



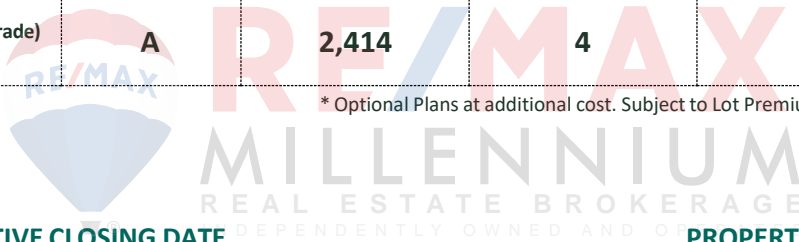
Caledon Trails

A MASTERPLANNED COMMUNITY

30' DETACHED

MODEL	ELEV.	SQ. FT.	BEDROOMS	PRICE
SCARLET (3001)	A	2,070	4	\$1,499,900
	B	2,045		\$1,509,900
	C	2,035		\$1,529,900
ASPEN (3002)	A	2,235	4	\$1,519,900
	B	2,240		\$1,529,900
	C	2,240		\$1,549,900
CEDAR (3003)	A	2,320	4	\$1,539,900
	B	2,320		\$1,549,900
	C	2,320		\$1,569,900
TAMARACK (3005)	A	2,414	4	\$1,559,900
	B	2,411		\$1,569,900
	C	2,430		\$1,589,900
WILLOW (3004)	A	2,540	4	\$1,579,900
	B	2,550		\$1,589,900
	C	2,551		\$1,609,900
TAMARACK (3005-Side Upgrade) Lot 34	A	2,414	4	\$1,639,900

* Optional Plans at additional cost. Subject to Lot Premiums. HST Included in Purchase Price.



FIRST TENTATIVE CLOSING DATE

April – September 2024

PROPERTY TAXES

Estimated at 0.85% of the Purchase Price per annum as per Town of Caledon 2023 Rate

DEPOSIT STRUCTURE**

- \$25,000 on signing
- \$40,000 in 60 days
- \$40,000 in 120 days
- \$40,000 in 180 days

INITIAL DEPOSIT PAYABLE TO: "OWENS WRIGHT LLP IN TRUST"

Certified Cheque or Bank Draft required for initial deposit





JOE Godara
REALTOR®

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** Resident Deposit Structure. Please see Sales Representative for deposit structure of eligible foreign buyers.

Programs and Incentives are subject to change without notice. Vendor reserves the right to withdraw or change any programs and incentives at its own discretion. See Sales Representative for details, E. & O.E. June 23, 2023.



Exclusive Listing Brokerage: Pivot Real Estate Group. Brokers Protected.



Caledon Trails

A MASTERPLANNED COMMUNITY

36' DETACHED

MODEL	ELEV.	SQ. FT.	BEDROOMS	OPTIONAL BEDROOMS*		PRICE
				GROUND	2 ND FLOOR	
HEMLOCK (3601)	A	2440	4			\$1,589,900
	B	2450		X	X	\$1,604,900
	C	2443				\$1,619,900
CAPREA (3602)	A	2550	4			\$1,599,900
	B	2550		X	X	\$1,614,900
	C	2550				\$1,629,900
HAZEL (3603)	A	2725	4			\$1,629,900
	B	2750		X	✓	\$1,644,900
	C	2740				\$1,659,900
SPRUCE (3604)	A	2920	5			\$1,659,900
	B	2925		X	X	\$1,674,900
	C	2885				\$1,689,900
ELDERBERRY (3605)	A	3030	4			\$1,679,900
	B	3025		X	X	\$1,694,900
	C	3033				\$1,709,900

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- \$40,000 in 240 days

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A MASTERPLANNED COMMUNITY

42' DETACHED

MODEL	ELEV.	SQ. FT.	BEDROOMS	OPTIONAL BEDROOMS*		PRICE
				GROUND	2 ND FLOOR	
HAWTHORNE (4201)	A	2,655	4	X	X	\$1,699,900
	B	2,705				\$1,714,900
	C	2,670				\$1,729,900
MAPLE (4202)	A	2,900	5	X	X	\$1,739,900
	B	2,875				\$1,754,900
	C	2,885				\$1,769,900
BEECH (4203)	A	3,040	4	X	✓	\$1,779,900
	B	3,075				\$1,794,900
	C	3,050				\$1,809,900
JUNIPER (4204)	A	3,260	5	X	X	\$1,809,900
	B	3,258				\$1,824,900
	C	3,250				\$1,839,900
ELM (4205)	A	3,500	5	✓	X	\$1,879,900
	B	3,500				\$1,894,900
	C	3,485				\$1,909,900
LAUREL (4206-C) (Corner)	A	2,810	4	X	X	\$1,749,900
	B	2,820				\$1,764,900
	C	2,800				\$1,779,900
ASTER (4207-C) (Corner)	A	2,925	4	✓	✓	\$1,779,900
	B	3,004				\$1,794,900
	C	3,030				\$1,809,900
CYPRESS (4208-C) (Corner)	A	3,210	4	X	✓	\$1,809,900
	B	3,171				\$1,824,900
	C	3,141				\$1,839,900

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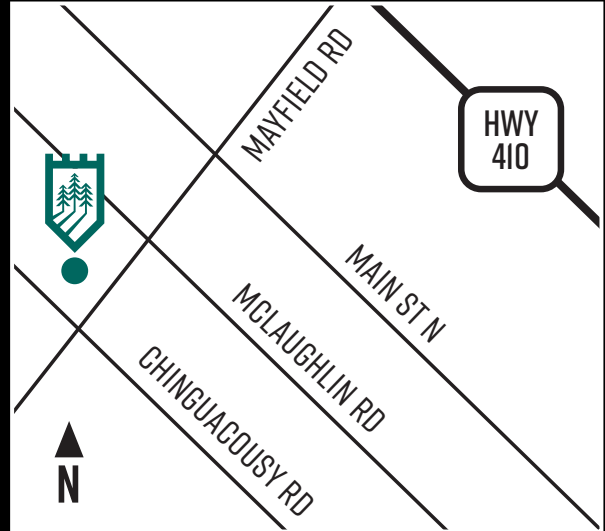
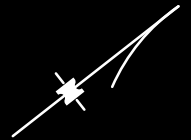
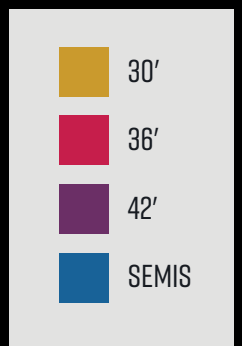


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Caledon Trails

A MASTERPLANNED COMMUNITY



Landscaping is based on draft landscape drawings. Dimensions are approximate. E. & O. E.

LAURIER HOMES | YORKWOOD HOMES

CALEDON TRAILS QUALITY APPOINTMENTS



CUSTOMER SERVICE EXCELLENCE

With decades of experience building homes in the GTA, Laurier Homes & Yorkwood Homes are two of the most respected builders in the industry. Exemplifying a hands-on approach, dedication to outstanding customer service, they have been recognized with the following awards:

- Building Award of Excellence.
- Best Low-rise Community in the GTA.
- Markham Small Volume Builder Award.
- Markham Design Excellence Award.
- Rescon "Certified Professional Master Builder" Award.

CUSTOM QUALITY CONSTRUCTION

- All elevations, exterior colours and materials are architecturally controlled and selected by the Vendor.
- Traditional, Gothic and Modern Contemporary elevations feature clay brick exterior, with long lasting durable Cement Board or Celect Cellular Exterior, and Stone detailing, Vinyl Siding in Side Gables, as per applicable plan and per grading requirements.
- Verandas are a gracious feature on many of the homes in Caledon Trails. Where provided, verandas and porches are poured concrete.
- Decorative exterior pickets and railings are made of aluminum for maintenance-free durability as per applicable plan.
- All building envelope perforations including doors and windows to be fully caulked.
- Foundation wrapped with a superior drainage membrane to protect from water penetration.
- Reinforced concrete garage floors with grade beams.
- Engineered floor system.
- Superior 2" x 6" exterior wall construction.
- Above-grade exterior walls are insulated to R24, exterior basement walls to R20, attics to R60.
- Spray foam insulation to garage ceiling below any habitable space above, to R31.
- 3/8" plywood roof sheathing.
- Aluminum soffits, fascia, shutters, eavestroughs and downspouts.
- Self-sealing shingles, with a 25-year manufacturer's warranty.
- Thermopane Low E Argon filled coloured vinyl casement windows throughout, excluding basement, as per applicable plan.
- Basement windows to be Low E Argon filled vinyl sliders.
- Steel insulated front entry doors with inset pane lites as per applicable plan.
- Satin nickel deadbolt, Grip-set Entry on Front Door.
- Premium quality sectional roll-up garage door with decorative glass panels, as per applicable plan.
- Fully sodded front and rear yards. Narrow side yards may be graveled at the Vendor's sole discretion.
- Paved driveway
- Exterior lights (as per plan) and Stone Address Plaques.
- Cleaned duct work prior to closing.

INTERIOR FINISHES

- Approximately 9-foot ceilings on ground floor and approximately 8-foot ceilings in basement and second floor (excluding areas due to mechanical or structural requirements).
- Natural oak stairs, railings, oak pickets on stairwells in finished areas, as per applicable plan. Stair landings to have 3 1/4" natural prefinished hardwood.
- 12" x 12" or 13" x 13" imported ceramic tile flooring in entry, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable.
- Prefinished 3 1/4" x 3/4" Oak flooring on main and second floor (except tiled areas).
- Detached homes feature gas fireplace with wood mantel, complete with glass panel, replica log, and wall switch, as per applicable plan.
- Semi detached units feature linear electric fireplaces as per plan.
- All interior doors, and woodwork trim to be painted off white semi-gloss.
- Kitchens, bathrooms and laundry (in finished areas) to be finished with washable low VOC flat latex paint.
- Trimmed archways where applicable, and as per plan.
- Purchaser's choice of Classique or Colonial raised panel interior doors, including closets, as per applicable plan.
- 4 1/4" Colonial style baseboards throughout with 2 3/4" casings on all main and second floor windows, doorways and flat arches.
- Satin nickel finish interior lever door knobs and hinges.

DESIGNER KITCHENS

- Purchaser's choice of cabinetry in kitchen with extended height uppers (from vendor's standard samples).
- Kitchen countertop in granite or quartz (from vendor's standard samples).
- Double stainless steel sink in kitchen with single-lever faucet with integrated pull-out spray.
- Flush breakfast bar in kitchen, as per applicable plan.
- Spacious kitchen pantries as per plan.
- Stainless steel exhaust hood fan over stove area, exhausted to the exterior.
- Dishwasher rough-in provided includes electrical and plumbing only, with space for dishwasher. Hookup not included.
- Dedicated electrical outlet for refrigerator.
- Split electrical outlets at counter level for small appliances.
- Standard fridge opening approximately 36"W by 72"H. Standard range opening to be 30"W.

LAUNDRY AREA

- One laundry tub with standard base cabinet provided, as per plan.
- Hot and cold laundry taps for washer, and heavy-duty wiring for dryer.
- Exterior exhaust for dryer.
- Floor drain in second floor laundry room.

LUXURIOUS BATHROOMS

- Purchaser's choice of deluxe cabinetry with laminate countertop.
- Powder Room and Master Ensuite counter top granite or quartz (from vendor's standard samples).
- Master ensuite to have upgraded white free-standing or oval tub as per plan.
- Separate shower stall with shower light, finished in tile and framed glass with glass door, as per applicable plan.
- Bathtubs to include curtain rod.
- All shower stalls to have marble jambs where applicable.
- White plumbing fixtures.
- Single-lever chrome finish faucets with pop-up drains in all bathrooms.
- Shut off valves for all vanities.
- Privacy locks on all bathroom doors.
- Bathroom tub (non free-standing) enclosure with tile 6" x 8" tile standard, including ceiling (from vendor's standard samples).
- Mirror in all bathrooms, full width of vanity.
- Posi-temp pressure/temperature balance valves for all showers.
- High efficiency WaterSense rated faucets and toilets.
- Upgraded vanity light fixtures in all bathrooms and powder room.
- Water resistant cement board in shower.

ELECTRICAL, HEATING & PLUMBING

- 200 amp electrical service with circuit breakers.
- Heavy-duty outlet for stove and dryer.
- Two (2) weather-proof exterior electrical outlets; one each at front and rear of home, plus garage to have one wall outlet and a ceiling electrical outlet provided for future garage door opener.
- White Decora switches and receptacles throughout.
- One USB outlet in kitchen and each bedroom.
- Ceiling mounted light fixtures for entry, hallways, kitchen and breakfast and all bedrooms, as per applicable plan.
- Capped ceiling outlets in dining room, living room and family/great room as per applicable plan.
- Bell chime at front door.
- Combination Smoke/Carbon Monoxide detectors with electrical connection, located in each bedroom and on each floor including basement as per code.
- Heating ducts taped to increase energy efficiency.
- Drain water heat recovery pipe to reduce energy costs.
- Energy saving foam around all windows to reduce drafts.
- High Efficiency forced air gas furnace - electronic start.
- High Efficiency gas fired hot water heater on a rental basis.
- Heat Recovery Ventilation unit to provide fresh air and improve indoor air quality.
- Ductwork sized for future air conditioning.
- 7-day programmable thermostat wired for future air conditioning.
- Energy Performance certified by third party consultant.
- Two (2) exterior hose bibs; one in garage, and one at rear of house.

TECHNOLOGY - TELEPHONE & CABLE

- Cat 6 RI to central location for future modem.
- One Phone rough in.
- One RJ6 cable rough in.

ROUGH-INS

- Security system includes wiring to ground floor doors, windows and oversized basement windows, and two motion detector locations, with purchase of a two-year contract.
- Rough-in for central vacuum provided, at least one outlet per floor. All pipes drop to basement.
- Rough-in 3-piece bathroom (drains only) in basement for future washroom.

TARION WARRANTY CORPORATION COVERAGE

- 7-year major structural defects.
- 2-year plumbing, heating and electrical systems and building envelope.
- 1-year on all other items.
- Refer to Tarion Home Owner Information Package for complete warranty details.

COLOUR SELECTION AND FINISHINGS

All colour and finishing selections are to be made at Caledon Trails Décor Centre, and from Builder's standard samples. Caledon Trails provides the services of a professional design consultant to assist Purchasers in the completion of their interior colour selections, and the selection of upgrades. Purchasers acknowledge and agree that variations in colour and shade uniformity may occur, and the colours, patterns and availability of samples displayed in the Décor Centre and model homes may vary from those displayed and available at time of colour selection.

PURCHASER TO HAVE CHOICE OF COLOUR AND MATERIALS FROM AVAILABLE VENDOR'S STANDARD SAMPLES OF THE FOLLOWING, UNLESS ALREADY ORDERED OR INSTALLED:

- Imported up to 12" x 12" or 13" x 13" floor tiles where applicable.
- Imported 6" x 8" tiles for bathtub enclosures, and separate shower enclosures where applicable.
- Custom-crafted kitchen cabinets and countertops, bathroom vanity cabinets, countertops (where applicable).
- Quality 40 oz. carpet where applicable.
- Choice of quality paint colour on all interior walls. One colour throughout.
- Choice of prefinished 3 1/4" Oak flooring.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. A WIDE VARIETY OF UPGRADES AND OPTIONS ARE AVAILABLE. E. & O. E. 06/23

SCARLET B | 2045 SQ. FT.

SCARLET C | 2035 SQ. FT.



THE PATH HOME STARTS HERE.

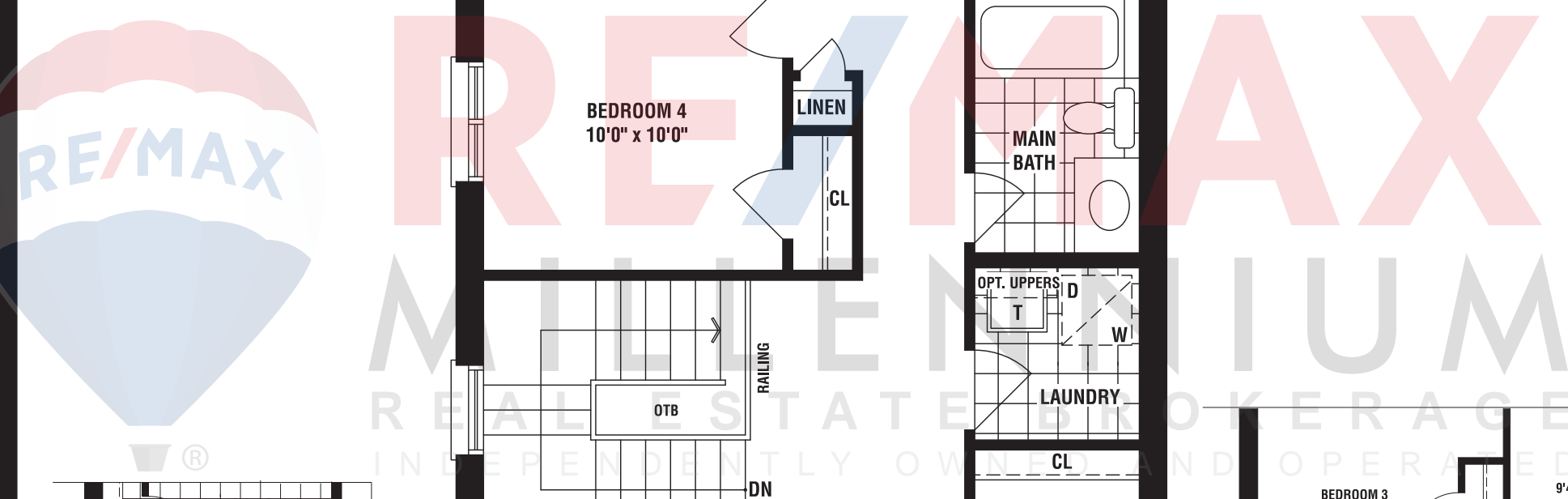
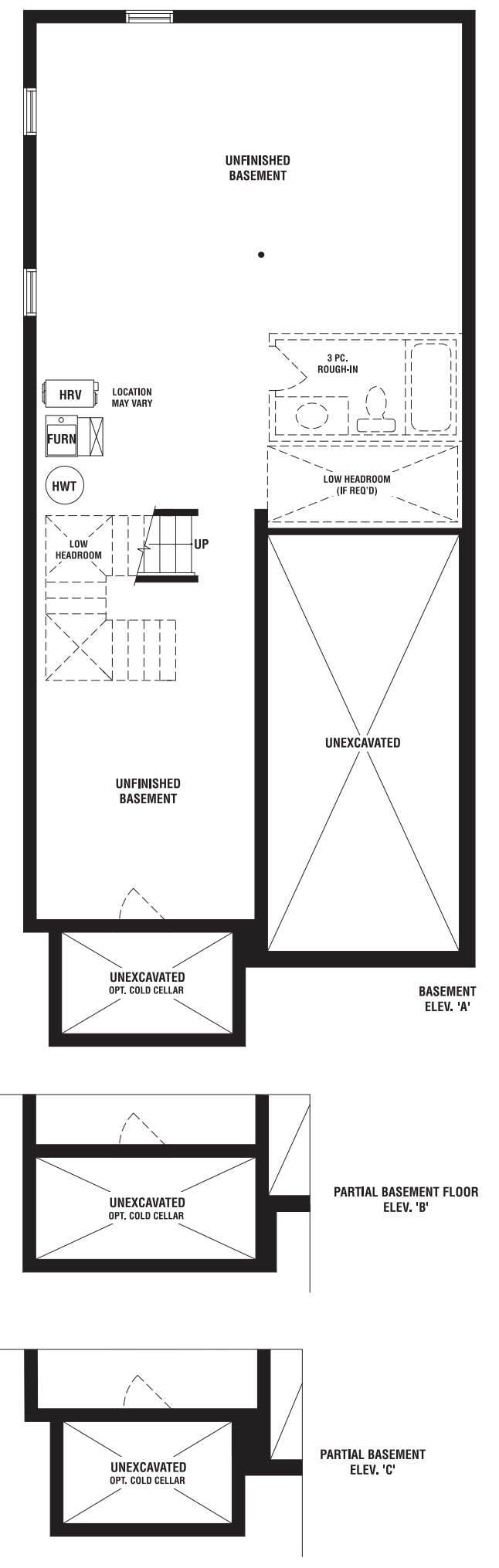
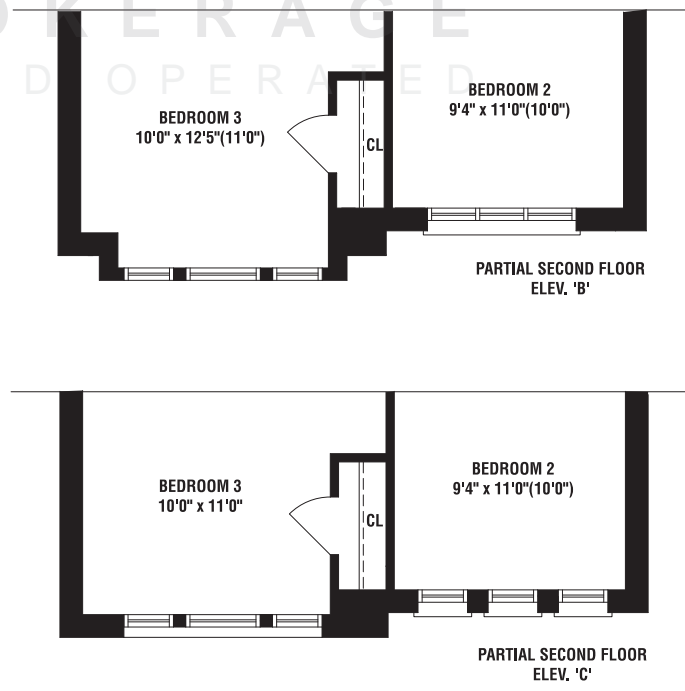
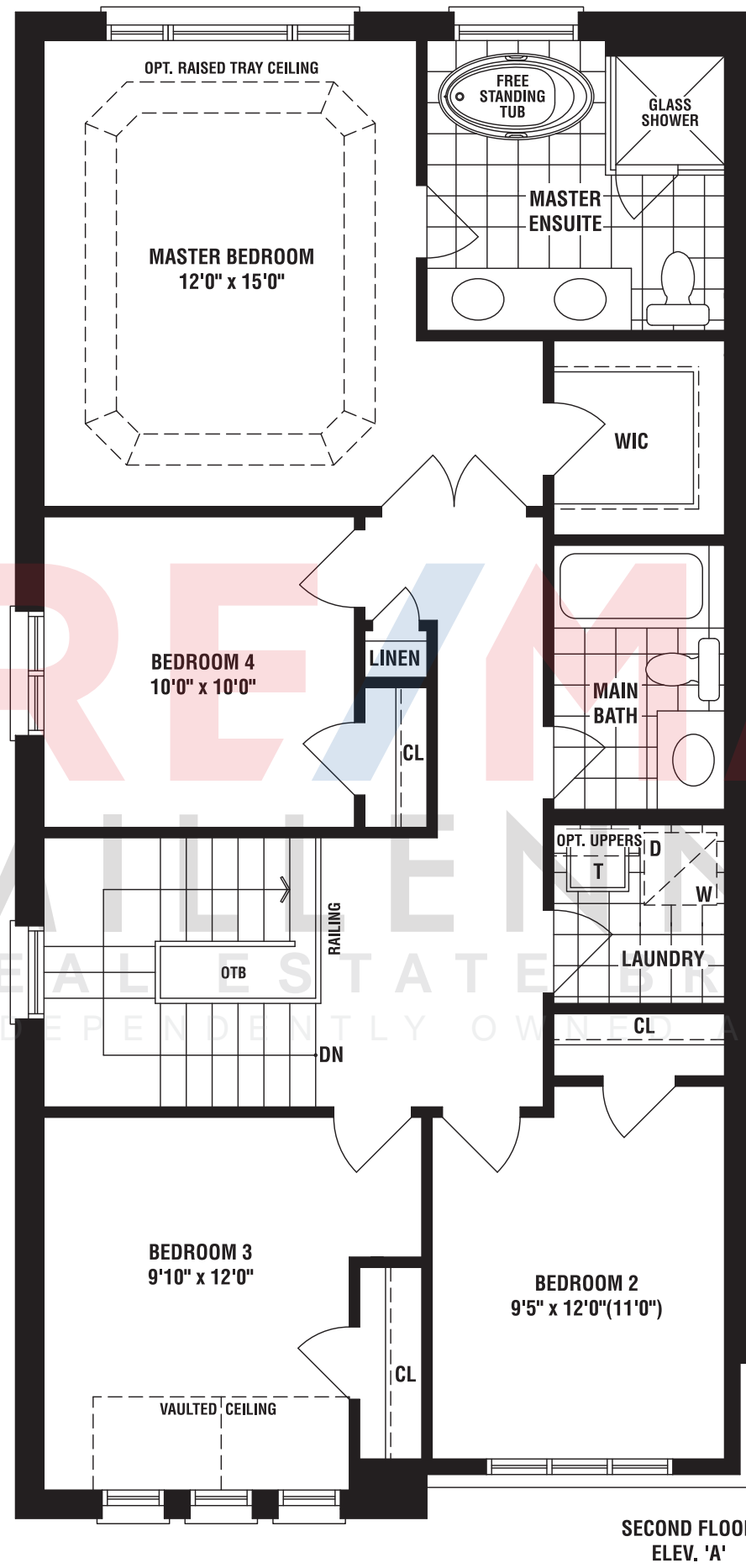
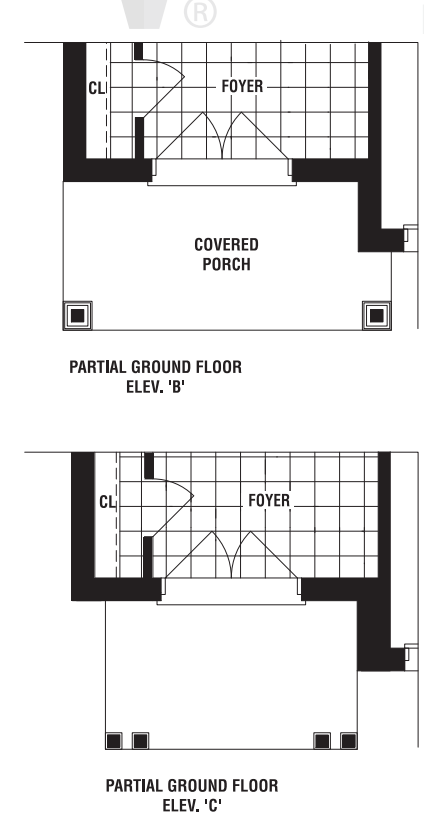
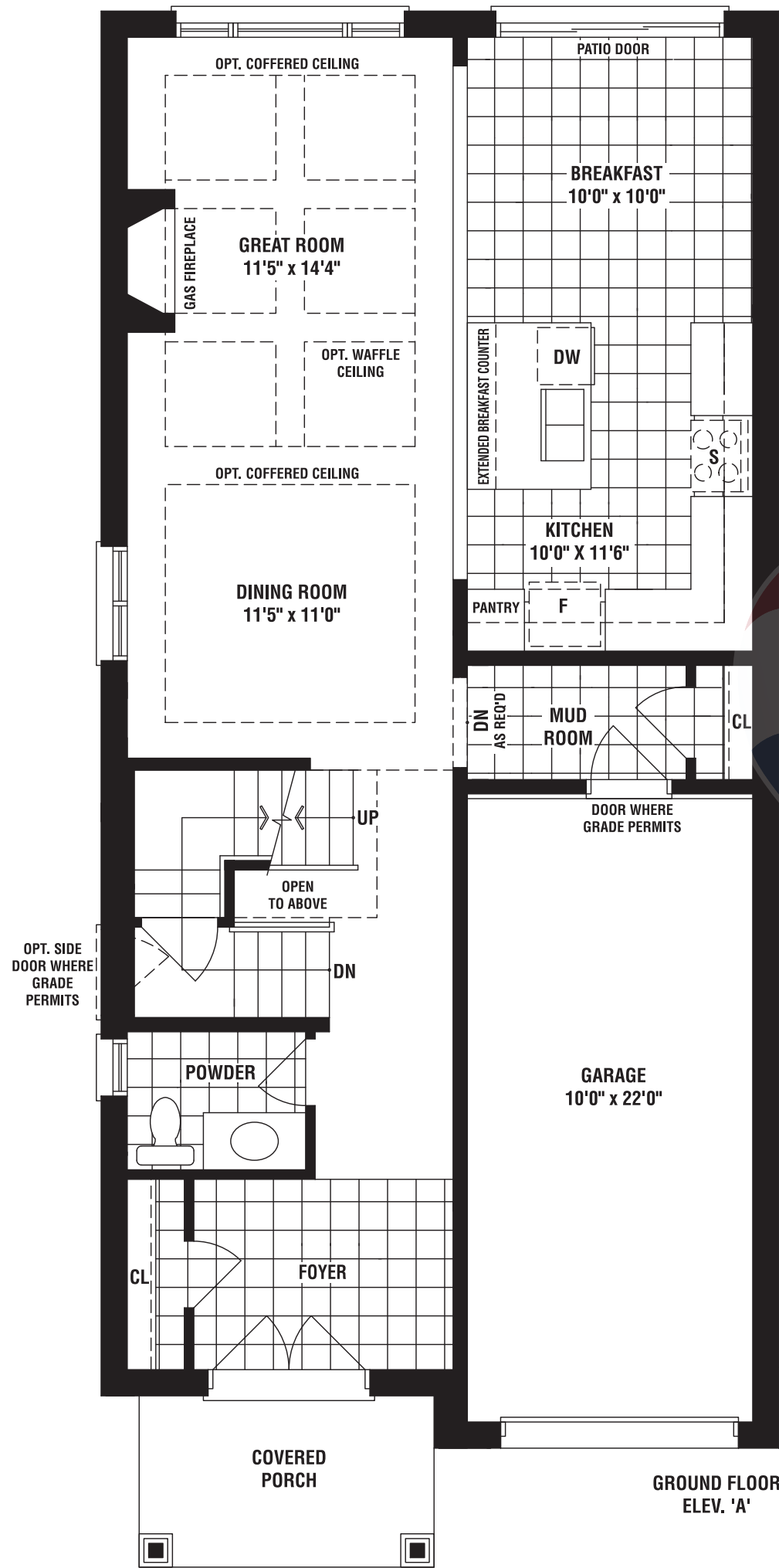
30+

SINGLES

SCARLET

A 2070 SQ. FT. B 2045 SQ. FT. C 2035 SQ. FT.

4 BEDROOMS



ASPEN B | 2240 SQ. FT.

ASPEN C | 2240 SQ. FT.



30+

SINGLES

55+ YEARS | Yorkwood HOMES

LAURIER HOMES SINCE 1976

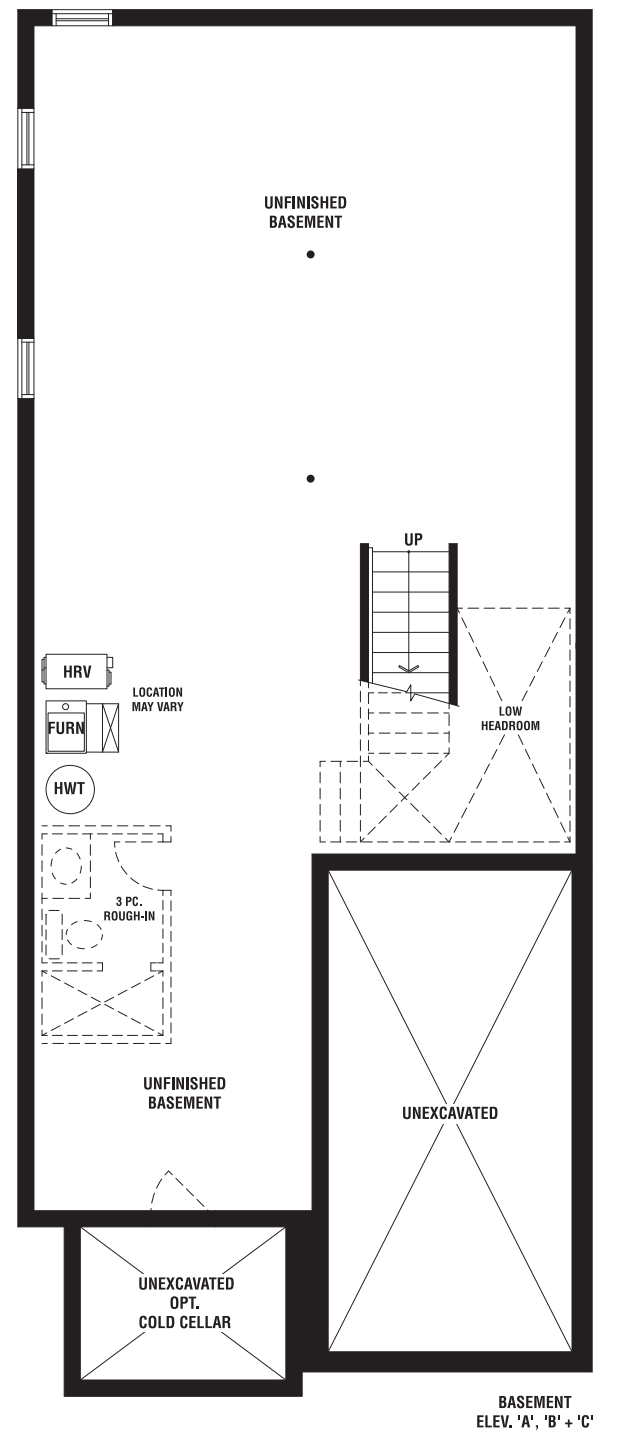
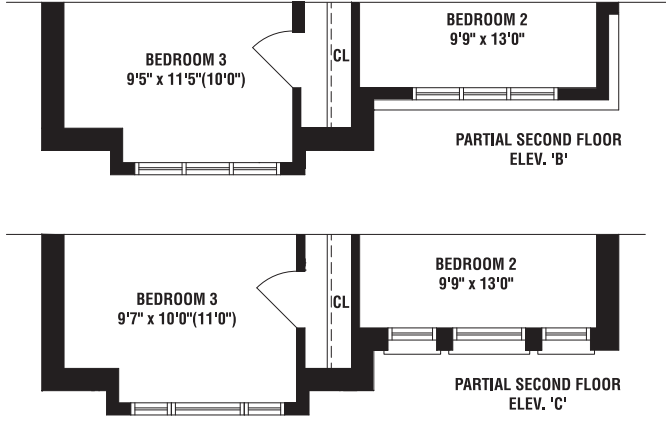
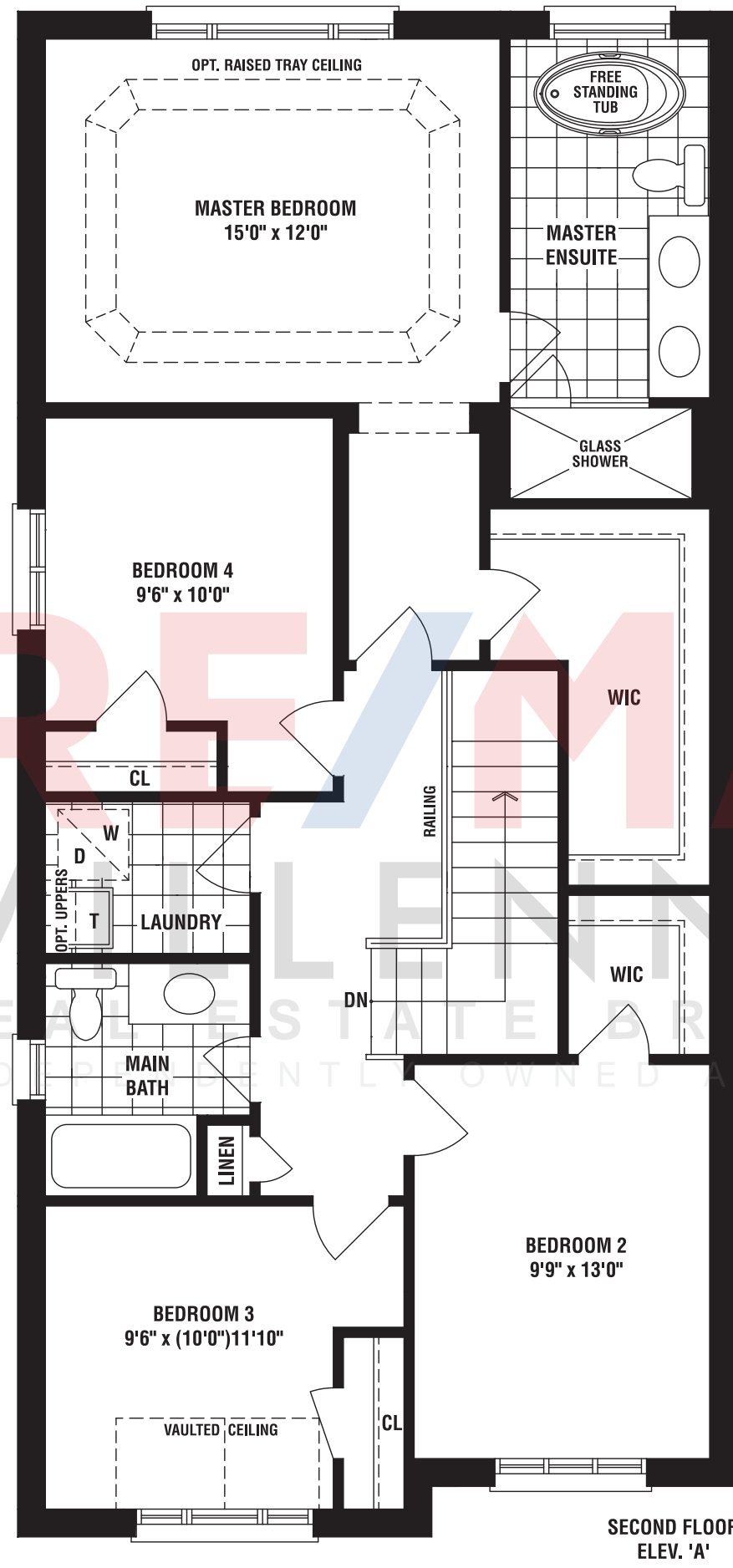
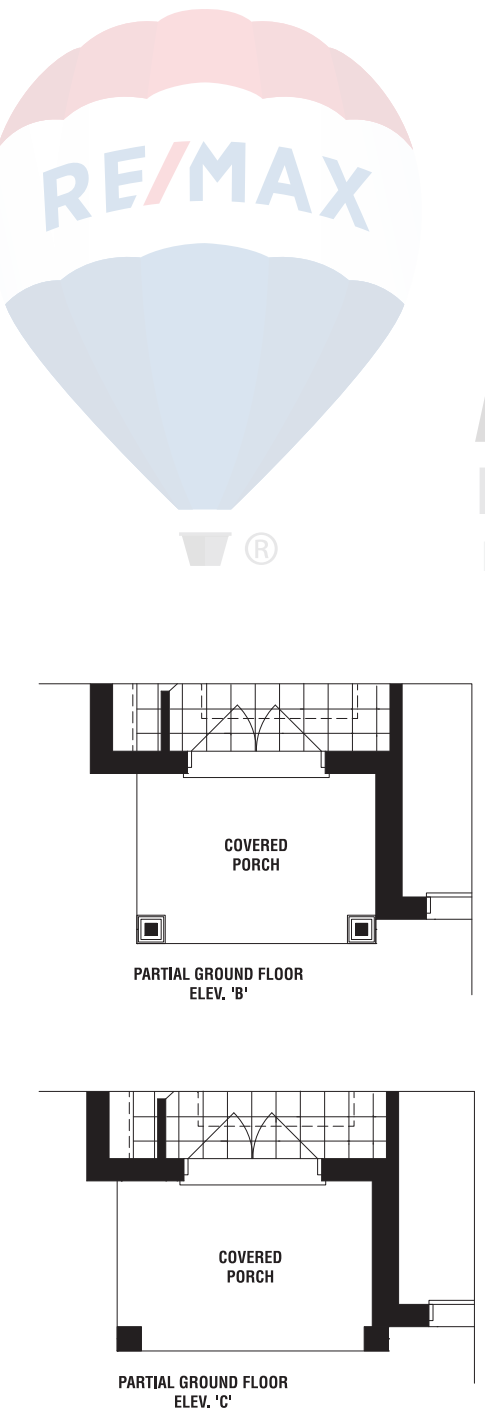
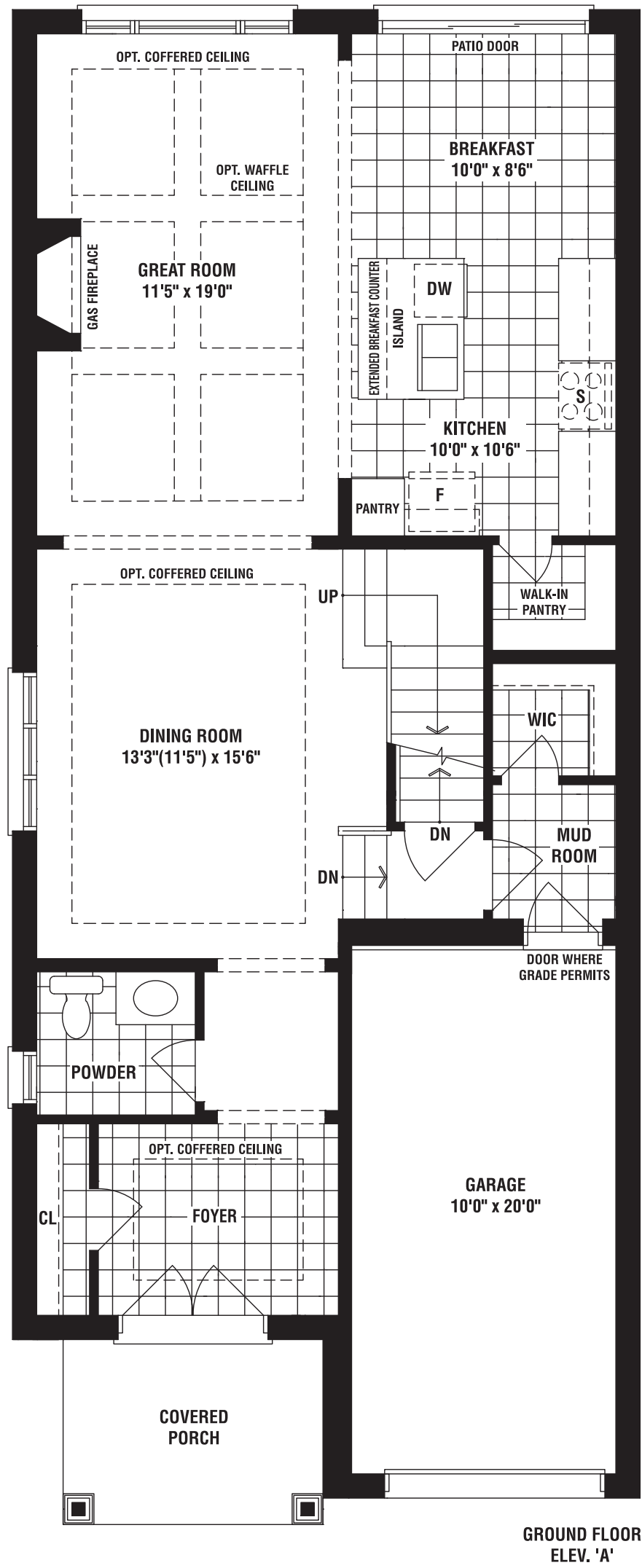
ASPEN 3002
A 2235 SQ. FT.

Caledon Trails
A MASTERPLANNED COMMUNITY

ASPEN

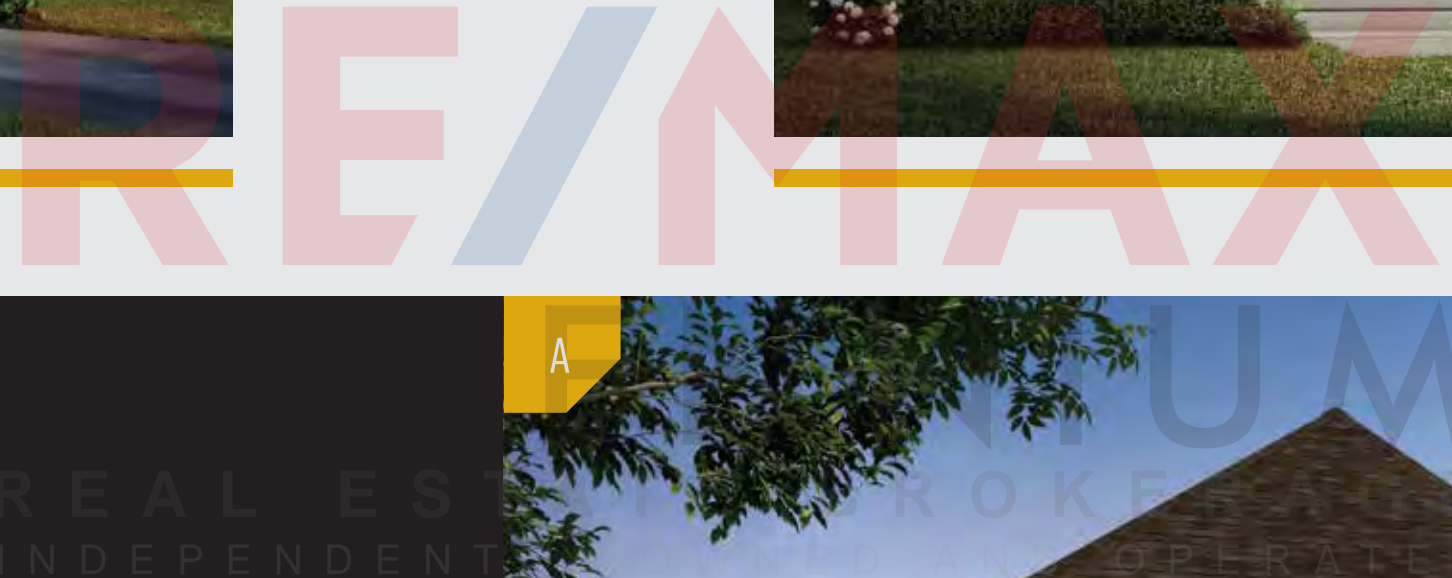
A 2235 SQ. FT. B 2240 SQ. FT. C 2240 SQ. FT.

4 BEDROOMS

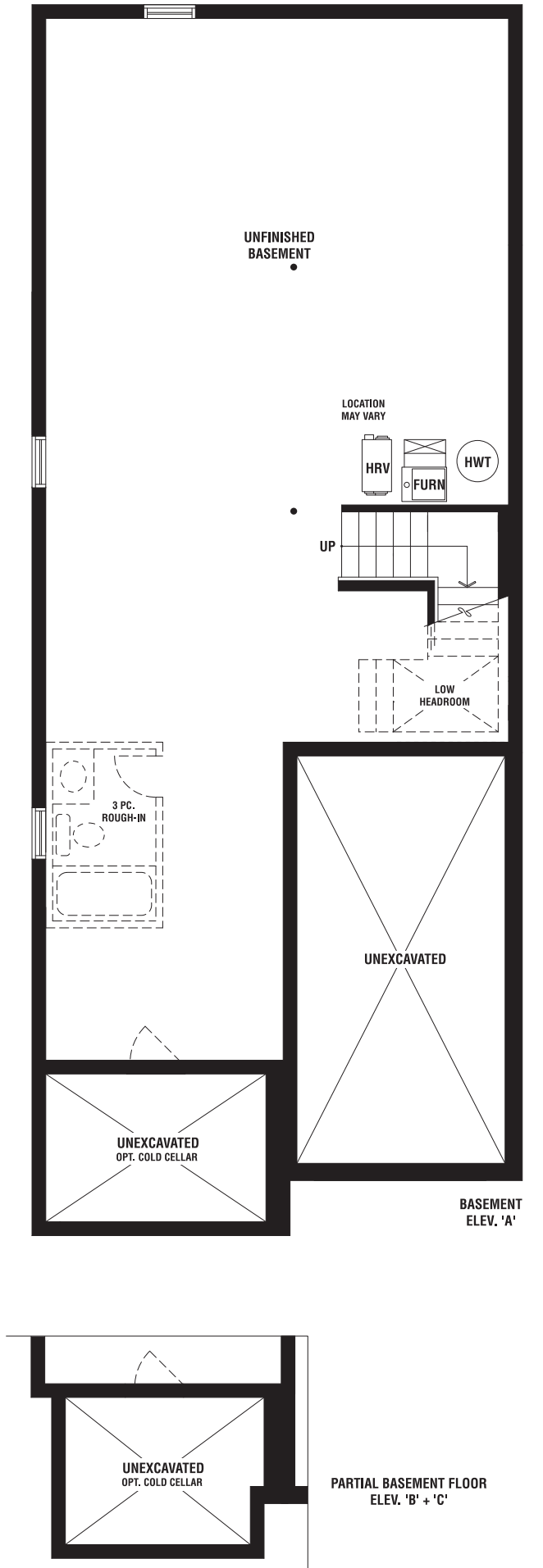
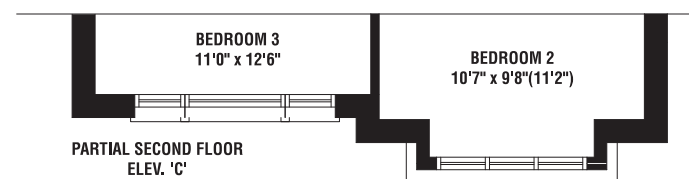
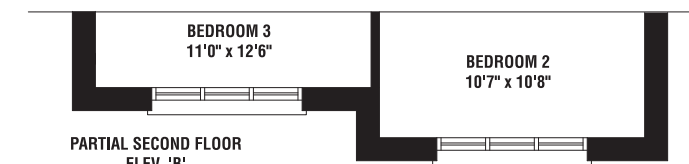
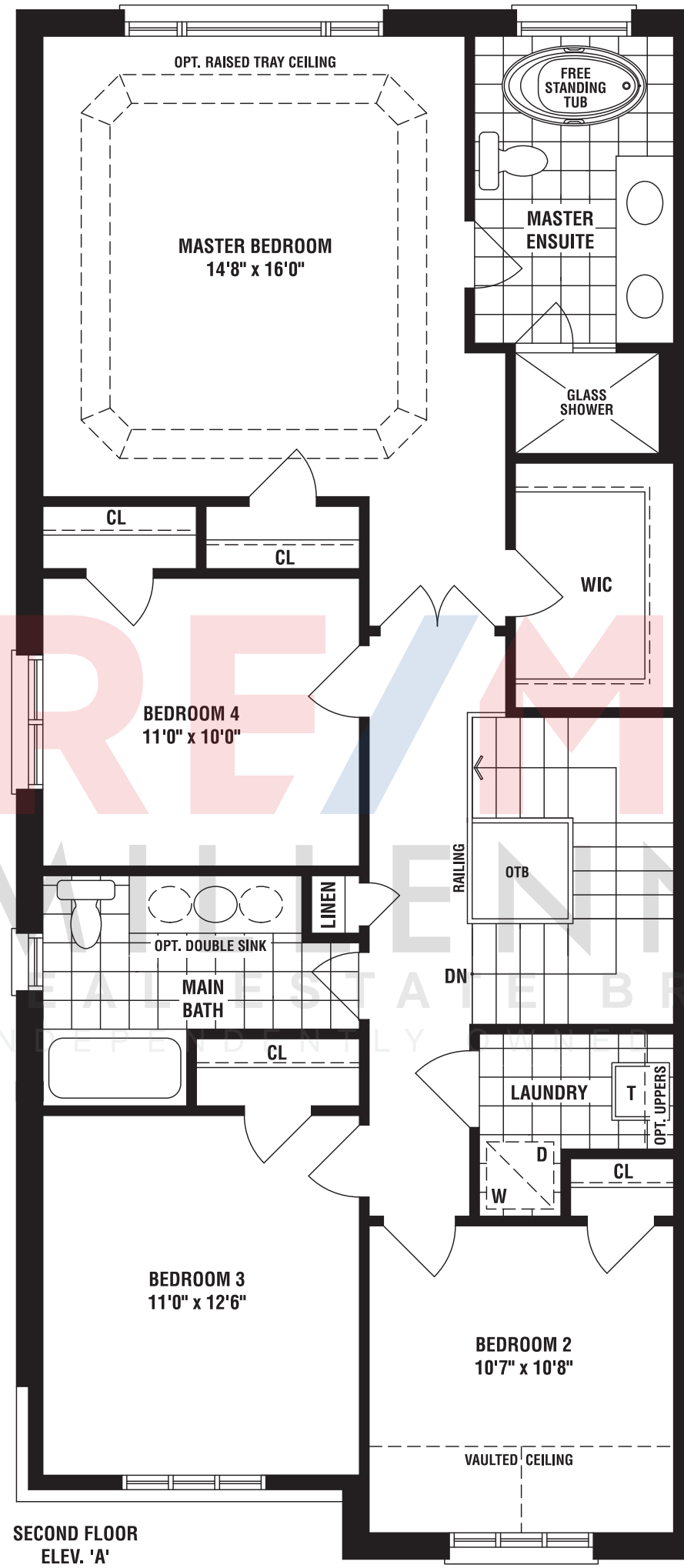
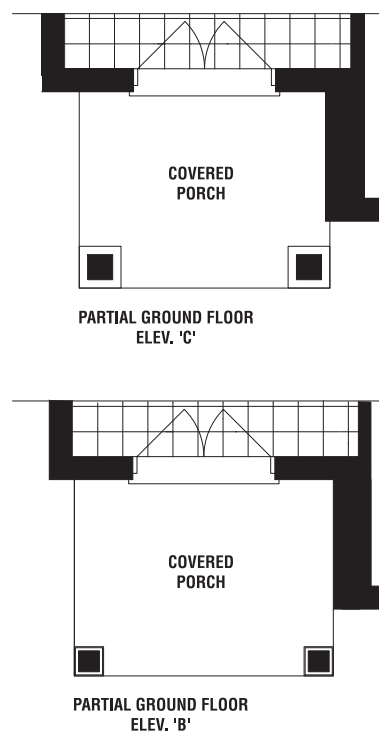
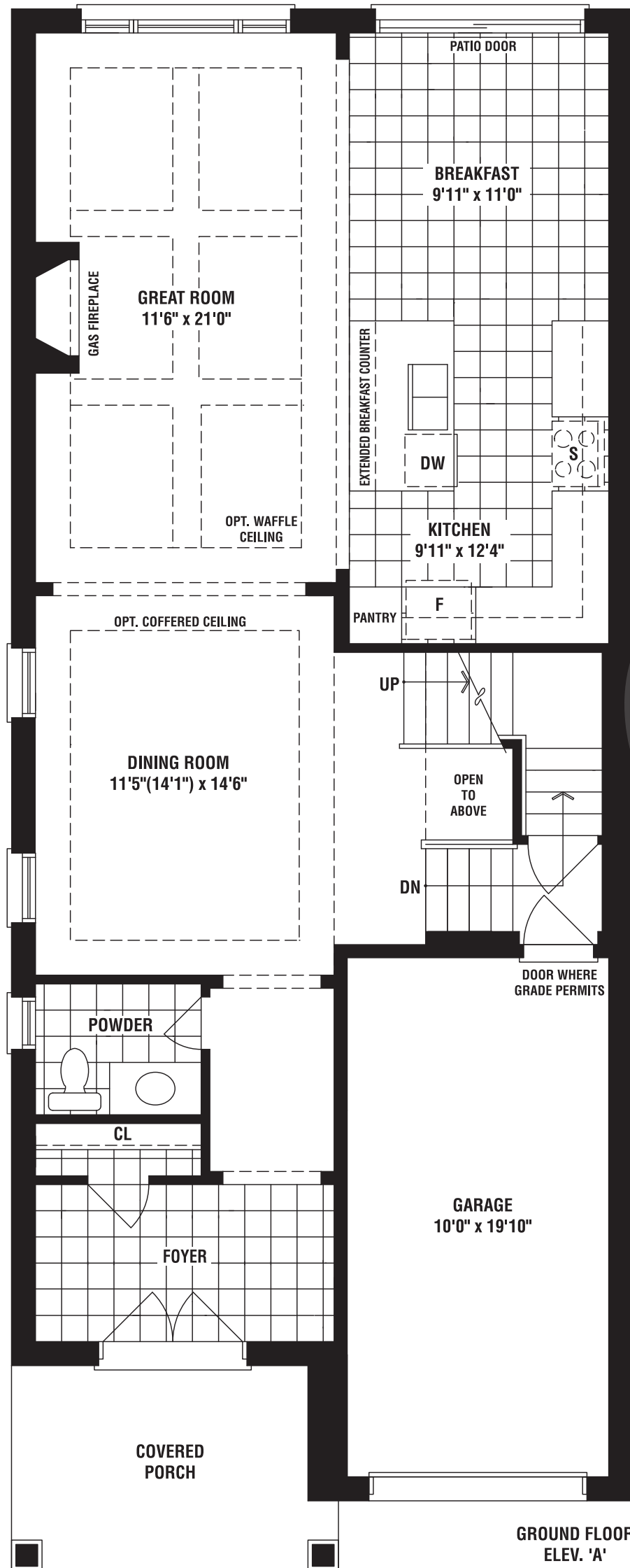


CEDAR B | 2320 SQ. FT.

CEDAR C | 2320 SQ. FT.



SINGLES



WILLOW B | 2550 SQ. FT.

WILLOW C | 2551 SQ. FT.



SINGLES

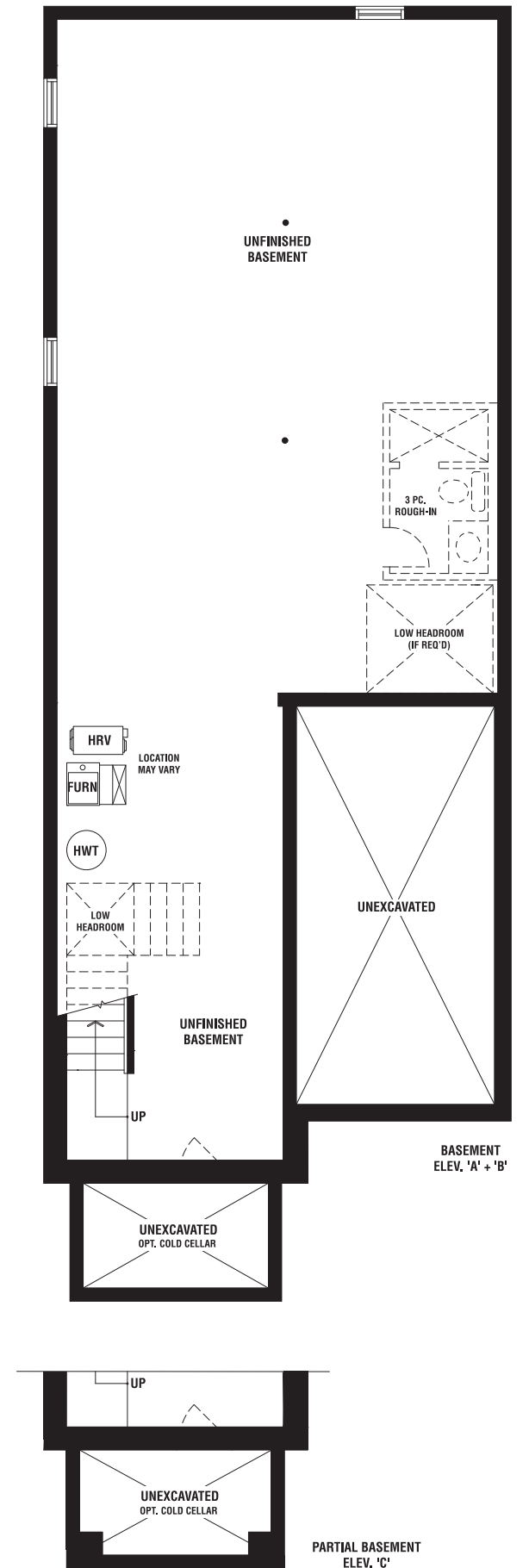
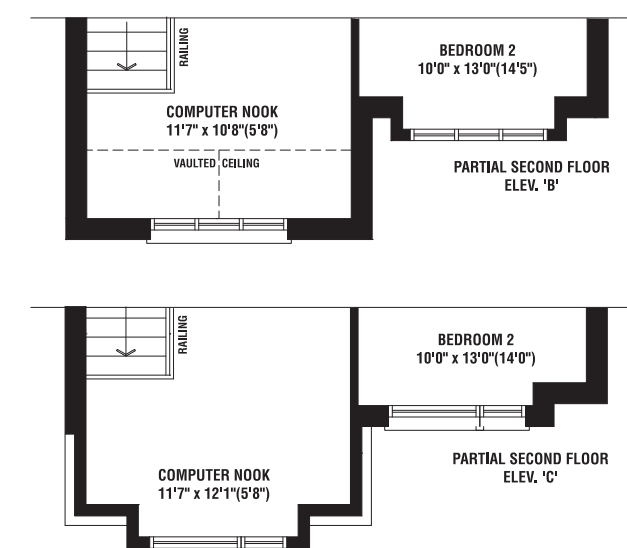
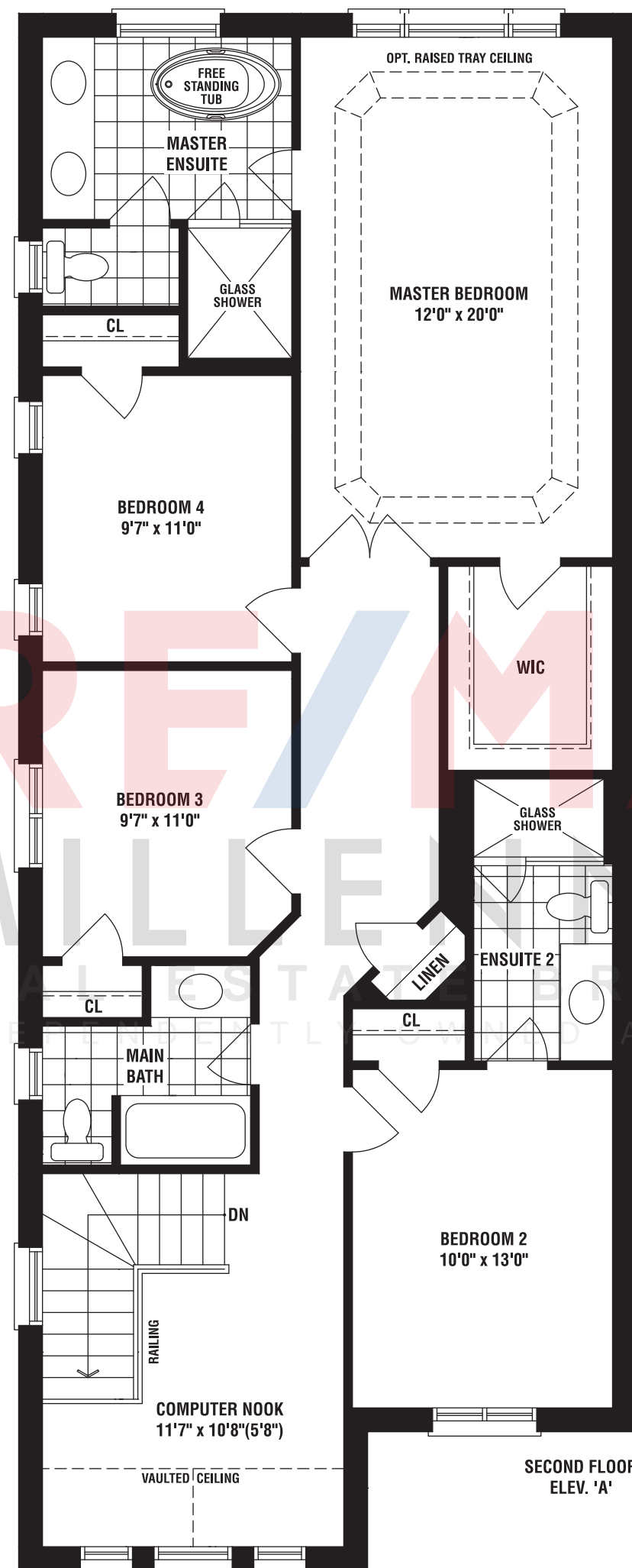
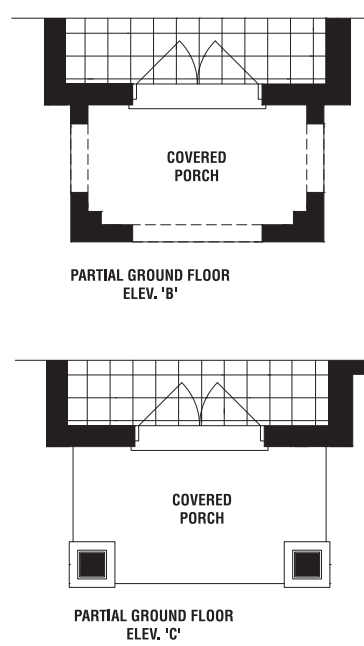
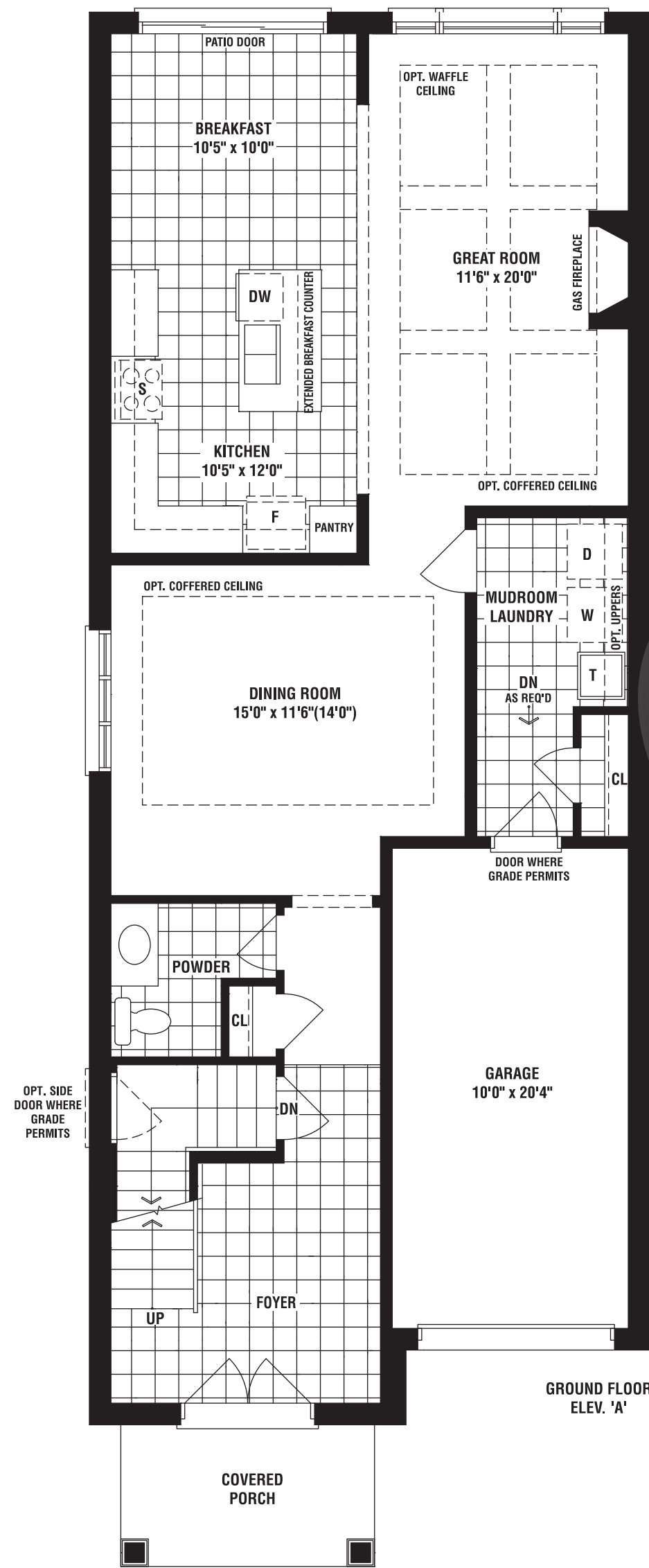


THE PATH HOME STARTS HERE.

WILLOW

A 2540 SQ. FT. B 2550 SQ. FT. C 2551 SQ. FT.

4 BEDROOMS



RE/MAX
MILLENNIUM
 REAL ESTATE BROKERAGE
 INDEPENDENTLY OWNED AND OPERATED

3004

TAMARACK B | 2411 SQ. FT.



TAMARACK C | 2430 SQ. FT.



THIS IS HOME. THIS IS CALEDON TRAILS.



TAMARACK

A 2414 SQ. FT. B 2411 SQ. FT. C 2430 SQ. FT.

4 BEDROOMS



HEMLOCK B | 2450 SQ. FT.



HEMLOCK C | 2443 SQ. FT.



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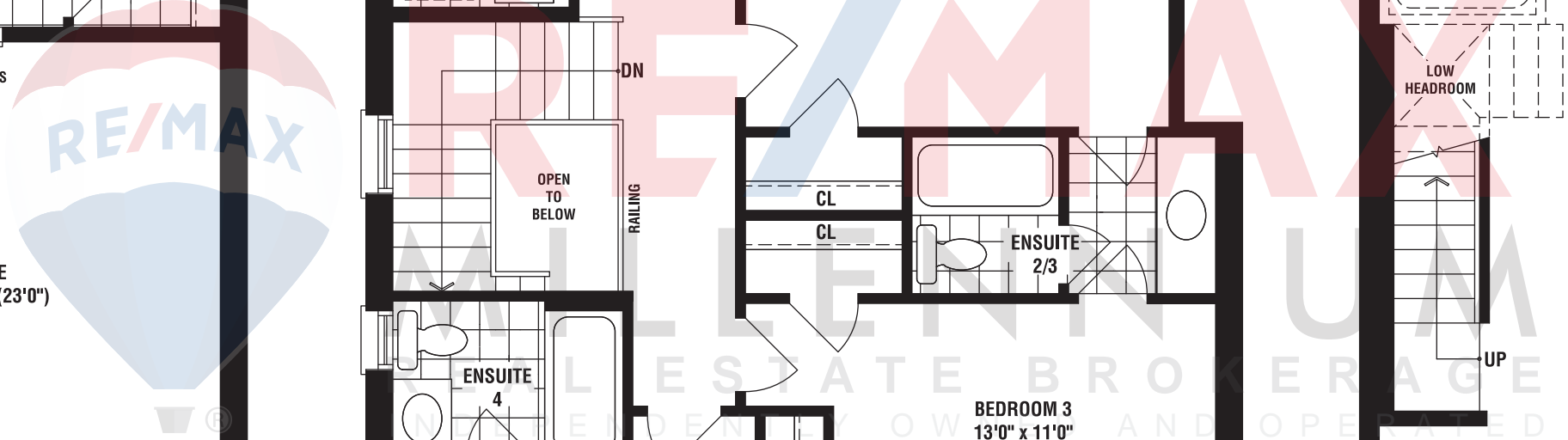
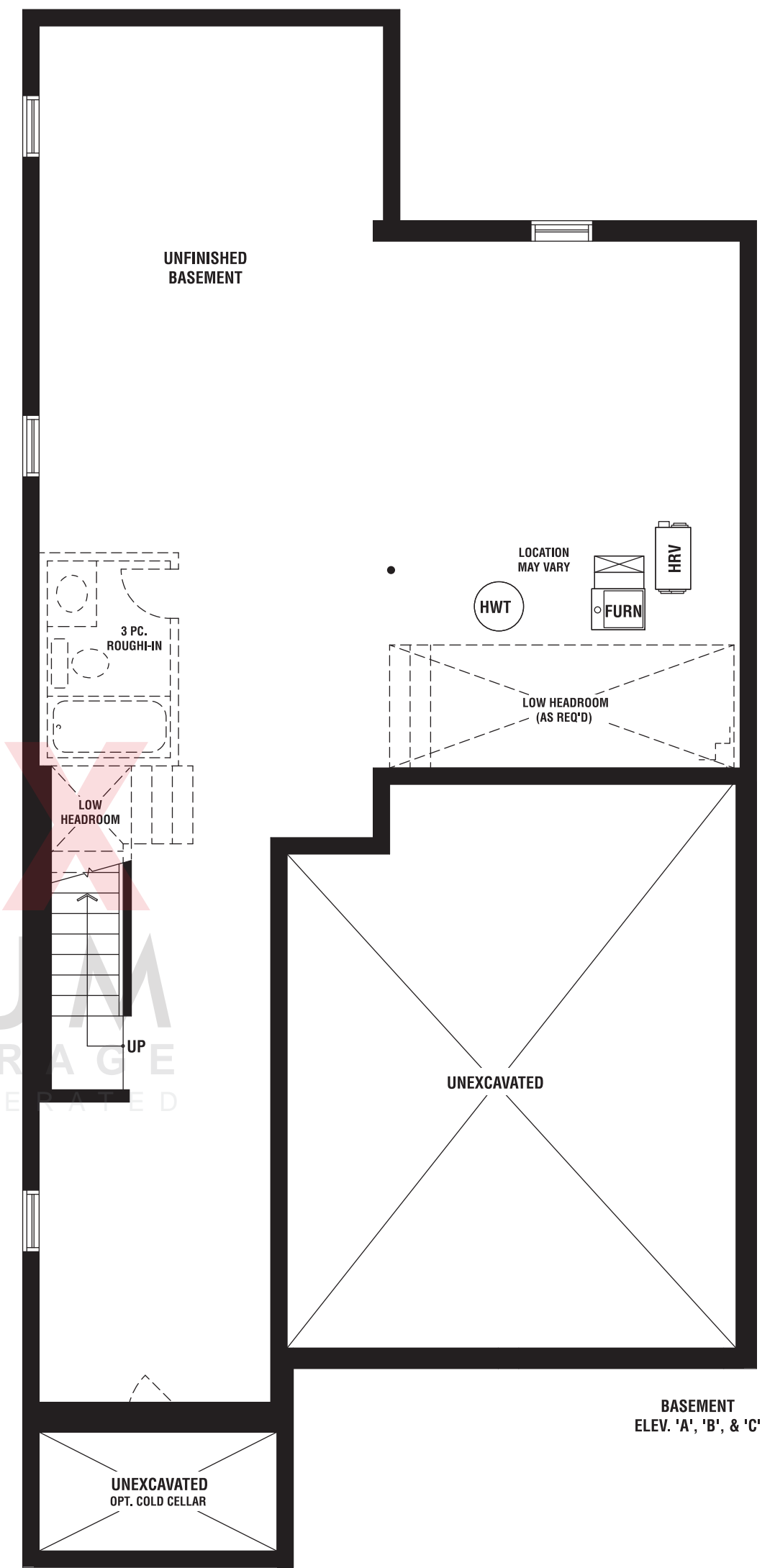
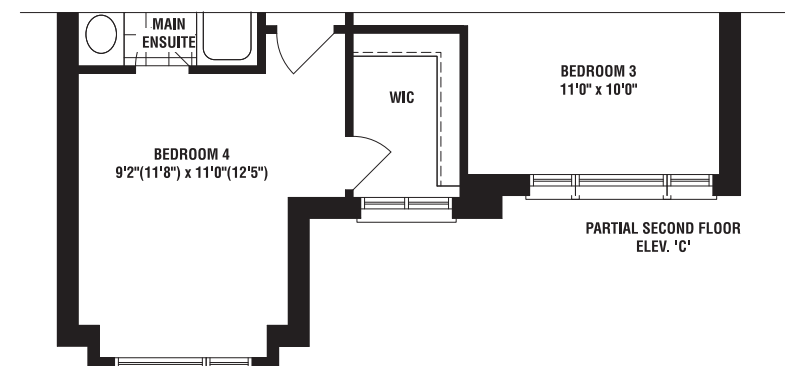
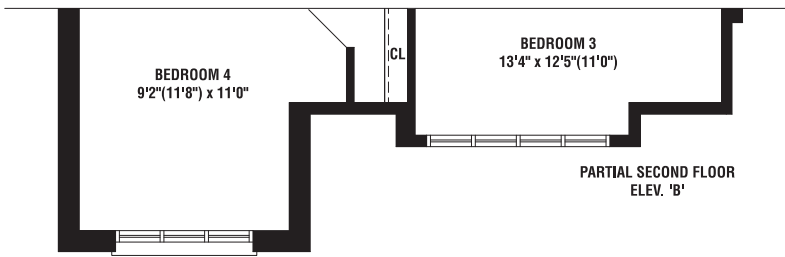
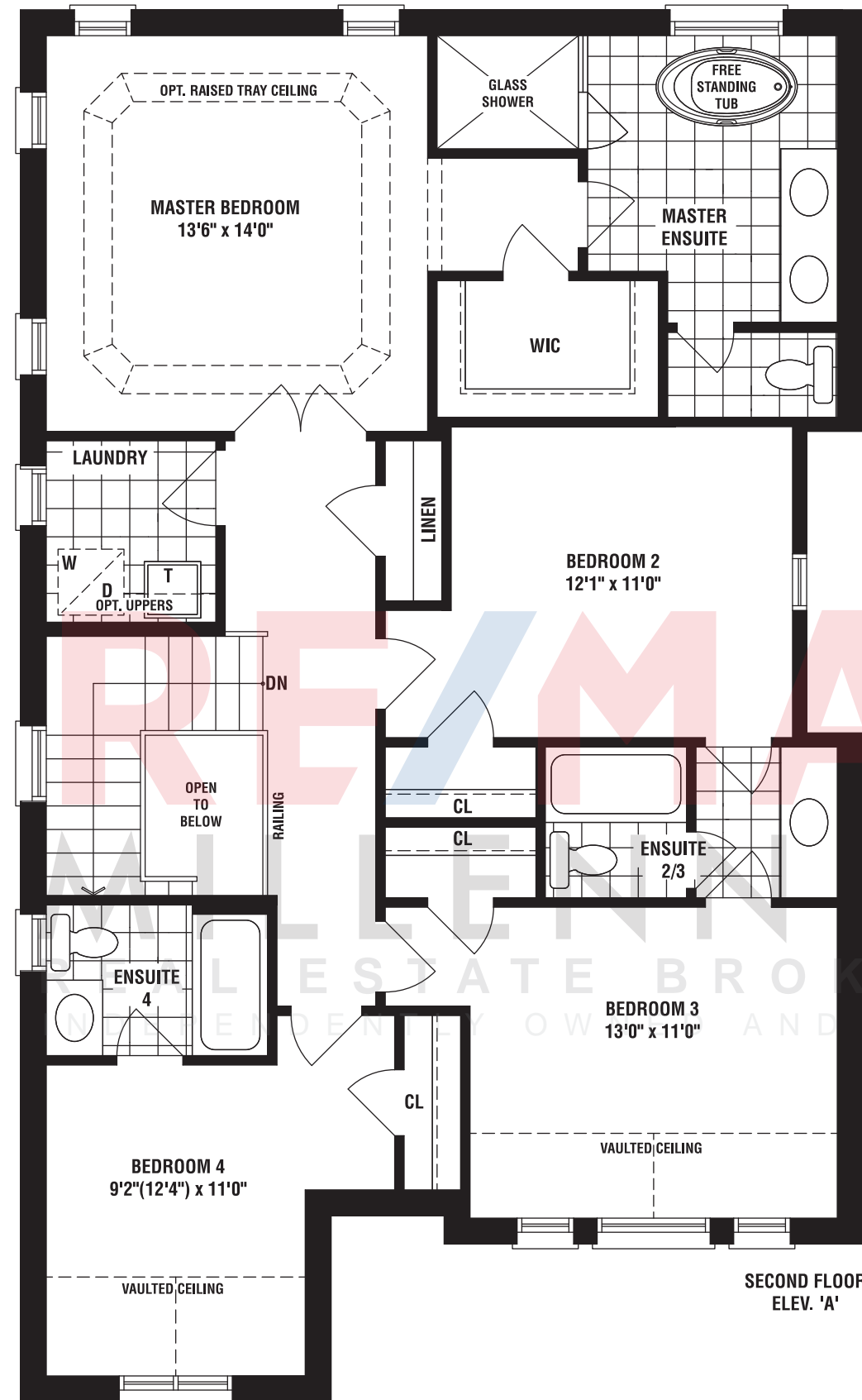
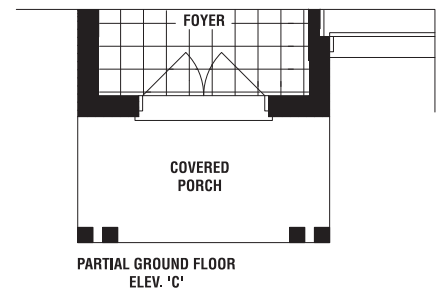
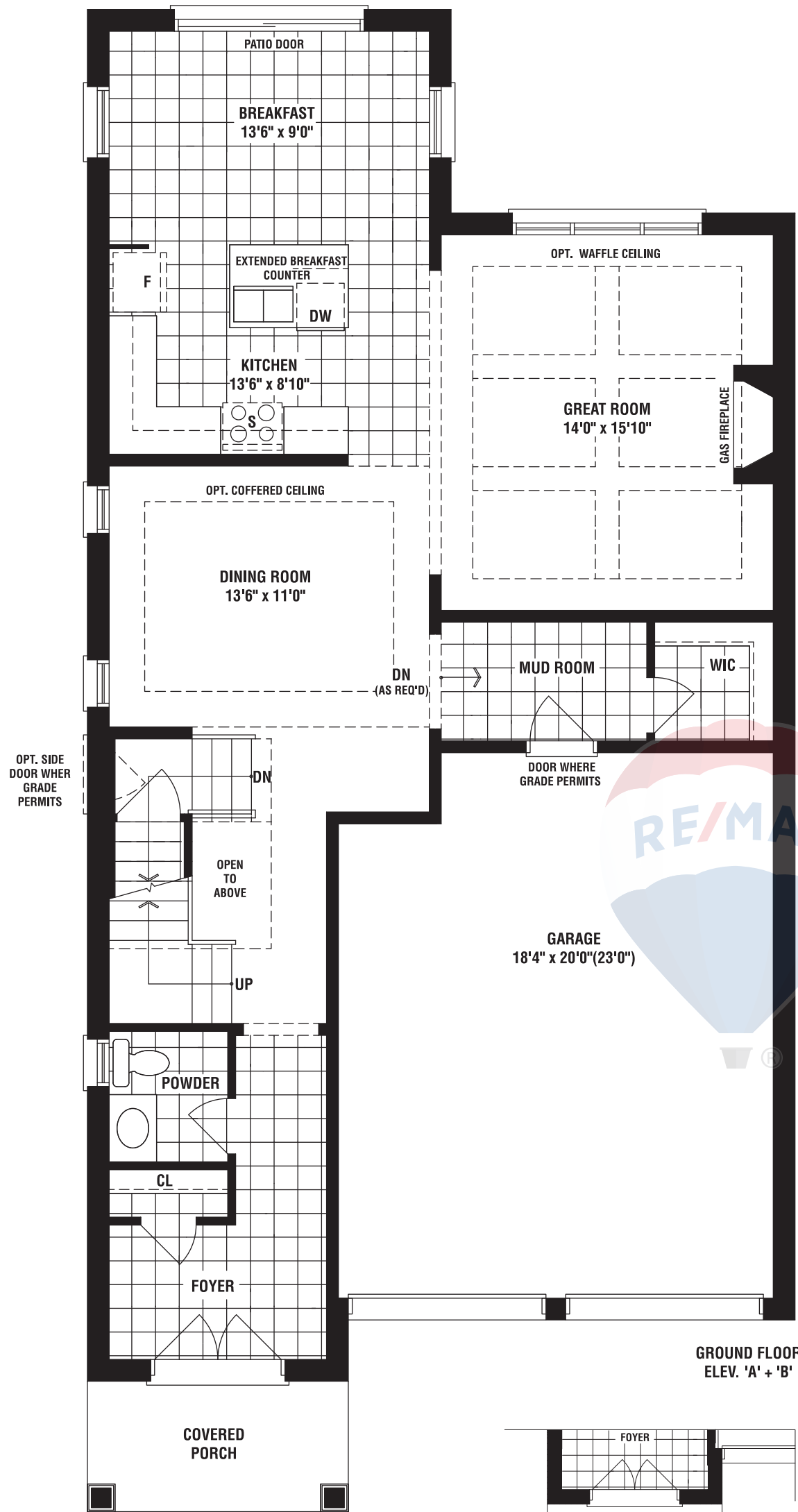


36

HEMLOCK

A 2440 SQ. FT. B 2450 SQ. FT. C 2443 SQ. FT.

4 BEDROOMS



3601

CAPREA B | 2550 SQ. FT.



CAPREA C | 2550 SQ. FT.



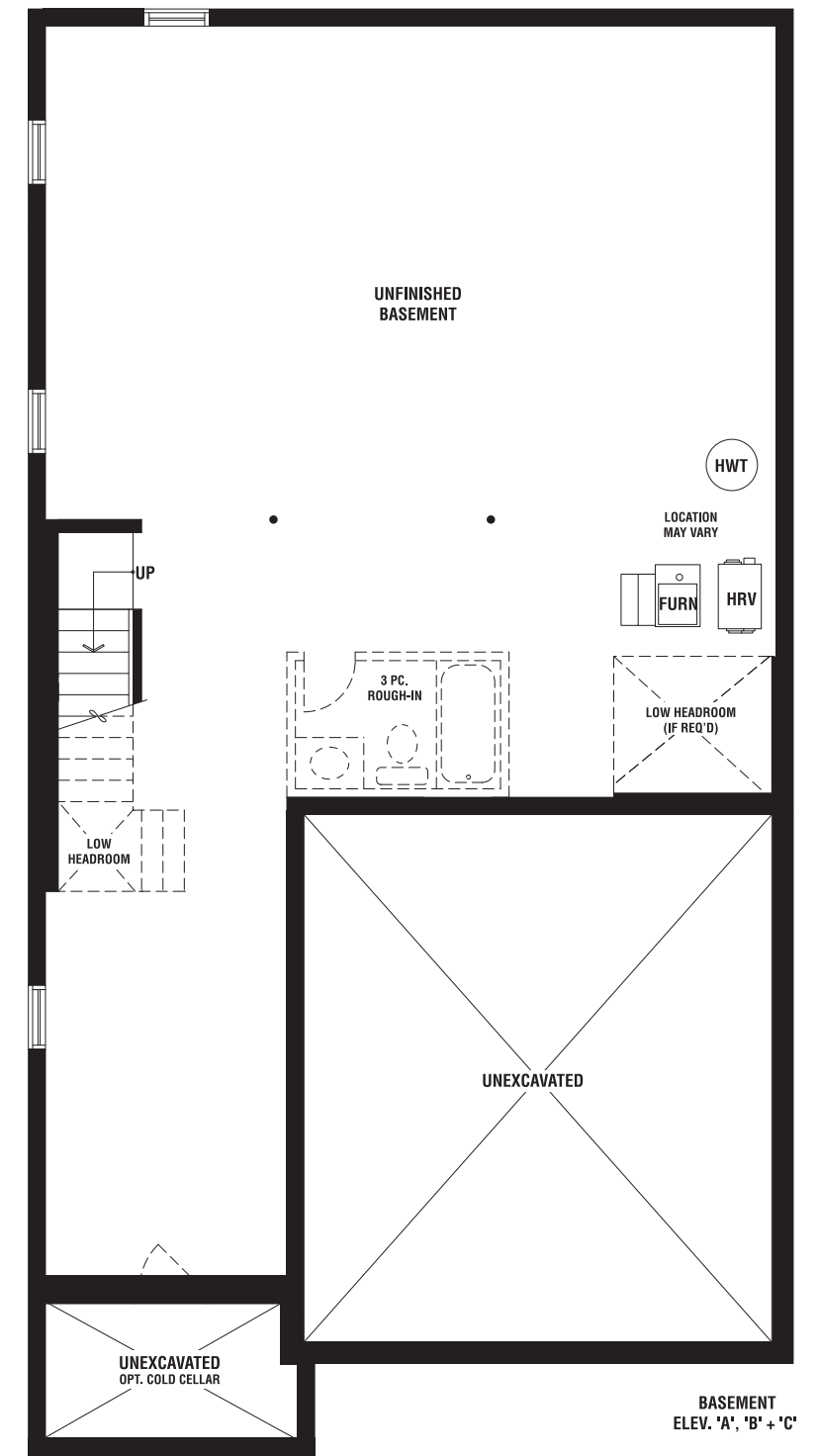
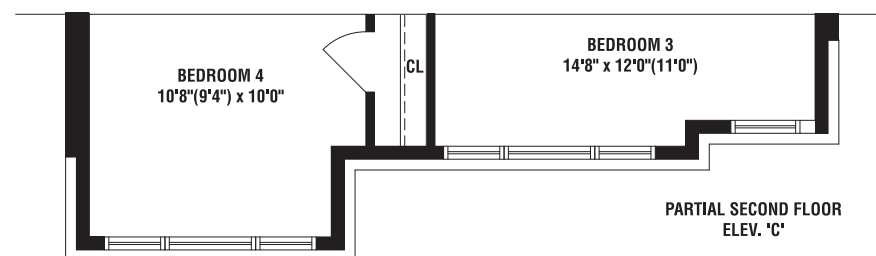
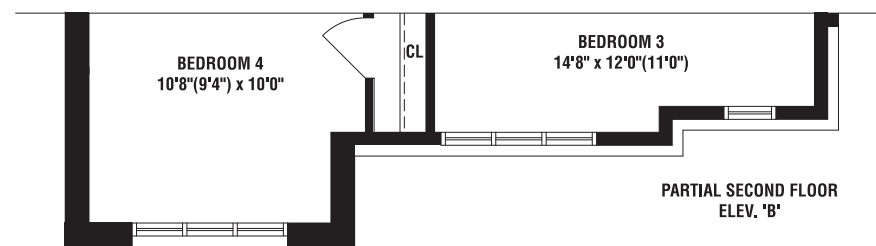
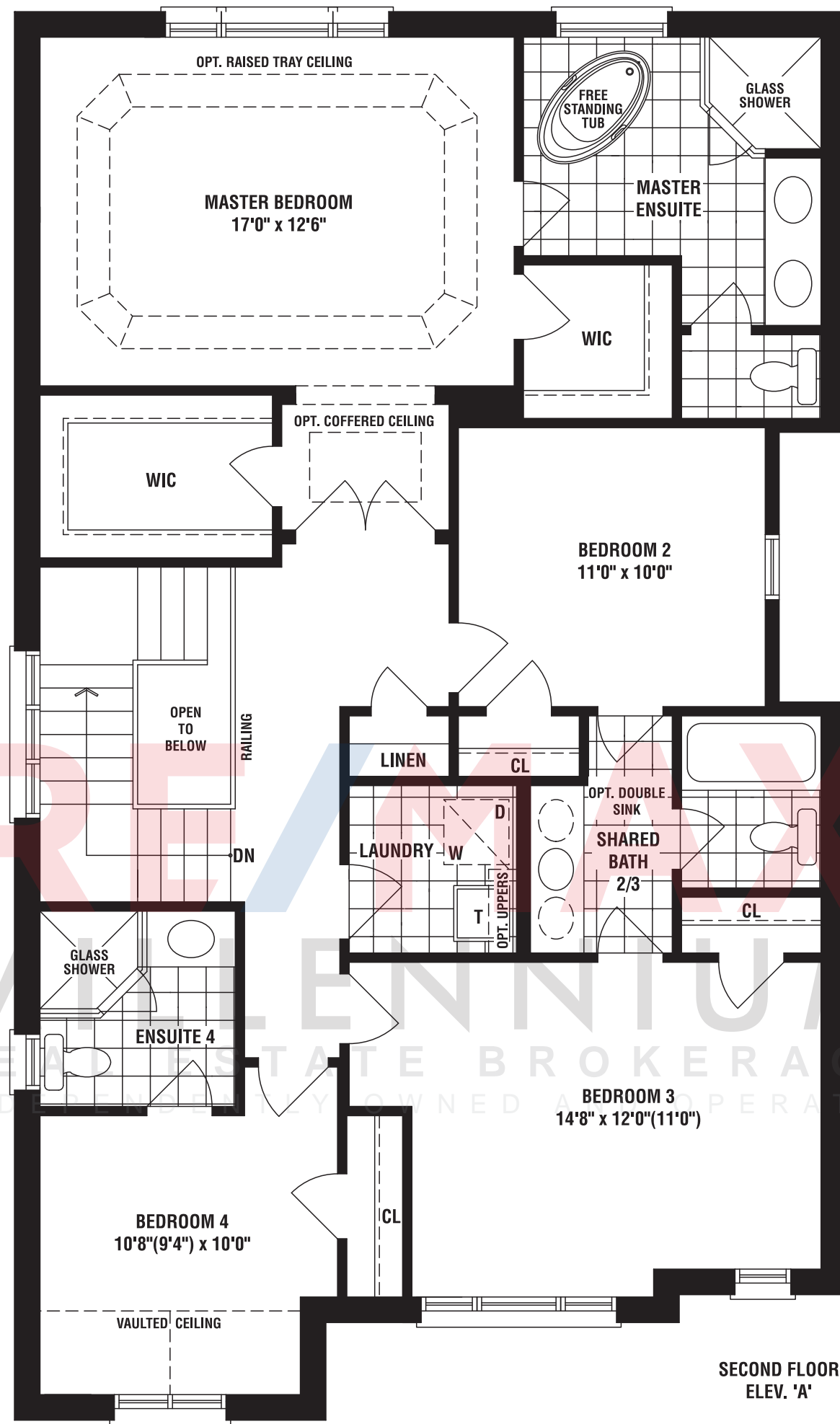
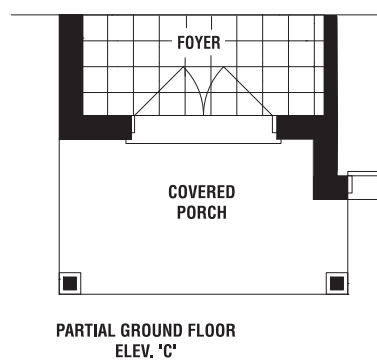
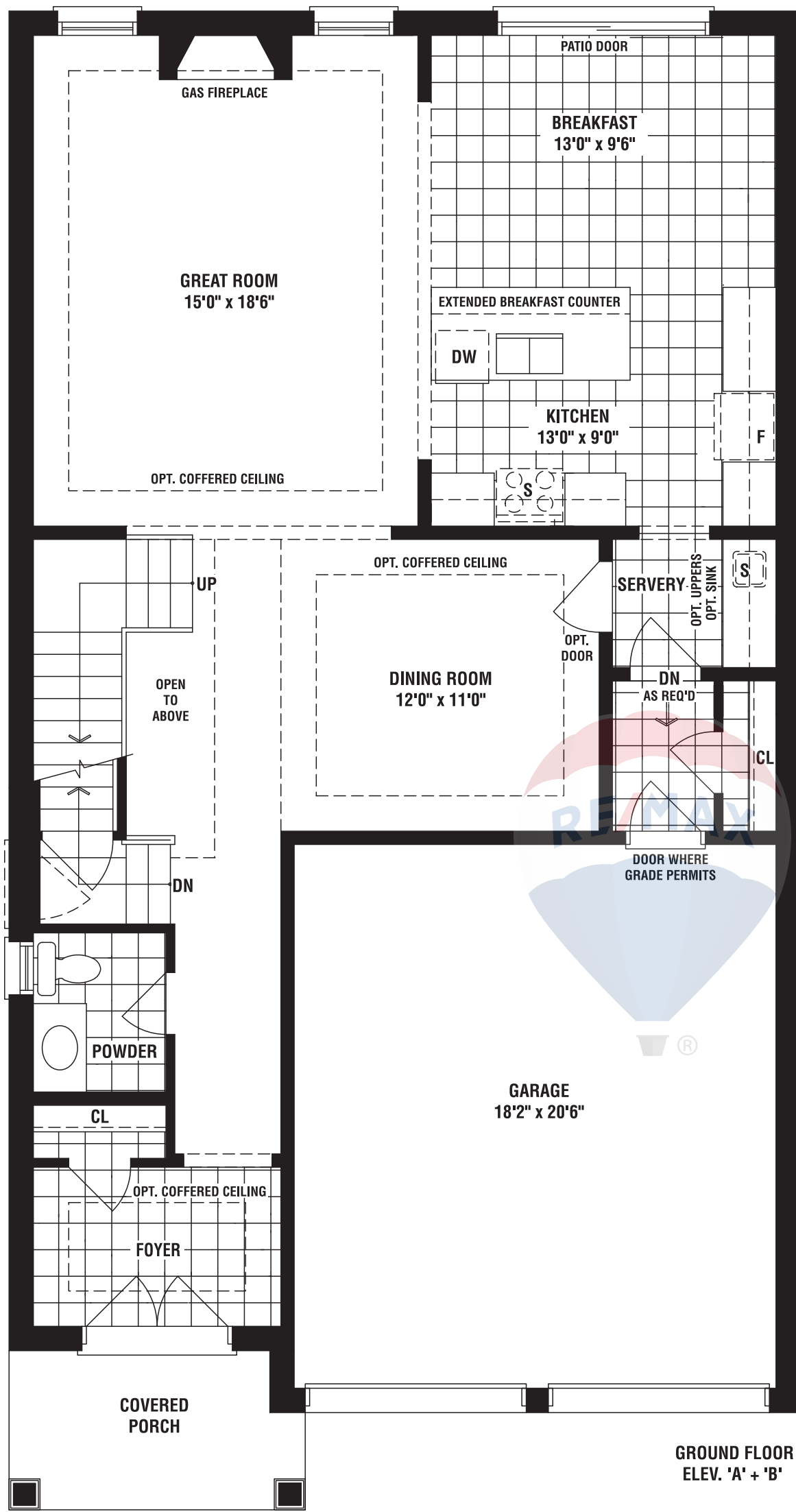
THIS IS HOME. THIS IS CALEDON TRAILS.



CAPREA

A 2550 SQ. FT. B 2550 SQ. FT. C 2550 SQ. FT.

4 BEDROOMS



3602

HAZEL B | 2750 SQ. FT.

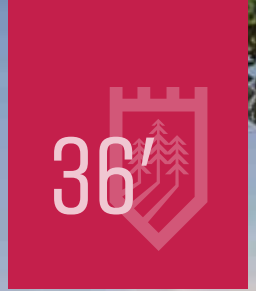


HAZEL C | 2740 SQ. FT.



RE/MAX

ANNIUM
REAL ESTATE BROKERS
INDEPENDENT



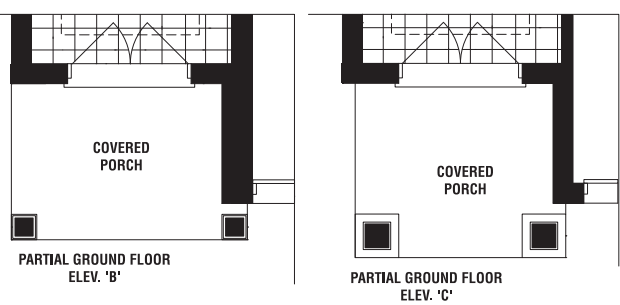
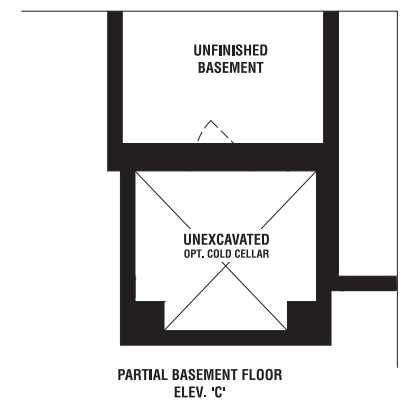
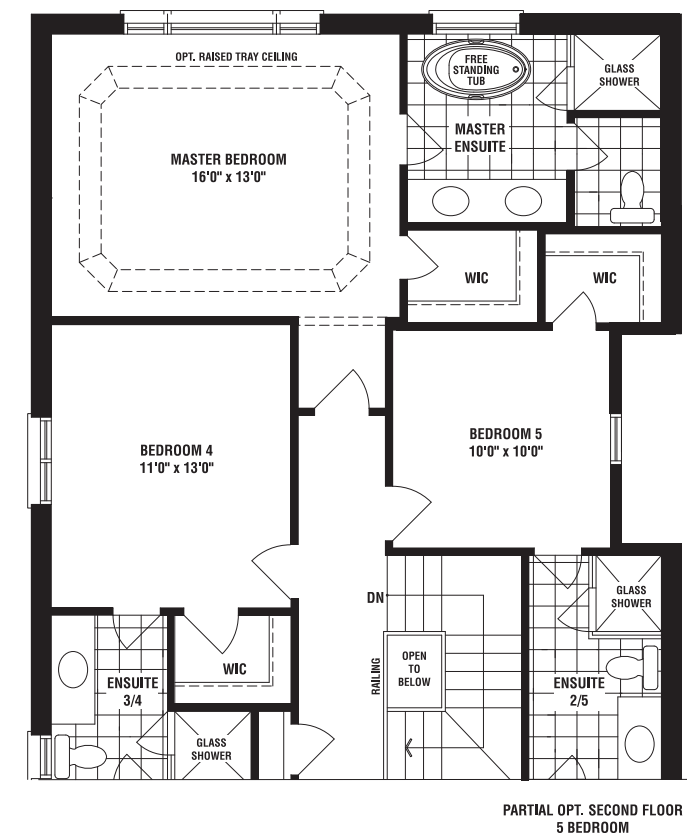
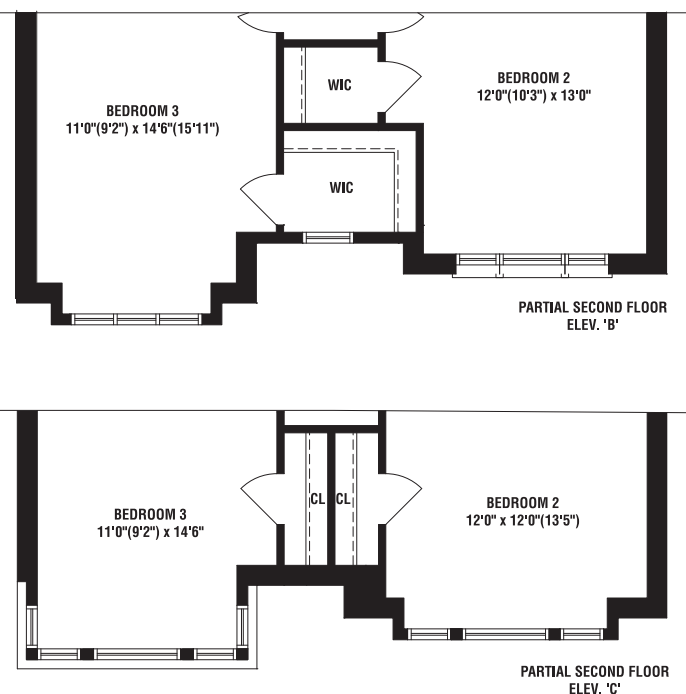
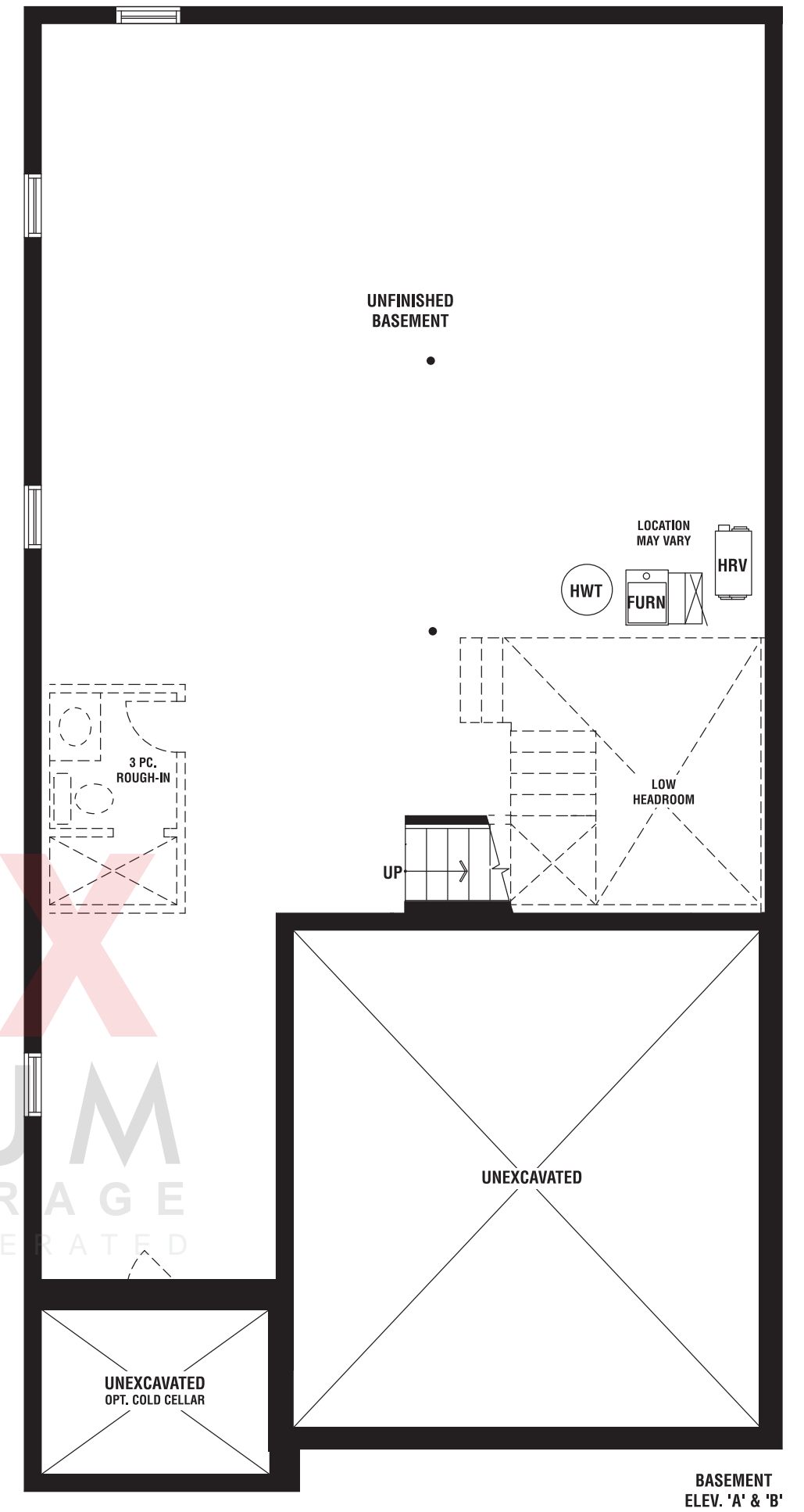
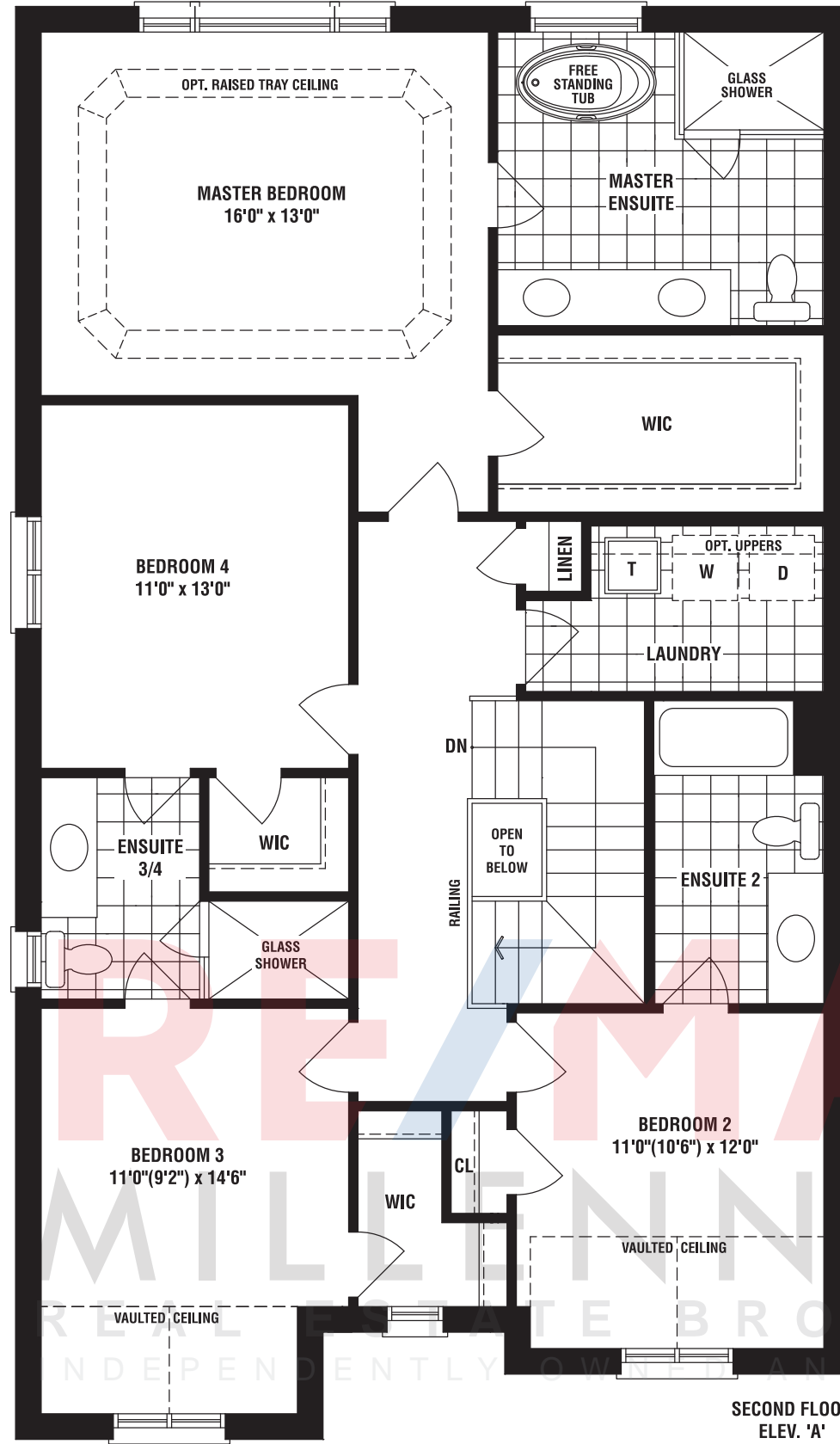
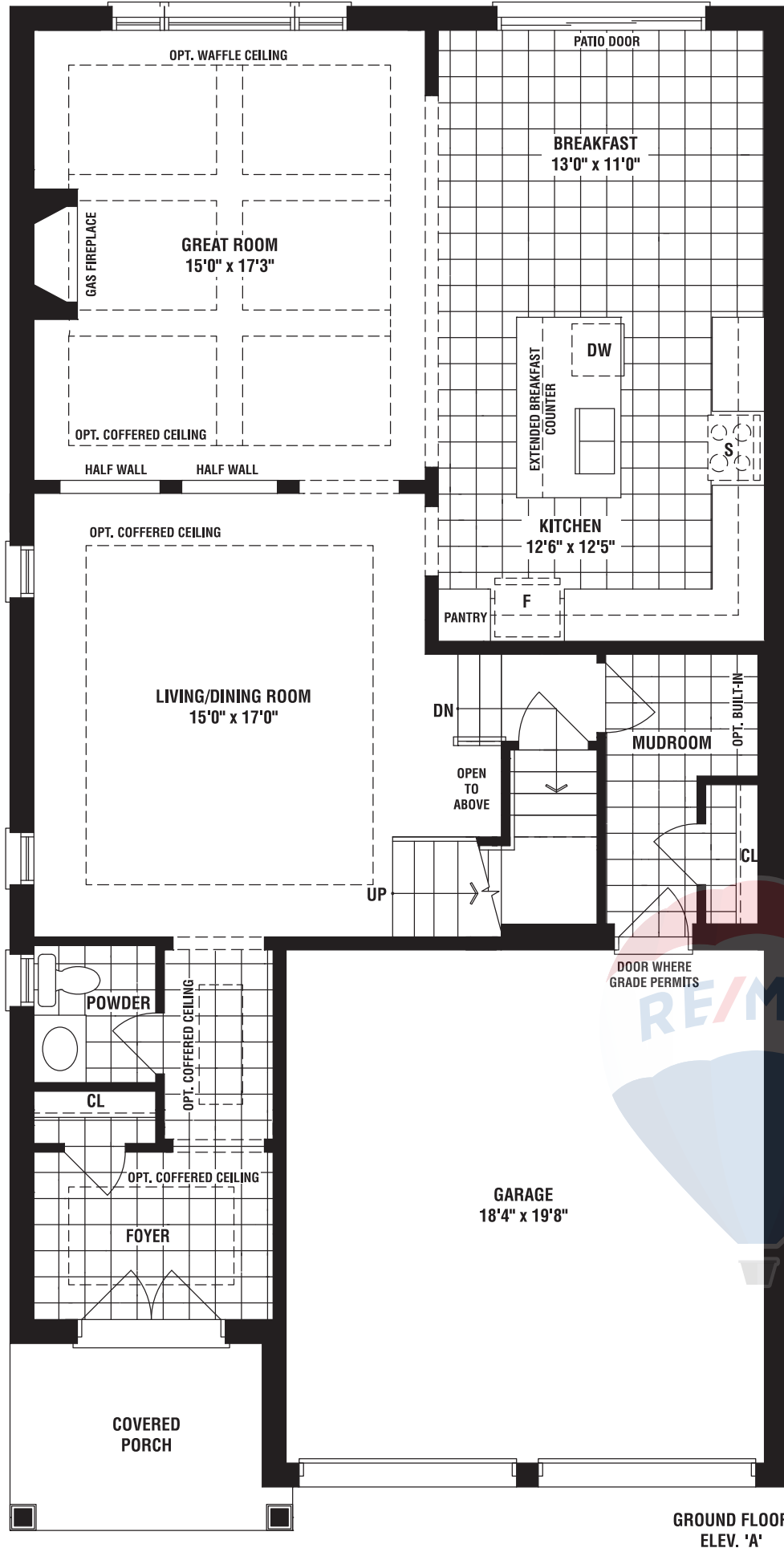
THIS IS HOME. THIS IS CALEDON TRAILS.



HAZEL

A 2725 SQ. FT. B 2750 SQ. FT. C 2740 SQ. FT.

4 BEDROOMS
ADDITIONAL OPTIONAL BEDROOM AVAILABLE



3603

SPRUCE B | 2925 SQ. FT.



SPRUCE C | 2885 SQ. FT.



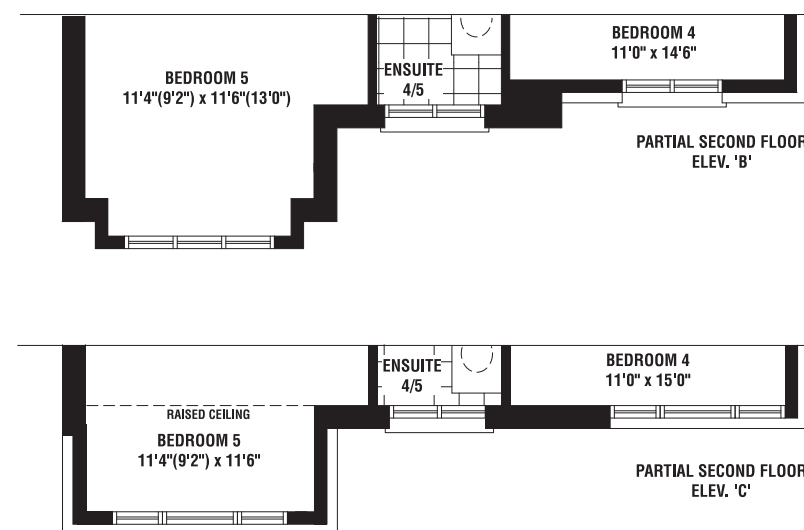
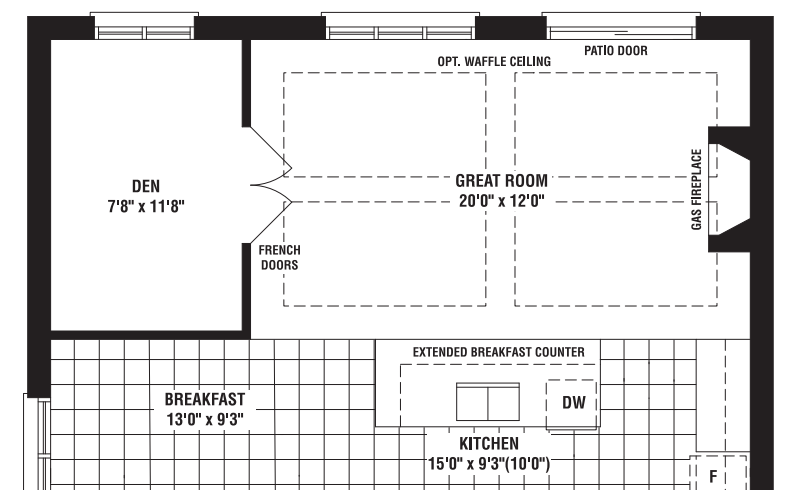
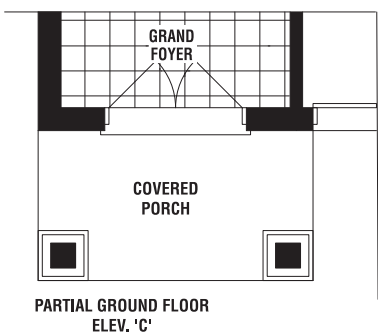
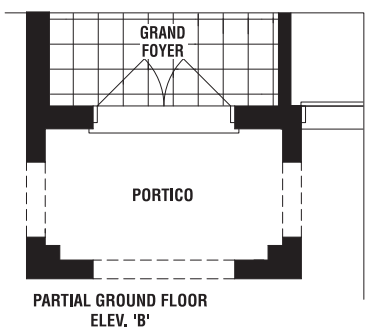
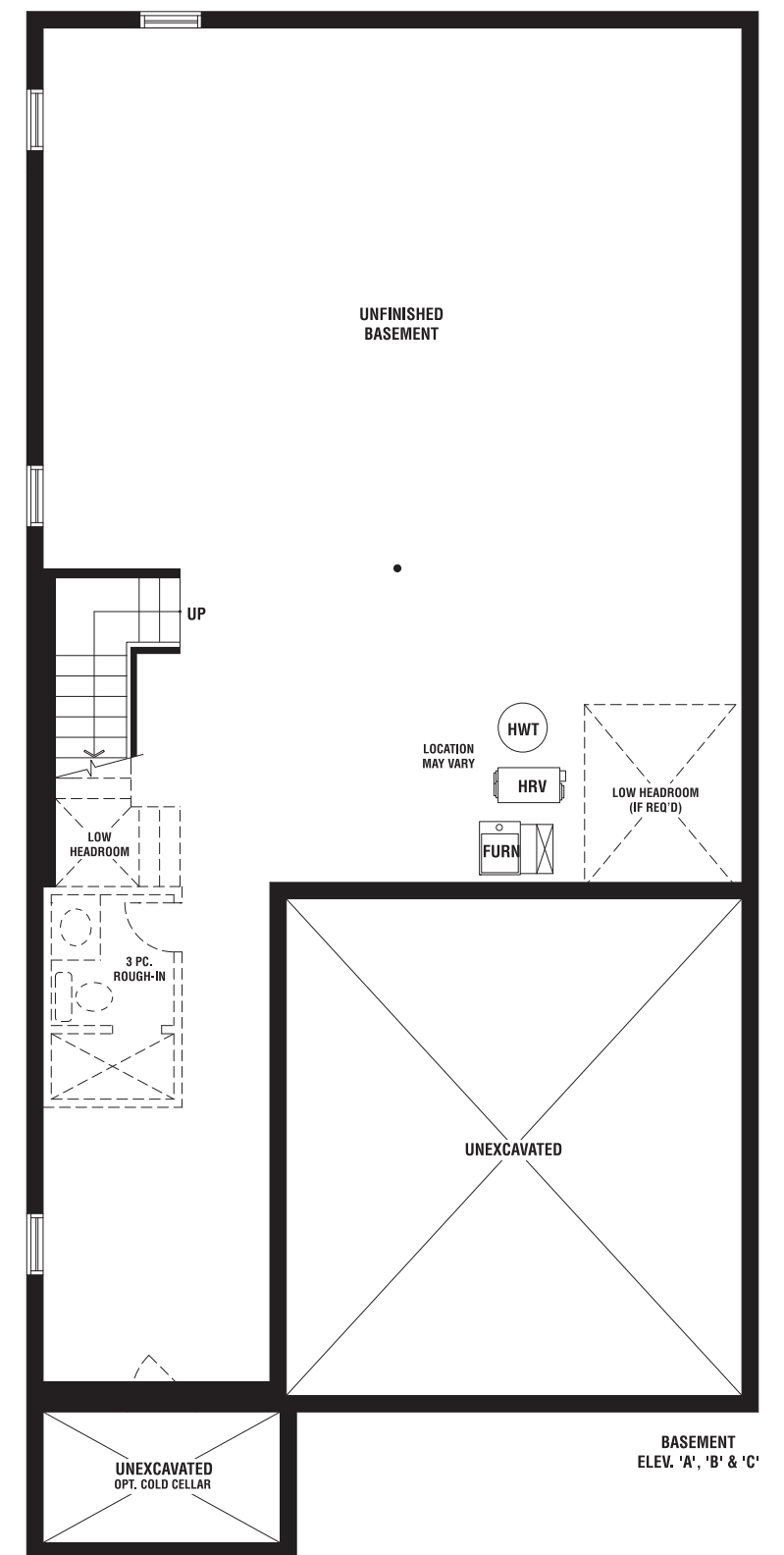
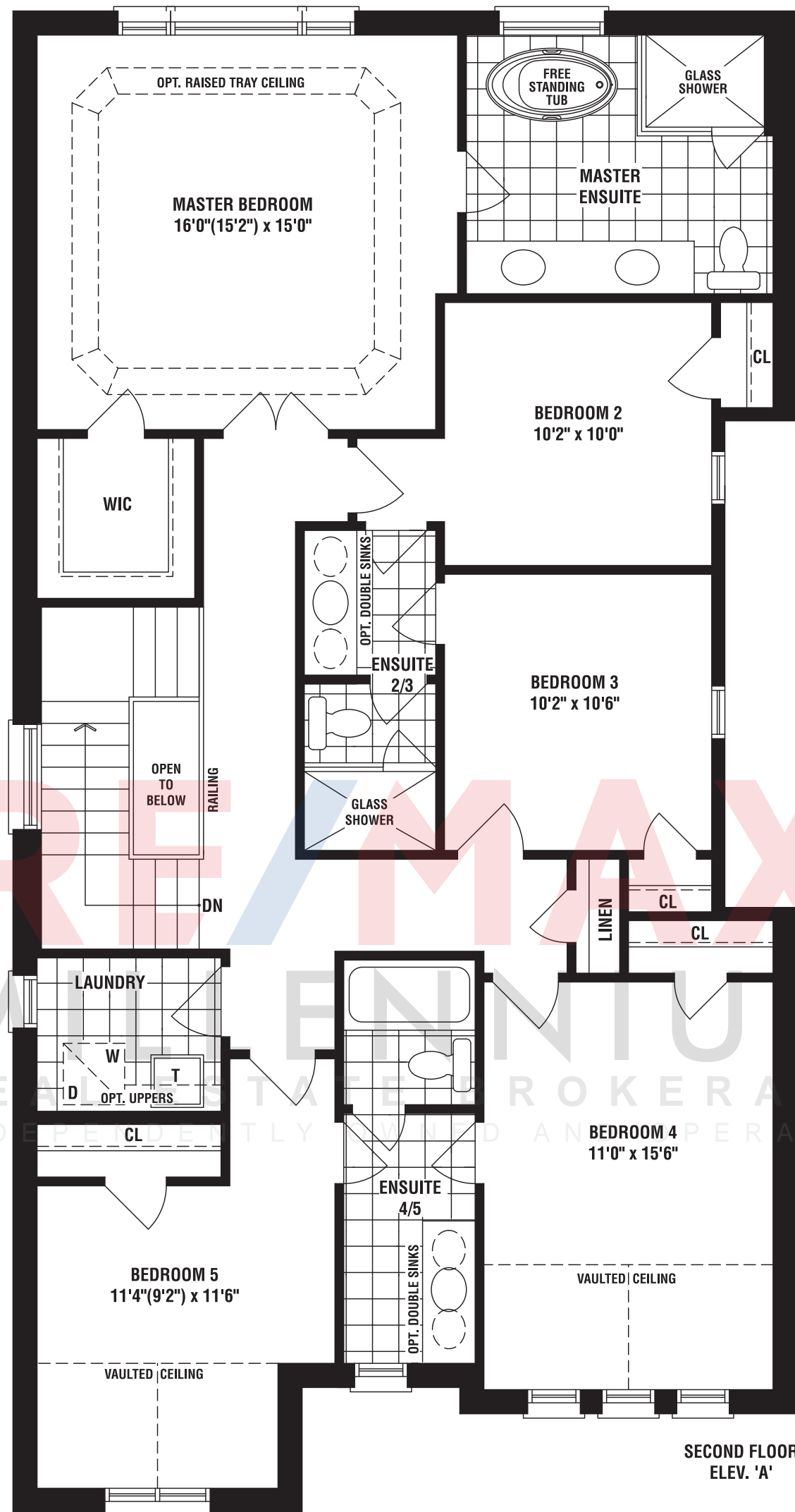
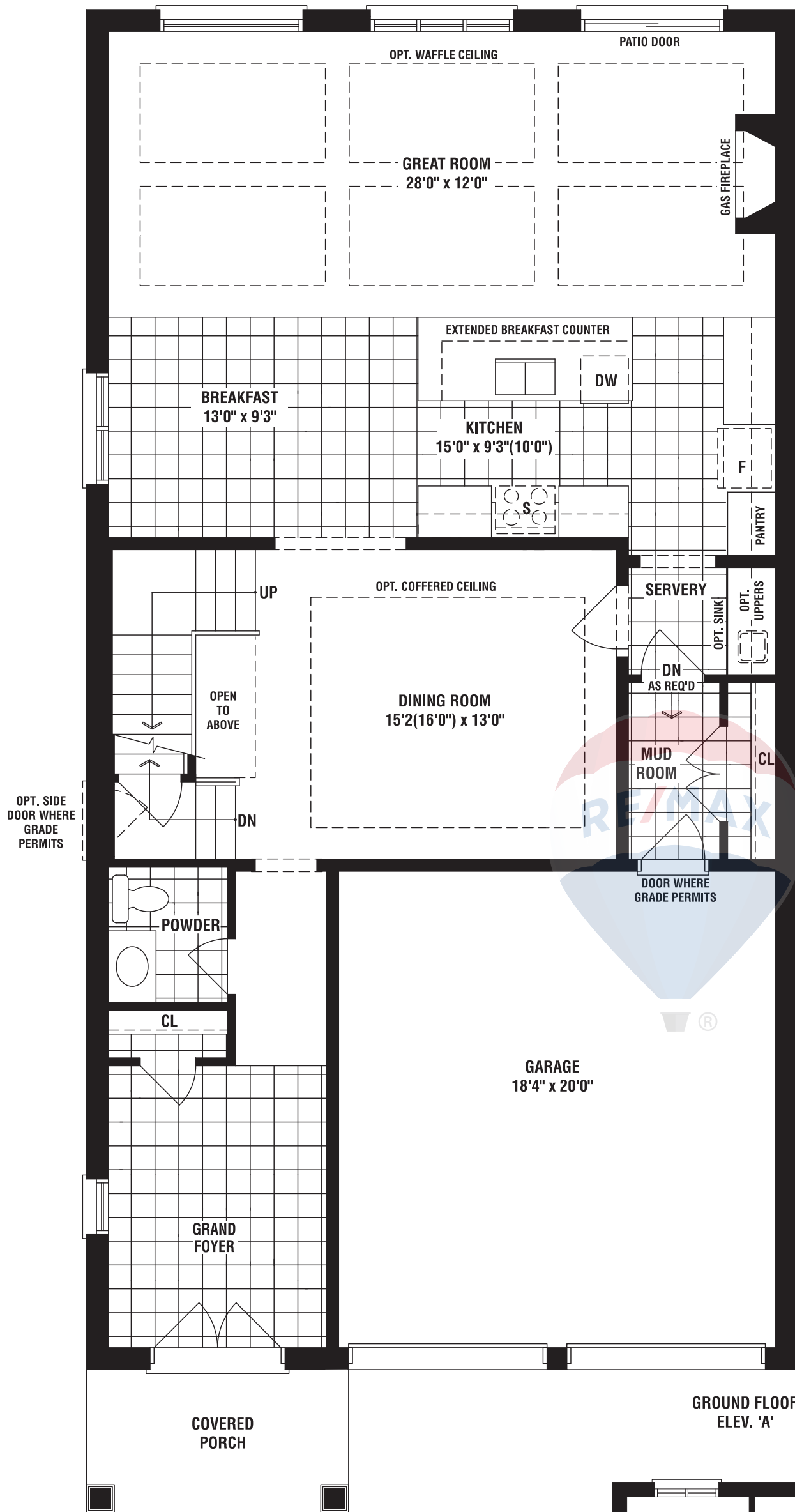
THIS IS HOME. THIS IS CALEDON TRAILS.



SPRUCE

A 2920 SQ. FT. B 2925 SQ. FT. C 2885 SQ. FT.

5 BEDROOMS



3604

ELDERBERRY B | 3025 SQ. FT.



ELDERBERRY C | 3033 SQ. FT.



RE/MAX



THIS IS HOME. THIS IS CALEDON TRAILS.

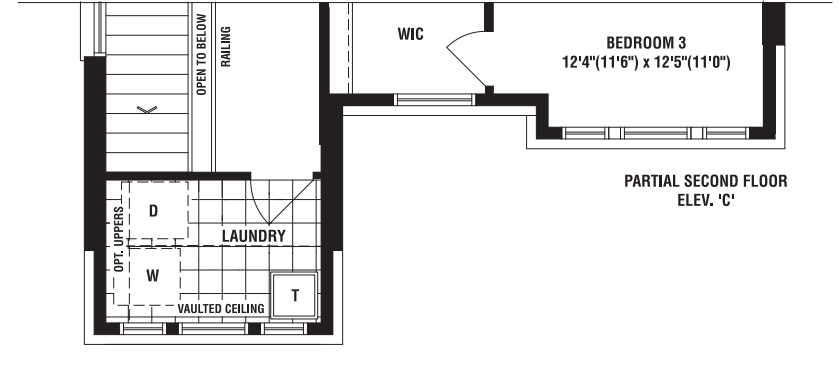
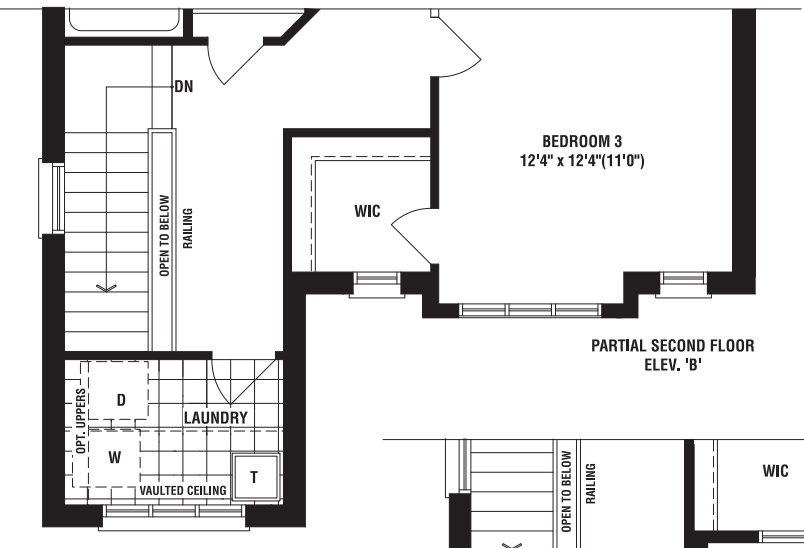
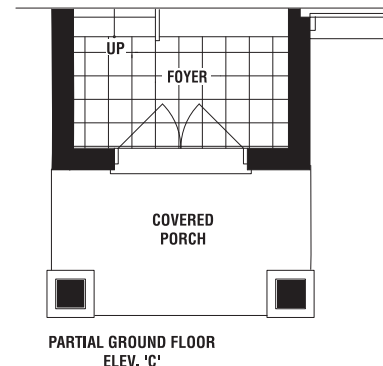
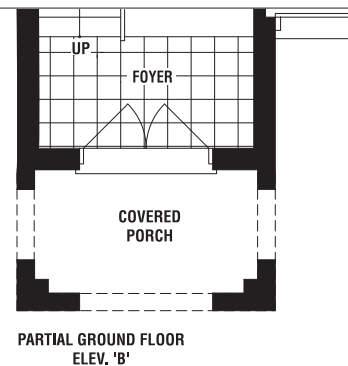
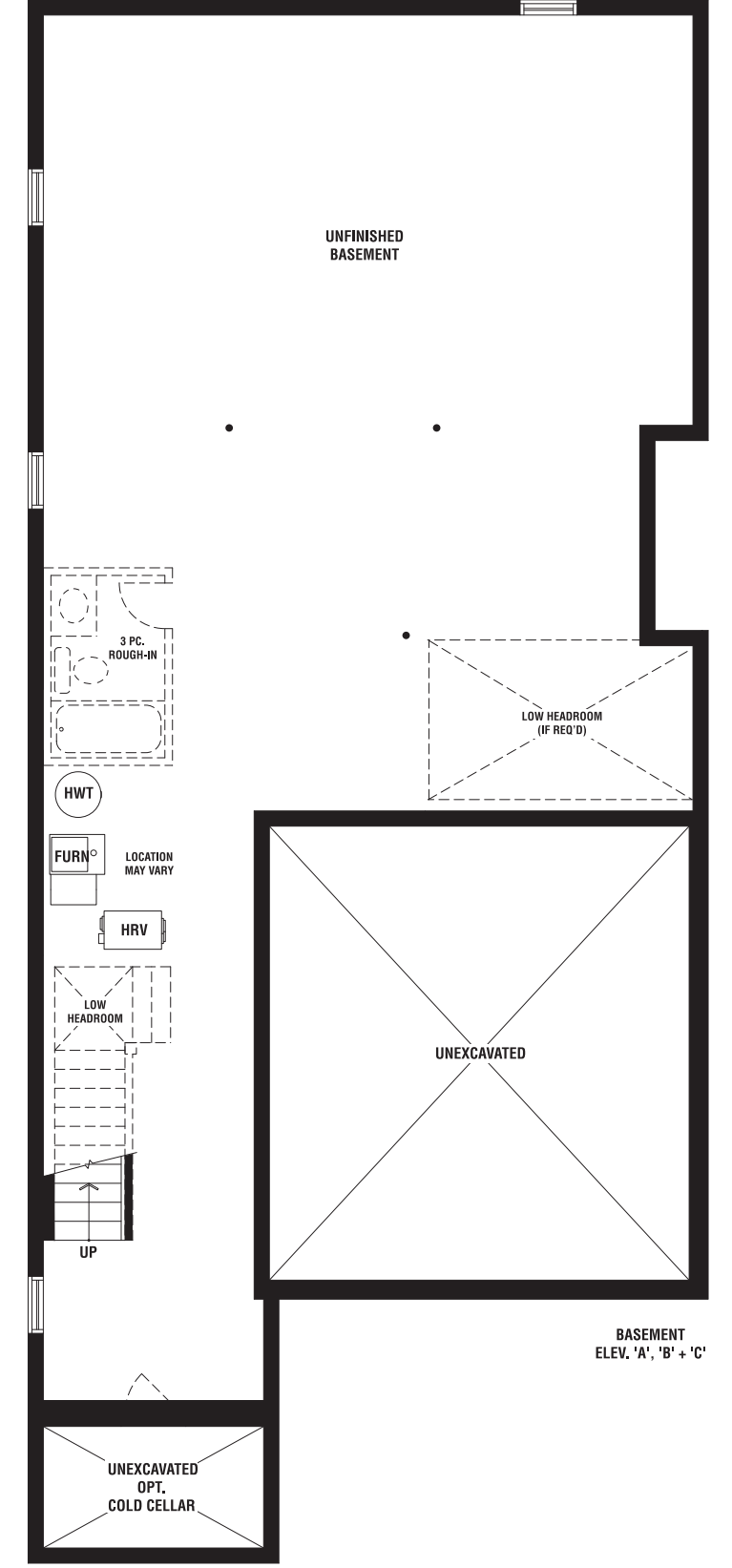
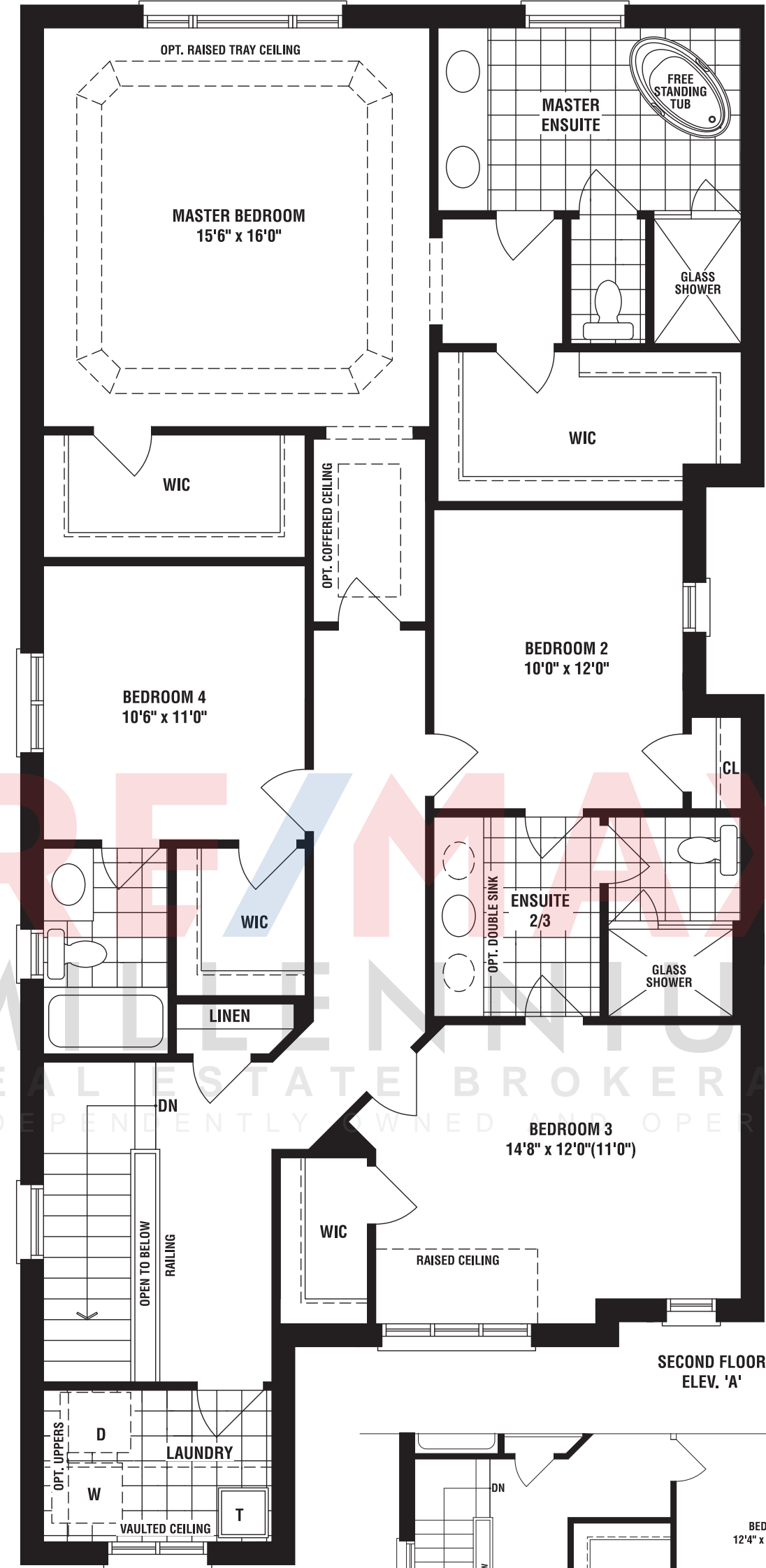
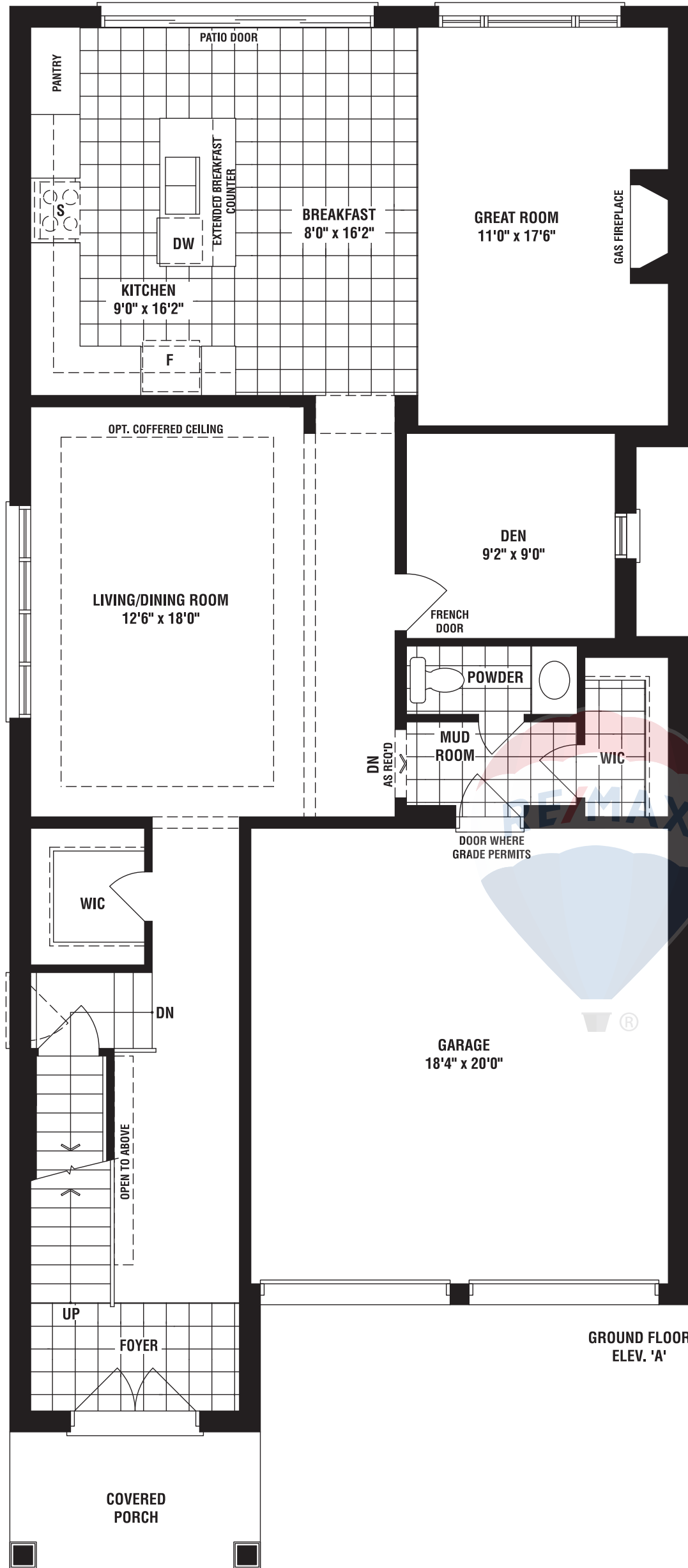


36

ELDERBERRY

A 3030 SQ. FT. B 3025 SQ. FT. C 3033 SQ. FT.

4 BEDROOMS



3605

HAWTHORNE B | 2705 SQ. FT.



HAWTHORNE C | 2670 SQ. FT.



RE/MAX



WHERE THE HORIZON MEETS HOME.



421

55+ | Yorkwood HOMES

LAURIER HOMES

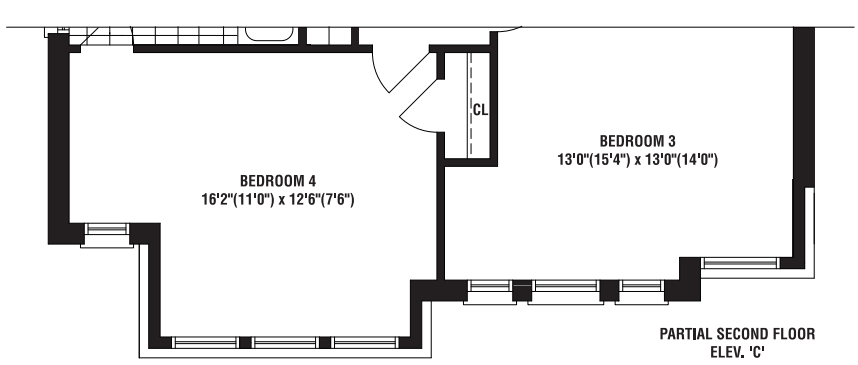
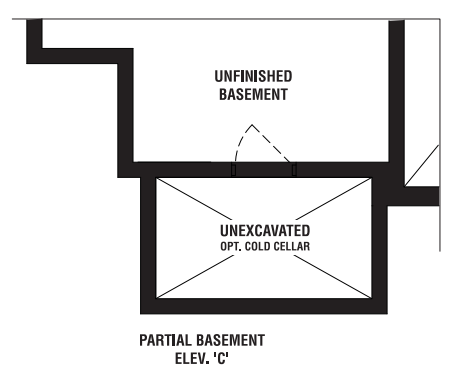
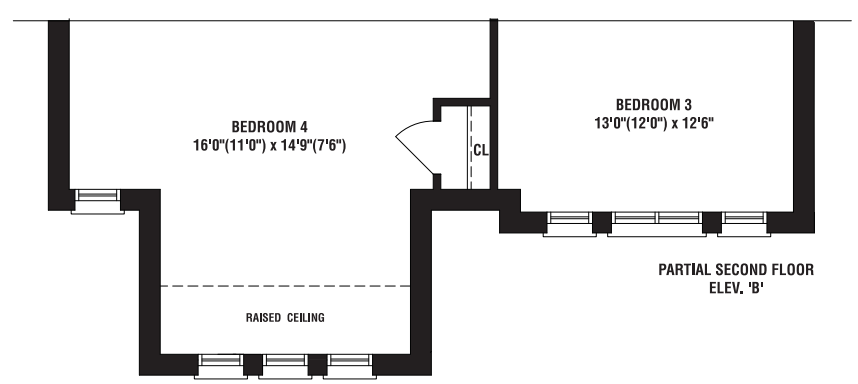
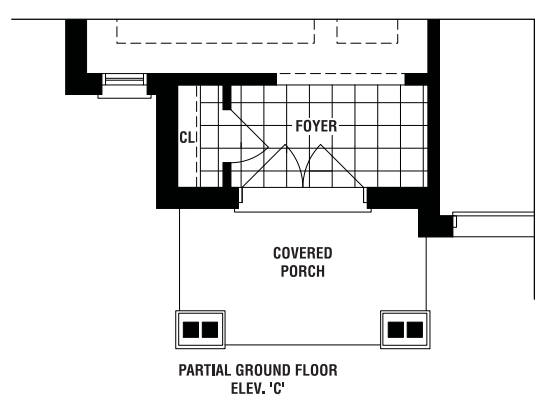
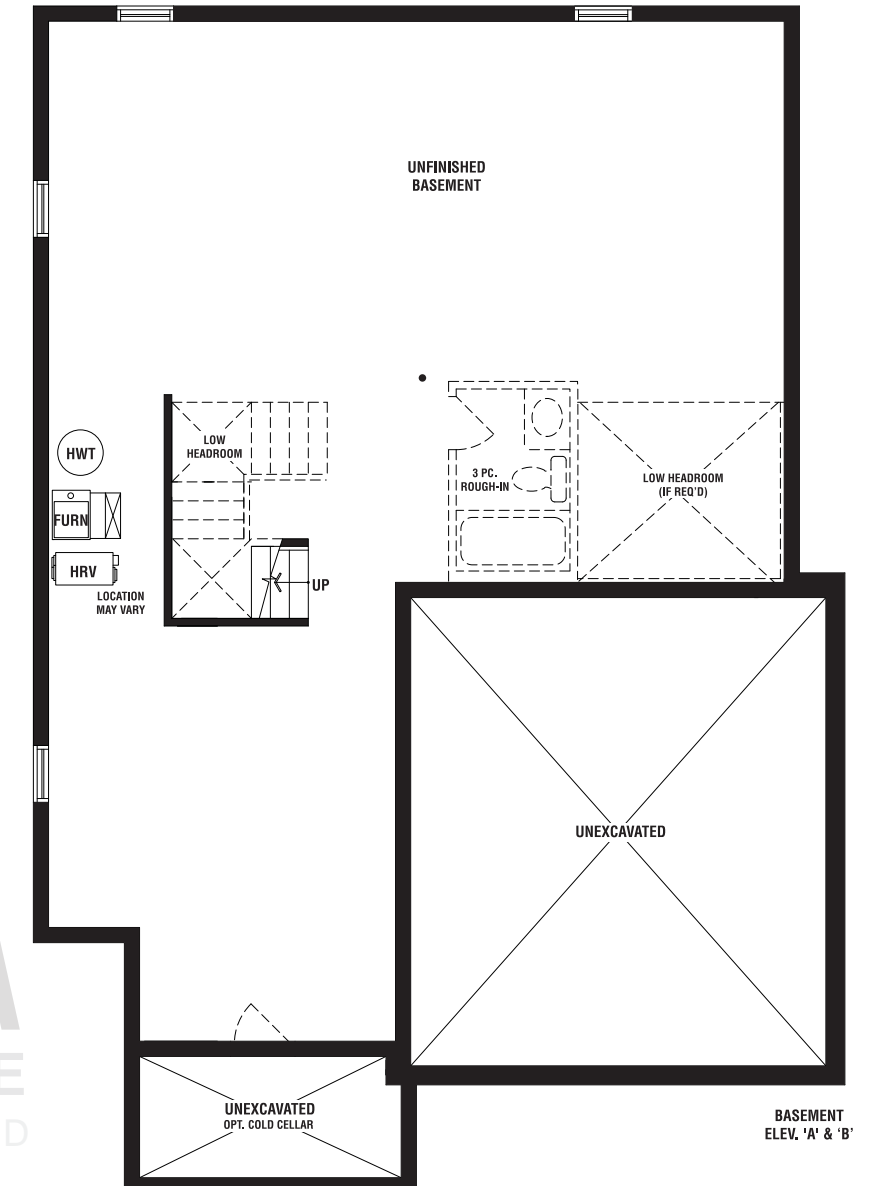
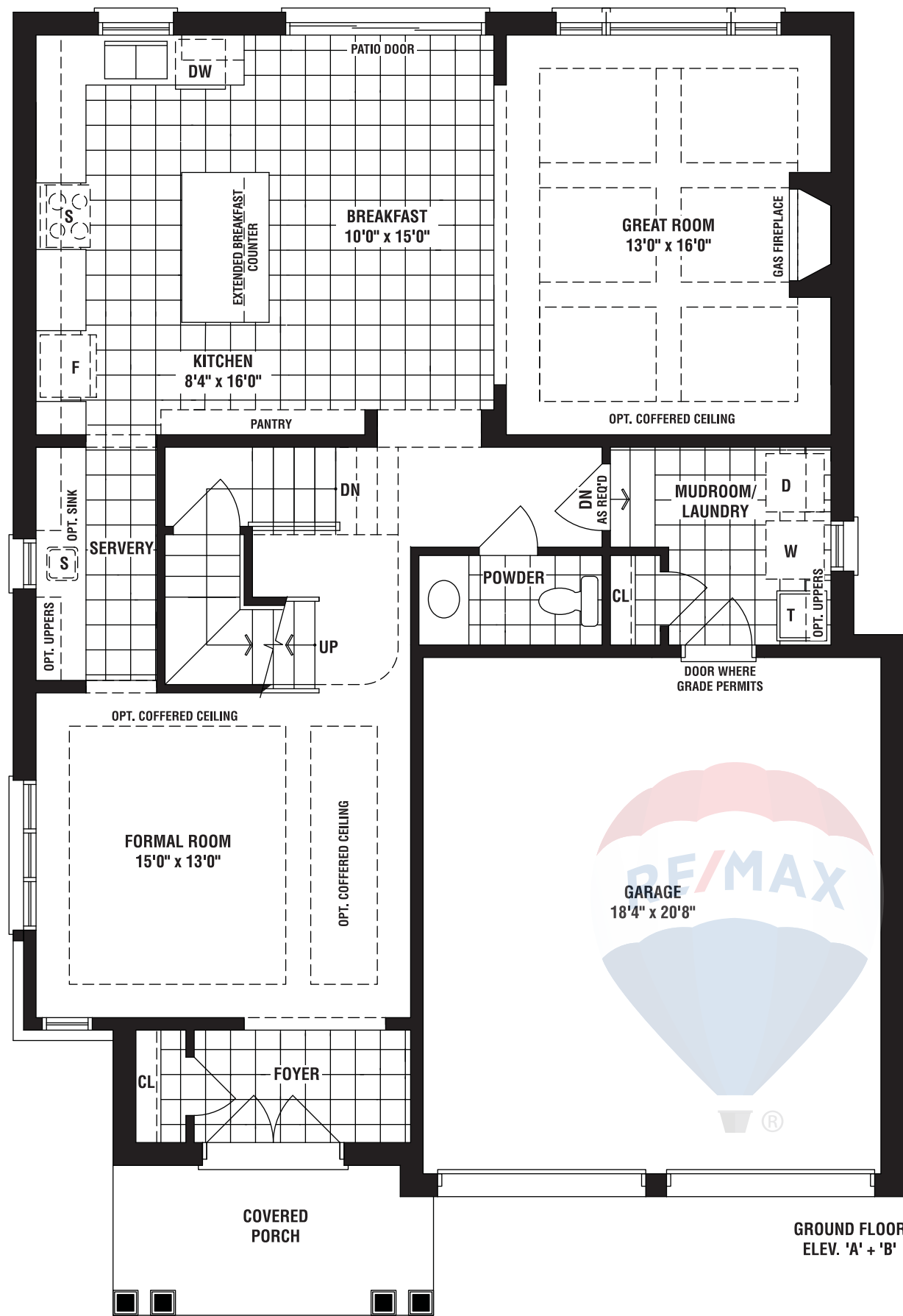
Caledon Trails
A MASTERPLANNED COMMUNITY

HAWTHORNE 4201
A 2655 SQ. FT.

HAWTHORNE

A 2655 SQ. FT. B 2705 SQ. FT. C 2670 SQ. FT.

4 BEDROOMS



4201

MAPLE B | 2875 SQ. FT.



MAPLE C | 2885 SQ. FT.



RE/MAX



WHERE THE HORIZON MEETS HOME.



55+ | Yorkwood HOMES

LAURIER HOMES SINCE 1976

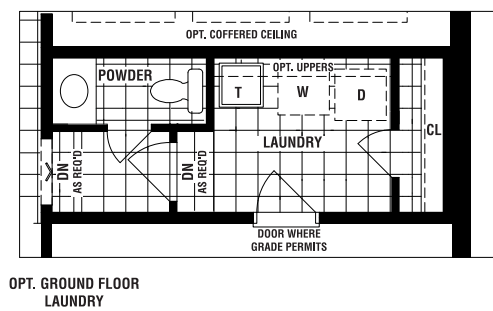
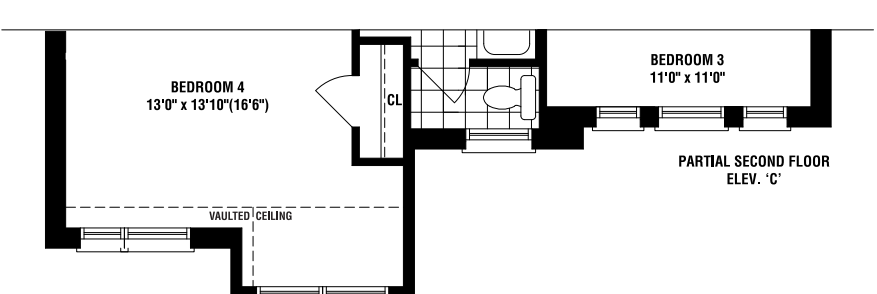
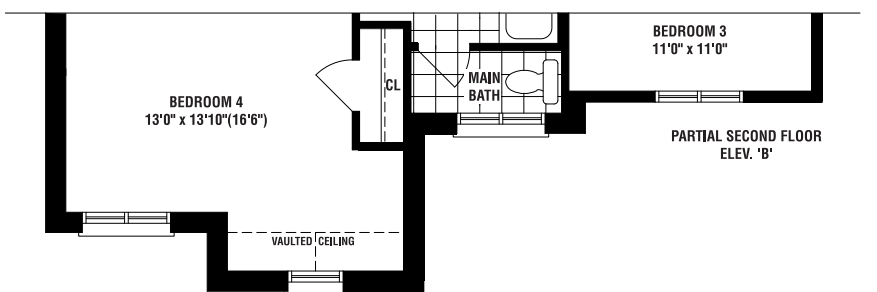
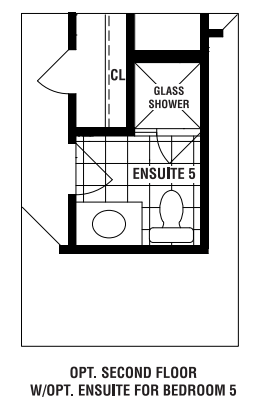
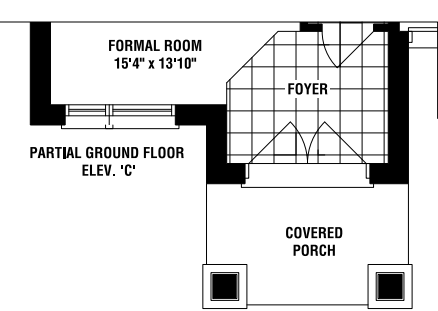
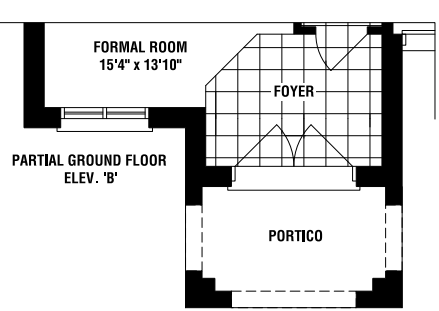
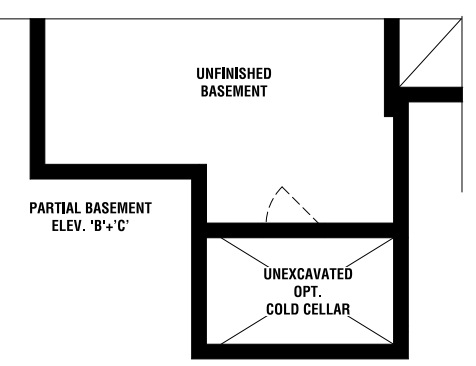
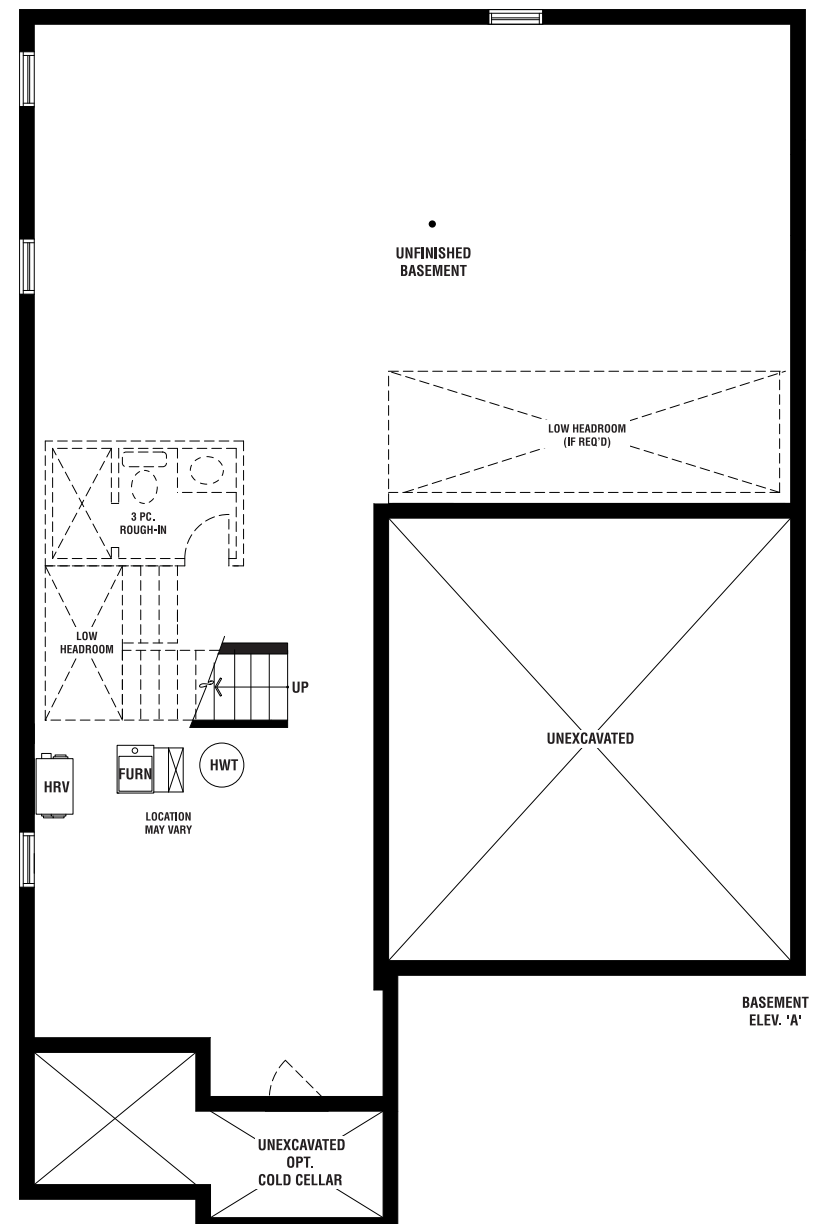
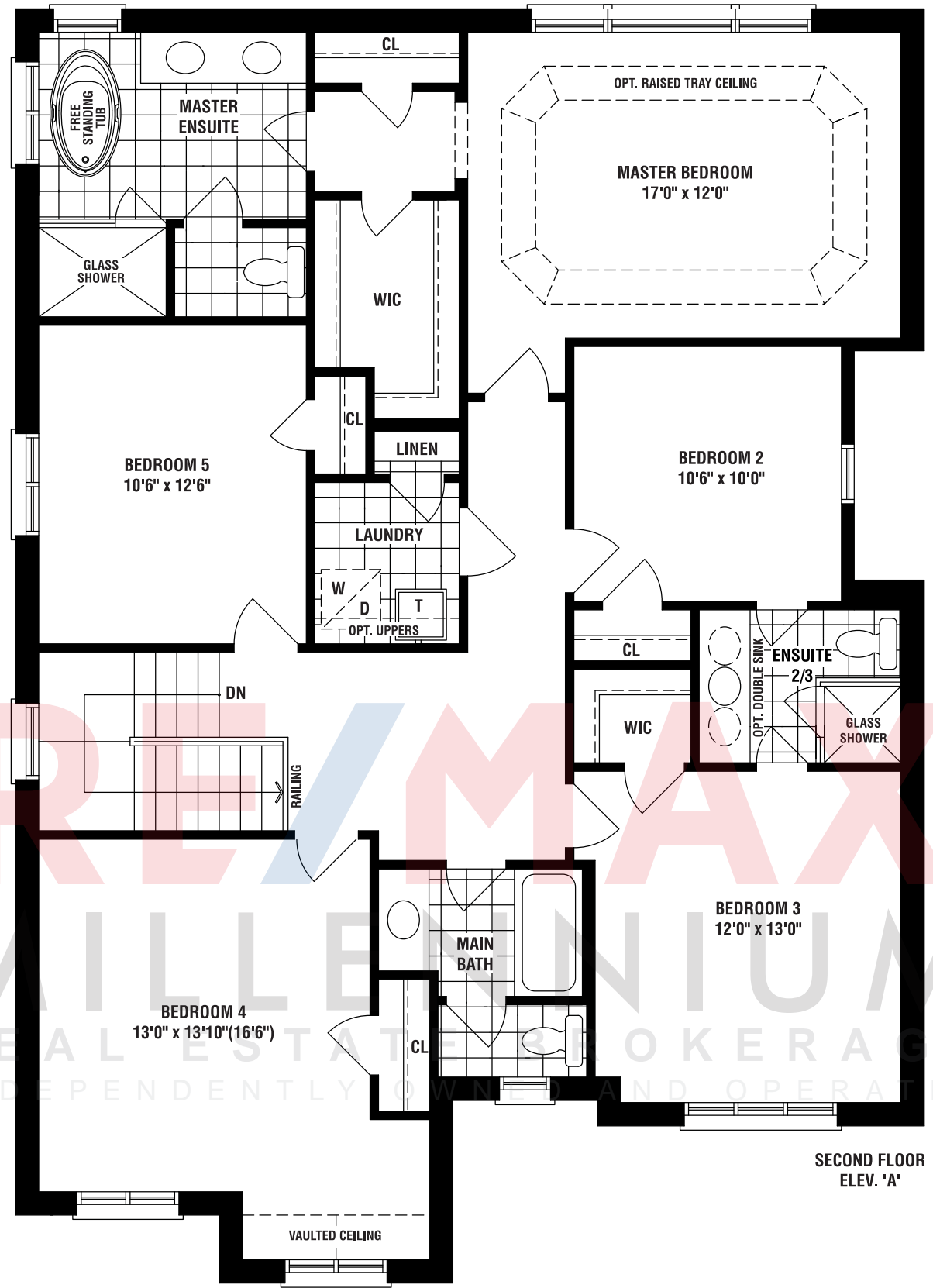
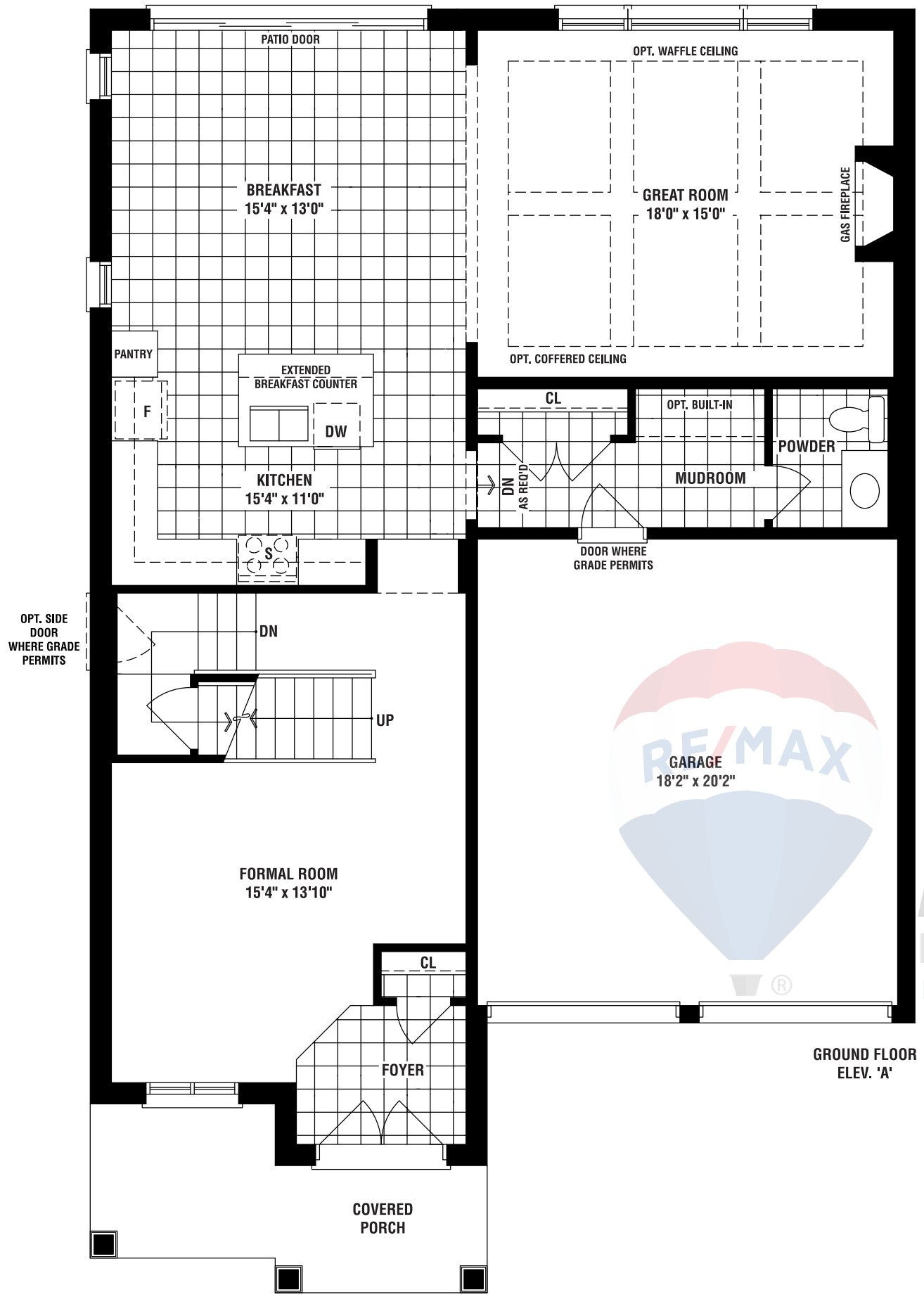
Caledon Trails A MASTERPLANNED COMMUNITY

MAPLE 4202 A 2900 SQ. FT.

MAPLE

A 2900 SQ. FT. B 2875 SQ. FT. C 2885 SQ. FT.

5 BEDROOMS



BEECH B | 3075 SQ. FT.



BEECH C | 3050 SQ. FT.



WHERE THE HORIZON MEETS HOME.

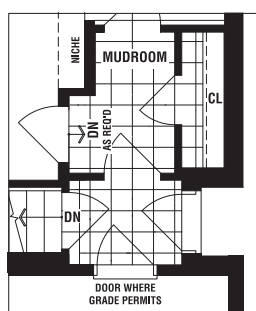
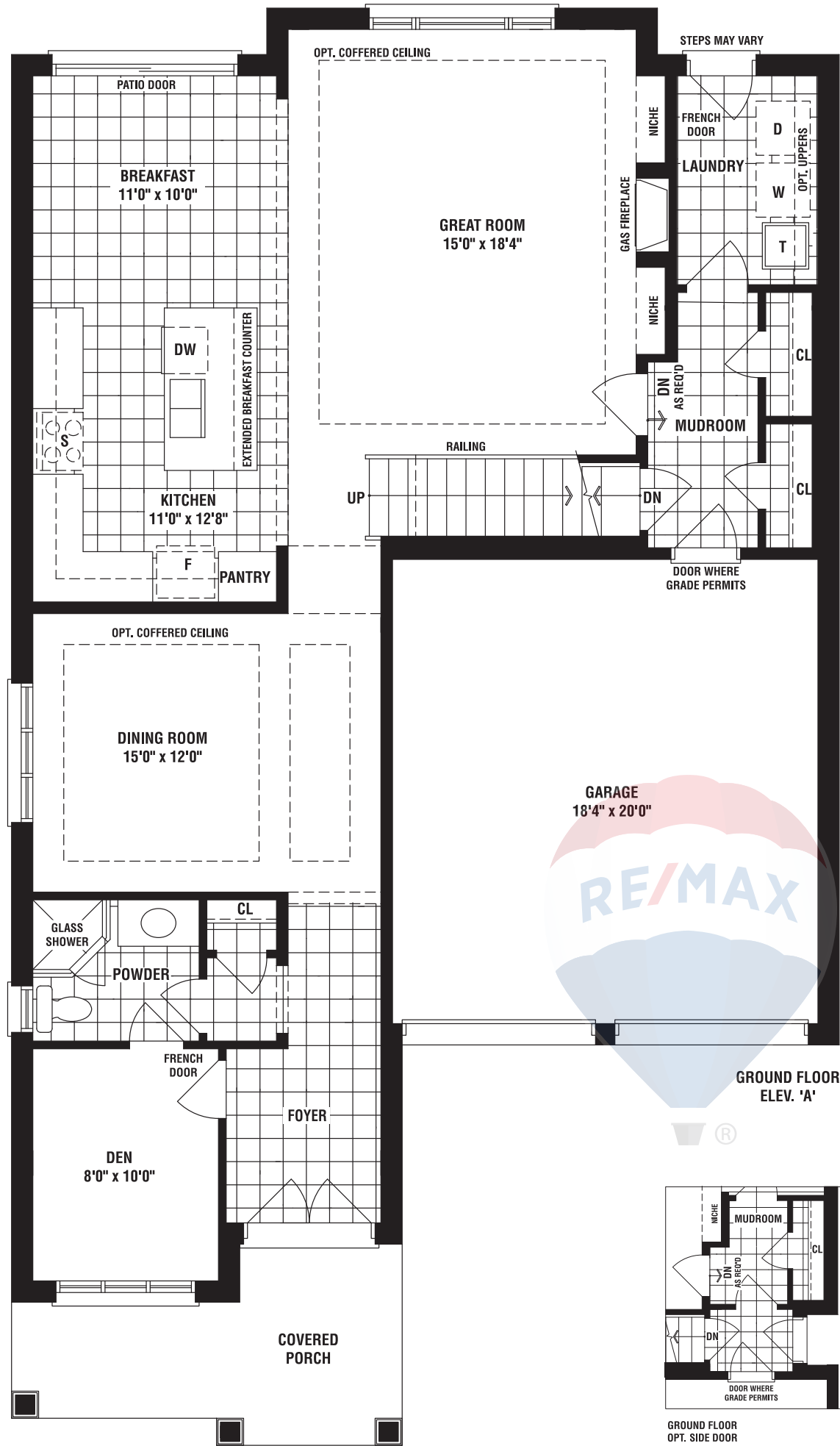


42

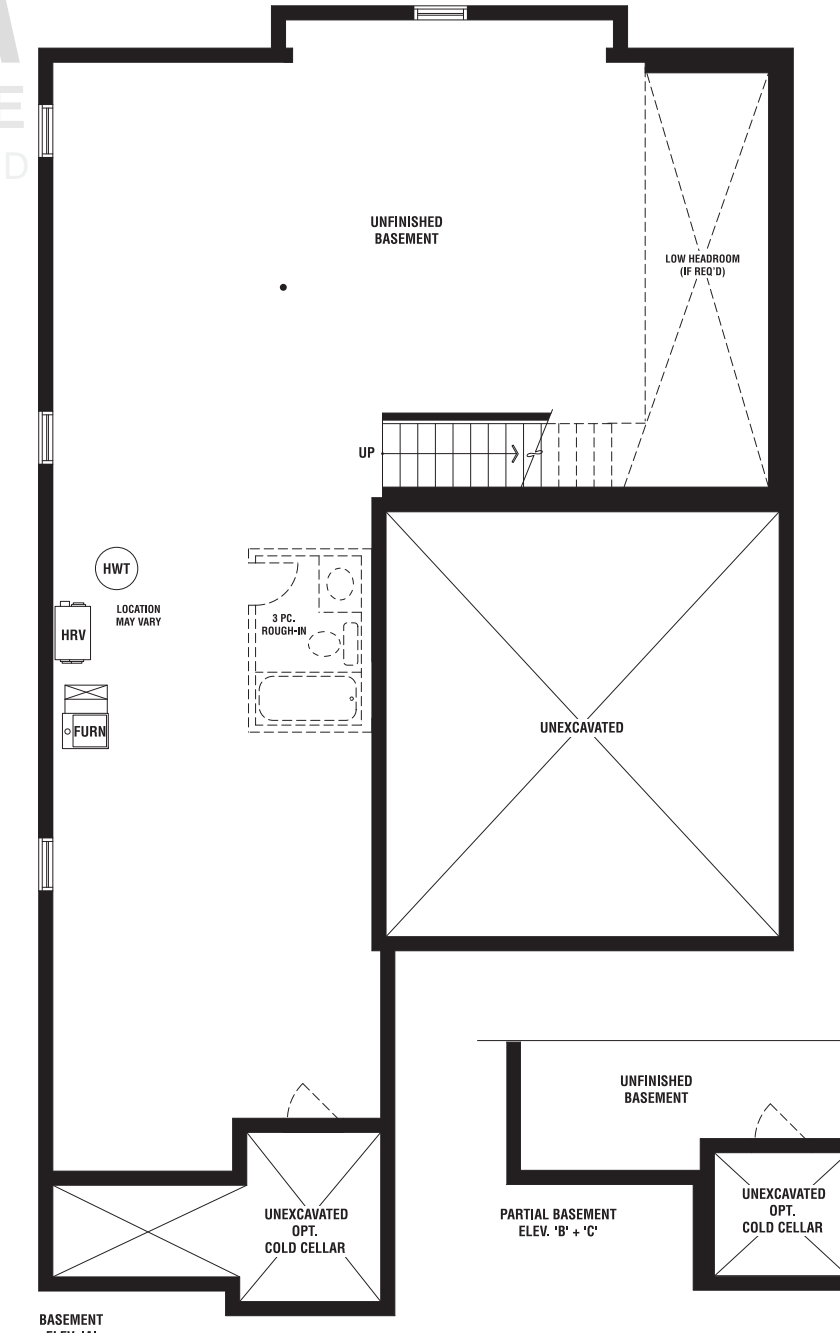
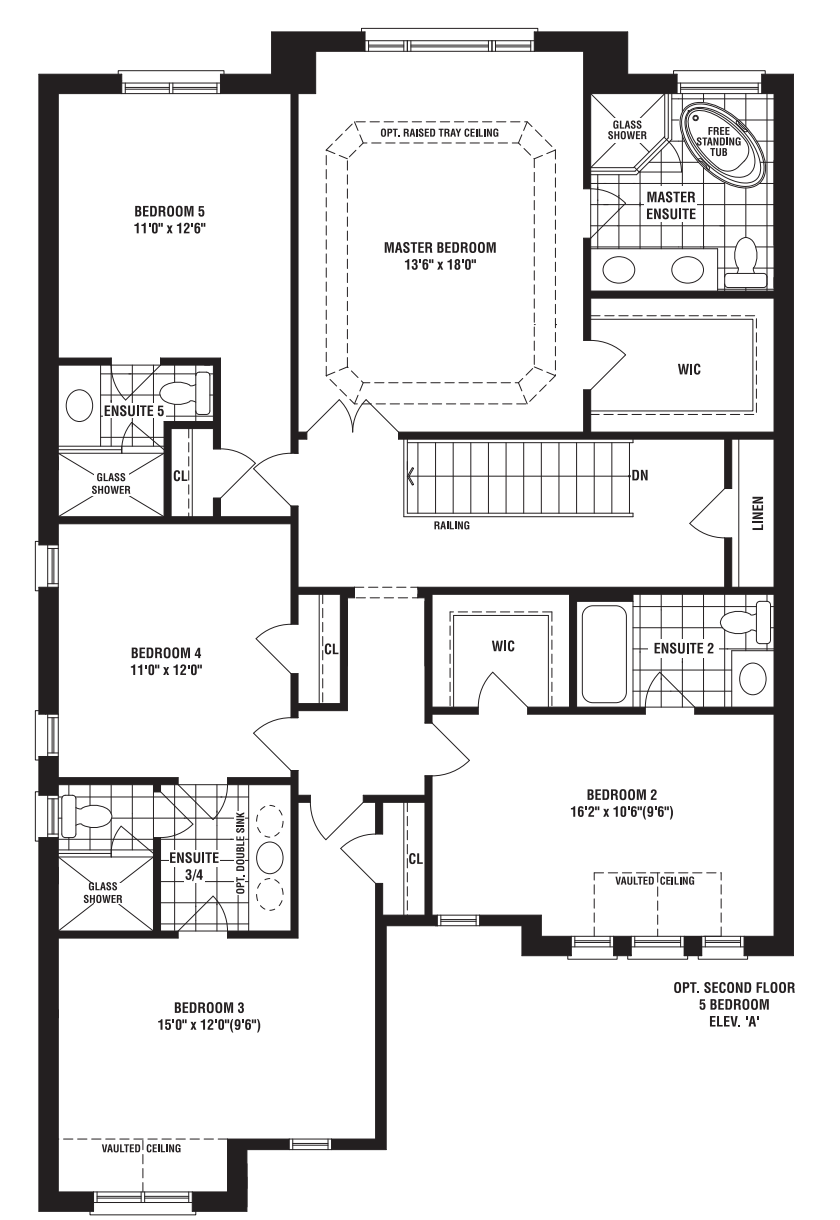
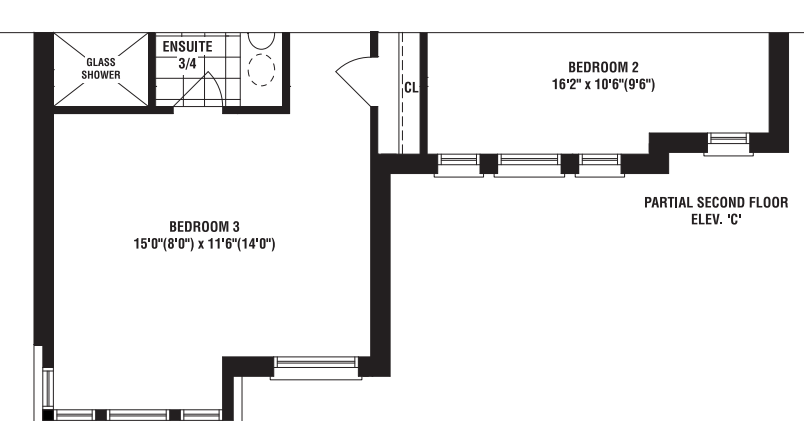
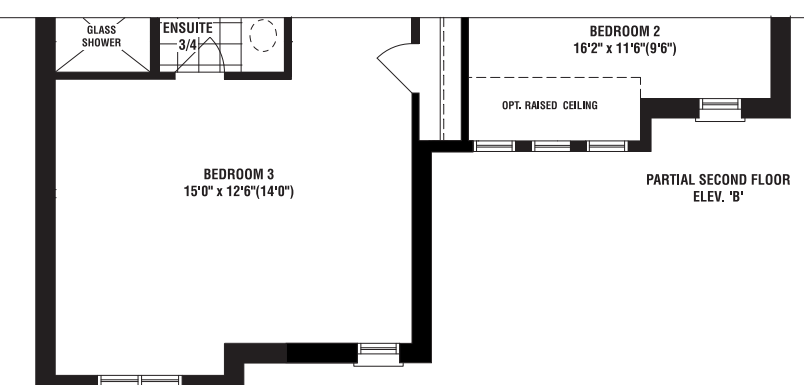
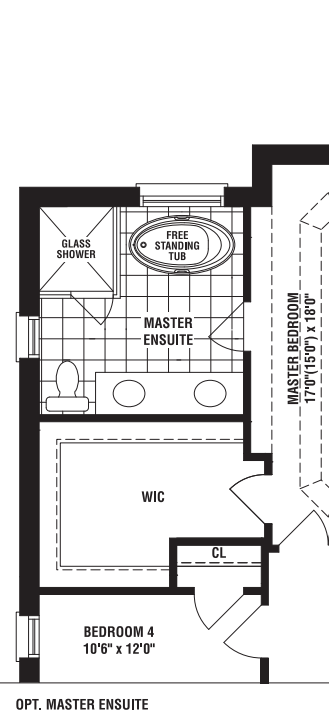
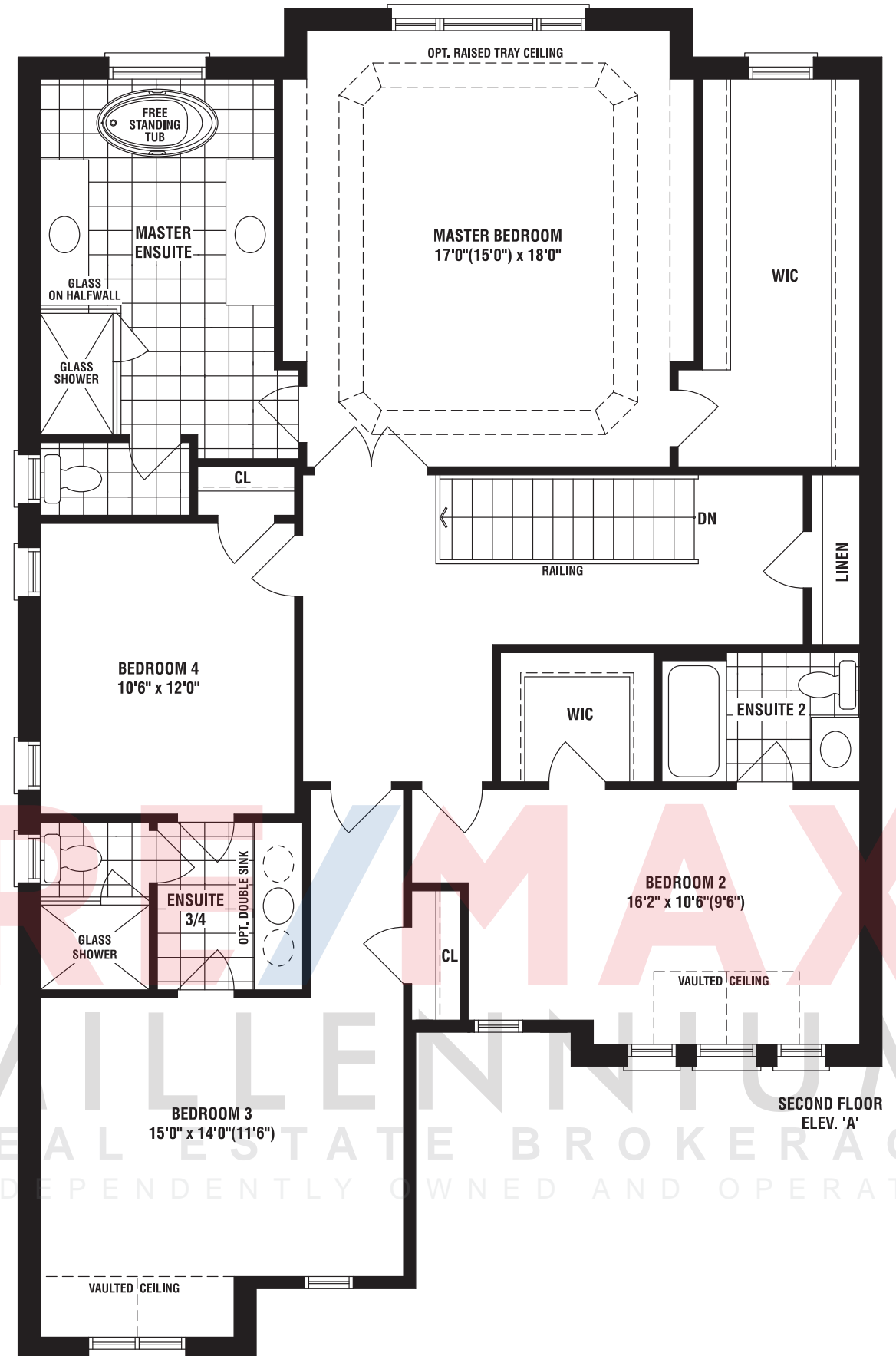
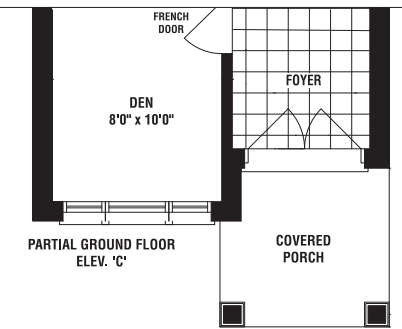
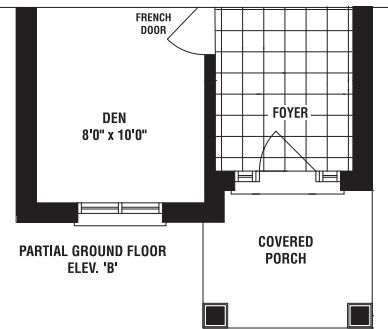
BEECH

A 3040 SQ. FT. B 3075 SQ. FT. C 3050 SQ. FT.

4 BEDROOMS
ADDITIONAL BEDROOM OPTION AVAILABLE



GROUND FLOOR
OPT. SIDE DOOR
ELEV. 'A'



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

4203

JUNIPER B | 3258 SQ. FT.



JUNIPER C | 3250 SQ. FT.



RE/MAX



WHERE THE HORIZON MEETS HOME.



42

55+ | Yorkwood HOMES

LAURIER HOMES

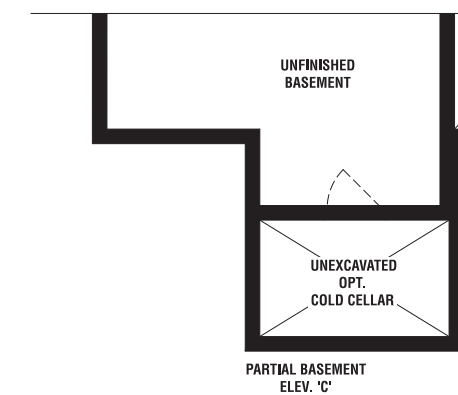
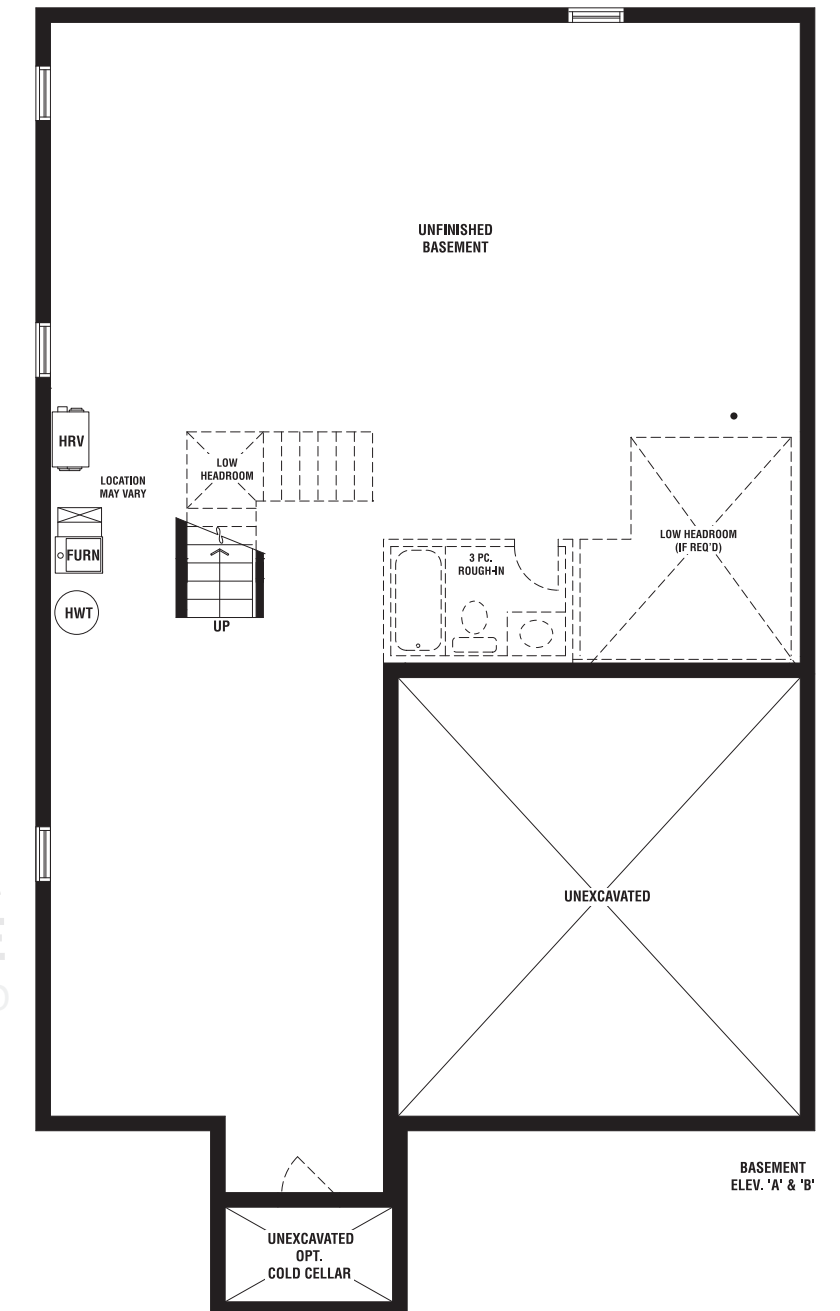
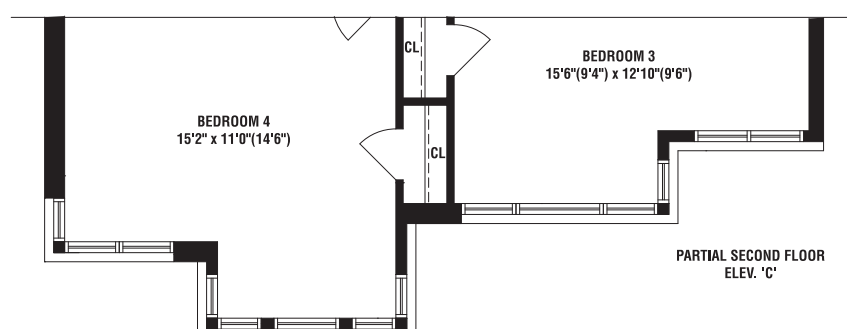
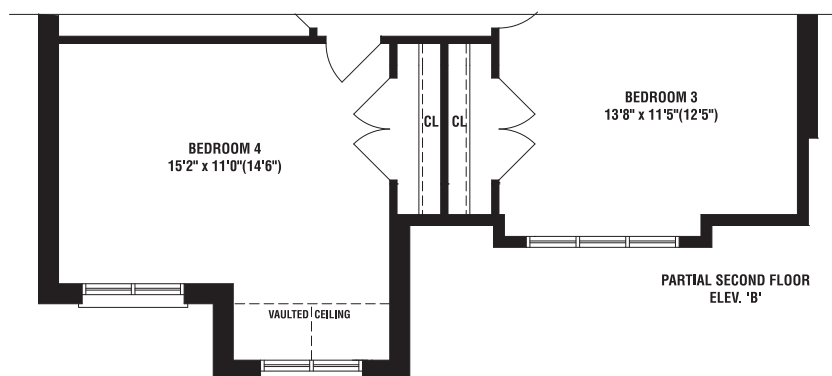
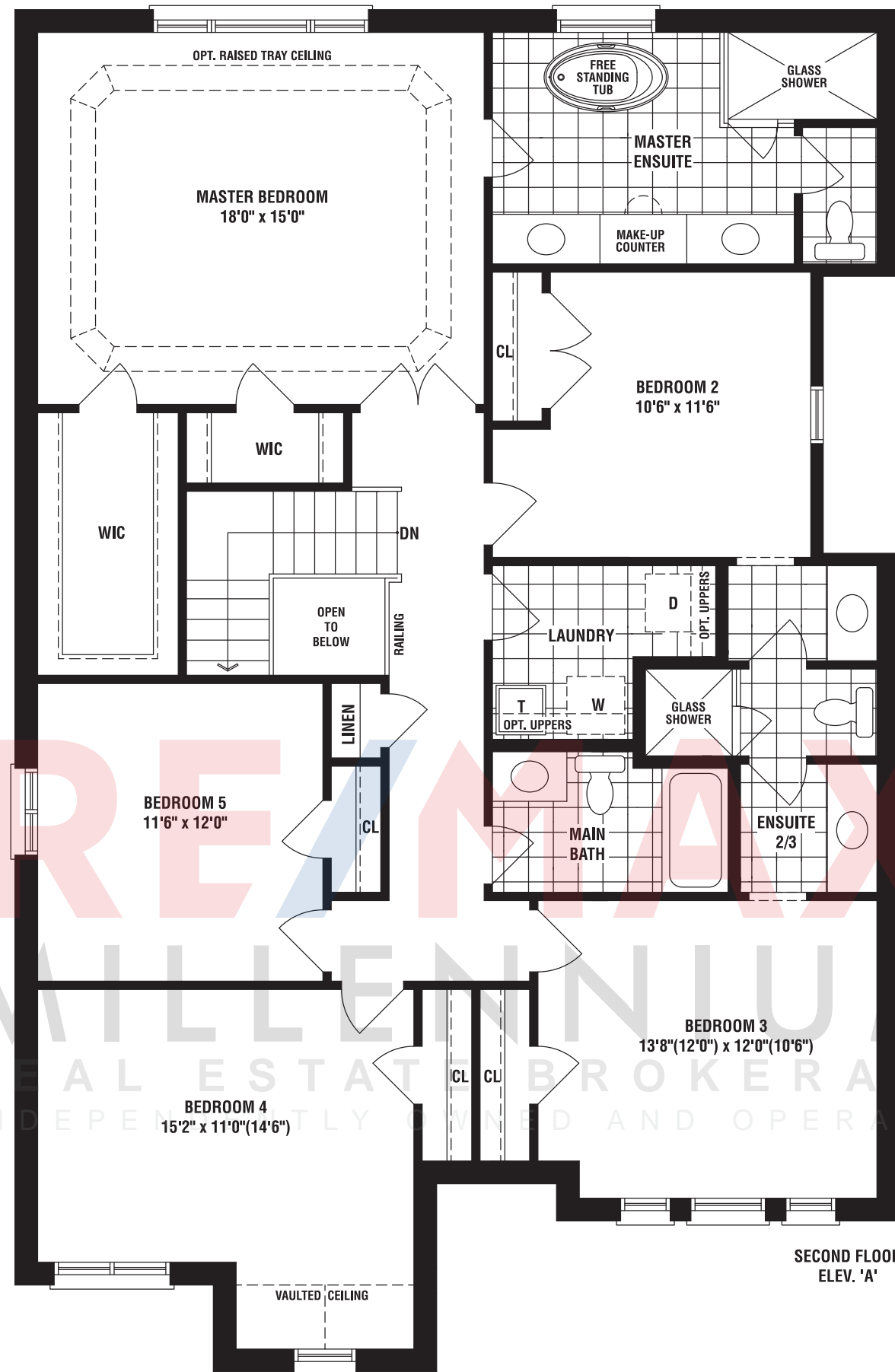
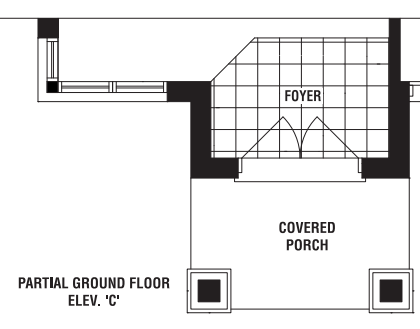
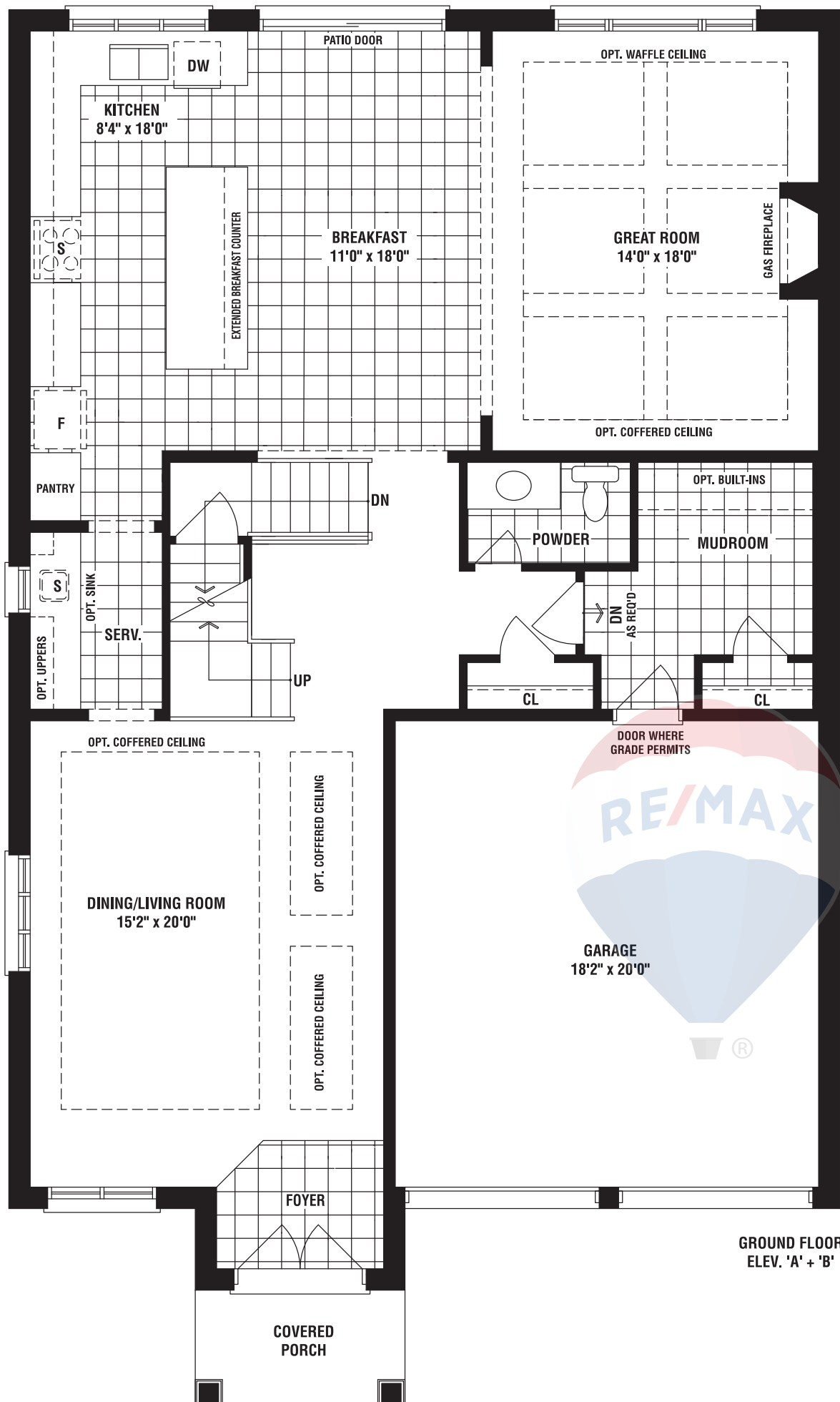
Caledon Trails
A MASTERPLANNED COMMUNITY

JUNIPER 4204
A 3260 SQ. FT.

JUNIPER

A 3260 SQ. FT. B 3258 SQ. FT. C 3250 SQ. FT.

5 BEDROOMS



4204

ELM B | 3500 SQ. FT.



ELM C | 3485 SQ. FT.



RE/MAX



WHERE THE HORIZON MEETS HOME.



42

55+ | Yorkwood HOMES

LAURIER HOMES

Caledon Trails
A MASTERPLANNED COMMUNITY

ELM 4205
A 3500 SQ. FT.



ELM B | 3500 SQ. FT.



ELM C | 3485 SQ. FT.



RE/MAX



WHERE THE HORIZON MEETS HOME.



42

55+ | Yorkwood HOMES

LAURIER HOMES SINCE 1976

Caledon Trails A MASTERPLANNED COMMUNITY

ELM 4205 A 3500 SQ. FT.



LAUREL B | 2820 SQ. FT.



LAUREL C | 2800 SQ. FT.



RE/MAX



WHERE THE HORIZON MEETS HOME.



A

ANNIUM

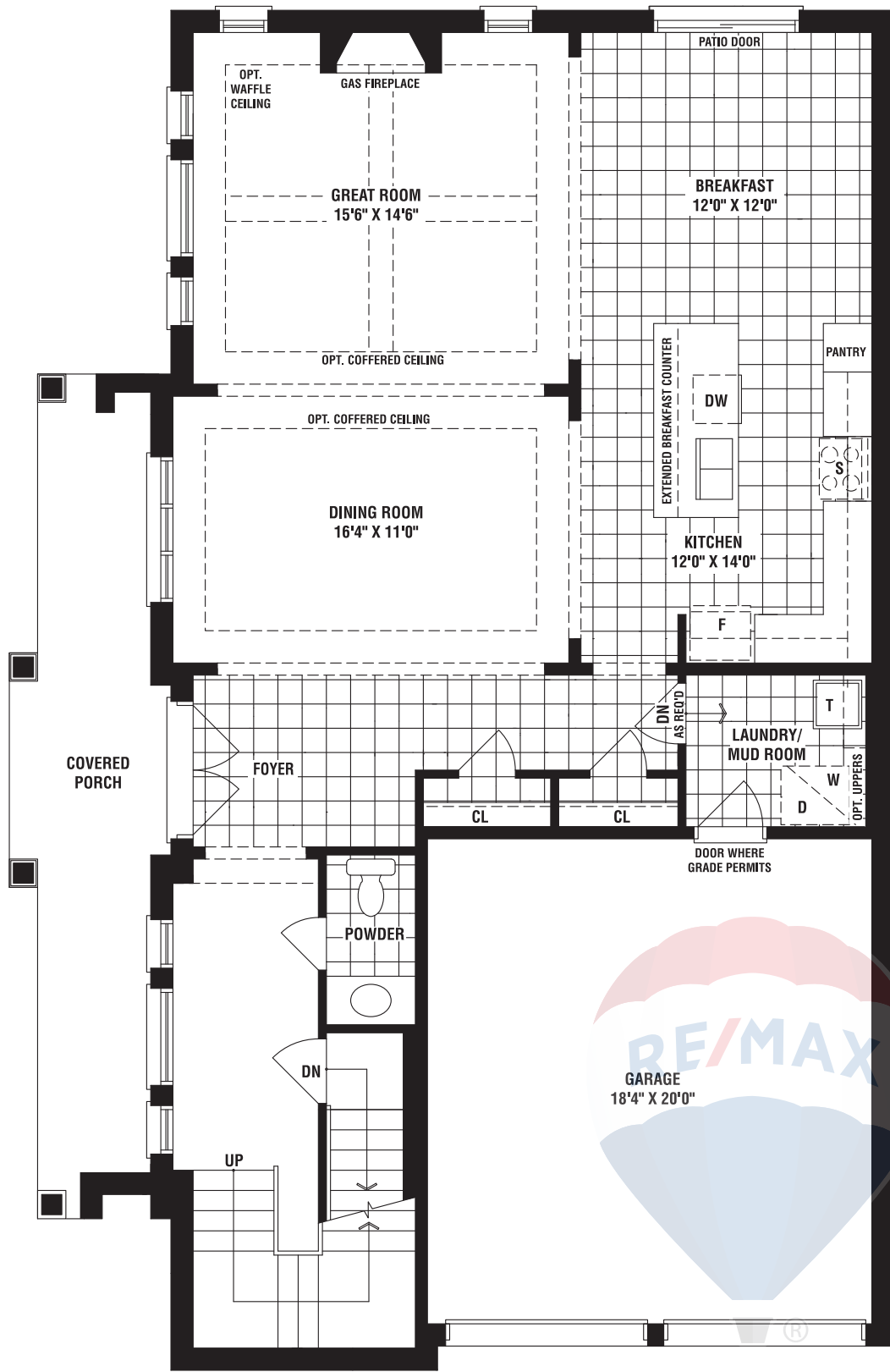
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

42

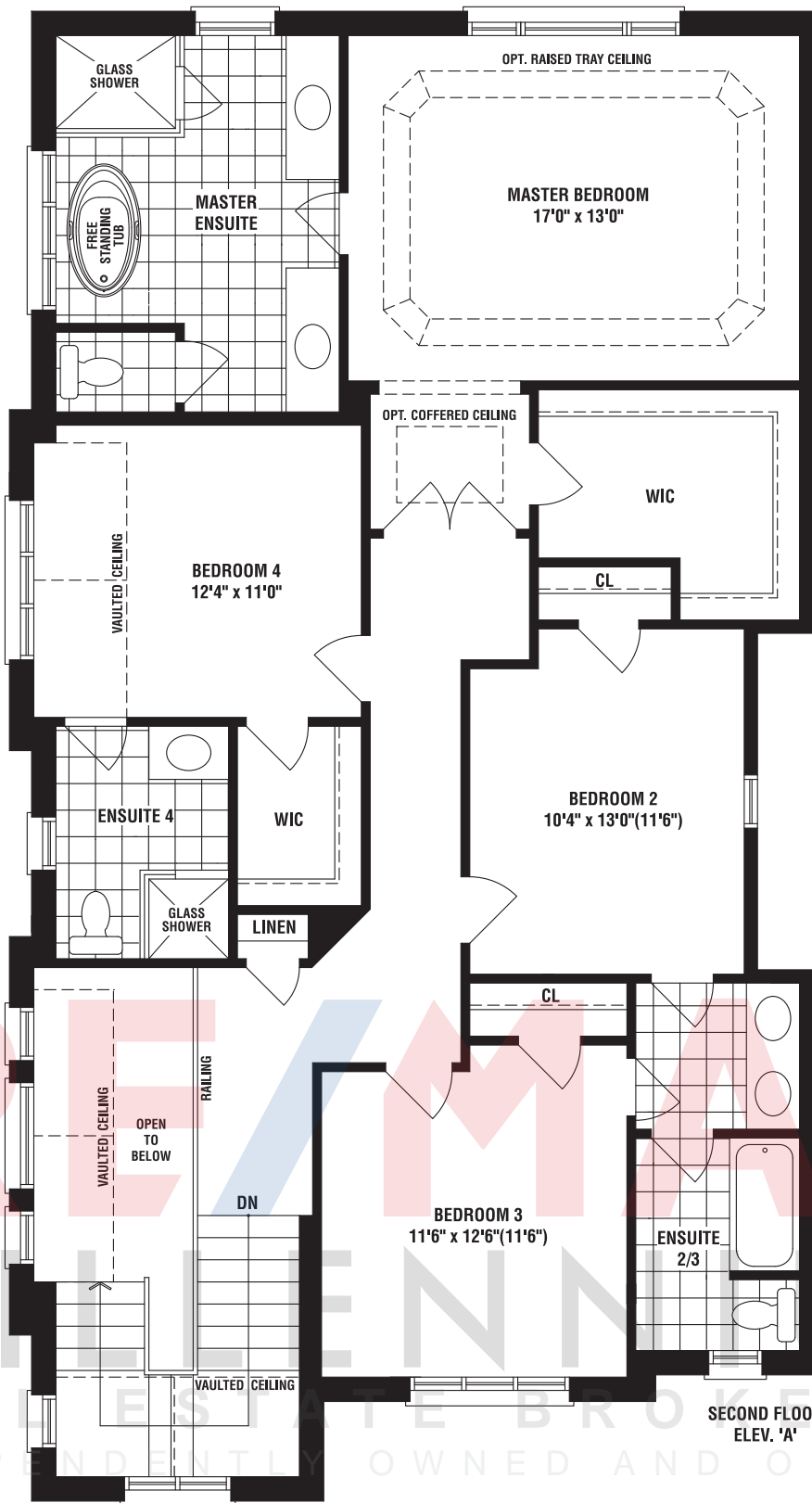
LAUREL

A 2810 SQ. FT. B 2820 SQ. FT. C 2800 SQ. FT.

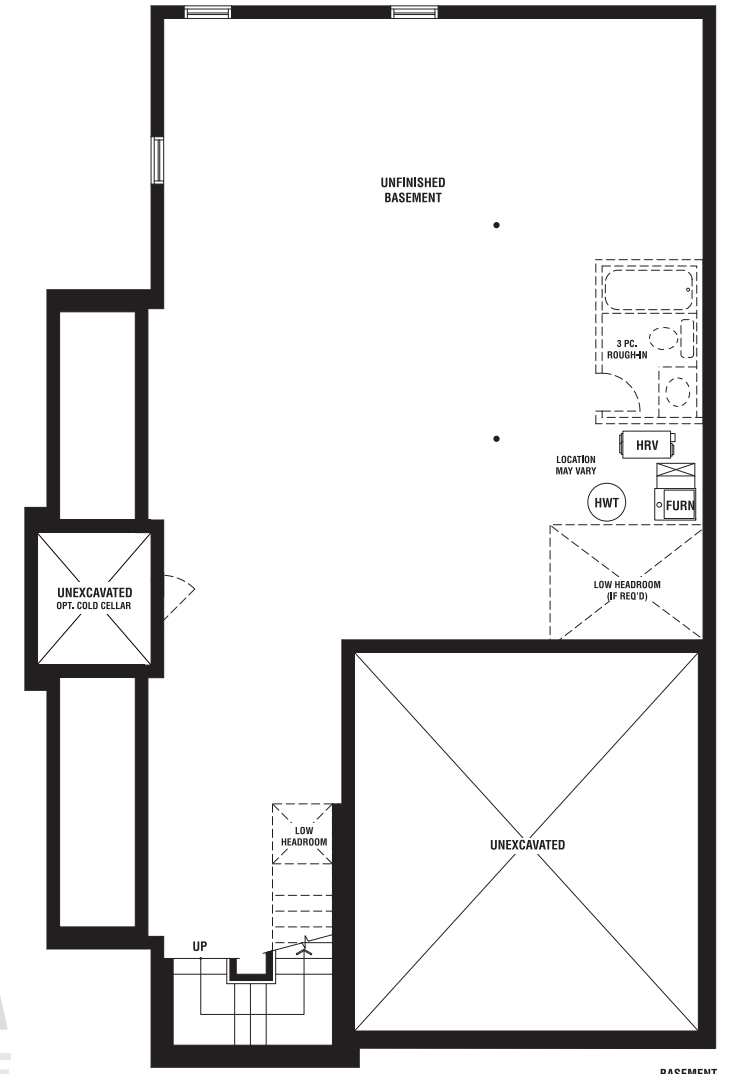
4 BEDROOMS



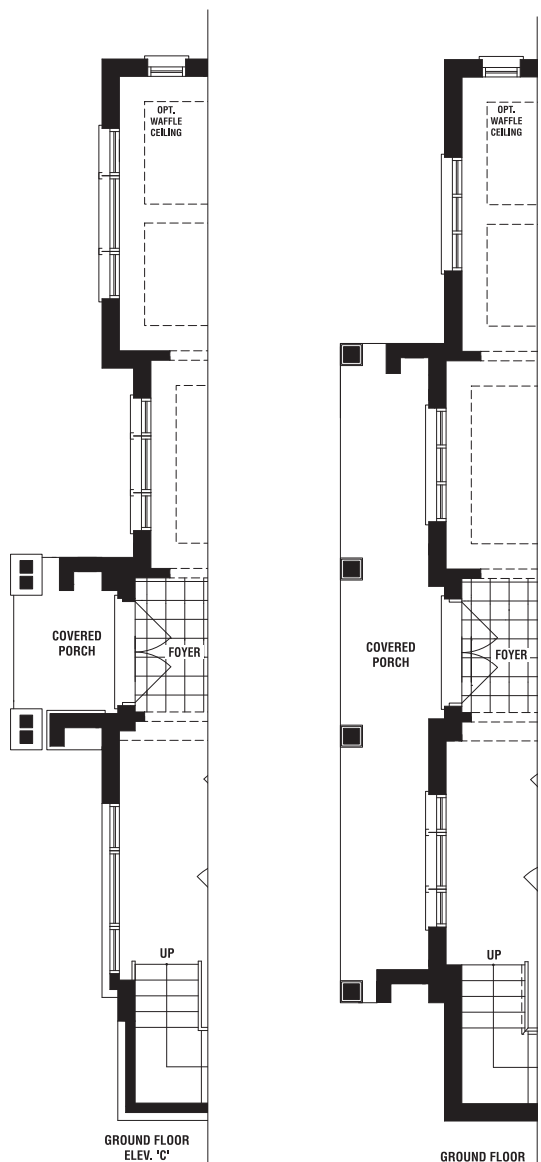
GROUND FLOOR
ELEV. 'A'



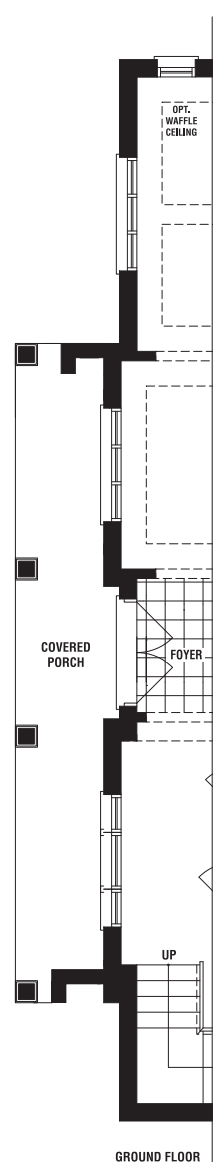
SECOND FLOOR
ELEV. 'A'



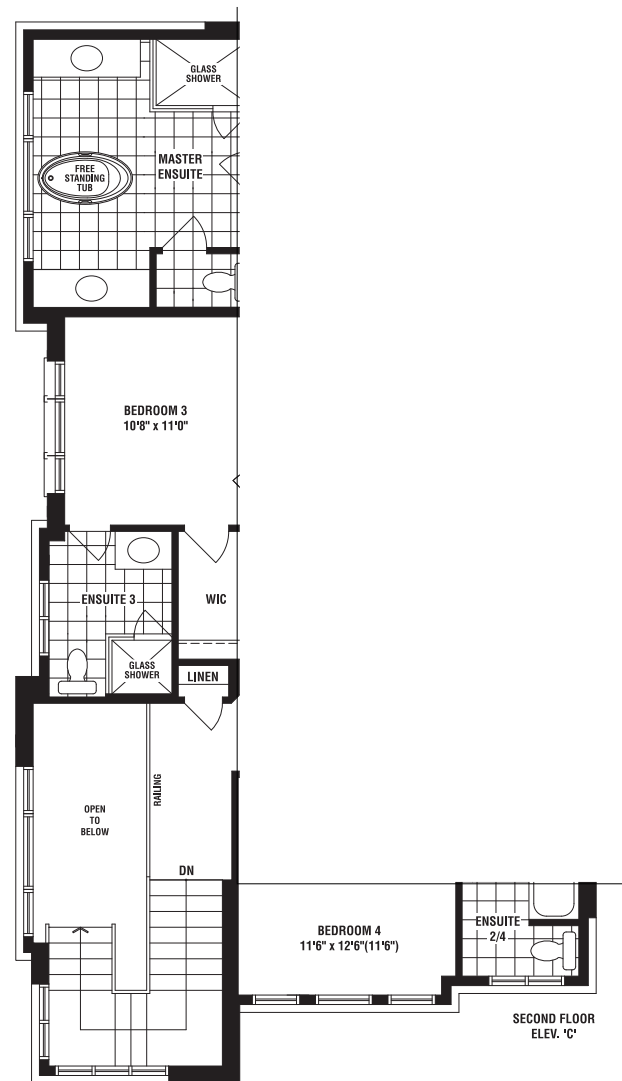
BASEMENT
ELEV. 'A'



GROUND FLOOR
ELEV. 'C'



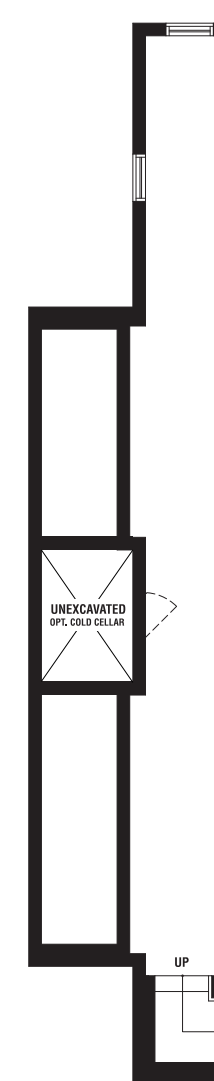
GROUND FLOOR
ELEV. 'B'



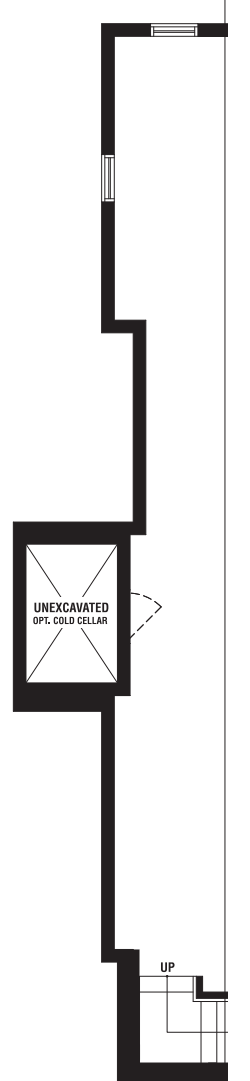
SECOND FLOOR
ELEV. 'C'



SECOND FLOOR
ELEV. 'B'



BASEMENT
ELEV. 'B'



BASEMENT
ELEV. 'C'

4206

ASTER B | 3004 SQ. FT.



ASTER C | 3030 SQ. FT.



RE/MAX



WHERE THE HORIZON MEETS HOME.



ANNIUM REAL ESTATE BROKERAGE INDEPENDENTLY OWNED AND OPERATED

42

ASTER

A 2925 SQ. FT. B 3004 SQ. FT. C 3030 SQ. FT.

4 BEDROOMS
UP TO 2 ADDITIONAL BEDROOM OPTIONS AVAILABLE



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

4207

CYPRESS B | 3171 SQ. FT.



CYPRESS C | 3141 SQ. FT.



RE/MAX

ANNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED



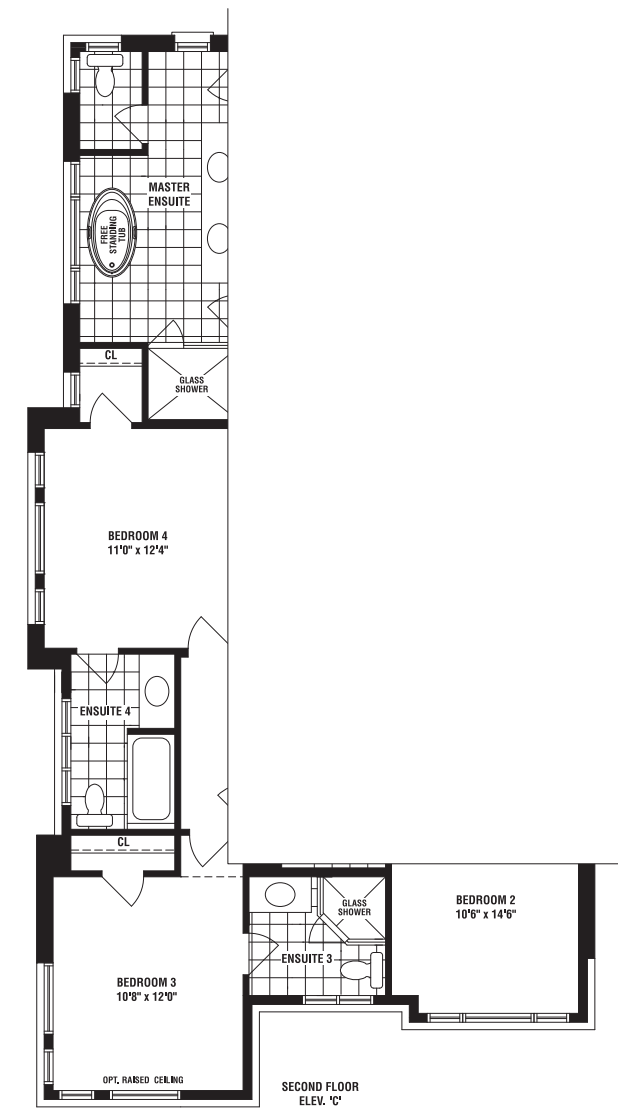
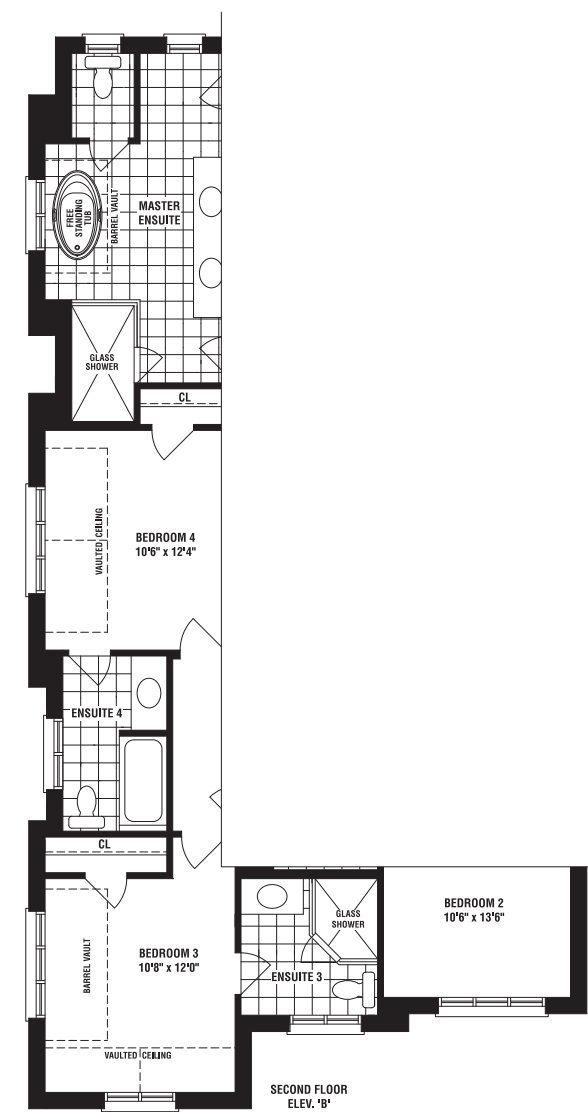
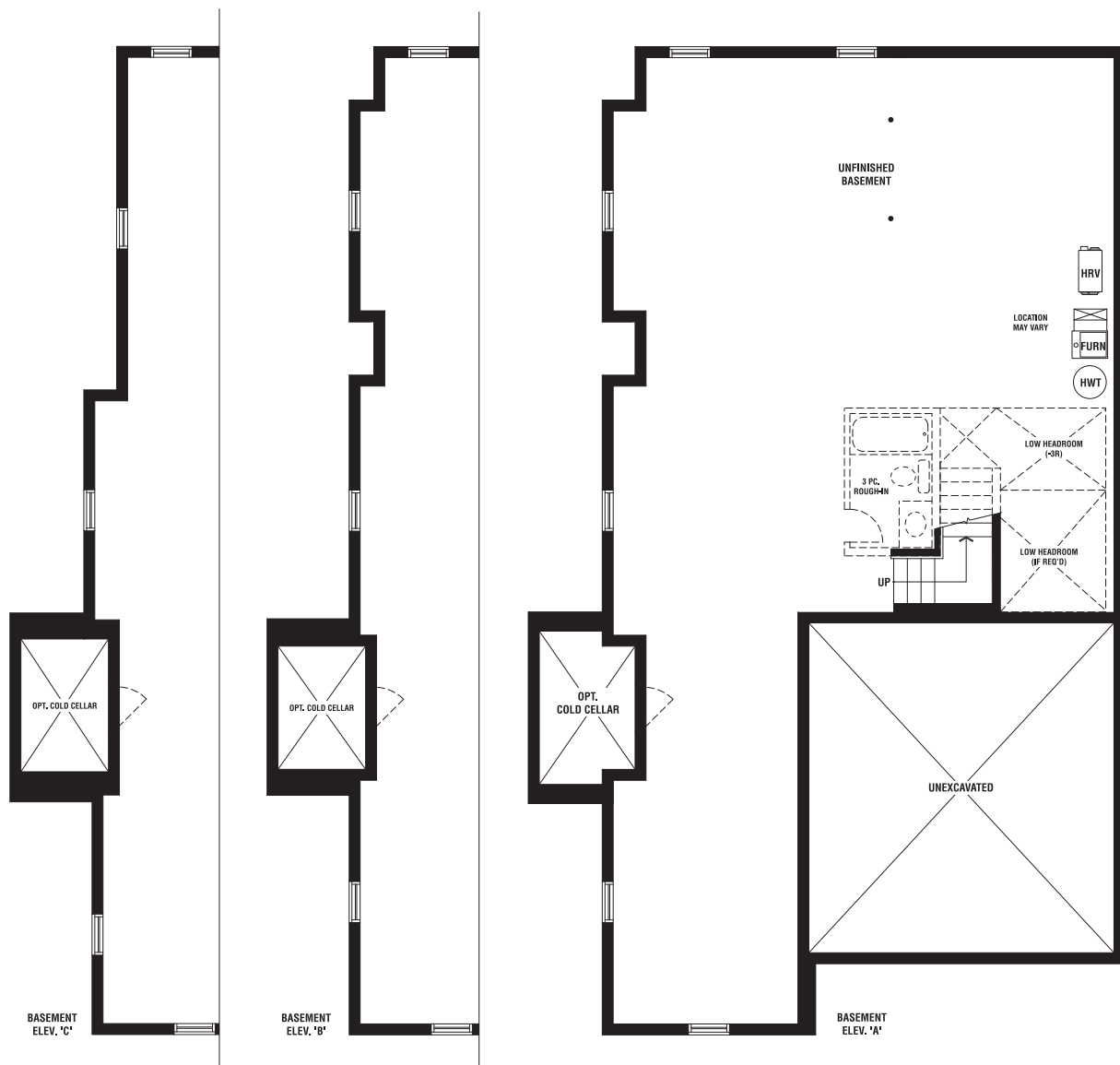
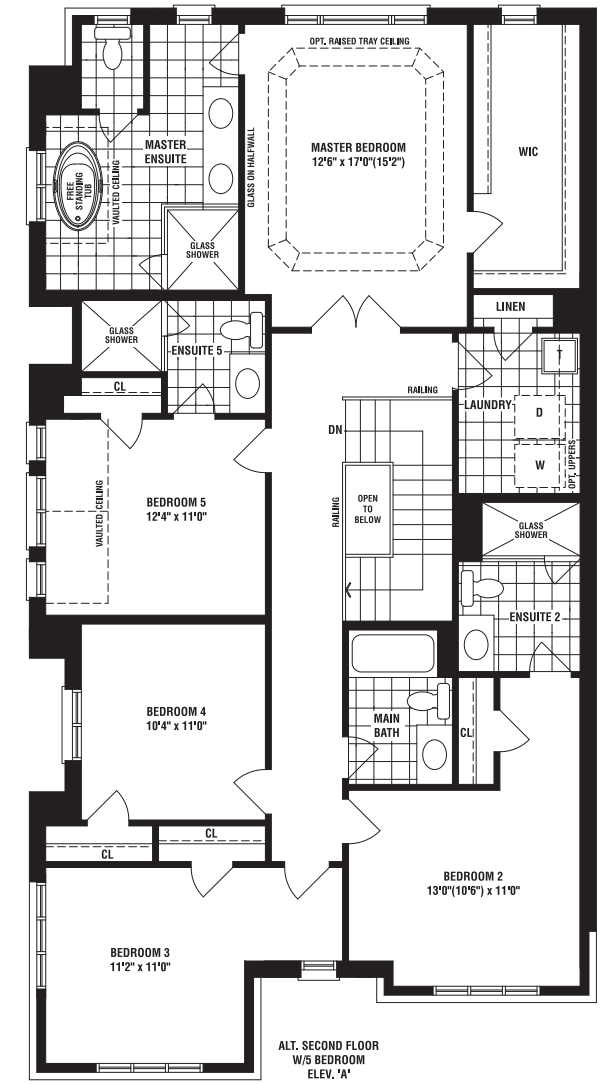
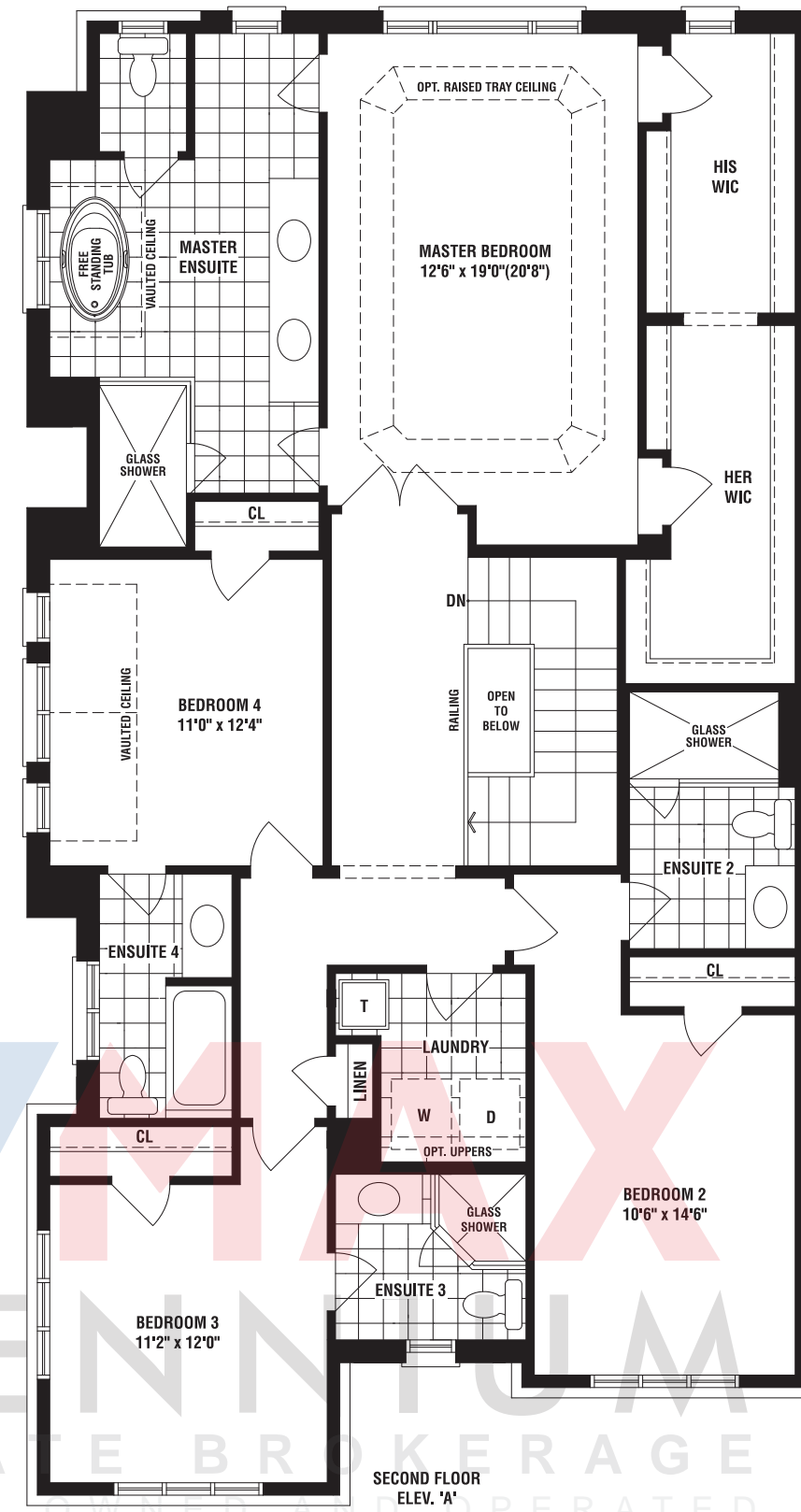
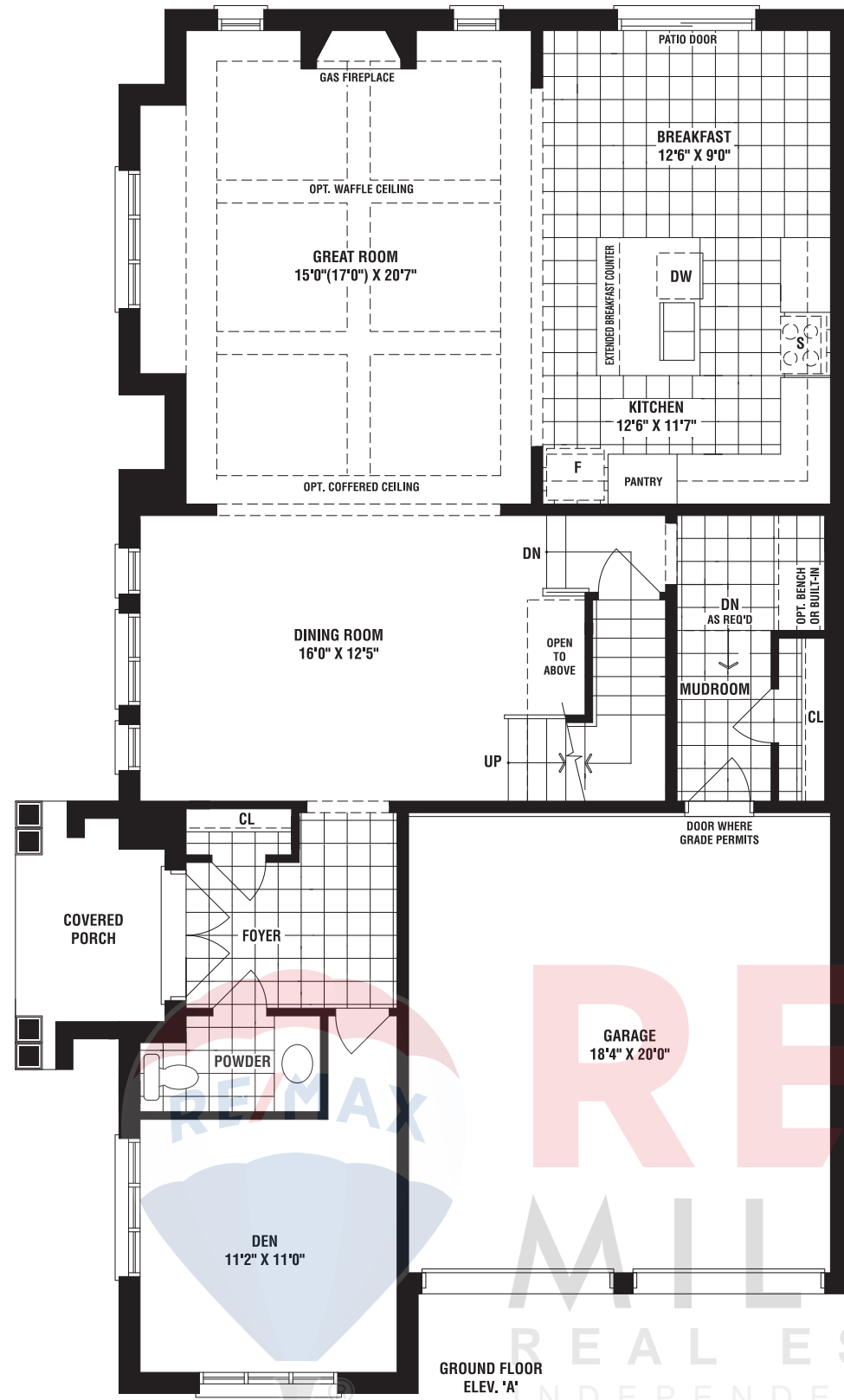
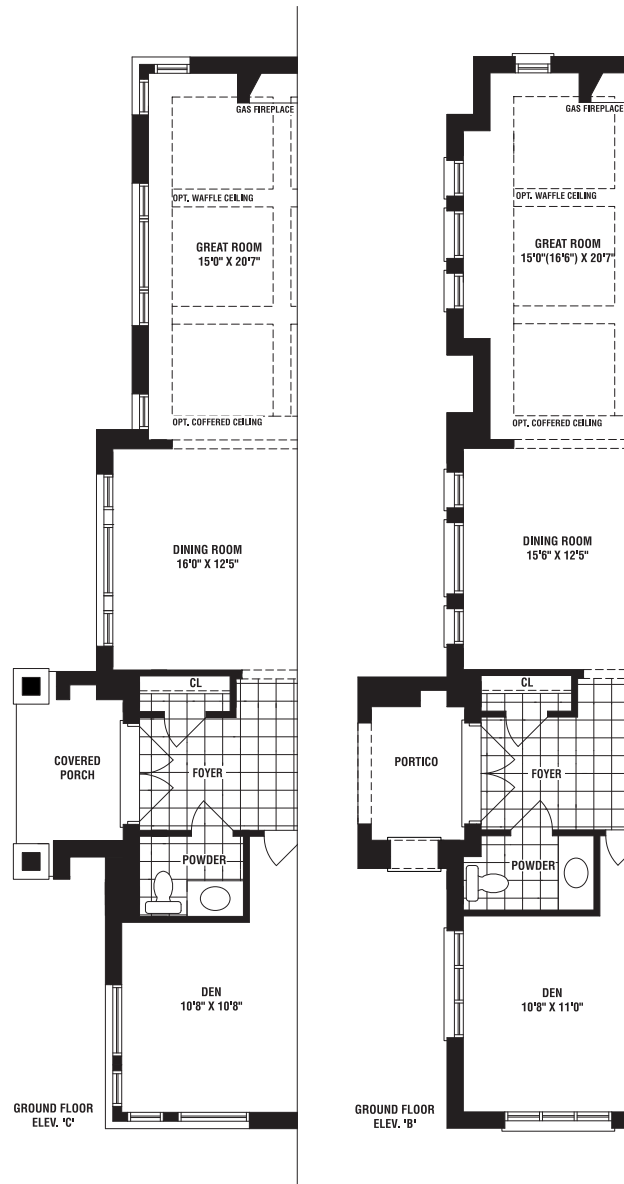
WHERE THE HORIZON MEETS HOME.



CYPRESS

A 3210 SQ. FT. B 3171 SQ. FT. C 3141 SQ. FT.

4 BEDROOMS
ADDITIONAL BEDROOM OPTION AVAILABLE



4208



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

JOE Godara

REALTOR®

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Caledon Trails

A MASTERPLANNED COMMUNITY

WHERE THE HORIZON MEETS HOME.



ARTIST CONCEPT



WELCOME TO CALEDON TRAILS

Gently tucked away in the coveted Town of Caledon you'll find a community that seamlessly blends a quiet, rural landscape with modern, big city amenities. Presenting Caledon Trails, an exquisite collection of towns, semis, and singles at Mayfield Drive and McLaughlin Road that gives homebuyers true choice in one of the GTA's most sought-after locales. Here, the classic charm of Caledon melds with contemporary convenience and style, giving homebuyers the best of all worlds.





MEET ME AT THE CROSSROADS

Quality. Selection. Location. This is what sets Laurier & Yorkwood Homes apart. And Caledon Trails is no different. Featuring distinct styling, exquisite craftsmanship and an ideal location. Caledon Trails has something for even the most discerning buyer looking for a welcome respite from the hustle and bustle of the GTA. Here, you'll find a wide selection of home styles and sizes in a perfect location on the cusp of everything featuring parks, trails, conservation areas and so much more. It's all waiting right here, at Caledon Trails.





MODERN AMENITIES. TIMELESS TRADITIONS.

While the town of Caledon offers a laid back, relaxed lifestyle, the Caledon Trails community puts every modern amenity at your fingertips. Whether it's any of the world-renowned brands you'll find at Bramalea City Centre, quaint local art studios, shops and boutiques, a host of exquisite local restaurants, as well as convenient access to transit. All of this and more await the newest influx of homebuyers at Caledon's signature address for distinction and style – Caledon Trails.



CALEDON'S
SIGNATURE ADDRESS
FOR DISTINCTION
& STYLE



DINING

- 01 Warraich Meats Restaurant and Take Out
- 02 John's family Restaurant
- 03 Pizza Nova
- 04 Bean + Pearl Bubble Tea
- 05 Lazeez Shawarma
- 06 Rajdhani Indian Sweets and Restaurant
- 07 Wild Wing
- 08 Tony and Jim's Place
- 09 J.Red & Co Food + Drink
- 10 Vesuvio Ristorante
- 12 Sunset Grill
- 13 Fanzorelli's Restaurant & Wine Bar
- 14 Freshly Thai
- 15 The WORKS Gourmet Burger Bistro
- 16 520 Sushi
- 17 Pho Peter
- 18 Singapore Garden Chinese
- 19 Burrito Boyz
- 20 Eggsmart
- 21 Kelseys Original Roadhouse
- 22 Four Corners Bakery
Tom's Family Restaurant

EDUCATION

- 01 St. Josephine Bakhita Catholic School
- 02 Burnt Elm Public School
- 03 Brampton Christian School
- 04 Alloa Public School
- 05 Home Sweet Home Montessori
- 06 Cheyne Middle School
- 07 Rowntree Public School
- 08 St. Lucy Catholic Elementary School

PARKS & RECREATION

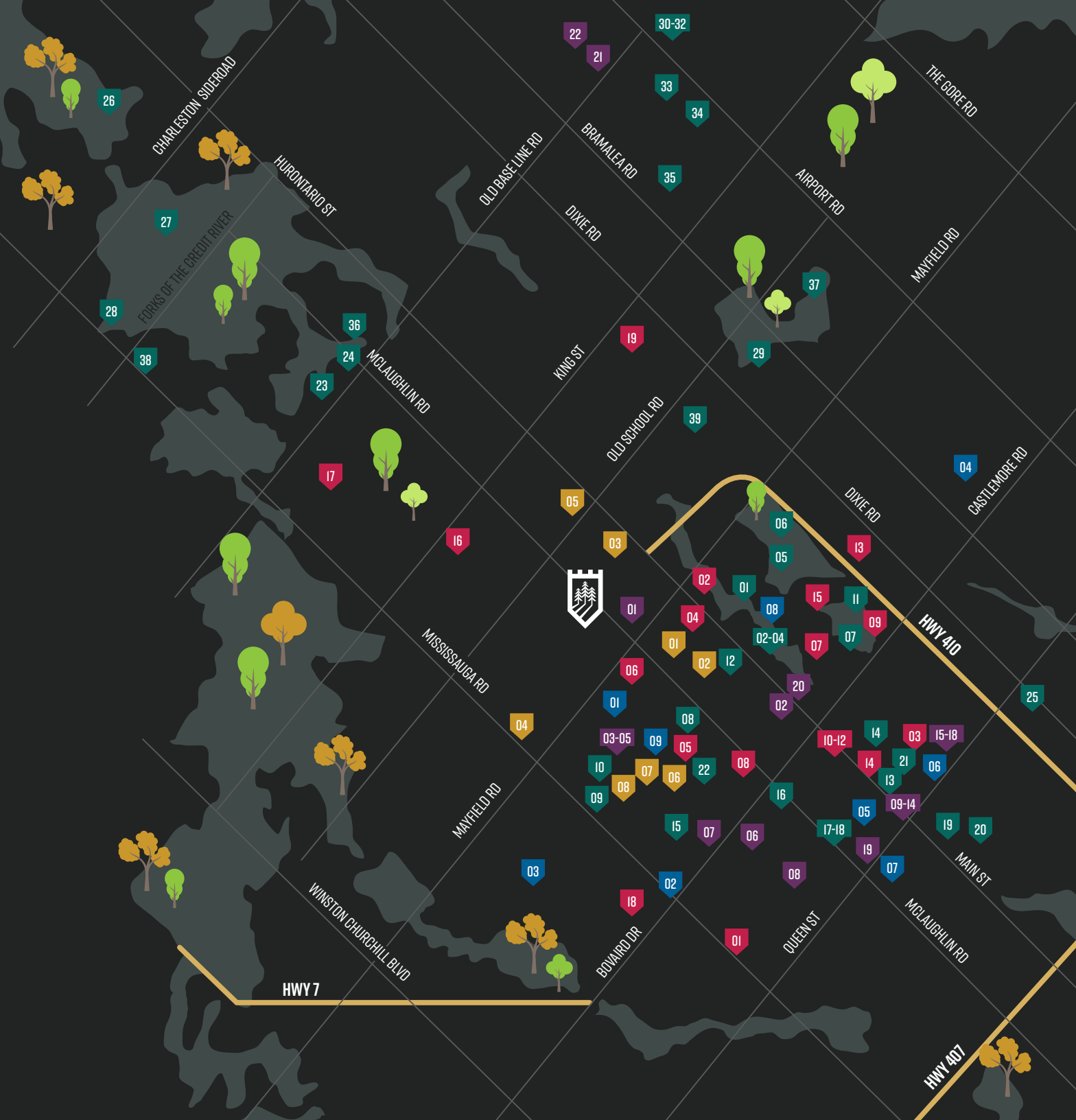
- 01 Conservation Drive Park
- 02 Loafer's Lake Recreation Centre
- 03 Sandalwood Park
- 04 Camden Park
- 05 Treetop Trekking Brampton
- 06 Heart Lake Conservation Park
- 07 Turnberry Golf Club
- 08 Cassie Campbell Community Centre
- 09 Buick Park and Skatepark
- 10 The Creditview Activity Hub
- 11 White Spruce Park
- 12 Anytime Fitness
- 13 Brampton YMCA
- 14 Duggan Park
- 15 Creditview Sandalwood Park
- 16 LA Fitness
- 17 Fred Kline Park
- 18 GlowZone 360
- 19 John Arthur Carrol Memorial Arboretum
- 20 Centennial Park
- 21 Brampton Tennis Club
- 22 Cassie Campell Cricket Ground
- 23 Cheltenham Badlands
- 24 Caledon Country Club
- 25 Bramalea City Centre
- 26 Milcroft Spa
- 27 Forks of the Credit Provincial Park
- 28 Belfountain Conservation Area
- 29 Banty Roost Golf Course
- 30 Caledon East Community Complex
- 31 Caledon East Soccer Complex
- 32 Caledon Town Hall
- 33 Glen Echo Nurseries
- 34 Humber Nurseries Limited
- 35 Caledon Trailway Path
- 36 Lloyd Wilson Centennial Park & Arena
- 37 Mayfield Golf Club
- 38 Caledon Ski Club
- 39 Brampton Fairgrounds

SERVICES

- 01 Heart Lake Veterinary Hospital
- 02 Mt Pleasant GO
- 03 TD Canada Trust
- 04 William Osler Health System Hospital
- 05 Brampton GO
- 06 Brampton Library
- 07 National Bank
- 08 RBC Royal Bank
- 09 Scotiabank

SHOPPING

- 01 The Home Depot
- 02 Sobeys
- 03 Food Basics
- 04 Food Basics
- 05 FreshCo
- 06 Asian Food Centre
- 07 M&M Food Market
- 08 Shoppers Drug Mart
- 09 Lowe's Home Improvement
- 10 Walmart Supercentre
- 11 Rona Home and Garden
- 12 Fortinos
- 13 HomeSense
- 14 Plato's Closet Brampton
- 15 India Bazaar
- 16 Badlands Brewing Company
- 17 Spirit Tree Estate Cidery
- 18 The Apple Farm Market
- 19 Downey's Farm Market





LIVING HERE COMES NATURALLY

Just moments from Caledon Trails, homebuyers will find virtually endless hiking trails, pristine conservation areas – even a host of equestrian parks thanks in part to Caledon’s rich equine history. Head out and enjoy nature with the Cheltenham Badlands, Forks of the Credit Conservation Area, Belfountain Conservation Area, as well as over 10 additional preserved natural areas within 20 minutes of Caledon Trails. And another 15 within a half hour!



DEDICATED TO
HOMEOWNER
SATISFACTION
& CARE

Each home is knowingly built within stringent parameters and scrutinized through our respective Construction and Customer Service Departments, affirming our commitment to you, the homebuyer. Both builders are committed to developing in communities with homes that are well built, well-designed, energy efficient, environmentally mindful, and value-conscious incorporating innovative techniques & materials into every home. And our long term commitments with trades and suppliers ensure this commitment is upheld.





WHAT MAKES US DIFFERENT

Laurier Homes knows how important it is to build a quality home in the right location. Since 1976, we've been doing just that in communities across the GTA including Oakville, Mississauga, Milton, Richmond Hill, Scarborough and Markham.

With strong corporate principles and a staff dedicated to excellence, that translates into trusting relationships with our Home Owners.

Laurier Homes has over many years developed a formula for meeting and exceeding the expectations of our Home Owners whether you are purchasing your first or your eighth home from us. We start by researching the needs of our potential customers, integrating today's modern features with elements of design and lifestyle, while incorporating architectural details and harmonious streetscapes into each community.



BUILDING FAMILY HOMES SINCE 1953

With over five decades of experience, Yorkwood Homes has achieved many milestones, and is recognized as one of the most visionary builders in the industry. The company principals have been deeply involved in the professional building associations in both Toronto and across Canada, impacting those organizations with their legendary business savvy and servicing new home buyers with a dedication that is unheard of in the industry.

Over ten thousand homes and three generations later, few builders have the longevity of Yorkwood in the highly competitive new home market in Toronto and the GTA. It takes exceptional commitment to impeccable standards of quality and the ability to inspire trust and faith; something Yorkwood Homes has been doing for many decades.

Yorkwood Homes continues to be a driving force in the new home industry; building stellar family communities throughout the Greater Toronto Area.





THIS IS HOME. THIS IS CALEDON TRAILS.



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55+
YEARS | **Yorkwood**
HOMES

LAURIER
SINCE 1976
HOMES