

TREASURE HILL

MONTARA FAST FACTS

Site Location: Leslie Street & Wellington Street East, Aurora

Presentation Centre:
85 Monarch Park Gate, Aurora

Positioning: Live Better in Aurora.
Homes backing onto Magna Golf Course

Starting Price: \$799,900

Sales Brokerage: Treasure Hill
In-House Sales Team

Product: 2-Car Garage Homes with up to 4-Car Parking

Size Range: 1,900 - 2,280 sq. ft.

Ceiling Height: 9' Smooth Ceilings on Main Floor*

Construction Start: April 2027

Closings Start: Fall 2027 - Spring 2028

- Bonus Features:**
- Finished Basements Included!*
 - 5-Piece Appliance Package
 - Vinyl Flooring - Throughout Ground, Main, and Upper Floors (Excluding M1 Model Type)
 - Staircase to Compliment Vinyl Flooring
 - 2-Year Free POTL
 - 9' Ceilings on Main Floor
 - Smooth Ceilings Throughout
 - Air Conditioning
 - Assignments Available
 - Development Charges Capped at \$10,000
 - Treasure Hill Genius Package Includes:
 - Quartz Countertops Throughout
 - Electric Fireplace

- Deposit Structure:**
- \$20,000 upon signing
 - \$10,000 in 60 days
 - \$10,000 in 90 days
 - \$10,000 in 120 days
 - \$10,000 in 150 days
 - \$10,000 in 180 days
 - \$10,000 in 210 days
 - **TOTAL: \$80,000**
- Bank Draft Payable:**
Cervino Investments Inc.



- Parks and Trails**
- Stewart Burnett Park
 - Trent Park
 - Aurora Wildlife Park
 - Sheppard's Bush Conservation Area
 - Edward Coltham Park
 - John Abel Park
 - Bailey Ecological Park
 - Lake Wilcox Park
 - Aurora Community Arboretum
 - Tim Jones Trail

- Schools**
- St. Andrew's College
 - St. Anne's School
 - Aurora Public School
 - Rick Hansen Public School
 - Regency Acres Public School
 - St. Joseph Catholic Elementary School
 - St. Jerome Catholic Elementary School
 - Dr. G.W. Williams
 - Aurora High School
 - St. Maximilian Kolbe Catholic High School

- Recreation**
- Magna Golf Club
 - Stronach Aurora Recreation Complex
 - Aurora Family Leisure Complex
 - St. Andrew's Valley Golf Club
 - Beacon Hall Golf Club
 - Lebovic Golf Club

Prices, specifications and incentives are subject to change without notice. Illustrations are artist's concept. E.&O.E. Additional lot premiums may apply. Extras to be selected from the Vendor's standard samples at time of colour selection. Limited time offers are subject to change without notice and have no cash value. Builder reserves the right to substitute materials with those of equal or greater value. All locations are as per plan or O.B.C. Actual usable floor space may vary from the stated floor area, and stated square footage may include outdoor areas, where applicable. *Finished basement finishes and layouts are as per plan; refer to floorplans and Schedule FB for applicable details. Basement ceiling heights are approximate and may vary due to grade, mechanical systems, construction requirements, or required bulkheads, as per plan. Ceiling heights may be reduced where architectural, structural, mechanical or ductwork conditions require modifications. Please see Sales Representative for full details. Prices advertised are based on the proposed 2026 Enhanced HST rebate (or similar program) being enacted into law and available to the Purchaser. Purchasers must qualify for and assign the rebate to the Vendor on or before closing. If the rebate is not enacted, amended, delayed, or otherwise unavailable, the advertised price shall increase by the applicable HST amount payable on closing. The Vendor shall not be liable for any failure of the rebate to become law or be available to the Purchaser. E.&O.E. July 2026