

THE
RIDGE
river mill

Move-in Ready Homes – ALL HOME BUYERS

Price List: Valid for April 10, 2026

| Unit | Home | Type | SQFT | Bdrm | Baths | Price | NEW! HST FREE | CEF* |
|--|--------------|---------------------|------|-------|--------------|-----------|------------------|----------|
| Breckenridge Models - Two Front Street Towns with 2nd Level Terraces | | | | | | | | |
| 18 | Breckenridge | 3 Storey End | 1640 | 3 Bed | 2 full 2-2pc | \$639,999 | \$587,610 | \$144.48 |
| 22 | Breckenridge | 3 Storey Interior | 1640 | 3 Bed | 2 full 2-2pc | \$624,999 | \$574,335 | \$144.48 |
| 23 | Breckenridge | 3 Storey End | 1640 | 3 Bed | 1 full 2-2pc | \$639,999 | \$587,610 | \$144.48 |
| 27 | Breckenridge | 3 Storey Interior | 1640 | 3 Bed | 1 full 2-2pc | \$624,999 | \$574,335 | \$144.48 |
| Denver Models - Towns that include convenient backyard spaces | | | | | | | | |
| 90 | Denver | 3 Storey Interior | 1500 | 3 Bed | 2 full 2-2pc | \$624,999 | \$574,335 | \$144.48 |
| 111 | Denver | 3 Storey Interior | 1500 | 3 Bed | 2 full 2-2pc | \$624,999 | \$574,335 | \$144.48 |
| 170 | Denver | 3 Storey Interior | 1500 | 3 Bed | 2 full 2-2pc | \$639,999 | \$587,610 | \$144.48 |
| 171 | Denver | 3 Storey Interior | 1500 | 3 Bed | 2 full 2-2pc | \$639,999 | \$587,610 | \$144.48 |
| 172 | Denver | 3 Storey Interior | 1500 | 3 Bed | 2 full 2-2pc | \$639,999 | \$587,610 | \$144.48 |
| 173 | Denver | 3 Storey End | 1500 | 3 Bed | 2 full 2-2pc | \$654,999 | \$600,884 | \$144.48 |
| 174 | Denver | 3 Storey End | 1500 | 3 Bed | 2 full 2-2pc | \$654,999 | \$600,884 | \$144.48 |
| 176 | Denver | 3 Storey Interior | 1500 | 3 Bed | 2 full 2-2pc | \$639,999 | \$587,610 | \$144.48 |
| 177 | Denver | 3 Storey Enhanced E | 1500 | 3 Bed | 2 full 1-2pc | \$654,999 | \$600,884 | \$144.48 |
| Boutique Models (Back to Backs) | | | | | | | | |
| 131 | Aspen | 3 Storey Interior | 1342 | 2 Bed | 2 full 1-2pc | \$584,999 | \$538,937 | \$128.45 |
| 146 | Aspen | 3 Storey Interior | 1342 | 2 Bed | 2 full 1-2pc | \$584,999 | \$538,937 | \$128.45 |
| 149 | Aspen | 3 Storey Interior | 1342 | 2 Bed | 2 full 1-2pc | \$584,999 | \$538,937 | \$128.45 |
| 152 | Aspen | 3 Storey Interior | 1342 | 2 Bed | 2 full 1-2pc | \$584,999 | \$538,937 | \$128.45 |
| 155 | Aspen | 3 Storey Interior | 1342 | 2 Bed | 2 full 1-2pc | \$584,999 | \$538,937 | \$128.45 |
| Vail Models | | | | | | | | |
| 141 | Vail | 3 Storey End | 1610 | 3 Bed | 1 full 1-2pc | \$579,999 | \$534,512 | \$128.45 |
| 147 | Vail | 3 Storey End | 1610 | 3 Bed | 1 full 2-2pc | \$599,999 | \$552,212 | \$128.45 |
| 148 | Vail | 3 Storey End | 1610 | 3 Bed | 1 full 2-2pc | \$599,999 | \$552,212 | \$128.45 |
| 153 | Vail | 3 Storey End | 1610 | 3 Bed | 1 full 2-2pc | \$599,999 | \$552,212 | \$128.45 |
| 154 | Vail | 3 Storey End | 1610 | 3 Bed | 1 full 2-2pc | \$599,999 | \$552,212 | \$128.45 |
| Steamboat Models | | | | | | | | |
| 145 | Steamboat | 3 Storey Enhanced E | 1610 | 4 Bed | 1 full 2-2pc | \$614,999 | \$565,486 | \$128.45 |
| 150 | Steamboat | 3 Storey Enhanced E | 1610 | 4 Bed | 1 full 2-2pc | \$614,999 | \$565,486 | \$128.45 |
| 151 | Steamboat | 3 Storey Enhanced E | 1610 | 4 Bed | 1 full 2-2pc | \$614,999 | \$565,486 | \$128.45 |
| 156 | Steamboat | 3 Storey Enhanced E | 1610 | 4 Bed | 1 full 2-2pc | \$614,999 | \$565,486 | \$128.45 |



*Prices are inclusive of all taxes.
Condominium Maintenance Fees
Price, terms and conditions subject to change without notice;
Sq. ft. may vary slightly;
Specifications are subject to change without notice;
Purchaser must qualify for rebates which are assigned to the vendor.
E.&O.E. 04/10/26*

Process for a Purchase & Sale Agreement of a finished home.

Please see the following information to start the Purchase and Sale Agreement Process

- A. Provide the following at time of Purchase:
 1. A copy of your Driver's licence both front and back
 2. Contact phone number and email address
 3. Lawyer's information, including email
 4. Closing date
 5. Deposit \$30,000
- B. Once all information is received, Lucy will prepare an Agreement of Purchase and Sale and forward a copy to yourself and your client via email for review. Shortly thereafter, she will send an electronic copy to your client via DocuSign, at which point, and they will sign, approve and return.
- C. Once Lucy receives all signed documents, she will forward the agreement to the Builder for his approval and signature.
- D. Once all parties have signed the agreement, Lucy will forward a signed copy of the Agreement to your client, along with the Condominium Documents and the Ontario's Residential Condominium Buyer's Guide, an important read and required by the Tarion Warranty Corporation. We recommend the agreement is forwarded to your client's lawyer, who will have 10 calendar days to review. Should the lawyer have any questions during this period, they may contact our lawyer directly. If we do not hear from your client or their lawyer during this 10-day period, the contract will be considered firm and binding.
- E. Once the completed documents are sent to your client, plans will be made to take receipt of the \$30,000 deposit. A cheque should be payable to "River Mill Communities 5 Inc."
- F. Once the 10-day rescission period is complete, then the Agreement of Purchase and Sale becomes legal and binding.
- G. Congratulations! Your client is now the latest resident at The Ridge at River Mill!
- H. Your client may expect to hear from us shortly thereafter to arrange for closing.

The Ridge at River Mill

*Sales Centre:
1905 Maple Grove Rd
Cambridge, Ontario
<https://rivermillcambridge.ca/>*

Office Hours:

*Model Homes Open House
Sundays, Mondays, Tuesdays
1pm-4pm
Closed Thursdays & Fridays*

Sales Team:

Lucy Poirier, Sales Manager

Office: 519.740.0850

Email

lucy@starwardhomes.com