

THE VALLEY

WOODBRIDGE

SOUTH HILL

Phase TV1

SERIES 40

MODEL	ELEV.	SQ. FT.	BEDROOMS	BATH	PRICE
ASTER (40-1)	A	2440	4 Bed	4.5	\$1.769M
	B	2444			\$1.784M
	C	2440			\$1.794M
LILY (40-2)	A	2598	4 Bed	4.5	\$1.786M
	B	2587			\$1.801M
	C	2588			\$1.811M
BLUEBELL (40-3)	A	2719	4 Bed	4.5	\$1.799M
	B	2717			\$1.814M
	C	2722			\$1.824M
YARROW₂ (40-4)	A	2814	4 Bed	4.5	\$1.809M
	B	2792			\$1.824M
	C	2814			\$1.834M
EAGLE₂ (40-6)	A	3070	4 Bed	4.5	\$1.836M
	B	3078			\$1.851M
	C	3067			\$1.861M
ORCHID¹₂ (40-5)	A	3095	4 Bed	4.5	\$1.838M
	B	3109			\$1.853M
	C	3103			\$1.863M
TRILLIUM₂ (40-7)	A	3234	4 Bed	4.5	\$1.853M
	B	3230			\$1.868M
	C	3230			\$1.878M
BEECH (Corner) (40-8)	A	2739	4 Bed	4.5	\$1.824M
	B	2736			\$1.839M
	C	2723			\$1.849M

OPTIONS: Service Stairs \$8,000 / Side Door \$6,000 / Walk-Up Basement \$30,000 / ¹ Finished Basement \$90,000 / ² Wine Room \$45,000 to \$46,000

Some options must be confirmed at point of sale. Options may not be available on certain models and/or lots. HST is included in the purchase price. Some lots may have premiums, please ask a sales representative for details.

Prices and specifications are subject to change without notice E. & O.E. Actual usable floor space may vary from stated floor area. 04.15.2026.V1

DEPOSIT STRUCTURE: **\$190,000:** \$50,000 WITH OFFER, \$20,000 IN 30 DAYS, \$20,000 IN 60 DAYS, \$20,000 in 90 DAYS, \$20,000 IN 120 DAYS, \$20,000 IN 150 DAYS, \$20,000 IN 180 DAYS & \$20,000 IN 210 DAYS.

DEPOSIT CHEQUES MADE PAYABLE TO: THE VALLEY (MCH) INC.

CLOSING DATE: JUNE 2027 (Subject to Tarion Statement of Critical Dates)

**MARYCROFT
HOMES™**

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04.15.2026 V1



THE VALLEY

WOODBRIDGE

SOUTH HILL

Phase TV1

SERIES 45

MODEL	ELEV.	SQ. FT.	BEDROOMS	BATH	PRICE
CARDINAL ₂ (45-1)	A	3016			\$2.042M
	B	3020	4 Bed	4.5	\$2.057M
	C	3013	OPT 5 TH BED*		\$2.067M
JUNIPER ₂ (45-2)	A	3161			\$2.058M
	B	3173	4 Bed	4.5	\$2.073M
	C	3178	OPT 5 TH BED*		\$2.083M
ROBIN ₂ (45-3)	A	3312			\$2.064M
	B	3312	4 Bed	4.5	\$2.079M
	C	3325	OPT 5 TH BED*		\$2.089M
OAK [†] ₂ (45-4)	A	3563			\$2.099M
	B	3566	4 Bed	4.5	\$2.114M
	C	3562	OPT 5 TH BED*		\$2.124M
HERON ¹ (45-5)	A	3973			\$2.150M
	B	3984	4 Bed	4.5	\$2.165M
	C	3983	OPT 5 TH BED*		\$2.175M
VIOLET [†] ₂ (45-6)	A	3980			\$2.150M
	B	3977	4 Bed	4.5	\$2.165M
	C	3984	OPT 5 TH BED**	OPT 5 TH BATH**	\$2.175M
SWAN [†] ₂ (45-7)	A	4299			\$2.198M
	B	4301	4 Bed	4.5	\$2.213M
	C	4293	OPT 5 TH BED**	OPT 5 TH BATH**	\$2.223M
PINE (Corner) (45-8)	A	3008			\$2.067M
	B	3022	4 Bed	4.5	\$2.082M
	C	3009	OPT 5 TH BED**	OPT 5 TH BATH**	\$2.092M
KINGBIRD ₂ (Corner) (45-9)	A	3524			\$2.124M
	B	3530	4 Bed	4.5	\$2.139M
	C	3529	OPT 5 TH BED**	OPT 5 TH BATH**	\$2.149M

OPTIONS: Service Stairs \$8,000 to \$10,000 / Side Door \$6,000 / *5th Bed \$15,000 / **5th Bed & 5th Bath \$25,000 / Walk-Up Bsmt \$30,000 (\$45,000 for Heron) / ¹ Finished Bsmt \$90,000 / ² Wine Room \$45,000 to \$48,000 / [†] Elevator \$100,000

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DEPOSIT STRUCTURE: **\$210,000:** \$50,000 WITH OFFER, \$20,000 IN 30 DAYS, \$20,000 IN 60 DAYS, \$20,000 IN 90 DAYS, \$20,000 IN 120 DAYS, \$20,000 IN 150 DAYS, \$20,000 IN 180 DAYS, \$20,000 IN 210 DAYS & \$20,000 in 240 DAYS.

DEPOSIT CHEQUES MADE PAYABLE TO: THE VALLEY (MCH) INC

CLOSING DATE: JUNE 2027 (Subject to Tarion Statement of Critical Dates)

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04.15.2026 V1



THE VALLEY

WOODBRIDGE

40' COLLECTION PRICE LIST

MODEL	ELEV.	SQ.FT.	PURCHASE PRICE
ABERDEEN 40-01	A	2,408 SQ.FT.	\$1,769,990
	B	2,415 SQ.FT.	\$1,784,990
	B-1	2,427 SQ.FT.	\$1,784,990
	C	2,402 SQ.FT.	\$1,759,990
BRETON 40-02	A	2,601 SQ.FT.	\$1,789,990
	B	2,601 SQ.FT.	\$1,804,990
	B-1	2,601 SQ.FT.	\$1,804,990
	C	2,602 SQ.FT.	\$1,814,990
ALT. PREP KITCHEN ADD \$15,000			
DORNOCH 40-03	A	2,780 SQ.FT.	\$1,807,990
	B	2,787 SQ.FT.	\$1,822,990
	B-1	2,797 SQ.FT.	\$1,822,990
	C	2,794 SQ.FT.	\$1,832,990
ALT. PREP KITCHEN ADD \$15,000			
GANTON 40-04	A	3,096 SQ.FT.	\$1,839,990
	B	3,076 SQ.FT.	\$1,854,990
	B-1	3,152 SQ.FT.	\$1,854,990
	C	3,082 SQ.FT.	\$1,864,990
ALT. PREP KITCHEN ADD \$25,000, ALT. 5 BEDROOM PLAN ADD \$15,000 ALT. PREP KITCHEN AND 5 BEDROOM PLAN ADD \$40,000			
KINSALE 40-05	A	3,356 SQ.FT.	\$1,865,990
	B	3,356 SQ.FT.	\$1,880,990
	B-1	3,353 SQ.FT.	\$1,880,990
	C	3,360 SQ.FT.	\$1,890,990
ALT. PREP KITCHEN ADD \$25,000, ALT. 5 BEDROOM PLAN ADD \$15,000 ALT. PREP KITCHEN AND 5 BEDROOM PLAN ADD \$40,000			
MUIRFIELD 40-06	A	3,110 SQ.FT.	\$1,839,990
	B	3,151 SQ.FT.	\$1,854,990
	B-1	3,147 SQ.FT.	\$1,854,990
	C	3,097 SQ.FT.	\$1,864,990
PRESTWICK 40-07	A	3,376 SQ.FT.	\$1,899,990
	B	3,429 SQ.FT.	\$1,914,990
	B-1	3,376 SQ.FT.	\$1,914,990
	C	3,376 SQ.FT.	\$1,924,990
ALT. 2 ND FLOOR ADD \$15,000			
TRALEE 40-08	B	3,208 SQ.FT.	\$1,849,990
	B-1	3,234 SQ.FT.	\$1,849,990
ALT. PREP KITCHEN ADD \$35,000, ALT. 5 BEDROOM PLAN ADD \$15,000 ALT. PREP KITCHEN AND 5 BEDROOM PLAN ADD \$50,000			
TURNBERRY 40-09	A	2,530 SQ.FT.	\$1,799,990
	B	2,534 SQ.FT.	\$1,814,990
	C	2,503 SQ.FT.	\$1,824,990
WATERVILLE 40-10	A	3,080 SQ.FT.	\$1,839,990
	B	3,068 SQ.FT.	\$1,854,990
	B-1	3,102 SQ.FT.	\$1,854,990
	C	3,084 SQ.FT.	\$1,864,990
ALT. PREP KITCHEN ADD \$15,000			
GALWAY LOT 31 (CUSTOM)	B	3,853 SQ.FT.	\$2,114,990
40' Deposit Structure: \$50,000 with offer, \$20,000 in 30 days, 60 days, 90 days, 120 days, 150 days, 180 days & 210 Days Total: \$190,000			
Deposits Payable to: Poetry Living (Clubhouse) Limited			

INCENTIVE PACKAGE: *\$30,000 in Décor Dollars

*****PREMIUMS:**

\$20,000 for **No Side-Walk**,
\$30,000 for **Walk-up Basement** (if grade permits),
45,000 for **Walk-out Basement**,
\$6,000 for **Opt. Side Door** (if grade permits)
\$5,500 **Opt. Garage Side Door** (If grade permits)
\$85,000 **Opt Finished Basement**
\$110,000 **Finished Basement on Lot 31**
\$30,000 **Opt. Loggia on Lot 31**

CLOSINGS: AUGUST – OCTOBER 2027



NOTE: All prices, incentives, figures, and materials are subject to change without notice. Sq Ft shown include open to below areas. *** Premiums are inclusive of HST and if grade permits. Exclusive Listing Brokerage: Intercity Realty Inc., Brokerage. Brokers Protected. E. & O. E. April 10th, 2026.



THE VALLEY

WOODBRIDGE

45' COLLECTION PRICE LIST

MODEL	ELEV.	SQ.FT.	PURCHASE PRICE
ADARE 45-01 ALT. PREP KITCHEN ADD \$25,000	A	2,870 SQ.FT.	\$2,014,990
	B	2,877 SQ.FT.	\$2,029,990
	C	2,901 SQ.FT.	\$2,049,990
BARROW 45-02 ALT. PREP KITCHEN ADD \$30,000	A	3,096 SQ.FT.	\$2,042,990
	B	3,105 SQ.FT.	\$2,057,990
	C	3,104 SQ.FT.	\$2,067,990
BERKSHIRE 45-03 ALT. PREP KITCHEN ADD \$15,000 , ALT. 5 BEDROOM PLAN ADD \$15,000 ALT. PREP KITCHEN AND 5 BEDROOM PLAN ADD \$30,000	A	3,393 SQ.FT.	\$2,071,990
	B	3,351 SQ.FT.	\$2,086,990
	C	3,384 SQ.FT.	\$2,096,990
BROADSTONE 45-04 ALT. PREP KITCHEN ADD \$25,000 , ALT. 5 BEDROOM PLAN ADD \$15,000 ALT. PREP KITCHEN AND 5 BEDROOM PLAN ADD \$40,000	A	3,775 SQ.FT.	\$2,119,990
	B	3,785 SQ.FT.	\$2,134,990
	C	3,767 SQ.FT.	\$2,144,990
DELAMERE 45-05 ALT. PREP KITCHEN ADD \$25,000	A	4,479 SQ.FT.	\$2,207,990
	B	4,460 SQ.FT.	\$2,222,990
	C	4,488 SQ.FT.	\$2,232,990
HUNTERCOMBE 45-06	A	3,735 SQ.FT.	\$2,119,990
	B	3,674 SQ.FT.	\$2,134,990
	C	3,664 SQ.FT.	\$2,144,990
PENNARD 45-07 ALT. PREP KITCHEN ADD \$15,000	A	4,233 SQ.FT.	\$2,191,990
	B	4,233 SQ.FT.	\$2,206,990
	C	4,221 SQ.FT.	\$2,216,990
STANTON 45-08 ALT. PREP KITCHEN ADD \$10,000	B	3,720 SQ.FT.	\$2,119,990
	B-1	3,733 SQ.FT.	\$2,119,990
STONEHAM 45-09 ALT. PREP KITCHEN ADD \$15,000	B	3,717 SQ.FT.	\$2,119,990
	B-1	3,813 SQ.FT.	\$2,119,990
WALTON 45-10 ALT. PREP KITCHEN ADD \$35,000	B	4,078 SQ.FT.	\$2,234,990
	B-1	4,087 SQ.FT.	\$2,234,990
WENTWORTH 45-11 ALT. PREP KITCHEN ADD \$35,000	A	3,008 SQ.FT.	\$2,069,990
	B	3,015 SQ.FT.	\$2,084,990
	C	3,002 SQ.FT.	\$2,094,990
WASTERWOOD 45-12 ALT. PREP KITCHEN ADD \$15,000 , ALT. 2 ND FLOOR PLAN ADD \$15,000 ALT. PREP KITCHEN AND 5 BEDROOM PLAN ADD \$30,000	A	3,835 SQ.FT.	\$2,129,990
	B	3,811 SQ.FT.	\$2,144,990
	C	3,819 SQ.FT.	\$2,154,990
LAHINCH 45-13	A	2,509 SQ.FT.	\$2,049,990
	B	2,509 SQ.FT.	\$2,064,990
	C	2,509 SQ.FT.	\$2,074,990
KERRY LOT 32 (CUSTOM)	B	4,588 SQ.FT.	\$2,234,990

45' Deposit Structure: \$50,000 with offer, \$20,000 in 30 days, 60 days, 90 days, 120 days, 150 days, 180 days, 210 Days & 240 Days
Total: \$210,000 Deposits Payable to: Poetry Living (Clubhouse) Limited

*****PREMIUMS:**

\$20,000 for **No Side-Walk**,
 \$30,000 for **Walk-up Basement** (if grade permits),
 \$45,000 for **Walk-out Basement**,
 \$6,000 for **Opt. House Side Door** (if grade permits),
 \$5,500 **Opt. Garage Side Door** (If grade permits),
 \$100,000 for **Opt. Elevator**
 \$85,000 **Finished Basement**,
 \$110,000 for **Opt. Finished Basement Lot 32**
 \$27,000 **Opt. Loggia Elevation A & C**,
 \$30,000 **Opt. Loggia Elevation B and Lot 32**
 \$14,000 **Opt. Balcony Over Loggia on Lot 32** (Loggia not available on Lot 33)

INCENTIVE PACKAGE: *\$40,000 in Décor Dollars

CLOSINGS: AUGUST – OCTOBER 2027

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THE VALLEY

WOODBRI DGE

40 FT. LOTS – DETACHED HOMES				
MODEL	SQ. FT.	ELEVATION		PRICES (incl. HST)
The MEADOW 40-1	2611	A	4 Bdrm.	\$1,789,990
	2602	B	*Opt. Loft - A & B	\$1,799,990
	2611	C	(345 sq. ft.)	\$1,814,990
The PRAIRIE 40-2	2600	A	4 Bdrm.	\$1,789,990
	2609	B	Alt Grnd. - Alt. 2nd	\$1,799,990
	2610	C	*Opt. Loft - A & B (360 sq. ft.)	\$1,814,990
The SAVANNA 40-3	2614	A	3 Bdrm.	\$1,789,990
	2613	B	Alt. 2nd - 4 Bdrm.	\$1,799,990
	2609	C	(add \$20,000) *Opt. Loft - A & B (375 sq. ft.)	\$1,814,990
The SWORD 40-4	2820	A	4 Bdrm.	\$1,809,990
	2827	B		\$1,819,990
	2817	C		\$1,824,990
The GLADE 40-5	3140	A	4 Bdrm.	\$1,842,990
	3140	B	Alt. 2nd - 5 Bdrm.	\$1,852,990
	3166	C	(add \$55,000) *Opt. Loft - A & B (421 sq. ft.)	\$1,867,990
The LEA 40-6	2886	A	4 Bdrm.	\$1,819,990
	2875	B		\$1,829,990
	2886	C		\$1,844,990
The SETARIA 40-7 (Lots 110 and 111)	3430	C	4 Bdrm. Alt. 2nd - 5 Bdrm. (add \$55,000)	\$1,896,990
The HEATH 40-8 (Lots 110 and 111)	3557	C	4 Bdrm. Alt. 2nd - 5 Bdrm. (add \$55,000)	\$1,912,990
The PAMPAS Front Split 40-9	3007	C	4 Bdrm.	\$1,849,990
	3062	D		\$1,859,990
The CROFT Front Spilt 40-10	3205	C	4 Bdrm.	\$1,869,990
	3211	D		\$1,879,990
The BAWN Corner 40-11	2505	C	4 Bdrm.	\$1,829,990
	2505	D		\$1,814,990

**DEPOSIT: \$50,000 with offer; \$20,000 in 30 days; \$20,000 in 60 days; \$20,000 in 90 days;
\$20,000 in 120 days; \$20,000 in 150 days; \$20,000 in 180 days; \$20,000 in 210 days**

NOTE: The square footage is calculated from the outside dimensions of the standard plan building on the first and second floor and any two-storey area, including the finished area in the basement, if applicable. Garage, attics and unfinished areas in the basement are not included in the calculations. Actual usable floor space may vary from stated floor area. All measurements are approximate. Alternate plan square footages may differ from standard plan, see agent for details. *Prices & terms subject to change without notice.

**UPGRADES: *Optional Finished Basement – \$85,000 for 40-1 to 40-6 & 40-9 to 40-11 • \$100,000 for 40-7 & 40-8
Loft – \$100,000 for 40-1, 40-2 & 40-3 • \$125,000 for 40-5, 40-6 & 40-8***

**LOT PREMIUMS: • \$20,000: Lots 70, 71, 72, 73, 74, 75, 76, 83, 84, 85, 86, 87, 88 & 89
• \$30,000: Lots 80, 81 & 82 • \$35,000: Lots 77 & 78 • \$50,000: Lots 7, 8 & 9 • \$70,000: Lots 3, 4, 5 & 79 • \$95,000:
Lots 1 & 2 • \$100,000: Lots 6, 106, 107, 108, 109, 110 & 111**

**PREMIUMS FOR WALKOUT CONDITIONS (if applicable):
Walkout Deck – \$20,000 • Lookout Basement – \$25,000 • Walkout Basement – \$45,000**



THE VALLEY

WOODBRIDGE

45 FT. LOTS – DETACHED HOMES				
MODEL	SQ. FT.	ELEVATION		PRICES (incl. HST)
The PLACID Front Spilt 45-9	3384	C	4 Bdrm.	\$2,089,990
	3377	D		\$2,079,990
The REPOSE Front Spilt 45-10	3730	C	4 Bdrm. Opt. 2 nd Floor (Add \$7,500)	\$2,124,990
	3736	D		\$2,114,990
The QUEST Front Spilt 45-11	3952	C	4 Bdrm. Opt. 2 nd Floor (Add \$7,500)	\$2,146,990
	3956	D		\$2,136,990

DEPOSIT: \$50,000 with offer; \$20,000 in 30 days; \$20,000 in 60 days; \$20,000 in 90 days; \$20,000 in 120 days; \$20,000 in 150 days; \$20,000 in 180 days; \$20,000 in 210 days and \$20,000 in 240 days

NOTE: The square footage is calculated from the outside dimensions of the standard plan building on the first and second floor and any two-storey area, including the finished area in the basement, if applicable. Garage, attics and unfinished areas in the basement are not included in the calculations. Actual usable floor space may vary from stated floor area. All measurements are approximate. Alternate plan square footages may differ from standard plan, see agent for details.

*Prices & terms subject to change without notice.

**UPGRADES: Optional Finished Basement – \$85,000 for 45-9 & 45-10 \$100,000 for 45-11
Optional Loggia: \$60,000**

**LOT PREMIUMS: Lot 10 – \$50,000 • Lot 11 – \$60,000 • Lot 12 – \$70,000 • Lot 13 – \$75,000
• Lot 14 – \$80,000 • Lot 15 – \$85,000 • Lot 16 – \$90,000**

