



Process for a Purchase & Sale Agreement

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/>

Sales Team:

Lucy Poirier, Sales Manager

Office: 519.740.0850

lucy@starwardhomes.com

Office Hours:

Saturday – Wed 11am-5pm

Model Homes Open House 1-4pm

Closed Thursdays & Fridays

9 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

KEYSTONE
Interior
3 Storey Town

1915 SQ.FT.

3 bed
2 Full bath
2 Half bath



STARWARD LUXURY STANDARDS:

- 9' ceilings on main and 2nd floors
- Luxury vinyl plank flooring
- Contemporary colours, cabinetry and hardware
- Quartz countertops in all bathrooms and kitchens
- Oversized windows for abundant natural lighting
- Centrally located media panel for maximum wifi coverage

ADDITIONAL LUXURY FEATURES:

- Exterior door from house to garage, garage door opener
- Powder room on entry level floor
- High efficiency 3 zoned HRV, air conditioner, tankless water heater and nest thermostat – rental and maintenance program with Enercare
- Water softener

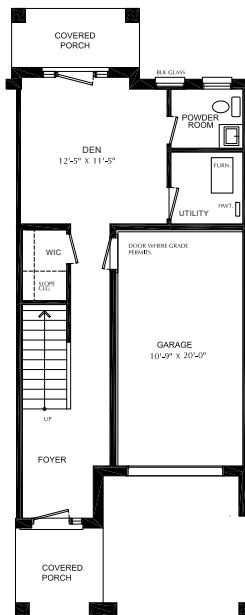
Bathrooms

- Ensuite: glass shower, tiled walls, undermount sink in designer vanity cabinet
- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

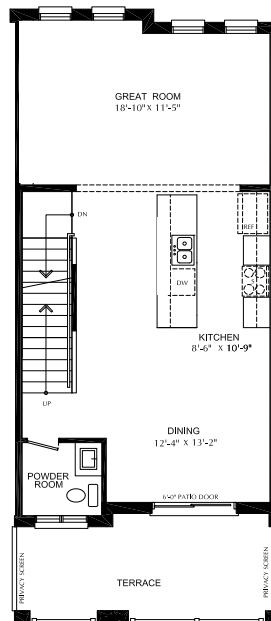
Open Concept Kitchen

- Designer kitchen complete with breakfast bar & island, extended height uppers, soft close cabinetry

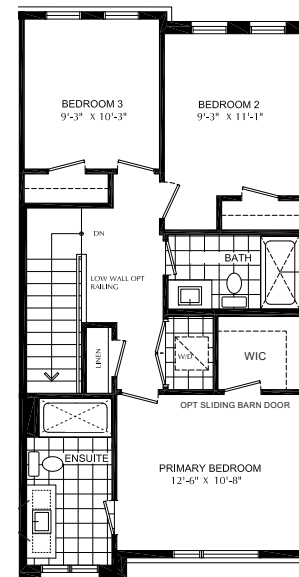
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



*this unit will have a monthly Common Element Condominium Fee

18 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

BRECKENRIDGE
End
3 Storey Town

1640 SQ.FT.

3 bed
2 Full bath
2 Half bath



STARWARD LUXURY STANDARDS:

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- Luxury vinyl plank flooring
- Contemporary colours, cabinetry and hardware
- Quartz countertops in all bathrooms and kitchens
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THIS HOME ALSO INCLUDES OVER \$30,000 IN ADDITIONAL LUXURY FEATURES:

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- Powder room on entry level floor
- High efficiency 3 zoned HRV, air conditioner, tankless water heater and nest thermostat – rental and maintenance program with Enercare
- Water softener

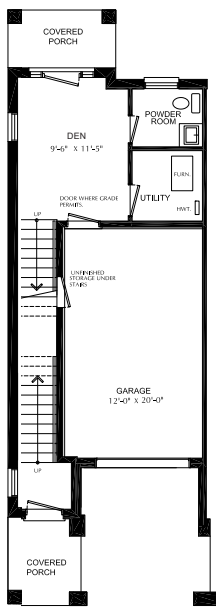
Bathrooms

- Ensuite: glass shower, tiled walls, undermount sink in designer vanity cabinet
- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

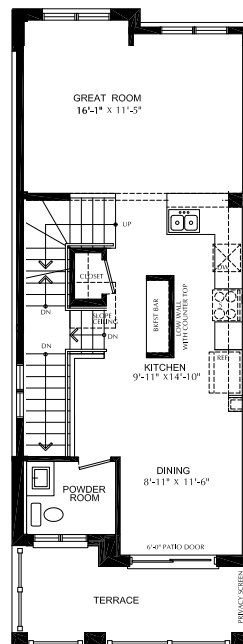
Open Concept Kitchen

- Designer kitchen complete with quartz covered island

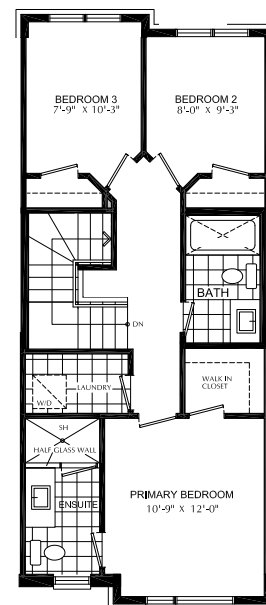
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



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22 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

BRECKENRIDGE
Interior
3 Storey Town

1640 SQ.FT.

3 bed
2 Full bath
2 Half bath



STARWARD LUXURY STANDARDS:

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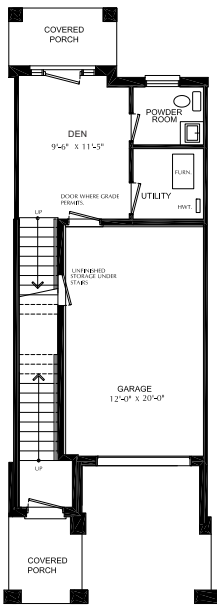
Bathrooms

- Ensuite: glass shower, tiled walls, undermount sink in designer vanity cabinet
- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

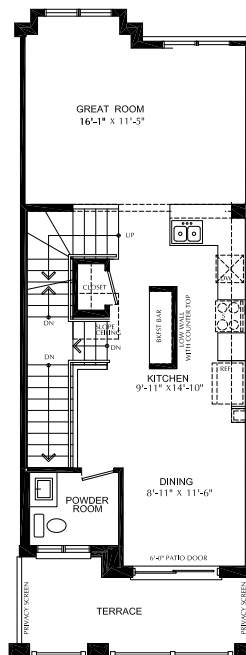
Open Concept Kitchen

- Designer kitchen complete with contemporary colours, quartz counters, breakfast bar & extended height upper cabinetry

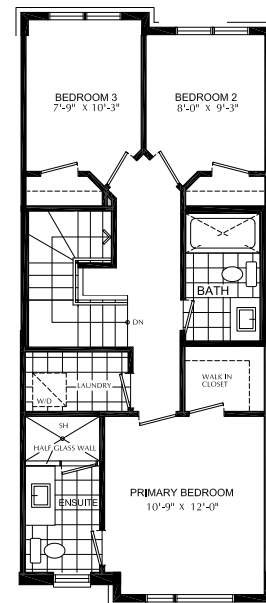
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



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23 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

BRECKENRIDGE
Interior End
3 Storey Town

1640 SQ.FT.

3 bed
1 Full bath
2 Half bath



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- Convenient laundry on bedroom level
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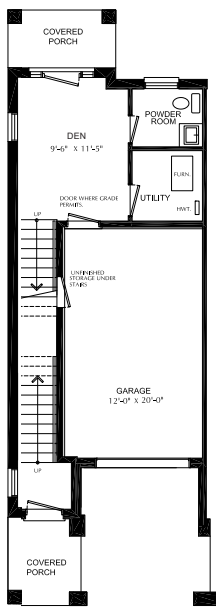
Bathrooms

- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

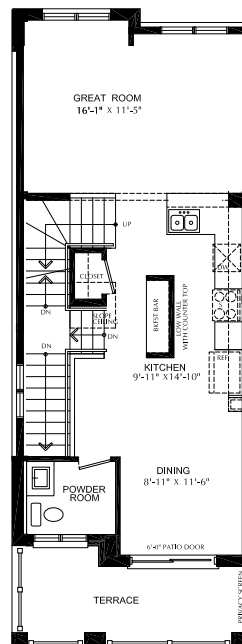
Open Concept Kitchen

- Designer kitchen complete with breakfast bar with quartz counters

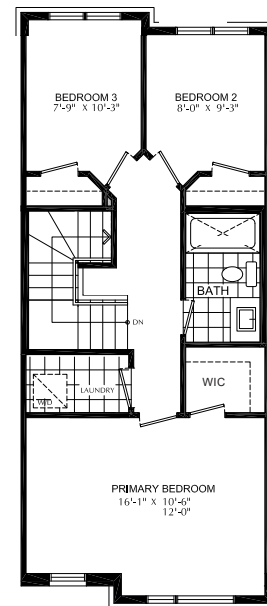
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



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25 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

KEYSTONE
Interior
3 Storey Town

1915 SQ.FT.
3 bed
2 Full bath
2 Half bath



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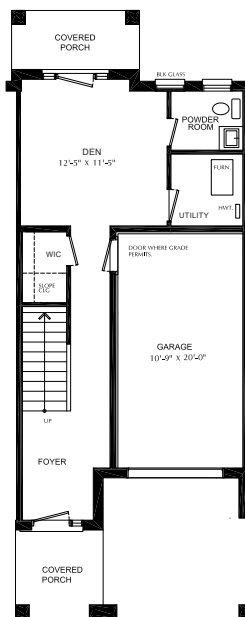
Bathrooms

- Ensuite: glass shower, tiled walls, undermount sink in designer vanity cabinet
- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

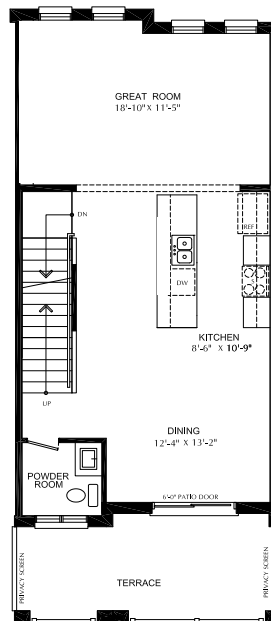
Open Concept Kitchen

- Designer kitchen complete with quartz covered island

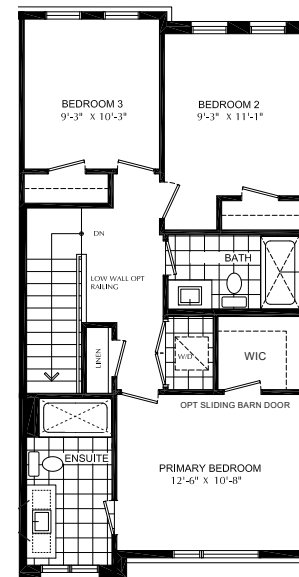
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



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27 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

BRECKENRIDGE
Interior
3 Storey Town

1640 SQ.FT.
3 bed
1 Full bath
2 Half bath



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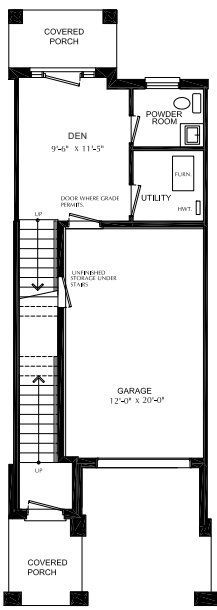
Bathrooms

- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

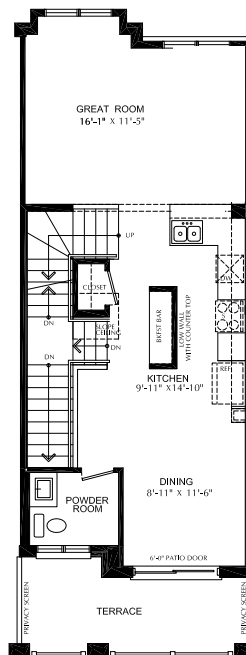
Open Concept Kitchen

- Designer kitchen complete with breakfast bar and quartz countertops

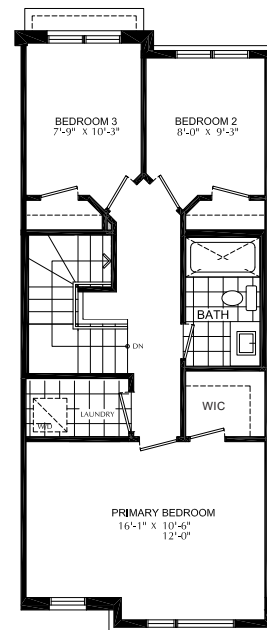
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



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33 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

BRECKENRIDGE
Interior
3 Storey Town

1640 SQ.FT.

3 bed
1 Full bath
2 Half bath



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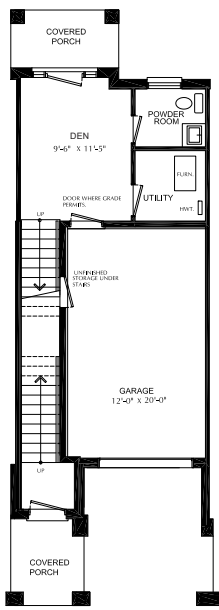
Bathrooms

- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

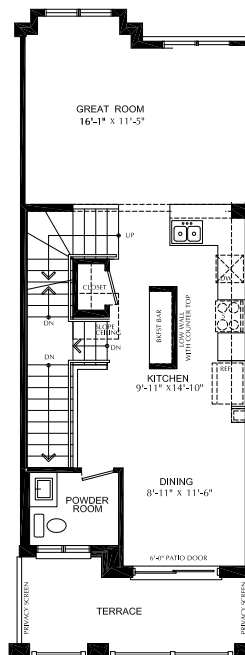
Open Concept Kitchen

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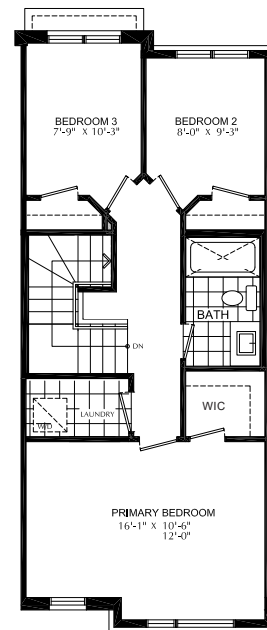
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



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67 -155 EQUESTRIAN WAY, CAMBRIDGE

THE RIDGE *river mill*

BOULDER
Interior
2 Storey Town

1495 SQ.FT.

3 bed
2 Full bath
1 Half bath



STARWARD LUXURY STANDARDS:

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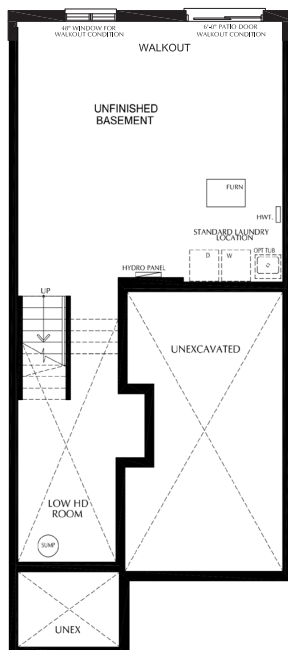
Bathrooms

- Ensuite: tub/shower, tiled walls, undermount sink in designer vanity cabinet
- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

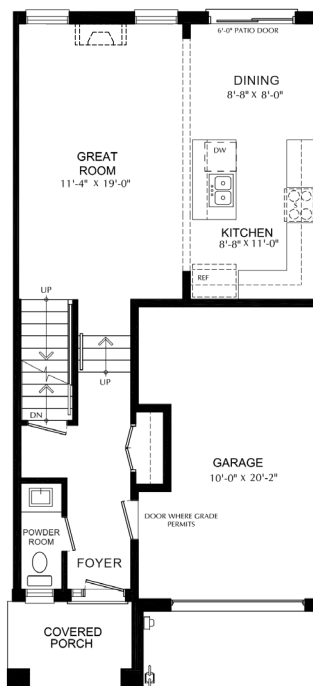
Open Concept Kitchen

- Designer kitchen complete with quartz covered island with pendant lighting & potlights

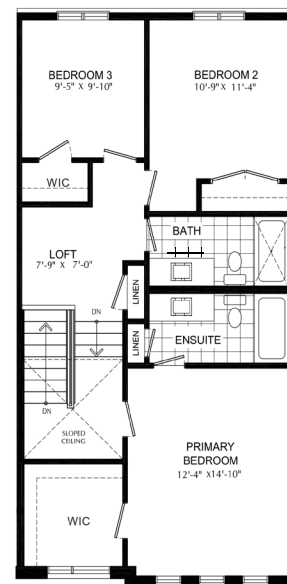
Basement



Ground Floor 9' Ceiling



Second Floor 9' Ceiling



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69 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

BOULDER
Interior
2 Storey Town

1495 SQ.FT.

3 bed
2 Full bath
1 Half bath



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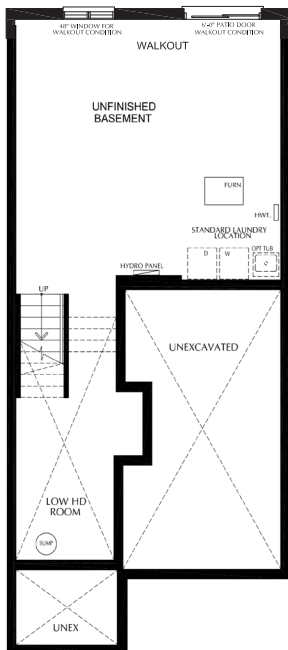
Bathrooms

- Ensuite: tub/shower, tiled walls, undermount sink in designer vanity cabinet
- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

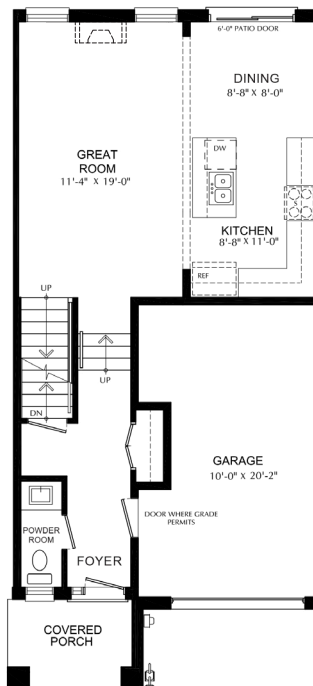
Open Concept Kitchen

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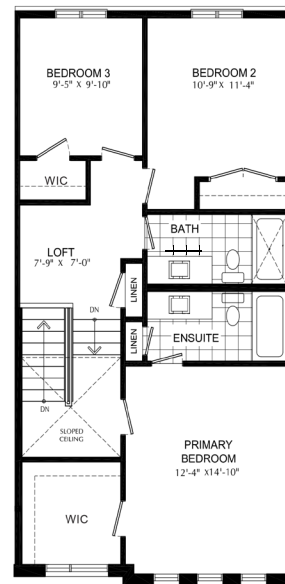
Basement



Ground Floor
9' Ceiling



Second Floor
9' Ceiling



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78 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

DENVER
Interior
3 Storey Town

1500 SQ.FT.
3 bed
1 Full bath
1 Half bath



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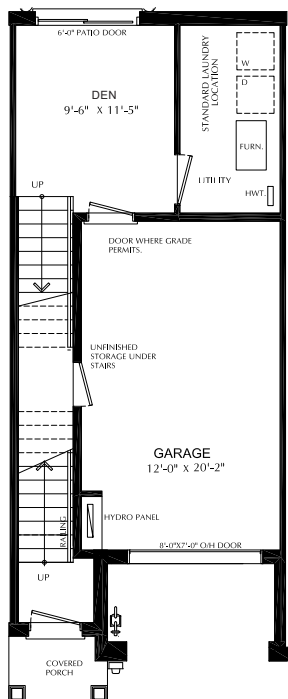
Bathrooms

- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

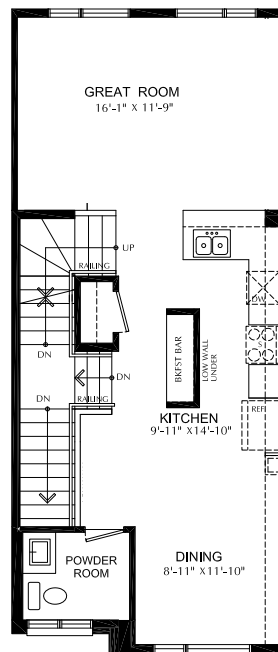
Open Concept Kitchen

- Designer kitchen complete with quartz covered breakfast bar

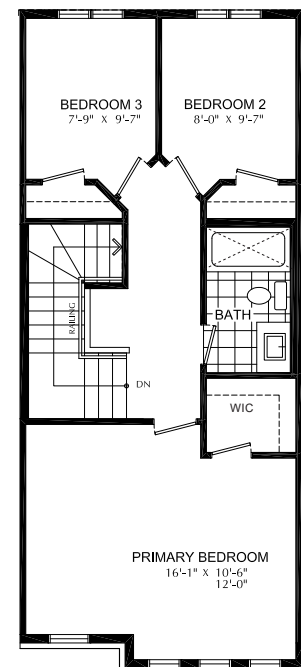
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



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88 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

DENVER
Interior
3 Storey Town

1500 SQ.FT.
3 bed
2 Full bath
1 Half bath



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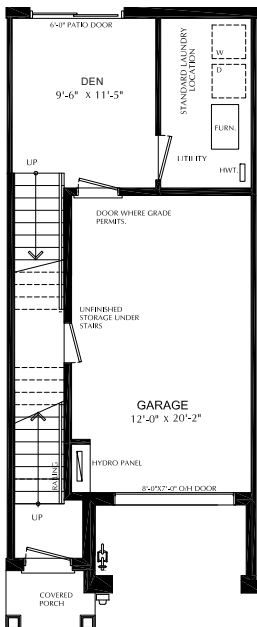
Bathrooms

- Ensuite: glass shower, tiled walls, undermount sink in designer vanity cabinet
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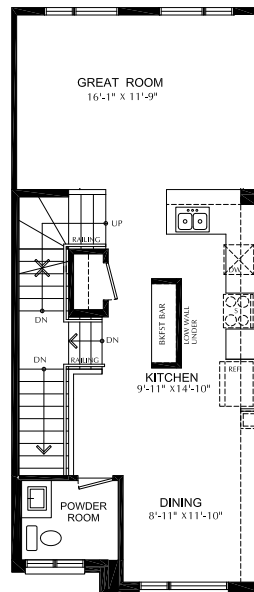
Open Concept Kitchen

- Designer kitchen complete with extended height uppers, potlight package and upgraded plumbing fixtures

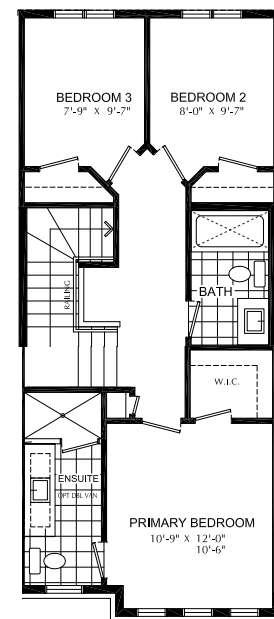
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



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89 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

DENVER
Interior
3 Storey Town

1500 SQ.FT.
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2 Full bath
1 Half bath



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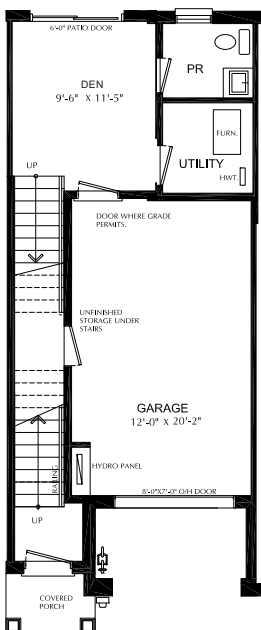
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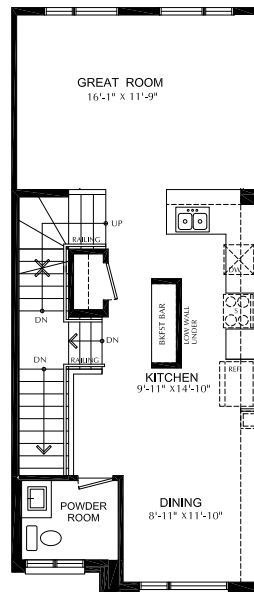
Open Concept Kitchen

- Designer kitchen complete with breakfast bar, extended height uppers, deep fridge and pantry cabinetry, potlight package and upgraded plumbing fixtures

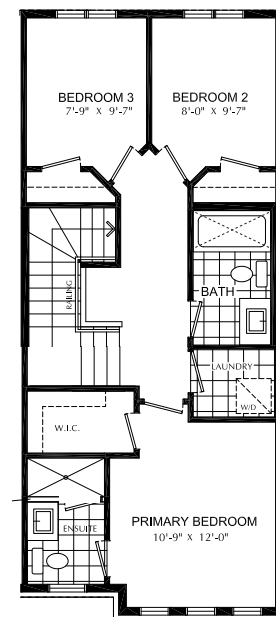
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



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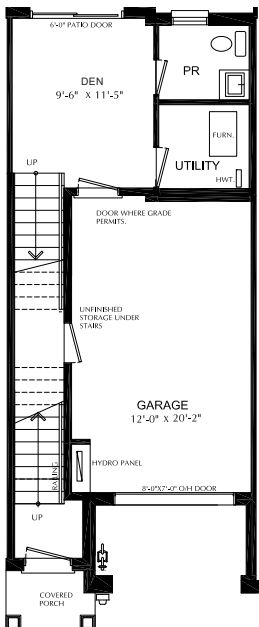
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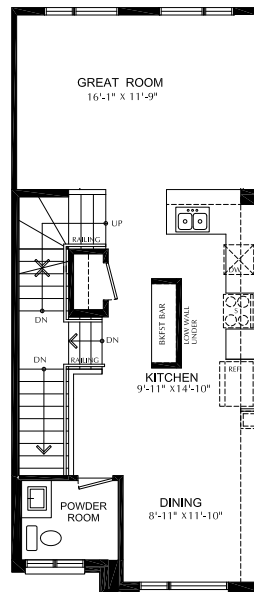
Open Concept Kitchen

- Designer kitchen complete with breakfast bar, extended height uppers, deep fridge and pantry cabinetry, potlight package and upgraded plumbing fixtures

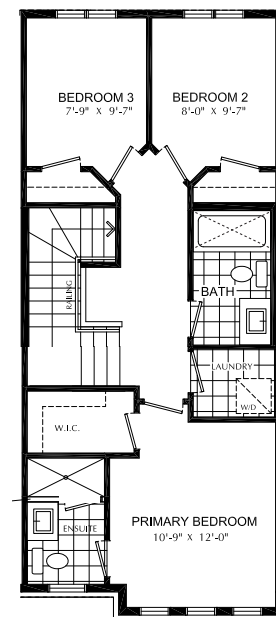
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



*this unit will have a monthly Common Element Condominium Fee

95 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

DENVER
Interior
3 Storey Town

1500 SQ.FT.
3 bed
1 Full bath
1 Half bath



STARWARD LUXURY STANDARDS:

- 9' ceilings on main and 2nd floors
- Luxury vinyl plank flooring
- Contemporary colours, cabinetry and hardware
- Quartz countertops in all bathrooms and kitchens
- Oversized windows for abundant natural lighting
- Centrally located media panel for maximum wifi coverage

ADDITIONAL LUXURY FEATURES:

- Exterior door from house to garage, garage door opener
- High efficiency 3 zoned HRV, air conditioner, tankless water heater and nest thermostat – rental and maintenance program with Enercare
- Water softener

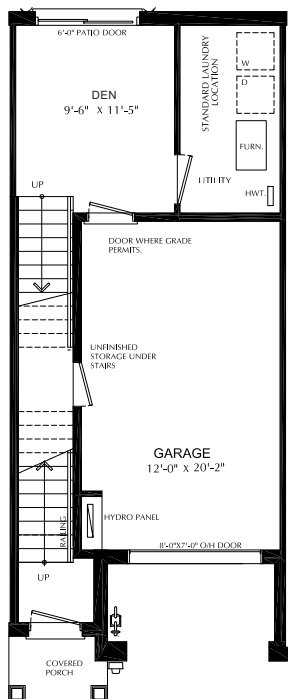
Bathrooms

- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

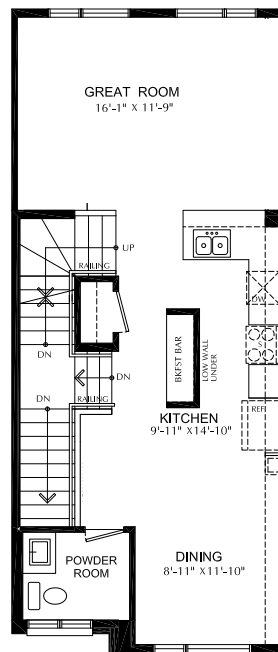
Open Concept Kitchen

- Designer kitchen complete with quartz covered breakfast bar

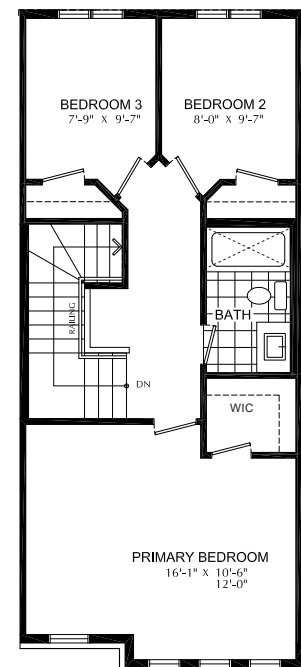
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



*this unit will have a monthly Common Element Condominium Fee

111 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

DENVER
Interior
3 Storey Town

1500 SQ.FT.

3 bed
2 Full bath
2 Half bath



STARWARD LUXURY STANDARDS:

- 9' ceilings on main and 2nd floors
- Luxury vinyl plank flooring
- Contemporary colours, cabinetry and hardware
- Quartz countertops in all bathrooms and kitchens
- Oversized windows for abundant natural lighting
- Centrally located media panel for maximum wifi coverage

THIS HOME ALSO INCLUDES OVER \$15,000 IN ADDITIONAL LUXURY FEATURES:

- Exterior door from house to garage, garage door opener
- Additional powder room on ground floor level
- Convenient laundry on bedroom level
- High efficiency 3 zoned HRV, air conditioner, tankless water heater and nest thermostat – rental and maintenance program with Enercare
- Water softener

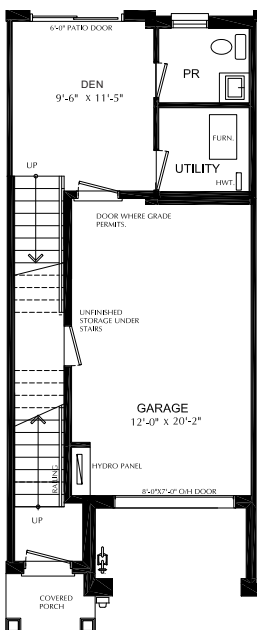
Bathrooms

- Ensuite: glass shower, tiled walls, undermount sink in designer vanity cabinet
- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

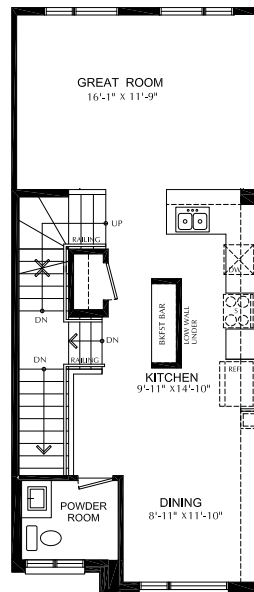
Open Concept Kitchen

- Designer kitchen complete with quartz covered island and cabinet

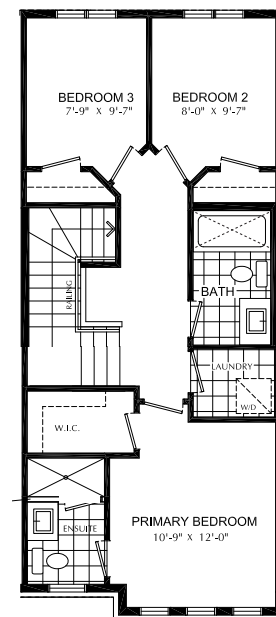
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



*this unit will have a monthly Common Element Condominium Fee

131 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

ASPEN
Interior
3 Storey Town

1342 SQ.FT.
2 bed
2 Full bath
1 Half bath



STARWARD LUXURY STANDARDS:

- 9' ceilings on main and 2nd floors
- Luxury vinyl plank flooring
- Contemporary colours, cabinetry and hardware
- Quartz countertops in all bathrooms and kitchens
- Oversized windows for abundant natural lighting
- Centrally located media panel for maximum wifi coverage

THIS HOME ALSO INCLUDES OVER \$55,000 IN ADDITIONAL LUXURY FEATURES:

- Exterior door from house to garage, garage door opener
- High efficiency 3 zoned HRV, air conditioner, tankless water heater and nest thermostat – rental and maintenance program with Enercare
- Water softener

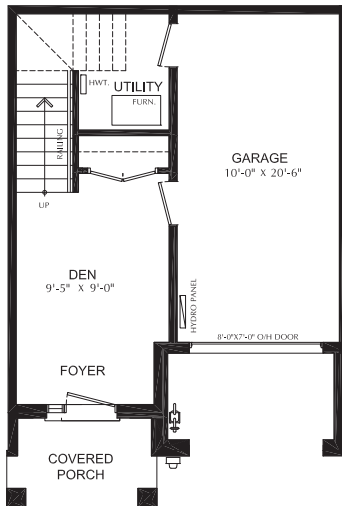
Bathrooms

- Ensuite: glass shower with tiled walls, undermount sink in designer vanity cabinet
- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

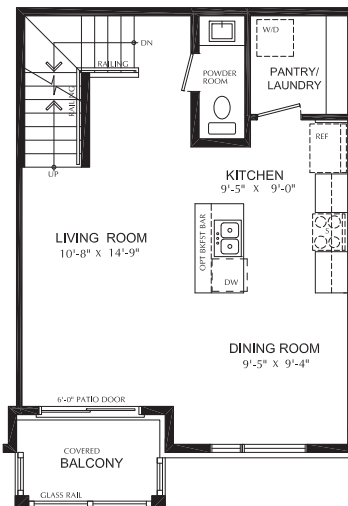
Open Concept Kitchen

- Designer kitchen complete with island cabinet, extended height uppers, potlight package and upgraded plumbing fixtures

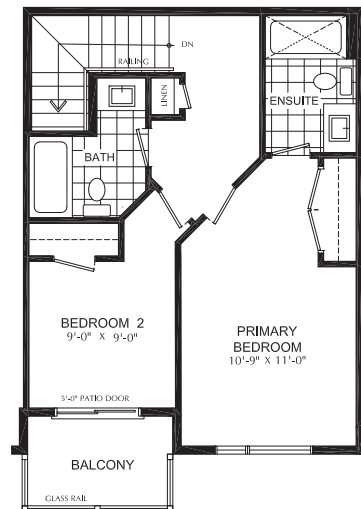
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



*this unit will have a monthly Common Element Condominium Fee

141 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

VAIL
Interior End
3 Storey Town

1610 SQ.FT.

3 bed
1 Full bath
2 Half bath



STARWARD LUXURY STANDARDS:

- 9' ceilings on main and 2nd floors
- Luxury vinyl plank flooring
- Contemporary colours, cabinetry and hardware
- Quartz countertops in all bathrooms and kitchens
- Oversized windows for abundant natural lighting
- Centrally located media panel for maximum wifi coverage

ADDITIONAL LUXURY FEATURES:

- Exterior door from house to garage, garage door opener
- Additional powder room on ground floor level
- Convenient laundry on bedroom level
- High efficiency 3 zoned HRV, air conditioner, tankless water heater and nest thermostat – rental and maintenance program with Enercare
- Water softener

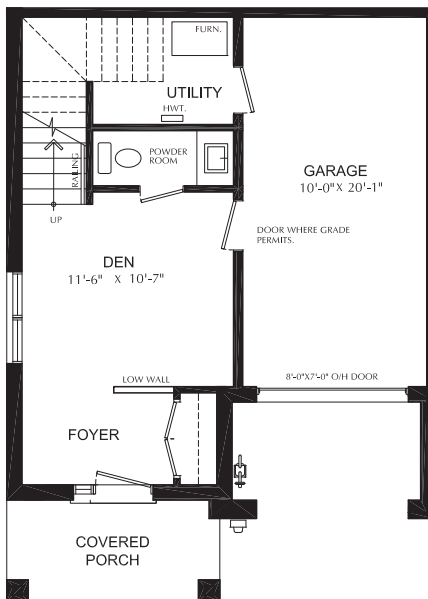
Bathrooms

- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

Open Concept Kitchen

- Designer kitchen complete with island and quartz countertops

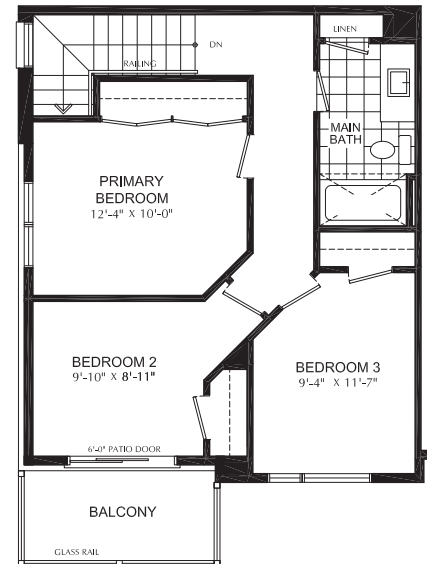
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



*this unit will have a monthly Common Element Condominium Fee

157 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

STEAMBOAT
Enhanced End
3 Storey Town

1610 SQ.FT.
2 bed
1 Full bath
2 Half bath



STARWARD LUXURY STANDARDS:

- 9' ceilings on main and 2nd floors
- Luxury vinyl plank flooring
- Contemporary colours, cabinetry and hardware
- Quartz countertops in all bathrooms and kitchens
- Oversized windows for abundant natural lighting
- Centrally located media panel for maximum wifi coverage

THIS HOME ALSO INCLUDES OVER \$25,000 IN ADDITIONAL LUXURY FEATURES:

- Exterior door from house to garage
- Powder room on entry level floor
- High efficiency 3 zoned HRV, air conditioner, tankless water heater and nest thermostat – rental and maintenance program with Enercare.
- Water softener

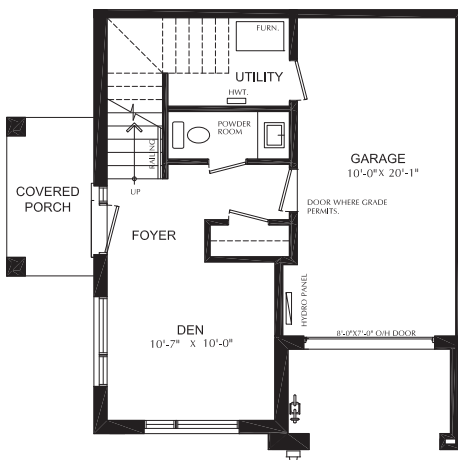
Bathrooms

- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

Open Concept Kitchen

- Designer kitchen complete with island cabinet, extended height uppers, potlight package and upgraded plumbing fixtures

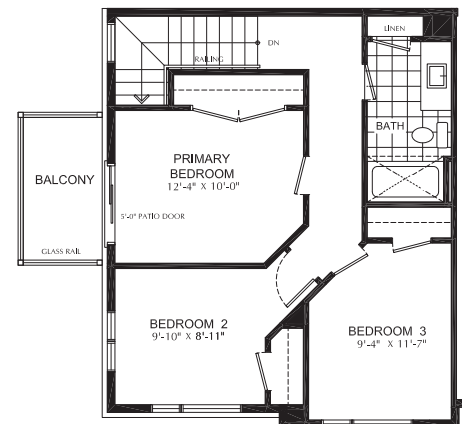
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



*this unit will have a monthly Common Element Condominium Fee

162 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

STEAMBOAT
Enhanced End
3 Storey Town

1610 SQ.FT.

2 bed
1 Full bath
2 Half bath



STARWARD LUXURY STANDARDS:

- 9' ceilings on main and 2nd floors
- Luxury vinyl plank flooring
- Contemporary colours, cabinetry and hardware
- Quartz countertops in all bathrooms and kitchens
- Oversized windows for abundant natural lighting
- Centrally located media panel for maximum wifi coverage

THIS HOME ALSO INCLUDES OVER \$25,000 IN ADDITIONAL LUXURY FEATURES:

- Exterior door from house to garage
- Powder room on entry level floor
- High efficiency 3 zoned HRV, air conditioner, tankless water heater and nest thermostat – rental and maintenance program with Enercare.
- Water softener

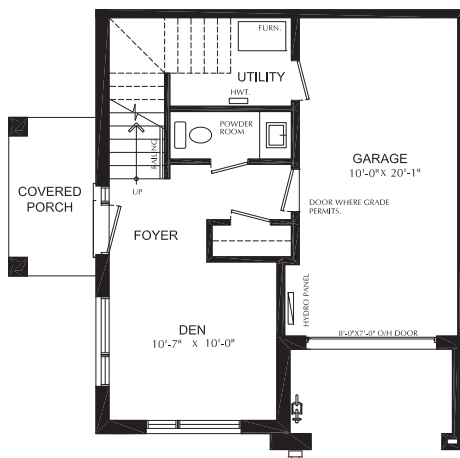
Bathrooms

- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

Open Concept Kitchen

- Designer kitchen complete with island cabinet, extended height uppers, potlight package and upgraded plumbing fixtures

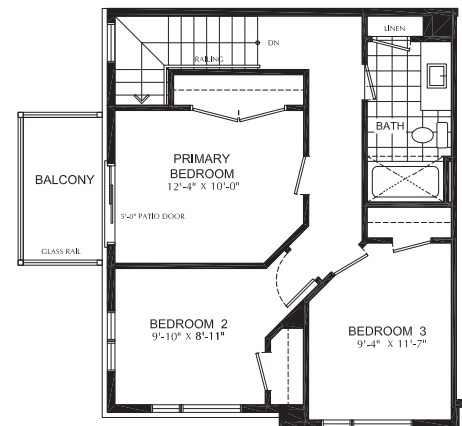
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



*this unit will have a monthly Common Element Condominium Fee

163 -155 EQUESTRIAN WAY, CAMBRIDGE

THE
RIDGE
river mill

STEAMBOAT
Enhanced End
3 Storey Town

1610 SQ.FT.
2 bed
1 Full bath
2 Half bath



STARWARD LUXURY STANDARDS:

- 9' ceilings on main and 2nd floors
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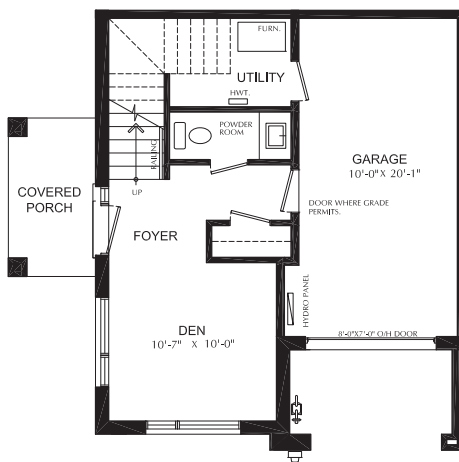
Bathrooms

- Main: tub/shower with tiled walls, undermount sink in designer vanity cabinet

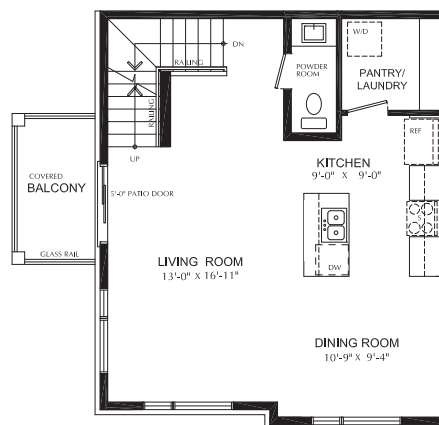
Open Concept Kitchen

- Designer kitchen complete with island cabinet, extended height uppers, potlight package and upgraded plumbing fixtures

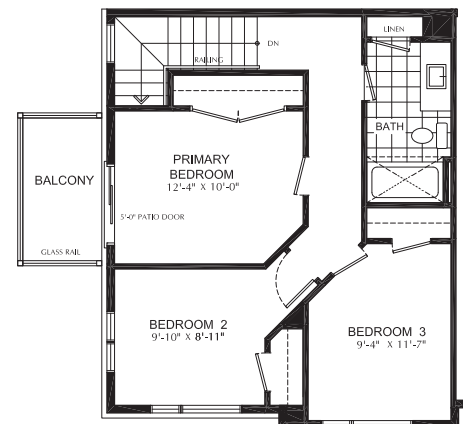
Main Floor
9' Ceiling



Second Floor
9' Ceiling



Third Floor



*this unit will have a monthly Common Element Condominium Fee

