

Price List

FREEHOLD • DETACHED • BUNGALOWS

30' & 36' Lots · Simcoe, Norfolk County



OCTOBER 9, 2026

PHASE 1 LAUNCH PRICING · FOUR MODELS

From \$499,900[†]

Every model comes with a basement.
Finish it and make your home 4 bedrooms and 3 bathrooms.

HST REBATE CREDIT ENDS
MARCH 30, 2027

Alder

30' & 36' ^{*} LOT · 2 BED · 2 BATH · SINGLE CAR GARAGE



902 + 750 = 1,652 SQ. FT.

MAIN FLOOR UNFINISHED BASEMENT[‡] TOTAL, BOTH LEVELS[‡]

PRICE BEFORE REBATE \$540,887

LIMITED TIME HST REBATE CREDIT[†] -\$40,987

PHASE 1 PRICE[†] \$499,900

FINISHED BASEMENT[‡] +\$49,900
Optional · up to 4 bed · 3 bath total

TOTAL WITH FINISHED BASEMENT \$549,800

Birch

30' & 36' ^{*} LOT · 2 BED · 2 BATH · SINGLE CAR GARAGE



958 + 783 = 1,741 SQ. FT.

MAIN FLOOR UNFINISHED BASEMENT[‡] TOTAL, BOTH LEVELS[‡]

PRICE BEFORE REBATE \$552,187

LIMITED TIME HST REBATE CREDIT[†] -\$42,287

PHASE 1 PRICE[†] \$509,900

FINISHED BASEMENT[‡] +\$52,900
Optional · up to 4 bed · 3 bath total

TOTAL WITH FINISHED BASEMENT \$562,800

Chestnut

36' LOT · 2 BED · 2 BATH · SINGLE CAR GARAGE



1,114 + 920 = 2,034 SQ. FT.

MAIN FLOOR UNFINISHED BASEMENT[‡] TOTAL, BOTH LEVELS[‡]

PRICE BEFORE REBATE \$608,687

LIMITED TIME HST REBATE CREDIT[†] -\$48,787

PHASE 1 PRICE[†] \$559,900

FINISHED BASEMENT[‡] +\$56,900
Optional · up to 4 bed · 3 bath total

TOTAL WITH FINISHED BASEMENT \$616,800

Sycamore

36' LOT · 2 BED · 2 BATH · SINGLE CAR GARAGE



1,280 + 1,038 = 2,318 SQ. FT.

MAIN FLOOR UNFINISHED BASEMENT[‡] TOTAL, BOTH LEVELS[‡]

PRICE BEFORE REBATE \$636,937

LIMITED TIME HST REBATE CREDIT[†] -\$52,037

PHASE 1 PRICE[†] \$584,900

FINISHED BASEMENT[‡] +\$59,900
Optional · up to 4 bed · 3 bath total

TOTAL WITH FINISHED BASEMENT \$644,800

DEPOSIT

\$10,000 on signing, then the balance to 10% in 12 equal monthly instalments.
Instalment amount is confirmed in the Agreement of Purchase and Sale.
Bank drafts payable to: Big Sky Simcoe Limited Partnership

WARRANTY

Every home is enrolled with Tarion and covered by the statutory warranties under the Ontario New Home Warranties Plan Act.

CONTACT SALES

Book your private appointment

Anthony
anthony@greenleafvillage.ca
647-801-4472

* The Alder and Birch fit a 30' or 36' lot. Prices are for a 30' lot; a lot premium applies on a 36' lot.

† Prices include HST, net of rebates assigned to the Vendor. The HST rebate credit (13% of the Phase 1 price, less the \$24,000 Ontario new housing rebate) applies to agreements signed by March 30, 2027, subject to purchaser eligibility and government program terms; if not eligible, the price before rebate applies.

‡ Floor area is the finished main floor, measured to the outside face of exterior walls. Basements are measured to the outside face of foundation walls, are unfinished as standard and are not floor area; the total combines both levels. Basement finishing prices include HST, net of rebates, and must be selected at signing; finished area will be smaller than the basement area shown. Bedroom and bathroom counts include the optional package.

Actual usable floor space may vary from the stated floor area. Renderings are artist's concept. Prices and specifications are subject to change without notice. E. & O.E.

