



## Phase 9- 20' Freehold Townhomes

Model	Size	Bed	Bath	Elevation A
Spruce	1453	3	2.5	\$633,990
Spruce End	1493	3	2.5	\$653,990
Wallflower	1618	3	2.5	\$658,990
Wallflower End	1662	3	2.5	\$678,990
Trillium Corner	1533	3	2.5	\$683,990

Elevation B +\$15,000

Elevation C +\$25,000

### LIMITED TIME OFFER

**3 Pc Appliance Package\***

**Air Conditioning\*\***

**Free Assignment\*\*\*\*\***

#### DEPOSIT STRUCTURE:

\$10,000 on Signing

\$5,000 in 30 days

\$5,000 in 60 days

\$5,000 in 90 days

Balance of 5% in 150 days

**Certified Cheque/Bank Draft payable to "McClung Estates Ltd."**



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April 21, 2025



# EMPIRE AVALON

## Gateway Phase 1 - 33' Single Detached

Model	Size	Bed	Bath	Elevation A	NEW PRICE
Maple	1712	3	2.5	<del>\$789,990</del>	\$775,990
Sumac	1898	4	2.5	<del>\$814,990</del>	\$800,990
Camrose	2194	4	2.5	<del>\$859,990</del>	\$845,990
Rosebery	2307	4	2.5	<del>\$879,990</del>	\$865,990

Elevation B +\$20,000  
Elevation C +\$30,000

### LIMITED TIME OFFER

**3 Pc Appliance Package\***

**Air Conditioning\*\***

**Free Assignment\*\*\*\***



#### DEPOSIT STRUCTURE:

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\$5,000 in 60 days

\$5,000 in 90 days

Balance of 5% in 150 days

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May 5, 2025



## Gateway Phase 1 & 2 Move-In Ready (30-90 Day Closings)

Address	Lot   Phase	Phase	Lot Size	Model	Elv.	Size	Bed   Bath	Price
1 Stanley Avenue	1	1	33'	DOGWOOD CORNER	C	2034	4   2.5	<b>\$832,990</b>
9 Stanley Avenue	5	1	33'	ROSEBERY	C	2311	4   2.5	<b>\$872,990</b>
21 Stanley Avenue	10	1	33'	ROSEBERY	B	2309	4   2.5	<b>\$861,990</b>
36 Stanley Avenue	18	1	33'	ROSEBERY	C	2311	4   2.5	<b>\$859,990</b>
24 Stanley Avenue	23	1	33'	SUMAC	C	1903	4   2.5	<b>\$811,990</b>
16 Stanley Avenue	26	1	33'	ROSEBERY	C	2311	4   2.5	<b>\$859,990</b>
89 Granville Cres.	B34-02	1	20'	WALLFLOWER	A1	1618	3   2.5	<b>\$665,990</b>
121 Granville Cres.	B36-05	1	20'	SPRUCE	B1	1446	3   2.5	<b>\$645,990</b>
74 Granville Cres.	B42-03	1	20'	SPRUCE END	C1	1488	3   2.5	<b>\$693,990</b>
30 Lonsdale Road	B45-01	1	20'	WALLFLOWER END	B1	1658	3   2.5	<b>\$689,990</b>
17 Lonsdale Road	B49-03	1	20'	WALLFLOWER	C1	1614	3   2.5	<b>\$692,990</b>
19 Lonsdale Road	B49-04	1	20'	SPRUCE	C1	1449	3   2.5	<b>\$654,990</b>
31 Lonsdale Road	B50-04	1	20'	SPRUCE	A1	1453	3   2.5	<b>\$637,990</b>
52 Granville Cres.	B52-01	1	20'	SPRUCE END	C1	1488	3   2.5	<b>\$688,990</b>
47 Norwich Cres.	B64-02	1	Back-to-Back	VIENNA	B2	1355	3   1.5	<b>\$577,990</b>
49 Norwich Cres.	B64-03	1	Back-to-Back	PARIS	B3	1696	3   2.5	<b>\$649,990</b>
40 Norwich Cres.	B65-01	1	Back-to-Back	MADRID CORNER	A	1674	3   2.5	<b>\$659,990</b>

## Move-In Soon (Closings in 2025 & Early 2026)

Address	Lot   Phase	Phase	Lot Size	Model	Elv.	Size	Bed   Bath	Price
Marche Drive	B47-04	2	20'	SPRUCE	C1	1449	3   2.5	<b>\$658,990</b>
1 Kensington	B53-01	2	Back-to-Back	MADRID COR	C3	1764	3   2.5	<b>\$666,990</b>
15 St. Lawrence Rd.	B56-01	2	Back-to-Back	PARIS	C3	1730	3   2.5	<b>\$646,990</b>
21 St. Lawrence Rd.	B56-04	2	Back-to-Back	PARIS	C3	1730	3   2.5	<b>\$646,990</b>
22 Kensington Rd.	B56-05	2	Back-to-Back	PARIS	C3	1730	3   2.5	<b>\$646,990</b>
33 St. Lawrence Rd.	B58-02	2	Back-to-Back	MADRID COR	B1	1764	3   2.5	<b>\$666,990</b>
69 Staley Avenue	B59-01	2	Back-to-Back	PARIS	C2	1706	3   2.5	<b>\$646,990</b>
71 Stanley Avenue	B59-02	2	Back-to-Back	MADRID COR	C1	1741	3   2.5	<b>\$676,990</b>
30 St. Lawrence Rd.	B59-03	2	Back-to-Back	MADRID COR	C1	1741	3   2.5	<b>\$676,990</b>
63 Stanley Avenue	B61-02	2	Back-to-Back	LONDON	B1	1287	3   1.5	<b>\$606,990</b>
41 Stanley Avenue	B65-01	2	Back-to-Back	MADRID COR	B1	1764	3   2.5	<b>\$666,990</b>

### LIMITED TIME OFFER

**3 Pc Appliance Package\***

**Air Conditioning\*\*\***

**Free Assignment\*\*\*\***

(Free Assignment not applicable for 30-90 Closings)

### DEPOSIT STRUCTURE:

\$10,000 on Signing

Balance to 5% in 30 Days

Certified Cheque/Bank Draft payable to "Gateway Commercial (Caledonia) Ltd."



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May 5, 2025



# EMPIRE AVALON

## Gateway Phase 2 - 27' Single Detached

Model	Size	Bed	Bath	Elevation C	NEW PRICE
Belwood	1746	3	2.5	<del>\$804,990</del>	\$776,990
Belfountain	1863	4	2.5	<del>\$829,990</del>	\$801,990

### LIMITED TIME OFFER

**\$10,000 Decor Dollars\***

**Free Assignment\*\*\*\***

#### DEPOSIT STRUCTURE:

\$10,000 on Signing

\$5,000 in 30 days

\$5,000 in 60 days

\$5,000 in 90 days

Balance of 5% in 150 days

*Certified Cheque/Bank Draft payable to "Gateway Commercial (Caledonia) Ltd."*



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April 21, 2025



## Gateway Phase 2 - 30' Single Detached

Model	Size	Bed	Bath	Elevation A	NEW PRICE
Albany	1477	3	2.5	<del>\$754,990</del>	<b>\$753,990</b>
Sunnybrae	1569	3	2.5	<del>\$769,990</del>	<b>\$768,990</b>
Talbot Corner	1729	4	2.5	<del>\$799,990</del>	<b>\$798,990</b>
Charlotte	2106	4	2.5	<del>\$824,990</del>	<b>\$823,990</b>
Elevation B +\$20,000					
Elevation C +\$30,000					

### LIMITED TIME OFFER

**\$10,000 Decor Dollars\***  
**Free Assignment\*\*\*\***

#### DEPOSIT STRUCTURE:

\$10,000 on Signing

\$5,000 in 30 days

\$5,000 in 60 days

\$5,000 in 90 days

Balance of 5% in 150 days

Certified Cheque/Bank Draft payable to "Gateway Commercial (Caledonia) Ltd."



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April 21, 2025



### Gateway Phase 2 - 34' Single Detached

Model	Size	Bed	Bath	Elevation A	NEW PRICE
Camden	1868	3	2.5	<del>\$829,990</del>	\$825,990
Sauble	1995	4	2.5	<del>\$849,990</del>	\$845,990
Rocklyn	2308	4	2.5	<del>\$869,990</del>	\$865,990
Dryden	2393	4	3.5	<del>\$879,990</del>	\$875,990

Elevation B +\$20,000  
Elevation C +\$30,000

#### LIMITED TIME OFFER

**\$10,000 Decor Dollars\***

**Free Assignment\*\*\*\***

#### DEPOSIT STRUCTURE:

\$10,000 on Signing

\$5,000 in 30 days

\$5,000 in 60 days

\$5,000 in 90 days

Balance of 5% in 150 days

*Certified Cheque/Bank Draft payable to "Gateway Commercial (Caledonia) Ltd."*



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April 21, 2025



## Avalon Phase 4 - 33' Single Detached

Model	Size	Bed	Bath	PRICE
Maple	1712	3	2.5	\$775,990
Sumac	1898	4	2.5	\$800,990
Camrose	2194	4	2.5	\$845,990
Rosebery	2307	4	2.5	\$865,990
Elevation B +\$20,000				
Elevation C +\$30,000				

### LIMITED TIME OFFER

**3 Pc Appliance Package\***

**Air Conditioning\*\***

**Free Assignment\*\*\*\***



#### DEPOSIT STRUCTURE:

\$10,000 on Signing

\$5,000 in 30 days

\$5,000 in 60 days

\$5,000 in 90 days

Balance of 5% in 150 days

**Certified Cheque/Bank Draft payable to "McClung Estates Ltd."**

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May 5, 2025



## Avalon Phase 4 - 38' Single Detached

Model	Size	Bed	Bath	PRICE
Barebarry	2207	4	2.5	<b>\$874,990</b>
Meadowsweet	2382	4	2.5	<b>\$884,990</b>
Honeysuckle	2654	4	3.5	<b>\$914,990</b>
Iris	2816	4	3.5	<b>\$944,990</b>
Elevation B +\$30,000				
Elevation C +\$40,000				

### LIMITED TIME OFFER

**3 Pc Appliance Package\***

**Air Conditioning\*\***

**Free Assignment\*\*\*\***



#### DEPOSIT STRUCTURE:

\$10,000 on Signing

\$5,000 in 30 days

\$5,000 in 60 days

\$5,000 in 90 days

Balance of 5% in 150 days

***Certified Cheque/Bank Draft payable to "McClung Estates Ltd."***

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April 22, 2025





## Avalon Phase 8

### Move-In Ready (30-90 Day Closings)

Address	Lot	Phase	Lot Size	Model	Elv.	Size	Bed   Bath	Price
24 Basswood Cres	22	8	38'	Meadowsweet	C	2383	4   2.5	<b>\$908,990</b>
96 Lilac Circle	48	8	38'	Meadowsweet	B	2380	4   2.5	<b>\$869,990</b>
90 Lilac Circle	51	8	33'	Camrose	C	2182	4   2.5	<b>\$838,990</b>
80 Lilac Circle	56	8	33'	Rosebery	A	2307	4   2.5	<b>\$829,990</b>
74 Lilac Circle	59	8	33'	Rosebery	A	2307	4   2.5	<b>\$830,990</b>
72 Lilac Circle	60	8	33'	Camrose	C	2182	4   2.5	<b>\$842,990</b>
184 Lilac Circle	86	8	33'	Camrose	C	2182	4   2.5	<b>\$854,990</b>
178 Lilac Circle	89	8	33'	Rosebery	C	2311	4   2.5	<b>\$865,990</b>
45 Wintergreen Cres	122	8	33'	Rosebery	C	2311	4   2.5	<b>\$864,990</b>
49 Wintergreen Cres	124	8	33'	Camrose	B	2177	4   2.5	<b>\$857,990</b>
71 Wintergreen Cres	134	8	33'	Camrose	B	2177	4   2.5	<b>\$831,990</b>
42 Wintergreen Cres	152	8	38'	Honeysuckle	B	2660	4   3.5	<b>\$912,990</b>
12 Wintergreen Cres	160	8	33'	Rosebery	B	2309	4   2.5	<b>\$856,990</b>
135 Lilac Circle	165	8	38'	Iris	B	2817	4   3.5	<b>\$965,990</b>
93 Lilac Circle	179	8	38'	Iris	A	2816	4   3.5	<b>\$936,990</b>
87 Lilac Circle	182	8	33'	Camrose	C	2182	4   2.5	<b>\$874,990</b>
83 Lilac Circle	184	8	33'	Rosebery	C	2311	4   2.5	<b>\$899,990</b>
73 Lilac Circle	188	8	38'	Iris	B	2817	4   3.5	<b>\$962,990</b>

### Move-In Soon (Closings in 2025)

Address	Lot	Phase	Lot Size	Model	Elv.	Size	Bed   Bath	Price
155 Lilac Circle	29	8	33'	Sumac	B	1893	4   2.5	<b>\$826,990</b>
76 Lilac Circle	58	8	33'	Camrose	B	2177	4   2.5	<b>\$829,990</b>
18 Lilac Circle	82	8	27'	Belwood	C	1758	3   2.5	<b>\$752,990</b>

### LIMITED TIME OFFER

**3 Pc. Appliance Package\***

**Air Conditioning\*\*\***

**Free Assignment\*\*\*\***

(Free Assignment not applicable for 30-90 Closings)

### DEPOSIT STRUCTURE:

\$10,000 on Signing

Balance to 5% 30 Days

Certified cheque/bank draft made payable to: **McClung Estates Ltd.**



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May 5, 2025