



FOUNDERS WALK

OF STOUFFVILLE

FAIRGATE HOMES + OPUS HOMES

NEW HOMES

FIRST RELEASE / 01



Artist's concept

TRADITIONAL TOWNHOMES FROM

Mid \$700's

CAD | Developer price band. See page 2.

TOWNHOMES | TOTAL DEPOSIT

C\$90,000

6 instalments | \$20,000 with offer

Bethesda Sideroad & Baker Hill Blvd

Stouffville | By Fairgate Homes and OPUS Homes

THE COMMUNITY

Freehold towns + 36' / 40' detached homes
Rear-lane & dual frontage towns: 4-car parking
Planned park and open space*

FEATURES & FINISHES

ENERGY STAR certified homes
Quartz / granite kitchen counters | Oak stairs
200 AMP service | EV conduit rough-in

TOWNHOME DECOR DOLLARS

C\$10,000

DETACHED DECOR DOLLARS

C\$20,000

5-piece appliance package

Offer terms on page 2

*Park and open space are proposed and may change. Features vary by plan and agreement. See page 2 for terms.

Sources: Developer price sheet, October 2026 promo sheet, first-release site plan and location images. 2026-10-09.

FOR DETAILS AND CURRENT AVAILABILITY, CONTACT

VVIP AGENT SARA

647-969-7779



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PRICE GUIDE

FIRST RELEASE / 02

FIVE COLLECTIONS | STARTING PRICE BANDS

ALL AMOUNTS IN CAD

Home collection	Approx. area on price sheet	Starting price band
Traditional townhomes Freehold townhome collection	1,700 sq. ft.	Mid \$700's
Rear-lane townhomes 4-car parking	2,000 sq. ft.	High \$700's
Dual frontage townhomes 4-car parking	2,300 sq. ft.	Mid \$800's
36' detached homes 36-foot lot collection	2,500 sq. ft.	High \$1M's
40' detached homes 40-foot lot collection	2,800 sq. ft.	High \$1M's

These are developer price bands, not exact quotes. Detached pricing is reproduced as supplied: "High \$1M's".

Areas are approximate figures from the price sheet; exact areas, layouts and parking vary by plan and lot.

The price sheet does not specify HST, rebate or lot-premium treatment. Confirm exact pricing and terms with Sara.

DEPOSIT SCHEDULE

SAME SCHEDULE FOR ALL THREE TOWNHOME TYPES

Payment due	Townhomes	Detached homes
With offer	\$20,000	\$30,000
30 days	\$15,000	\$30,000
90 days	\$15,000	\$20,000
150 days	\$15,000	\$20,000
180 days	\$15,000	\$20,000
210 days	\$10,000	\$20,000
Total deposit	\$90,000	\$140,000

Decor Dollars include HST, have no cash value and are for the applicable builder's Decor Studio. Plus 5 appliances.

One assignment offered, subject to approval; sample APS lists a \$1,500 + tax vendor legal fee plus other applicable fees.

Prices, offers and availability may change. Ask Sara for closing dates; the builder's latest official documents govern.

Sources: Developer price sheet, October 2026 promo sheet and sample APS, Schedule Z. Prepared: 2026-10-09.

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