



Aquamarine - B

1816 sq ft

BY DESIGN

- Second Floor Laundry
- Deep Garage With Inside Entry
- Smooth Ceilings In All Finished Areas
- Generously Sized Bedrooms (3)
- Spa Like Ensuite With Walk In Shower & Soaker Tub
- Forced Air Furnace owned not rented

KITCHEN, BATHS & POWDER

- Upgraded cabinetry: soft close doors & drawers
- Raised Height Kitchen Cabinetry
- Quartz Countertops
- Eat In Bar in Kitchen
- Added kitchen pot lights
- Upgraded Sinks

Finished Basement Rec Room

- Brighter With Enlarged Window
- 3 Piece Bath Rough In
- Multiple Storage Areas

Oversized Back Yard

- 123 feet deep (approximate)

Tiles & Flooring

- Wide Plank Engineered Hardwood Flooring main floor hall, living and dining areas
- Modern Porcelain Tile (12" x 24")

PLUS...

- Central Air Conditioning
- Humidifier

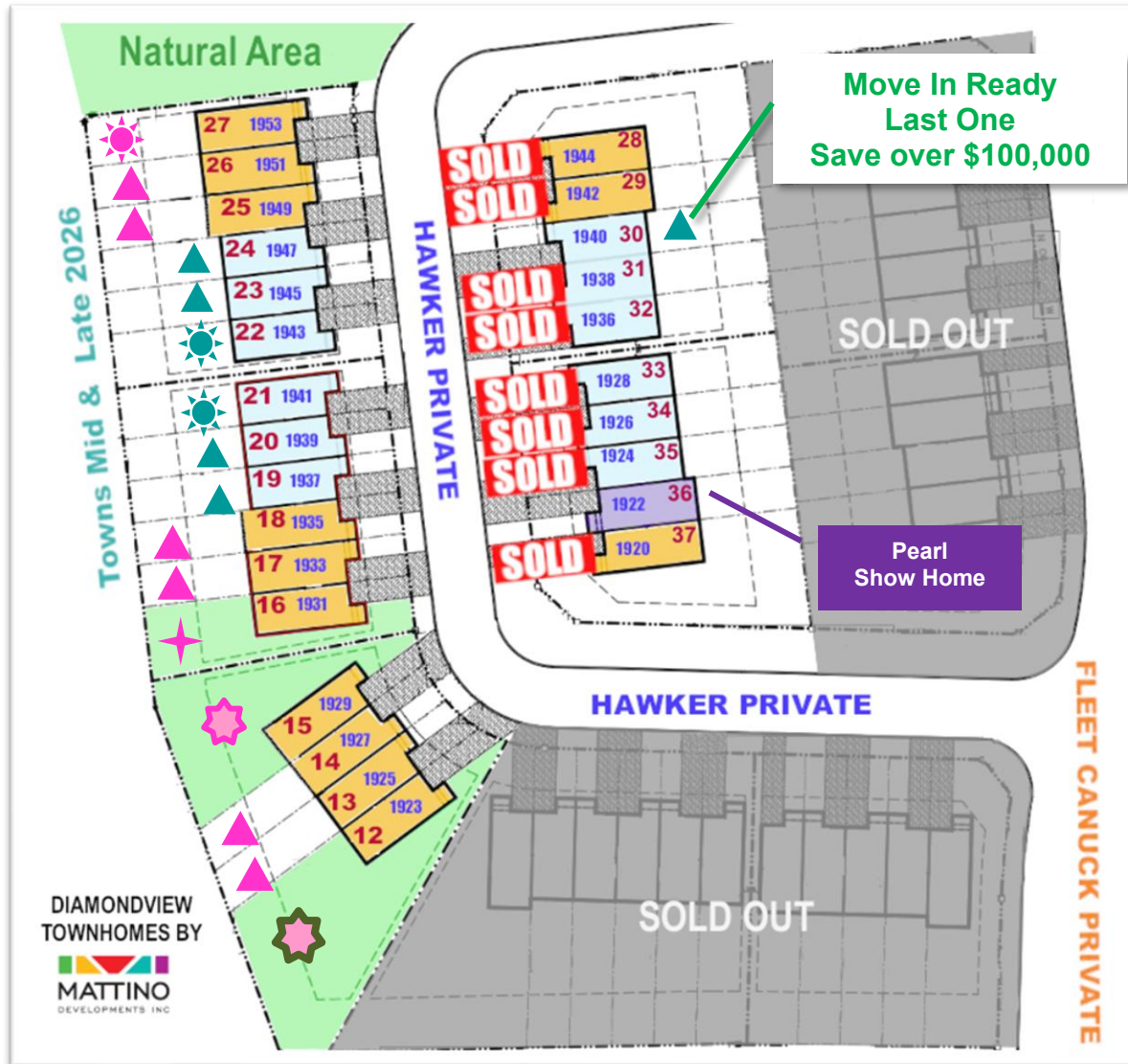
**Last One
Move In Ready**



Luxury Finishes 60,000 (plus)

HST Rebate 72,787

SAVINGS 132,787 Plus



Prices shown reflect estimated Tax Savings Available Until April 2027

Savings shown (rebates) are subject to CRA rules & regulations

Tax
SAVINGS

559,900	▲	Aquamarine – 1816 sq ft including finished basement	72,787
579,900	☀	Aquamarine – END UNIT - 1816 sq ft plus finished basement	75,387
579,900	▲	Pearl - 2160 sq ft including finished basement	75,387
609,900	☀	Pearl - END UNIT - Next To Small Pie Shaped Open Area 2160 sq ft including finished basement	79,287
619,900	★	Pearl - END UNIT – Larger Back Yard 2160 sq ft plus finished basement	80,587
659,900	☆	Pearl - END UNIT – Feels Like A Single Home Lot 2160 sq ft including finished basement	85,787
669,900	☆	Pearl - END UNIT – Feels Like A Single Home Lot 2160 sq ft including finished basement	87,087

Wise Build Quality Questions & Mattino Answers

- Is the rec room “party” wall just dry wall?
Mattino: NO! Better....all units have concrete 8 inch thick by 8 ft high basement “party” walls for exceptional soundproofing, maximum reduction of vibration, and exceptional structural durability. No warping, or rotting and a great pest barrier compared to wood-framed or drywall partition walls.
- Are ceilings the common sprayed stucco then trowel swiped (knocked down)?
Mattino: NO! Better....all smooth....an upscale aesthetic, are significantly easier to clean, and simplify future repairs and paint jobs.
- Is the garage **and** garage door insulated?
Mattino: YES! Insulated garage doors are standard. Why lose heat through garage?

Prices and Bonuses are subject to change without notice. E.O. & E June 2026