



# SIMPLY PERFECT

The Mattamy Way  
Quality Details You'll Love

At Hawthorne East Village Phase 8, 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
- 3 Stainless Steel Appliances (Fridge, Stove, Dishwasher)
- Approximately 9' Ceiling on Ground & Main Floor
- Smooth Ceilings on Main Floor
- SPC Flooring throughout Ground Floor, Second Floor, Third Floor Hallway and Primary Bedroom as per plan
- Elegant Oak Stairs
- Quartz Countertops in Kitchen & Primary Bathroom
- 200 AMP Service
- Air Source Heat Pump (for heating and cooling the home)
- Smart Thermostat
- EV Charging Rough-In
- Tankless Water Heater (included with no monthly rental cost)
- Energy Star®
- Free Assignment\*\*
- Free Rogers Xfinity Internet for 1 Year

## Freehold Townhomes

\*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



# Townhomes: Freehold Village Homes

Phase 8 Pricing Package

Model	Sq. Ft.   Bed   Bath	Elev.	Starting Price*	Announced Rebate**	Price After Rebate**
Arondale	1,349   3   3	B	\$739,990	\$63,893	<b>\$676,097</b>
		C	\$744,990	\$64,468	<b>\$680,522</b>
		E	\$763,990	\$66,654	<b>\$697,336</b>
Ellis	1,428   3   2.5	B	\$758,990	\$66,078	<b>\$692,912</b>
		C	\$763,990	\$66,654	<b>\$697,336</b>
		E	\$782,990	\$68,840	<b>\$714,150</b>
Pembroke End	1,610   3   2.5	B	\$810,990	\$72,061	<b>\$738,929</b>
		B1	\$810,990	\$72,061	<b>\$738,929</b>
		C	\$815,990	\$72,636	<b>\$743,354</b>
		E	\$834,990	\$74,822	<b>\$760,168</b>
Wynwood Corner	1,644   3   2.5	B	\$826,990	\$73,902	<b>\$753,088</b>
		C	\$831,990	\$74,477	<b>\$757,513</b>
		E	\$850,990	\$76,663	<b>\$774,327</b>

### Deposits

**Deposits cheques payable to: Mattamy (Brownridge) Limited**

**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



**HAWTHORNE EAST VILLAGE**

We're so glad you're here

Notes



**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.