



OVER 69 YEARS OF EXCELLENCE

UPPER EAST SIDE
UNIONVILLE

PRICE LIST

TOWNHOMES - FREEHOLD

Lot Number	Model	Sq.ft.	Elev.	Plan	Base Price	Proposed Government Rebate	Price After Rebate
BLK303TH1	Creekside ATH20-2C	2266	A	4 BEDROOM	\$1,209,900	\$106,000	\$1,103,900
BLK303TH2	Riverside Mod ATH20-1	2127	A	4 BEDROOM	\$1,169,900	\$106,000	1,063,900
BLK303TH3	Riverside ATH20-1	2118	A	4 BEDROOM	\$1,169,900	\$106,000	1,063,900
BLK303TH4	Riverside ATH20-1	2118	A	4 BEDROOM	\$1,179,900	\$106,000	1,073,900
BLK303TH5	Creekside ATH20-2C	2266	A	4 BEDROOM	\$1,229,900	\$106,000	\$1,123,900

STANDARD FEATURES

- ✓ Natural prefinished hardwood throughout in all finished areas (except for tiled areas) *.
- ✓ Natural Oak Staircase and landings*.
- ✓ Smooth Ceiling Main Floor (Kitchen Level) *.
- ✓ Granite Countertops
w/Undermount Sink in Kitchen*
- ✓ Electric Fireplace
- ✓ 9' Ceilings on Ground Floor, Main Floor & Upper Floor

BONUS PACKAGE

- \$10,000 In Upgrades at Décor Centre
- Central Air Conditioning
- 200 AMP Service
- Rough in Electric Car Charger
- 5 Appliances (Stainless Steel Fridge, Stove, Dishwasher White Washer & Dryer (from standard Line) *
- Capped Development Charges at \$0
- \$2000 Assignment Fee Plus Legal/Admin Fees

DEPOSIT/ REQUIEMENTS

Cheques are made payable to "Vine Cliff Homes Limited" or "Berczy Homes Limited"

w/offer	30	60	90	150	180	Total
\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$120,000

Driver's License with One (1) of the following, Canadian Passport, Canadian Permanent Residency Card or Canadian Birth Certificate.
PLUS: Deposit Cheques and Mortgage Pre-Approval

Office hours: Mon - Thur 11AM - 5PM. Fri Closed. Sat & Sun 11AM - 5PM. Please Contact Us by Phone or Email.
(905) 237-1730 | unionvillesales@fieldgatehomes.com

July 30, 2026

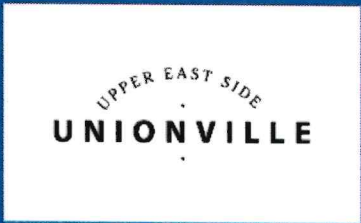
Sales Representatives: Robert Vigna & Robert Pagliariccia

*Net of rebate. The referenced federal and Ontario temporary enhanced GST/HST rebate measures are proposed and not yet in effect. The availability of the applicable rebate depends on enactment of the necessary legislation by the Government of Canada and/or the Government of Ontario (including receiving Royal Assent). The vendor has no control over whether these measures are enacted. The availability, eligibility criteria, rebate amounts, application forms, and timing will be determined by legislation and by administrative guidance issued by the applicable authorities. The vendor does not control whether, when, or in what form any such measures take effect. Application procedures (including any assignment of rebates, if permitted by law) and processing times are set by the applicable authorities, not by The Vendor. Any price or incentive that references or assumes the temporary enhanced GST/HST rebate (including any "net of rebate" pricing) is conditional on the applicable legislation being enacted as anticipated and on the purchaser's eligibility. If the legislation is not enacted, is enacted with different terms or timing, or the purchaser is ineligible, any assumed rebate will not apply, and the purchaser may be responsible for the full purchase price without the benefit of any such rebate. This material is provided for general information only, does not consider your specific circumstances, and does not constitute tax or legal advice. Purchasers should consult their own tax and legal advisors. References to an Ontario rebate relate to the provincial component of HST for homes in Ontario only. Other provinces and territories may have different rules. Information is current as of March 25, 2026, and is subject to change without notice. Prices include applicable taxes. Some lots subject to premiums.





OVER 69 YEARS OF EXCELLENCE



PRICE LIST

38' SINGLES

Model	Sq.ft.	Elev.	Plan	Base Price	Proposed Government Rebate	Price After Rebate
Sprucegrove A38-11	1635	A	3 BEDROOM	\$1,499,900	\$106,000	\$1,393,900
	1638	B		\$1,509,900	\$103,002	\$1,406,898
Silverwood A38-12	1869	A	3 BEDROOM (Opt. 4 BEDROOM \$5,000)	\$1,529,900	\$96,945	\$1,432,955
	1869	B		\$1,539,900	\$93,916	\$1,445,984
Cedargrove A38-13C	1916	A	3 BEDROOM (Opt. 4 BEDROOM \$5,000)	\$1,554,900	\$89,373	\$1,465,527
	1908	B		\$1,564,900	\$86,345	\$1,478,555
Maplewood A38-14	2071	A	3 BEDROOM (Opt. 4 BEDROOM \$5,000)	\$1,564,900	\$86,345	\$1,478,555
	2071	B		\$1,574,900	\$83,316	\$1,491,584
Birchwood A38-15	2256	A	3 BEDROOM (Opt. 4 BEDROOM \$5,000)	\$1,599,900	\$75,745	\$1,524,155
	2257	B		\$1,609,900	\$72,716	\$1,537,184
Evergreen A38-16	2428	A	4 BEDROOM	\$1,639,900	\$63,630	\$1,576,270
	2439	B		\$1,649,900	\$60,602	\$1,589,298

STANDARD FEATURES	STANDARD FEATURES	BONUS PACKAGE
✓ Natural prefinished hardwood throughout in all finished areas (except for tiled areas) *. ✓ Natural Oak Staircase and landings*. ✓ Smooth Ceiling Ground Floor (Kitchen Level) *.	✓ Electric Fireplace ✓ 9' Ceilings on Ground Floor & Second Floor ✓ Granite Countertops w/Undermount Sink in Kitchen & primary ensuite *	\$20,000 In Upgrades at Décor Centre Central Air Conditioning 200 AMP Service Rough in Electric Car Charger, Capped Development Charges at \$0 \$2000 Assignment Fee Plus Legal/Admin Fees

DEPOSIT/ REQUIEMENTS		Cheques are made payable to “Vine Cliff Homes Limited” or “Berczy Homes Limited”				
w/offer	30	60	90	150	180	Total
\$20,000	\$35,000	\$35,000	\$30,000	\$30,000	\$30,000	\$180,000

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July 11, 2026

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38' SINGLES

Model	Sq.ft.	Elev.	Plan	Base Price	Proposed Government Rebate	Price After Rebate
Seaside A38-1	2687	A	4 BEDROOM or 5 BEDROOM	\$1,689,900	\$48,487	\$1,641,413
	2664/2664	B/C		\$1,689,900	\$48,487	\$1,641,413
Brushwood A38-7	2742/2742	A/C	4 BEDROOM	\$1,709,900	\$42,430	\$1,667,470
	2738	B		\$1,719,900	\$39,402	\$1,680,498
Waterside A38-2	2803/2803	B	4 BEDROOM or 5 BEDROOM	\$1,719,900	\$39,402	\$1,680,498
	2801	A/C		\$1,725,900	\$37,585	\$1,688,315
Greenwood A38-3C (Corner)	2919	A	4 BEDROOM or 5 BEDROOM (OPT. GRD. FL. GUEST SUITE \$15,000)	\$1,769,900	\$24,259	\$1,745,641
	2981/2917	B/D		\$1,779,900	\$21,230	\$1,758,670
	2981	C		\$1,799,900	\$15,173	\$1,784,727
Wildwood A38-4	2946	B	4 BEDROOM or 5 BEDROOM	\$1,739,900	\$33,345	\$1,706,555
	2946	A		\$1,749,900	\$30,316	\$1,719,584
	2946	C		\$1,755,900	\$28,499	\$1,727,401
Groves A38-5	2981	A	4 BEDROOM or 5 BEDROOM (OPT. GRD. FL. GUEST SUITE \$15,000)	\$1,759,900	\$27,287	\$1,732,613
	2990	B		\$1,769,900	\$24,259	\$1,745,641
	3008	C		\$1,779,900	\$21,230	\$1,758,670
Ravines A38-6	3091	A	5 BEDROOM (OPT. GRD. FL. GUEST SUITE \$15,000)	\$1,779,900	\$21,230	\$1,758,670
	3093	B		\$1,789,900	\$18,202	\$1,771,698
	3103	C		\$1,794,900	\$16,687	\$1,778,213
Daleside A38-9	3253	A	4 BEDROOM or 5 BEDROOM (OPT. GRD. FL. GUEST SUITE \$15,000)	\$1,799,900	\$15,173	\$1,784,727
	3250	B		\$1,809,900	\$12,145	\$1,797,755
	3230	C		\$1,819,900	\$9,116	\$1,810,784

STANDARD FEATURES	STANDARD FEATURES	BONUS PACKAGE
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DEPOSIT/ REQUIEMENTS						
Cheques are made payable to "Vine Cliff Homes Limited" or "Berczy Homes Limited"						
w/offer	30	60	90	150	180	Total
\$20,000	\$35,000	\$35,000	\$30,000	\$30,000	\$30,000	\$180,000

Driver's License with One (1) of the following, Canadian Passport, Canadian Permanent Residency Card or Canadian Birth Certificate.
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45' SINGLES

Model	Sq.ft.	Elev.	Plan	Base Price
Uplands A45-8	3003 3008	A B	4 BEDROOM (OPT. GRD. FL. DEN \$10,000)	\$1,929,900 \$1,929,900
Summit A45-7C	3009 3006	A B	4 BEDROOM (OPT. GRD. FL. GUEST SUITE \$10,000)	\$1,948,900 \$1,958,900
Lushland A45-1	3347 3349	A B/C	5 BEDROOM (OPT. 5 BED, 5 BATH \$20,000 & OPT. GRD. FL. GUEST SUITE \$15,000)	\$1,989,900 \$2,004,900
Meadows A45-2	3533 3535	A/C B	5 BEDROOM (OPT. 5 BED, 5 BATH \$20,000 & OPT. GRD. FL. GUEST SUITE \$15,000)	\$2,029,900 \$2,049,900
Heath A45-3C (Corner)	3573 3562 3583	A B C	5 BEDROOM (OPT. 5 BED, 5 BATH \$20,000 & OPT. GRD. FL. GUEST SUITE \$15,000)	\$2,059,900 \$2,074,900 \$2,079,900
Parkland A45-4	3716 3716	A B	5 BEDROOM (OPT. 5 BED, 5 BATH \$20,000 & OPT. GRD. FL. GUEST SUITE \$15,000)	\$2,069,900 \$2,079,900
Landscape A45-5	3911 3904	A B	5 BEDROOM (OPT. 5 BED, 5 BATH \$20,000 & OPT. GRD. FL. GUEST SUITE \$15,000)	\$2,109,900 \$2,129,900

STANDARD FEATURES

- ✓ Natural prefinished hardwood throughout in all finished areas (except for tiled areas) *.
- ✓ Natural Oak Staircase and landings*.
- ✓ Smooth Ceiling Ground Floor (Kitchen Level) *.
- ✓ Granite Countertops w/Undermount Sink in Kitchen & primary ensuite *
- ✓ Electric Fireplace
- ✓ 9' Ceilings on Ground Floor & Second Floor

BONUS PACKAGE

- \$20,000 In Upgrades at Décor Centre
- Central Air Conditioning
- 200 AMP Service
- Rough in Electric Car Charger
- Capped Development Charges at \$0
- \$2000 Assignment Fee Plus Legal/Admin Fees

DEPOSIT/ REQUIEMENTS

Cheques are made payable to "Vine Cliff Homes Limited" or "Berczy Homes Limited"

w/offer	30	60	90	120	150	180	Total
\$20,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$200,000

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