillance System |

An Exceptional Opportunity!

Limited Time Incentives

NO CARPET	Vinyl Flooring Free upgrade of vinyl flooring throughout*
\$3,000 GIFT CARD	Appliances Voucher Receive a \$3,000 gift card towards the appliances*
FREE	EV Outlet Ev-ready with a Level II Outlet in the garage*
\$0	Occupancy Fees No interim occupancy fees during the occupancy period*
FREE	Assignment of Agreement Assign the purchase agreement before closing with no assignment fee. Legal fees apply*
CAPPED DC	Development Charges Development charges are capped at \$9,000 on all homes*
ONLY \$5,000	Upgrade to 4 Bed Model Upgrade from a 3-bedroom home to a 4-bedroom home for only \$5,000*
Note: These incentives are limited time only, and may be withdrawn at any time without notice. Please speak to a Sales Representative for more details.	



*All prices, figures, promotions, features, specifications and materials are preliminary, as per plan, and are subject to change without notice. Actual usable floor space may vary from the stated floor area. Please speak to a Sales Representative for more details. E.&O.E. May 12, 2026.

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