



Crysler, ON
COUNTRYSIDE ACRES
2-STOREY HOMES
FROM THE \$630S
1,300-2,500 SQ.FT
3-5 BEDROOMS

MOOSE CREEK, ON
CREEKSIDE ESTATES
2-STOREY SEMIS
FROM THE \$630S
1,300-2,500 SQ.FT
3-5 BEDROOMS

the
BAROSSA
pg 31

DISCOVER COUNTRYSIDE ACRES IN CRYSLER, ONTARIO - AN EXCLUSIVE NEW HOME COMMUNITY OFFERING THE IDEAL COMBINATION OF MODERN LIVING AND RURAL PEACE. JUST 30 MINUTES FROM DOWNTOWN OTTAWA.

Countryside
ACRES



 **G&E**
Construction

SEPTEMBER 2025

TABLE OF CONTENTS

WELCOME TO G&E CONSTRUCTION	5
OUR VALUES	6
OUR FOUNDERS: PHILIPPE GRÉGOIRE AND STEVE ENCARNACAO	8
OUR INTERIOR DESIGNER: TRACY FLYNN	9
WORKING WITH US: OUR PROCESS	11
TOP 9 REASONS WHY YOU'LL LOVE OUR HOMES	13
WHY CHOOSE US	14
SECTION 01 - DISCOVER OUR HOMES	15
SECTION 02 - CRYSLER, ON	17
DISCOVER CRYSLER	20
COMMUNITY AMENITIES	24
WHAT'S IN TOWN	25
WITHIN REACH	27
SECTION 03 - COUNTRYSIDE ACRES IN CRYSLER	29
SITE LOCATION	31
SECTION 04 - 2-STOREY SINGLES	36
BAROSSA	37
BEAUJOLAIS	45
CHAMPAGNE	52
NAPA	59
RHONE	71
TUSCANY	78
TUSCANY ECONO	85

TABLE OF CONTENTS

SECTION 05 - BUNGALOWS	92
BURGUNDY	93
BURGUNDY ECONO	99
CAMPANIA	105
MENDOZA	111
PIEDMONT	117
PROVENCE	125
VENETO	131
SECTION 06 - 2-STOREY SEMIS	137
BORDEAUX	138
SECTION 07 - TOWNHOMES	145
OPAL	146
SECTION 08 - MOOSE CREEK, ON	152
DISCOVER MOOSE CREEK	154
WHAT'S IN TOWN	157
SECTION 09 - CREEKSIDE ESTATES IN MOOSE CREEK	158
SITE LOCATION	161
SECTION 10 - 2-STOREY SEMIS	162
BORDEAUX	163
SECTION 11 - TARION WARRANTY.....	170
THANK YOU MERCI	172



At G & E Construction, we understand that a home is much more than just four walls and a roof — it's where life unfolds, where milestones are celebrated, and where cherished memories are made. A home is your sanctuary, a reflection of your style, and the place where your story begins. That's why, for years, we've dedicated ourselves to creating homes that go beyond the ordinary — homes built with precision, passion, and purpose.

Our reputation is built on a foundation of quality craftsmanship, innovative design, and unwavering commitment to value. Whether you're a first-time homebuyer taking an exciting new step, a growing family in need of more space, or someone looking to downsize without compromise, we tailor our approach to fit your unique needs and aspirations. No two families are the same — and neither are the homes we build.

At G & E Construction, our relationship with you doesn't begin and end with construction — it begins with a conversation. From the initial consultation to the final walk-through, our team is by your side every step of the way. We believe in clear communication, honest guidance, and a process rooted in transparency, integrity, and excellence. Every nail we drive and every beam we place is backed by decades of experience and a passion for helping you build the life you've always imagined.

Let us help you take the first step toward the future you deserve.

OUR MISSION

To create homes and communities that inspire connection, enrich lives, and stand the test of time — delivering quality, comfort, and value with every build.

OUR VISION

To be the most trusted home builder in Ottawa, known for innovative designs, sustainable construction, and exceptional customer experiences that redefine what it means to come home.



OUR VALUES

QUALITY

We are committed to delivering exceptional craftsmanship, using superior materials and proven building practices to create homes that stand the test of time and exceed our customers' expectations.

SUSTAINABILITY

We build with the future in mind, using eco-friendly materials, energy-efficient designs, and responsible construction practices that reduce environmental impact and create healthier communities for generations to come.

AFFORDABILITY

We believe everyone deserves a home they can be proud of, without compromising quality or design. We work to provide exceptional value through smart planning, efficient building methods, and transparent pricing.

CLIENT-CENTRIC

We put our clients at the heart of everything we do, listening to their needs, respecting their vision, and delivering personalized solutions that make the homebuilding experience seamless and rewarding.

COMMUNITY

We create more than homes — we build vibrant neighborhoods where people connect, support one another, and feel a true sense of belonging.



OUR FOUNDERS



Philippe Grégoire

Co-Founder of G&E Construction

I started G&E because I wanted to do more than build house—I wanted to build communities. Over the years, I have worked on everything from renovations and custom homes to full subdivision developments. My focus has always been on design, planning, and making sure projects get done right, even when it's not easy. For me, quality comes down to being clear with clients, working with the right partners, and delivering a home families can trust for generations. I chose these projects because they mean more than just a place to live. They're about lifestyle and building a future. My goal is to keep moving forward with new ideas and growth while staying true to the values that built this company.

philippe@gnehomes.com
613-913-7634



Steve Encarnacao

Co-Founder of G&E Construction

I started G&E to help people achieve their home projects and dreams. From small renovations and home extensions, to commercial retrofits, custom builds and developments, I've grown while staying hands-on with clients from design to construction. For me, quality means craftsmanship and attention to detail at every stage. I chose these communities for their charm and welcoming spirit, and my vision is to support thriving local businesses and services that enrich a peaceful, connected lifestyle. Years from now, I hope people remember us for delivering the best product, service, and value possible.

steve@gnehomes.com
613-913-6228

OUR INTERIOR DESIGNER

Founded with a passion for designing elevated, livable interiors, Olive & Oak specializes in creating cohesive, budget-conscious spaces that reflect each client's unique lifestyle and needs. Whether you're embarking on a full renovation, a new build, or refreshing a single room, our mission remains the same: to design spaces that enrich your everyday life.

At Olive & Oak, we believe great design is about more than just aesthetics—it's about creating spaces that feel like home and function beautifully for the people who live in them. Every project we take on is rooted in thoughtful intention, practical solutions, and an unwavering attention to detail.



We take pride in our ability to balance beauty with functionality. From initial concept to final styling, we bring clarity to the design process and work closely with you to deliver results that feel personal, refined, and effortlessly livable. With a modern yet timeless aesthetic and a warm, approachable style, we create homes that feel just as good as they look.

No detail goes untouched. No challenge goes unmet. And yes—every project receives a whole lot of love.

Tracy Flynn

Principal Designer and Founder
Olive & Oak Decor




OLIVE&OAK
BY TRACY FLYNN

WORKING WITH US

At G & E Construction, we're dedicated to making your homebuilding experience seamless, transparent, and exciting. As a trusted home developer, we guide you through every stage of the process with our expert team, ensuring your dream home becomes a reality. Below, we elaborate on each step of working with us, from initial consultations to the joyous moment of receiving your keys. Our process emphasizes quality craftsmanship, personalization, and compliance with all regulatory standards.

THE JOURNEY, FROM VISION TO HOMEOWNERSHIP

INITIAL MEETING WITH OUR SALES TEAM - During this session, we'll showcase our diverse home models, including townhomes, semi-detached homes, bungalows, and detached singles. You'll explore available lots—standard or premium, with some offering stunning views backing onto our man-made pond. We'll discuss pricing options tailored to your budget, starting from \$490,000 for townhomes up to \$572,000 for 2-storey singles, and answer any questions about features like square footage, bedrooms, bathrooms, and optional in-law suites (e.g., the Piedmont model). This meeting helps you envision your future home in our welcoming community.

SIGNING THE CONTRACT - Once you've selected your ideal home and lot, we'll prepare a comprehensive purchase agreement. This contract outlines all details, including the home specifications, pricing, and timelines. It includes standard conditions such as lawyer approval (to ensure the agreement aligns with your legal needs) and financing contingencies (to confirm your mortgage pre-approval). Our team is here to explain every clause, promoting full transparency before you commit.

WAIVING CONDITION & SUBMITTING DEPOSIT - After your lawyer reviews the contract and your financing is secured, you'll waive the conditions to proceed. At this point, a deposit is required to reserve your home and lot. For added convenience, we now accept credit card payments alongside traditional methods. This step solidifies your commitment and allows us to move forward with planning.

ACQUIRING CONSTRUCTION DRAWINGS & SUBMITTING FOR PERMITS - With the deposit in place, our design and engineering team finalizes the construction drawings based on your selected model and any initial customizations. We then submit these to the local building authorities for permit approval. This process ensures compliance with all zoning, safety, and environmental regulations, typically taking a few weeks depending on municipal timelines.

SELECTING YOUR FRONT DOOR OPTION - Personalization begins early! Choose from our curated catalogue of front door styles, colours, and glass inlays. This selection sets the tone for your home's curb appeal and integrates seamlessly with your overall exterior choices.

SELECTION MEETING WITH OUR INTERIOR DESIGNER - Dive into the fun of customization during a dedicated meeting with our professional interior designer. Here, you'll make key decisions on kitchen cabinets and countertops for functionality and style; living room and kitchen flooring options; bathroom cabinets, countertops, and flooring to create spa-like retreats; bedroom flooring for comfort and durability; trim, interior doors, and paint colors to add personality throughout; and exterior siding and stone selections to enhance your home's facade. Our designer provides expert guidance, samples, and visualizations to help you craft a cohesive, personalized space.

PRICING & APPROVAL OF EXTRAS - If you opt for any upgrades or additional features beyond the standard inclusions—such as luxury kitchen or master ensuite bathroom upgrade packages—we'll provide a detailed quote. You'll review and approve these extras before they're incorporated, ensuring they fit your budget and vision without surprises.

FINAL APPROVAL & ORDERING OF SELECTIONS - Once all your choices are made, we'll compile a comprehensive summary of selections, layouts, and any approved extras. You'll receive this for your final review and sign-off. Upon approval, we order all materials and fixtures from our trusted suppliers, locking in your custom design and preparing for construction.

CONSTRUCTION PHASE - It's time to build! Our experienced construction team breaks ground, adhering to the highest standards of quality and efficiency. Throughout the process, multiple inspections by the local Building Department ensure safety and code compliance, including:

- Footing inspection (to verify the base supports)
- Foundation inspection (for structural integrity)
- Framing and plumbing inspection (to check the skeleton and systems)
- Electrical rough-in inspection (before drywall installation)
- ESA (Electrical Safety Authority) inspection
- Insulation inspection (for energy efficiency)
- Final building inspection
- Final ESA inspection

SITE VISIT DURING CONSTRUCTION - To keep you engaged, we schedule one exclusive site visit for you before closing. This allows you to see the progress firsthand, ask questions, and get excited about your emerging home—all while adhering to safety protocols on the active construction site.

PRE-DELIVERY INSPECTION (PDI) WITH TARION - As construction nears completion, we conduct a mandatory Pre-Delivery Inspection through Tarion (Ontario's new home warranty program). We will join you for a thorough walkthrough, identifying any minor items needing attention. This ensures your home meets our quality standards and provides peace of mind with Tarion's warranty coverage.

FULL HOME DETAILING - Before handover, our team performs a comprehensive cleaning inside and out. This includes dusting, vacuuming, and polishing all interior surfaces, as well as washing exterior windows and doors. Your new home will sparkle, ready for you to move in and make it your own.

CLOSING AND KEY HANDOVER - The exciting finale! On closing day, after all paperwork is finalized and payments are complete, you'll receive the keys to your brand new home. Our team will provide orientation on home systems, warranties, and maintenance tips.

TOP 9 REASONS WHY YOU'LL LOVE OUR HOMES

Stunning exterior designs with a modern farmhouse aesthetic



Custom fireplace features for a blend of warmth and sophistication



Bright and airy open-concept living spaces offering abundant natural light



Spacious, modern kitchens with premium finishes and ample storage



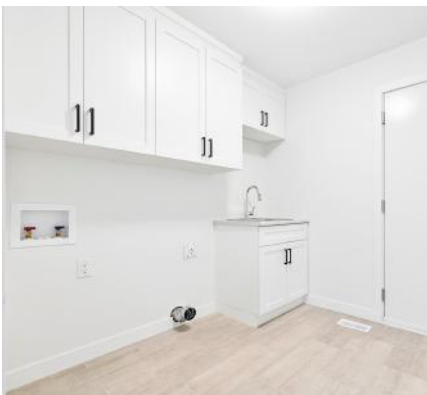
Generously sized walk-in closets showcasing meticulous craftsmanship



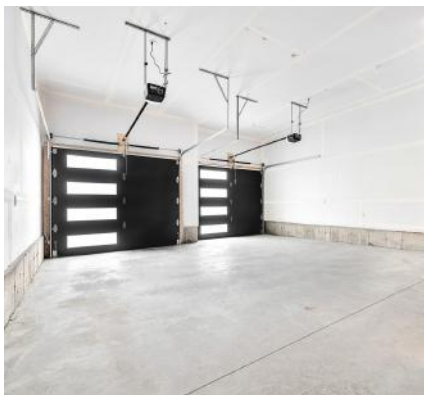
Luxurious bathrooms reflecting superior quality, details, and function



Well-designed laundry rooms with upper cabinetry and durable flooring



Large versatile garages with durable floors and access into the home



Expansive unfinished basements awaiting your personal touch



WHY CHOOSE US

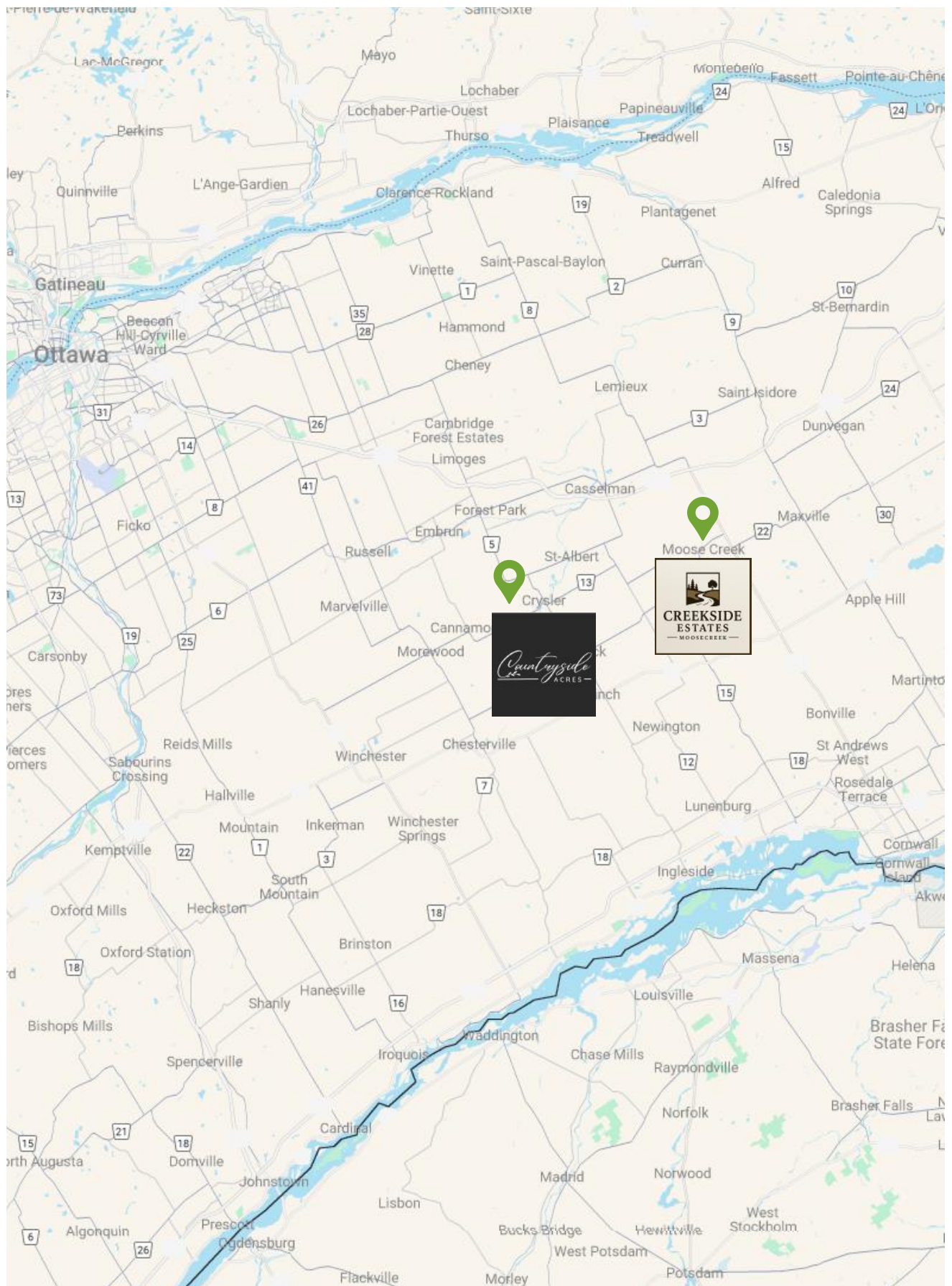
Choosing G & E Construction means partnering with a builder who values your dreams as much as you do. We combine exceptional craftsmanship, innovative design, and transparent communication to create homes that reflect your lifestyle and stand the test of time. From our commitment to quality and sustainability to our focus on affordability and customer care, every decision we make is guided by your needs. We don't just build houses — we build lasting relationships and thriving communities, ensuring your home is a place you'll be proud of for years to come.

FOR
Z
O
FT
C
W
S

DISCOVER OUR HOMES

PG 17 CRYSLER, ONTARIO
COUNTRYSIDE ACRES

PG 152 MOOSE CREEK, ONTARIO
CREEKSIDE ESTATES



CRYSLER, ON

PG 01	DISCOVER CRYSLER
PG 02	COUNTRYSIDE ACRES
PG 03	2-STOREY SINGLES
PG 04	BUNGALOWS
PG 05	2-STOREY SEMIS
PG 06	TOWNHOMES





CRYSLER, ON

DISCOVER CRYSLER

Crysler, Ontario is a charming and picturesque village that offers the best of both worlds: the peace and beauty of country living with the convenience of being just a short drive from Ottawa. Tucked along the scenic South Nation River in North Stormont, Chrysler is a community that radiates warmth, friendliness, and a true sense of belonging. Life here moves at a more relaxed pace, where neighbors know each other by name and community pride shines through in every corner of the village. Families are drawn to Chrysler for its safety, affordability, and small-town values, but what makes the community truly special is the way residents come together to celebrate, support, and grow alongside one another.

Whether it's a winter carnival, the annual farm show, a craft fair, or weekly community dinners, there is always something happening that brings people together. The Chrysler Community Centre is a hub of activity, hosting events and programs that appeal to all ages, while outdoor amenities like the covered skating rink, baseball diamond, playgrounds, and walking trails provide endless opportunities for recreation and connection with nature. Exciting improvements, such as the planned accessible playground designed with inclusive sensory features, show how Chrysler continues to invest in its future while keeping families and community spirit at the heart of its growth.

Beyond recreation, Chrysler is equipped with the essential services that make day-to-day life easy and convenient. The village is home to a modern fire hall, a library branch, a Catholic church, a local healthcare clinic, and École élémentaire catholique Notre-Dame-du-Rosaire, ensuring that education, health, and safety are well within reach.

Crysler is more than just a place to live—it's a place to belong. Its strong sense of identity, rooted in agricultural heritage and enhanced by thoughtful, forward-looking projects, makes it a community that values both tradition and progress. It is a village where children can grow up playing safely outdoors, where families can put down roots in an affordable and welcoming environment, and where retirees can enjoy the comfort of a close-knit neighborhood while staying active and engaged. The village's calendar is filled with events that foster togetherness, while the natural beauty of the South Nation River and surrounding landscapes provides a serene backdrop for daily life. Whether you are raising a young family, looking for a quiet yet connected community to call home, or seeking a supportive environment for your retirement years, Chrysler offers something truly special.

The Township of North Stormont, located between Cornwall and Ottawa, is home to communities like Avonmore, Berwick, Chrysler, Finch, Monkland, and Moose Creek, offering residents a rural, family-oriented, and safe environment.

The village itself traces its roots back to the mid-19th century, when settlers were drawn to the fertile farmlands along the South Nation River. Agriculture quickly became the backbone of the area, with dairy and crop production supporting families and driving local prosperity. The arrival of the railroad in the late 1800s further spurred growth, transforming Crysler into a lively hub for trade and transport within the surrounding countryside. In the decades that followed, the community flourished with the establishment of schools, churches, and small businesses that gave the village both character and permanence.

Today, Crysler continues to celebrate its heritage while embracing steady population growth and economic development. Families and commuters alike are drawn to the village for its

welcoming atmosphere and affordable lifestyle, while local businesses have expanded beyond agriculture to include automotive services, healthcare, insurance, and retail, creating a more diverse and resilient economy.

Demographically, the village has become a vibrant blend of young families, professionals, and retirees, with both francophone and anglophone residents contributing to its bilingual, multicultural character. This combination of rich history, enduring community spirit, and thoughtful modern growth ensures that Crysler remains not only a place with a proud past but also a thriving and connected community for generations to come.

THE HISTORY OF CRYSLER

in Schoharie Valley, New York, and at just twelve years old John joined Butler's Rangers as a drummer boy before relocating to Canada in 1776. He became a successful businessman, amassing over 60,000 acres along the St. Lawrence River, including the land that would later become the village of Crysler. Serving as Dundas County's representative in Upper Canada's Parliament from 1808 to 1824 and as a militia colonel, he was a respected leader who also donated land for churches. Crysler spent his final years in the village, where he was buried in 1852. His legacy is remembered through a historic plaque erected in 1987, and while the last known family member, Kate Crysler, passed away in 1946, the land he once owned became the foundation of the thriving community that bears his name.



CHRYSLER WATER TOWER



THE OLD GENERAL STORE



FIRE STATION 2 - CRYSLER



OUR LADY OF THE ROSARY PARISH CHURCH



CRYSLER HOME HARDWARE

COMMUNITY AMENITIES

Local businesses in Crysler provide everything from vehicle care and agricultural services to tailored insurance, while the Crysler Residence offers compassionate care for seniors and those with special needs. This blend of modern services and small-town hospitality ensures residents have what they need close to home, with Ottawa and Cornwall just a short drive away for city amenities.

Crysler offers a variety of essential community services, including:

- The NEW covered skating rink
- The Crysler Walking Trail- Organized by the Crysler Citizen Committee
- Baseball diamond with canteen
- Public Park with playground
- Organized sports programs like soccer, baseball etc.
- Crysler Community Centre
- Fire Station 2 - Crysler
- Dock and boat launch on South Nation River
- Crysler Branch / Succursale Crysler | SDG Library
- Medical Facility – Centre Medicare
- French elementary school l'École élémentaire catholique Notre-Dame-du-Rosaire

CRYSLER EVENTS & ARCHIVES

Crysler is a vibrant community that celebrates traditions, culture, and local spirit year-round. From festivals to recreational activities, there's always something happening. Below is a list of upcoming events and past highlights that showcase the heart of our community.

- Crysler Annual Wine Tour
- Ribs Night
- Crysler Community Dinner
- Annual Volunteer's Appreciation Dinner
- Community Walks (every Tuesday & Thursday)
- Easter Fest
- Crysler Carnival
- Parade of Lights
- Breakfast with Santa
- Annual Tree Lighting & Local Vendor Market
- Crysler Christmas Craft Show
- Ottawa RedBlacks Tailgate
- Capture the Flag Game
- Indoor Soccer
- Community Cornhole Toss Night
- Big Bingo
- Sport Registrations Night
- Crysler Community Fun Run
- Touch-A Truck
- Crysler Farm Show
- Get That Friggin' Stuff Out of My House Community Garage Sale

WHAT'S IN TOWN

SERVICES

- Crysler Auto Parts
- Mart's Auto Body
- Cooter's Automotive
- Wax That
- Pleasant Street Grooming
- Canada Post
- Medicaid Pharmacy
- Richer Pierre Plumbing
- Raymond Provost Cartage
- Bridge Street Spa
- Remka Electric
- McBain Massage Therapy
- Lanthier Daniel Insulation
- Herfkens Service Ctr
- Byers Tractor Supply
- Services Agricoles Lafrance
- A.L Blair Construction LTD
- Running on Faith Ranch
- Bourgeois Well Drilling Ltd

COMMUNITY

- Crysler Community Centre & Ice Rink
- Our Lady of the Rosary Parish Church
- SDG Library Crysler Branch
- Crysler Boat Launch
- Crysler Residence
- Crysler Presbyterian Cemetery
- Cimetière catholique de Crysler
- Centre de santé communautaire de l'Estrie
- Cedar Drive Inn Bed & Breakfast

EMERGENCY SERVICES

- Crysler Fire Station 2

SHOPS

- Crysler Home Hardware + LCBO and Beer Store Outlet
- The Old General Store
- Blissful Blooms Flower Farm
- Sunny Green Farm
- Mayfair Craft Wines
- Unleashed Bike Shop
- Harvex Agromart
- Apostolic Living

RESTAURANTS & TAKEOUT

- Odori Kitchen
- The Old General Store
- Waikato Pizza
- Heroes & Zeroes Sports Bar
- La Maison Bleue Bakery
- The Side Door Family Restaurant

SCHOOLS & DAYCARE

- Our Lady of the Rosary Catholic Elementary School
- Les Amis du Cerf
- Happy Face Daycare

PARKS & TRAILS

- Crysler Community Park & Gazebo
- Crysler Baseball Diamond
- Crysler Soccer Field
- Crysler Trail
- Crysler Citizen Community
- Recreational Trail
- Lagoon Trail - River Lookout
- Reveler Conservation Area



CRYSLER COMMUNITY CENTRE & ICE RINK



SOUTH NATION RIVER



CRYSLER COMMUNITY PARK

WITHIN REACH

Crysler is surrounded by welcoming towns and villages, each with its own history, culture, and amenities. From local shops and dining to recreation and scenic countryside, these nearby communities make it easy to explore and enjoy the region.

- Berwick
- Cannamore
- Casselman
- Chesterville
- Embrun
- Finch
- Limoges
- Moose Creek
- Morewood
- Russell
- St. Albert
- Winchester

OTTAWA ← 40 MINS. **CRYSLER** 40 MINS. → CORNWALL

WITHIN A 20KM RADIUS OF CRYSLER, YOU'LL FIND:

50+	Restaurants & Takeout
20+	Trails, Parks, Conservation Areas
10+	Grocery Stores
2	Golf Clubs
15+	Farms
6+	Rec/ Community Centres
10+	Gas Stations
20+	Schools & Daycares
10+	Walk-In Clinics
11+	Veterinary Services
2	Sports Arenas
3+	Hotels & Inns
1	Waste Disposal Facilities

NEARBY COLLEGES & UNIVERSITIES

54.4km	University of Ottawa
57km	Carleton University
53.9km	Saint Paul University
57.8km	Dominican University College
62.9km	Algonquin College
52.4km	Collège La Cité
56.3km	Lambton College

EMERGENCY SERVICES

FIRE STATION
Crysler Fire Station 500m
POLICE STATION
Russell County OPP 20.6km
HOSPITAL
Winchester District Memorial Hospital 26.2km

TOP SPOTS TO VISIT WITHIN A ONE-HOUR DRIVE FROM CRYSLER

56.5km	Parliament Hill - Ottawa
51.5km	NEW! Hard Rock Hotel & Casino - Gloucester
17.6km	Calypso Theme Waterpark (biggest in Canada!) - Limoges
40km	Upper Canada Village - Morrisburg
46.7km	Big Ben Ski Resort - Cornwall
51.5km	Rideau Carleton Horse Raceway - Gloucester
92.4km	Canadian Tire Centre - Ottawa Home of the Ottawa Senators (NHL)
57.1km	TD Place Stadium - Ottawa Home of the Ottawa 67's (OHL) and Ottawa Redblacks (CFL)

MONZONITE

COUNTRYSIDE ACRES

Countryside ACRES



COUNTRYSIDE ACRES IN CRYSLER, ON

COUNTRYSIDE ACRES

Be among the first to call Countryside Acres your home! Nestled in the charming town of Crysler, just 30 minutes from both downtown Ottawa and Cornwall, this new subdivision offers the perfect blend of modern living and rural tranquility. Our thoughtfully crafted homes feature contemporary amenities and energy-efficient designs that seamlessly harmonize with the town's natural beauty.

SITE LOCATION

The initial development of the Countryside Acres subdivision will unfold in three phases, with each phase featuring a selection of regular and premium lots, varying in size.

NOW SELLING! Phase 1	COMING SUMMER 2026! Phase 2	TO BE DETERMINED Phase 3 & 4
25 Singles (with 2 premium lots)	33 Singles (with 4 premium lots)	39 Singles (with 8-11 premium lots)
16 Semis	38 Semis	No Semis
20 Townhomes	19 Townhomes	50 Townhomes



PRIME LOCATION. WELCOMING COMMUNITY. NATURAL SURROUNDINGS.

Enjoy the best of both worlds with urban convenience and the peaceful charm of rural Ontario, located just a short drive from Ottawa and Cornwall. Experience the tight-knit community of Crysler, with easy access to essential services. Relax in beautiful, tranquil settings with a large man-made pond, ample green space, and a trail connecting to the Crysler Citizen Community Recreational Trail.

HOME OPTIONS FOR EVERY LIFESTYLE

Countryside Acres offers a wide selection of home types with unbeatable pricing to suit your needs and fit every budget.

2-Storey Singles Starting at \$490,000

Bungalows Starting at \$545,000

Semi-Detached Starting at \$560,000

Townhomes Starting at \$572,000

Choose from standard or premium lots, with some premium lots backing onto the serene man-made pond. Our homes come in a variety of square footages, bedroom and bathroom configurations, with the option for a custom-finished in-law suite in the basement (see the Piedmont model).

PERSONALIZE YOUR DREAM HOME

Build a home that's uniquely yours with our wide array of customizable finishes. Whether you're upsizing, downsizing, or creating a cozy family haven, Countryside Acres has options for every lifestyle. Select from a diverse range of cabinetry, countertops, flooring, doors, trim, paint colors, and even exterior siding and stone to design a one-of-a-kind home tailored to your vision. We're here to help you take pride in the home you help create.

2-STOREY SINGLES





BUNGALOWS





2-STOREY SEMIS



TOWNHOMES





2-STOREY SINGLES

PG 01	BAROSSA
PG 02	BEAUJOLAIS
PG 03	CHAMPAGNE
PG 04	NAPA
PG 05	RHONE
PG 06	TUSCANY
PG 07	TUSCANY ECONO

BAROSSA I/II

The Barossa models present two stylistic takes on contemporary home design. The farmhouse version blends rustic charm with modern lines, featuring vertical board-and-batten siding, a steep front gable, and a striking stone chimney element. The modern version emphasizes horizontal massing and clean geometry, with a flat-profile roofline, mixed cladding in stone, wood, and minimalist detailing that underscores a sleek, contemporary aesthetic.

Starting Price
\$690,000.00

Measurements
Main Floor Area
1079 sq ft

Second Floor Area
1011 sq.ft

Garage Size
22'11" x 23'6"

Total Square Footage
2090 sq.ft

Bathrooms
2 + 1 Powder Room

Bedrooms
3 or 4

Ensuite Features
Double sink and a free-standing tub



FRONT ELEVATION RENDERINGS

BAROSSA I/II



Modern



Farmhouse

MAIN FLOOR PLAN - 1096 SQ.FT.

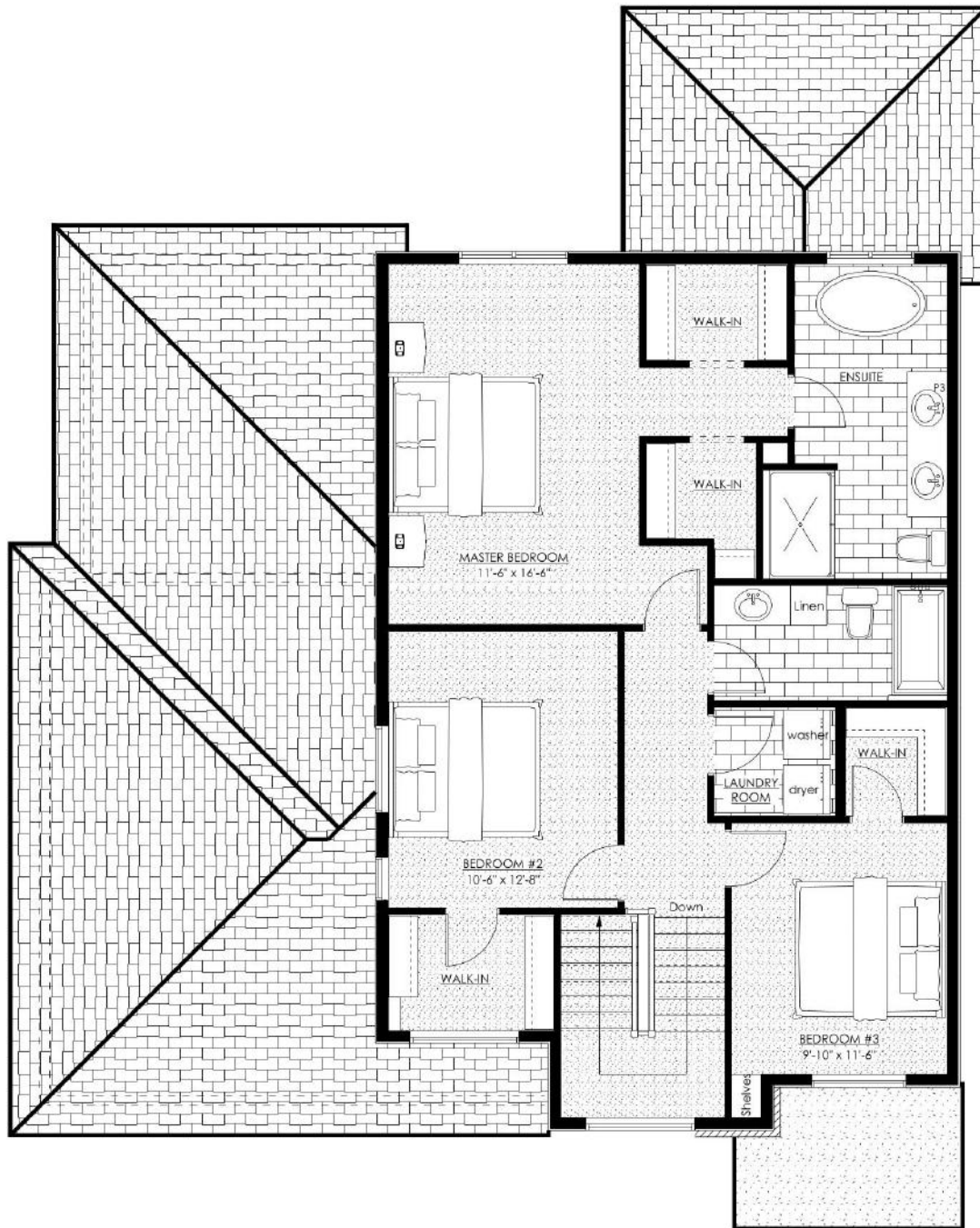
BAROSSA I/II



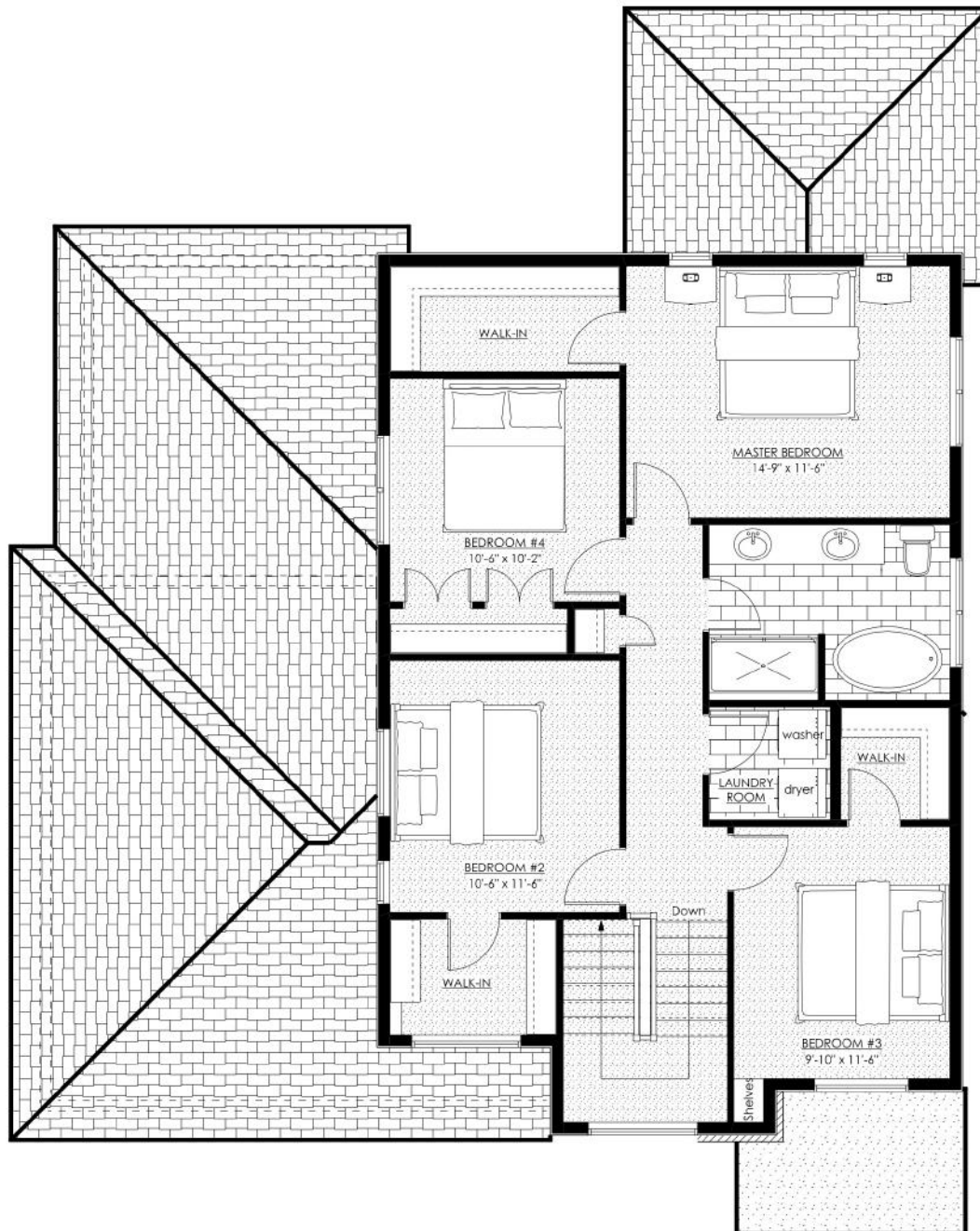
TOTAL ABOVE GRADE - 2090 SQ.FT.

3 BEDROOM SECOND FLOOR PLAN - 1011 SQ.FT.

BAROSSA I/II

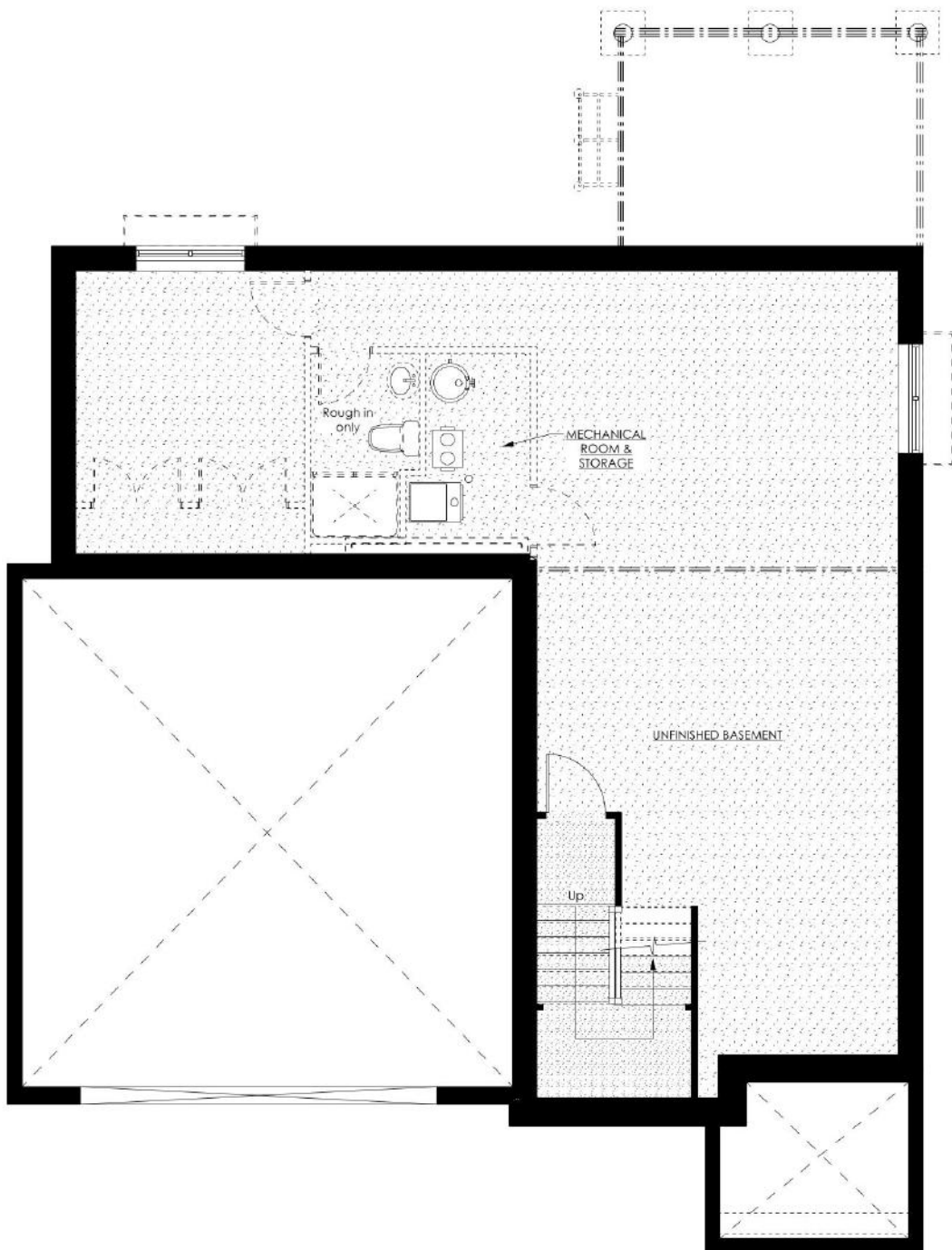


BAROSSA I/II



BASEMENT FLOOR PLAN

BAROSSA I/II



STANDARD BUILDING SPECIFICATIONS

BAROSSA I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic soaker tub and one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms
- Pedestal sink in powder room

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 9ft ceiling on the first floor
- 8ft ceiling on the second floor
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan; excluding powder room) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, dining, living room, bathrooms & laundry room
- Carpet flooring in bedrooms and second floor hallway
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to second floor)
- Oak railing with metal spindles on the staircase (from main floor to second floor)
- Plywood staircase with carpet and hardwood handrail (from main floor to basement)
- One shelf & rod in all closets except the kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

BAROSSA I/II

Fireplace Upgrades

- Continental 36" two-sided gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen, mudroom & pantry)

Powder Room Upgrades

- Vanity with laminate countertop and top-mount sink
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 5' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Ceramic flooring

Additional Upgrades

- Ceramic flooring in entrance
- Vinyl flooring on second floor (bedrooms & hallway)
- Hardwood on main floor (living room, dining room)
- Hardwood on second floor (bedrooms, hallway)
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 14' x 10'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished basement includes 1 rec room, 1 bedroom, one 3-piece bathroom, 6 pot lights, vinyl flooring, and carpet stairs

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

BEAUJOLAIS I/II

The Beaujolais models offer two distinct architectural styles for modern living: one with a farmhouse-inspired design featuring steep gables, vertical siding, and a welcoming front porch; the other with a contemporary look, defined by low-pitched roofs, clean lines, and a mix of modern materials like brick, wood-look siding, and minimalist detailing.

Starting Price
\$663,000.00

Measurements
Main Floor Area
868 sq.ft

Second Floor Area
1133 sq.ft

Garage Size
19'8" x 25'

Total Square Footage
2001 sq.ft

Bathrooms
2 + 1 Powder Room

Bedrooms
4

Additional Features
One Small Office



FRONT ELEVATION RENDERINGS

BEAUJOLAIS I/II



Modern



Farmhouse

MAIN FLOOR PLAN - 868 SQ.FT.

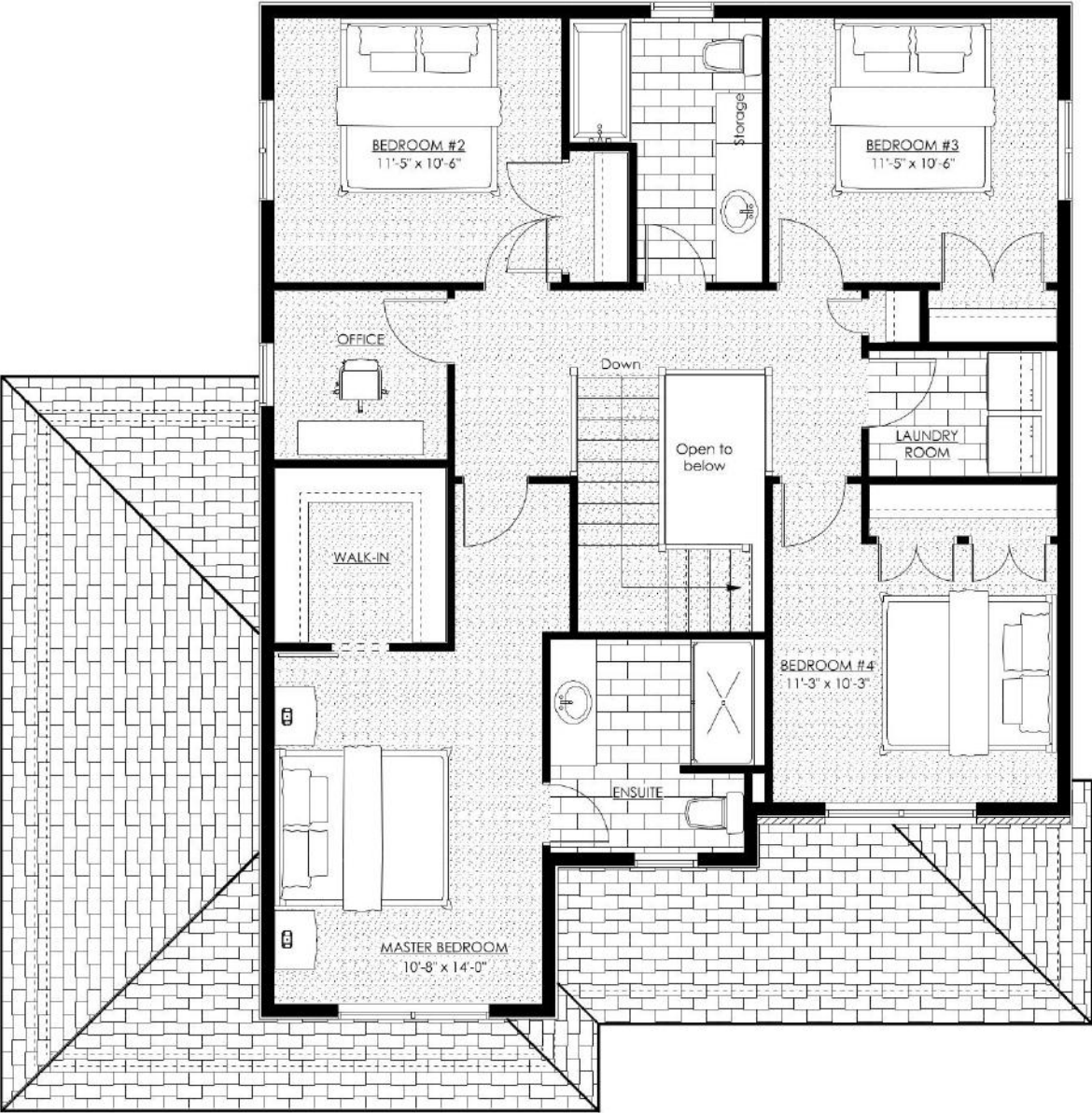
BEAUJOLAIS I/II



TOTAL ABOVE GRADE - 2001 SQ.FT.

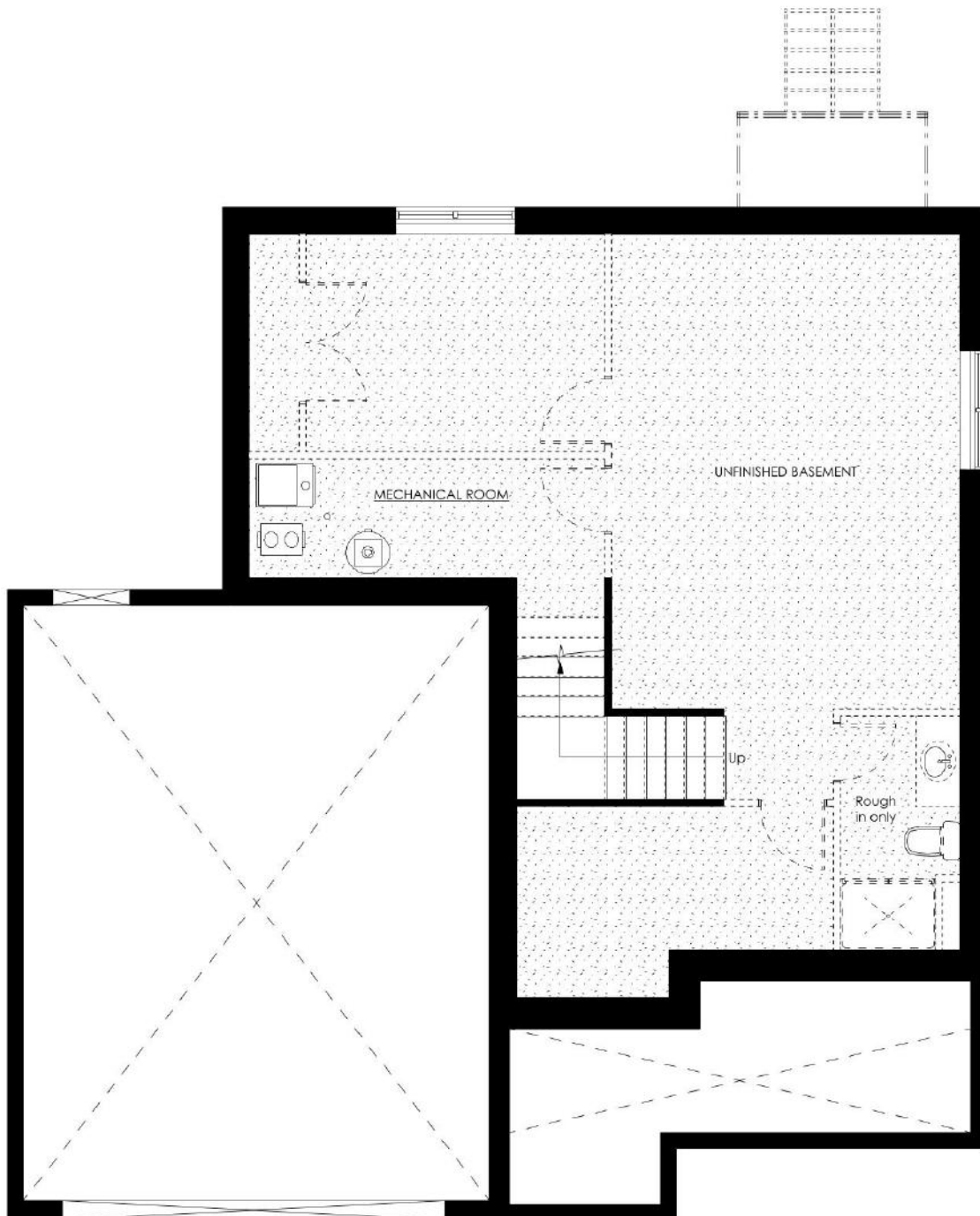
SECOND FLOOR PLAN - 1133 SQ.FT.

BEAUJOLAIS I/II



BASEMENT FLOOR PLAN

BEAUJOLAIS I/II



STANDARD BUILDING SPECIFICATIONS

BEAUJOLAIS I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP Front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms
- Pedestal sink in powder room

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 9ft ceiling on the first floor
- 8ft ceiling on the second floor
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan; excluding powder room) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, dining, living room, bathrooms & laundry room
- Carpet flooring in bedrooms and second floor hallway
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to second floor)
- Oak railing with metal spindles on the staircase (from main floor to second floor)
- Plywood staircase with pine handrail (from main floor to basement)
- One shelf & rod in all closets except the kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

BEAUJOLAIS I/II

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen & mudroom)

Powder Room Upgrades

- Vanity with laminate countertop and top-mount sink
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 5' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Ceramic flooring

Additional Upgrades

- Ceramic flooring in entrance
- Vinyl flooring on second floor (office, bedrooms & hallway)
- Hardwood on main floor (living room, dining room)
- Hardwood on second floor (office, bedrooms & hallway)
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 8' x 10'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished basement includes 1 rec room, 1 bedroom, one 3-piece bathroom, 6 pot lights, vinyl flooring, and carpet stairs

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

CHAMPAGNE I/II

The Champagne models reflect two contrasting but complementary design directions. The farmhouse version features steep gabled roofs, board-and-batten siding, and a double garage with stone accents, offering a warm and timeless rural aesthetic. The modern version takes a streamlined approach with a flat-profile roof, horizontal siding, bold stone cladding, and sleek garage doors, emphasizing clean lines and geometric form for a crisp, contemporary presence.

Starting Price
\$670,000.00

Measurements
Main Floor Area
1087 sq.ft

Second Floor Area
1089 sq.ft

Garage Size
18'9" x 23'6"

Total Square Footage
2176 sq.ft

Bathrooms
2 + 1 Powder Room

Bedrooms
4

Additional Features
Gourmet kitchen, Open to
above entrance



FRONT ELEVATION RENDERINGS

CHAMPAGNE I/II



Modern



Farmhouse

MAIN FLOOR PLAN - 1087 SQ.FT.

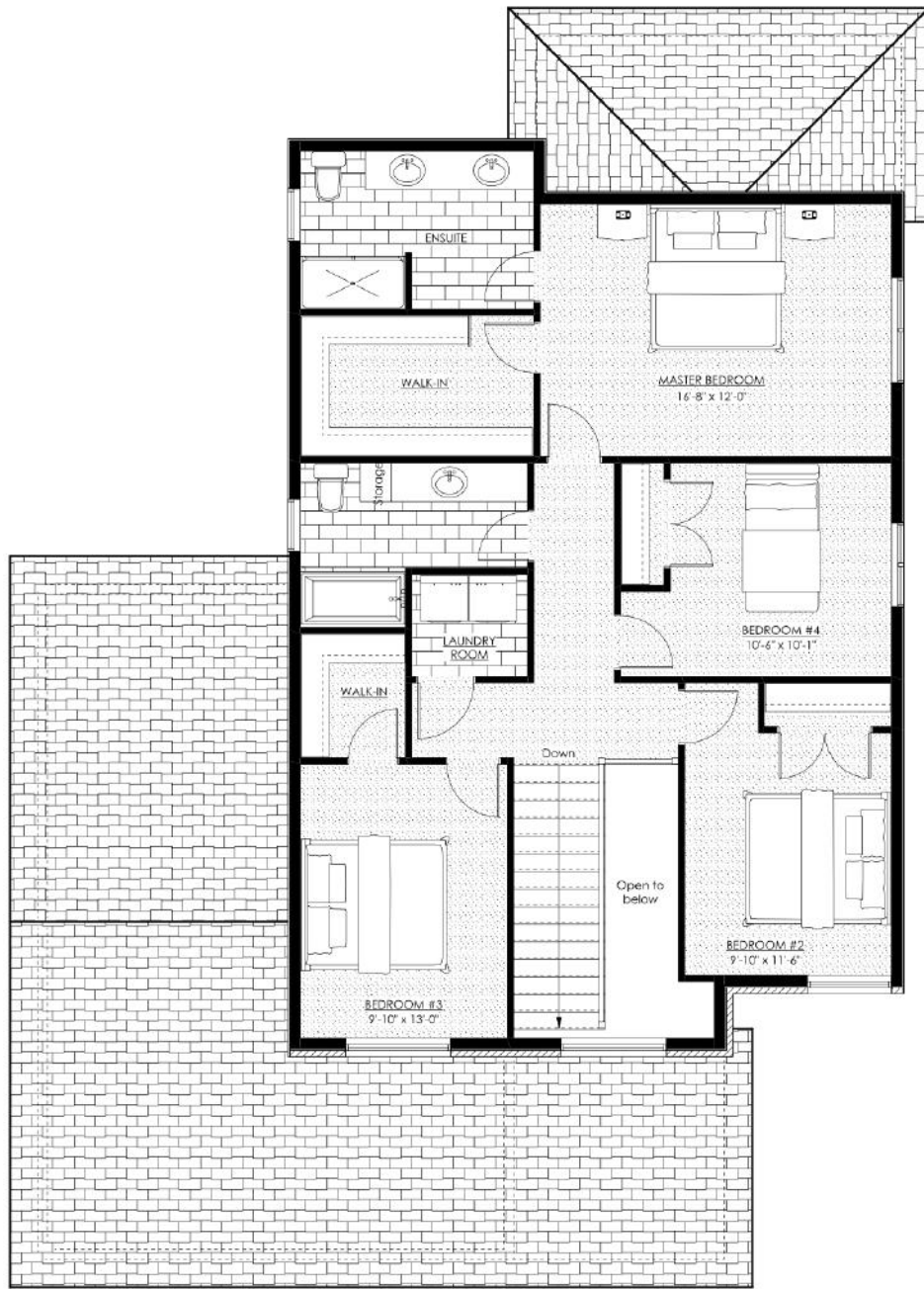
CHAMPAGNE I/II



TOTAL ABOVE GRADE - 2176 SQ.FT.

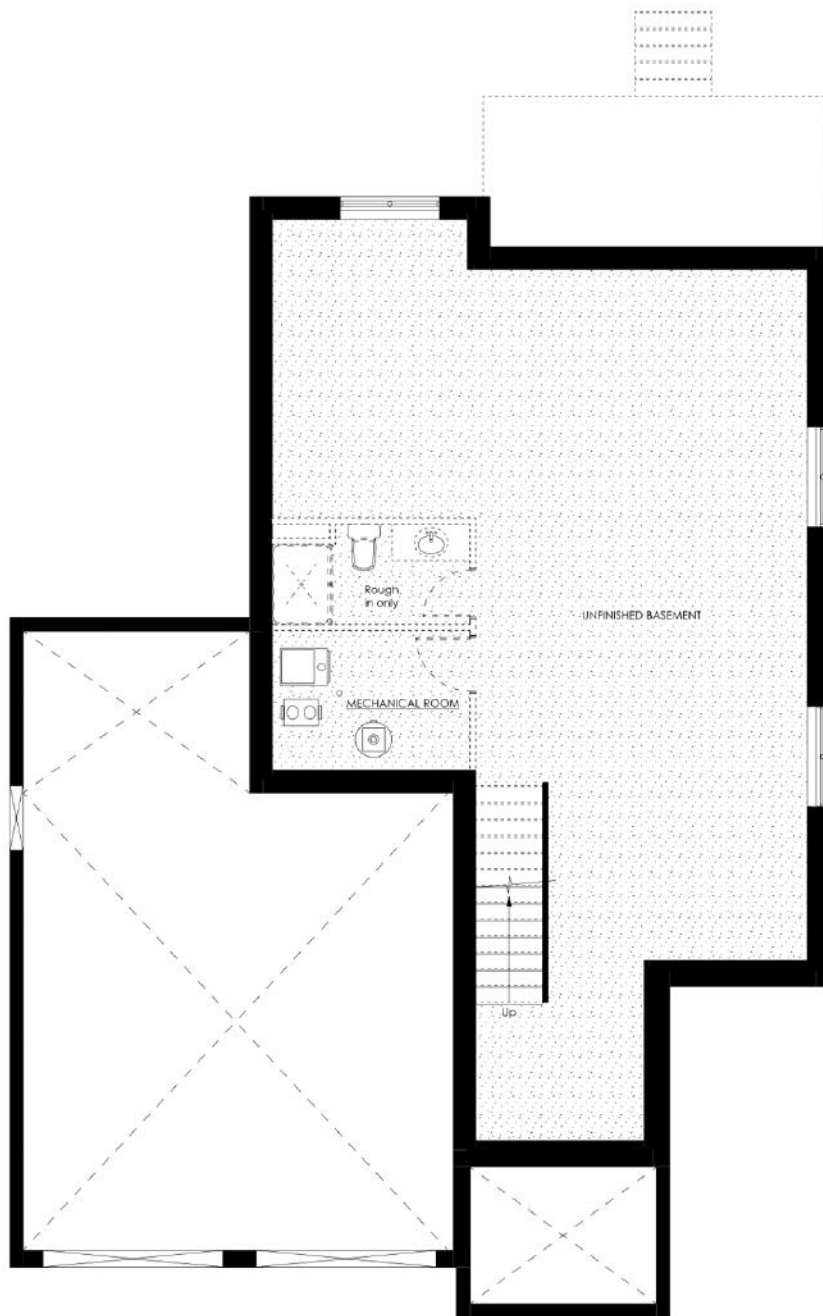
SECOND FLOOR PLAN - 1089 SQ.FT.

CHAMPAGNE I/II



BASEMENT FLOOR PLAN

CHAMPAGNE I/II



STANDARD BUILDING SPECIFICATIONS

CHAMPAGNE I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms
- Pedestal sink in powder room

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 9ft ceiling on the first floor
- 8ft ceiling on the second floor
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan; excluding powder room) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, dining, living room, bathrooms & laundry room
- Carpet flooring in bedrooms and second floor hallway
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to second floor)
- Oak railing with metal spindles on the staircase (from main floor to second floor)
- Plywood staircase with pine handrail (from main floor to basement)
- One shelf & rod in all closets except the kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

CHAMPAGNE I/II

Fireplace Upgrades

- Continental 36" two-sided gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen & pantry)

Powder Room Upgrades

- Vanity with laminate countertop and top-mount sink
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 5' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Ceramic flooring

Additional Upgrades

- Ceramic flooring in entrance
- Ceramic flooring in mudroom
- Vinyl flooring on second floor (bedrooms & hallway)
- Hardwood on main floor (living room, dining room)
- Hardwood on second floor (bedrooms & hallway)
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 18' x 8'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished basement includes 1 rec room, one 3-piece bathroom, 6 pot lights, vinyl flooring, and carpet stairs

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

NAPA I/II/III/IV

The Napa models highlight two architectural interpretations within a cohesive footprint. The farmhouse version blends classic and contemporary with steep rooflines, board-and-batten siding, brick accents, and a gabled entry that gives it a warm, traditional presence. In contrast, the modern versions opt for clean horizontal lines, smooth siding, large windows, and stone detailing, creating a sleek, geometric façade with a refined, urban appeal.

Starting Price
\$688,000.00—\$720,000

Measurements
Main Floor Area
1160 sq.ft

Second Floor Area
1110 sq.ft—1321 sq.ft

Garage Size
18'9" x 23'6"

Total Square Footage
2270 sq.ft—2481 sq.ft

Bathrooms
2 + 1 Powder Room

Bedrooms
3, 4 or 5 option

Additional Features
One office, Gourmet kitchen





FRONT ELEVATION RENDERINGS

NAPA I/II



Modern



Farmhouse

FRONT ELEVATION RENDERINGS

NAPA III/IV



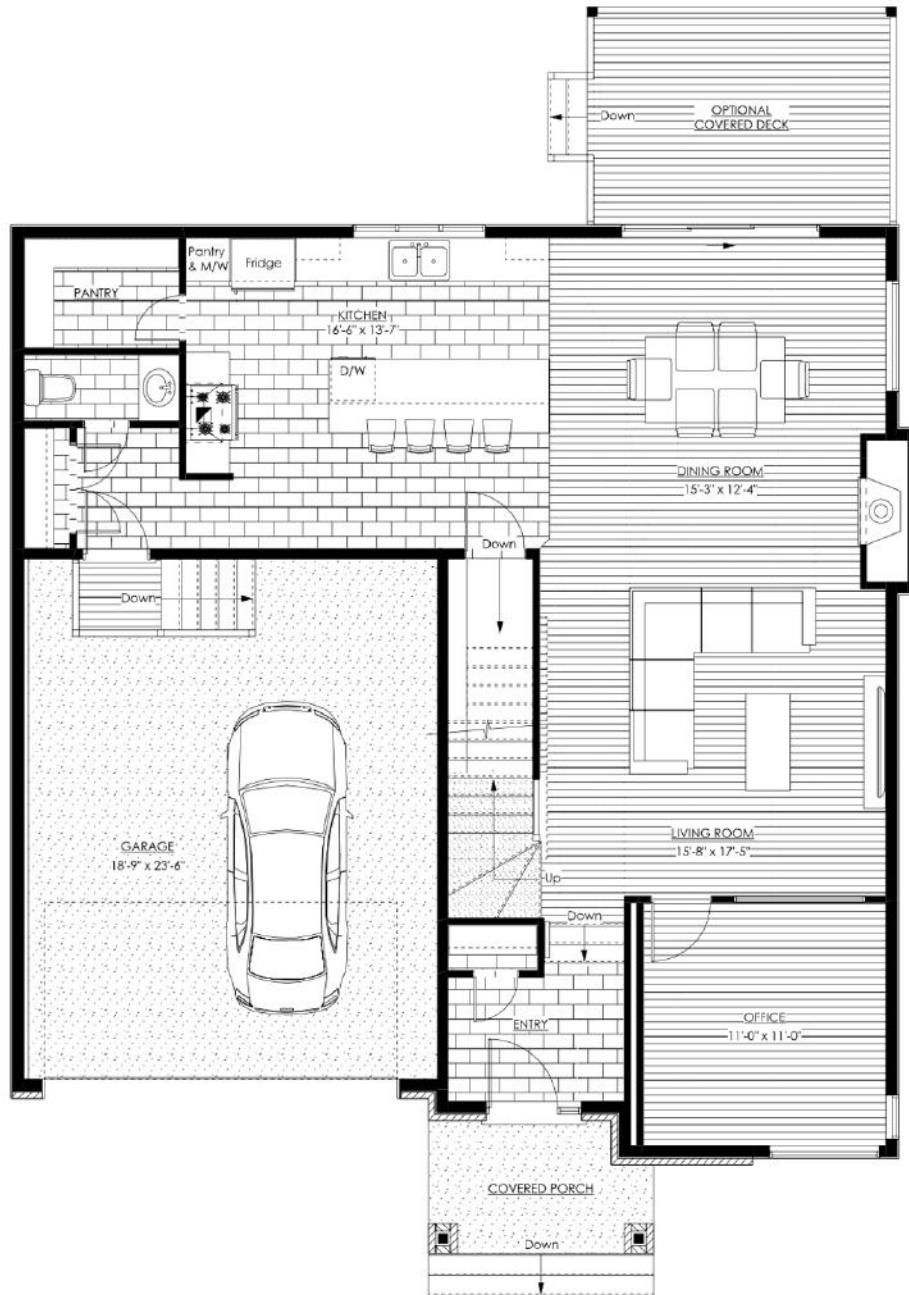
Modern



Modern

MAIN FLOOR PLAN - 1160 SQ.FT.

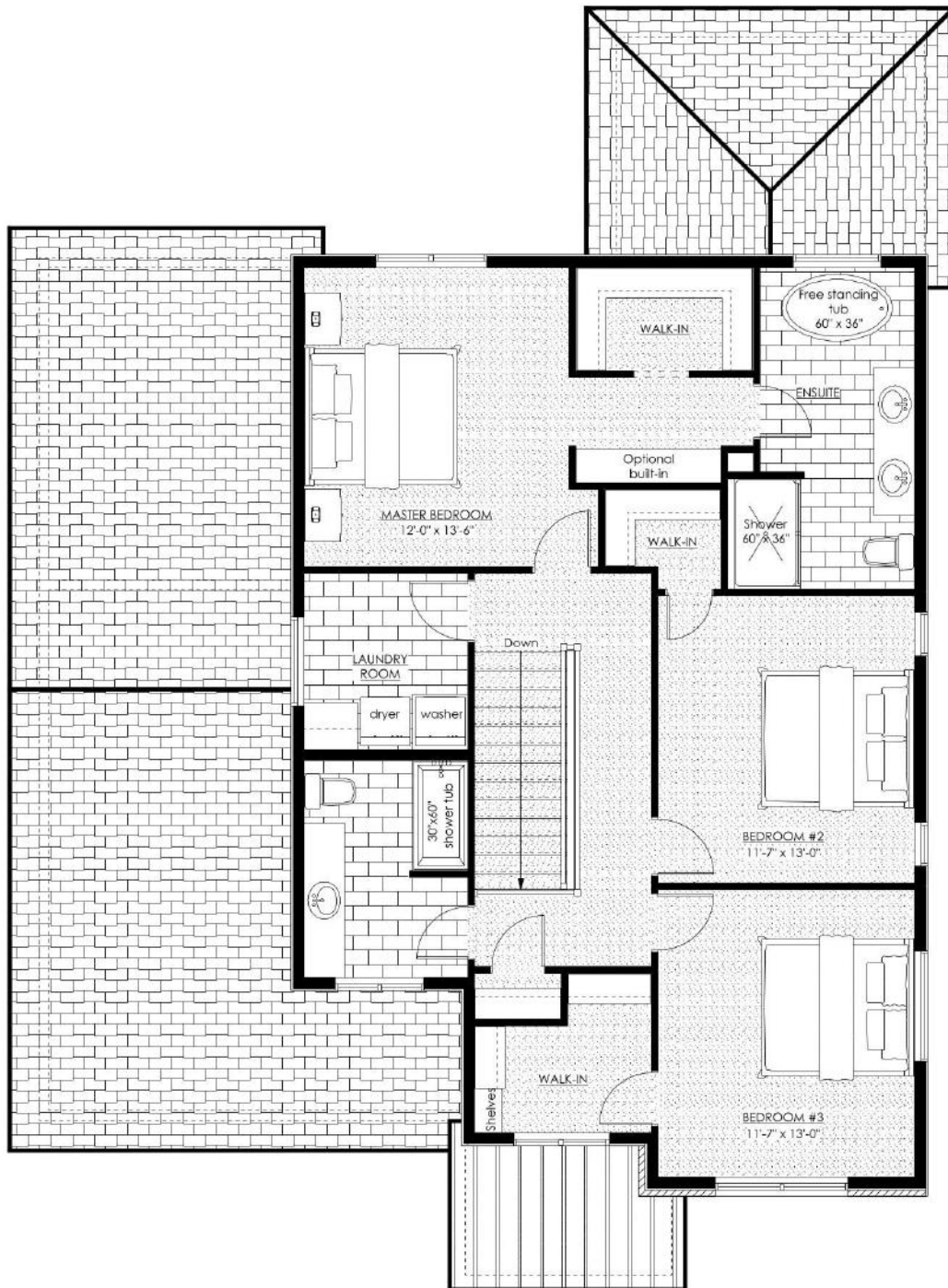
NAPA I/II/III



TOTAL ABOVE GRADE - 2270 SQ.FT. (2481 SQ.FT. FOR NAPA IV)

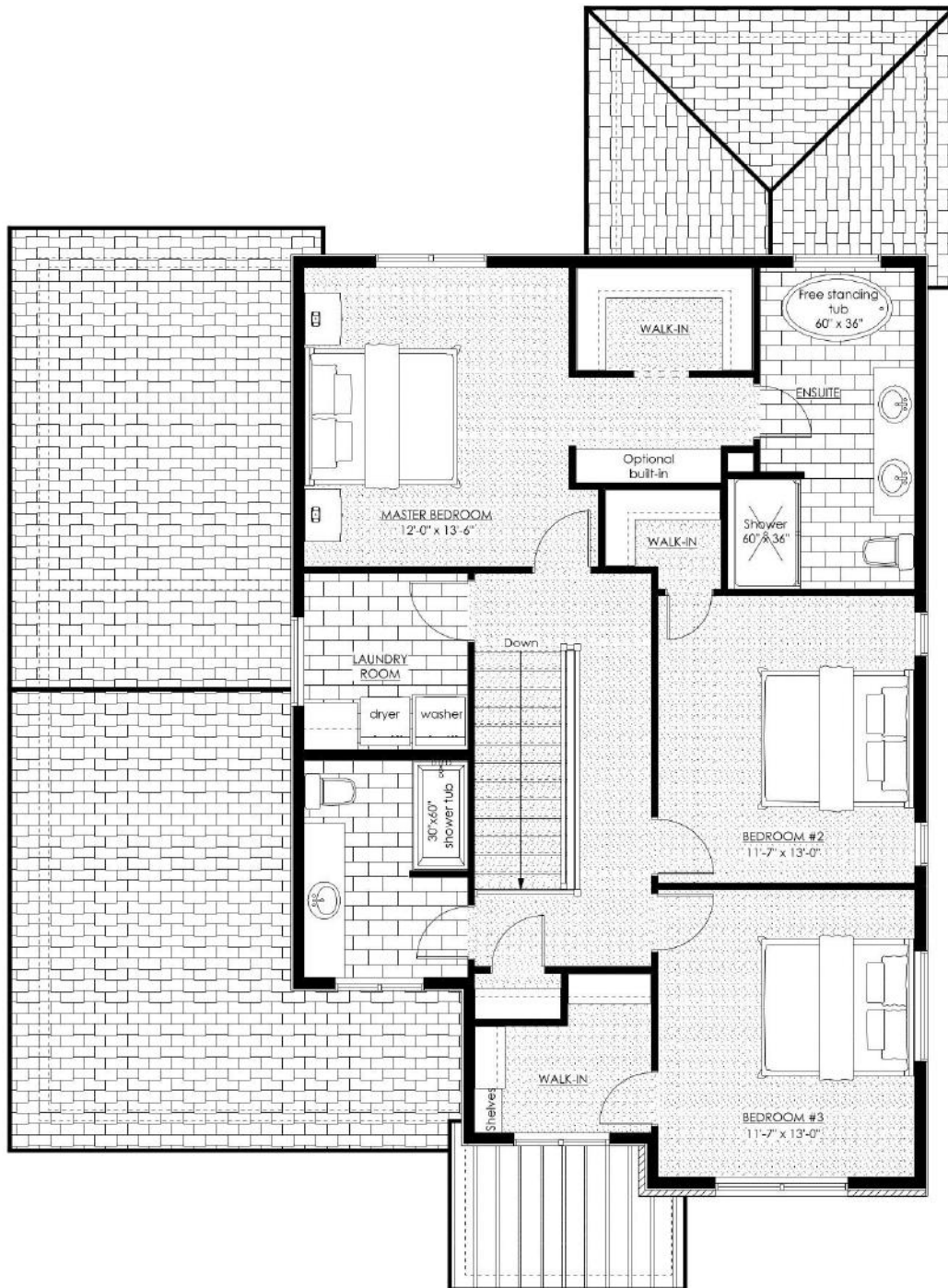
SECOND FLOOR PLAN - 1110 SQ.FT.

NAPA I



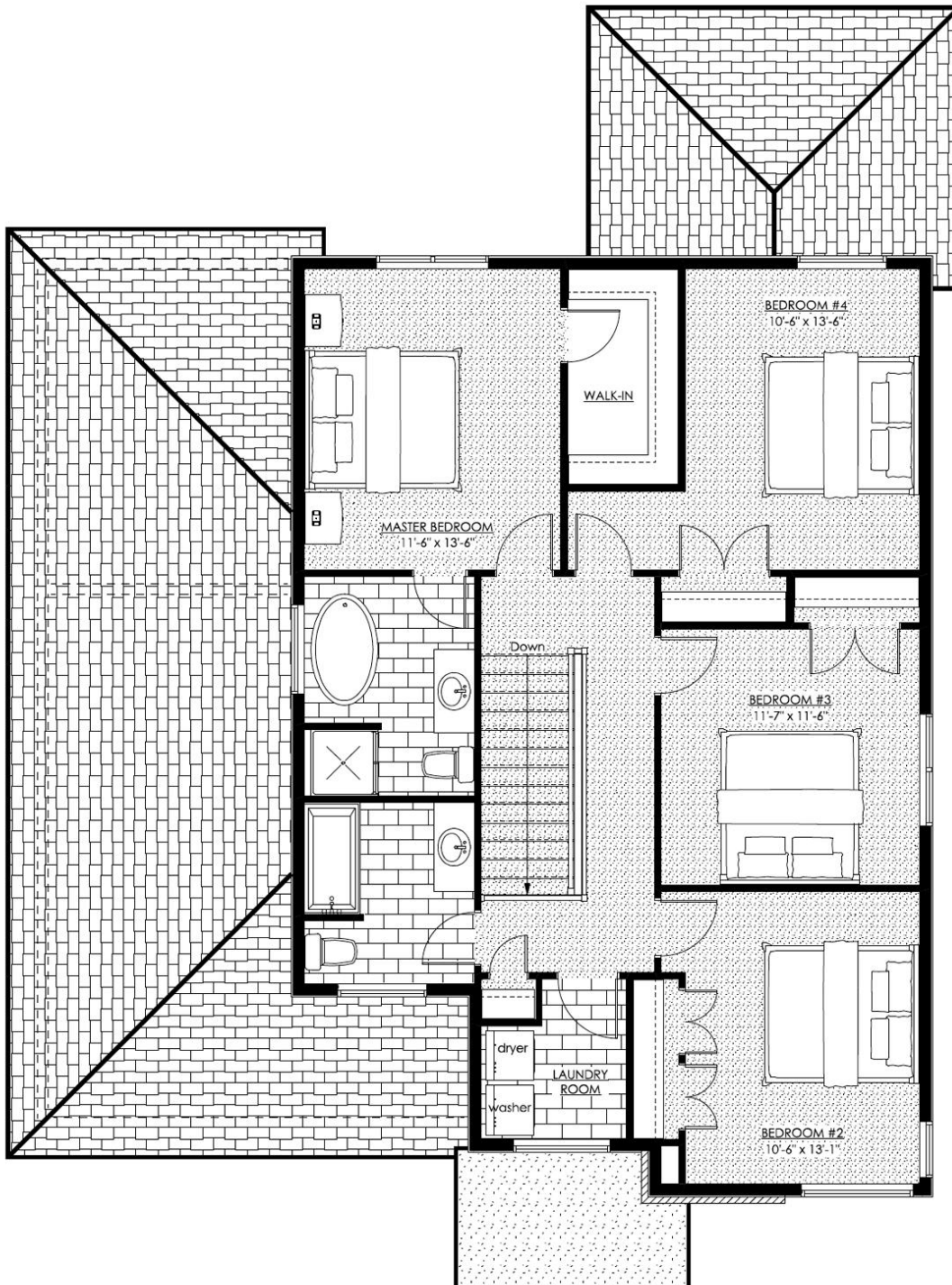
SECOND FLOOR PLAN - 1110 SQ.FT.

NAPA II



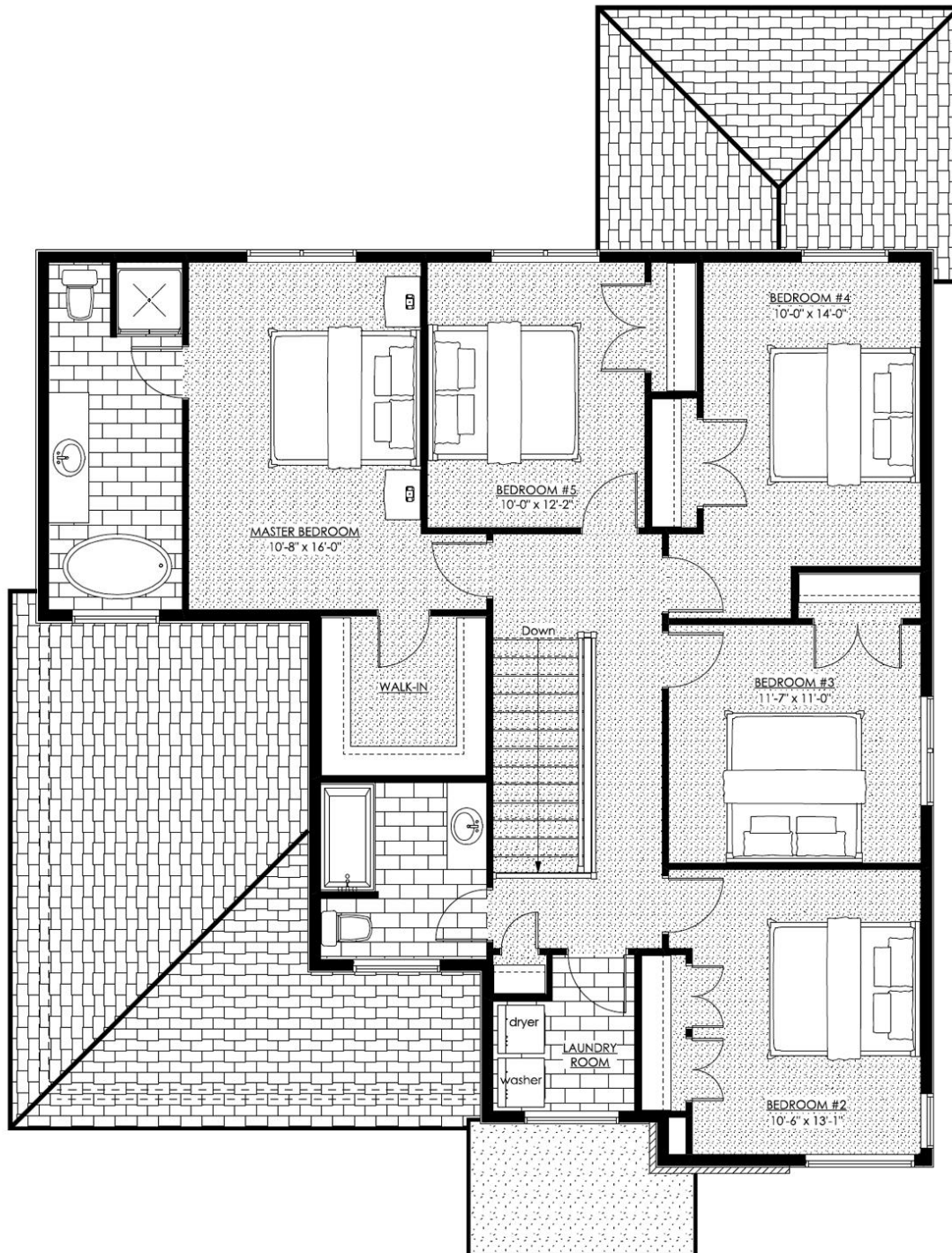
4 BEDROOM SECOND FLOOR PLAN - 1110 SQ.FT.

NAPA III



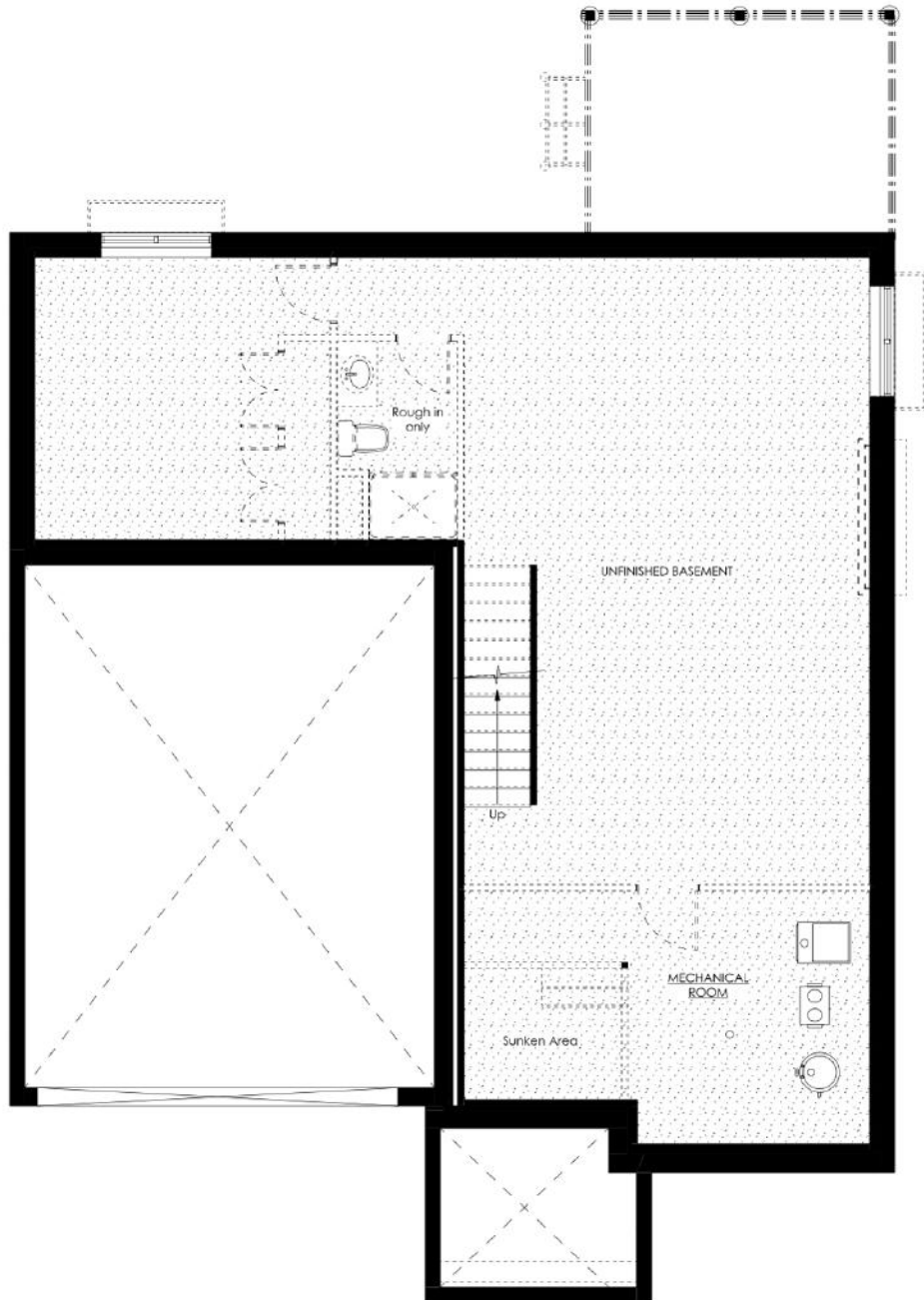
5 BEDROOM SECOND FLOOR PLAN - 1321 SQ.FT.

NAPA IV



BASEMENT FLOOR PLAN

NAPA I/II/III/IV



STANDARD BUILDING SPECIFICATIONS

NAPA I/II/III/IV

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic soaker tub and one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms
- Pedestal sink in powder room

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 9ft ceiling on the first floor
- 8ft ceiling on the second floor
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan; excluding powder room) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, office, kitchen, dining, living room, bathrooms & laundry room
- Carpet flooring in bedrooms and second floor hallway
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to second floor)
- Oak railing with metal spindles on the staircase (from main floor to second floor)
- Plywood staircase with pine handrail (from main floor to basement)
- One shelf & rod in all closets except the kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

NAPA I/II/III/IV

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen, mudroom & pantry)

Powder Room Upgrades

- Vanity with laminate countertop and top-mount sink
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, shelf (4" x 5' in Napa I & II, 4" x 3' in Napa III & IV)
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Sink (excludes Napa III & IV)
- Ceramic flooring

Additional Upgrades

- Ceramic flooring in entrance
- Vinyl flooring on second floor (bedrooms & hallway)
- Hardwood on main floor (office, living room, dining room)
- Hardwood on second floor (bedrooms & hallway)
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 14' x 10'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished basement includes 1 rec room, 1 bedroom, one 3-piece bathroom, 10 pot lights, vinyl flooring, and carpet stairs

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

RHONE I/II

The Rhone models offer two bold stylistic options. The farmhouse version features board-and-batten siding, a steep gable roof, rustic stone accents, and wood detailing that evoke a modern rural charm. The modern version contrasts with a flat, clean façade, minimalist geometry, and a sleek mix of horizontal siding, wood panels, and stone cladding for a crisp, contemporary look.

Starting Price
\$640,000.00

Measurements
Main Floor Area
938 sq.ft

Second Floor Area
1133 sq.ft

Garage Size
20' x 21'8"

Total Square Footage
2071 sq.ft

Bathrooms
2 + 1 Powder Room

Bedrooms
3

Additional Features
Open to above entry with open concept living room, dining room, and kitchen. One small office, laundry room on second floor.



FRONT ELEVATION RENDERINGS

RHONE I/II



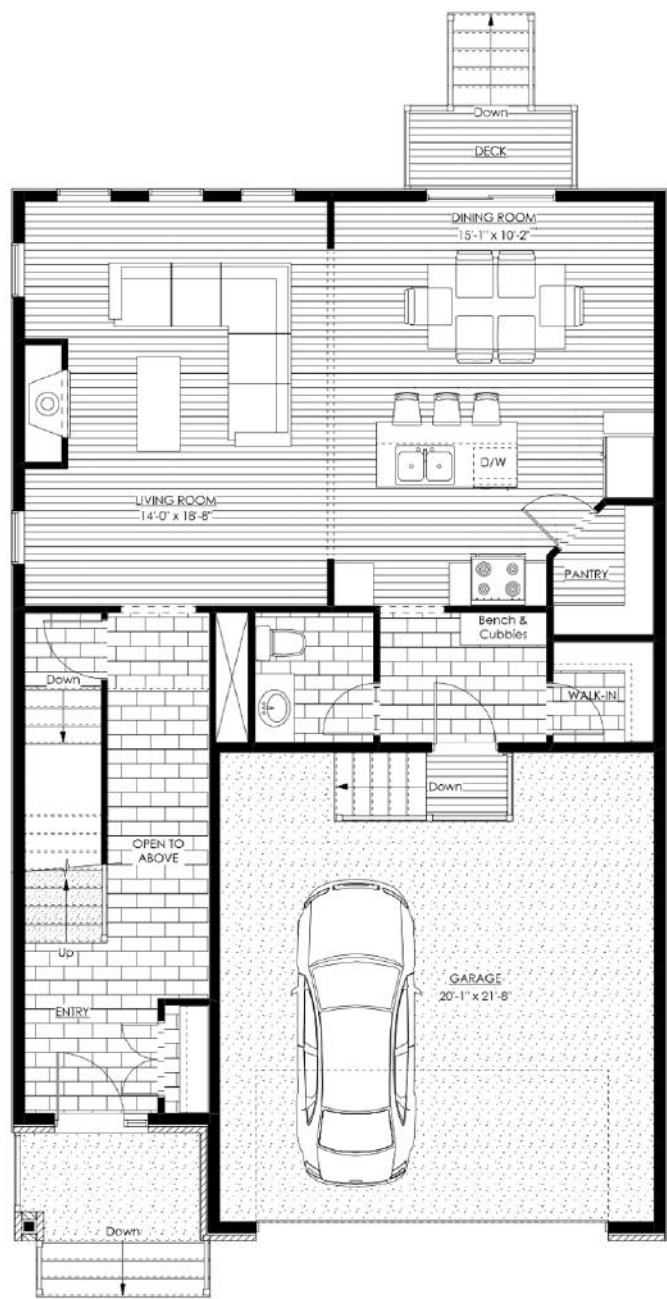
Modern



Farmhouse

MAIN FLOOR PLAN - 938 SQ.FT.

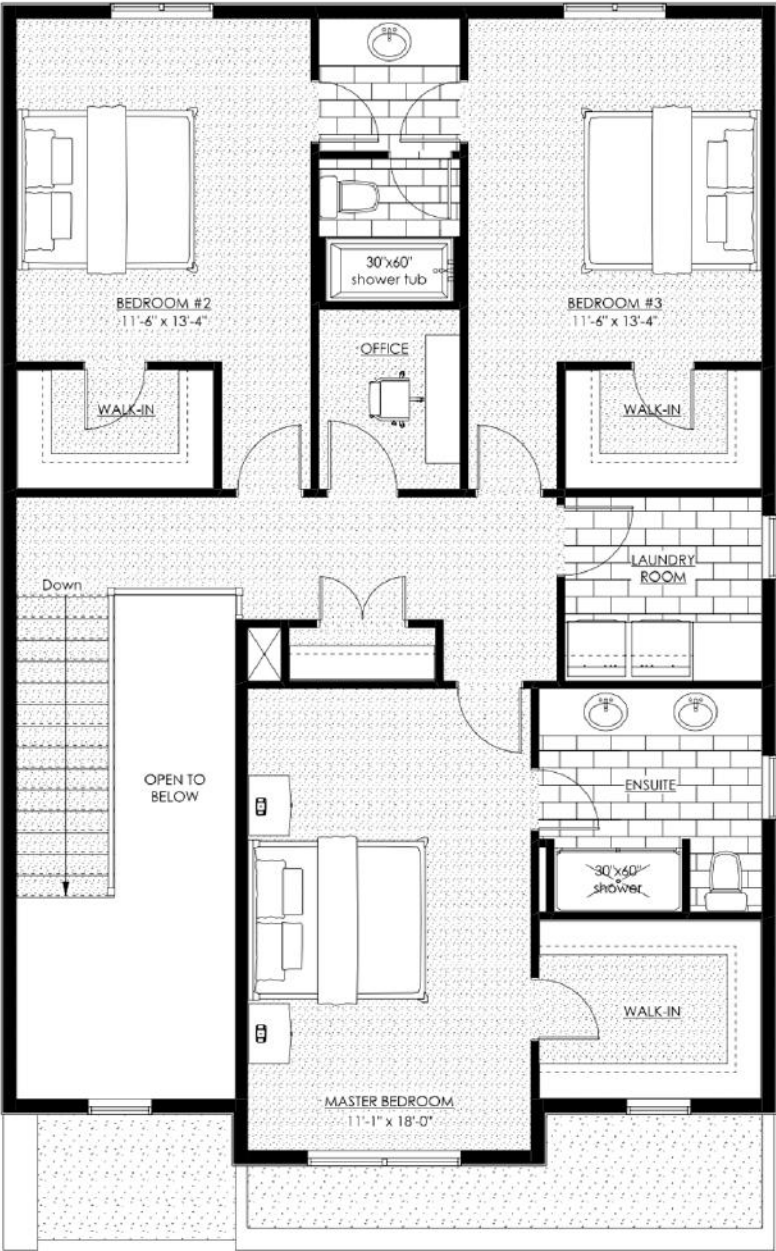
RHONE I/II



TOTAL ABOVE GRADE - 2071 SQ.FT.

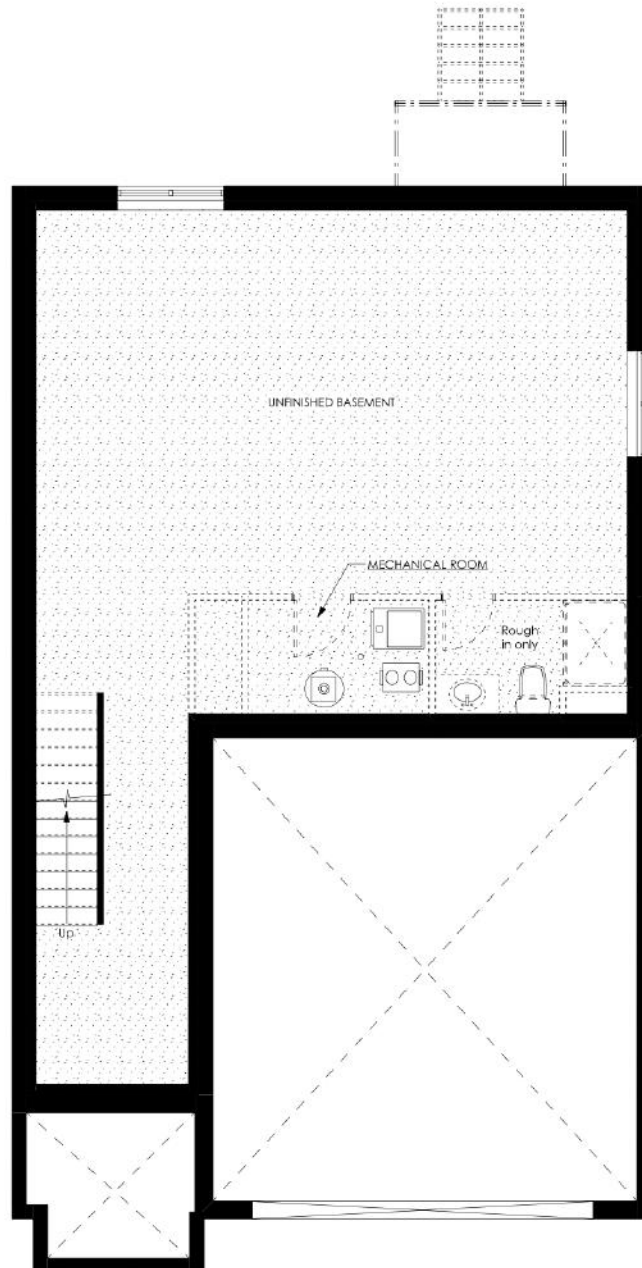
SECOND FLOOR PLAN - 1133 SQ.FT.

RHONE I/II



BASEMENT FLOOR PLAN

RHONE I/II



STANDARD BUILDING SPECIFICATIONS

RHONE I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP Front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms
- Pedestal sink in powder room

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout main & second floors
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan; excluding powder room) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, dining, living room, bathrooms & laundry room
- Carpet flooring in office, bedrooms and second floor hallway
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to second floor)
- Oak railing with metal spindles on the staircase (from main floor to second floor)
- Plywood staircase with pine handrail (from main floor to basement)
- One shelf & rod in all closets except the kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

RHONE I/II

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen & pantry)

Powder Room Upgrades

- Vanity with laminate countertop and top-mount sink
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 5' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Sink
- Ceramic flooring

Additional Upgrades

- 9ft ceiling on the first floor
- Ceramic flooring in entrance
- Ceramic flooring in mudroom
- Vinyl flooring on second floor (office, bedrooms & hallway)
- Hardwood on main floor (living room, dining room)
- Hardwood on second floor (office, bedrooms & hallway)
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 10' x 8'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished basement includes 1 rec room, one 3-piece bathroom, 6 pot lights, vinyl flooring, and carpet stairs

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

TUSCANY I/II

The Tuscan models feature modern and farmhouse styles with bold exteriors, clean lines, and high-contrast materials. Both include two garage doors integrated into sleek façades with mixed cladding such as vertical or horizontal siding, stone accents, and wood detailing. Their contemporary architecture is balanced with warm textures and well-landscaped surroundings for a refined curb appeal.

Starting Price
\$640,000.00

Measurements
Main Floor Area
789 sq.ft

Second Floor Area
1054 sq.ft

Garage Size
27' x 24'

Total Square Footage
1843 sq.ft

Bathrooms
2 + 1 Powder Room

Bedrooms
3



FRONT ELEVATION RENDERINGS

TUSCANY I/II



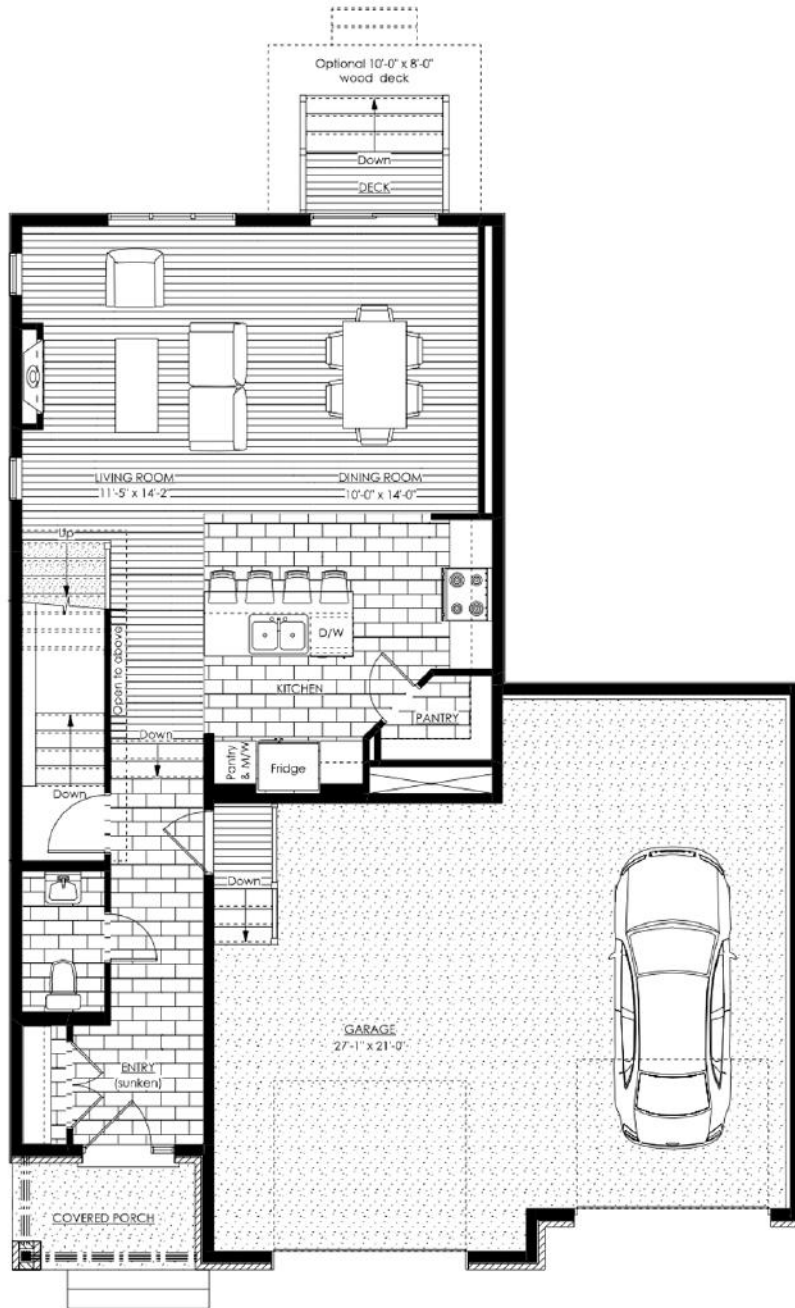
Modern



Farmhouse

MAIN FLOOR PLAN

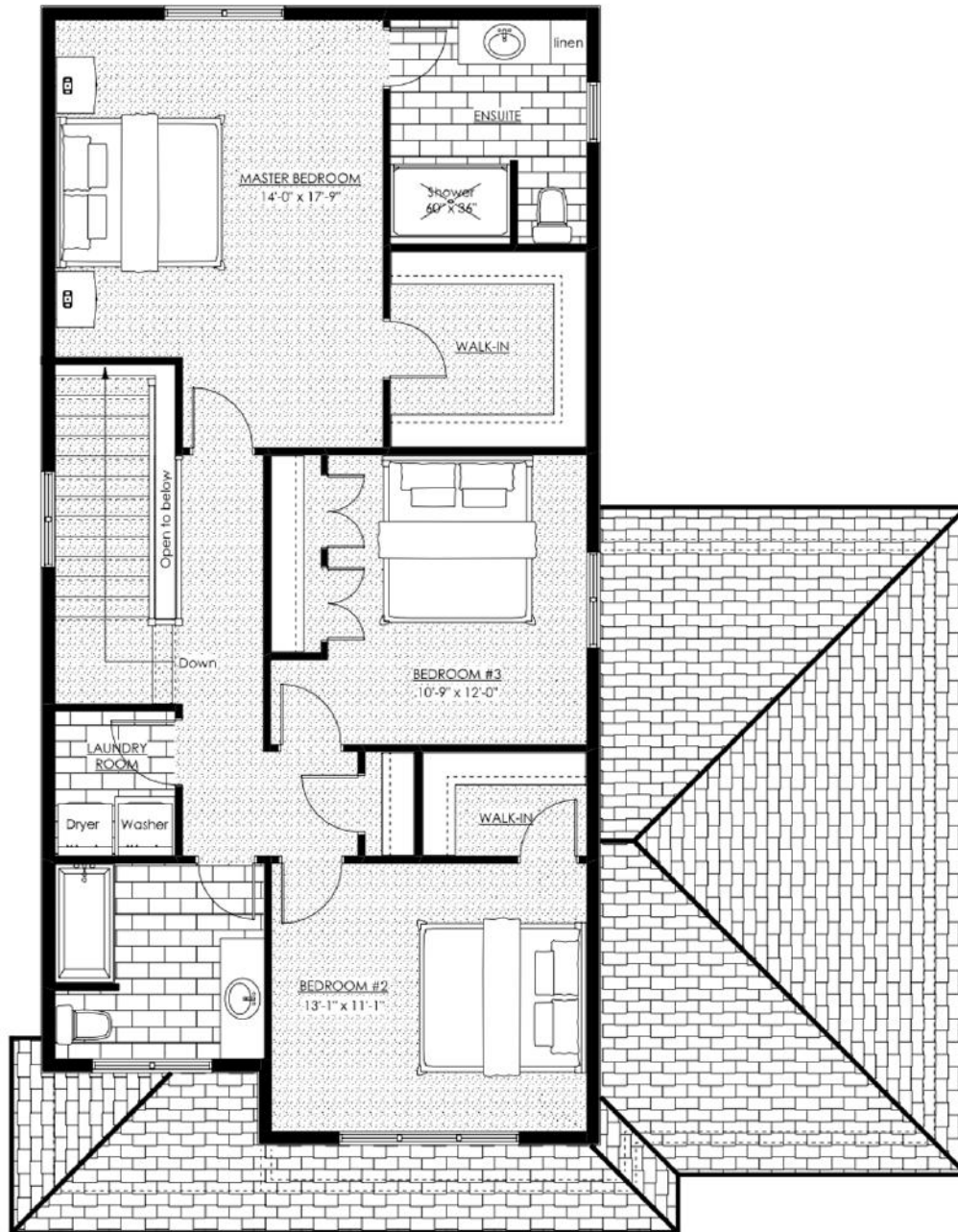
TUSCANY I/II



TOTAL ABOVE GRADE - 2090 SQ.FT.

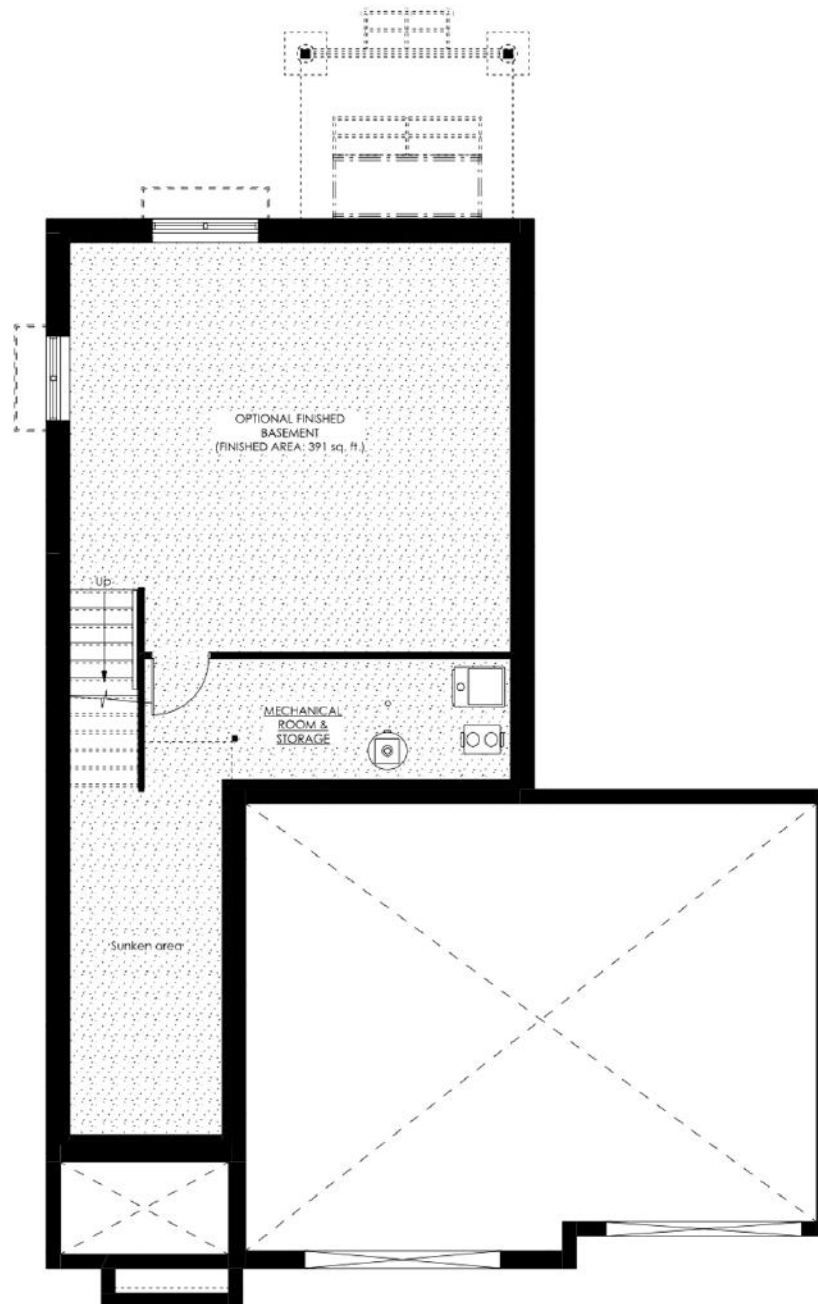
SECOND FLOOR PLAN

TUSCANY I/II



BASEMENT FLOOR PLAN

TUSCANY I/II



STANDARD BUILDING SPECIFICATIONS

TUSCANY I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP Front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms
- Pedestal sink in powder room

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout main & second floors
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan; excluding powder room) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, dining, living room, bathrooms & laundry room
- Carpet flooring in bedrooms and second floor hallway
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to second floor)
- Oak railing with metal spindles on the staircase (from main floor to second floor)
- Plywood staircase with pine handrail (from main floor to basement)
- One shelf & rod in all closets except the kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

TUSCANY I/II

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen & pantry)

Powder Room Upgrades

- Vanity with laminate countertop and top-mount sink
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 5' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Ceramic flooring

Additional Upgrades

- 9ft ceiling on the first floor
- Ceramic flooring in entrance
- Vinyl flooring on second floor (bedrooms & hallway)
- Hardwood on main floor (living room, dining room)
- Hardwood on second floor (bedrooms & hallway)
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 10' x 8'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished basement includes 1 rec room, one 3-piece bathroom, 6 pot lights, vinyl flooring, and carpet stairs

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

TUSCANY ECONO

The Tuscany Econo model home features a traditional two-car garage with a single double-door, differing from the earlier Tuscany models that include two separate garage doors. Its design blends farmhouse charm with modern elements, showcasing light horizontal siding, warm brick accents, and a welcoming front porch with stone pillars, offering a softer, more classic curb appeal compared to the bolder, more angular exteriors of the other two.

Starting Price
\$572,000.00

Measurements
Main Floor Area
789 sq.ft

Second Floor Area
1054 sq.ft

Garage Size
19' x 21'

Total Square Footage
1843 sq.ft



SIMILAR MODELS

TUSCANY I / II

Bathrooms
1 + 1 Powder Room

Bedrooms
3



FRONT ELEVATION RENDERINGS

TUSCANY ECONO



Modern

SIMILAR MODELS

TUSCANY I / II



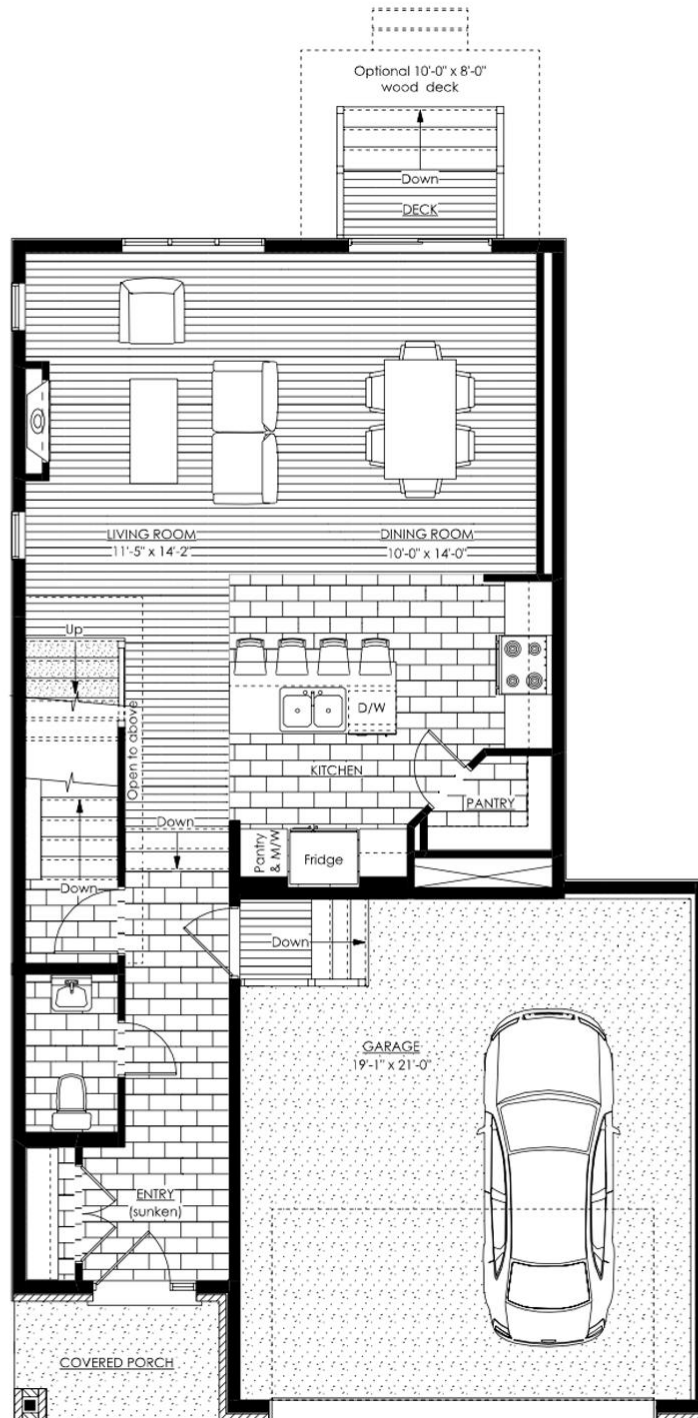
Modern



Farmhouse

MAIN FLOOR PLAN

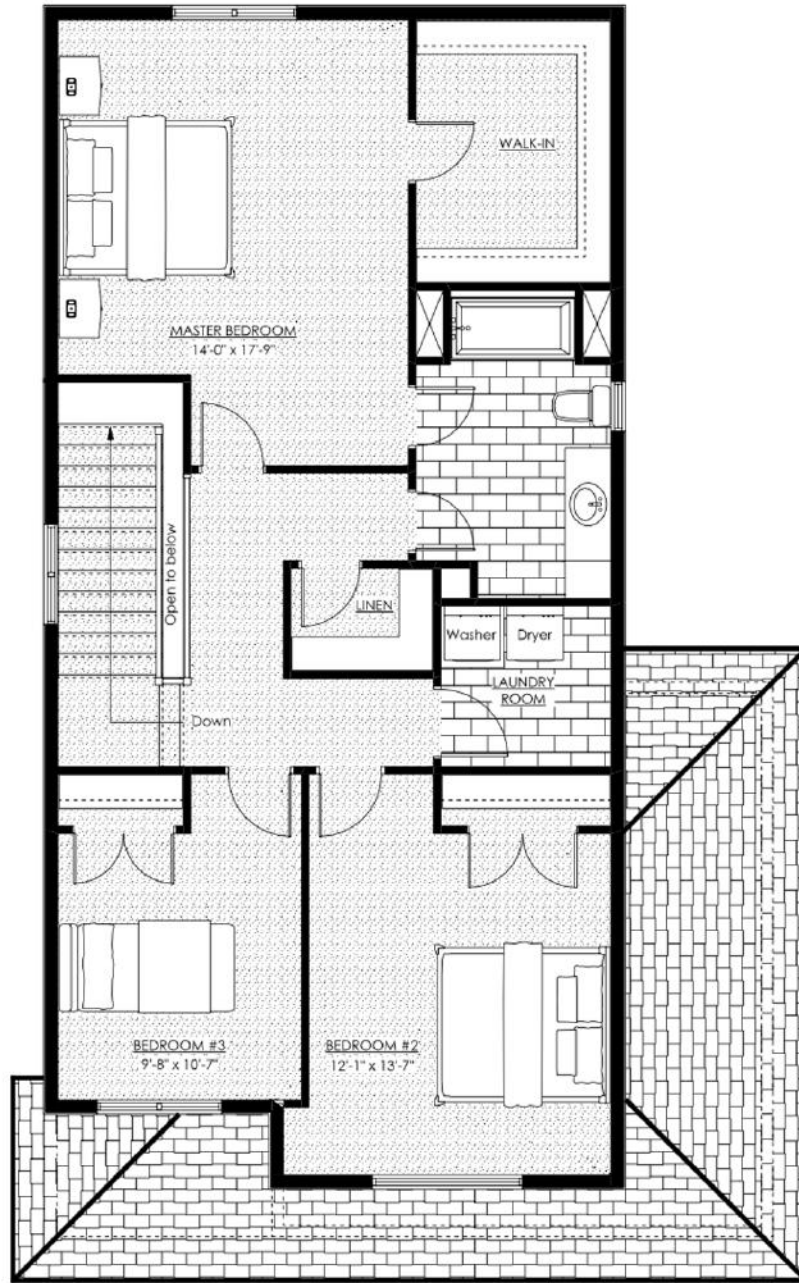
TUSCANY ECONO



TOTAL ABOVE GRADE - 2090 SQ.FT.

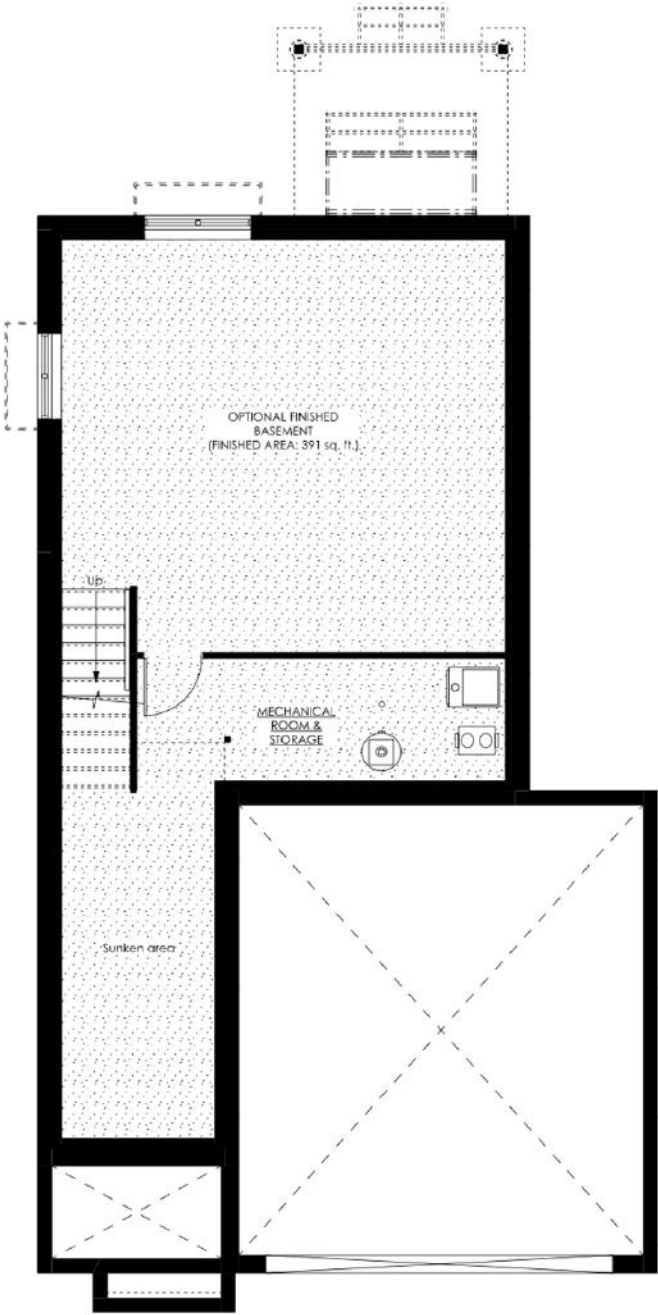
SECOND FLOOR PLAN

TUSCANY ECONO



BASEMENT FLOOR PLAN

TUSCANY ECONO



STANDARD BUILDING SPECIFICATIONS

TUSCANY ECONO

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP Front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after curbs installation)
- Sod in front and backyard (within 18 months after curb installation)
- One tree in front (within 18 months after curb installation)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms
- Pedestal sink in powder room

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout main & second floors
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan; excluding powder room) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, dining, living room, bathrooms & laundry room
- Carpet flooring in bedrooms and second floor hallway
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to second floor)
- Oak railing with metal spindles on the staircase (from main floor to second floor)
- Plywood staircase with pine handrail (from main floor to basement)
- One shelf & rod in all closets except the kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

TUSCANY ECONO

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen only)

Powder Room Upgrades

- Vanity with laminate countertop and top-mount sink
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Ceramic flooring

Additional Upgrades

- 9ft ceiling on the first floor
- Ceramic flooring in entrance
- Vinyl flooring on second floor (bedrooms & hallway)
- Hardwood on main floor (living room, dining room)
- Hardwood on second floor (bedrooms & hallway)
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 10' x 8'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished basement includes 1 rec room, one 3-piece bathroom, 6 pot lights, vinyl flooring, and carpet stairs

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.



BUNGALOWS

PG 01	BURGUNDY
PG 02	BURGUNDY ECONO
PG 03	CAMPANIA
PG 04	MENDOZA
PG 05	PIEDMONT
PG 06	PROVENCE
PG 07	VENETO

BURGUNDY I/II

The Burgundy bungalow models offer stylish single-level living with spacious front porches, low-pitched roofs, and large front-facing windows for natural light. Both include 2-car garages—one with a gabled roofline, board-and-batten siding, and farmhouse-inspired accents, while the other showcases a flatter roof, smooth brick façade, and a contemporary garage door with vertical windows. The contrasting styles highlight a blend of farmhouse charm and contemporary design.

Starting Price
\$560,000.00

Measurements
Garage Size
19'7" x 26'3"

Total Square Footage
1457 sq.ft

Bathrooms
2

Bedrooms
3



FRONT ELEVATION RENDERINGS

BURGUNDY I/II



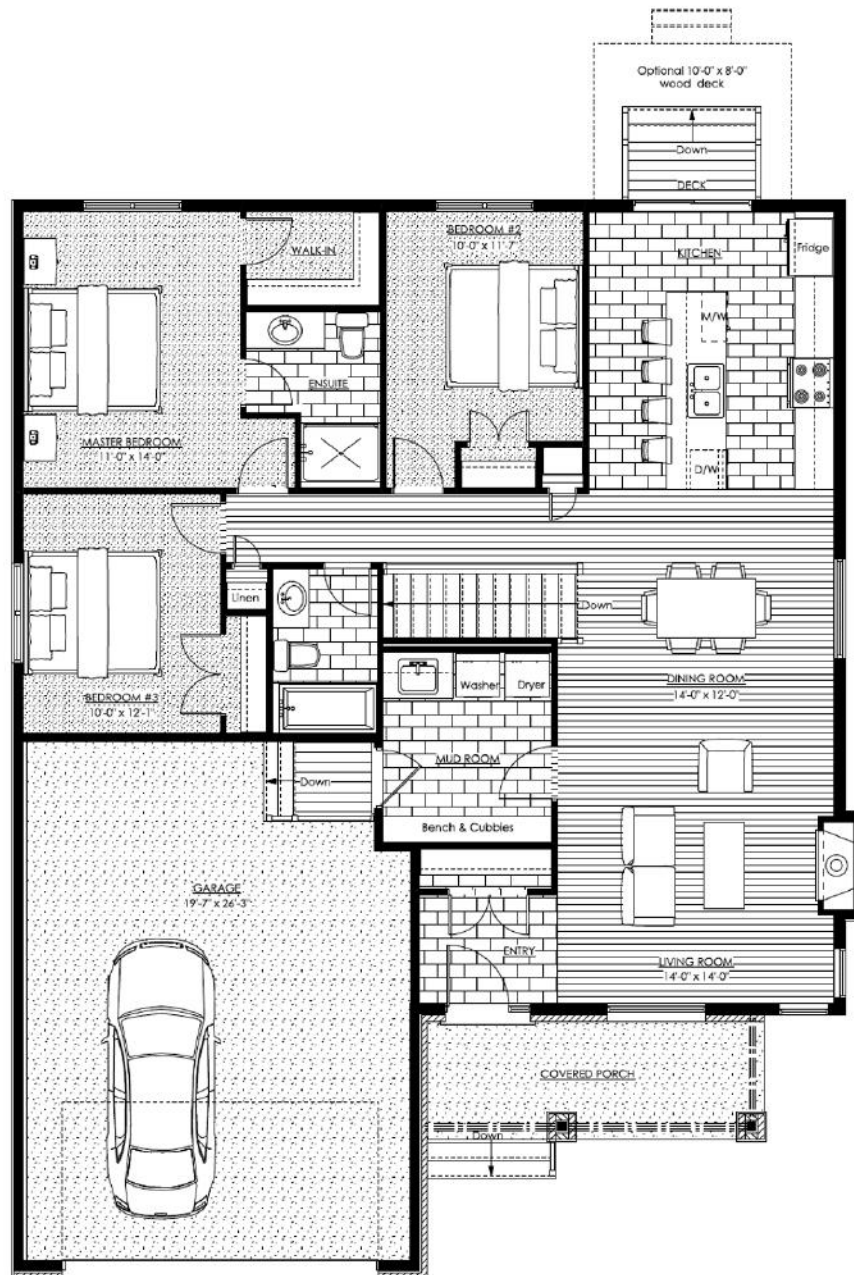
Modern



Farmhouse

MAIN FLOOR PLAN

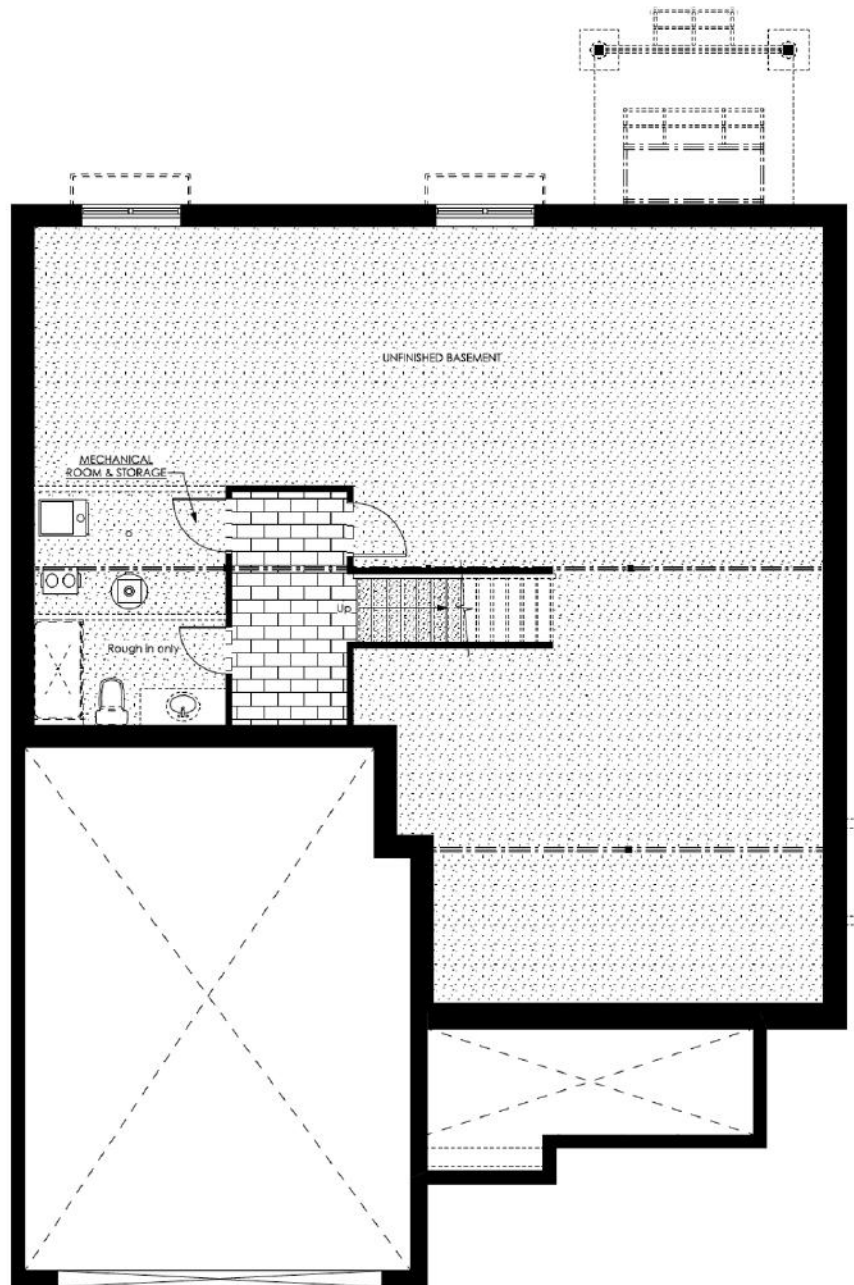
BURGUNDY I/II



TOTAL ABOVE GRADE - 2090 SQ.FT.

BASEMENT FLOOR PLAN

BURGUNDY I/II



STANDARD BUILDING SPECIFICATIONS

BURGUNDY I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP Front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, mudroom-laundry room, dining, living room, bathrooms, & hallway
- Carpet flooring in bedrooms
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to basement)
- Oak railing with metal spindles on the staircase (from main floor to basement)
- One shelf & rod in all closets

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

BURGUNDY I/II

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen only)

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 4' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Sink
- Ceramic flooring

Additional Upgrades

- 9ft ceiling on the first floor
- Ceramic flooring in entrance
- Vinyl flooring in bedrooms
- Hardwood in living room, dining room, bedrooms and hallway
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 10' x 8'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished Basement Option One includes 1 rec room, one 3-piece bathroom, 6 pot lights, and carpet flooring
- Finished Basement Option Two includes 1 rec room, one 3-piece bathroom, 6 pot lights, and vinyl flooring

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

BURGUNDY ECONO

The Burgundy Econo bungalow offers a different layout compared to the Burgundy I & II. It features a separate laundry space and mudroom and boasts a bonus pantry - whereas the Burgundy I & II offers a duo mudroom-laundry space and no pantry. The Burgundy Econo maintains the same exterior as the modern Burgundy II model featuring a smooth brick façade and 2-car single door garage with contemporary garage door with vertical windows. The Burgundy Econo is designed to optimize material costs while still offering a luxurious living experience.

Starting Price
\$580,000.00

Measurements
Garage Size
19'7" x 26'3"

Total Square Footage
1457 sq.ft

Bathrooms
2

Bedrooms
3

Additional Features
Separate laundry space and
bonus pantry



SIMILAR MODELS

BURGUNDY I / II



FRONT ELEVATION RENDERINGS

BURGUNDY ECONO



Modern



SIMILAR MODELS

BURGUNDY I / II



Modern



Farmhouse

SECOND FLOOR PLAN

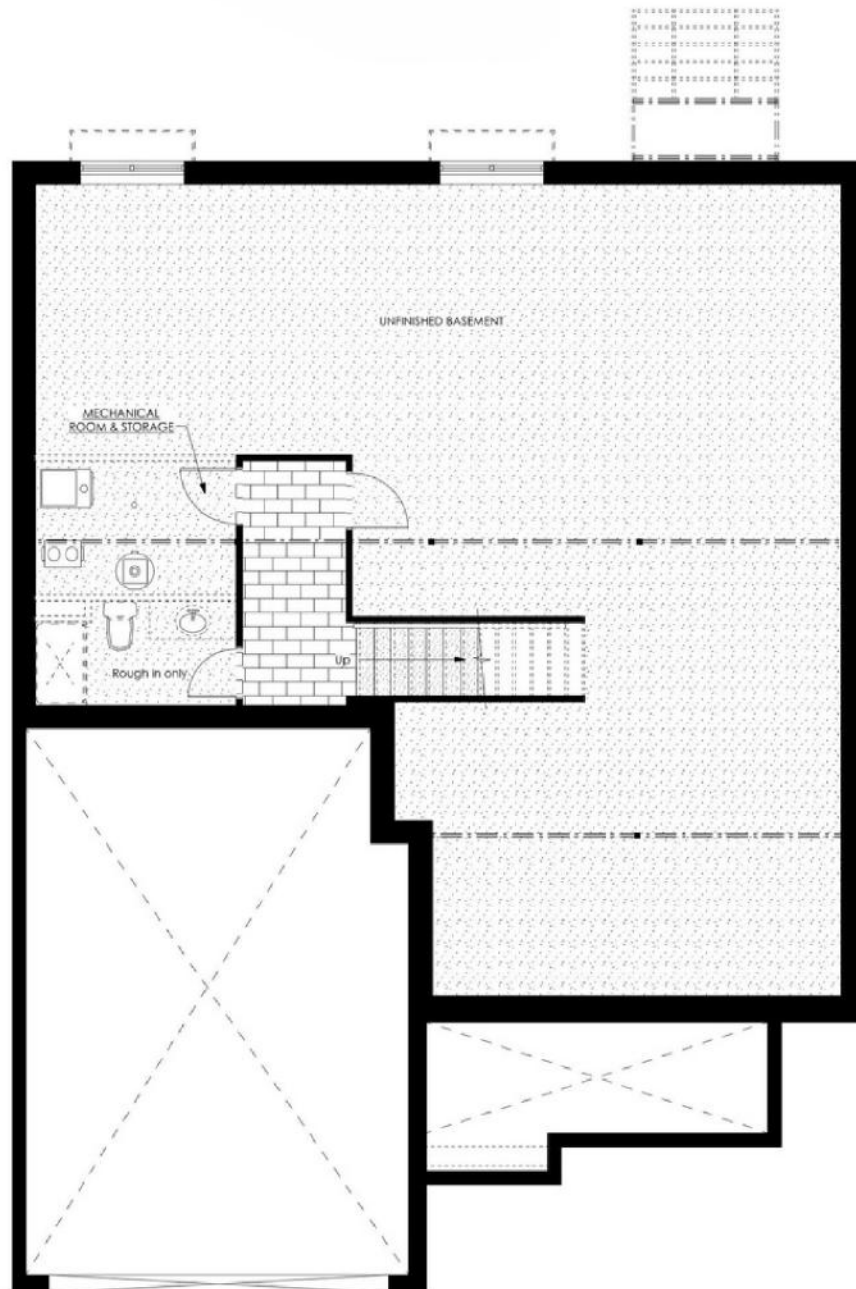
BURGUNDY ECONO



TOTAL ABOVE GRADE - 2090 SQ.FT.

BASEMENT FLOOR PLAN

BURGUNDY ECONO



STANDARD BUILDING SPECIFICATIONS

BURGUNDY ECONO

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP Front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, pantry, mudroom, dining, living room, bathrooms, hallway & laundry room
- Carpet flooring in bedrooms
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to basement)
- Oak railing with metal spindles on the staircase (from main floor to basement)
- One shelf & rod in all closets except the kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

BURGUNDY ECONO

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen & pantry)

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 4' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Ceramic flooring

Additional Upgrades

- 9ft ceiling on the first floor
- Ceramic flooring in entrance
- Ceramic in mudroom
- Vinyl flooring in bedrooms
- Hardwood in living room, dining room, bedrooms and hallway
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 10' x 8'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished Basement Option One includes 1 rec room, one 3-piece bathroom, 6 pot lights, and carpet flooring
- Finished Basement Option Two includes 1 rec room, one 3-piece bathroom, 6 pot lights, and vinyl flooring

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

CAMPANIA I/II

The Campania models showcase distinct architectural styles while offering similar practical features, including single-story layouts and attached two-car garages. The farmhouse version incorporates vertical siding, warm wood tones, and rustic stonework, while the modern model features clean lines, smooth brick, and contemporary black-framed windows for a sleek look. Both designs prioritize front porch living and striking curb appeal.

Starting Price
\$570,000.00

Measurements
Garage Size
19'7" x 26'3"

Total Square Footage
1282 sq.ft

Bathrooms
1

Bedrooms
2

Additional Features
Nice concrete covered porch
in the front



FRONT ELEVATION RENDERINGS

CAMPANIA I/II



Modern



Farmhouse

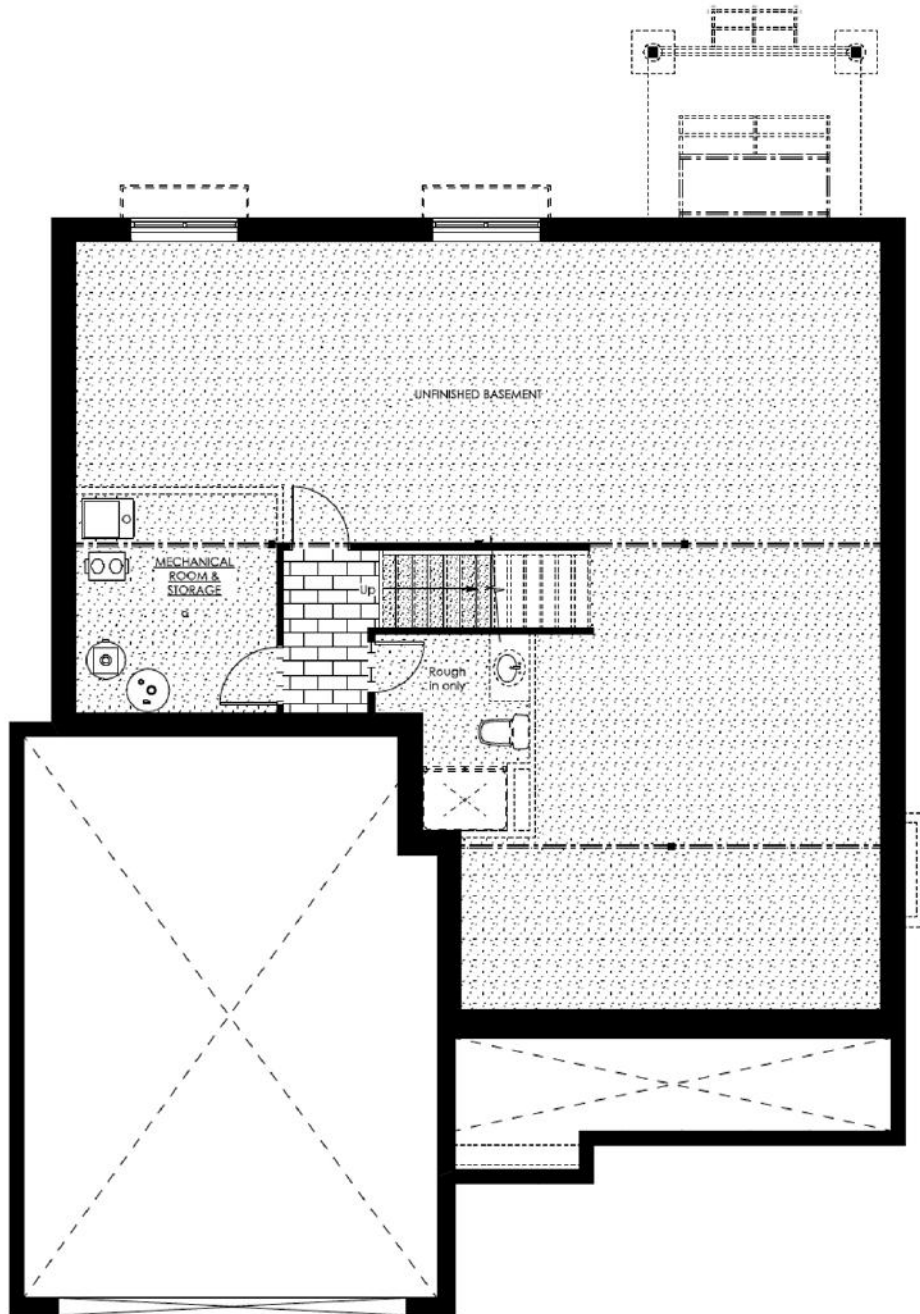
MAIN FLOOR PLAN



TOTAL ABOVE GRADE - 2090 SQ.FT.

BASEMENT FLOOR PLAN

CAMPANIA I/II



STANDARD BUILDING SPECIFICATIONS

CAMPANIA I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP Front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic soaker tub and one-piece shower with curtain rod (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, mudroom, dining, living room, bathrooms, hallway & laundry room
- Carpet flooring in bedrooms
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to basement)
- Oak railing with metal spindles on the staircase (from main floor to basement)
- One shelf & rod in all closets except the kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

CAMPANIA I/II

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen only)

Main Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 4' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Sink
- Ceramic flooring

Additional Upgrades

- 9ft ceiling on the first floor
- Ceramic flooring in entrance
- Vinyl flooring in bedrooms
- Hardwood in living room, dining room, bedrooms and hallway
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 10' x 8'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished Basement Option One includes 1 rec room, one 3-piece bathroom, 6 pot lights, and carpet flooring
- Finished Basement Option Two includes 1 rec room, one 3-piece bathroom, 6 pot lights, and vinyl flooring

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

MENDOZA I/II

The Mendoza bungalow models feature spacious single-level living with double-car garages and welcoming front porches. The farmhouse style includes board-and-batten siding, natural stone accents, and a gabled roof, while the modern version has a low-hipped roofline, horizontal siding, and a sleek garage door with vertical glass panels. Both designs emphasize clean lines, large windows, and warm natural textures for timeless curb appeal.

Starting Price
\$670,000.00

Measurements
Garage Size
19'8" x 24'

Total Square Footage
1765 sq.ft

Bathrooms
2

Bedrooms
3

Additional Features
Includes a beautiful large covered deck with an option for a coffered ceiling in the living room



FRONT ELEVATION RENDERINGS

MENDOZA I/II



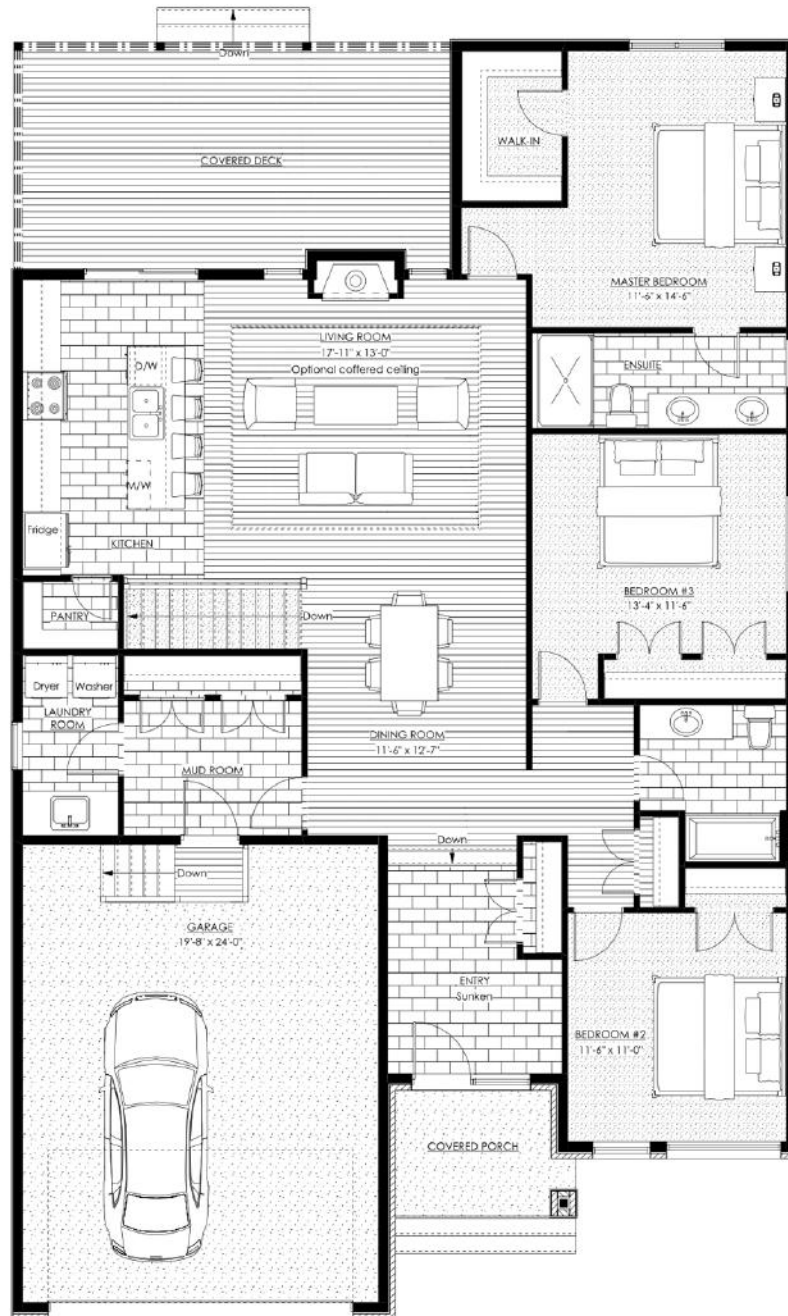
Modern



Farmhouse

MAIN FLOOR PLAN

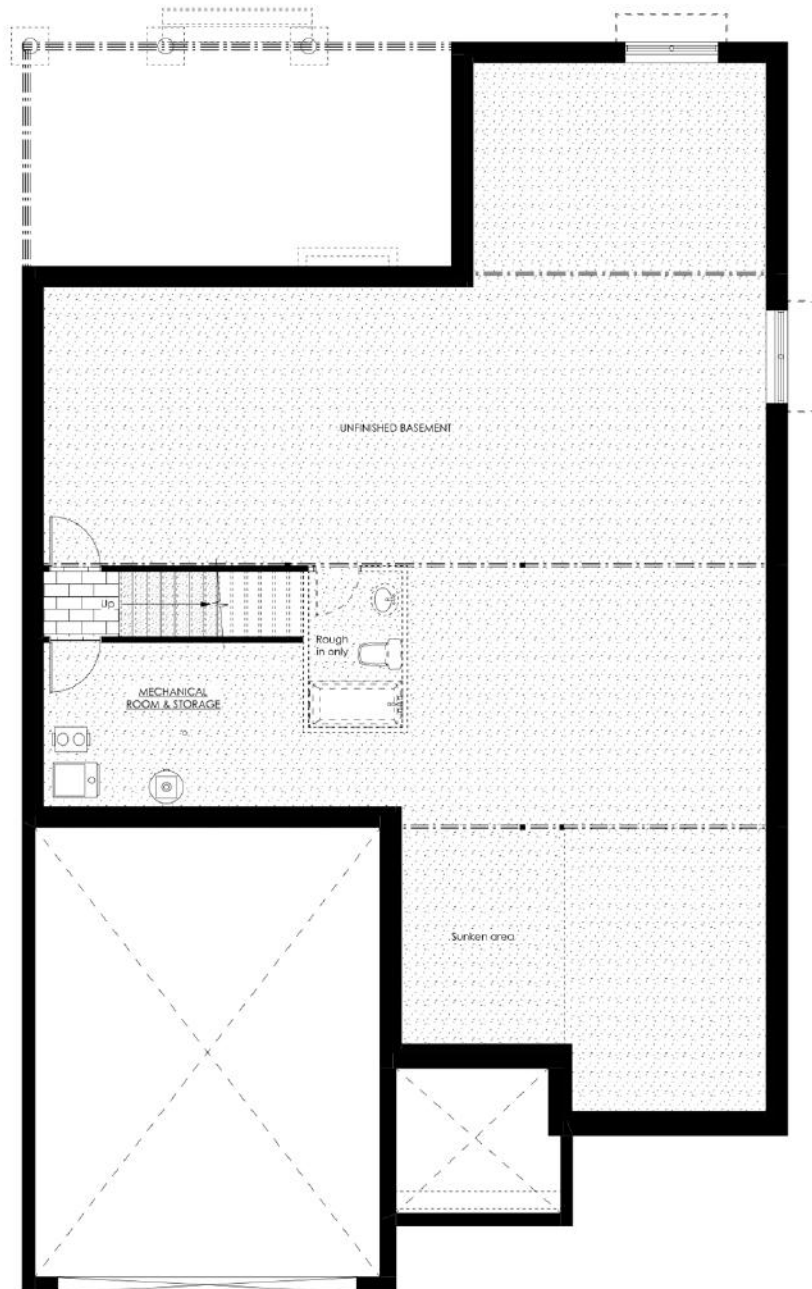
MENDOZA I/II



TOTAL ABOVE GRADE - 2090 SQ.FT.

BASEMENT FLOOR PLAN

MENDOZA I/II



STANDARD BUILDING SPECIFICATIONS

MENDOZA I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP Front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 23' x 12' covered deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, mudroom, dining, living room, bathrooms, hallway & laundry room
- Carpet flooring in bedrooms
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to basement)
- Oak railing with metal spindles on the staircase (from main floor to basement)
- One shelf & rod in all closets except the kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

MENDOZA I/II

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen & pantry)

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 5' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Sink
- Ceramic flooring

Additional Upgrades

- 9ft ceiling on the first floor
- Ceramic flooring in entrance
- Ceramic in mudroom
- Vinyl flooring in bedrooms
- Hardwood in living room, dining room, bedrooms and hallway
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished Basement Option One includes 1 rec room, one 3-piece bathroom, 6 pot lights, and carpet flooring
- Finished Basement Option Two includes 1 rec room, one 3-piece bathroom, 6 pot lights, and vinyl flooring

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

PIEDMONT I/II

The Piedmont bungalow models showcase distinctive takes on rustic charm and contemporary sophistication. The farmhouse style showcases a steep gable roof, board and batten siding, and brick base, offering a cozy and classic countryside aesthetic. The modern style features a flat roofline, smooth horizontal siding, clean-lined brickwork, and an accent of natural wood, giving it a sleek, urban appeal while retaining warmth through earthy materials. Both homes are single-story, have front-facing two-car garages, and covered porches, making them ideal for accessible and stylish suburban living.

Starting Price
\$628,000.00

Measurements
Garage Size
19' x 22'

Total Square Footage
1572 sq.ft

Bathrooms
2

Bedrooms
3

Additional Features
This model can be easily
modified with an in-law suite
in the basement



FRONT ELEVATION RENDERINGS

PIEDMONT I/II



Modern



Farmhouse

MAIN FLOOR PLAN

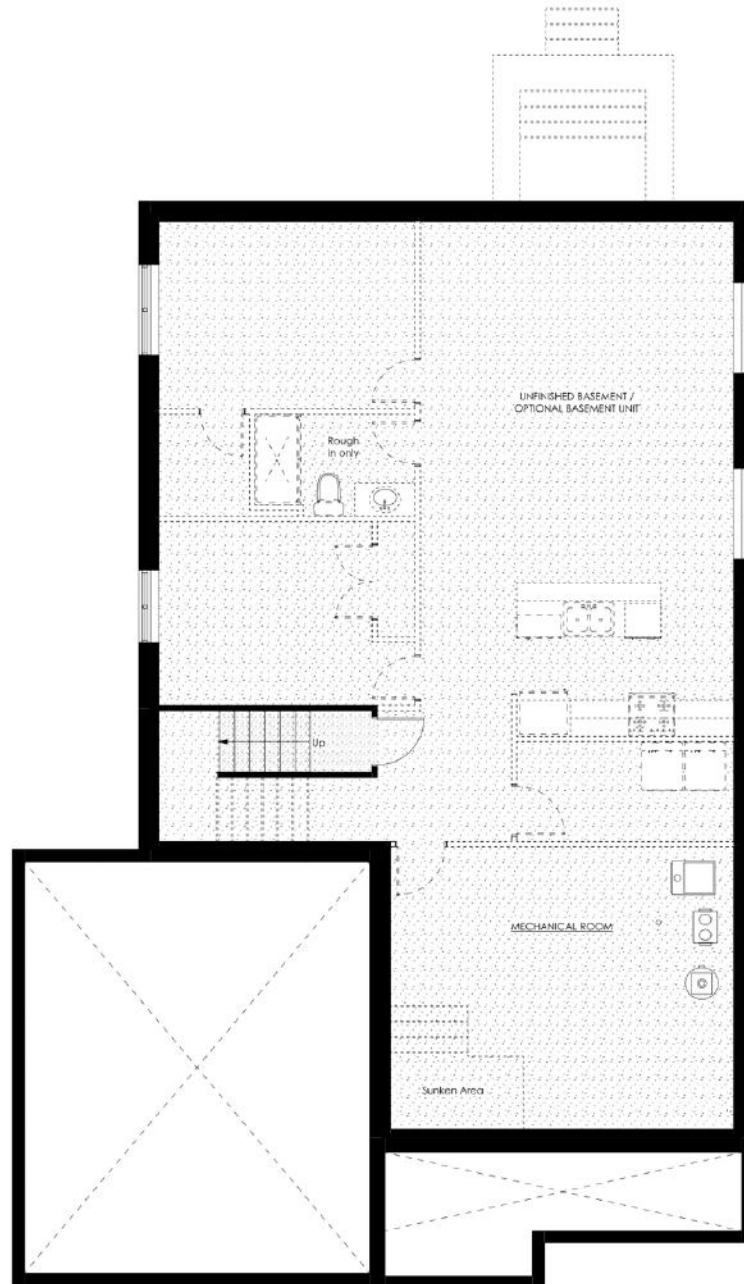
PIEDMONT I/II



TOTAL ABOVE GRADE - 2090 SQ.FT.

BASEMENT FLOOR PLAN

PIEDMONT I/II



STANDARD BUILDING SPECIFICATIONS

PIEDMONT I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP Front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, garage door entrance, dining, living room, bathrooms, hallway & laundry room
- Carpet flooring in bedrooms
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to basement)
- Oak railing with metal spindles on the staircase (from main floor to basement)
- One shelf & rod in all closets except the kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

PIEDMONT I/II

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen & pantry)

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 5' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets

Additional Upgrades

- 9ft ceiling on the first floor
- Ceramic flooring in entrance
- Ceramic in garage door entrance
- Vinyl flooring in bedrooms
- Hardwood in living room, dining room, bedrooms and hallway
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 10' x 8'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished Basement includes 1 rec room, 2 bedrooms, one 3-piece bathroom, 6 pot lights, carpet flooring, and hardwood stairs
- Finished Basement includes 1 rec room, 2 bedrooms, one 3-piece bathroom, 6 pot lights, vinyl flooring, and hardwood stairs
- **Fully finished basement with legal in-law suite includes 1 rec room, 2 bedrooms, one 3-piece bathroom, 6 pot lights, vinyl flooring and hardwood stairs**

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

PIEDMONT IN-LAW SUITE

Our Piedmont model is the only model to offer a basement in-law suite upgrade. This private suite features a separate side-door entrance, full fire separation from the main floor, and a dedicated HVAC system for comfort and safety. Inside, you'll find two spacious bedrooms, a 3-piece bathroom, a convenient in-suite laundry room, and a large living area with bright Egress windows for lots of natural light. Durable vinyl plank/tile flooring run throughout, combining modern style with low-maintenance living. This space is perfect for extended family, multi-generational living, or rental income potential.

- Starting Price
\$100,000.00
- Total Square Footage
1572 sq.ft
- Bathrooms
2
- Bedrooms
3
- Additional Features
Legal basement apartment
with separate side-door
entrance, dedicated HVAC
system and fire separation



PIEDMONT IN-LAW SUITE

STANDARD BUILDING SPECIFICATIONS

Plumbing

- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilet: comfort height
- Chrome fixtures in kitchen and bathroom

Electrical

- Single meter with main floor
- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)
- Pot lights (6)

HVAC (dedicated)

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 9ft ceiling
- Fire separation from main floor
- Egress windows

Interior Finishing

- Kitchen cabinets (as per plan) PVC shaker-style doors finished, laminate countertops with drop-in sink
- Bathroom cabinet (as per plan) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in entrance, kitchen, living room, bedrooms, bathroom & laundry room
- Oak hardwood railing and stairs colour-matched to vinyl flooring
- One shelf & rod in all closets

UPGRADE OPTIONS

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen only)

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Ceramic flooring

Additional Upgrades

- Hardwood in living room, bedrooms and hallway
- Black kitchen faucet
- A/C Unit (dedicated)
- Gas Lines (per connection):
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned, dedicated)
- On-demand hot water
- Fridge water line

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

PROVENCE I/II

The Provence bungalow models showcase a blend of elegance and functionality, each with a distinct architectural style. The farmhouse model features board-and-batten siding, gabled rooflines, and warm accent materials for a charming, classic look. In contrast, the modern version emphasizes clean horizontal lines, flat roof edges, and contemporary finishes like sleek stonework and large pane windows for a more minimalist aesthetic.

Starting Price
\$669,000.00

Measurements
Garage Size
18' x 23'11"

Total Square Footage
1717 sq.ft

Bathrooms
2

Bedrooms
3

Additional Features
Unique exterior look with a
nice covered porch



FRONT ELEVATION RENDERINGS

PROVENCE I/II



Modern



Farmhouse

MAIN FLOOR PLAN

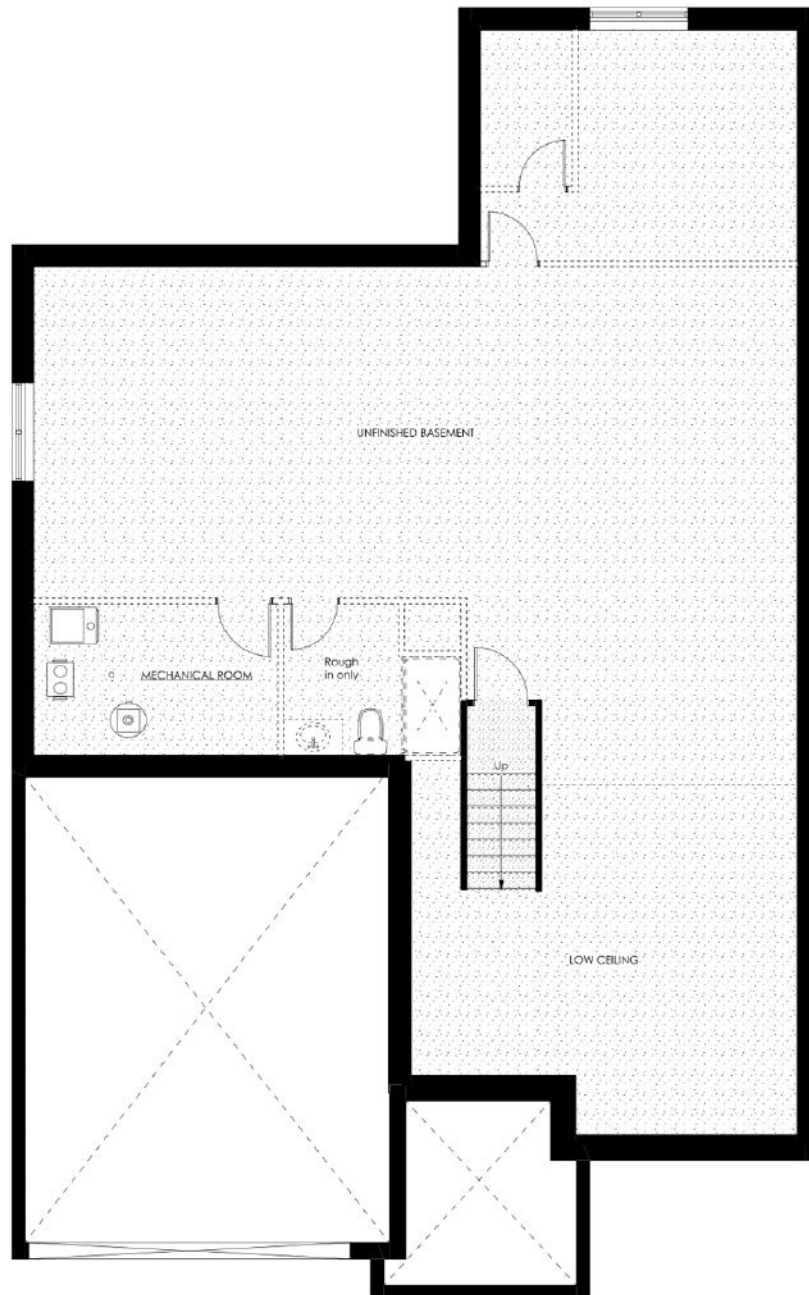
PROVENCE I/II



TOTAL ABOVE GRADE - 2090 SQ.FT.

BASEMENT FLOOR PLAN

PROVENCE I/II



STANDARD BUILDING SPECIFICATIONS

PROVENCE I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP Front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic soaker tub and one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, garage door entrance, dining, living room, bathrooms, hallway & laundry room
- Carpet flooring in bedrooms
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to basement)
- Oak railing with metal spindles on the staircase (from main floor to basement)
- One shelf & rod in all closets except the kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

PROVENCE I/II

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen & pantry)

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 4' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Ceramic flooring

Additional Upgrades

- 9ft ceiling on the first floor
- Ceramic flooring in entrance
- Vinyl flooring in bedrooms
- Hardwood in living room, dining room, bedrooms and hallway
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck approx. 23' x 12'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished Basement Option One includes 1 rec room, 1 bedroom, one 3-piece bathroom, 6 pot lights, and carpet flooring
- Finished Basement Option Two includes 1 rec room, 1 bedroom, one 3-piece bathroom, 6 pot lights, and vinyl flooring

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

VENETO I/II

The Veneto bungalow models stand out from previous ones by featuring a double door garage, a rare design element that adds symmetry and enhances curb appeal. The farmhouse style uses classic vertical board-and-batten siding, natural wood gable accents, and warm stonework to emphasize a rustic, country-inspired charm. In contrast, the modern style embraces clean geometry with a flat roofline, oversized contemporary windows, smooth stone cladding, and minimalist black accents, creating a strikingly urban, architectural presence that sets it apart from the more traditional or transitional designs.

Starting Price
\$590,000.00

Measurements
Garage Size
21'2" x 26'6"

Total Square Footage
1467 sq.ft

Bathrooms
2

Bedrooms
3

Additional Features
Double door garage



FRONT ELEVATION RENDERINGS

VENETO I/II



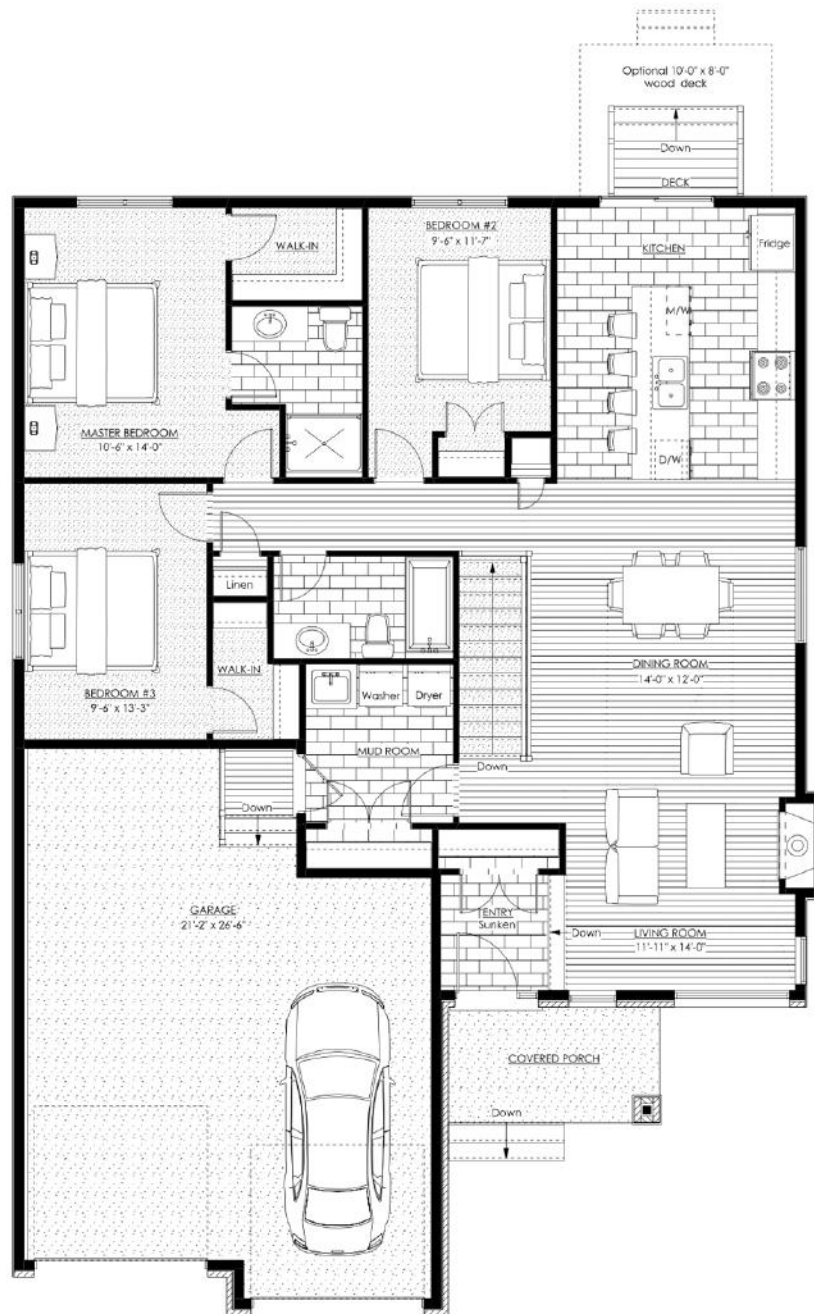
Modern



Farmhouse

MAIN FLOOR PLAN

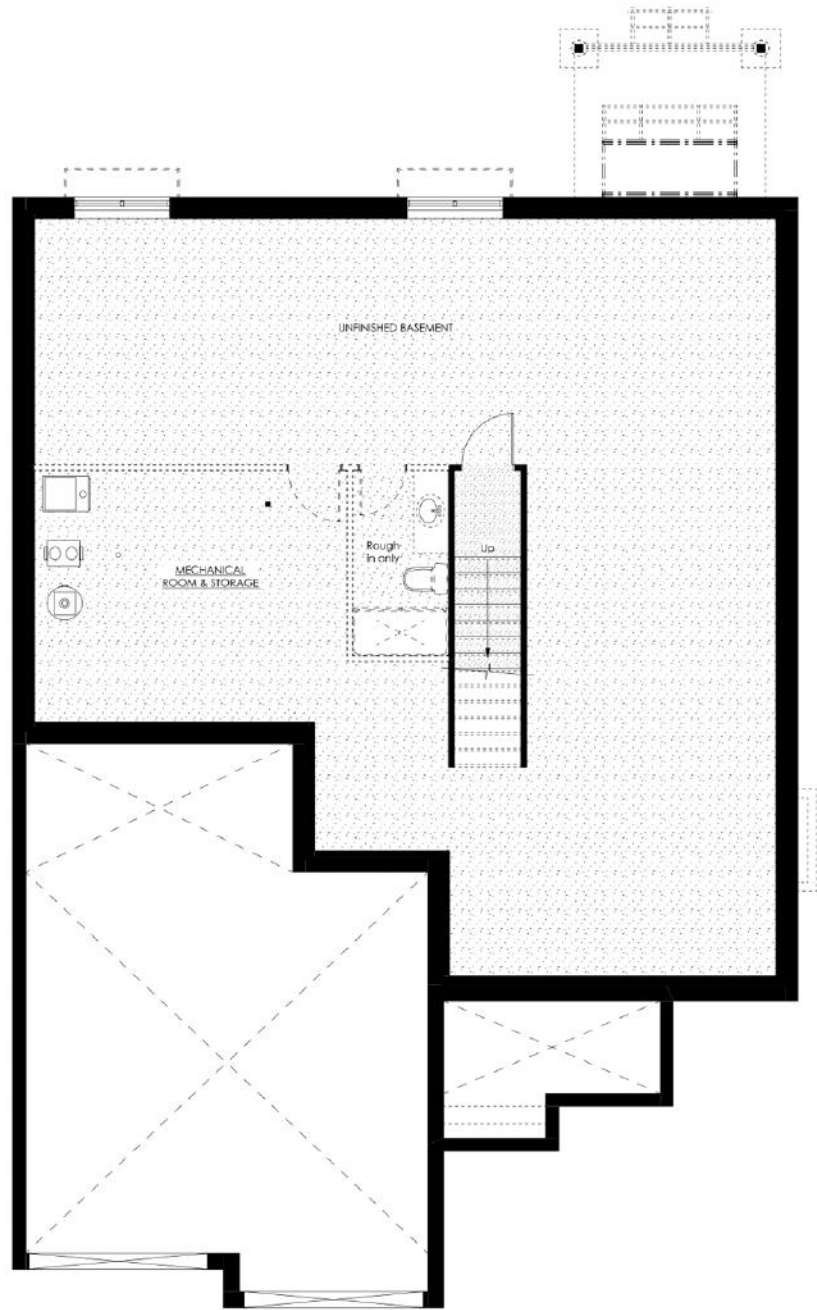
VENETO I/II



TOTAL ABOVE GRADE - 2090 SQ.FT.

BASEMENT FLOOR PLAN

VENETO I/II



STANDARD BUILDING SPECIFICATIONS

VENETO I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP Front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single-stage high-efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, mudroom/laundry room, dining, living room, bathrooms & hallway
- Carpet flooring in bedrooms
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to basement)
- Oak railing with metal spindles on the staircase (from main floor to basement)
- One shelf & rod in all closets

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

VENETO I/II

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & colour as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen only)

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 4' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Sink
- Ceramic flooring

Additional Upgrades

- 9ft ceiling on the first floor
- Ceramic flooring in entrance
- Vinyl flooring in bedrooms
- Hardwood in living room, dining room, bedrooms and hallway
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 8' x 10'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished Basement Option One includes 1 rec room, one 3-piece bathroom, 6 pot lights, and carpet flooring
- Finished Basement Option Two includes 1 rec room, one 3-piece bathroom, 6 pot lights, and vinyl flooring

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

COZ
O
Z
O
I
F
C
W
S

2-STOREY SEMIS

PG 01

BORDEAUX

BORDEAUX I/II

The Bordeaux semi-detached 2-storey homes offer a modern yet practical layout with each unit featuring a private garage, separate entry, and a symmetrical façade. Distinguished from the single-storey bungalows, these models provide increased vertical space ideal for larger households, with clear farmhouse and modern design influences seen in their siding, window styles, and rooflines. Their side-by-side configuration makes them suitable for multi-family living or investment opportunities while retaining a cohesive and upscale exterior.

Starting Price
\$545,000.00

Measurements
Main Floor Area
708 sq.ft

Second Floor Area
980 sq.ft

Garage Size
16' x 21'

Total Square Footage
1688 sq.ft

Bathrooms
2 + 1 Powder Room

Bedrooms
3

Additional Features
Open-concept living areas
and high-quality finishes



FRONT ELEVATION RENDERINGS

BORDEAUX I/II



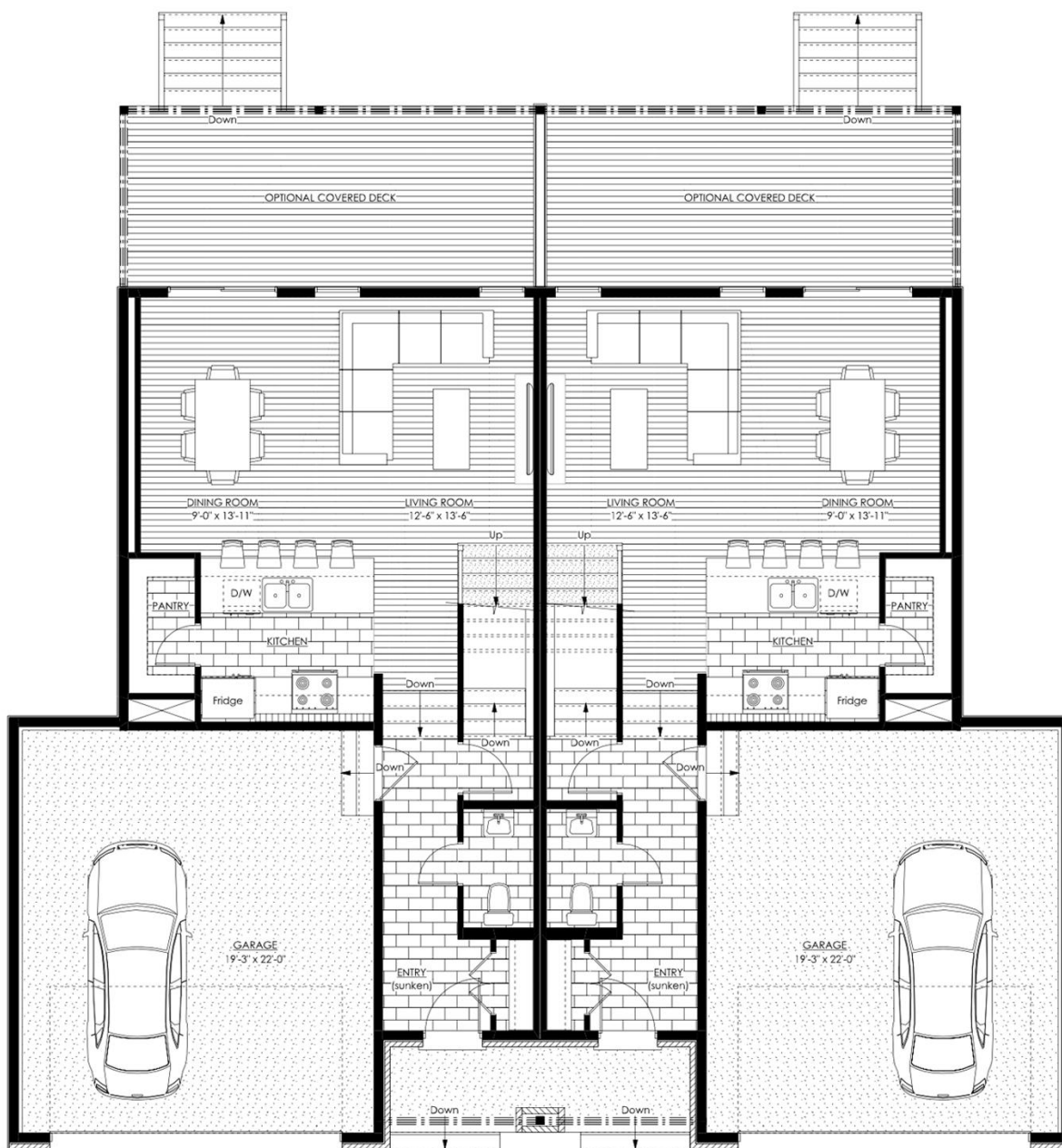
Modern



Farmhouse

MAIN FLOOR PLAN

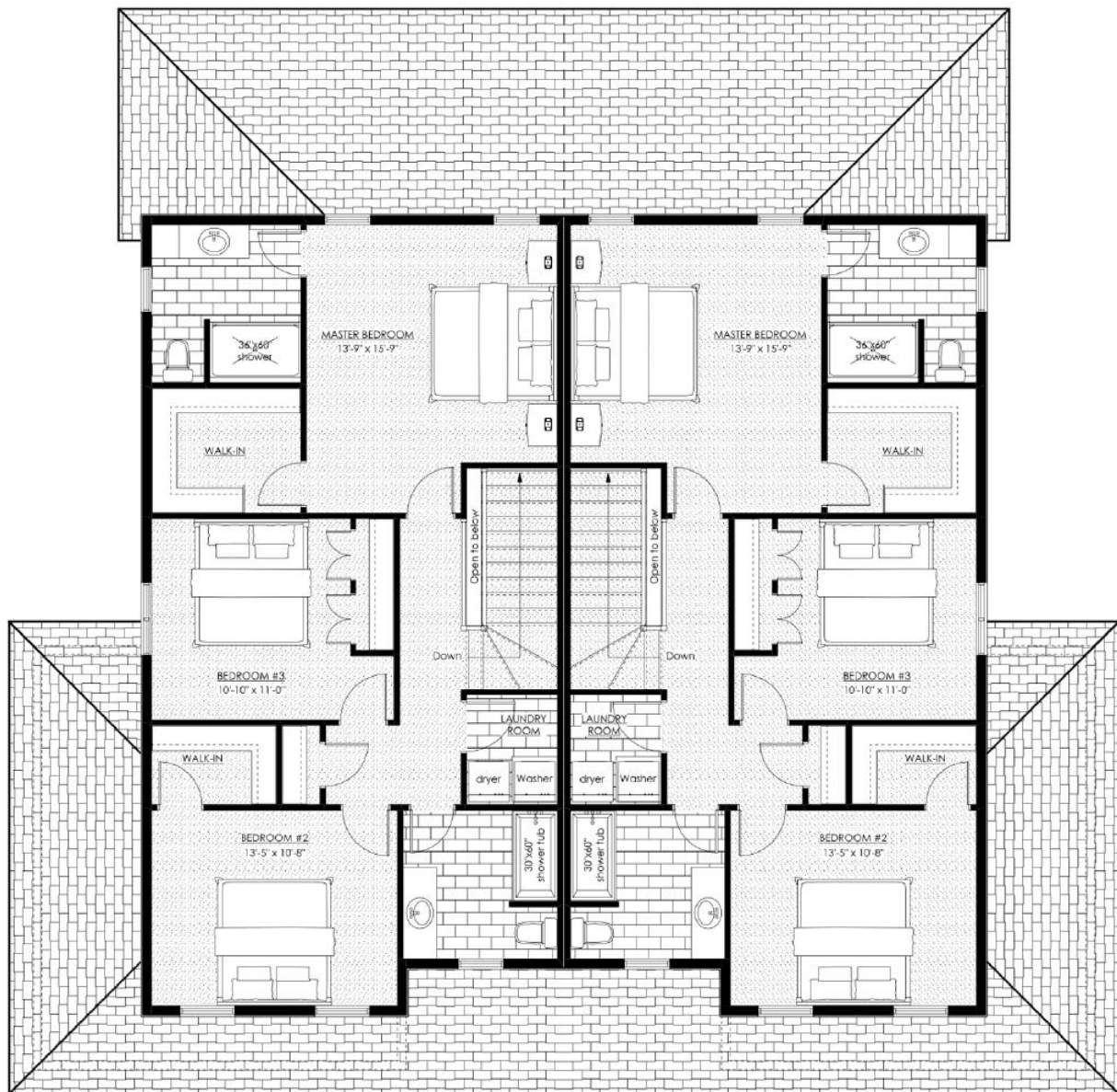
BORDEAUX I/II



TOTAL ABOVE GRADE - 2090 SQ.FT.

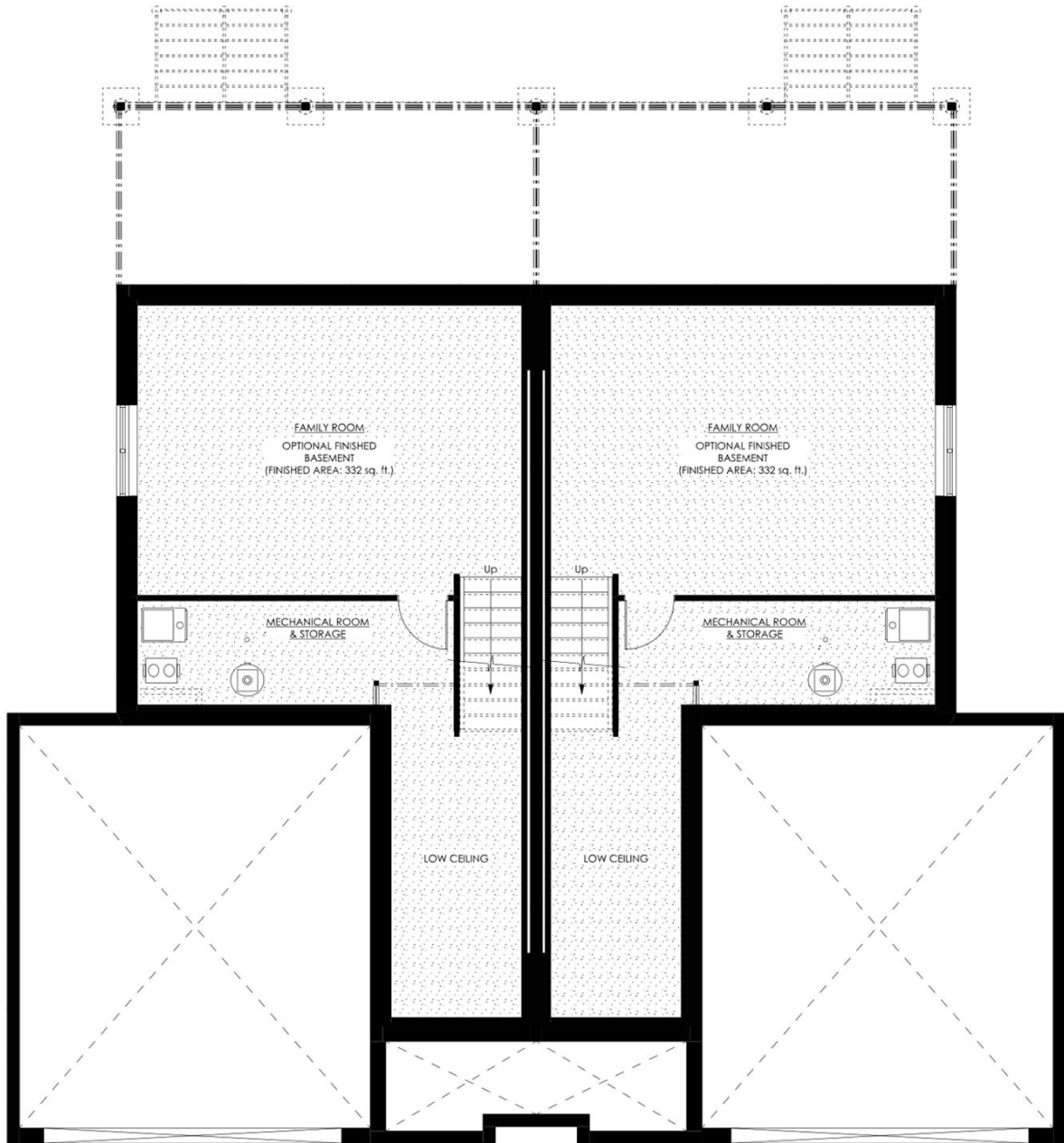
SECOND FLOOR PLAN

BORDEAUX I/II



BASEMENT FLOOR PLAN

BORDEAUX I/II



STANDARD BUILDING SPECIFICATIONS

BORDEAUX I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms
- Pedestal sink in powder room

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single stage high efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout main & second floors
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan; excluding powder room) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, dining, living room, bathrooms & laundry room
- Carpet flooring in bedrooms and second floor hallway
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to second floor)
- Oak railing with metal spindles on the staircase (from main floor to second floor)
- Plywood staircase with pine handrail (from main floor to basement)
- One shelf & rod in all closets except kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

BORDEAUX I/II

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & color as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen & pantry)

Powder Room Upgrades

- Vanity with laminate countertop and top-mount sink
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 5' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Ceramic flooring

Additional Upgrades

- 9ft ceiling on main floor
- Ceramic flooring in entrance
- Vinyl flooring on second floor (bedrooms & hallway)
- Hardwood on main floor (living room, dining room)
- Hardwood on second floor (bedrooms, hallway)
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 25' 8" x 10'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished basement (as per plan) includes 1 rec room, 6 pot lights, vinyl flooring, and carpet stairs

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

7
0
N
O
R
T
H
E
S

TOWNHOMES

PG 01

OPAL

OPAL

The Opal townhomes showcase a clean, symmetrical façade with steeply pitched gables, vertically oriented siding, with the option of dormers, giving a modern farmhouse look with a bold architectural presence. Key features include black framed windows for contrast, integrated single garages with minimalist paneling, and covered porches with wood accents. The uniformity across units ensures visual cohesion, making them ideal for suburban developments that balance style, efficiency, and community-oriented living. Available in contrasting dark and light colour schemes.

Starting Price
\$490,000.00

Measurements
Main Floor Area
667 sq.ft

Second Floor Area
883 sq.ft

Garage Size
10'5" x 19'1"

Total Square Footage
1550 sq.ft

Bathrooms
2 + 1 Powder Room

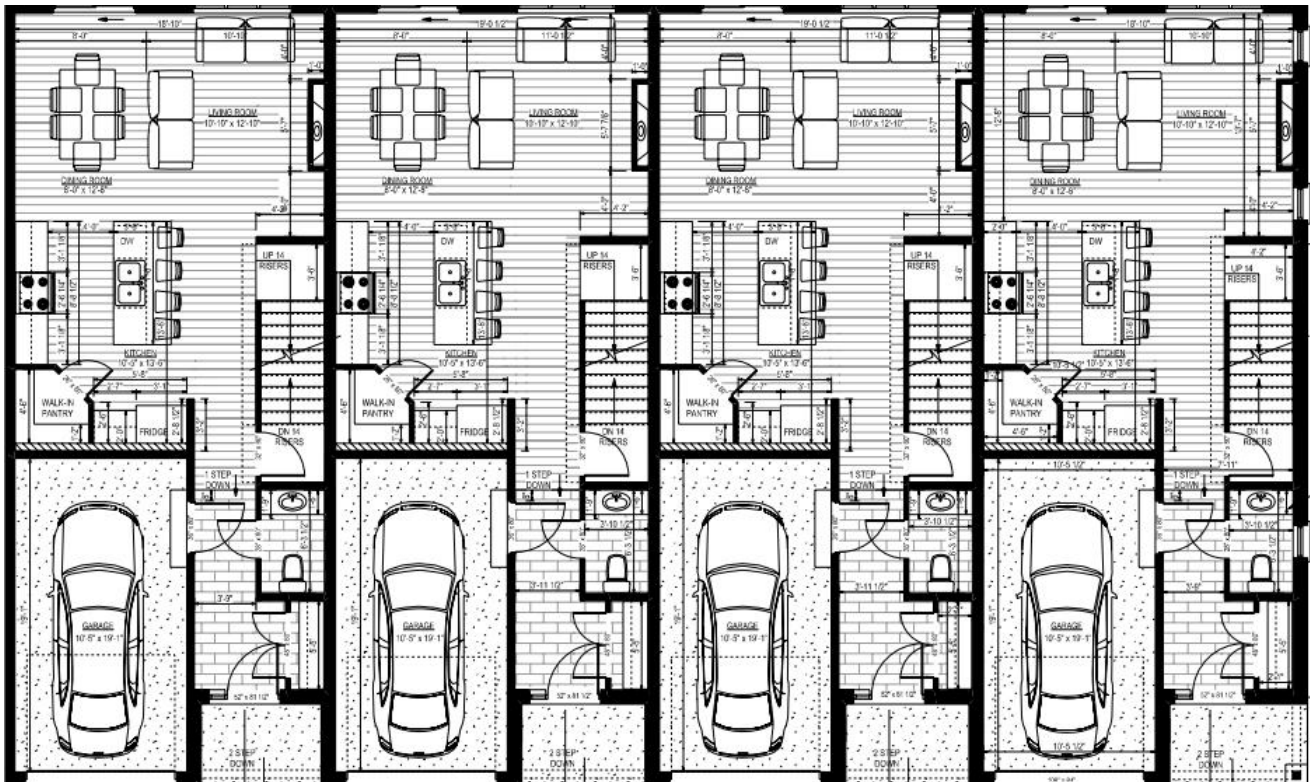
Bedrooms
3

Additional Features
Modern country-style with
open-concept living areas
and high quality finishes



MAIN FLOOR PLAN

OPAL



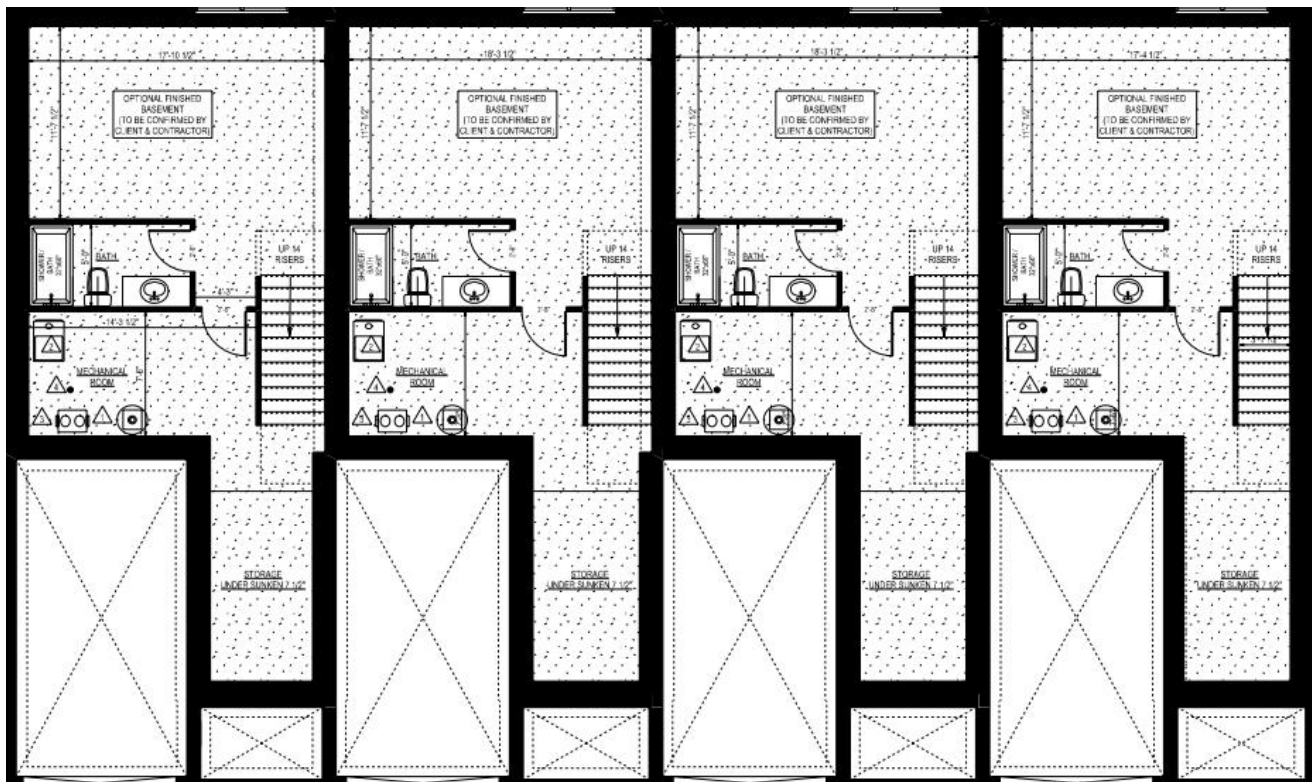
TOTAL ABOVE GRADE - 2090 SQ.FT.

SECOND FLOOR PLAN

OPAL



OPAL



STANDARD BUILDING SPECIFICATIONS

OPAL

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms
- Pedestal sink in powder room

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single stage high efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout main & second floors
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan; excluding powder room) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, dining, living room, bathrooms & laundry room
- Carpet flooring in bedrooms and second floor hallway
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to second floor)
- Oak railing with metal spindles on the staircase (from main floor to second floor)
- Plywood staircase with pine handrail (from main floor to basement)
- One shelf & rod in all closets except kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

OPAL

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & color as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen & pantry)

Powder Room Upgrades

- Vanity with laminate countertop and top-mount sink
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 5' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Ceramic flooring

Additional Upgrades

- 9ft ceiling on main floor
- Ceramic flooring in entrance
- Vinyl flooring on second floor (bedrooms & hallway)
- Hardwood on main floor (living room, dining room)
- Hardwood on second floor (bedrooms, hallway)
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 8' x 8'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished basement (as per plan) includes 1 rec room, 6 pot lights, vinyl flooring, and carpet stairs

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

MOOSE CREEK
LIFESTYLES

MOOSE CREEK, ON

PG 01	DISCOVER MOOSE CREEK
PG 02	CREEKSIDE ESTATES
PG 03	2-STOREY SEMIS BORDEAUX



DISCOVER MOOSE CREEK

Nestled in the heart of Eastern Ontario's United Counties of Stormont, Dundas, and Glengarry, Moose Creek is a quaint village that embodies the serene beauty of rural Canada. With a population of around 2,000, this close-knit community offers a peaceful escape from the hustle of city life while providing all the comforts of modern living. Surrounded by rolling farmlands, lush green spaces, and the gentle flow of nearby creeks, Moose Creek is ideal for those seeking a balanced lifestyle that celebrates nature, community, and convenience.

Imagine waking up to the soft chirping of birds and the golden hues of sunrise over expansive fields—that's the everyday lifestyle in Moose Creek. It's a haven for outdoor enthusiasts, with opportunities for hiking along scenic trails, fishing in local waterways, or simply strolling through community parks like the Moose Creek Lions Park. The slower pace fosters a strong sense of belonging, where neighbors become friends at local events such as the annual Moose Creek Fair or casual gatherings at the community center. Families thrive here, with safe streets for kids to play and a supportive environment that prioritizes well-being over urban frenzy. Whether you're a young professional telecommuting from home, retirees enjoying retirement, or a family raising the next generation, Moose Creek's tranquil rhythm promotes a healthier, more connected way of life.

In town, Moose Creek punches above its weight with essential amenities that make daily living effortless. The heart of the village features a handful of local shops, including a well-stocked grocery store, a pharmacy, and charming boutiques for everyday needs. Dining options range from cozy family-run diners serving hearty Canadian fare to quick coffee spots perfect for a morning brew. Education is covered by the local elementary school, St. Augustine Catholic School, and the Moose Creek Public School, both known for their dedicated staff and small class sizes. Healthcare is accessible via the nearby North Dundas Medical Clinic, and for recreation, the Moose Creek Arena hosts hockey games and community programs year-round. It's a place where you can grab fresh produce from roadside stands in summer or attend a book club at the library—everything feels personal and approachable.

Just a short drive away, the world opens up without sacrificing that rural charm. Head 20 minutes south to Cornwall for big-box stores, a vibrant hospital, and cultural spots like the water park and historic waterfront. Northward, it's a quick 40-minute jaunt to Ottawa, Canada's capital, brimming with world-class museums, dining scenes, and professional opportunities. Montreal is reachable in under an hour for a weekend of urban excitement. This strategic location means you get the best of both worlds: the quiet of village life with the excitement of cities at your doorstep.

In Moose Creek, Ontario, living isn't just about a house—it's about building a life enriched by nature, community, and endless possibilities. If you're ready for a place where the stars shine brighter and neighbors wave hello, Creekside Estates in Moose Creek awaits to welcome you home.

Moose Creek may be small, but it's full of heart. All year long, the community comes together for festivals, sports, and family fun that celebrate local spirit.

- MCRA Meetings
- Moose Creek Poker Run
- Tastefest
- Youth baseball program
- Youth Writing Group and Bookclub
- Yoga Classes
- Cornhole
- Soirée Trivia Night
- Prime Rib Dinner & Silent Auction
- Murder Mystery Fundraiser Gala
- Social Rec Volleyball
- Moose Creek Pickleball
- Moose Creek Community Ball Tournament
- Minor Softball Registration
- Moose Creek Coed 3-Pitch League
- Moose Brews & Game Night
- Numerous events such as the annual Moose Creek Fair and Summerfest
- Moose Creek Farmers' Markets
- Moose Creek Craft Sale
- Canada Day Celebrations
- Moose Creek Halloween Event
- Moose Creek Winterfest
- Parade of Lights
- North Stormont's "A Touch of Christmas House & Porch Tour"

THE HISTORY OF MOOSE CREEK

Moose Creek, a progressive village 25 miles north of Cornwall, is believed to have earned its name from hunters who tracked moose to a rare unfrozen waterfall, a favored drinking spot for wildlife. Early settlers, primarily of Scottish descent, established the village on a high ridge west of the creek, with Mr. McFall building the first house. The area soon featured businesses like a renowned shoe shop, a tailor shop, and general stores run by Mr. Steinberg and Mr. Vineburg, the latter offering a variety of goods including "high wines" sold for twenty-five cents a quart from a barrel with a tap. Over time, the village grew as more families arrived, drawn by its fertile lands and proximity to water. The craftsmanship of the early tradespeople laid a strong foundation for the community's enduring legacy.



MOOSE CREEK RECREATION AREA



THE MOOSE CREEK "MENZIES MCRAE
FAMILY" RECREATION TRAIL



MOOSE CREEK RECREATION AREA

WHAT'S IN TOWN

SHOPS & SERVICES

- Canada Post
- Moose Creek Pharmacy
- S.D. & G. Milk Transport Ltd.
- Jans Repair Shop Limited
- Lawrence's Dairy Supply Inc.
- Manderley Ottawa Sod Supplier
- Andre's Furnace Sales & Services
- Alex Warwick Architect
- Great Expectations Cleaning & Meals
- Frank Sugar Shack
- Lavande Braydale Lavender
- Cara Health
- Bazinet Signs
- Alliance Bridal & Prom Ladies Wear
- Chrissy Lamoureux Photography
- Salon Mireille
- Sarah's Beauty Salon
- Sunshine Studio Fitness Centre
- GFL Moose Creek Landfill
- GFL Environmental
- Greenstor Farms

RESTAURANTS & TAKEOUT

- The Red Door Lounge
- Cannelloni Bros Pizza & Pasta
- The Creek Restaurant & Event Space

EMERGENCY SERVICES

- Fire Station 4 - Moose Creek

SCHOOLS & DAYCARE

- École Élémentaire Catholique La Source (CSDCEO)

PARKS & TRAILS

- Countryside Adventures
- Moose Creek "Menzies McRae and Family" Recreation Trail
- Warwick Forest Conservation Area (Berwick)

COMMUNITY

- Moose Creek Recreation Area includes a covered outdoor skating rink, children's playgrounds, baseball diamonds, & outdoor pool
- Moose Creek Community Centre
- Roxborough Community Hall
- Knox Presbyterian Church
- Our Lady of the Angels Cemetery

OTTAWA

← 40 MINS.

**MOOSE
CREEK**

30 MINS. →

CORNWALL

ON
Z
O
I
F
C
W
S

CREEKSIDE ESTATES

CREEKSIDE ESTATES

— MOSECREEK —



CREEKSIDE ESTATES IN MOOSE CREEK, ON

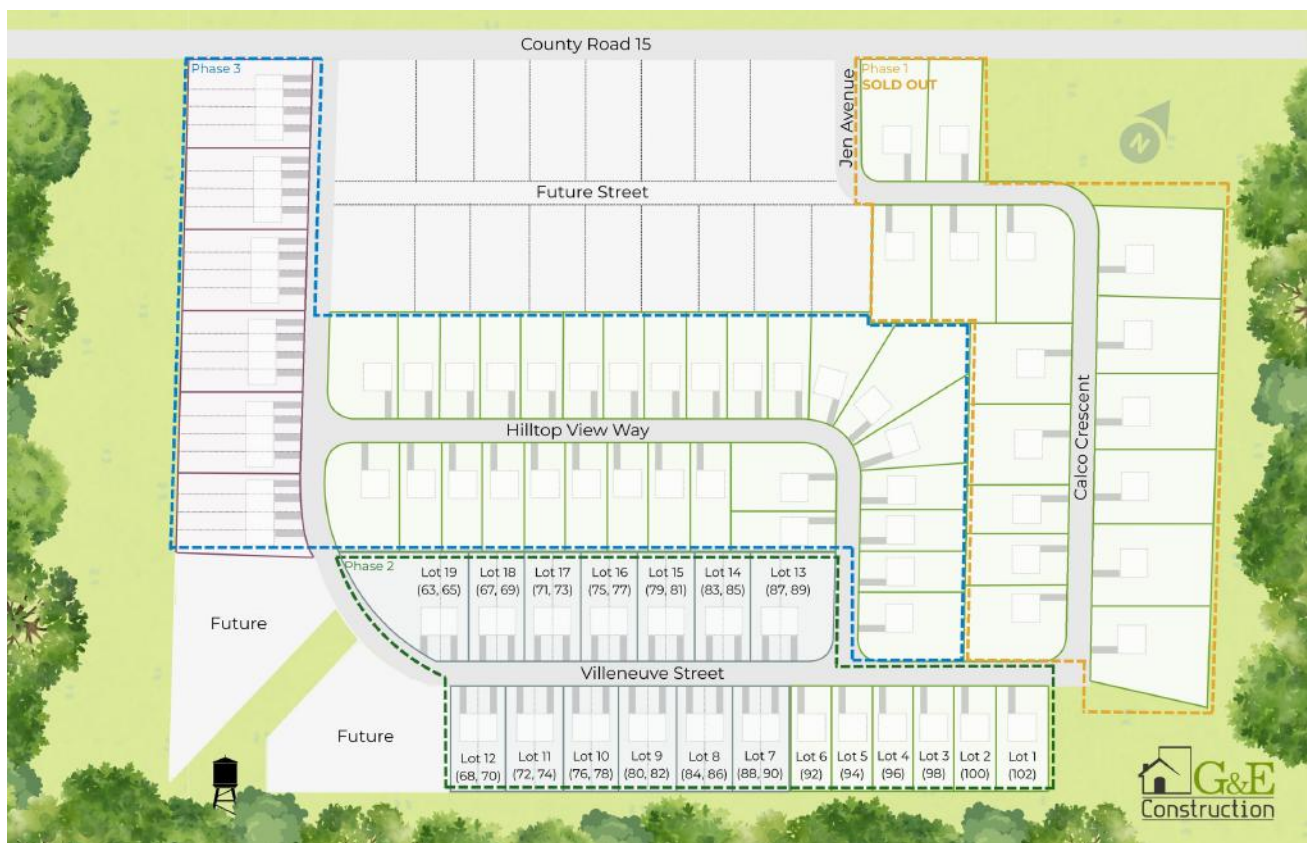


CREEKSIDE ESTATES

Be among the first to call Creekside Estates your home! Nestled in the picturesque village of Moose Creek, just 40 minutes from downtown Ottawa and 20 minutes from Cornwall, this new subdivision offers the perfect blend of modern living and rural tranquility. Our newly built homes are expertly crafted, featuring contemporary amenities and energy-efficient designs that complement the area's scenic creeks and natural surroundings. Whether you're upsizing, downsizing, or seeking a cozy family haven, Creekside Estates has options for everyone.

SITE LOCATION

SOLD OUT! Phase 1 16 Singles	NOW SELLING! Phase 2 6 Singles 26 Semis	COMING FALL 2026 Phase 3 29 Singles 24 Townhomes
--	--	---



Orizon
2-STOREY SEMIS

2-STOREY SEMIS

PG 163

BORDEAUX

BORDEAUX I/II

The Bordeaux semi-detached 2-storey homes offer a modern yet practical layout with each unit featuring a private garage, separate entry, and a symmetrical façade. Distinguished from the single-storey bungalows, these models provide increased vertical space ideal for larger households, with clear farmhouse and modern design influences seen in their siding, window styles, and rooflines. Their side-by-side configuration makes them suitable for multi-family living or investment opportunities while retaining a cohesive and upscale exterior.

Starting Price
\$545,000.00

Measurements
Main Floor Area
708 sq.ft

Second Floor Area
980 sq.ft

Garage Size
16' x 21'

Total Square Footage
1688 sq.ft

Bathrooms
2 + 1 Powder Room

Bedrooms
3

Additional Features
Open-concept living areas
and high-quality finishes



FRONT ELEVATION RENDERINGS

BORDEAUX I/II



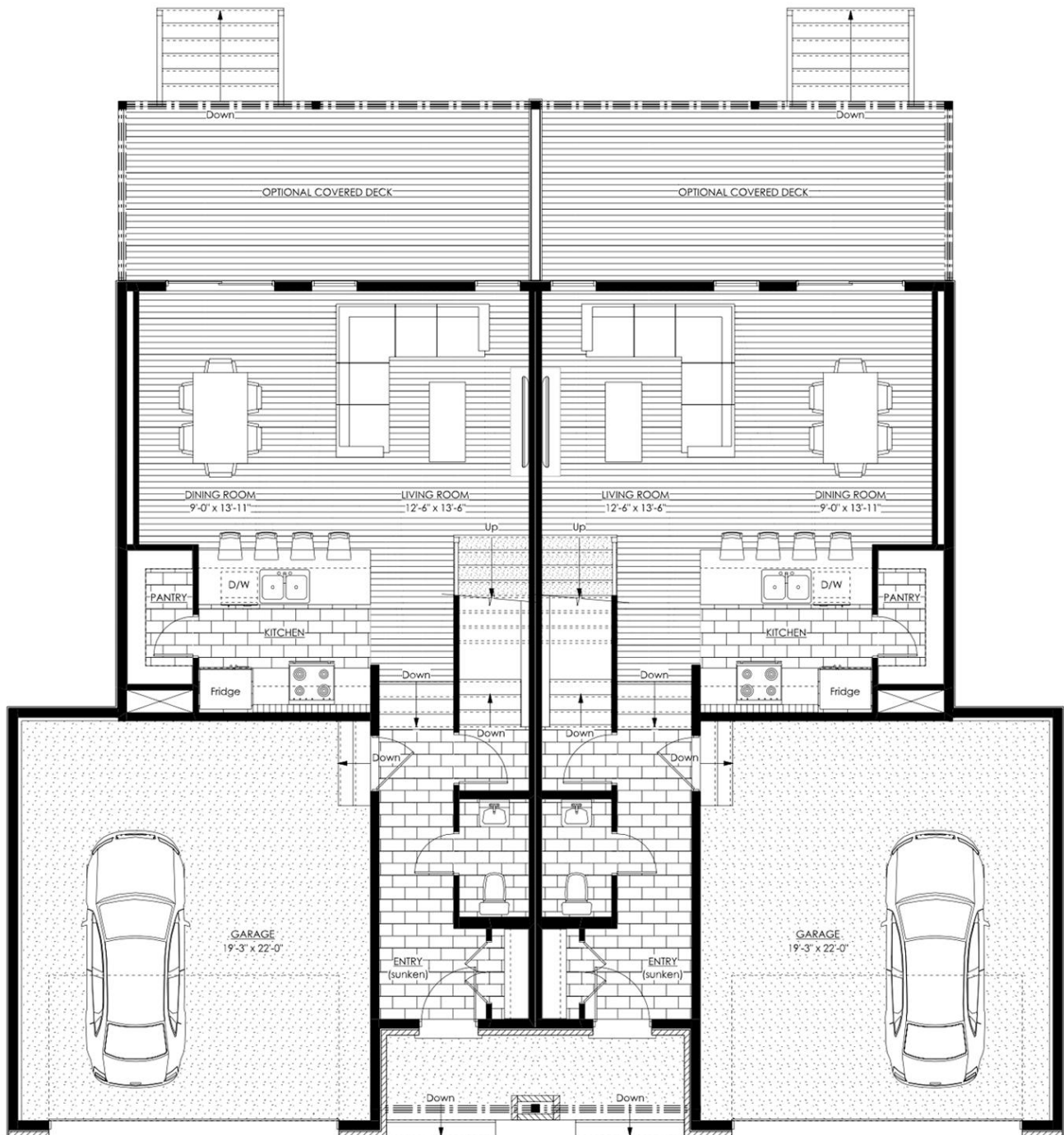
Modern



Farmhouse

MAIN FLOOR PLAN

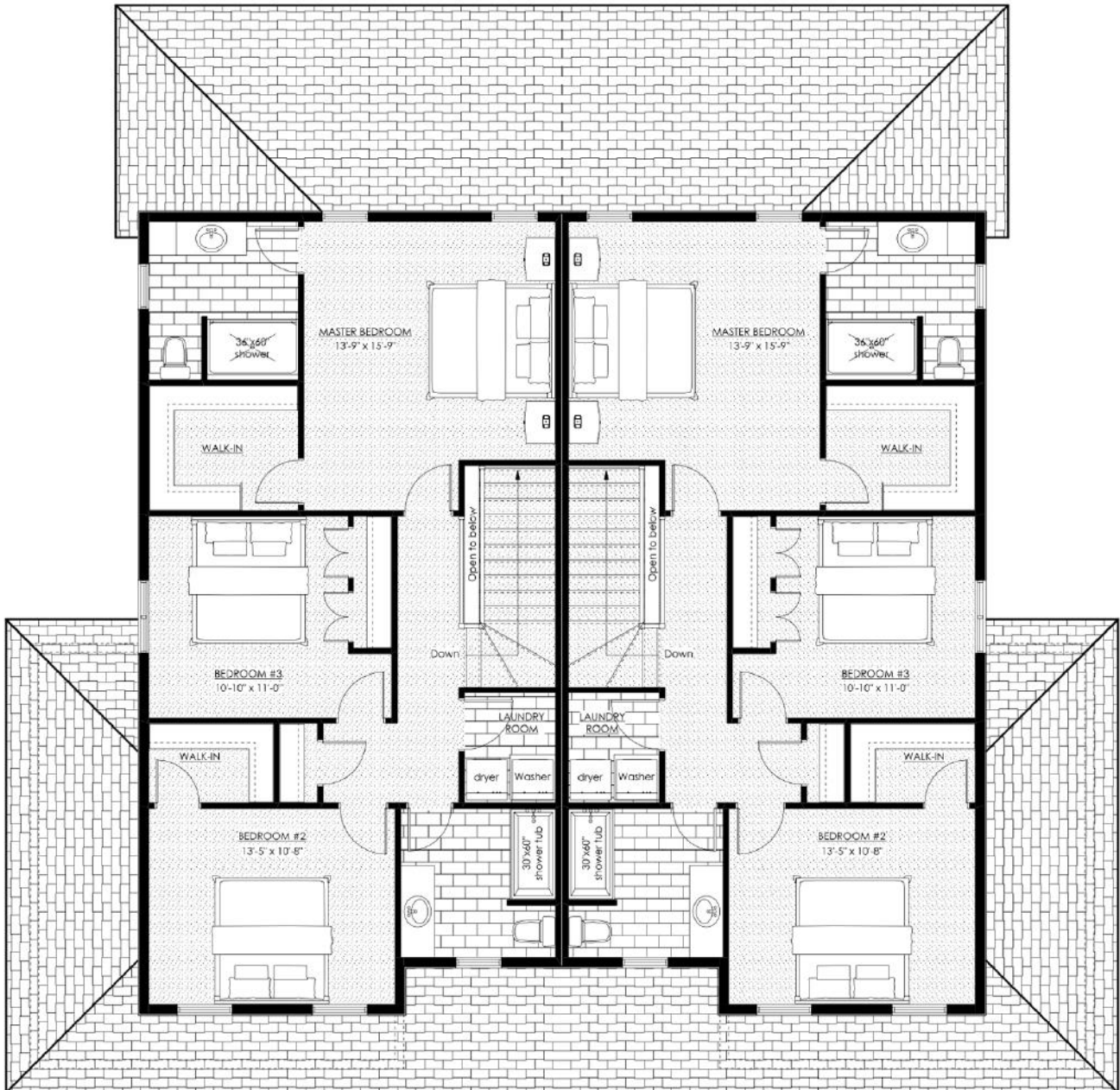
BORDEAUX I/II



TOTAL ABOVE GRADE - 2090 SQ.FT.

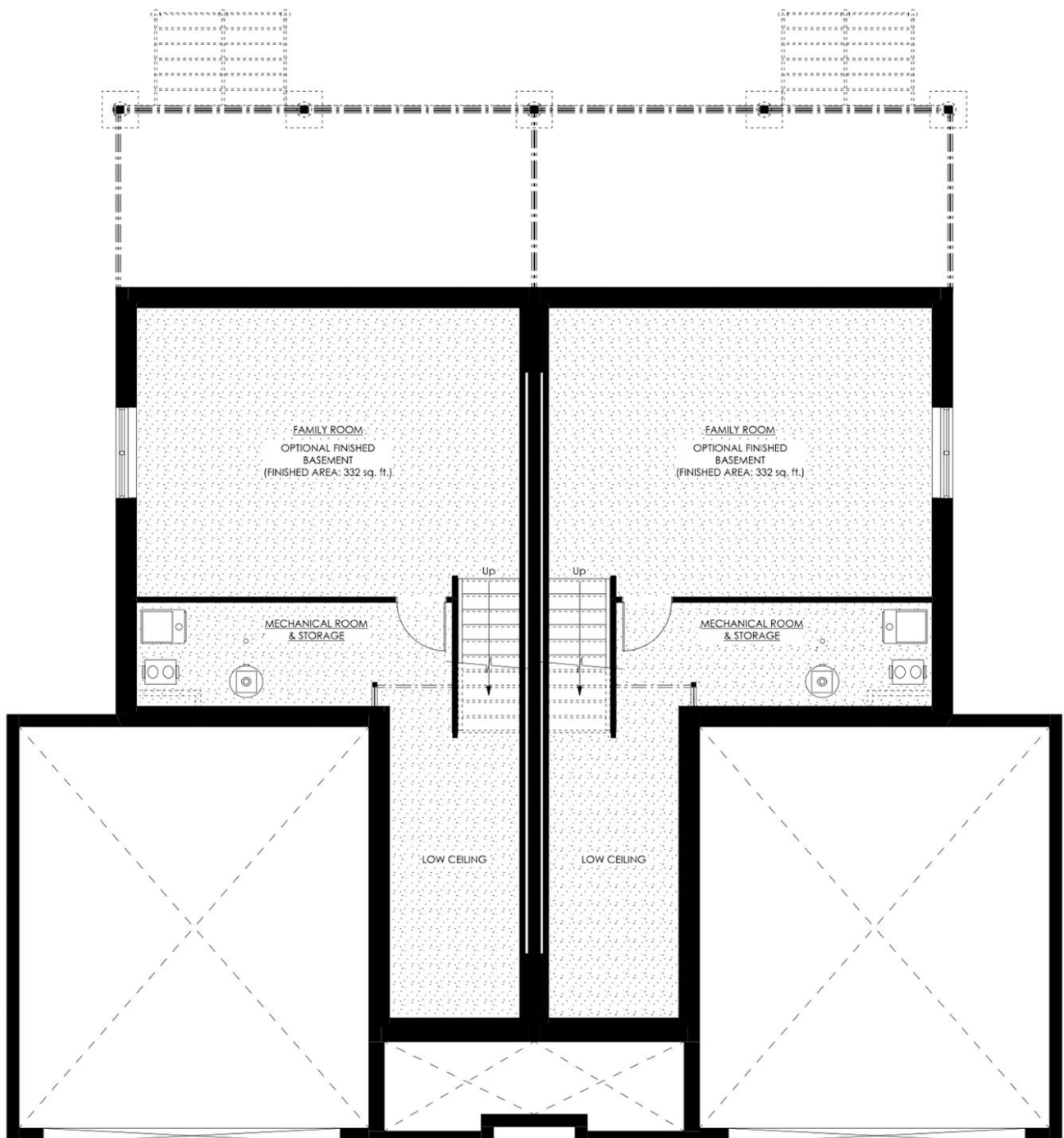
SECOND FLOOR PLAN

BORDEAUX I/II



BASEMENT FLOOR PLAN

BORDEAUX I/II



STANDARD BUILDING SPECIFICATIONS

BORDEAUX I/II

Exterior Finishing

- Stone in front as per plan
- Vinyl siding (side, rear)
- LP front siding
- Eavestrough
- Black windows front elevation
- White windows (side, rear, basement)
- Garaga Urbaine R16 black garage door (no window insert included)
- 3' x 7' deck off back patio door
- BP Mystique Shingles Limited lifetime warranty
- Asphalt driveway (within 18 months after closing)
- Sod in front and backyard (within 18 months after closing)
- One tree in front (within 18 months after closing)

Garage Finishing

- Polish-finish concrete garage floor
- Fully insulated
- Drywall and one tape

Plumbing

- Acrylic one-piece shower with curtain rod (in Ensuite)
- Acrylic one-piece tub/shower unit (in Main Bath)
- Toilets: comfort height
- Chrome fixtures in kitchen and bathrooms
- Pedestal sink in powder room

Electrical

- 100 amp electrical panel
- Standard plugs, switches & lights as per standard building code
- Light fixtures supplied by San Remo (Builder grade)

HVAC

- Single stage high efficiency furnace
- Hot water tank (rental)
- HRV (Heat Recovery Ventilation)

Basement

- 7' 10" ceiling
- Blanket insulation

Interior Finishing

- 8ft ceilings throughout main & second floors
- Kitchen cabinets (as per plan) PVC shaker-style doors finished tight to ceiling, laminate countertops with drop-in sink
- Bathroom cabinets (as per plan; excluding powder room) PVC shaker-style doors with laminate countertops and countertop sink
- 2 1/2" Flat Casing & 4" Flat Baseboard
- Twelve Oaks vinyl plank/tile flooring in front entrance, kitchen, dining, living room, bathrooms & laundry room
- Carpet flooring in bedrooms and second floor hallway
- Oak hardwood stairs colour-matched to vinyl flooring (from main floor to second floor)
- Oak railing with metal spindles on the staircase (from main floor to second floor)
- Plywood staircase with pine handrail (from main floor to basement)
- One shelf & rod in all closets except kitchen pantry

The starting price is based on a regular lot; the price will vary if situated on a prime lot.

All listed Standard Building Specifications are included in the base price.

HST is included in the home starting price.

HST is not included on upgrades.

UPGRADE OPTIONS

BORDEAUX I/II

Fireplace Upgrades

- Continental 36" gas fireplace with 6" tile surround and drywall
- Mantel, same material & color as kitchen cabinets, straight beam 6" x 8" x 4'
- Stone from ground to ceiling

Luxury Kitchen Upgrades

- Backsplash (subway tile only)
- Quartz countertop
- Under-mount sink
- Ceramic flooring (kitchen & pantry)

Powder Room Upgrades

- Vanity with laminate countertop and top-mount sink
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Ensuite Bathroom Upgrades

- Acrylic shower base with ceramic tile surround, 4" x 5' shelf
- Glass shower door
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Main Bathroom Upgrades

- Acrylic tub-shower with ceramic tile surround
- Quartz countertop
- Under-mount sink
- Ceramic flooring

Laundry Room Upgrades

- Upper cabinets
- Ceramic flooring

Additional Upgrades

- 9ft ceiling on main floor
- Ceramic flooring in entrance
- Vinyl flooring on second floor (bedrooms & hallway)
- Hardwood on main floor (living room, dining room)
- Hardwood on second floor (bedrooms, hallway)
- Black kitchen faucet
- Pot lights (per light)
- 200 amp panel
- A/C Unit
- Covered Deck 25' 8" x 10'
- Gas Lines (per connection):
 - Barbeque
 - Dryer
 - Stove
 - Other _____
- Hot water tank (owned)
- On-demand hot water
- Fridge water line
- Garage EV Plug
- Garage Door Opener Package (includes 1 garage door opener, 2 remotes)
 - # of Packages: _____
- Rough-in basement for 3-piece bath
- Finished basement bathroom includes 40" vanity white melamine with doors (no drawers), one toilet, one 36" acrylic one-piece shower with curtain rod, and vinyl flooring
- Finished basement (as per plan) includes 1 rec room, 6 pot lights, vinyl flooring, and carpet stairs

FINANCIAL OPTIONS: We offer a comprehensive selection of competitive financing options, each tailored to align with your specific objectives and financial requirements. Our solutions are designed to provide flexibility, transparency, and long-term value.

FINZ
O
FT
C
W
S

TARION WARRANTY

TARION WARRANTY

This warranty coverage has been set, for protecting Ontario's new home buyer's. New Homeowners benefit from comprehensive warranty coverage that is standard throughout the province of Ontario and that is protected by the Tarion Warranty Corporation. For more detailed information, please see the Tarion Homeowner Information Package on Tarion's builder's link web site. This coverage begins on the date of closing and remains in effect for the duration of the timelines set out below, even in if the home is sold before the end of the warranty period.

ONE YEAR WARRANTY

G & E Reno Construction Inc. will give full one year warranty on:

- workmanlike manner and free from defects in material;
- accordance with the Ontario Building Code;
- fit for habitation;
- free of major structural defects.

TWO YEAR WARRANTY

G & E Reno Construction Inc. will give full two year warranty on:

- defects in materials, including windows, doors, and caulking and all defects in work that result in water penetration into the building envelope;
- defects in work or materials in the plumbing, electrical and heating systems;
- defects in work or materials which result in the detachment or displacement of any of the exterior cladding;
- water leaks through the foundation or basement walls;
- violations against the Ontario Building Code's health and safety provisions;
- major structural defect.

SEVEN YEAR WARRANTY

G & E Reno Construction Inc. will give full seven year warranty on:

- any defect in materials or work that results in the failure of a load bearing part of the home's structure.

THANK YOU! MERCI!

At G&E Construction, we are committed to delivering every project with exceptional quality and attention to detail. Your trust and collaboration play a key role in making your new build a success, and we are confident your new home will bring comfort and enjoyment for many years to come.

Our connection with you does not end with the completion of your home—it continues to grow. At G&E Construction, we believe that building a home is more than just a single milestone; it's the start of a lasting relationship. As your needs evolve, we remain committed to being a trusted partner you can rely on. Whether you have questions, require support, or simply wish to share how your home is serving you, our team will always be here to listen and assist.

Thank you for choosing us to be part of such a meaningful chapter in your life. We wish you endless happiness and lasting memories in your new home.

Sincerely,



Philippe Grégoire
Owner | G & E Construction



Steve Encarnacao
Owner | G & E Construction

