Sally Creek
LIFESTYLE HOMES

PLANS AND PRICING

Garden Ridge

ADULT LIFESTYLE COMMUNITY



Garden Ridge

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GARDEN RIDGE

Freehold bungalow townhomes,
55+, Woodstock, Ontario

2 & 3 Bedrooms and 2 Bathrooms in
an optimized design for space

Pricing: $549,999 (towns only) From 1,100 sq ft

Landscape package: $2,500
One Year of Golf Membership Included

Garden Ridge is a small collection of freehold bungalow townhomes in Woodstock, where the 401 meets the 403. Two and three bedroom plans, ten foot ceilings on the main floor so that a bungalow never feels like a compromise, and the land underneath is yours. London is about thirty-five minutes west, Kitchener-Waterloo about forty minutes north. You get the quieter street and the smaller house without losing the city you have been driving into for thirty years, and without your children needing to set aside a whole day to come and see you.

What you get

One level living. Two and three bedroom bungalow townhomes. Ten foot ceilings on the main floor, nine foot in the basement.

Freehold ownership. You own the home and the land it sits on.

A recreation centre that actually gets used. Residents have exclusive use of the Sally Creek Recreation Centre: gym, library, craft room, games room, and an event space you can book for yourself. The monthly calendar runs to quilting, yoga, art workshops and poker nights. There is something on most weeks.

Everything within walking distance. Coffee shop, pharmacy, dentist and gas station on foot. Public transit at the door.

Golf minutes away. The Sally Creek Golf Club is a short drive from the driveway.

Covered by Tarion. Every home carries Ontario's new home warranty.

Where it is
GARDEN RIDGE MODEL HOME
800 Garden Court Cres
Woodstock, Ontario
HOURS
Sat-Sun 12:00 PM - 4:00 PM

Prices and promotions are subject to change without notice. E.&O.E.a

GARDEN RIDGE MAP



Garden Ridge
ADULT LIFESTYLE COMMUNITY

Executive Homes

FEATURES & FINISHES

Sally Creek LIFESTYLE HOMES

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LUXURY EXTERIOR ELEGANCE

- Architecturally stunning exteriors featuring an exquisite blend of premium stone, clay brick, designer siding, and other upscale finishes, thoughtfully curated to create timeless curb appeal. Exterior colour packages and materials are professionally selected to complement the community streetscape.
- Premium self-sealing architectural shingles backed by a manufacturer's limited lifetime warranty.
- Superior exterior wall construction engineered to meet and exceed Ontario Building Code standards for lasting performance and comfort.
- Expansive 10'ceilings, as per plan.
- Designer front entry hardware package featuring a sophisticated grip set and deadbolt security system.
- Stylish exterior coach lighting at garage and entry locations, enhancing both elegance and ambiance.
- Energy Star® certified Low-E argon-filled casement windows designed for exceptional efficiency and modern aesthetics. All operable windows include screens.
- Striking architecturally controlled black or white window exteriors.
- Premium insulated steel sectional garage doors
- Maintenance-free aluminum soffits, fascia, eavestroughs, and downspouts for enduring beauty.
- Poured concrete front porches with reinforced construction.
- Designer precast walkway from driveway to front entrance, where applicable.
- Exterior hose bibs conveniently located at rear yard and garage.
- Fully sodded front and rear yards according to city approved grading plans.

SOPHISTICATED INTERIORS

- Impressive approximately 10′ ceilings on the main floor, and 9′ basement ceilings, excluding cathedral and feature ceiling areas.
- Smooth ceilings throughout main and second floors for a refined contemporary finish.
- Elegant two-panel interior doors throughout the home.
- Rich stained oak staircase complete with hardwood landings where applicable.
- Oversized designer newel posts, upgraded handrails, and striking black metal pickets inspired by luxury custom homes.
- Contemporary 4¼″ baseboards and 3½″ casings throughout.
- Designer brushed chrome lever hardware with privacy locks on bathrooms.
- Sliding patio on both levels allowing abundant natural light.
- Closet shelving systems throughout.
- Premium-quality interior paint selections for a rich and elegant ambiance.
- All trim and woodwork professionally primed and painted in modern designer tones.

MODERN ELECTRICAL & SMART HOME FEATURES

- 100 AMP electrical service designed to support today's modern lifestyle.
- Contemporary white Decora-style switches and receptacles throughout.
- Ground fault protected outlets in all bathrooms.
- Elegant lighting package included throughout principal rooms, hallways, and walk-in closets.
- Allowance for eight designer pot lights, interior or exterior.
- Hardwired smoke and carbon monoxide detectors installed on every level in accordance with Ontario Building Code.
- Front entry chime system included.
- Weatherproof exterior outlets at front porch and rear yard.
- Garage electrical outlets included for convenience.
- Dedicated 220V EV capacity available with upgrade.

SMART HOME TECHNOLOGY ROUGH-IN

- Three Cat6 network cables for IPTV capability.

WARRANTY

Sally Creek Lifestyle Homes is proudly registered with the TARION Warranty Program, providing homeowners with exceptional peace of mind including:

- One-year coverage on defects in materials and workmanship.
- Two-year coverage on electrical, plumbing, heating distribution systems, exterior cladding, and water penetration.
- Seven-year major structural defect coverage.

DESIGNER GOURMET KITCHENS

- Luxuriously designed kitchen cabinetry available in an impressive selection of styles and finishes from Builder's premium collections.
- Elegant extended-height upper cabinets approximately 36″ tall.
- Soft-close cabinet doors and full-extension drawers throughout.
- Premium designer cabinet hardware selections.
- Functional multiuse kitchen
- Stunning quartz countertops paired with an undermount stainless steel double sink and premium Moen chrome faucet.

SPA-INSPIRED BATHROOM RETREATS

- Designer bathroom cabinetry available in a curated selection of luxurious styles and finishes.
- Elegant quartz countertops throughout all bathrooms.
- In set tub in the Primary Ensuite creating a private escape, as per plan.
- Recessed shower pot lighting in separate shower stalls.
- Imported designer wall tile selections in showers and tub surrounds.
- Contemporary white sinks, bathtubs, and toilets where applicable.
- Premium Moen chrome single-lever faucets with long-term manufacturer warranty.
- Water-efficient Kohler comfort-height elongated toilets in all bathrooms.
- Vanity mirrors included throughout.
- Privacy locksets on all bathroom and powder room doors.
- Pressure-balanced shower controls for comfort and safety.
- Premium acrylic tubs or shower pan in secondary bathrooms where applicable.
- Exhaust ventilation systems installed in all bathrooms according to Ontario Building Code.
- Convenient shut-off valves installed at all plumbing fixtures.

WELL-APPOINTED LAUNDRY ROOMS

- Stylish laundry tub with chrome faucet set within a white melamine cabinet base and laminate countertop.
- Dryer vent rough-in for future appliance installation.
- Complete plumbing, electrical, and venting rough-ins included.

PREMIUM FLOORING COLLECTIONS

- Reinforced tongue-and-groove subfloor system nailed, glued, and screwed for enhanced structural integrity.
- Elegant engineered hardwood flooring throughout main level and upper hallway
- Premium imported 12″ x 24″ porcelain floor tiles in designated main floor areas.
- Imported premium tile flooring in second-floor bathrooms and laundry room.

LUXURY LOWER LEVEL FEATURES

- Elegant oak-finished staircases in all exposed areas with professionally finished basement access stairways.
- Spacious basement designs featuring approximately 9′ ceiling heights, as per plan.
- Convenient three-piece bathroom rough-in included for future customization potential.
- Poured concrete foundation walls protected with advanced damp-proofing and superior drainage membrane systems.
- Poured concrete basement floor complete with floor drain near furnace area.
- Energy-efficient R-20 insulated basement walls for enhanced year-round comfort.
- Sump pump system included for added peace of mind.

COMFORT, EFFICIENCY & PERFORMANCE

- High-efficiency forced-air gas furnace for year-round comfort(rental with purchase option available)
- Central air conditioning included.
- Premium caulking and sealing around all windows, doors, and penetrations for enhanced energy performance.
- Smart Nest thermostat installed on the main floor.
- Heat Recovery Ventilator (HRV) included for healthier indoor air quality.
- Rental water softener system with purchase option available.
- On-demand tankless hot water system (rental with purchase option available).
- Insulation application throughout that meets and exceeds the Ontario building code.

Disclaimer: Features, finishes, materials, colours, brands, dimensions, ceiling heights, and specifications may vary by plan, elevation, architectural controls, site conditions, supplier availability, and municipal approvals. Renderings, photos, model homes, and marketing materials may show optional upgrades or items not included in the base purchase price. Final features and specifications are governed by the Agreement of Purchase and Sale. E. & O.E.

Specifications and Terms are Subject to Change Without Notice - Last Updated: **July 2026**

Executive Homes

PRICE LIST

Sally Creek LIFESTYLE HOMES

Garden Ridge ADULT LIFESTYLE COMMUNITY

Unit Number	Unit Type	Model Name	Main SQFT	Lower SQFT	Total SQFT	Grand Total	Lot Type
Unit #1	End	Opal	1,148	530	1,678	$639,999	Look-Out
Unit #2	Interior	Diamond	1,100	530	1,630	$589,999	Look-Out
Unit #3	Interior	Diamond	1,100	530	1,630	$589,999	Look-Out
Unit #4	End	Topaz	1,365	607	1,972	$649,999	Look-Out
Unit #5	End	Topaz	1,365	607	1,972	$649,999	Look-Out
Unit #6	Interior	Diamond	1,100	530	1,630	$589,999	Look-Out
Unit #7	Interior	Diamond	1,100	530	1,630	$589,999	Look-Out
Unit #8	Interior	Diamond	1,100	530	1,630	$589,999	Look-Out
Unit #9	Interior	Diamond	1,100	530	1,630	$589,999	Look-Out
Unit #10	End	Topaz	1,365	607	1,972	$649,999	Look-Out
Unit #11	End	Topaz	1,365	607	1,972	$649,999	Look-Out
Unit #12	Interior	Diamond	1,100	530	1,630	$589,999	Look-Out
Unit #13	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #14	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #15	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #16	End	Topaz	1,365	607	1,972	$649,999	Walk-Out
Unit #17	End	Topaz	1,365	607	1,972	$649,999	Walk-Out
Unit #18	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #19	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #20	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #21	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #22	End	Topaz	1,365	607	1,972	$649,999	Walk-Out
Unit #23	End	Topaz	1,365	607	1,972	$649,999	Walk-Out
Unit #24	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #25	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #26	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #27	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #28	End	Topaz	1,365	607	1,972	$649,999	Walk-Out
Unit #29	End	Topaz	1,365	607	1,972	SOLD	---
Unit #30	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #31	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #32	Interior	Diamond	1,100	530	1,630	$589,999	Walk-Out
Unit #33	End	Topaz	1,365	607	1,972	SOLD	---
Unit #34	End	Topaz	1,365	607	1,972	SOLD	---
Unit #35	Interior	Diamond	1,100	530	1,630	SOLD	---
Unit #36	Interior	Diamond	1,100	530	1,630	SOLD	---
Unit #37	End	Topaz	1,365	607	1,972	SOLD	---
Unit #38	End	Topaz	1,365	607	1,972	SOLD	---
Unit #39	Interior	Diamond	1,100	530	1,630	SOLD	---
Unit #40	End	Topaz	1,365	607	1,972	SOLD	---

Deposit	Timing	Amount
Deposit 1	With Offer	$5,000
Deposit 2	Upon Offer Acceptance	$20,000
Deposit 3	30 Days After Acceptance of Offer	$25,000
Deposit 4	60 Days After Acceptance of Offer	$25,000
Deposit 5	90 Days After Acceptance of Offer	$25,000
	Total Deposit	**$100,000**

Prices are subject to change without notice and are not guaranteed until confirmed in a fully executed Agreement of Purchase and Sale. Prices are based on standard specifications and applicable lot size. Elevation, lot premiums, upgrades, purchaser selections, HST treatment, rebate eligibility/assignment, Tarion fees, development charges, utility connections, adjustments, and other closing costs may affect the final purchase price. Square footages, features, plans, and availability are approximate and subject to change. Errors and omissions excepted.

Prices are effective **July 2026**.

DIAMOND

1,100 sqft **2** bed / **2** bath

Garden Ridge
ADULT LIFESTYLE COMMUNITY



Elegant
Roof Lines

Upscale Stone &
Brick Exterior

Luxurious 10' Main &
9 Second Floors

Gourmet Kitchens w/
Extended Height Cabinets



- 2 Bedrooms
- 2 Bathrooms
- 1 Car Garage
- Granite Counters
- Kitchen Servery
- 4 Walk-in Closets

226.242.5600 | sclifestylehomes.com
sales@sclh.ca

All house renderings and interior drawings are artist conception. Material specifications and floor plans are subject to change without notice.
All floor plans are approximate dimensions, E.&O.E.. NOTE: Actual usable floor space may vary from the stated floor area.

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LIFESTYLE HOMES

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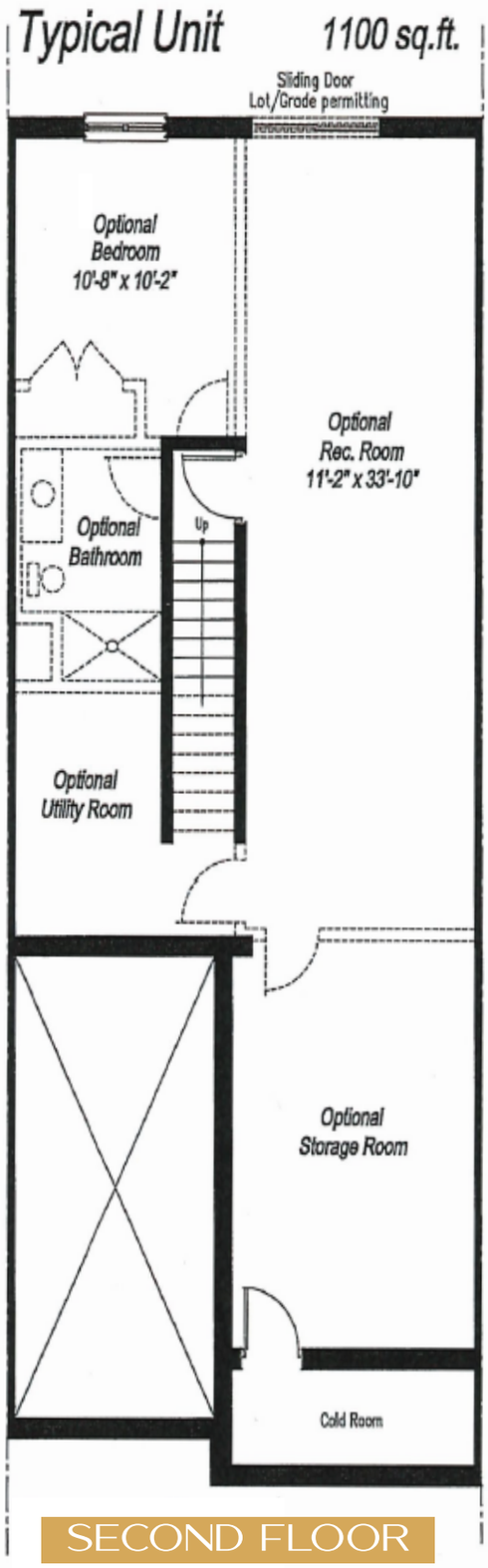

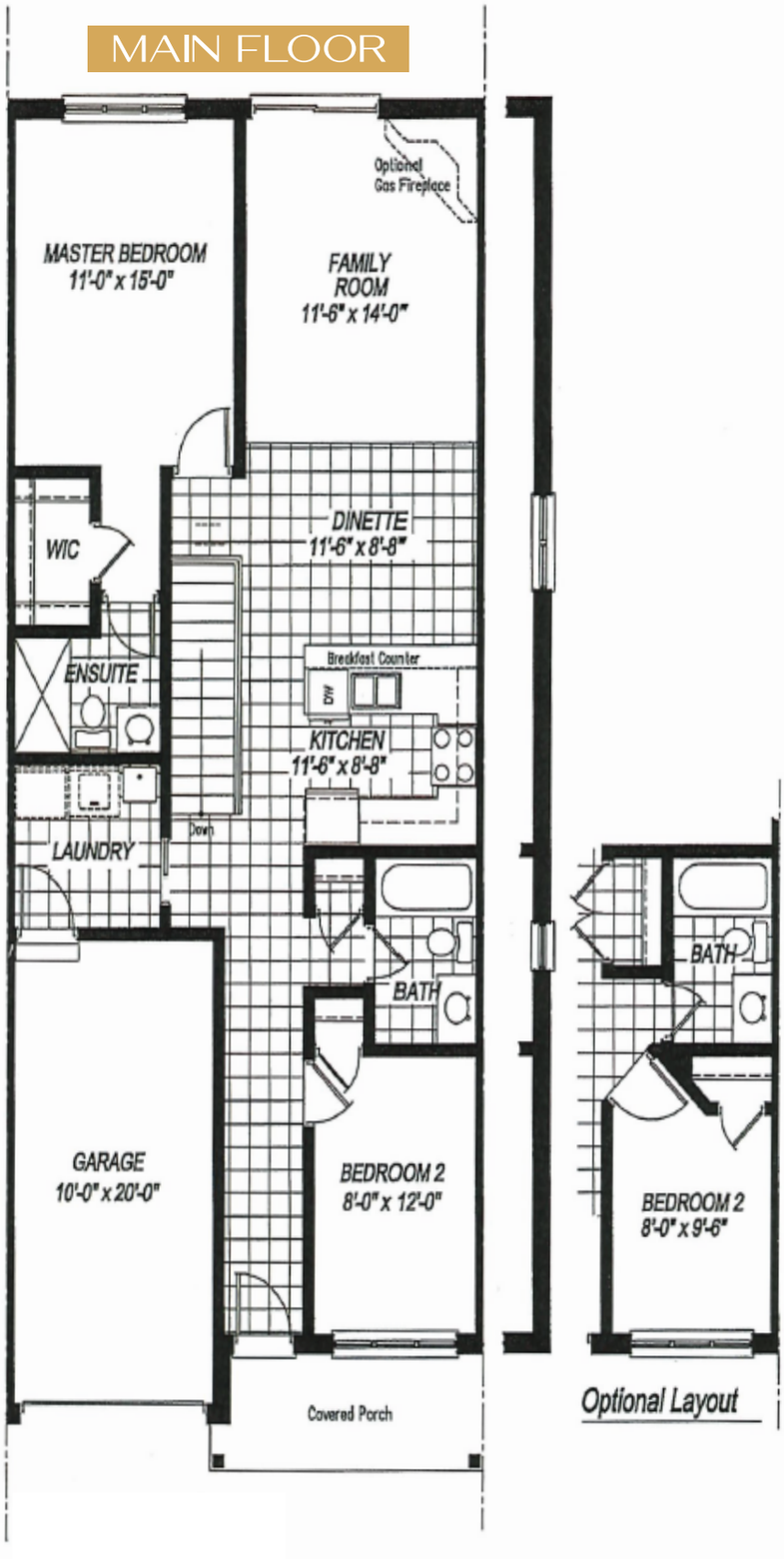

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OPAL

1,148 sqft **2** bed / **2** bath

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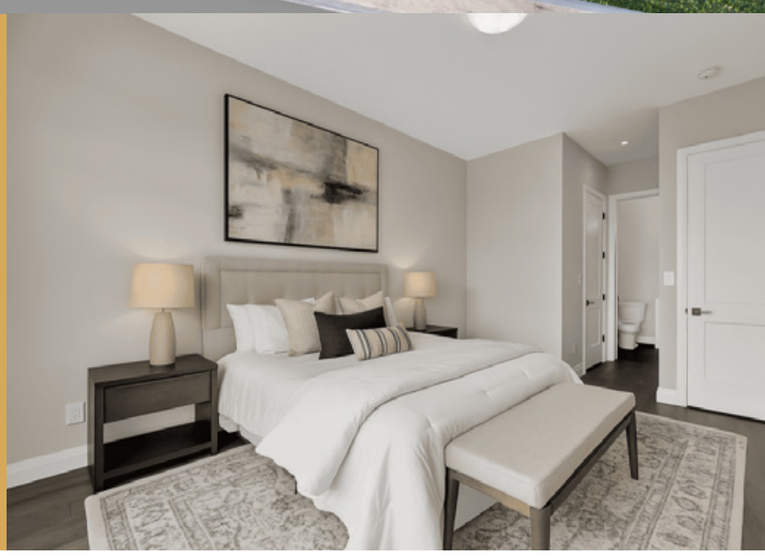

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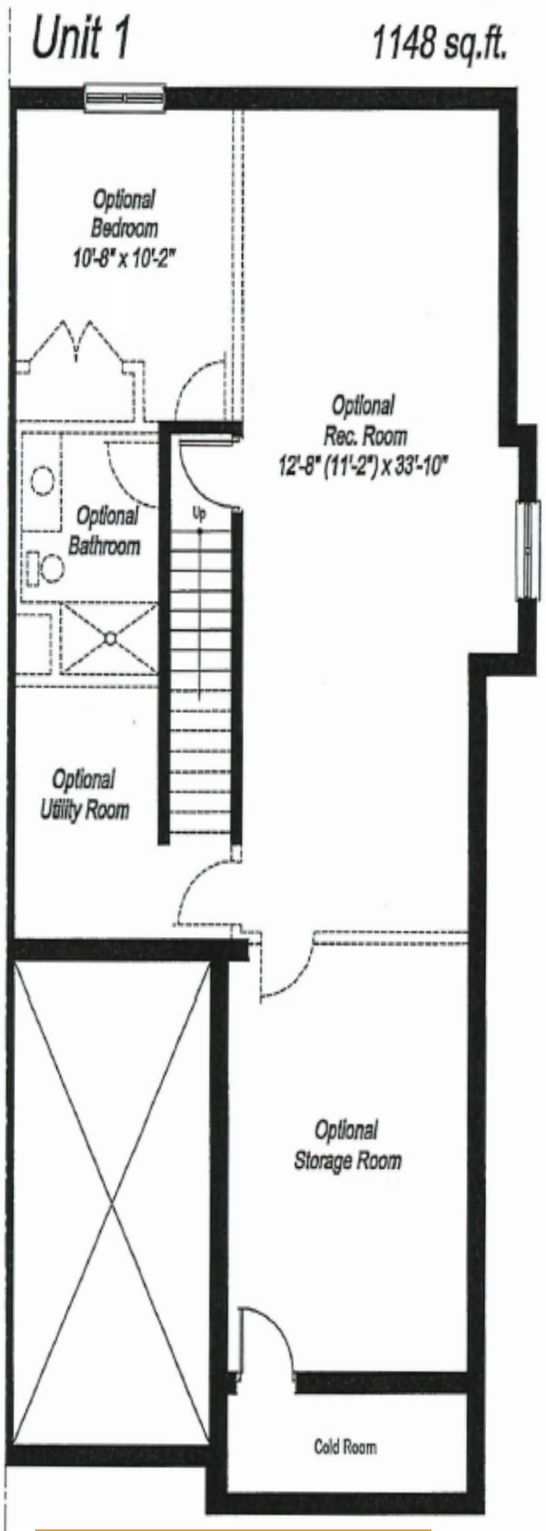

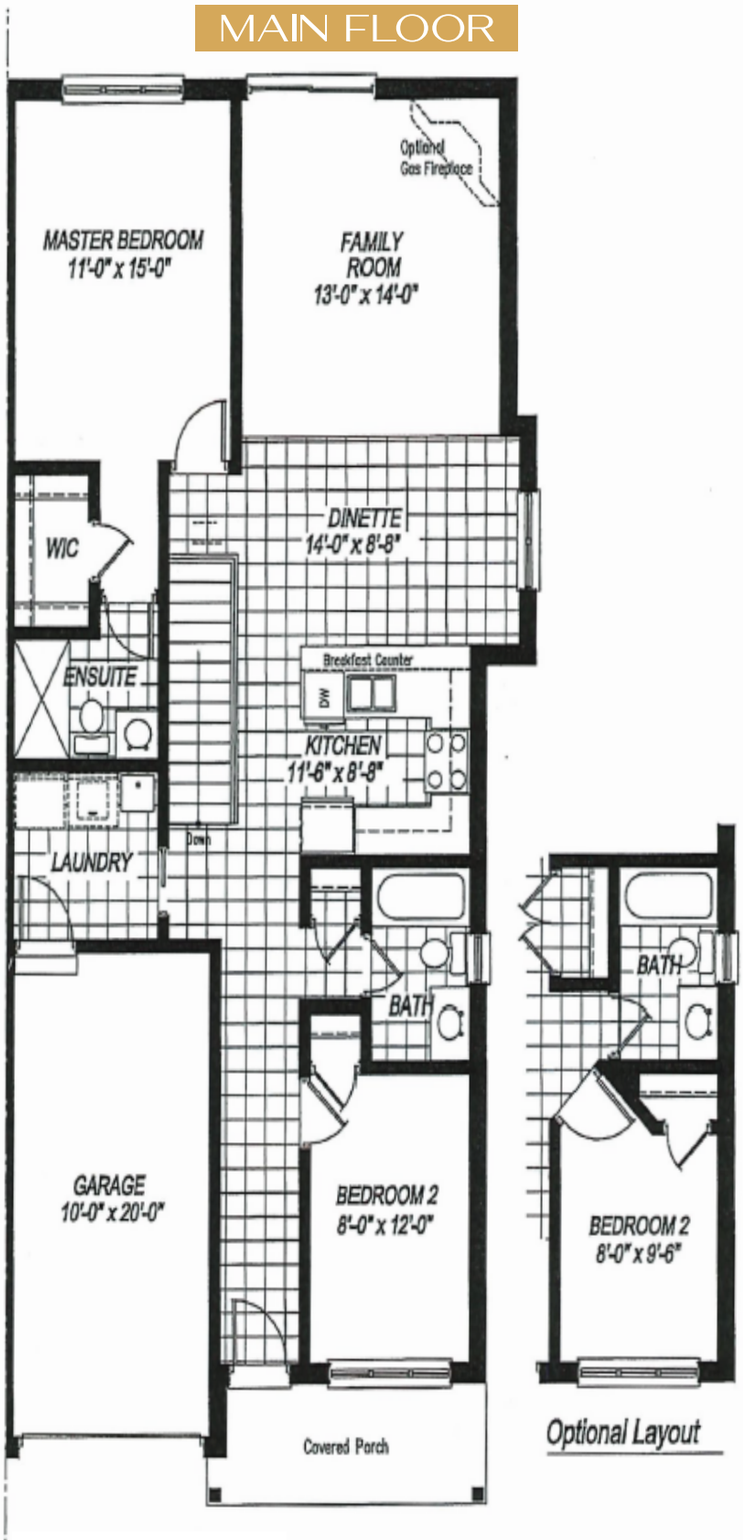

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TOPAZ

1,365 sqft **3** bed / **2** bath

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Elegant Roof Lines

Upscale Stone & Brick Exterior

Luxurious 10' Main & 9 Second Floors

Gourmet Kitchens w/ Extended Height Cabinets



- 3 Bedrooms
- 2 Bathrooms
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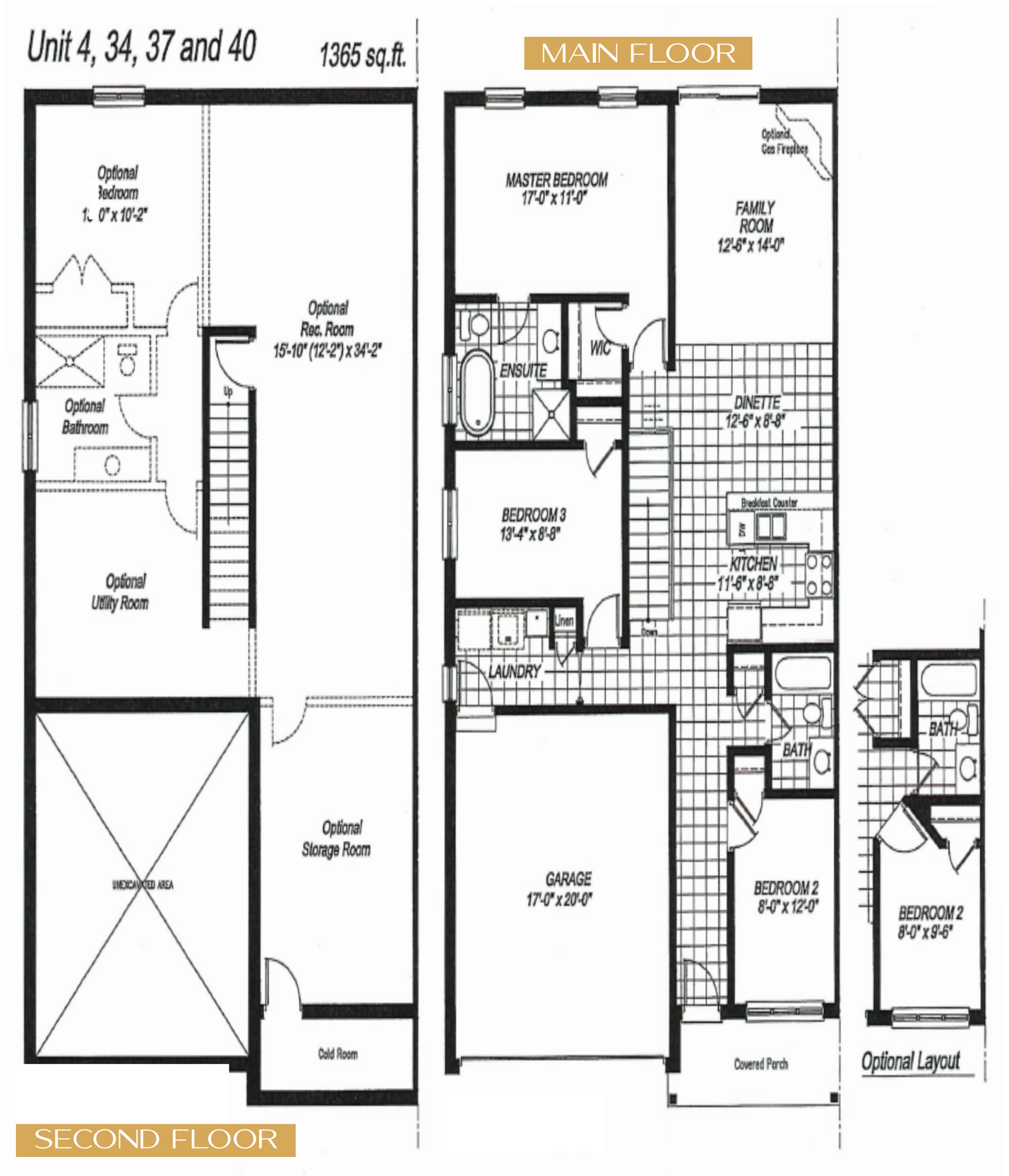

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