Sally Creek
LIFESTYLE HOMES

PLANS AND PRICING

Masters Edge
EXECUTIVE HOMES



Masters Edge
EXECUTIVE HOMES

MASTERS EDGE

Executive single homes,
Woodstock, Ontario

Four bedrooms and 3.5 baths, 2,820 to
3,060 sq ft, with select lots on the golf course

Pricing: Masters Edge executive homes (40’ lot) - $1,199,999
Masters executive bungalow - $999,999

Landscape Package - $7,500
1 Year of Golf Membership Included

Masters Edge is the largest of the Sally Creek communities, a collection of executive singles on the edge of the Sally Creek Golf Course in Woodstock. Every home is four bedrooms and three and a half baths, between 2,820 and 3,060 square feet, with 10 foot ceilings on the main level and 9 foot on the second. Stone and brick fronts, custom kitchens, quartz throughout. Select lots back directly onto the course and walk-out lots are available. This is the address you buy when you have stopped compromising on space.

What you get

Four models from 2,820 to 3,060 sq ft, all four bedroom and 3.5 bath

10 ft ceilings on the main level, 9 ft on the second

Lots from 40 to 60 feet, with walk-out lots available

Select lots backing onto Sally Creek Golf Course

Stone and brick facades, custom kitchens, quartz counters

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

Where it is

WOODSTOCK MODEL HOME
403 Masters Drive
Woodstock, Ontario

HOURS
Sat-Sun 12:00 PM - 4:00 PM

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

MASTERS EDGE MAP



Sally Creek
LIFESTYLE HOMES

Site Plan

Masters Drive, Woodstock

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Masters Edge
EXECUTIVE HOMES

Executive Homes

FEATURES & FINISHES

Sally Creek LIFESTYLE HOMES

Masters Edge EXECUTIVE HOMES

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 Ontario Building Code standards for lasting performance and comfort.
- Grand insulated front entry doors with elegant glass inserts and sidelights, 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 featuring decorative window Lites and designer hardware accents.
- 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 creating a polished, estate-inspired setting.

SOPHISTICATED INTERIORS

- Impressive approximately 9′ ceilings on the main floor, 8′ ceilings on the second 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.
- Oversized designer newel posts, upgraded handrails, and striking black metal pickets inspired by luxury custom homes.
- Contemporary 4 ″ baseboards and 3 ″ casings throughout.
- Designer brushed chrome lever hardware with privacy locks on bathrooms.
- Expansive sliding patio or garden doors allowing abundant natural light.
- Professionally finished 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

- 200 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.
- Exterior soffit receptacle for seasonal lighting displays.
- 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 rough in capacity available if upgrade desired.

SMART HOME TECHNOLOGY ROUGH-IN

- Three (3) – Cat6A Network Cables for IPTV capability.
- One (1) – Cat6 Network for keypad integration.
- Two (2) – Cat5e Network Cable for future IP security camera systems.

WARRANTY

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

- One (1) year coverage for defects in materials and workmanship.
- Two (2) year coverage for defects related to electrical, plumbing, heating delivery and distribution systems, exterior cladding, and water penetration.
- Seven (7) year coverage for major structural defects.

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.
- Crown moulding and under-cabinet valance detailing for a sophisticated custom-inspired look.
- Soft-close cabinet doors and full-extension drawers throughout.
- Premium designer cabinet hardware selections.
- Functional chef-inspired layouts including islands, breakfast bars, pantries, and specialty features as per plan.
- 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.
- Freestanding soaker tub in the Primary Ensuite creating a private spa-like 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 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.
- 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: **June 2026**

Executive Homes

PRICE LIST

Sally Creek LIFESTYLE HOMES

Masters Edge EXECUTIVE HOMES

Model Name	Main SqFt	Bedroom Units	Bathroom Units	40' Lot Price	55' Lot Price	60' Lot Price
						Base price only. Final price confirmed by APS.
40' Lot Releases: Lots 19-24 (Inclusive)						
Palisades - Elevation A	2,820	4 Bedroom	3.5 Bathroom	**$1,343,175**	**$1,411,175**	**$1,479,175**
Palisades - Elevation B	2,820	4 Bedroom	3.5 Bathroom	**$1,368,839**	**$1,436,839**	**$1,504,839**
Malibu - Elevation A	2,910	4 Bedroom	3.5 Bathroom	**$1,343,175**	**$1,411,175**	**$1,479,175**
Malibu - Elevation B	2,910	4 Bedroom	3.5 Bathroom	**$1,368,839**	**$1,436,839**	**$1,504,839**
55' Lot Releases: Lots 40-44 (Inclusive)						
Inglewood - Elevation A	3,060	4 Bedroom	3.5 Bathroom	**N/A**	**$1,501,582**	**$1,536,582**
Inglewood - Elevation B	3,060	4 Bedroom	3.5 Bathroom	**N/A**	**$1,528,131**	**$1,563,131**
Venice - Elevation A	3,245	4 Bedroom	3.5 Bathroom	**N/A**	**$1,545,830**	**$1,580,830**
Venice - Elevation B	3,245	4 Bedroom	3.5 Bathroom	**N/A**	**$1,581,228**	**$1,616,228**
60' Lot Releases: Lots 1-18 & 38-39 (Inclusive)						
Pasadena - Elevation A	3,020	4 Bedroom	3.5 Bathroom	**N/A**	**N/A**	**$1,545,830**
Pasadena - Elevation B	3,020	4 Bedroom	3.5 Bathroom	**N/A**	**N/A**	**$1,581,228**
Beverley - Elevation A	3,240	4 Bedroom	3.5 Bathroom	**N/A**	**N/A**	**$1,607,777**
Beverley - Elevation B	3,240	4 Bedroom	3.5 Bathroom	**N/A**	**N/A**	**$1,634,326**
Wilmont - Elevation A	3,470	4 Bedroom	3.5 Bathroom	**N/A**	**N/A**	**$1,678,573**
Wilmont - Elevation B	3,470	4 Bedroom	3.5 Bathroom	**N/A**	**N/A**	**$1,722,821**
Berkshire - Elevation A	3,670	4 Bedroom	3.5 Bathroom	**N/A**	**N/A**	**$1,626,051**
Berkshire - Elevation B	3,670	4 Bedroom	3.5 Bathroom	**N/A**	**N/A**	**$1,722,919**

Lot Premiums

For Lots 1 to 6 Inclusive: Add **$125,000**
For Lots 7 to 10 Inclusive: Add **$170,000**
For Lot 11: Add **$175,000**
For Lot 12: Add **$170,000**
For Lots 13 to 15 Inclusive: Add **$55,000**
For Lot 16: Add **$80,000**
For Lot 17: Add **$105,000**
For Lot 18: Add **$110,000**
For Lot 19: Add **$55,000**

Deposit Structure

Deposit 1: With Offer: **$25,000**
Deposit 2: 30 Days After Acceptance of Offer: **$25,000**
Deposit 3: 60 Days After Acceptance of Offer: **$25,000**
Deposit 4: 90 Days After Acceptance of Offer: **$25,000**

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 **June 2026**.

PALISADES

2,820 sqft **40’** lot

Masters Edge
EXECUTIVE HOMES



Elegant
Roof Lines

Upscale Stone &
Brick Exterior

Luxurious 10’ Main &
9’ Second Floors

Gourmet Kitchens w/
Extended Height Cabinets



- 4 Bedrooms
- 3.5 Bathrooms
- 2 Car Garage
- Granite Counters
- Custom Kitchen
- 5 Walk-in Closets

226.242.5600 | ***sclifestylehomes.com***
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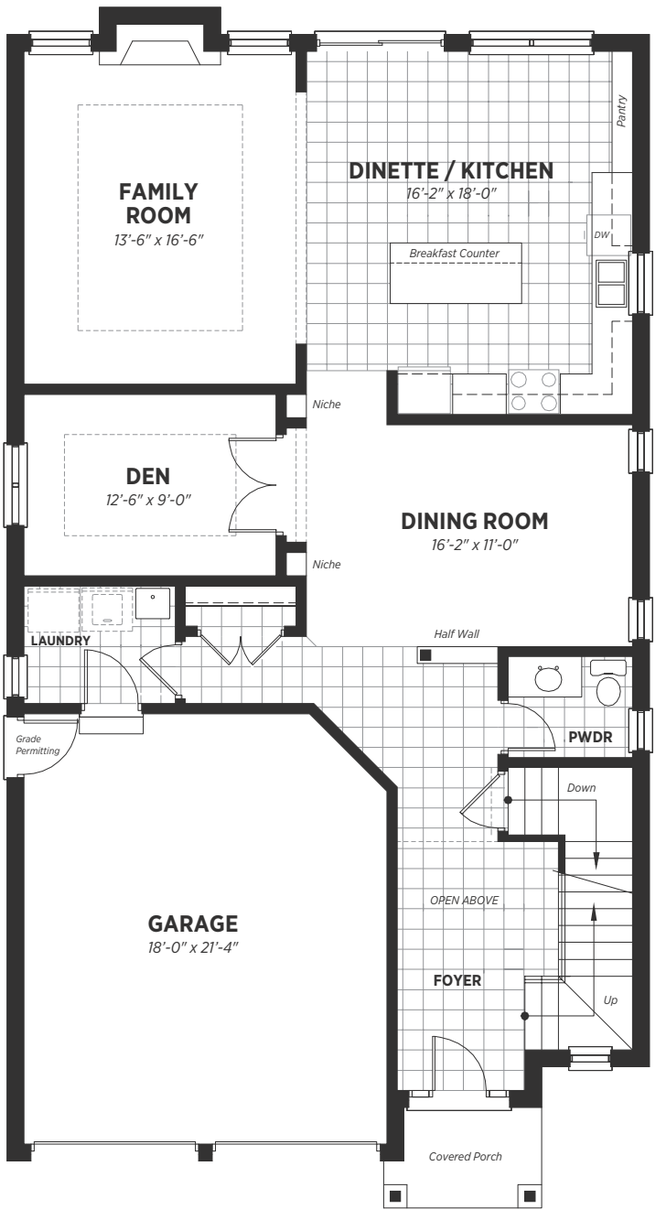
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LIFESTYLE HOMES

PALISADES

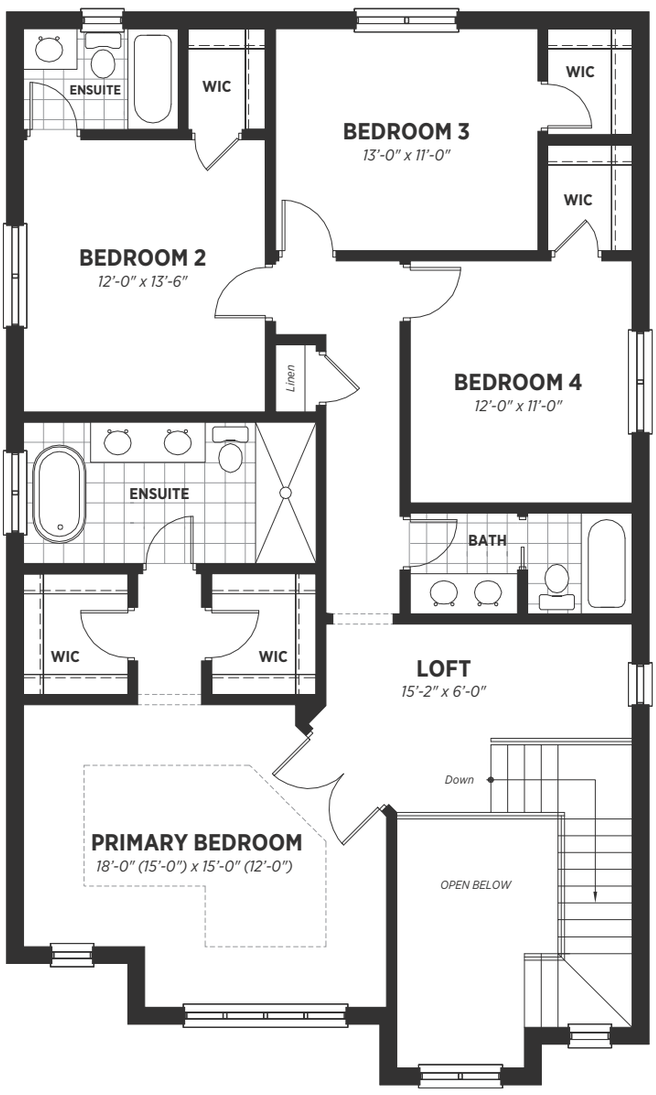
2,820 sqft
4 bed / 3.5 bath

Masters Edge
EXECUTIVE HOMES

MAIN FLOOR



SECOND FLOOR



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MALIBU

2,910 sqft **40’** lot

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EXECUTIVE HOMES



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Roof Lines

Upscale Stone &
Brick Exterior

Luxurious 10’ Main &
9’ Second Floors

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Extended Height Cabinets



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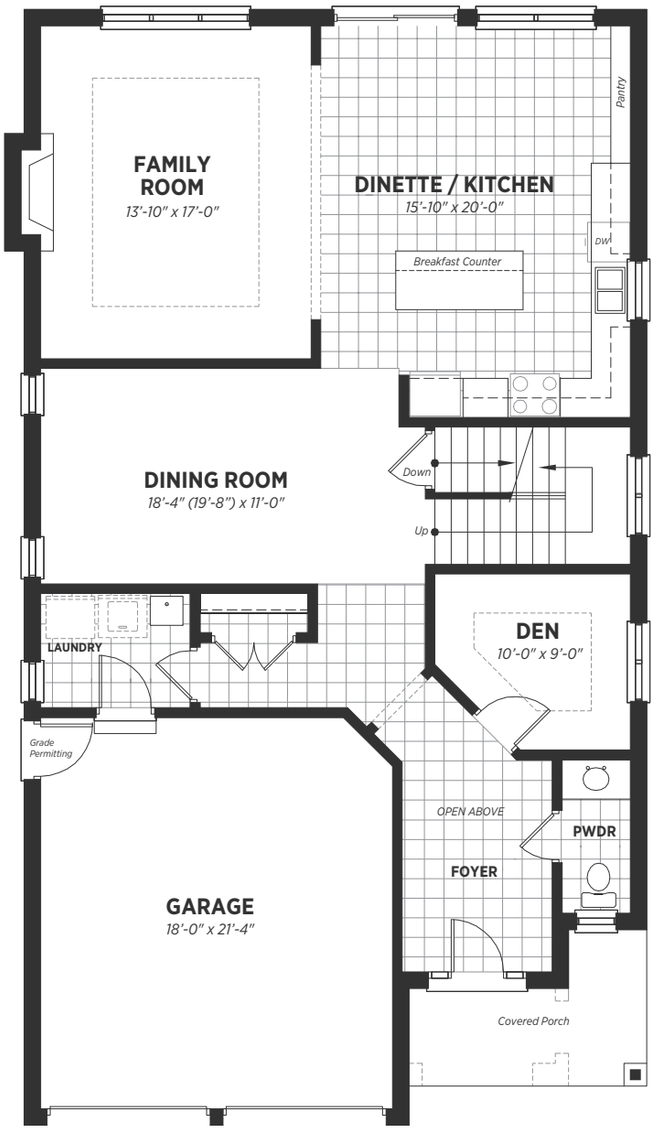
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LIFESTYLE HOMES

MALIBU

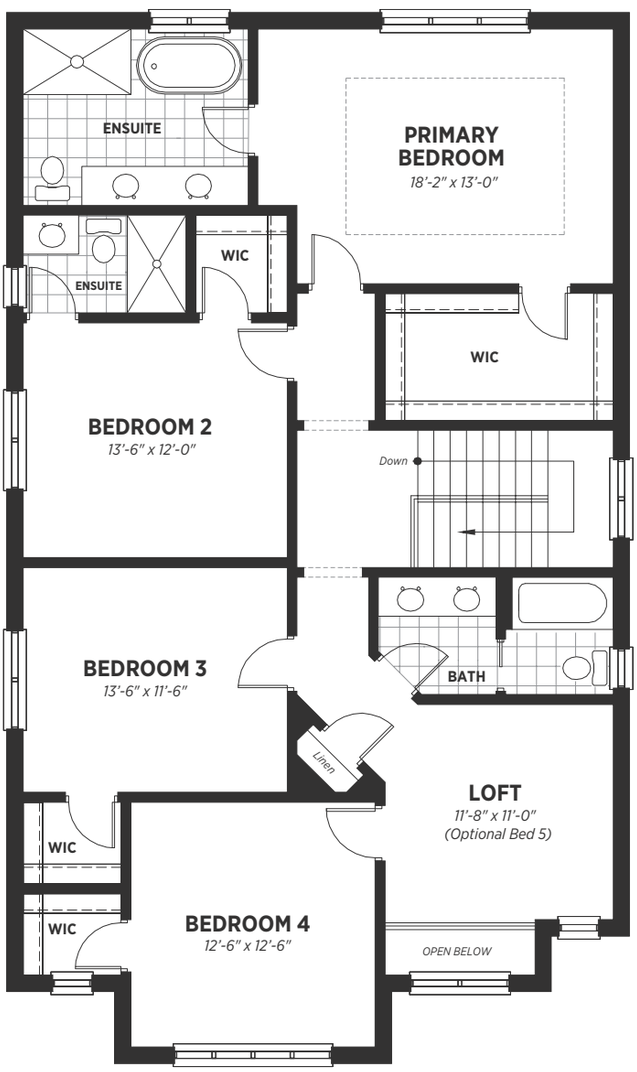
2,910 sqft
4 bed / 3.5 bath

Masters Edge
EXECUTIVE HOMES

MAIN FLOOR



SECOND FLOOR



Sally Creek
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INGLEWOOD

3,060 sqft **55’** lot

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EXECUTIVE HOMES



Elegant
Roof Lines

Upscale Stone &
Brick Exterior

Luxurious 10’ Main &
9’ Second Floors

Gourmet Kitchens w/
Extended Height Cabinets



- 4 Bedrooms
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LIFESTYLE HOMES

INGLEWOOD

3,060 sqft
4 bed / 3.5 bath

Masters Edge
EXECUTIVE HOMES

MAIN FLOOR



SECOND FLOOR



Sally Creek
LIFESTYLE HOMES

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VENICE

3,245 sqft **55’** lot

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EXECUTIVE HOMES



Elegant
Roof Lines

Upscale Stone &
Brick Exterior

Luxurious 10’ Main &
9’ Second Floors

Gourmet Kitchens w/
Extended Height Cabinets



- 4 Bedrooms
- 3.5 Bathrooms
- 2 Car Garage
- Granite Counters
- Gourmet Kitchen
- 4 Walk-in Closets

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LIFESTYLE HOMES

VENICE

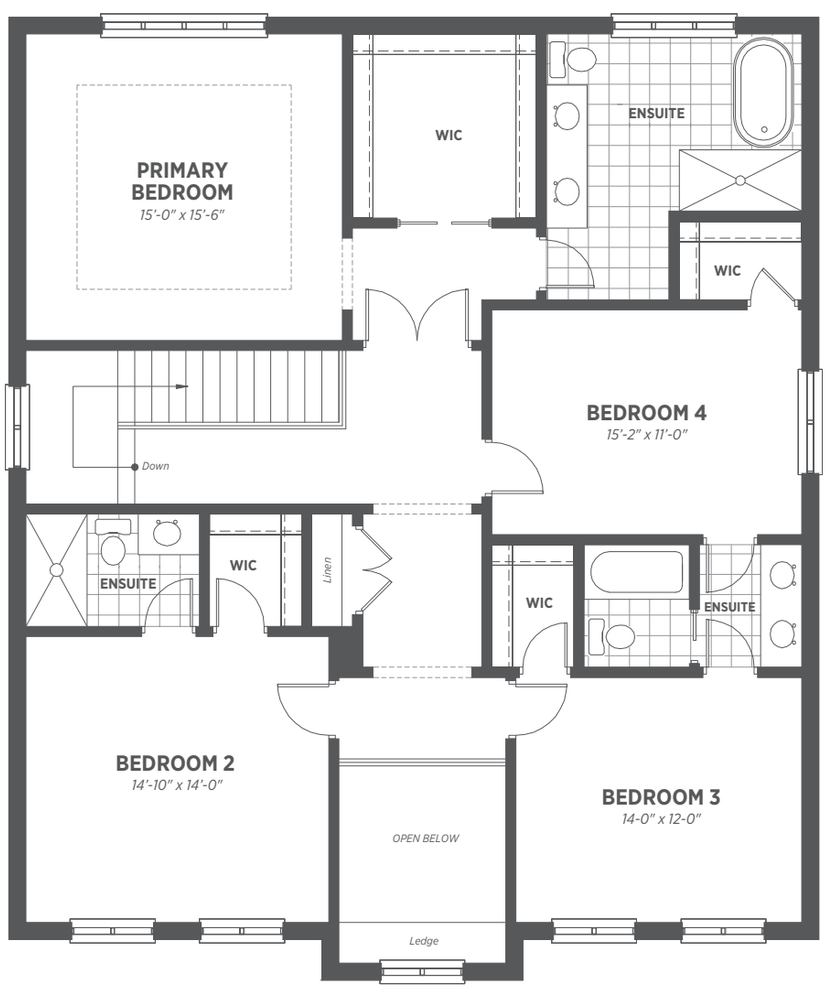
3,245 sqft
4 bed / 3.5 bath

Masters Edge
EXECUTIVE HOMES

MAIN FLOOR



SECOND FLOOR



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PASADENA

3,020 sqft **60’** lot

Masters Edge
EXECUTIVE HOMES



Elevation **A**

Elegant
Roof Lines

Upscale Stone &
Brick Exterior

Luxurious 10’ Main &
9’ Second Floors

Gourmet Kitchens w/
Extended Height Cabinets



Elevation **B**

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

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LIFESTYLE HOMES

PASADENA

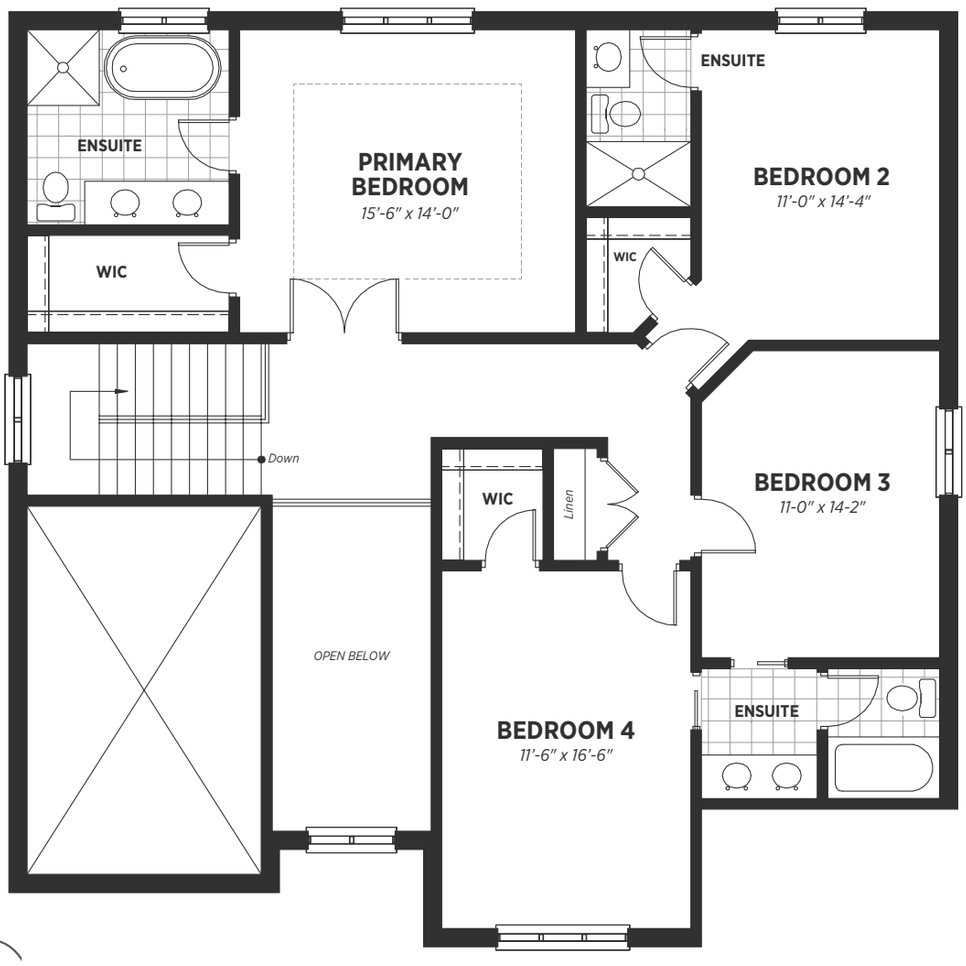
3,020 sqft
4 bed / 3.5 bath

Masters Edge
EXECUTIVE HOMES

MAIN FLOOR



SECOND FLOOR



Sally Creek
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BEVERLEY

3,240 sqft **60’** lot

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EXECUTIVE HOMES



Elegant
Roof Lines

Upscale Stone &
Brick Exterior

Luxurious 10’ Main &
9’ Second Floors

Gourmet Kitchens w/
Extended Height Cabinets



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

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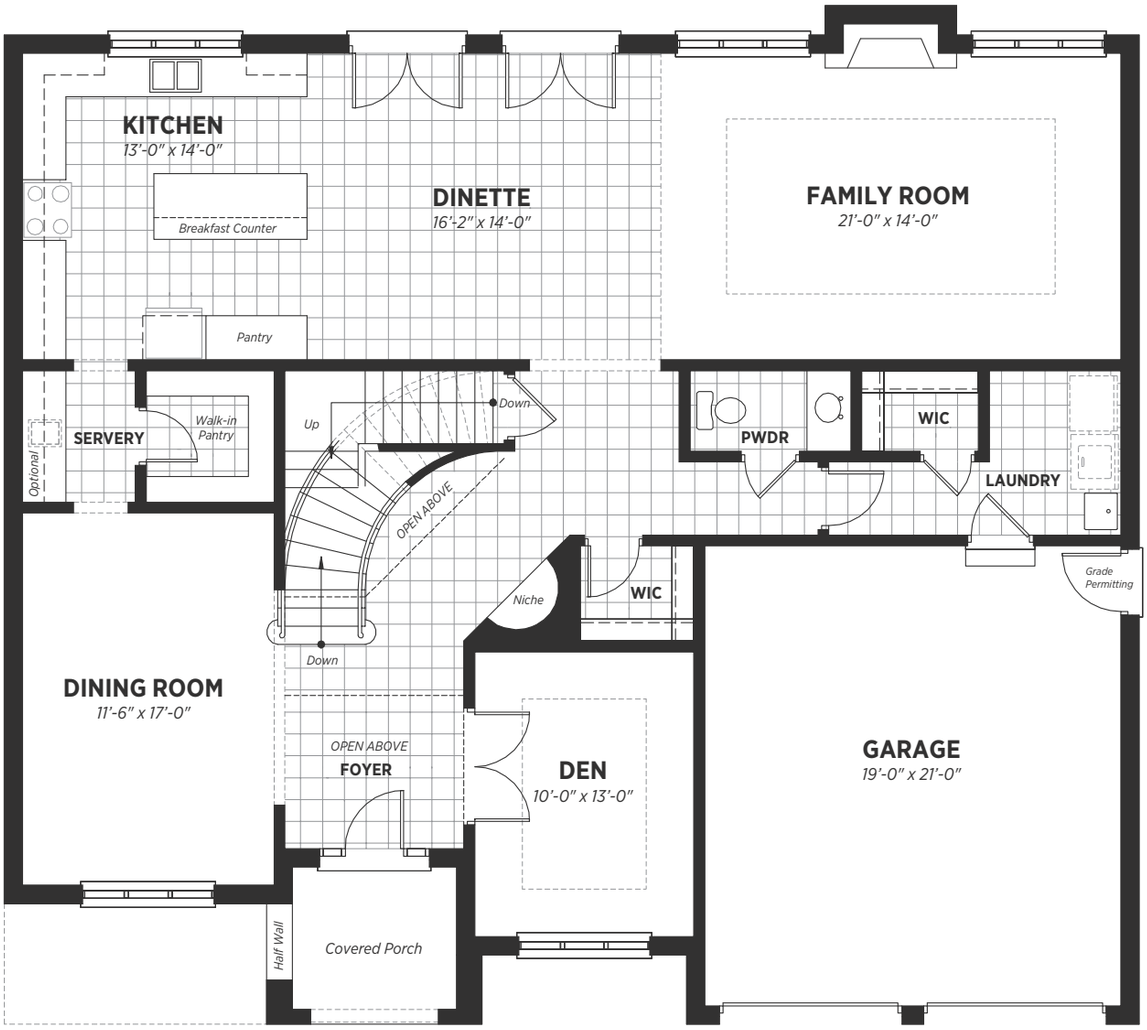
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BEVERLEY

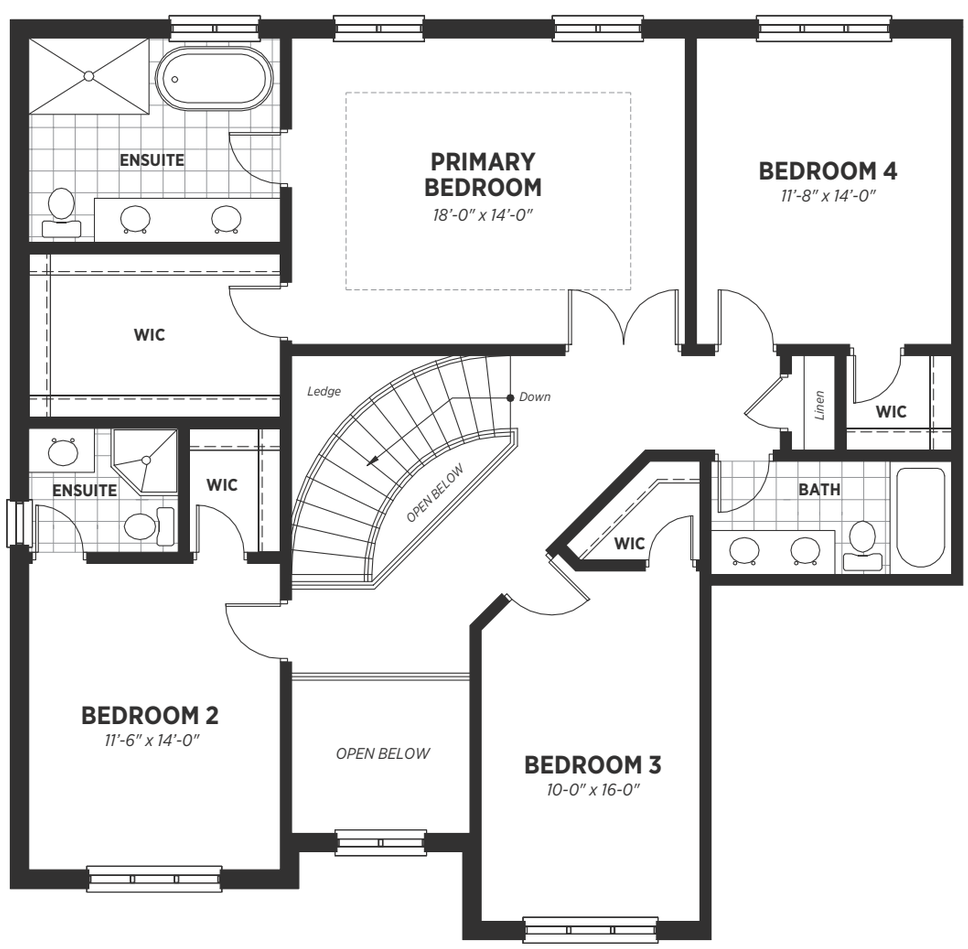
3,240 sqft
4 bed / 3.5 bath

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MAIN FLOOR



SECOND FLOOR



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WILMONT

3,470 sqft **60’** lot

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Upscale Stone &
Brick Exterior

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9’ Second Floors

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- 4 Bedrooms
- 3.5 Bathrooms
- 3 Car Garage
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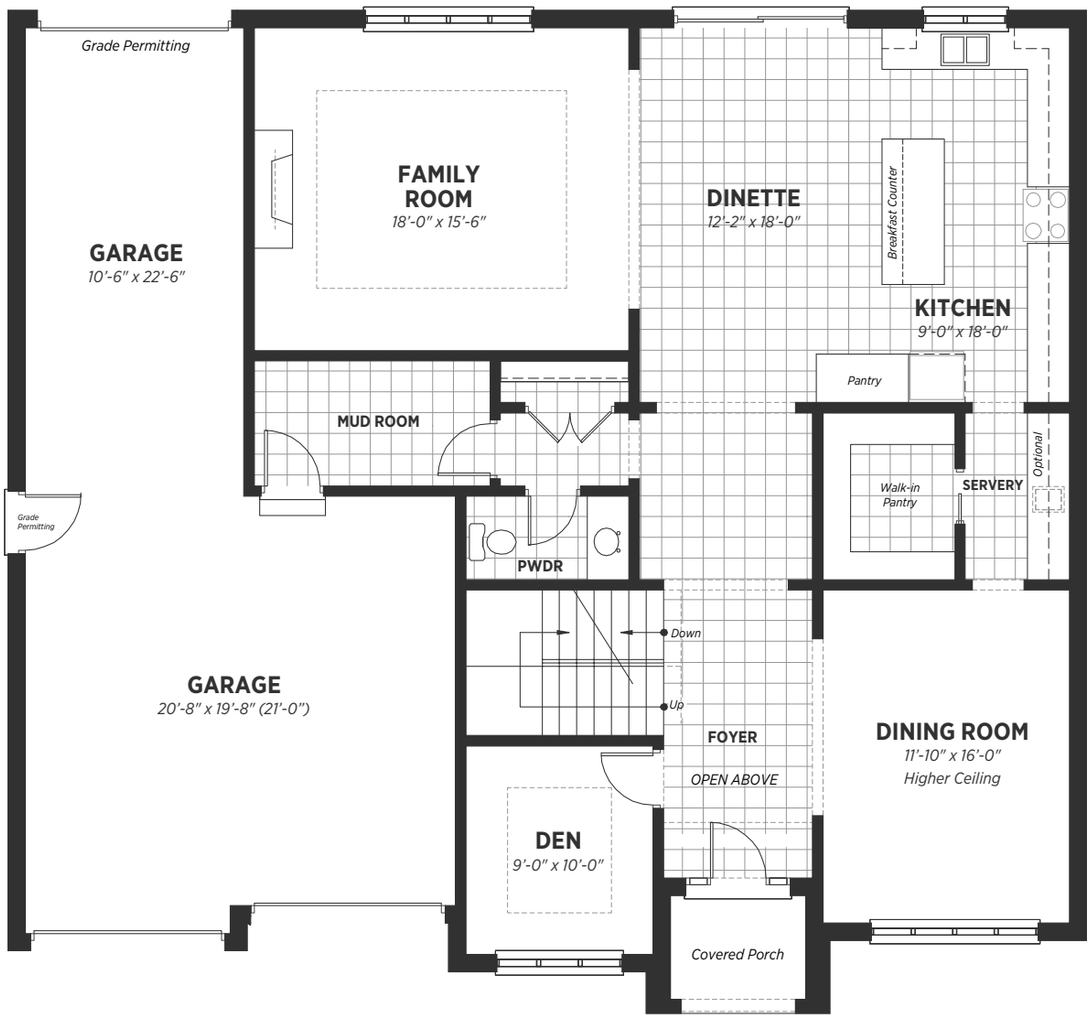
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WILMONT

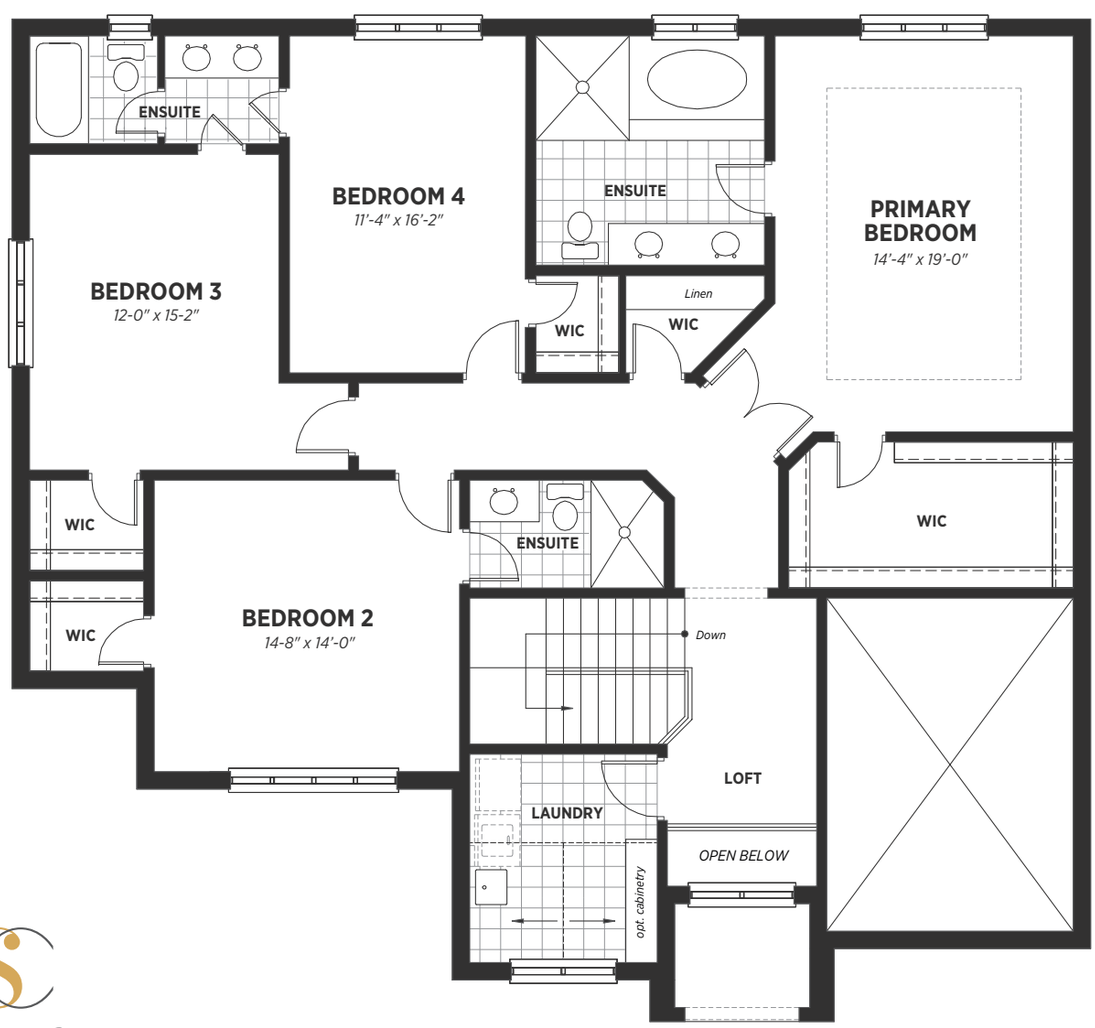
3,470 sqft
4 bed / 3.5 bath

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BERKSHIRE

3,670 sqft **60’** lot

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Elegant
Roof Lines

Upscale Stone &
Brick Exterior

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9’ Second Floors

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BERKSHIRE

3,670 sqft
4 bed / 3.5 bath

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