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NOW'S YOUR TIME

event

You won't find a better time to buy with Mattamy Homes at Vicinity West. Don't miss this limited-time opportunity to unlock the life you want to live with North America's largest privately owned home and neighbourhood builder. Explore these incredible savings and incentives below.



THE MATTAMY WAY

QUALITY DETAILS YOU'LL LOVE

Single Car

~~\$15,000~~ **\$25,000**** OFF THE PURCHASE PRICE

\$10,000** DESIGN STUDIO CREDIT

Double Car

~~\$20,000~~ **\$35,000**** OFF THE PURCHASE PRICE

\$15,000** DESIGN STUDIO CREDIT

At Vicinity West, our higher standards are anything but standard. Your new home will offer premium quality finishes to simplify your life.

- FREE Assignment Fee***(\$5000 Value)
\$500 Admin + \$500 Legal Fee Applicable
- 9' Ceiling on Ground & Second Floor
- Quartz Countertops in Kitchen & Primary Bathroom
- Hardwood on Ground Floor, Upper Hallway & Primary Bedroom
- Smooth Ceilings on Ground Floor
- Elegant Oak Stairs
- Electric Fireplace
- Triple Glazed Windows
- Hot Water Heater Ownership
- 3 Piece Rough-In Included In Basement
- Energy Star®
- Free Rogers Ignite Internet for 1 Year

DETACHED

Features are as per plan and as per schedule A. Subject to change without notice. Images are for marketing purposes only and may not reflect included features and finishes. E.&O.E. September 14, 2024
**Incentives subject to change without notice. Limited time offer. Vendor has the right to reserve and limit the number of incentive offerings.
***Free Assignment Fee. \$500 + HST Administration & \$500 + HST Legal Fees are applicable. For details on fees and conditions please visit our Sales Centre. Limited time offer. Available features and finishes subject to change without notice. E.&O.E. September 14, 2024

Dear clients: Please note that inventory and prices may change at any time by the builder or developer without prior notice.



VICINITY WEST

Single Car Garage Detached Home

PRICING



Model	Sq.ft.	Plan	Elevation	Price
The Arlington (H30A)	1,351	3 Bedroom	Traditional	\$783,990
			Modern	\$790,990
			Traditional	\$839,990
The Belmont (L30A)	1,707	3 Bedroom	English Manor	\$844,990
			Modern	\$849,990
			French Chateau	\$851,990
The Elgin (L30B)	1,825	3 Bedroom	Traditional	\$855,990
			English Manor	\$860,990
			Modern	\$865,990
The Elgin (L30B)	1,825	3 Bedroom	French Chateau	\$867,990
			Traditional	\$895,990
			English Manor	\$900,990
The Sherwood (L30C)	2,094	4 Bedroom with	Modern	\$905,990
			French Chateau	\$907,990
			Traditional	\$906,990
The Willowdale (L30D)	2,170	4 Bedroom	English Manor	\$911,990
			Modern	\$916,990
			French Chateau	\$918,990
The Windermere (L30E) 2.5 Storey	2,534	4 Bedroom	Traditional	\$971,990
			English Manor	\$976,990
			Modern	\$981,990
The Windermere (L30E) 2.5 Storey	2,534	4 Bedroom	French Chateau	\$983,990

Deposit Cheques Payable To: Mattamy (Salem) Limited

Additional Deposits Required For Premium Lots:

For lots with Premiums \$30,000 and over: 50% is due at time of offer and 50% is due in 60 days

Deposits

- \$20,000 with Offer
- \$20,000 in 30 Days
- \$20,000 in 60 Days
- \$15,000 in 90 Days
- \$15,000 in 120 Days
- \$90,000 Total

Sales Representative: Luqman Ahmed

Cell: 647-215-2315

Email: Business@newlifelifehomes.ca

Address: 25-81 Zenway Blvd, Woodbridge, ON L4H 055

Bank Draft and/or Credit Card Payment Required for First Deposit

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.
E. & O. E July 31, 2024

Double Car Garage Detached Home

PRICING



Model	Sq.ft.	Plan	Elevation	Price
The Amberlee (D36A)	1,805	3 Bedroom	Traditional	\$924,990
			English Manor	\$929,990
			Modern	\$934,990
The Cedric (K36A)	2,085	3 Bedroom	Traditional	\$962,990
			English Manor	\$967,990
			French Chateau	\$974,990
The Vale Corner (G30E)	2,113	4 Bedroom	Transitional	\$974,990
			Traditional	\$964,990
			English Manor	\$969,990
The Dawson (K36B)	2,308	3 Bedroom	Modern	\$974,990
			Traditional	\$994,990
			English Manor	\$999,990
The Gibson (K36C)	2,580	4 Bedroom	French Chateau	\$1,006,990
			Transitional	\$1,006,990
			Traditional	\$1,034,990
The Logan (K36D)	2,662	4 Bedroom	English Manor	\$1,039,990
			French Chateau	\$1,046,990
			Transitional	\$1,046,990
The Mara (K36E) 2.5 Storey	2,698	4 Bedroom	Traditional	\$1,053,990
			English Manor	\$1,058,990
			French Chateau	\$1,065,990
The Yates (K36F)	2,768	4 Bedroom	Transitional	\$1,065,990
			Traditional	\$1,082,990
			English Manor	\$1,087,990
The Yorkwood Corner (E36F)	2,808	4 Bedroom	French Chateau	\$1,094,990
			Transitional	\$1,094,990
			Traditional	\$1,067,990
			English Manor	\$1,072,990
			French Chateau	\$1,079,990
			Transitional	\$1,079,990
			Traditional	\$1,072,990
			English Manor	\$1,077,990
			Modern	\$1,082,990

Deposit Cheques Payable To: Mattamy (Salem) Limited

Additional Deposits Required For Premium Lots:

For lots with Premiums \$30,000 and over: 50% is due at time of offer and 50% is due in 60 days

Deposits

\$20,000 with Offer
\$20,000 in 30 Days
\$25,000 in 60 Days
\$20,000 in 90 Days
\$20,000 in 120 Days
\$105,000 Total

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Additional Deposit Required for

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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.
E. & O. E. July 31, 2024

Schedule A (Home Features)

Vicinity West Phase 1 - Barrie – Detached

EXTERIOR

1.

MATTAMY’S Vicinity West is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
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, excluding basement. Basement windows (30"x24") to be all-vinyl sliders. All windows as per vendor’s specifications and caulked on exterior.
8.

Sliding patio door or garden door(s), as per plan.
9.

All windows triple glazed, excluding basement windows and entry door glazing. Basement windows and sliding patio door, where applicable, to be classified as Zone 3 with Low E coating and Argon Gas.
10.

Glazed panel in front entry door or side light(s) as per elevation.
11.

All opening windows and sliding patio doors are complete with screens.
12.

Steel insulated door from house to garage, if grade permits, with safety door closer and keyless entry hardware, as per plan.
13.

Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
14.

Entire lot sodded except paved areas (common side yard 6’ or less may be finished with granular material).
15.

Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
16.

Two exterior water taps, one in front (or garage), and one at rear of home.
17.

Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
18.

Weiser front door entry set finished in Satin Nickel. Individual house number. Black front coach lights at all exterior home entrances, as per elevation.
19.

Vendor will install a two-coat asphalt driveway for single car driveway and double car driveway.

KITCHEN

1.

Purchaser’s choice of cabinets and quartz countertops from vendor’s standard selection.
2.

Colour co-ordinated kick plates to compliment kitchen cabinets.
3.

Stainless steel undermount double compartment kitchen sink complete with shut off valves. Includes single lever pull down Moen faucet, as per Vendor’s standard specifications.
4.

Coldwater line roughed into fridge location for future refrigerator.
5.

Stainless Steel exhaust fan with 6” duct vented to exterior.
6.

Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
7.

Split receptacle(s) at counter level for future small appliances.
8.

Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet supplied).

BATHS

1.

Purchaser’s choice of cabinets and quartz countertops from Vendor’s standard selection in Primary bathroom.
2.

Purchaser’s choice of cabinets and laminate countertops from Vendor’s standard selection in all bathrooms (excluding Primary Bathroom and Powder Room).
3.

Colour co-ordinated kick-plate to compliment 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 2x2 white mosaic tile base, 8x10 ceramic tiled walls (where required) and framed glass door in Primary Ensuite as per plan with aluminum channel as required, from Vendors’ standard selection.
7.

Decorative lighting in all bathrooms and Powder Room.
8.

Beveled mirrors approx. 42” high in all bathroom(s) and powder room.
9.

White bathroom fixtures from Vendor’s standard selection including efficient 4.8L elongated toilet.
10.

White acrylic bathtubs in all bathrooms with ledge, as per plan.
11.

Exhaust fans vented to exterior in all bathroom(s) and Powder Room.
12.

Privacy locks on all bathroom and powder room doors.
13.

Chrome finish upgraded Moen washer-less faucet with pop-up drain and water saving aerator in all bathroom and Powder Room sinks.
14.

Pedestal sink in Powder Room, as per plan.
15.

8x10 ceramic wall tile from Vendors’ standard selection, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls.
16.

White acrylic freestanding oval tub with Moen roman tub faucet in chrome finish as per plan.
17.

Bathroom and Powder Room accessories to include Moen chrome finish matching towel bar and toilet tissue holder.
18.

Pressure balance valves to all shower stalls and tub/showers as per plan.
19.

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 vendor’s standard colour selection. Applies to stairs from ground to second 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 vendor’s standard selection of one style throughout), excluding sliding closet doors, if applicable.
3.

Colonial 4” baseboard throughout with 3/8” profiled door stop trim in all tiled areas.
4.

Colonial 2 ¼” trim casing on all swing doors and flat archways up to approx. 12” deep, on ground floor and hallway of 2nd floor, and windows throughout in all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in 2nd floor bedrooms and bathrooms).
5.

Raised Electric Linear Fireplace in Great Room, as per plan.
6.

All drywall applied with screws using a minimum number of nails.
7.

Weiser lever handles and hinges (unpainted) finished in Satin Nickel on all interior doors in finished areas, as per plan.
8.

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.

Purchaser’s choice of cabinets and laminate countertops from Vendor’s standard selection in optional base laundry cabinet, where applicable, as per plan.
3.

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.

2 capped ceiling boxes for future pendant lights above kitchen island or peninsula, as per plan.
12.

Decora style dimmer control in primary bedroom and dining room as per plan.
13.

Deeper electrical boxes for future smart switches (smart switches not included)
14.

One (1) brushed nickel finished smart door lock for front door entry.
15.

One (1) smart light switch for front entry light.
16.

One (1) outlet in 2nd floor closet for future provision for wifi extension (wifi extension not include).
17.

Smoke Detector with visual signaling component installed as per Ontario Building Code.
18.

Carbon Monoxide Detector on all floors where a finished bedroom is located.
19.

Electronic door chime at front door.
20.

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 vendor’s standard selection).
2.

Interior trim and doors to be painted white.
3.

Smooth finish ceiling on main floor. Sprayed stipple ceilings with 4” smooth borders on 2nd floor except for Bathrooms and finished Laundry Room, where applicable. All closets to have sprayed stipple ceilings only.

FLOORING

1.

Choice of ceramic floor tile in foyer, kitchen, breakfast area, powder room, bathroom(s) and finished laundry room where applicable, as per plan from vendor’s standard selection.
2.

Engineered Oak Hardwood 3 1/2” wide flooring in choice of colour from vendor’s standard selection throughout non ceramic areas on ground floor, upper hallway and Primary bedroom on second floor, as per plan.
3.

35oz broadloom in all non-ceramic finished areas on second floor with 4 lb chip foam under-pad from vendor’s standard selection. (Excluding Primary Bedroom and Upper Hall).
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.

9’ high ceilings on ground floor and 9’ high ceilings on second 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.

2”x 6” exterior wall construction
3.

Mortgage survey provided with closing documents at no additional cost.
4.

Garage floor and driveway sloped for drainage.
5.

Concrete garage floor where applicable with re-enforced grade beams.
6.

Garage drywalled and primed.
7.

All windows installed with expandable foam to minimize air leakage. (excluding basement windows)
8.

Poured concrete basement walls with drainage membrane and weeping tile.
9.

Poured concrete front porch as per plan.
10.

Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
11.

1 ¼” gas supply lines throughout.
12.

3 piece rough in included in basement.
13.

Ducts professionally cleaned.

ENERGY STAR PROGRAM

1.

All triple-glazed windows with insulated spacers (excluding basement windows). Windows installed with expandable foam at perimeter and caulked on the exterior. (excluding basement windows).
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.

High efficiency gas fired heating system.
6.

EnergyStar qualified Tankless water heater is included, as located in unfinished basement.
7.

Energy Star certified Smart Thermostat, centrally located on Ground Floor.
8.

LED lighting in all standard interior and exterior light fixtures as per plan.
9.

Energy Recovery Ventilation (ERV) installed, interlocked with furnace.
10.

Independent third-party inspection and air tightness test.

WARRANTY

Mattamy Warranty backed by TARION “Excellent Service Rating” includes that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection:
The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leaving to detachment or serious deterioration.

Violations of the Ontario Building Code’s Health and Safety provisions.

Seven Year Warranty Protection (Major Structural Defects):
A major structural defect is defined by TARION as; - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.

Specifications and Terms subject to change, E. & O.E., February 1, 2024

Initials...../.....

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LEGEND

- Village Homes
- Dual Front Townhomes
- Two-Storey Townhomes
- Single Car Garage Detached Home
- Double Car Garage Detached Home

All renderings, landscaping and images are Artist's Concept Only. Images depicted in Site Plan including schools, future residential, parks, and such other specifications are subject to change based on final approval from Government Authorities. Dimensions and locations not to scale. Mattamy Homes assumes no liability for inaccuracies, errors or omissions in the Site Plan as depicted. E & O.E. January 2024.

