



1st TIME HOME BUYERS ONLY- NO Federal Tax on Homes up to \$1M

Price List: Valid for July 2025

Unit	Home	Type	SQFT	OG Price	New HB Price	Savings	CEF*	Complete
9	Keystone	3 Storey Interior	1915	\$719,999	\$687,079	\$32,920	\$144.48	Move-in Ready
18	Breckenridge	3 Storey End	1640	\$694,999	\$663,185	\$31,814	\$144.48	July 2025
22	Breckenridge	3 Storey Interior	1640	\$694,999	\$663,185	\$31,814	\$144.48	Move-in Ready
23	Breckenridge	3 Storey End	1640	\$694,999	\$663,185	\$31,814	\$144.48	Move-in Ready
25	Keystone	3 Storey Interior	1915	\$719,999	\$687,079	\$32,920	\$144.48	Move-in Ready
27	Breckenridge	3 Storey Interior	1640	\$694,999	\$663,185	\$31,814	\$144.48	Move-in Ready
33	Breckenridge	3 Storey Interior	1640	\$694,999	\$663,185	\$31,814	\$144.48	Move-in Ready
67	Boulder	2 Storey Interior WO	1495	\$719,999	\$687,079	\$32,920	\$149.85	July 2025
69	Boulder	2 Storey Interior WO	1495	\$719,999	\$687,079	\$32,920	\$149.85	Move-in Ready
78	Denver	3 Storey Interior	1500	\$664,999	\$634,513	\$30,486	\$144.48	Move-in Ready
88	Denver	3 Storey Interior	1500	\$664,999	\$634,513	\$30,486	\$144.48	Move-in Ready
89	Denver	3 Storey Interior	1500	\$664,999	\$634,513	\$30,486	\$144.48	Move-in Ready
90	Denver	3 Storey Interior	1500	\$664,999	\$634,513	\$30,486	\$144.48	Move-in Ready
95	Denver	3 Storey Interior	1500	\$664,999	\$634,513	\$30,486	\$144.48	Move-in Ready
111	Denver	3 Storey Interior	1500	\$664,999	\$634,513	\$30,486	\$144.48	July 2025
131	Aspen	3 Storey Boutique Inter	1342	\$664,999	\$634,513	\$30,486	\$128.45	August 2025
141	Vail	3 Storey Boutique End	1610	\$664,999	\$634,513	\$30,486	\$128.45	Move-in Ready
157	Steamboat	3 Storey Boutique End	1610	\$664,999	\$634,513	\$30,486	\$128.45	August 2025
162	Steamboat	3 Storey Boutique End	1610	\$664,999	\$634,513	\$30,486	\$128.45	July 2025
163	Steamboat	3 Storey Boutique End	1610	\$664,999	\$634,513	\$30,486	\$128.45	August 2025



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. 06/01/25

Steps to Purchase a Home Under Construction:

If you are interested and wish to purchase a home, we do require you to meet with us to sign your Purchase and Sale Agreement. It is at this time that we will require the following:

- 1. Deposit of \$10,000 to secure your home and the current price (cheques only)*
- 2. Identification (Driver's Licence, Passport etc.)*
- 3. Lawyer Contact Information*
- 4. Mortgage Approval*

Once you receive a copy of your signed agreement, you will have a 10-day cooling off period where it will be up to your lawyer and River Mill Communities' lawyer to firm the Agreement. If after 10 days Starward Homes has not heard from your lawyer, your Agreement will be ASSUMED FIRM. If you choose not to go forward, we do require written notification within those 10 days and your \$10,000 will be fully refunded back to you.

At the end of the cooling period your Purchase and Sale Agreement will have become Firm and you are now the newest homeowner at The Ridge at River Mill, Cambridge. Congratulations!

It will be at this time that we will need the following post-dated cheques:

- 1. Contract Deposit \$10,000 to secure your home*
- 2. \$30,000 on the 11th day after acceptance of the Agreement*
- 3. \$10,000 at 30 days*
- 4. \$10,000 at 60 days*
- 5. The balance of the Purchase Price subject to adjustments as provided in this Agreement on the Closing Date.*

****Please note: That deposit structure may vary based on closing dates*

*All cheques payable to **River Mill Communities 5 Inc.***

For Move In Ready Homes and APS Agreement Process and Deposit – see attached.

Steps to Purchase a Move-In Ready 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. Contract 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:

Saturday – Wed 11am-5pm

Model Homes Open House 1-4pm

Closed Thursdays & Fridays

Sales Team:

Lucy Poirier, Sales Manager

Office: 519.740.0850

Email

lucy@starwardhomes.com

Are you a First Time Homebuyer?

If you are, you can now take advantage of reduced GST prices on all new builds at Starward Homes. Moving forward, the federal portion of the GST will no longer be added to the purchase price of your Home!

At the Ridge, this means a savings of \$30k PLUS on all our homes for first time homebuyers.

That's more money in your pocket, and with incredible prices already available on all remaining inventory at the Ridge, now is a great time to explore your dream home.

Do You Qualify as a First-Time Homebuyer?

Here's what you need to know:

You may be eligible for a FTHB GST Rebate if:

- You are at least 18 years of age.
- You are either a Canadian citizen or a permanent resident of Canada.
- One of the purchasers of the home would need to be a 'first-time homebuyer'.
- The home is being purchased for use as your primary place of residence.
- You would be the first individual to occupy the home as your place of residence.
- The Agreement of Purchase and Sale for the home is entered into with the Starward Homes on or after May 27, 2025, and before 2031.
- Construction of the home begins before 2031, and the home is substantially completed before 2036.

Limitations for FTHB GST Rebate:

- An individual would NOT be permitted to claim a FTHB GST Rebate more than once in their lifetime.
- An individual would not be permitted to claim a FTHB GST Rebate if their spouse or common-law partner previously claimed a FTHB GST Rebate.
- If, pursuant to an assignment sale, a FTHB assumes the rights and obligations of another person that is a purchaser of a new home under an agreement of purchase and sale with the builder, the FTHB rebate would not be available if that original agreement of purchase and sale was entered into before May 27, 2025.
- If an agreement of purchase and sale for a new home was originally entered into before May 27, 2025, and the agreement is subsequently cancelled and a new agreement of purchase and sale is entered into (or the agreement is varied or altered to effect that outcome), the FTHB GST Rebate may be disallowed in respect of the sale of a new home under the new agreement (and would not be allowed in respect of the varied or altered agreement).