



*Simply perfect*

## THE MATTAMY WAY QUALITY DETAILS YOU'LL LOVE

At Hawthorne East Village, our higher standards are anything but standard. Your new home will offer premium quality finishes and smart home technologies to simplify your life.

- 9' Ceiling on Ground and Main Floor
- SPC Throughout Ground Floor and Second Floor as Per Plan
- SPC in Third floor Hallway and Primary Bedroom
- Stained Oak Stairs as Per Plan
- Smooth Ceilings on Main Floor
- Quartz Countertops in Kitchen and Primary Ensuite
- Double Sinks in Primary Ensuite as Per Plan (Rear Lane Townhomes)
- Tankless Water Heater (included with no monthly rental cost)
- Air Source Heat Pump (for heating and cooling the home)
- 200 AMP Service
- Energy Star®
- Smart Thermostat
- 3 Stainless Steel Appliances (Fridge, Stove, Dishwasher)
- EV Charging Rough-In
- Free Rogers Xfinity Internet for 1 Year

### Freehold Townhomes

For availability and further details, please speak with a Sales Consultant. Features are as per plan and as per schedule A. In the event of any discrepancies on this incentive sheet, the terms listed on Schedule A shall take precedence. Subject to change without notice. Images are for marketing purposes only and may not reflect included features and finishes. E.&O.E. January 21, 2026



**HAWTHORNE EAST VILLAGE  
PHASE 8**

# Cherish home

## PHASE 8 FREEHOLD VILLAGE TOWNHOME

Model	Sq. ft.	Plan	Elevation	Base Price	Proposed Government Rebate for First Time Home Buyers
Arondale (ZVHA)	1,349	3 Bedroom 3 Baths	B	\$739,990	\$63,893
			C	\$744,990	\$64,468
			E	\$763,990	\$66,654
Ellis (ZVHB)	1,428	3 Bedroom 2.5 Baths	B	\$758,990	\$66,078
			C	\$763,990	\$66,654
			E	\$782,990	\$68,840
Pembroke End (ZVHC)	1,610	3 Bedroom 2.5 Baths	B	\$810,990	\$72,061
			B1	\$810,990	\$72,061
			C	\$815,990	\$72,636
			E	\$834,990	\$74,822
Wynwood Corner (ZVHD)	1,644	3 Bedroom 2.5 Baths	B	\$826,990	\$73,902
			C	\$831,990	\$74,477
			E	\$850,990	\$76,663

### NO DEVELOPMENT CHARGES FOR CLOSINGS UP TO MAY 31, 2026.

First Time Home Buyers who are eligible may apply for the proposed GST/HST rebate directly with the Canada Revenue Agency once legislation is enacted. If you are a First Time Home Buyer, inquire with your Sales Consultant for more details.

#### Deposits

##### Closing in 8-9 Months

\$20,000 with Offer & 60 Days

\$15,000 in 120 Days

\$10,000 in 150 Days

**Total Deposit: \$65,000**

##### Closing in 10 Months or Later

\$20,000 with Offer & 60 Days

\$15,000 in 120 & 180 Days

**Total Deposit: \$70,000**

Bank Draft and/or Credit Card Payment

Required for First Deposit

Deposits cheques payable to:

**Mattamy (Brownridge) Limited**

Prices include applicable taxes. All architect's choice options must be ordered at time of sale and will not be available at design centre. Some lots subject to premiums. Premiums subject to change at any time. Prices and features subject to change without notice. All measurements are approximate. Note: actual usable floor space may vary from the stated floor area. The referenced federal and Ontario first time home buyer GST/HST rebate measures are proposed and not yet in effect. The availability of the rebate depends on enactment of the necessary legislation by the Government of Canada and/or the Government of Ontario (including receiving Royal Assent). Mattamy Homes has no control over whether these measures are enacted. The availability, eligibility criteria, rebate amounts, application forms, and timing will be determined by legislation and by administrative guidance issued by the applicable authorities. Mattamy Homes does not control whether, when, or in what form any such measures take effect. Application procedures (including any assignment of rebates, if permitted by law) and processing times are set by the applicable authorities, not by Mattamy Homes. Any price or incentive that references or assumes a GST/HST rebate (including any "net of rebate" pricing) is conditional on the applicable legislation being enacted as anticipated and on the purchaser's eligibility. If the legislation is not enacted, is enacted with different terms or timing, or the purchaser is ineligible, any assumed rebate will not apply, and the purchaser may be responsible for the full purchase price without the benefit of any such rebate. This material is provided for general information only, does not consider your specific circumstances, and does not constitute tax or legal advice. Purchasers should consult their own tax and legal advisors. References to an Ontario rebate relate to the provincial component of HST for homes in Ontario only. Other provinces and territories may have different rules. Information is current as of November 20, 2025, and is subject to change without notice. E.&O.E. January 24, 2026.



HAWTHORNE EAST VILLAGE  
PHASE 8



## Schedule A (Home Features) Hawthorne East Village Phase 8 - Milton – Village Homes

The Vendor shall make commercially reasonable efforts to include the following Home Features but at all times subject to the provisions set out in the Agreement of Purchase and Sale to which this schedule is attached (including, without limitation, Section 9 of Schedule "1" therein) and the provisions set out in this Schedule A.

### EXTERIOR

1. MATTAMY builds new communities inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally coordinated in accordance with applicable zoning and architectural control guidelines.
2. Elevations include clay brick and maintenance free vinyl siding, veneer stone, fibre cement rainscreen and EIFS stucco system with Architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Architectural styled laminate fibreglass shingles with a 30-year manufacturer's limited lifetime warranty.
6. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All vinyl casement windows or simulated single-hung casement windows, or fixed windows throughout. All windows as per the Vendor's specifications and caulked on exterior.
8. Sliding patio door or garden door(s), as per plan. High efficiency windows and entry door glazing.
9. Glazed panel in front entry door or side light(s) as per elevation.
10. All opening windows and sliding patio doors are complete with screens.
11. Steel insulated door from house to garage, if grade permits, with safety door closer and keyless entry hardware, as per plan.
12. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
13. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
14. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required in the discretion of the Vendor.
15. One exterior water tap in the front (or garage).
16. One exterior weatherproof electrical outlet with ground fault interrupter at front. Brushed nickel front door lockset, individual house number, front coach lights at all exterior home entrances, as per elevation.
17. Two-coat asphalt driveway.

### KITCHEN

1. Purchaser's choice of cabinets and quartz countertops from the Vendor's standard selections.
2. Colour co-ordinated kick plates to complement kitchen cabinets.
3. Stainless steel undermount double compartment kitchen sink complete with shut off valves. Includes single lever pull down faucet, from the Vendor's standard selections.
4. Stainless Steel exhaust fan with 6" duct vented to exterior.
5. Heavy duty receptacle for stove and dedicated electrical receptacle for refrigerator.
6. Split receptacle(s) at counter level for future small appliances.
7. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. Wire will not be connected to electrical panel and no cabinet supplied.
8. Stainless steel refrigerator 30"W, stove 30"W and dishwasher 24".

### BATHS

1. Purchaser's choice of cabinets and quartz countertops from the Vendor's standard selections in primary bathroom.
2. Purchaser's choice of cabinets and laminate countertops from the Vendor's standard selections in all bathrooms (excluding primary bathroom and powder room).
3. Colour co-ordinated kick-plate to complement vanity cabinets.
4. Water resistant board to approximately 60" high on separate shower stall walls.
5. Energy efficient water saver shower head and toilet tank.
6. Fully tiled shower enclosures with 2"x2" white mosaic tile base, 8"x10" ceramic tiled walls (where required) and framed glass door in primary ensuite as per plan with aluminum channel as required, all from the Vendors' standard selection.
7. Decorative lighting and beveled mirrors in all bathrooms and powder room.
8. White bathroom fixtures from the Vendor's standard selections including efficient 4.8L elongated toilet.
9. White acrylic bathtubs in all bathrooms with ledge, as per plan.
10. Exhaust fans vented to exterior in all bathroom(s) and powder room.
11. Privacy locks on all bathroom and powder room doors.
12. Chrome finish washer-less faucet with pop-up drain and water saving aerator in all bathroom and powder room sinks.
13. Pedestal sink in powder room, as per plan.
14. 8"x10" ceramic wall tile from the Vendors' standard selections, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls in bathrooms.
15. Bathroom and powder room accessories to include faucet finish matching towel bar and toilet tissue holder, from the Vendor's standard selections.
16. Pressure balance valves to all shower stalls and tub/showers.
17. Shut off valves for all bathroom and powder room sinks.

### INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers with choice of stained or natural finish from the Vendor's standard colour selections. Applies to stairs from ground to second floor, second to third floor and from ground to sunken landings as per plan. Excludes stairs to basement.
2. Colonial moulded panel interior passage doors throughout finished areas (Purchaser's choice from the Vendor's standard selections of one style throughout), excluding sliding closet doors, if applicable.
3. Colonial 3 7/8" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
4. Colonial 2 1/4" trim casing on all swing doors and flat archways up to approx. 12" deep and windows throughout all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in bedrooms and bathrooms).
5. All drywall applied with screws using a minimal number of nails.
6. Lever handles and hinges (unpainted) finished in satin nickel on all interior doors in finished areas.
7. Wire shelving in all bedroom closets.

**LAUNDRY**

1. Laundry tub with chrome finish dual knob faucet installed with shut off valve in finished laundry room, unfinished basement or unfinished storage / utility room, as per plan.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

**ELECTRICAL**

1. Decora style switches and receptacles throughout finished areas.
2. 200 Amp service with circuit breaker type panel.
3. All wiring in accordance with [Ontario hydro] standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7. Electrical box with conduit from garage to basement electrical panel for future electric vehicle charging included. This is rough in only. Wiring to electrical panel, plug and transformer not included.
8. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
9. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
10. Switch controlled receptacle in living room.
11. Deeper electrical boxes for future smart switches (smart switches not included)
12. Smoke detector with visual signaling component installed as per Ontario Building Code.
13. Carbon monoxide detector on all floors where a finished bedroom is located.
14. Electronic door chime at front door.
15. Builder to provide (1) finished Cat6 data line to great room to accommodate cable, telephone and internet connections.

**PAINTING**

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from the Vendor's standard selections).
2. Interior trim and doors to be painted white.
3. Smooth finish ceiling on second floor. Sprayed stipple ceilings with approximate 4" smooth borders on ground and third floor excluding bathrooms and finished laundry room, where applicable.

**FLOORING**

1. Choice of ceramic floor tile in foyer, kitchen, powder room, bathroom(s) and finished laundry room where applicable, as per plan from the Vendor's standard selections.
2. 35oz broadloom in all bedrooms, excluding primary, non-ceramic finished areas and hallway on third floor with 4 lb chip foam under-pad from the Vendor's standard selection (excluding primary bedroom and upper hall).
3. SPC (stone plastic composite) flooring approx. 5.83" wide flooring in choice of colour from the Vendor's standard selections in the third floor hallway, primary bedroom and throughout non ceramic or carpet areas on ground and second floor, as per plan.
4. Tongue and groove, oriented strand board subflooring throughout (except basement), screwed and glued on engineered floor joist system.
5. Concrete basement floor with drain.

**ADDITIONAL FEATURES**

1. Approximately 9' high ceilings on ground, approximately 9' high ceilings on ground second floor and approximately 8' high ceilings on third floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller upper kitchen cabinets, transom over exterior entry swing doors. Approx. 8' high interior arches and interior doors. Vanity mirrors and taller windows will be installed and increased, where applicable. Interior faux transoms may be installed where it is not possible to increase specified doors.
2. Crawl space, as per plan and if grade permits, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
3. 2"x 6" exterior wall construction
4. Surveyors report provided electronically with closing documents at no additional cost.
5. Garage floor and driveway sloped for drainage.
6. Concrete garage floor where applicable with re-enforced grade beams.
7. Garage drywalled and primed.
8. Poured concrete basement walls with drainage membrane and weeping tile.
9. Poured concrete front porch as per plan.
10. 1" gas supply lines throughout.
11. Ducts professionally cleaned.

**ENERGY STAR**

1. High efficiency windows with insulated spacers. Windows installed with expandable foam at perimeter and caulked on the exterior.
2. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
3. All ductwork to be sealed with foil tape or mastic sealant.
4. Ceilings insulated to a minimum of R60 below attic space.
5. Air Source Heat Pumps for heating and cooling.
6. EnergyStar qualified Tankless water heater is included, as located in unfinished basement.
7. Energy Star certified Smart Thermostat.
8. LED lighting in all standard light fixtures.
9. Combination system consisting of tankless water heater and air handler interlocked with energy recovery ventilation (ERV).
10. Independent third-party inspection and air tightness test.

**Additional Provisions and Notices**

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from the Vendor's samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. The Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry room will be eliminated at Vendor's discretion. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When the Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The floor plan shall be that plan illustrated in the Vendor's latest sales display for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is hereby notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. Mattamy reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and I/we hereby consent to the same. Specifications and Terms subject to change, E. & O.E., August 12, 2025.