



SIMPLY PERFECT

The Mattamy Way
Quality Details You'll Love

At Hawthorne East Village Phase 4, our higher standards are anything but standard. Your new home will offer premium quality finishes and smart home technologies to simplify your life.

- Development Charge Increases Capped at \$0
- Approximately 9' Ceilings on Ground and Second Floor
- Raised Basement Ceiling as Per Plan
- Smooth Ceilings on Ground Floor
- Hardwood Throughout Non-Ceramic Areas on Ground Floor, Upper Hallway and Primary Bedroom as Per Plan
- Stained Oak Stairs as Per Plan
- Electric Fireplace as Per Plan
- Quartz Countertops in Kitchen and Primary Ensuite
- Triple Glazed Windows
- Tankless Water Heater (Owned with No Monthly Rental Cost)
- Air Source Heat Pump (for Heating and Cooling the Home)
- Energy Star®
- Net Zero Ready
- EV Charging Rough-In
- Drywalled & Primed Garage
- 200 AMP Service
- Free Assignment**
- Free Rogers Internet for 1 Year

Single & Double Car Detached Homes

*Incentives subject to change without notice. Limited Time Offer. Vendor has the rights to reserve and limit the number of incentive offerings. Features are per plan and Schedule A. Subject to change without notice. Move-in dates are predetermined and associated with specific lots. In the event of any discrepancies on this incentive sheet, the terms outlined in Schedule A shall take precedence.

**Free Assignment Fee. \$500+HST Administration & \$500+HST Legal Fees are applicable. For details on fees and conditions please visit our Sales Centre. Images are for marketing purposes only and may not reflect included features and finishes. E.&O.E June 3, 2026.



HAWTHORNE
EAST VILLAGE



Detached Homes: Single-Car

Phase 4 Pricing Package

Model	Sq. Ft. Bed Bath	Elev.	Starting Price*	Announced Rebate**	Price After Rebate**
Newman	1,805 3 2.5	B	\$1,022,990	\$96,450	\$926,540
		C	\$1,027,990	\$97,025	\$930,965
		D	\$1,049,990	\$99,556	\$950,434
		E	\$1,046,990	\$99,211	\$947,779
Sherbrook	1,955 4 2.5	B	\$1,058,990	\$100,592	\$958,398
		C	\$1,063,990	\$101,167	\$962,823
		D	\$1,075,990	\$102,548	\$973,442
		E	\$1,082,990	\$103,353	\$979,637
Willowdale	2,170 4 2.5	TA	\$1,114,990	\$106,000	\$1,008,990
		EM	\$1,121,990	\$106,000	\$1,015,990
		MO	\$1,130,990	\$106,000	\$1,024,990

Deposits

Deposits cheques payable to: Mattamy (Brownridge) Limited

Closing in 4-5 Months

\$25,000 with Offer & 30 Days

\$20,000 in 60 Days

Total Deposit: \$70,000

Closing in 6-7 Months

\$25,000 with Offer, 60 & 120 Days

Total Deposit: \$75,000

Closing in 8-9 Months

\$20,000 with Offer, 60, 120 & 180 Days

Total Deposit: \$80,000

Closing in 10 Months or Later

\$25,000 with Offer, 60, 120 & 180 Days

Total Deposit: \$100,000



We're so glad you're here

Notes

Additional Deposit Required in 120 Days for Premium Lots \$30,000 and higher:

\$30,000 - \$49,000 Premium = \$10,000

\$50,000 - \$74,000 Premium = \$20,000

\$75,000 - \$99,000 Premium = \$30,000



Looking for more information?

Scan me!

* "Starting Price" means the price of a home or unit and excludes lot premiums, and other options, upgrades and add-ons.

** "Announced Rebate" or "Rebate" means the enhanced GST/HST new housing rebate. Buyers should consult with legal and tax professionals to confirm eligibility and ensure compliance with all applicable requirements.

Please speak to a Sales Representative for further details. Subject to change without notice, E.& O.E. June 3, 2026.



HAWTHORNE EAST VILLAGE

Detached Homes: Double-Car

Phase 4 Pricing Package

Model	Sq. Ft. Bed Bath	Elev.	Starting Price*	Announced Rebate**	Price After Rebate**
Benning	2,076 3 2.5	B	\$1,174,990	\$106,000	\$1,068,990
		C	\$1,179,990	\$106,000	\$1,073,990
		D	\$1,206,990	\$106,000	\$1,100,990
		E	\$1,198,990	\$106,000	\$1,092,990
		F	\$1,198,990	\$106,000	\$1,092,990
Glenbrook	2,245 3 2.5	B	\$1,212,990	\$106,000	\$1,106,990
		C	\$1,217,990	\$106,000	\$1,111,990
		D	\$1,229,990	\$106,000	\$1,123,990
		E	\$1,236,990	\$106,000	\$1,130,990
		F	\$1,236,990	\$106,000	\$1,130,990
Maxwell	2,309 4 2.5	B	\$1,225,990	\$106,000	\$1,119,990
		C	\$1,230,990	\$106,000	\$1,124,990
		D	\$1,242,990	\$106,000	\$1,136,990
		E	\$1,249,990	\$106,000	\$1,143,990
		F	\$1,249,990	\$106,000	\$1,143,990
Quinton	2,502 4 3.5	B	\$1,265,990	\$106,000	\$1,159,990
		C	\$1,270,990	\$106,000	\$1,164,990
		D	\$1,282,990	\$106,000	\$1,176,990
		E	\$1,289,990	\$106,000	\$1,183,990
		F	\$1,289,990	\$106,000	\$1,183,990
Wilford	2,635 4 3.5	B	\$1,293,990	\$106,000	\$1,187,990
		C	\$1,298,990	\$106,000	\$1,192,990
		D	\$1,310,990	\$106,000	\$1,204,990
		E	\$1,317,990	\$106,000	\$1,211,990
		F	\$1,317,990	\$106,000	\$1,211,990

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Closing in 6-7 Months

\$20,000 with Offer, 60 & 120 Days

\$15,000 in 180 days

Total Deposit: \$70,000

Closing in 8-9 Months

\$20,000 with Offer, 60, 120 & 180 Days

Total Deposit: \$80,000

Closing in 10 Months or Later

\$25,000 with Offer, 60, 120 & 180 Days

Total Deposit: \$100,000



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\$50,000 - \$74,000 Premium = \$20,000

\$75,000 - \$99,000 Premium = \$30,000

\$100,000 - \$124,000 Premium = \$40,000



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