



MONTGOMERY  
• M E A D O W S •

*Elegant Country Living in Uxbridge*



ACTUAL PHOTO OF MILL POND AT VETERAN MEMORIAL PARK



# COUNTRY LIVING

*at its finest*

Golden rays of sunlight stream through the large windows of your plush master bedroom. The sounds of birds chirping and leaves rustling drift in on the fresh, pine-scented breeze that is ruffling the curtains. A new day is beginning....

What to do today? Maybe take a leisurely walk in the woods. Or play golf in the afternoon. Perhaps check out that new antique store, downtown. Enjoy coffee overlooking the park. Decisions, decisions... As you make your way to your stunning ensuite, you catch a glimpse of pristine nature through the window.

Yes, it's going to be another beautiful day at Montgomery Meadows in Uxbridge.

*M*

# LEGEND

- 25ft. Courtyard Bungalow Towns with Loft
- 25ft. Traditional Bungalow Towns with Loft
- 36ft. Traditional Bungalow Towns with Loft
- Special Designed Bungalow with Loft



EXISTING RESIDENTIAL



EXISTING WOODLOT

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

PARKETTE

EXISTING GREENSPACE

EXISTING GREENSPACE

VERN ROBERTSON GATE

REACH STREET

EXISTING  
ENCLAVE



ARTIST'S CONCEPT

# *A Master-Planned* ENCLAVE

Located just north of Reach Street and steps from downtown Uxbridge, Montgomery Meadows is master planned for luxurious living in harmony with nature. A winding road meanders through the community, connecting 62 intimate Bungalow Townhomes with vast green spaces. To the north and south are the rolling fairways of Foxbridge Golf Club, giving the site a prestigious ambiance. Live your best life here amidst the scenic surroundings.



ARTIST'S CONCEPT

# *Street of* DREAMS

Stunning elevations with exquisite brick and stone details present a warm welcome to this fine community in Uxbridge.





# LUXURY BUNGALOW TOWNHOMES *in the perfect location*

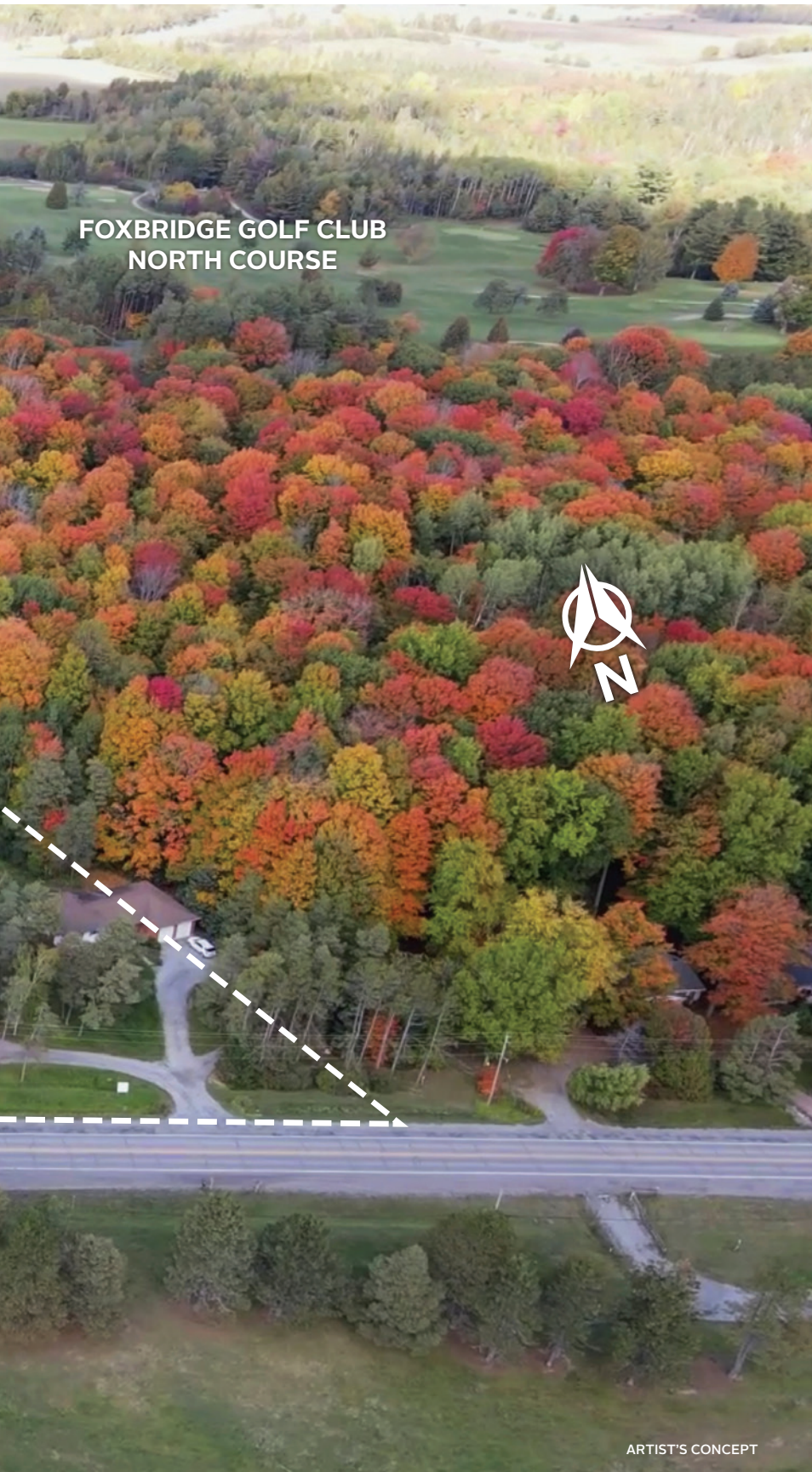


◀ DOWNTOWN & SHOPPING 5 MIN.

REACH STREET

FOXBRIDGE GOLF CLUB





**FOXBRIDGE GOLF CLUB  
NORTH COURSE**



ARTIST'S CONCEPT



One of the prettiest little towns in Southern Ontario, Uxbridge is endowed with rich natural beauty, stunning golf courses and vibrant urban amenities. In this idyllic setting, Montgomery Meadows invites you to a life of refined sophistication. This splendid enclave of Bungalow Townhomes features striking architecture and premium finishes for elegant modern living. Innovative designs include dramatic Lofts with soaring ceilings, expansive sunlit Great Rooms, private backyard or a courtyard, spacious bedrooms and flex plans to create a home office or home gym. Nestled in nature, just moments from vibrant Downtown Uxbridge. Perfect location, dream lifestyle.





THE ROXANNA

THE LILLY'S

THE WILLOWGLEN

Designed for lasting elegance, every Townhome incorporates timeless traditional architecture and a high level of craftsmanship.



THE LILLY'S

THE WILLOWGLEN

THE ROXANNA

ARTIST'S CONCEPT

MONTGOMERY  
• MEADOWS •

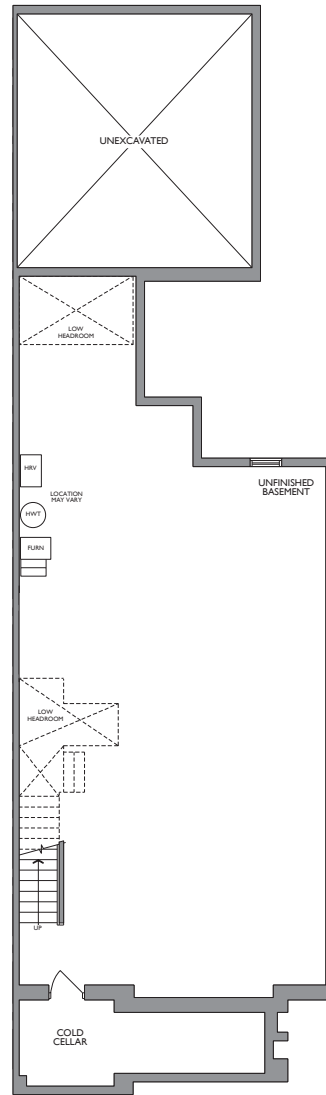
25' COURTYARD  
BUNGALOW  
TOWNS WITH LOFT



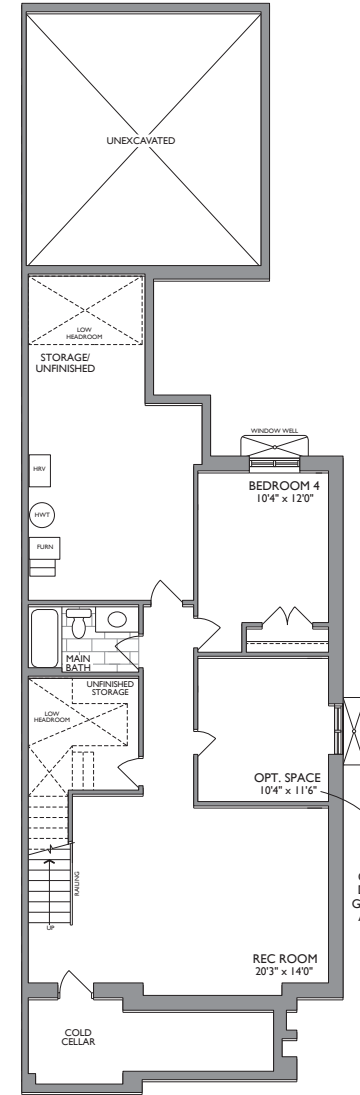
# The ROXANNA

1853 SQ. FT.

+826 SQ. FT. OPT. FINISHED BASEMENT W/GYM



END CONDITION  
BASEMENT



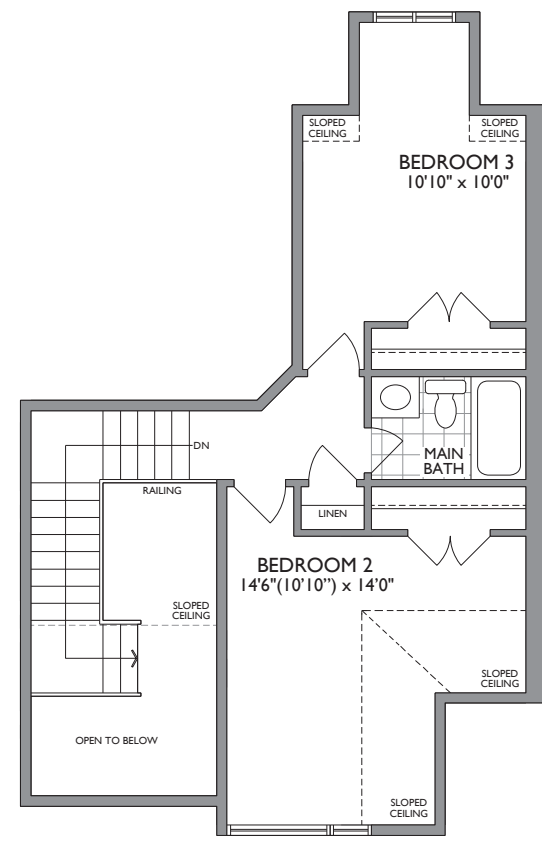
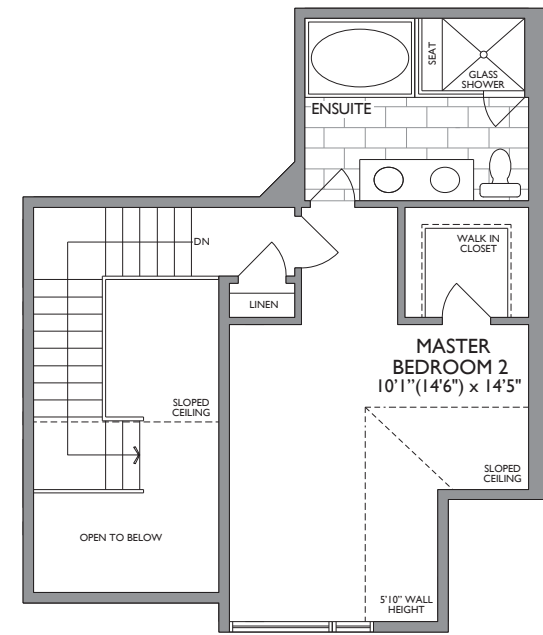
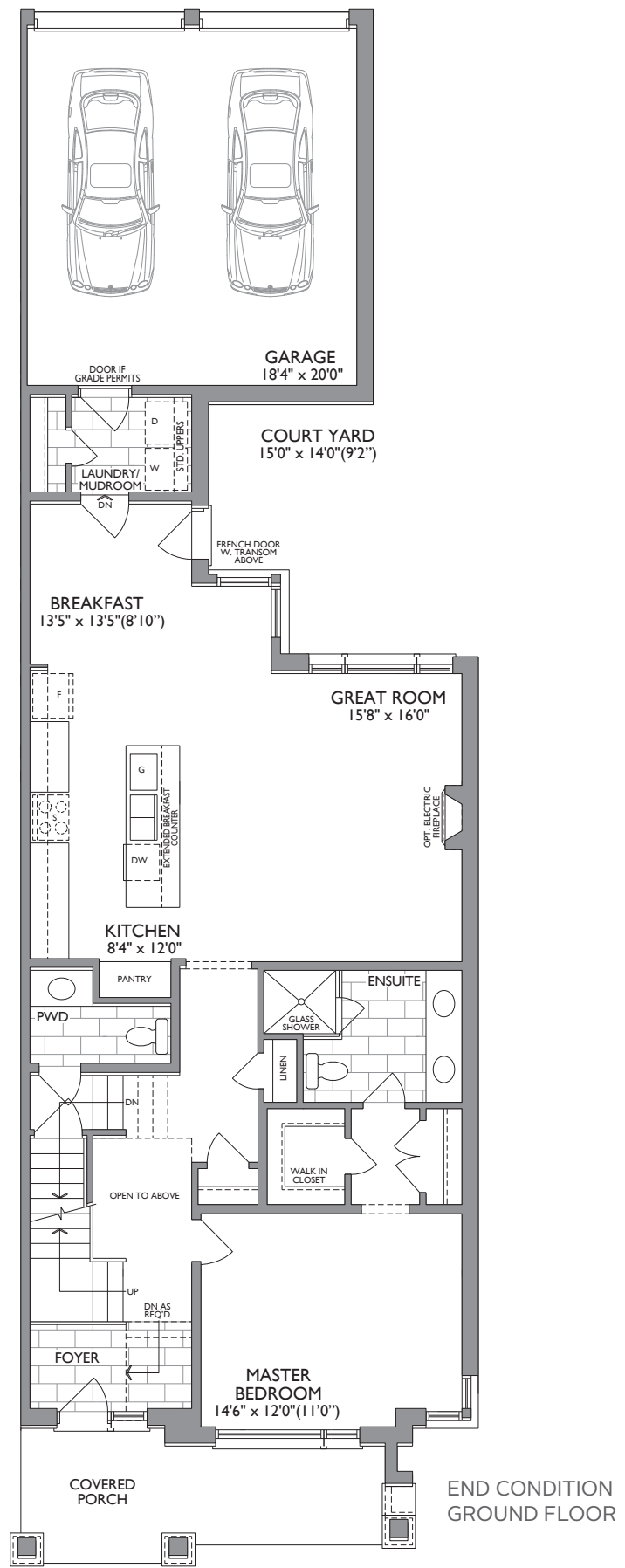
END CONDITION  
OPT. FINISHED BASEMENT

Optional Bedroom  
Den, Home Office,  
Gym, Home Theatre,  
Art Studio, Library

MONTGOMERY  
• MEADOWS •

25' COURTYARD  
BUNGALOW  
TOWNS WITH LOFT

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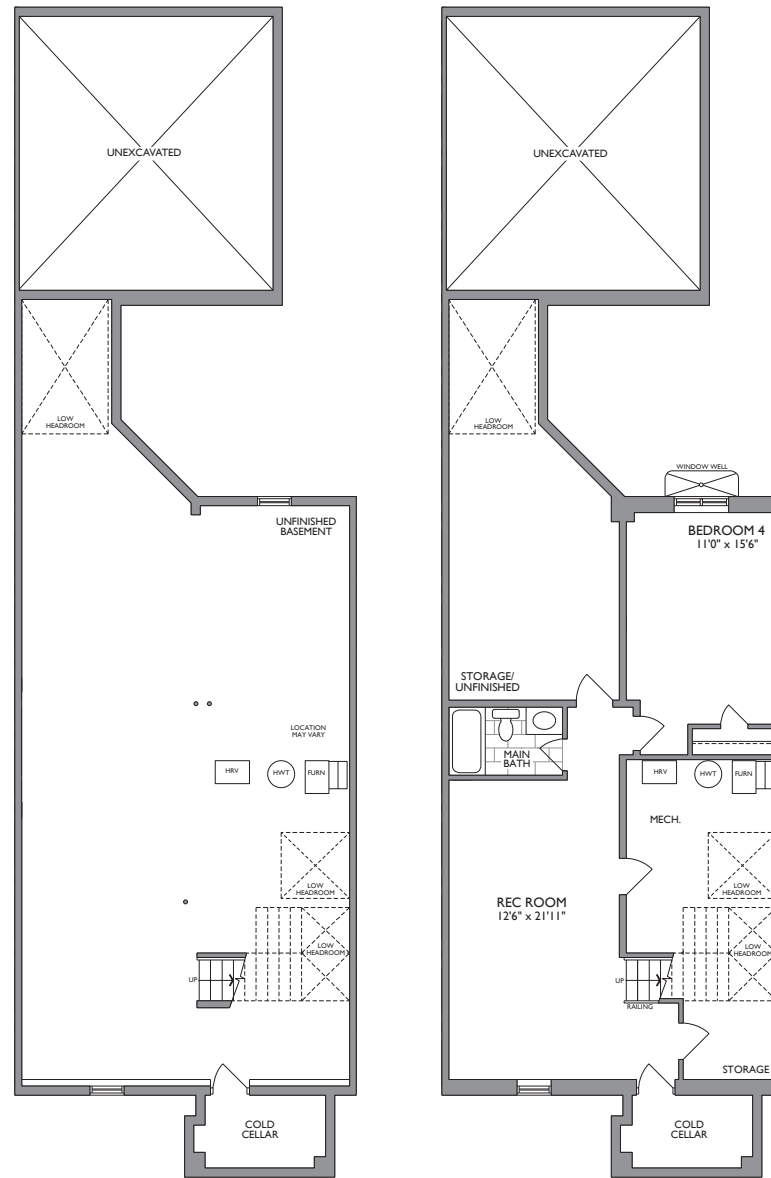




# The LILLY'S

1939 SQ. FT.

+648 SQ. FT. OPT. FINISHED BASEMENT



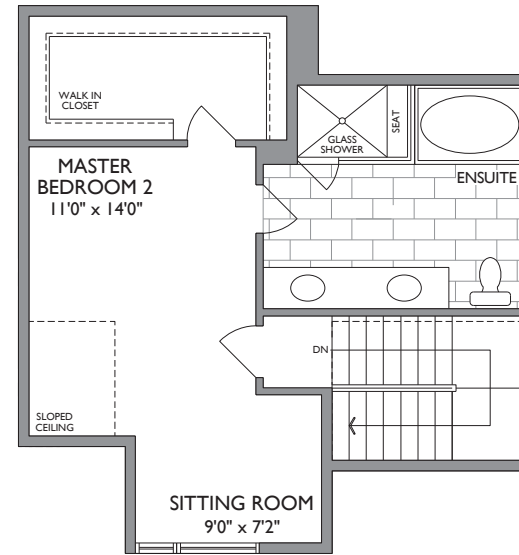
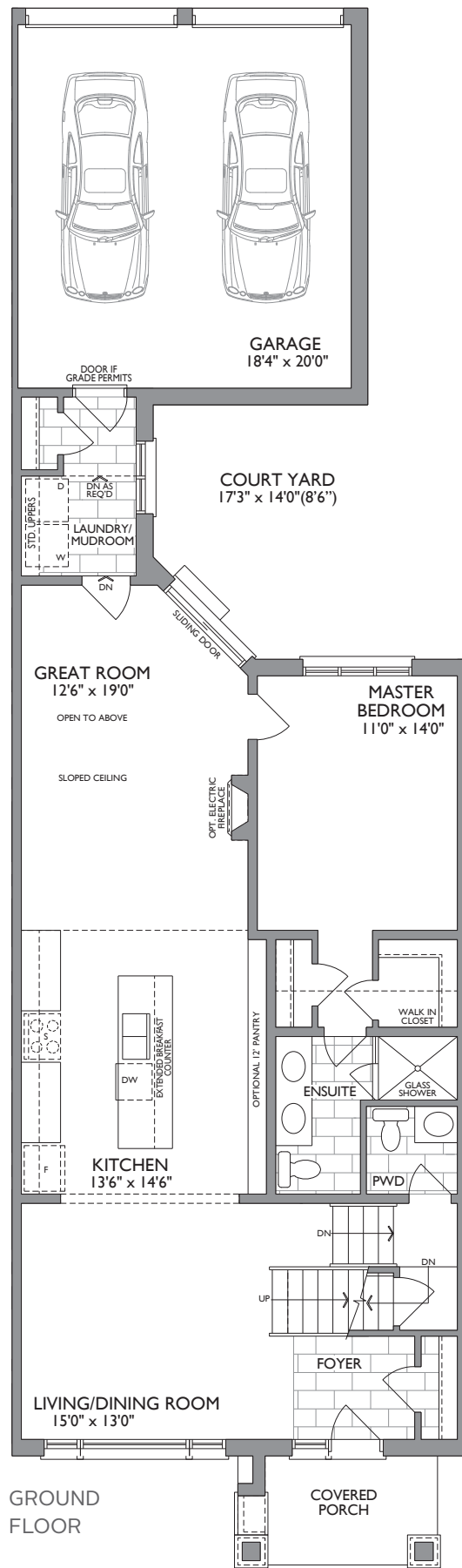
BASEMENT

OPT. FINISHED BASEMENT

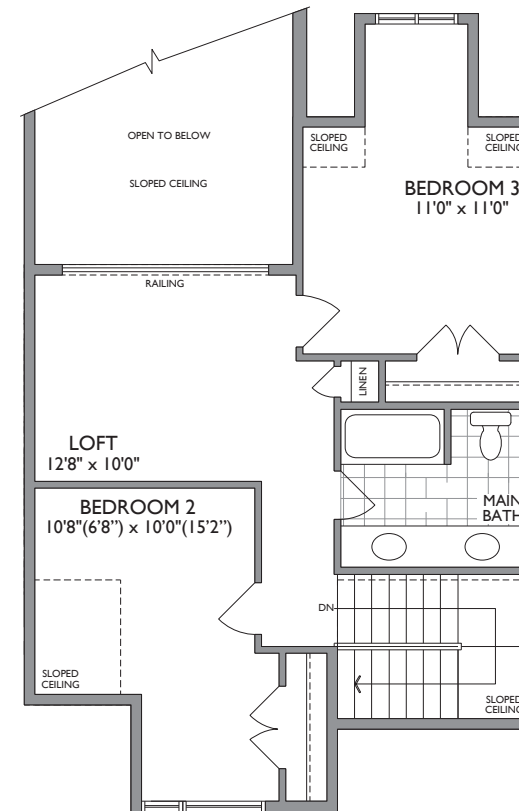
MONTGOMERY  
• MEADOWS •

**25'** COURTYARD  
BUNGALOW  
TOWNS WITH LOFT

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OPT. LOFT WITH MASTER BEDROOM 2



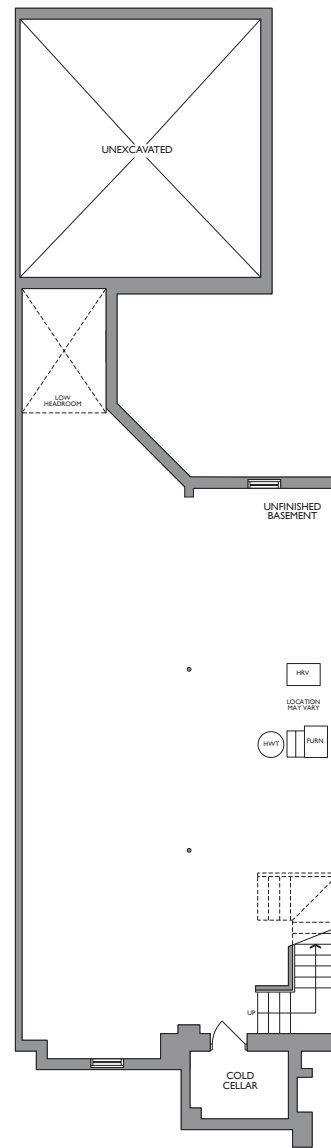
LOFT WITH BEDROOMS 2 & 3



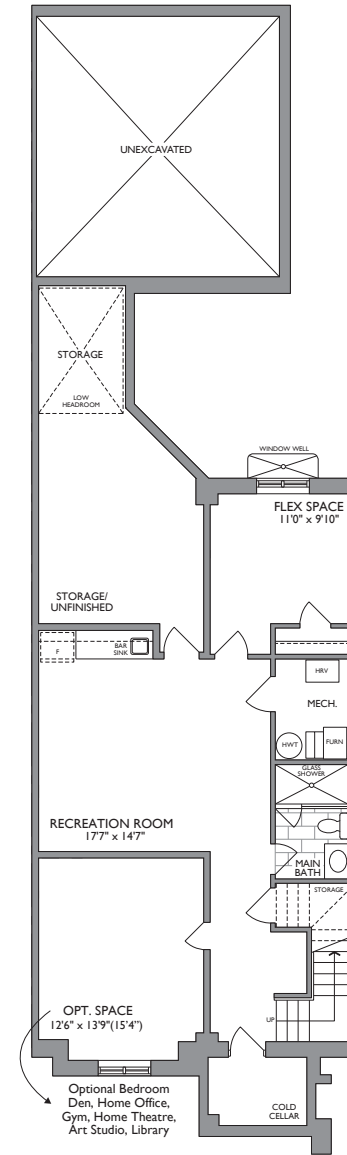
# The WILLOWGLEN

1927 SQ. FT.

+842 SQ. FT. OPT. FINISHED BASEMENT W/GYM



BASEMENT



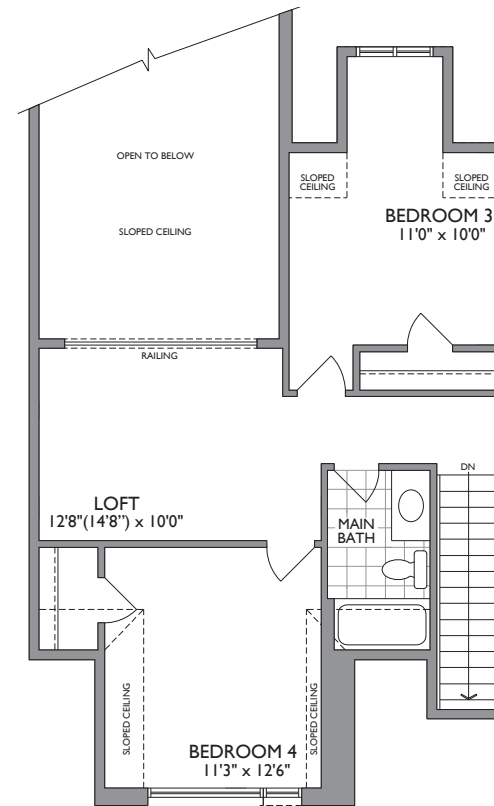
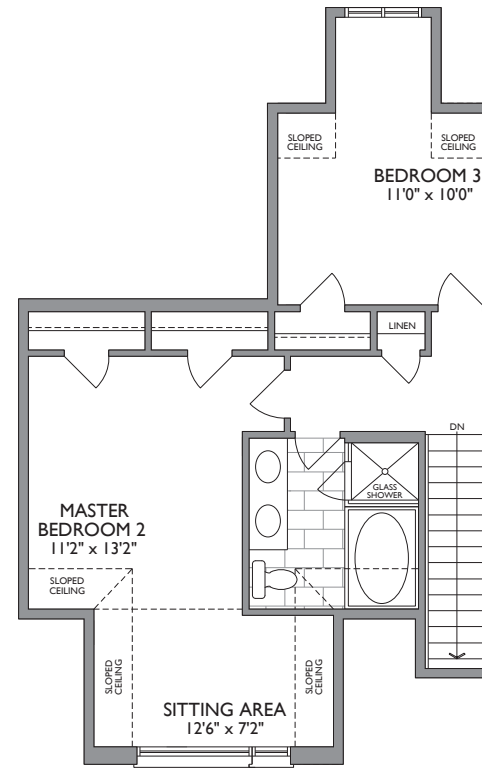
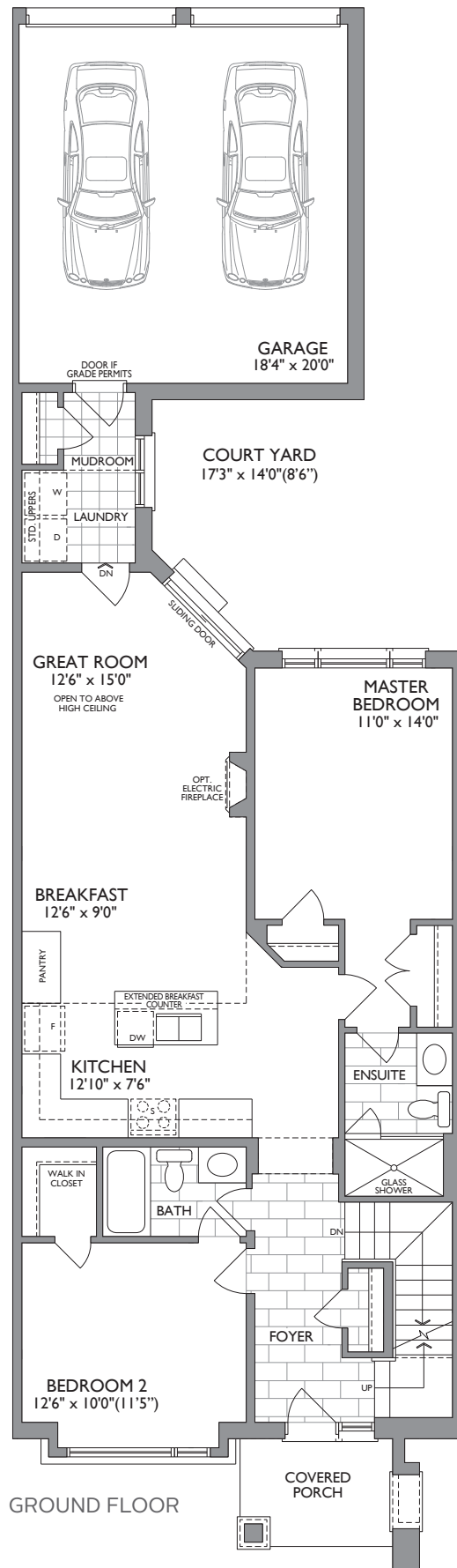
OPT. FINISHED BASEMENT

MONTGOMERY  
• MEADOWS •

**25'** COURTYARD  
BUNGALOW  
TOWNS WITH LOFT

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LOFT WITH BEDROOMS 3 & 4

MONTGOMERY  
• MEADOWS •

25'  
TRADITIONAL  
BUNGALOW  
TOWNS WITH LOFT



THE CEDARVALE

THE PINEHURST

The dramatic façade of these Courtyard Towns features a blend of classic and contemporary details for great curb appeal.



THE CEDARVALE

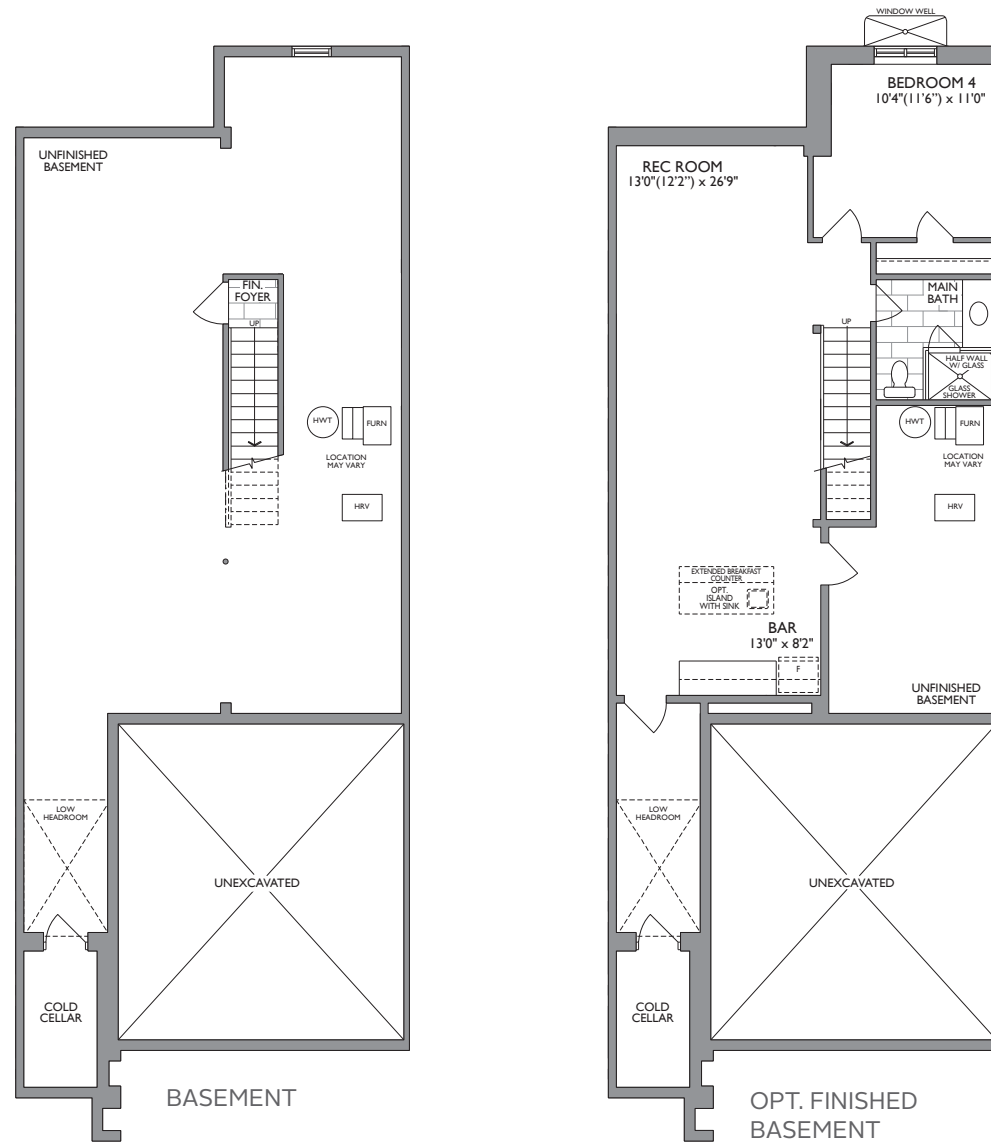
THE PINEHURST



# The PINEHURST

1828 SQ. FT.

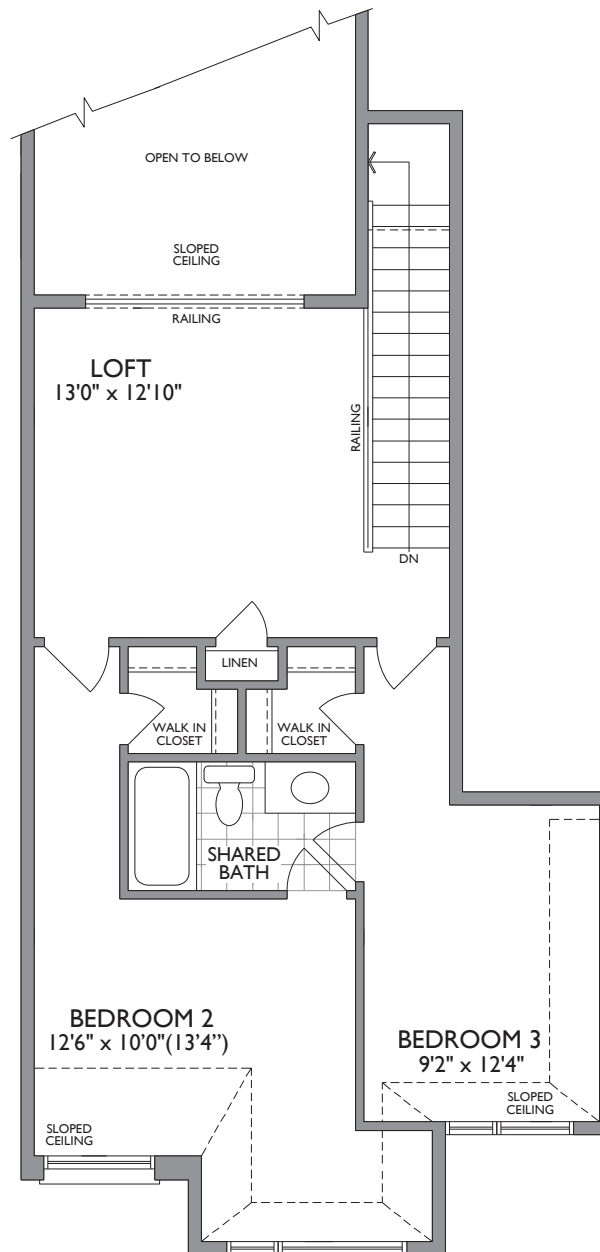
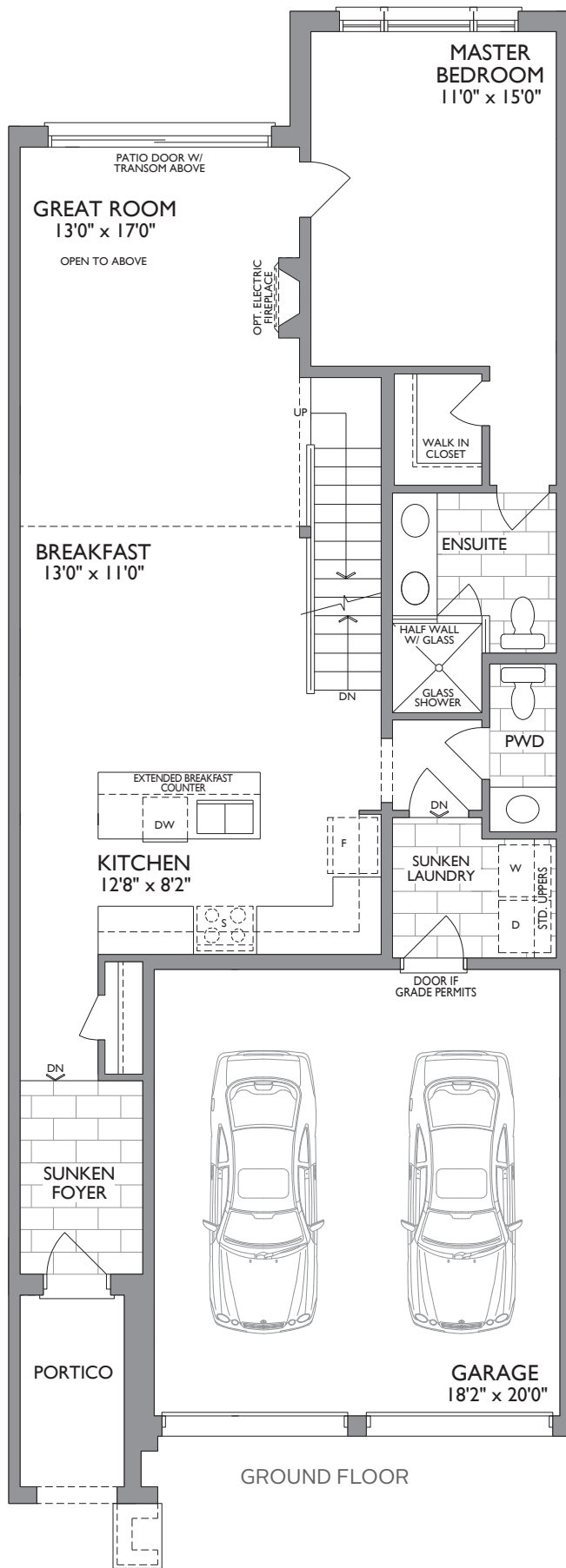
+763 SQ. FT. OPT. FINISHED BASEMENT



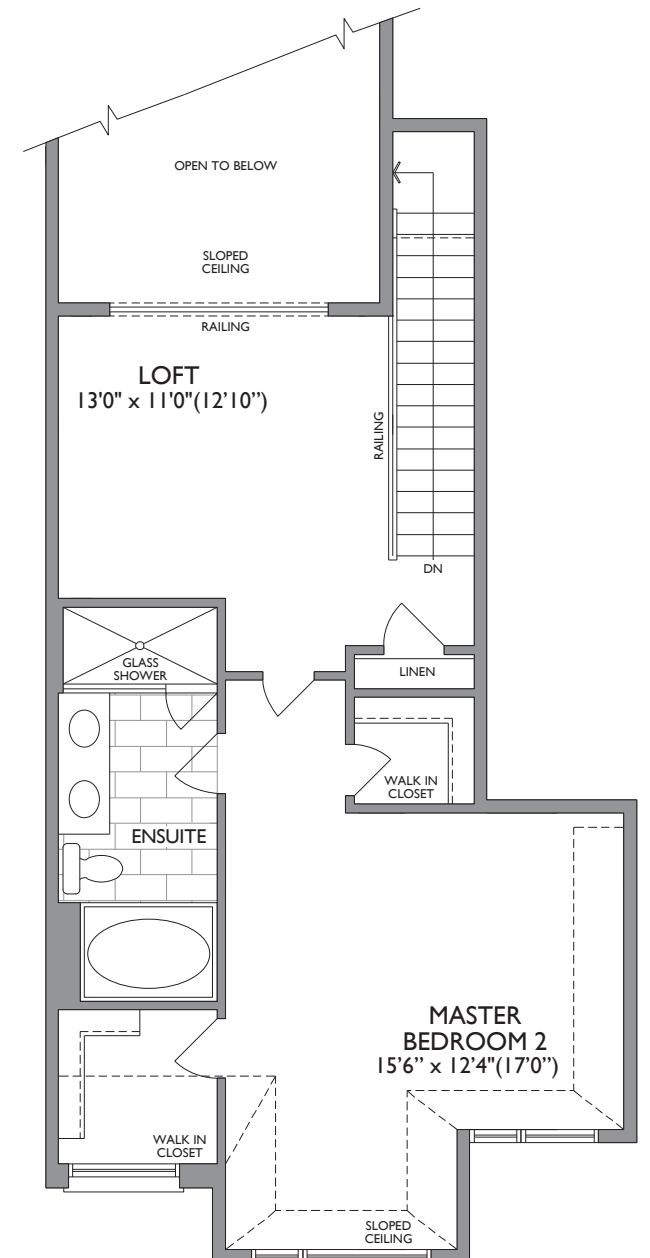
MONTGOMERY  
• MEADOWS •

**25'** TRADITIONAL  
BUNGALOW  
TOWNS WITH LOFT

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LOFT WITH BEDROOMS 3 & 4



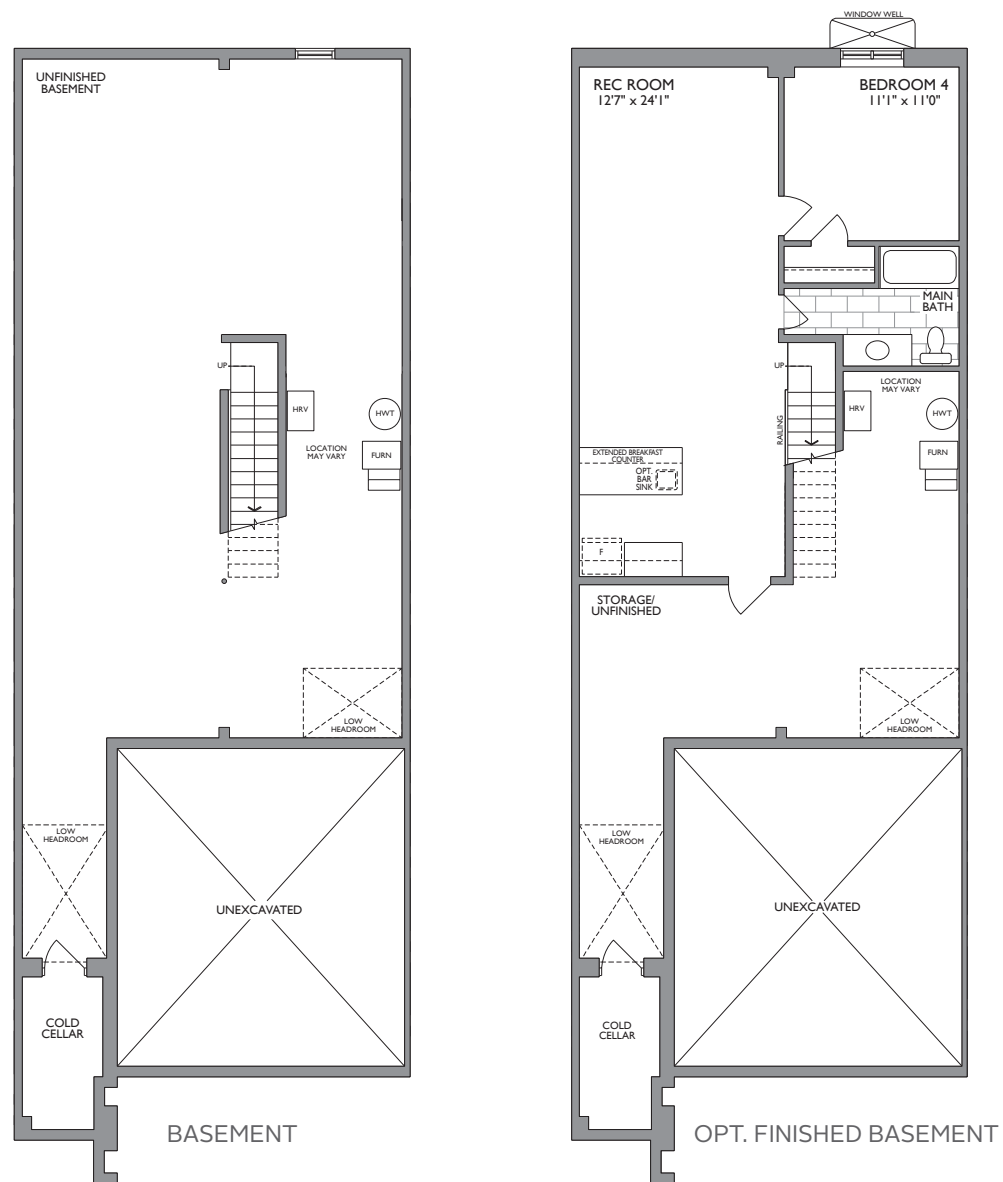
OPT. LOFT WITH MASTER BEDROOM 2



# The CEDARVALE

2019 SQ. FT.

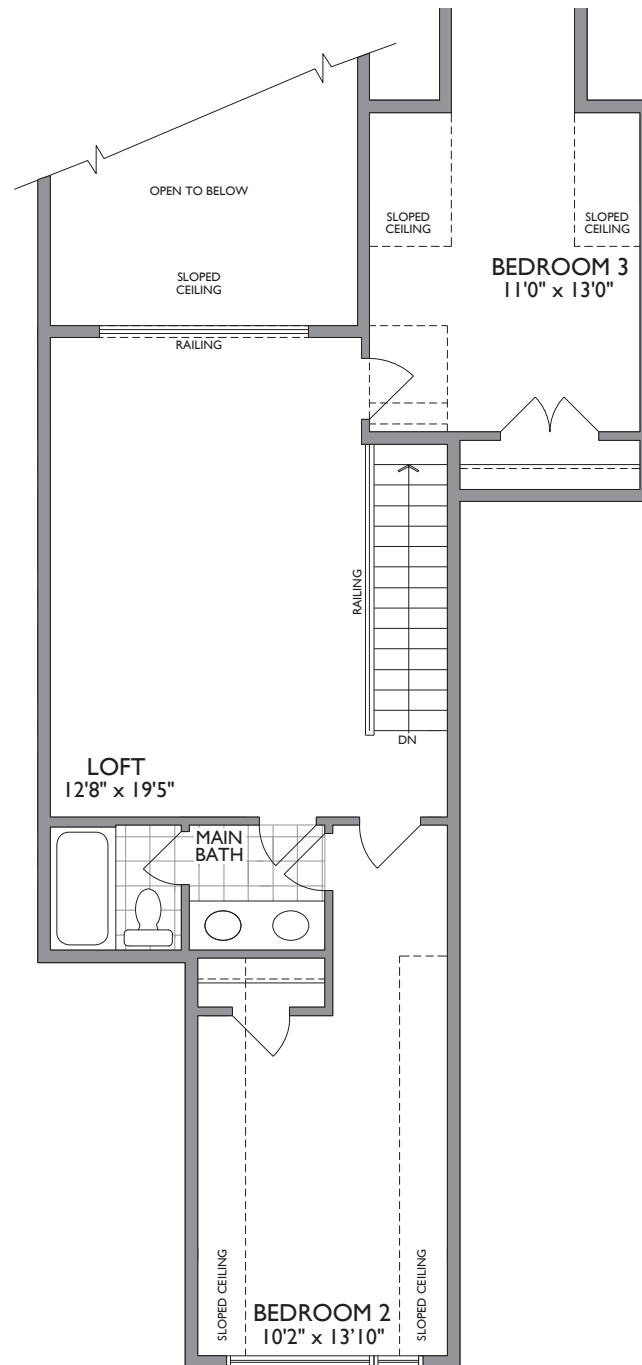
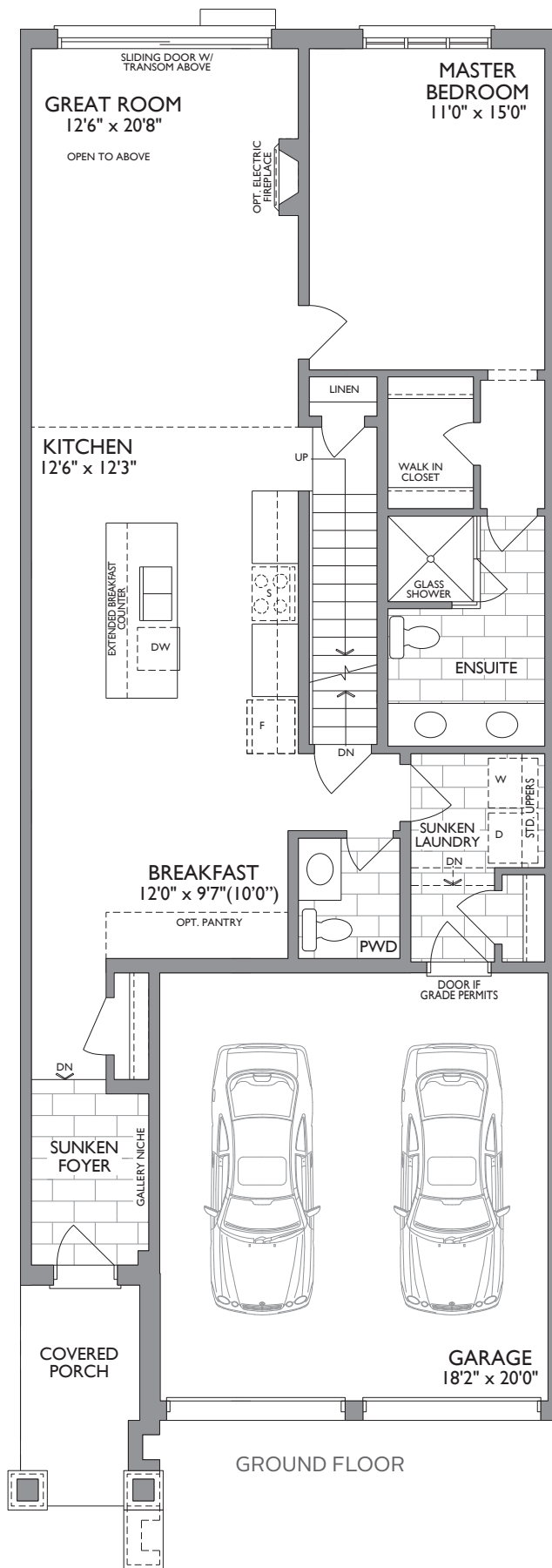
+691 SQ. FT. OPT. FINISHED BASEMENT



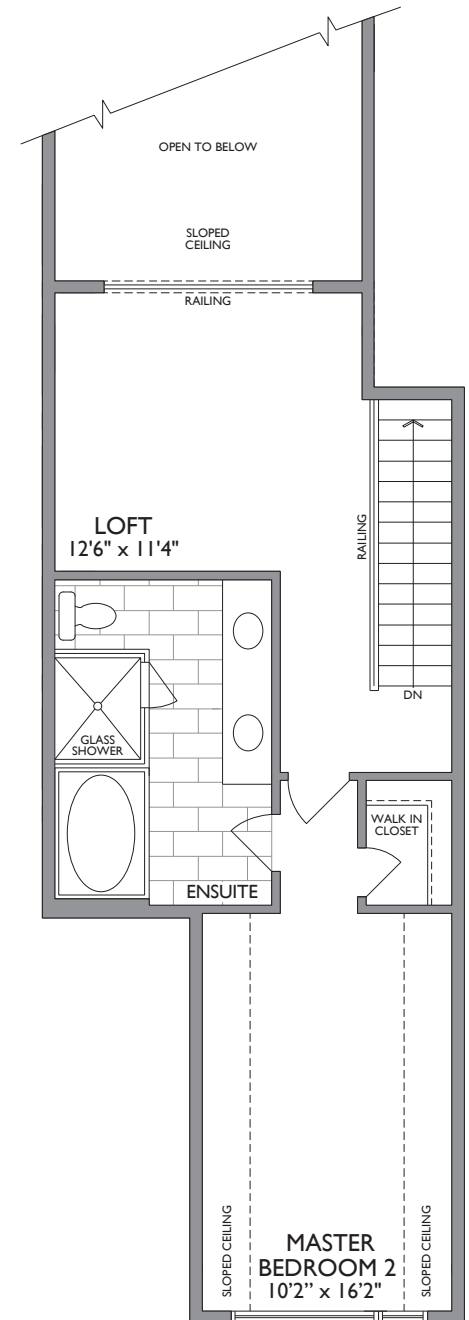
MONTGOMERY  
• MEADOWS •

**25'** TRADITIONAL  
BUNGALOW  
TOWNS WITH LOFT

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LOFT WITH  
BEDROOMS 2 & 3



OPT. LOFT WITH  
MASTER BEDROOM 2

MONTGOMERY  
• MEADOWS •

36' TRADITIONAL  
BUNGALOW  
TOWNS WITH LOFT

THE KINGSWOOD

THE STONEHAVEN





Stunning elevations with exquisite brick and stone details present a warm welcome to this fine community in Uxbridge.

THE WINDEMERE

THE KINGSWOOD

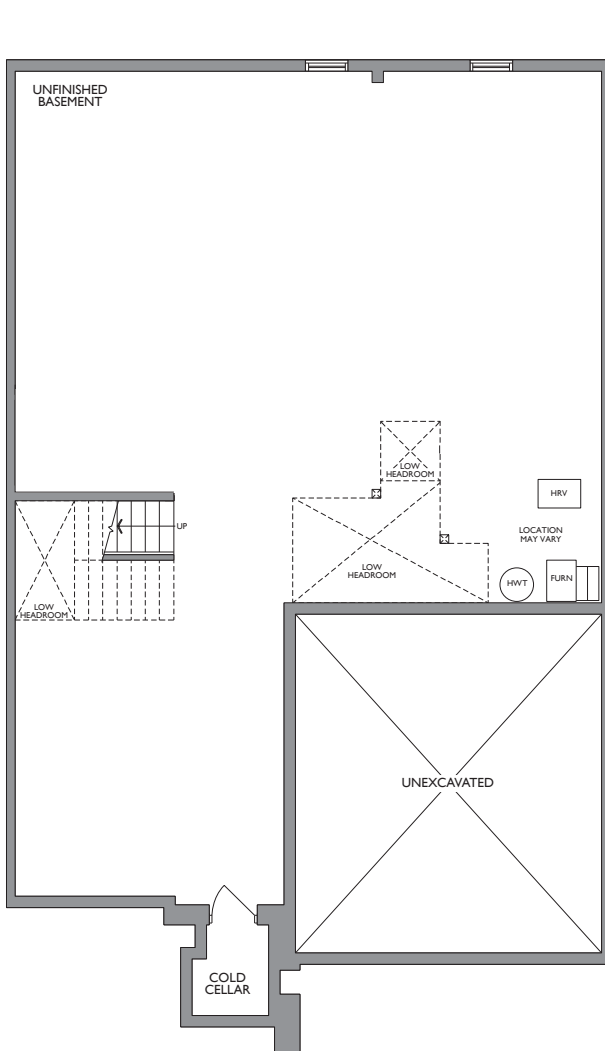




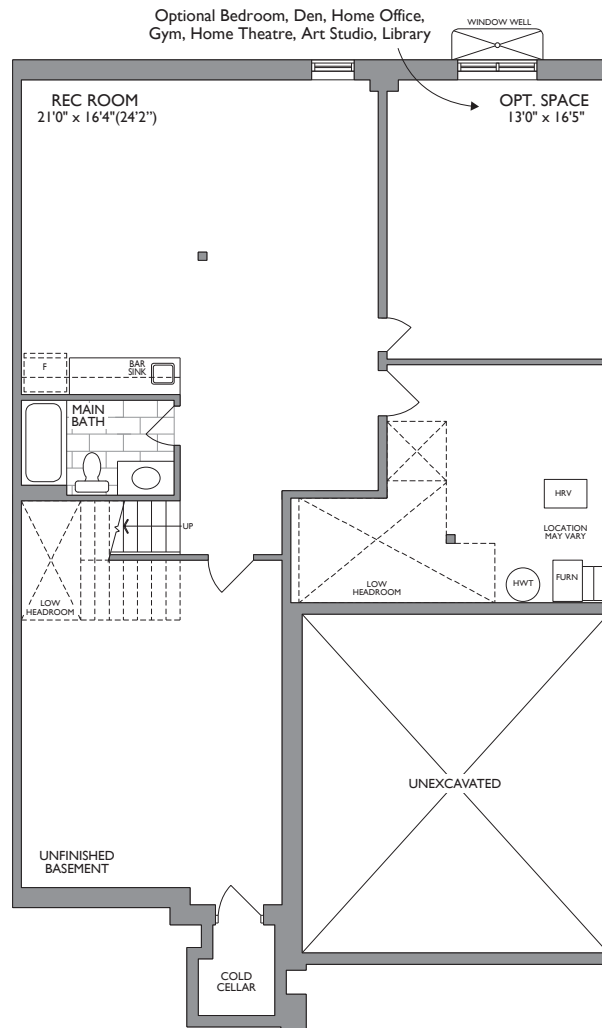
# The WINDEMERE

2097 SQ. FT.

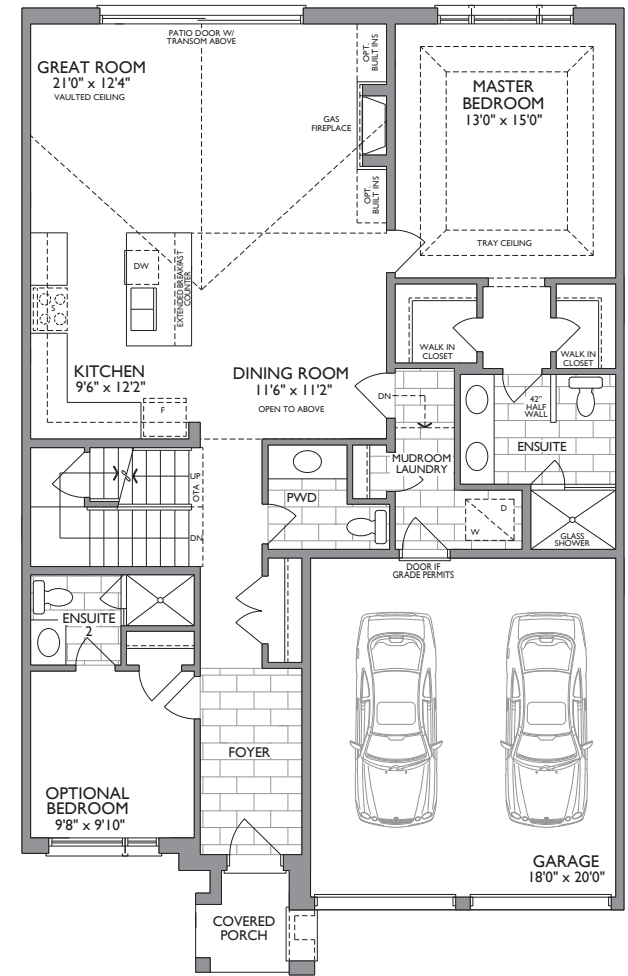
+834 SQ. FT. OPT. FINISHED BASEMENT W/GYM



BASEMENT



OPT. FINISHED BASEMENT

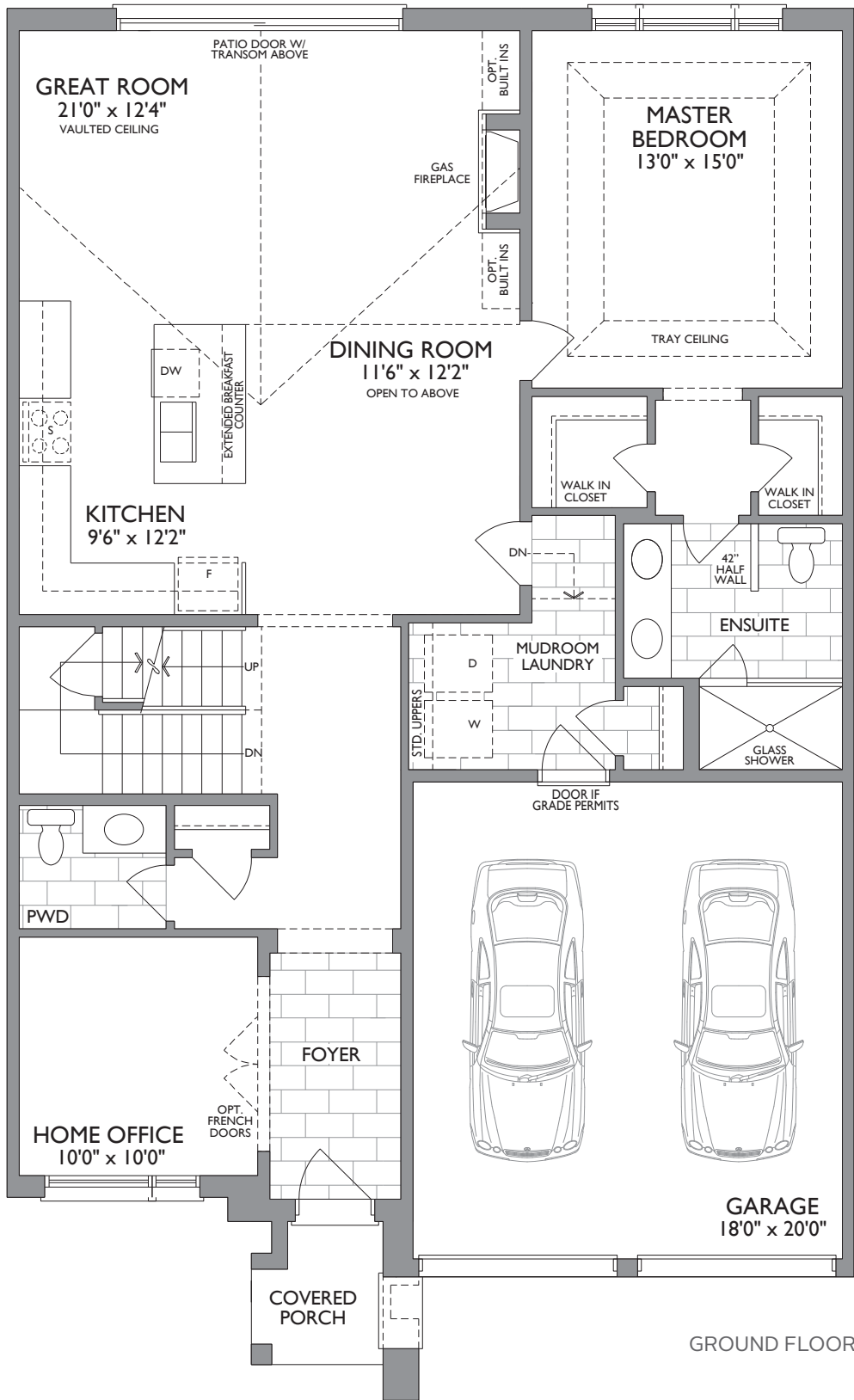


GROUND FLOOR WITH WITH OPT. BEDROOM

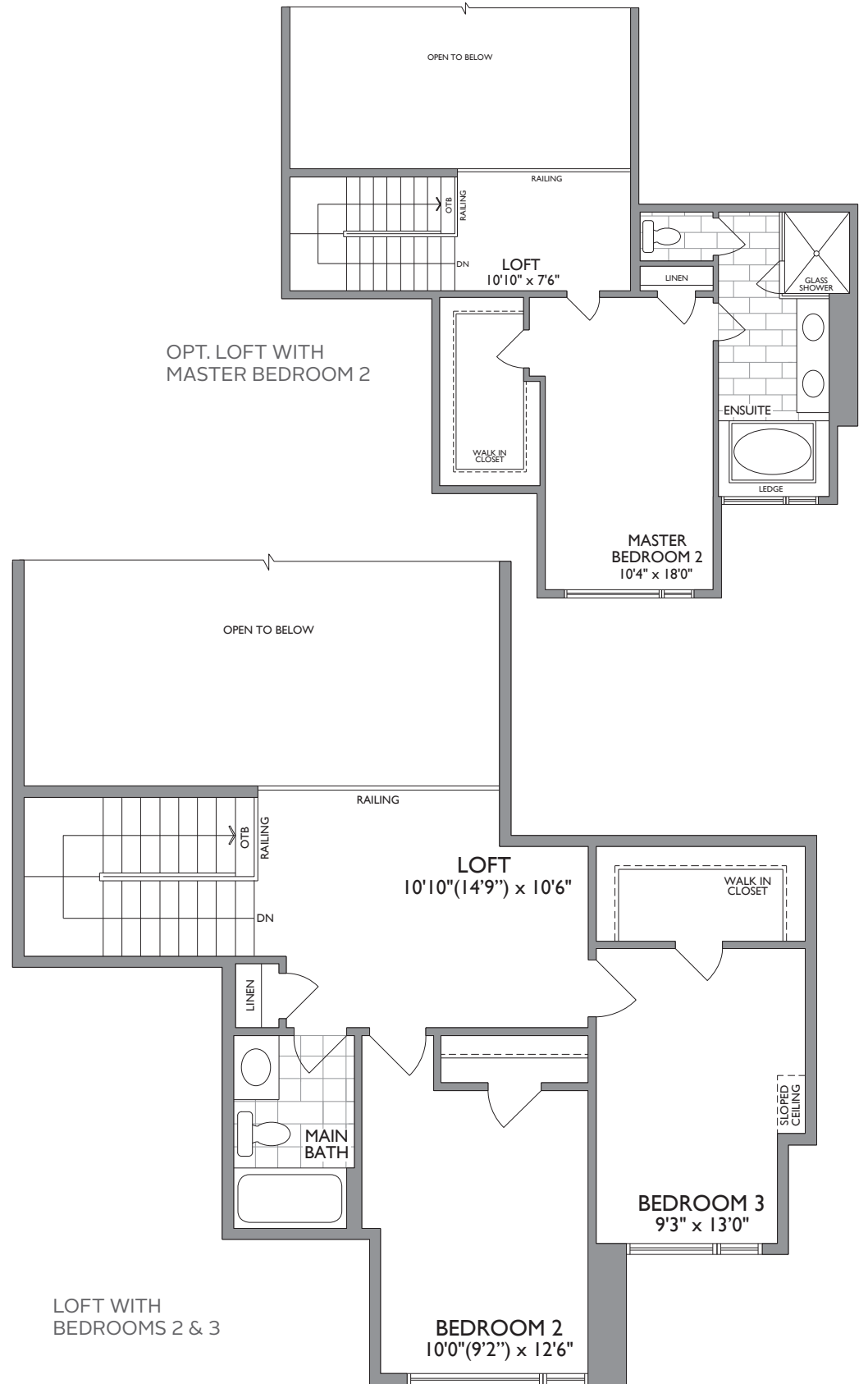
MONTGOMERY  
• MEADOWS •

**36'** TRADITIONAL  
BUNGALOW  
TOWNS WITH LOFT

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GROUND FLOOR



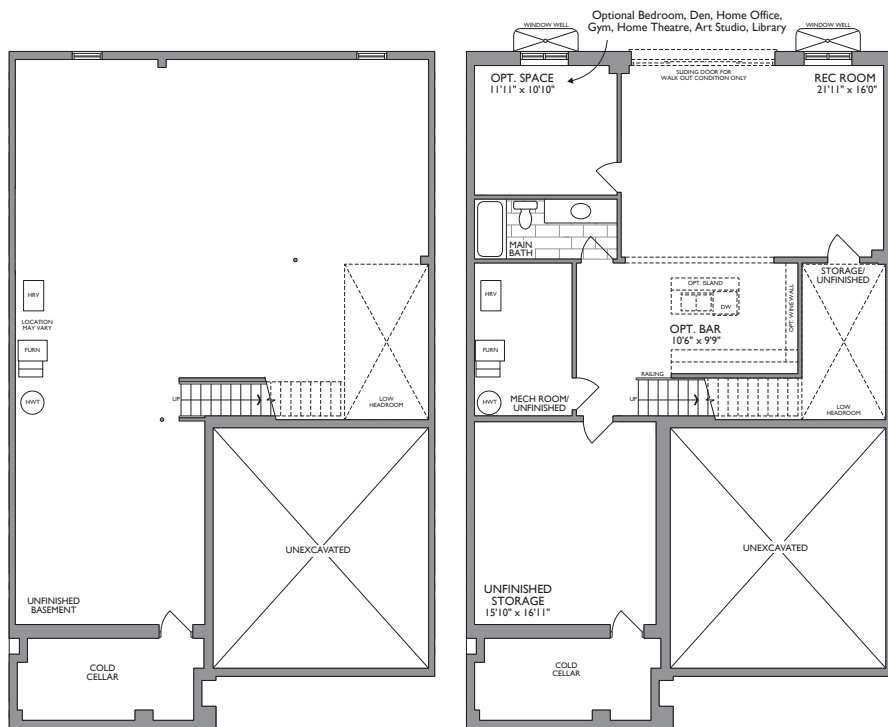
LOFT WITH BEDROOMS 2 & 3



# The STONEHAVEN

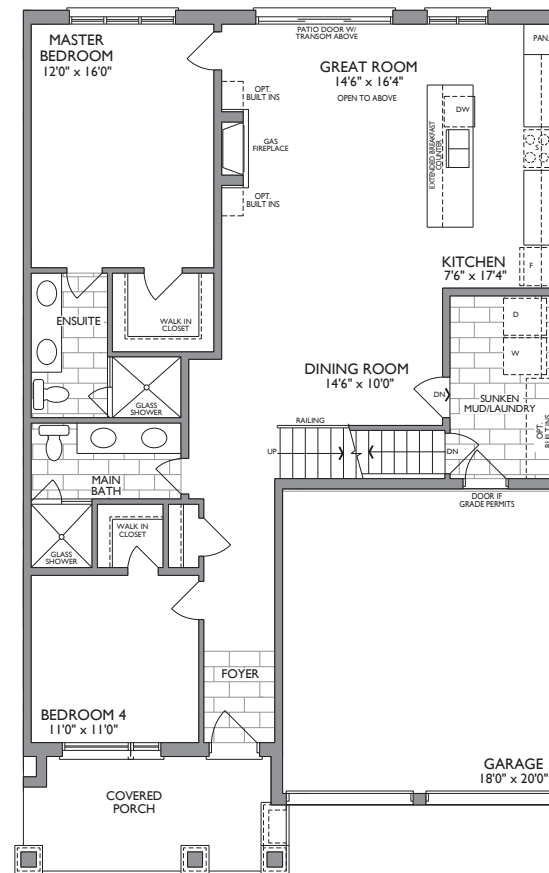
2158 SQ. FT.

+831 SQ. FT. OPT. FINISHED BASEMENT W/GYM

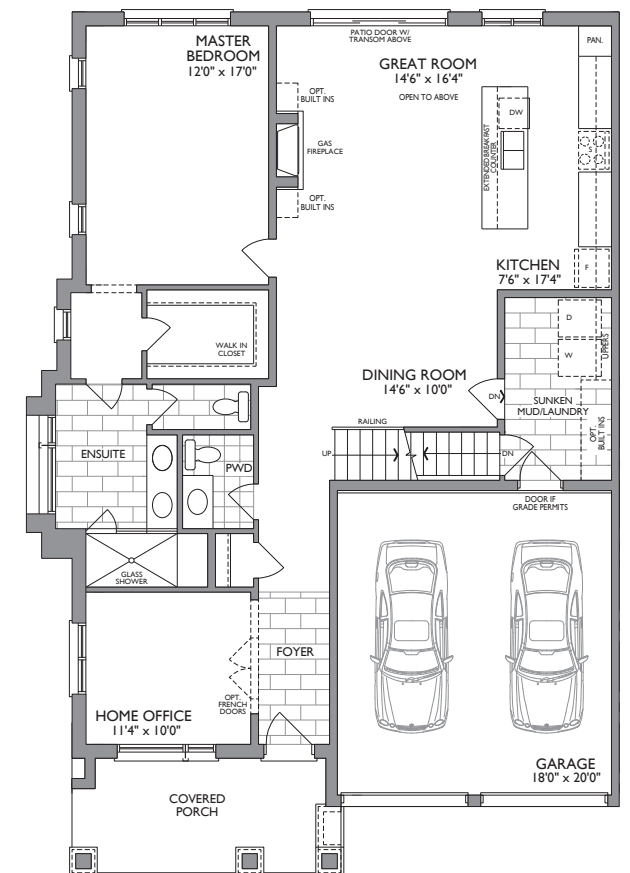


BASEMENT

OPT. FINISHED  
BASEMENT



OPT. GROUND FLOOR  
WITH BEDROOM 4

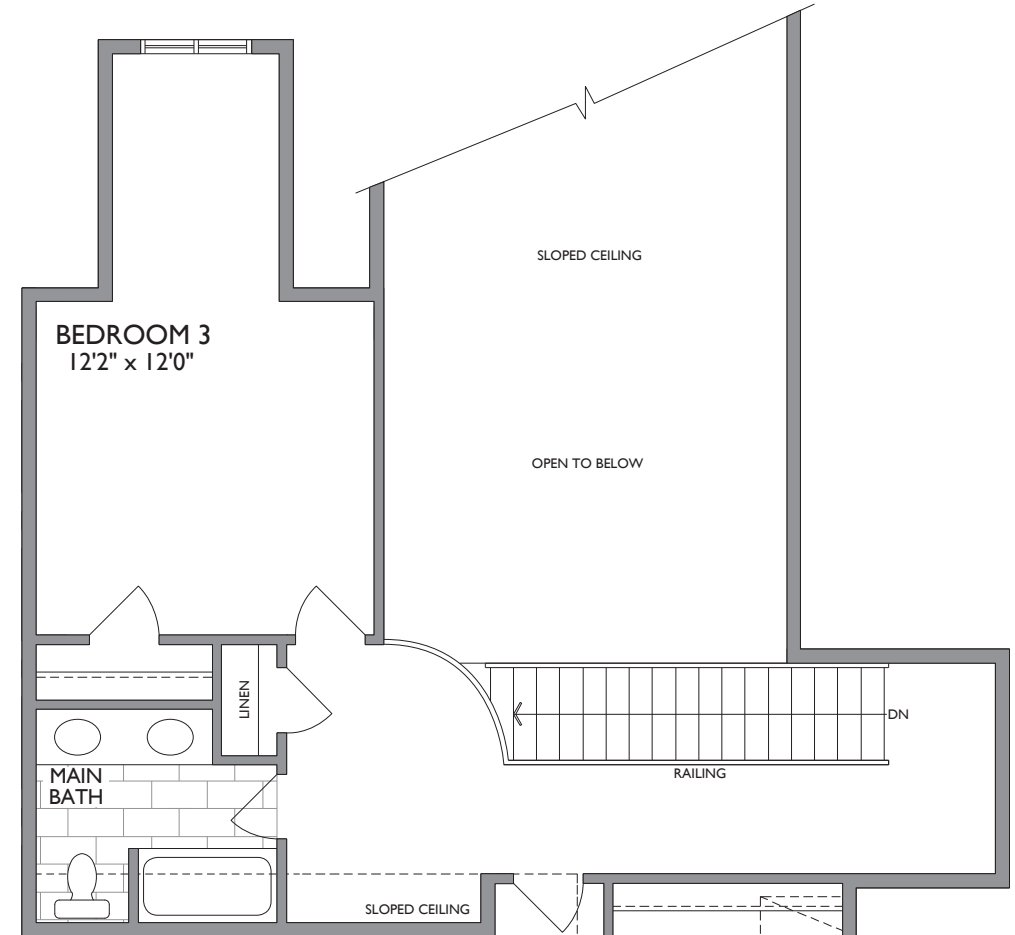
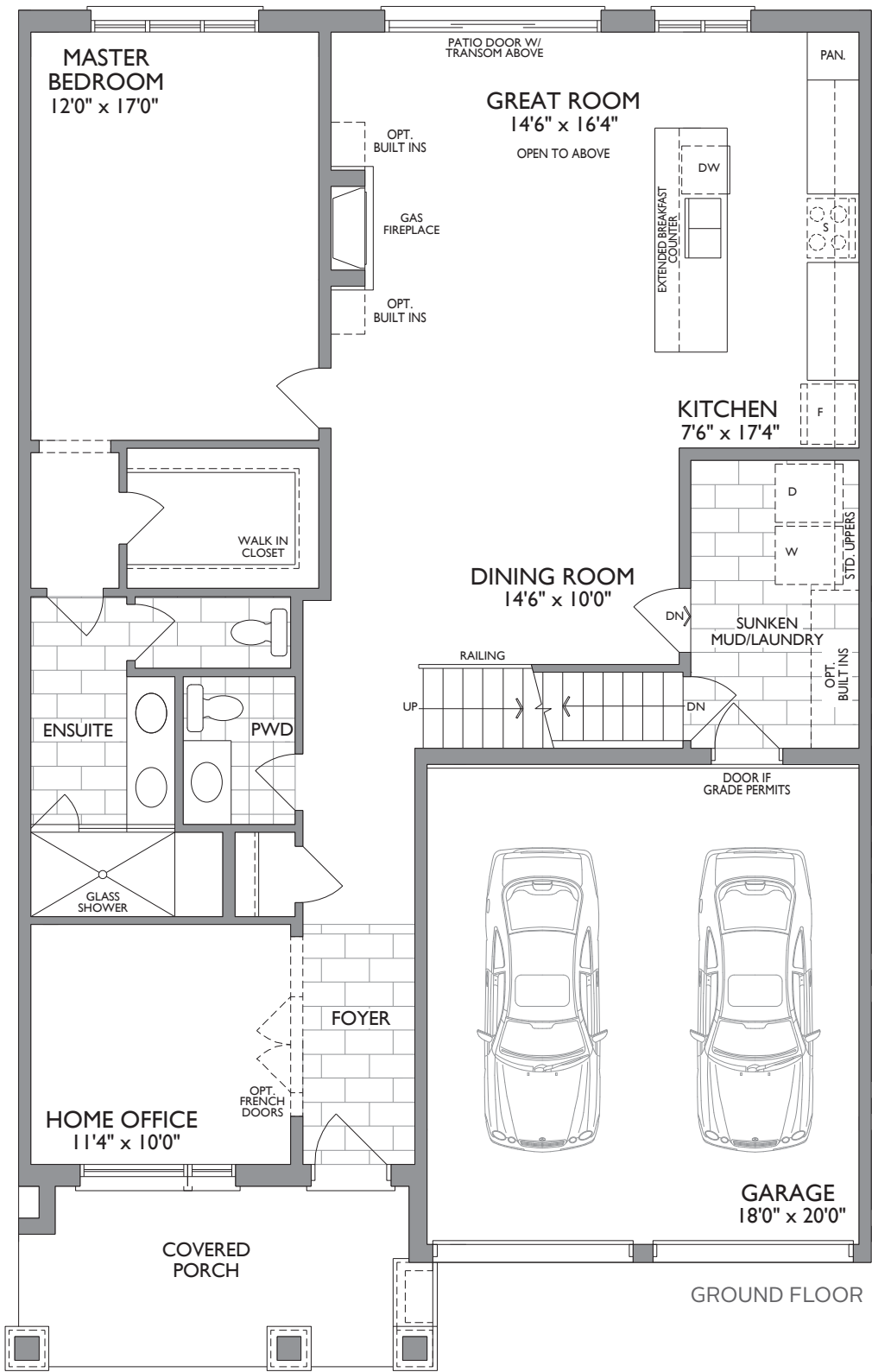


\*CORNER UPGRADE  
GROUND FLOOR

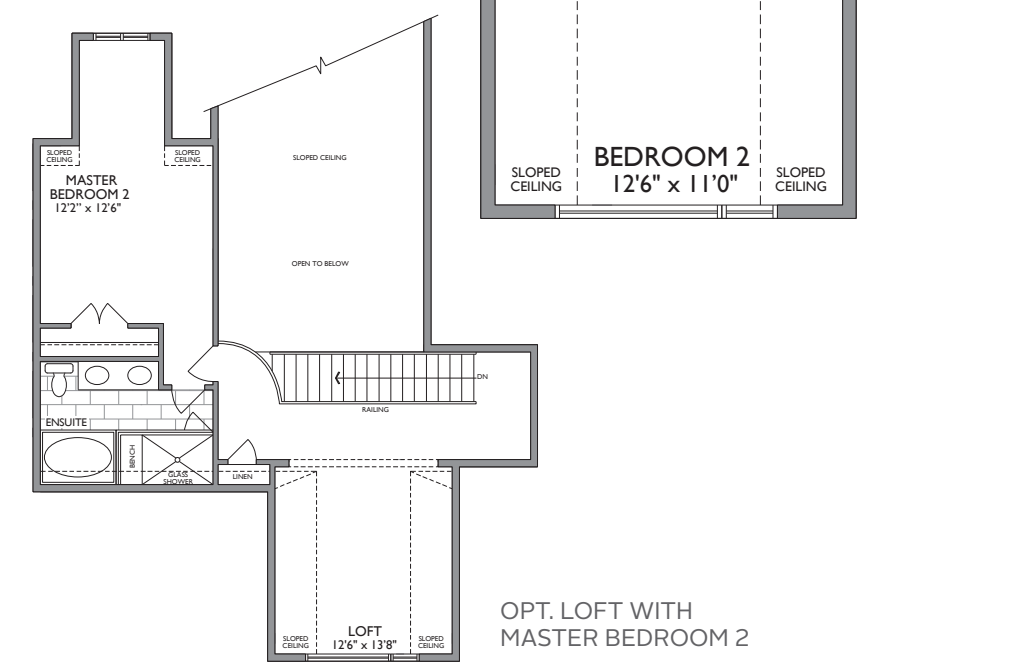
MONTGOMERY  
• MEADOWS •

**36'** TRADITIONAL  
BUNGALOW  
TOWNS WITH LOFT

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LOFT WITH BEDROOMS 2 & 3

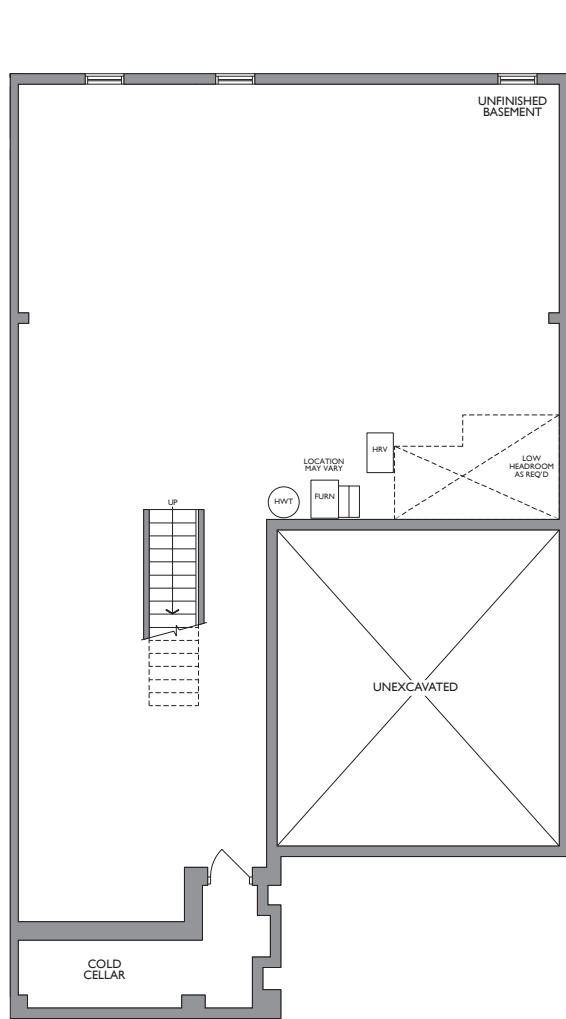




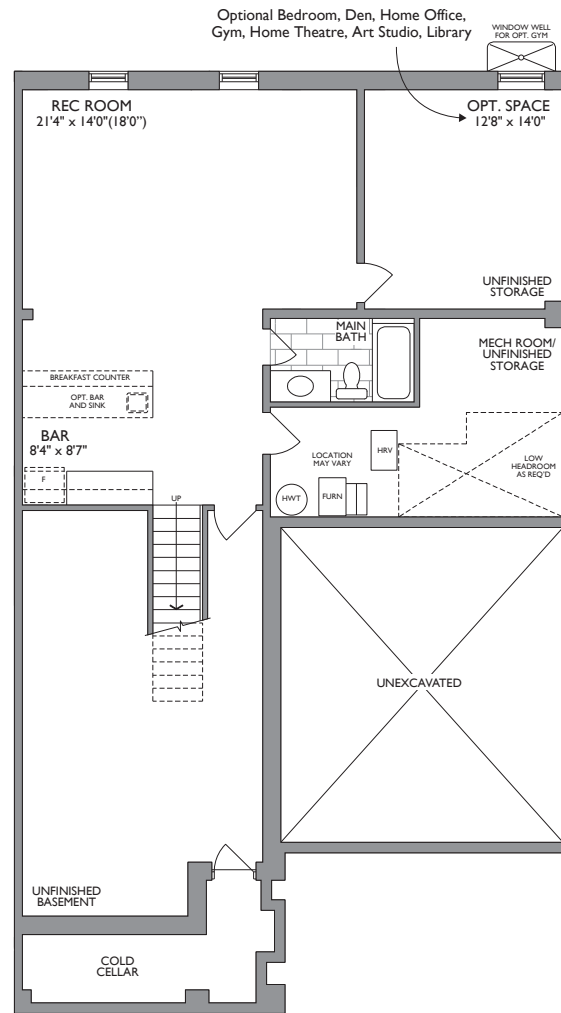
# The KINGSWOOD

2381 SQ. FT.

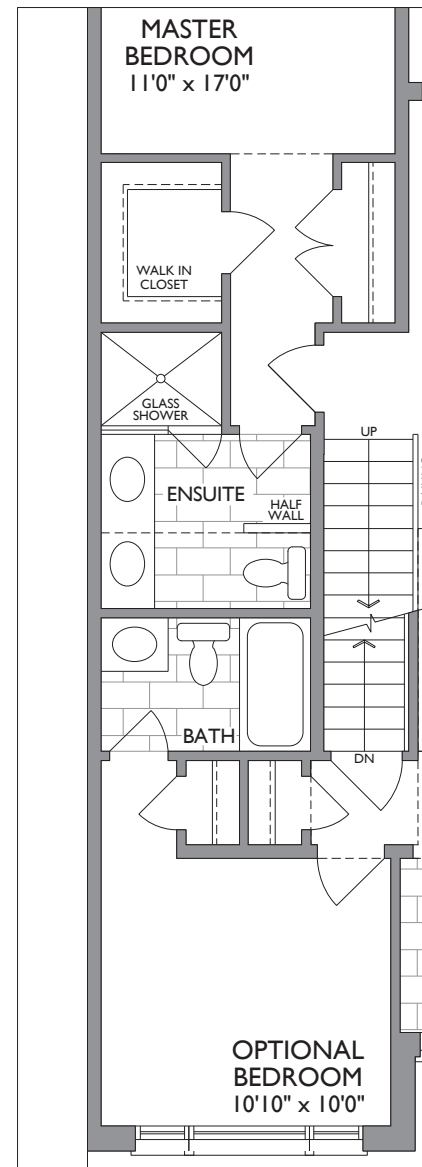
+814 SQ. FT. OPT. FINISHED BASEMENT W/GYM



BASEMENT



OPT. FINISHED BASEMENT

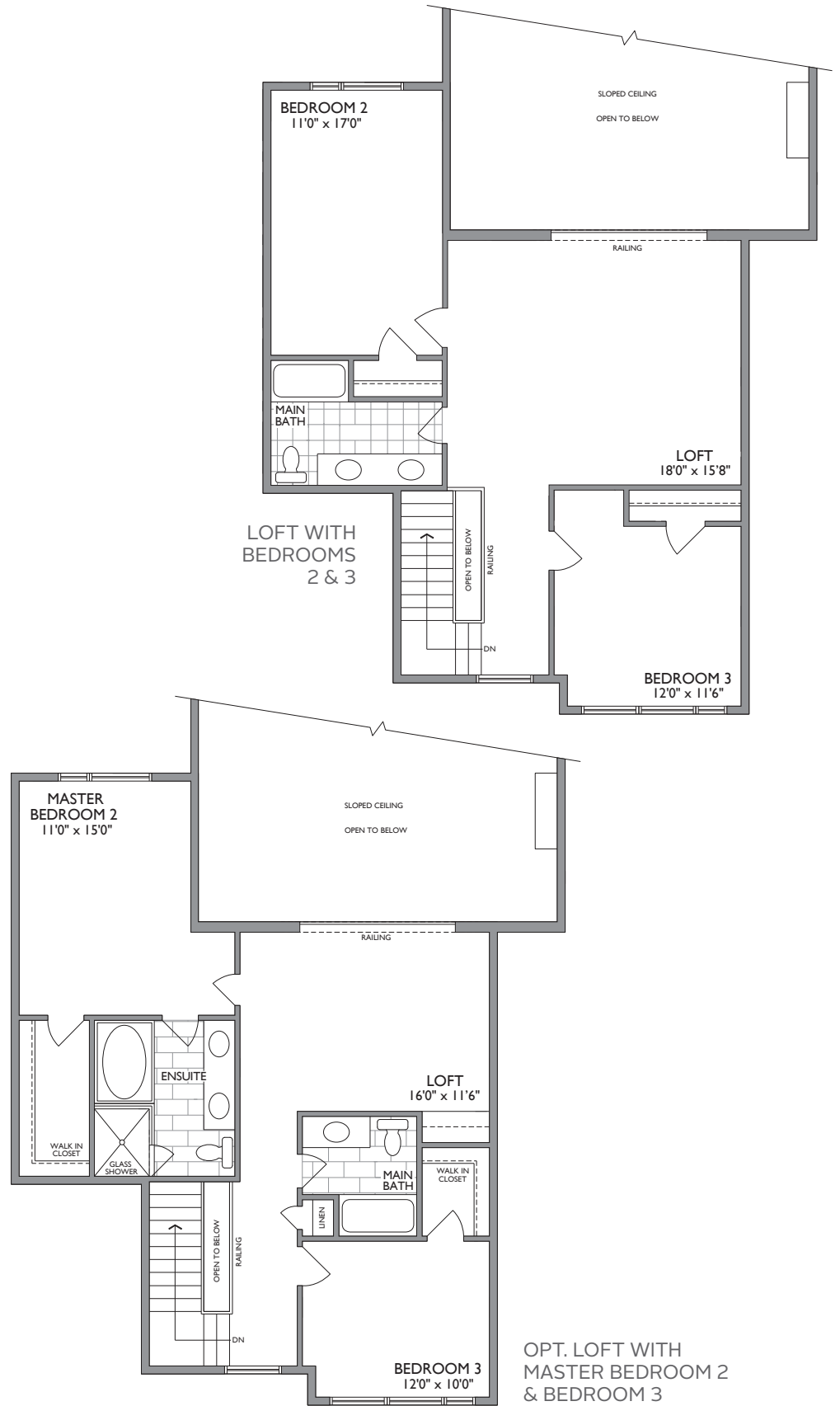
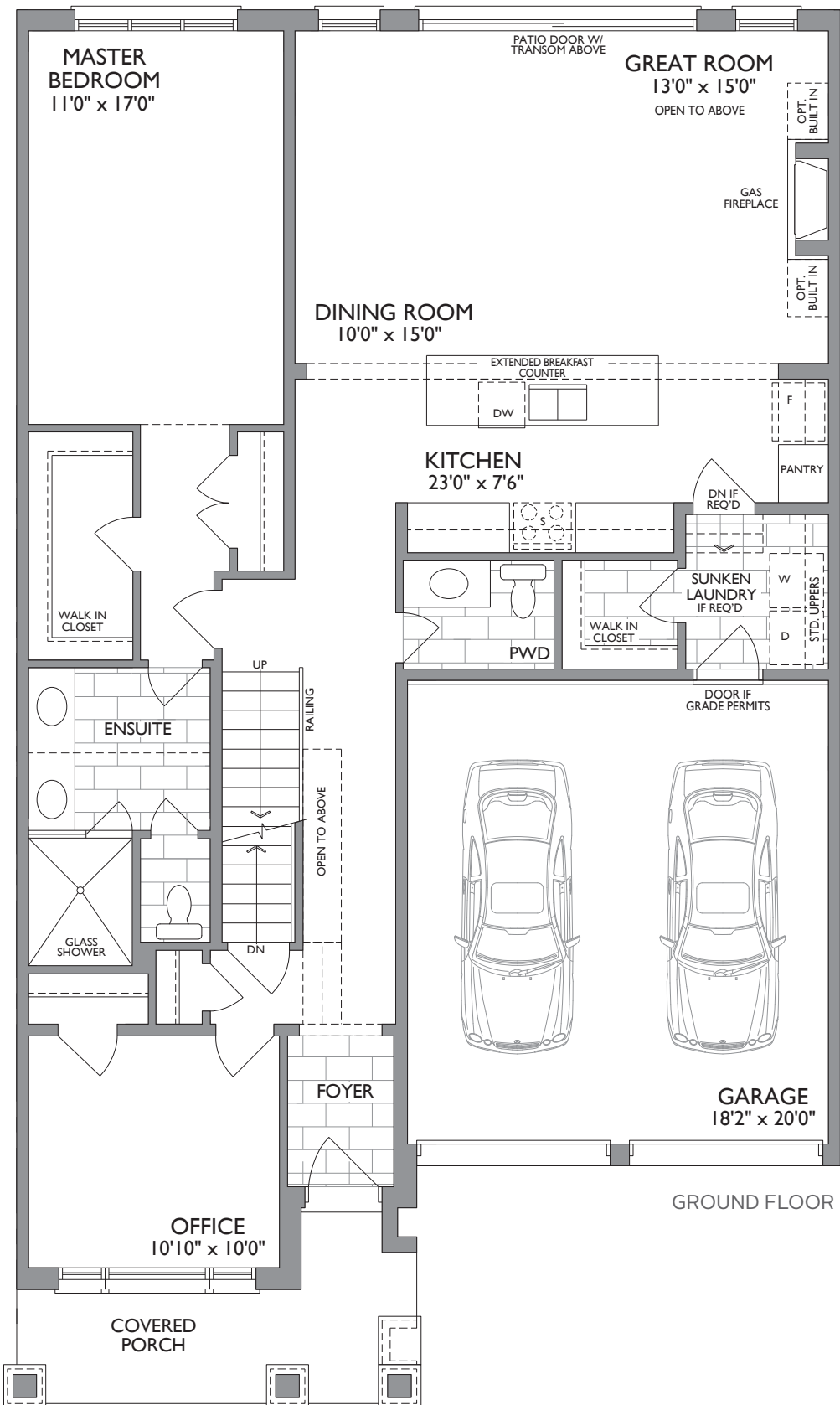


OPT. BEDROOM

MONTGOMERY  
• MEADOWS •

**36'** TRADITIONAL  
BUNGALOW  
TOWNS WITH LOFT

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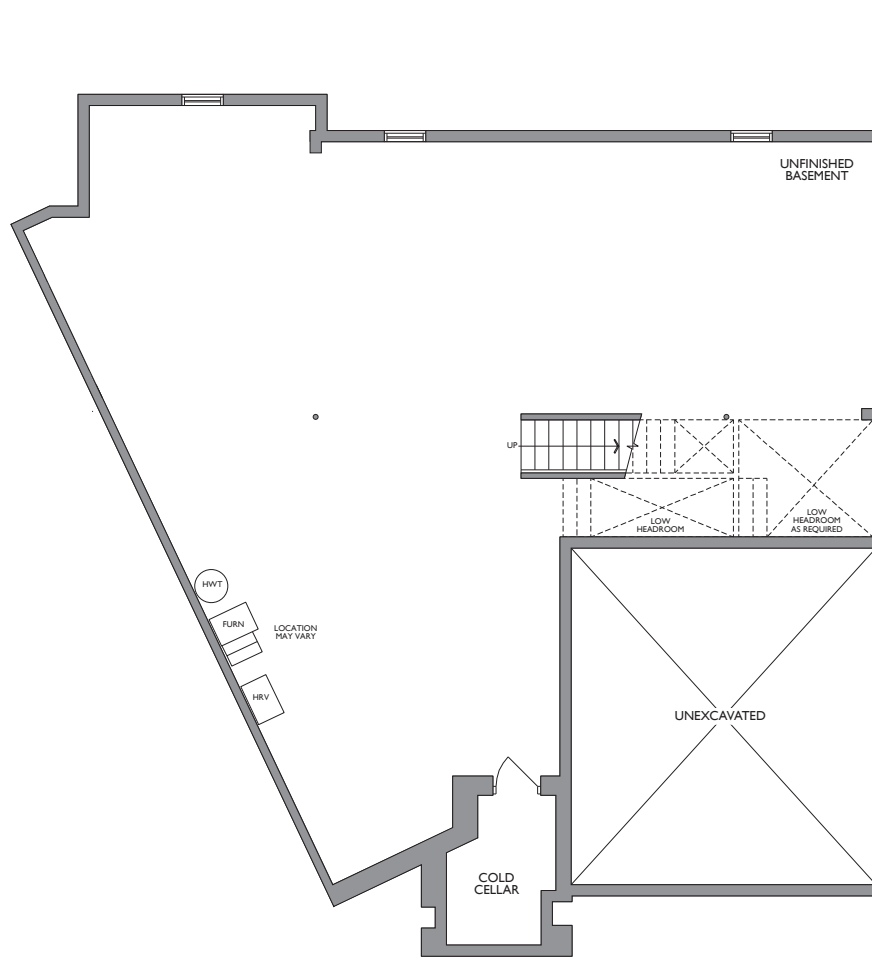




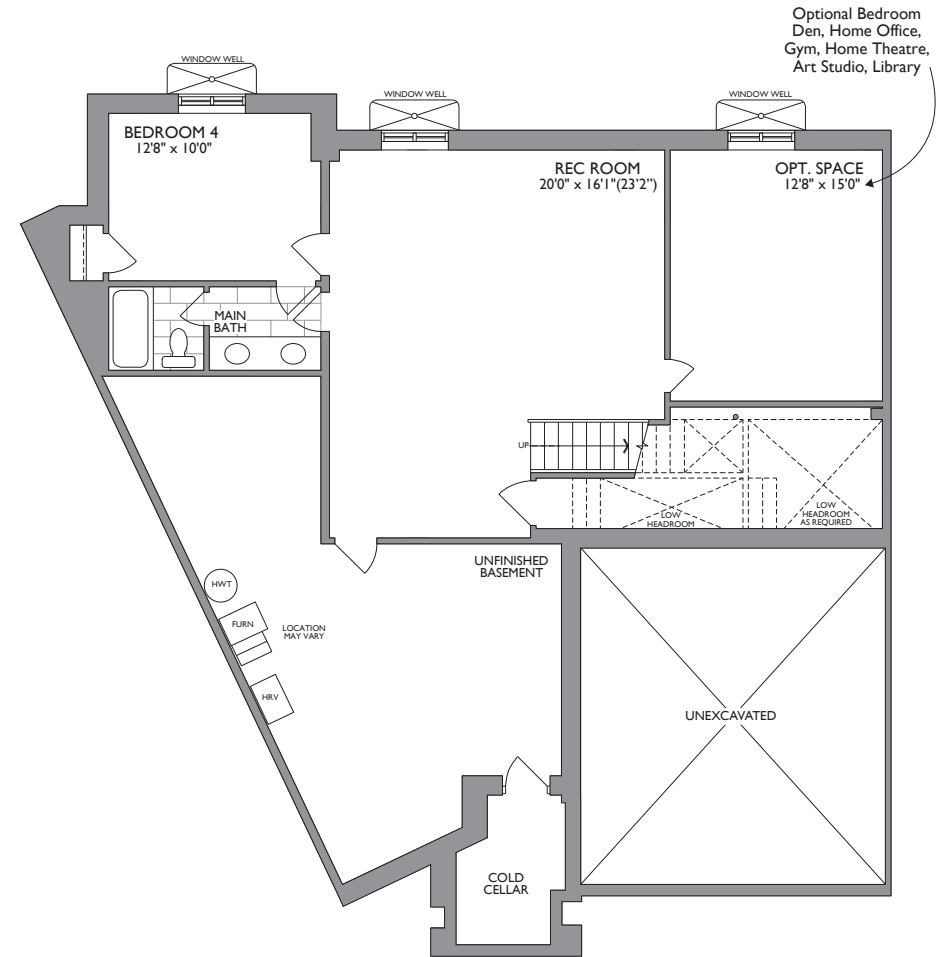
# The ASPENDALE

2283 SQ. FT.

+928 SQ. FT. OPT. FINISHED GYM



BASEMENT



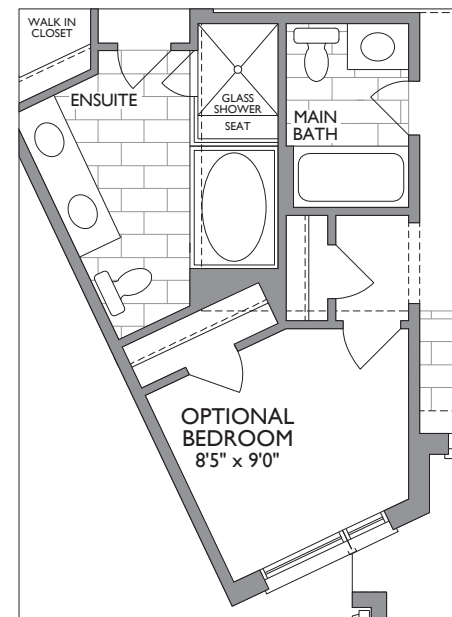
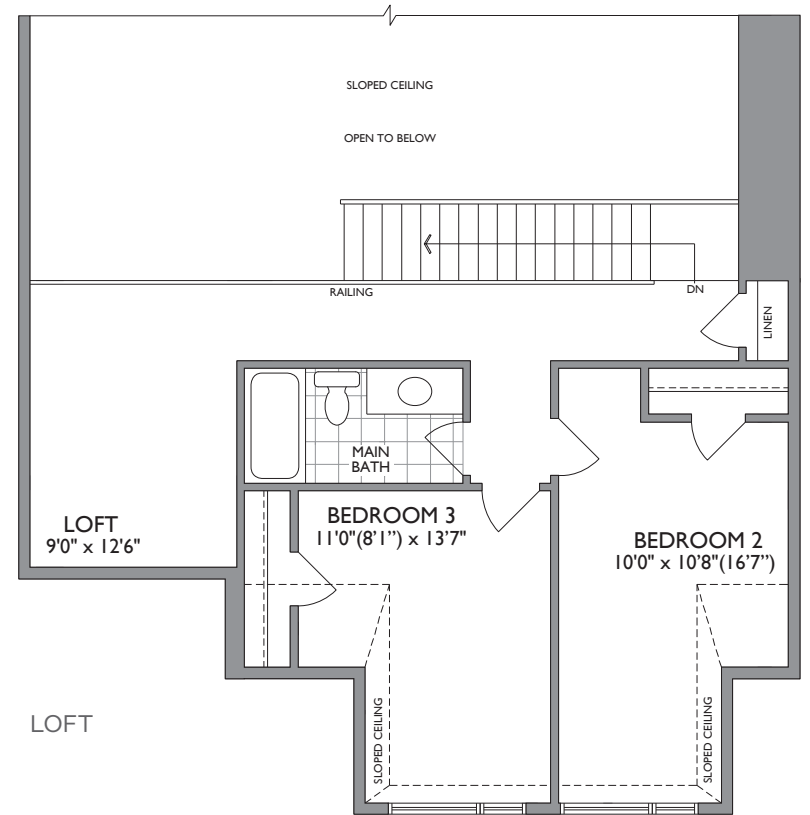
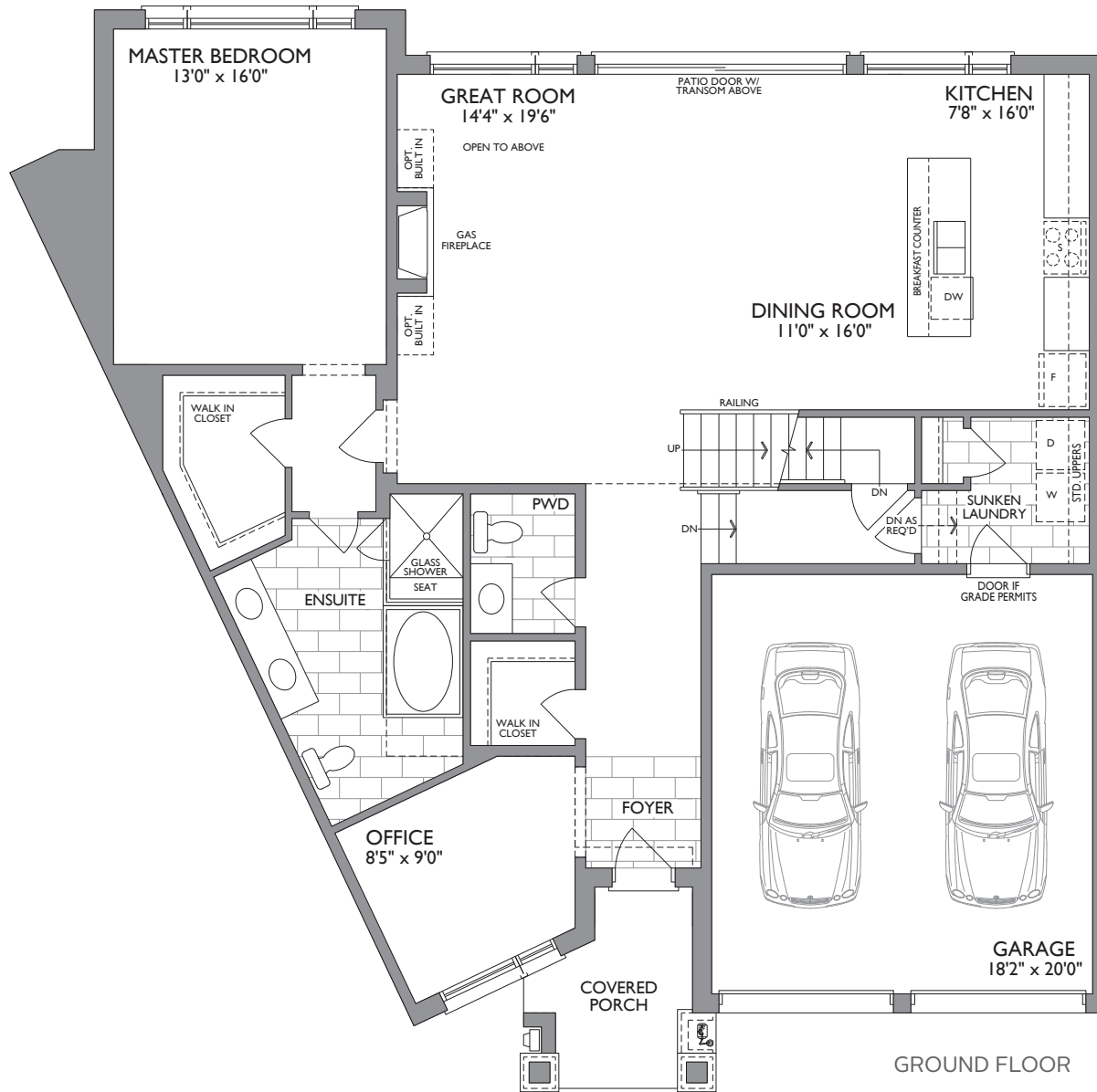
OPT. FINISHED BASEMENT

MONTGOMERY  
• MEADOWS •

SPECIALY DESIGNED  
**BUNGALOW**  
WITH LOFT

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GROUND FLOOR WITH OPT. BEDROOM

SPA  
INSPIRED  
*Bathrooms*



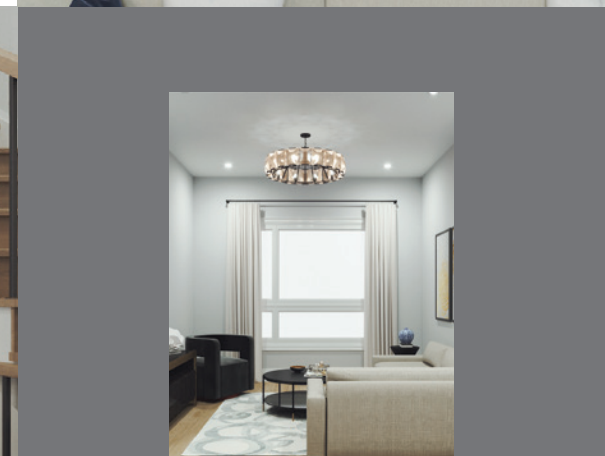
*Optional finished  
basements provide  
all the extra living  
space you are  
looking for.*



*Rejuvenating  
master retreats and  
spa-inspired ensuites  
provide the ultimate  
in wellness.*

IT'S ALL ABOUT  
THE DETAILS  
*Exquisitely Crafted Standard Finishes*

MONTGOMERY  
• MEADOWS •



ALL RENDERINGS ARE ARTIST'S CONCEPT



From exquisite hardwood flooring to the soaring loft ceiling, living areas are crafted with care for the ultimate in refined sophistication.

Open concept layouts with plenty of room to live, work and play.

TASTEFULLY  
DESIGNED

*Exquisitely  
Crafted*



Gourmet chef kitchens designed by renowned Paris Kitchens sparkle with gleaming counters, fine milled cabinets and smart storage.



DESIGNED TO  
*Perfection*

Oversized panoramic large picture windows that make for lovely sunlit and spacious rooms inside.



Spacious lofts with additional bedrooms that can be used for a guest suite, study area or secondary gorgeous master ensuite oasis.

# CLASSIC *Serenity*

Design Theory, the distinguished design team selected for Montgomery Meadows, have assembled three designer packages for homeowners at Montgomery Meadows.

What is truly unique is that each package includes luxury finishes as standard features and you have so much to choose from to make your house a home.

The colour packages are meant to be inspiration for you to choose your final finishes after you purchase. Everything to make your home truly special.

INTERIORS  
IMBUED WITH  
A SENSE OF  
ARTISTRY & STYLE



“This contemporary colour palette radiates warmth and comfort through natural finishes and neutral tones. Plush carpet paired with subtle textures and transitional layouts keep this palette classic and charming.”



# TIMELESS *Luxury*

“Pairing warm tones and elevated materials, this understated palette offers a sophisticated city feel that is both luxurious and relaxed. Polished finishes and bespoke cabinetry options provide you with a unique and timeless upscale design.”



“This elegant design package offers you bold contrast in harmony with a bright and fresh setting. The combination of classic patterns and design forward colours provide a truly modern palette for your home.”

# MODERN *Elegance*





EXCEPTIONAL  
*Paris Kitchens*

ARTIST'S CONCEPT



Your kitchen is the heart and soul of your home. Montgomery Meadows has teamed up with Ontario's leading kitchen designer and manufacturer, Paris Kitchens, to bring exceptional taste, beauty and quality to your kitchen.

Combining decades of experience with a strong commitment to service, Paris Kitchens will be providing their expertise to help you customize your kitchen to your taste and personality. Owners can choose from Paris Kitchen's bestselling cabinetry styles to create the kitchen of their dreams.

### MASTER CHEF KITCHENS

- Leading and renowned Paris Kitchens will be handling kitchen design and installation, bringing exceptional beauty, quality and elegance to every kitchen
- Pick your choice of Paris Kitchen's bestselling styles from Luxury, Cosmopolitan, Rustic, Traditional and Modern
- Custom crafted and fine milled Paris Kitchen cabinetry with extended upper cabinets including deep cabinet above fridge and full height pantry \*\*, as per plan
- Central island design with breakfast bar, electrical plug, and ceiling-mounted light fixture\*\*, as per plan
- Premium stainless steel appliance package (refrigerator, cooktop Range and dishwasher)\*\*, all fully installed
- Exquisite granite or engineered quartz countertops from Vendor's standard selection
- Double undermount stainless steel sink
- Sleek premium single lever pull-out spray faucet
- Designer tile backsplash from Vendor's standard selection
- Hood fan vented to outside
- Stylish light fixture over breakfast area
- Sleek under-cabinet LED lighting





OPTIONAL  
*Finished Basements*





Goodbye boredom, hello basement! At Montgomery Meadows, your basement can be whatever you want it to be.

Make it a year-round, warm, inspiring and livable space with our optional basement ideas. Turn it into your personal home gym and stay in peak physical shape. Make it an efficient home office for working from home, or an extra bedroom for visiting guests. Put in a giant flat screen TV and stereo speakers and enjoy the authentic theatre experience at home.

The possibilities are just limitless.





SWEET *Dreams*

M



After a long day at work or play, there's nothing better than the peace and quiet of your stunning master bedroom. A tranquil place to rest, relax and rejuvenate. Bright and comfortable with large windows that let in abundant natural light. Spacious enough to fit a large king size bed, dresser and seating. Tucked away in a corner of the house for maximum privacy and solitude, it will always welcome you with its luxury, comfort and warmth.



# IT'S ALL IN THE *Details*



*Gas fireplace in all 36' designs; optional electric fireplace in 25' designs, as per plan\**



*Convenient Laundry/Mudroom with optional built-in cabinetry.\**



*Optional show-stopping built-in cabinetry in master walk-in closets.\**



*Working from home has just gone upscale with dedicated space to create a home office.*



*Spectacular metal pickets on staircase from ground level to second level\**



*Convenient Laundry/Mudroom with built-in cabinetry.*

Finished ceiling heights approximately 10' on ground level, 9' on second level and in basement area

Extra wide sliding vinyl patio glass door(s) with screens or elegant French door to patio/garden, as per plan

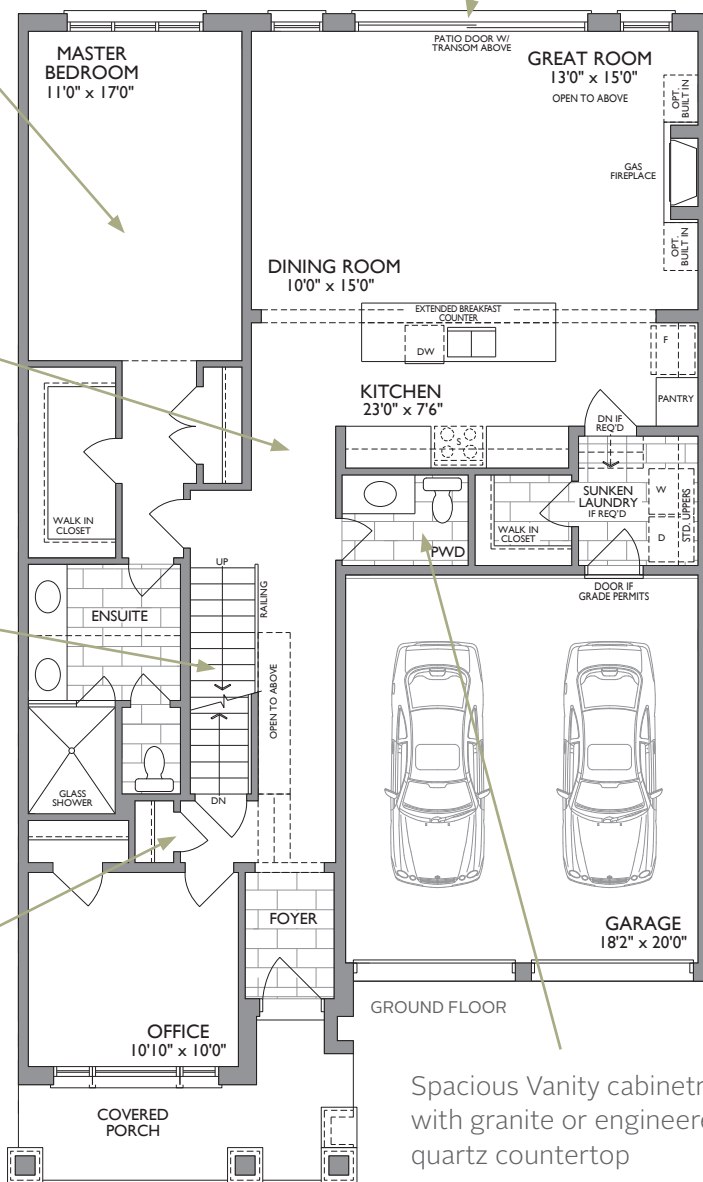
Gas fireplace in all 36' designs; optional electric fireplace in 25' designs, as per plan

Soaring vaulted or 2-storey ceilings

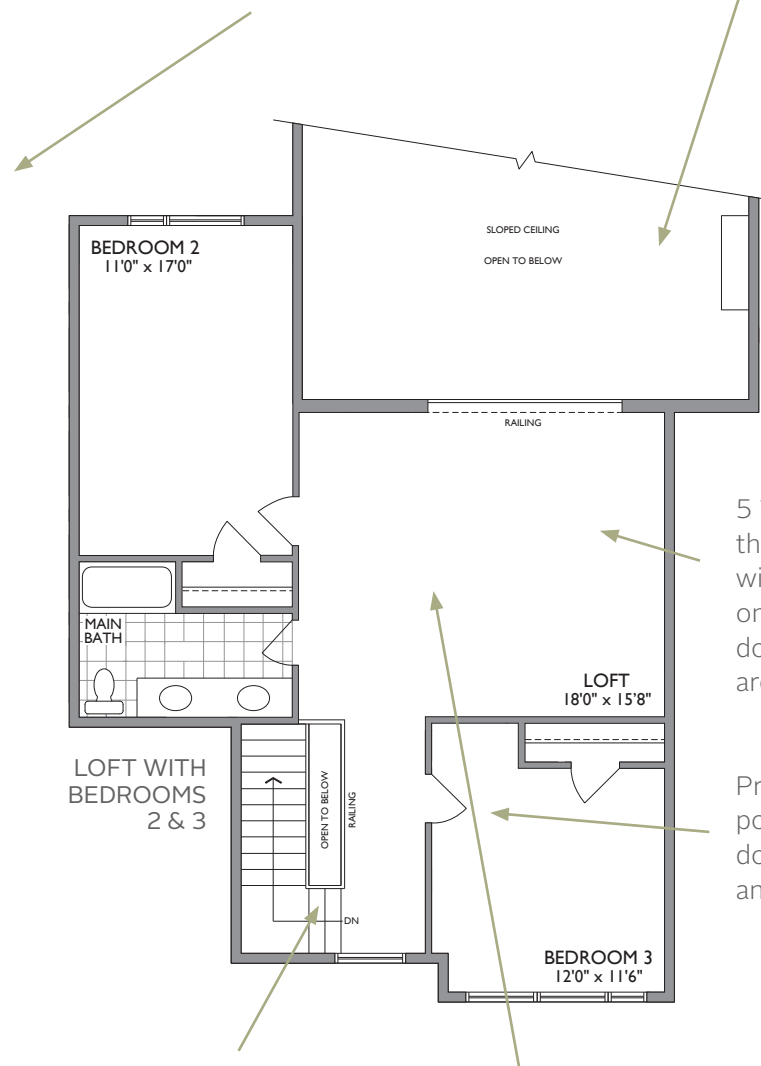
Smooth ceilings throughout the ground floor level

Stained oak wood stairs from ground level to second level\*

Sophisticated and sleek 8' high Shaker-style interior doors on all ground floor doors



Spacious Vanity cabinetry with granite or engineered quartz countertop



Metal pickets on staircase from ground level to second level\*

Ten pot lights with Led Bulbs

5 1/4" baseboards throughout, with 3" casing on all windows, doorways and flat arches

Premium polished chrome door handles and hinges

**THE KINGSWOOD - 2381 SQ. FT.  
36' TRADITIONAL BUNGALOW TOWN WITH LOFT**



# FEATURES & FINISHES

Our team of top architects and designers has curated an exceptional selection of fine features and finishes. Combining high quality materials with leading brand names and meticulous craftsmanship, every home is detailed with luxury and sophistication.



## IMPRESSIVE AND DISTINGUISHED EXTERIORS

- Architecturally controlled and harmonious streetscapes with professionally selected colour schemes, styles, materials, and elevations
- Stunning stone veneer and brick exteriors with striking precast stone details, as per elevations
- Maintenance-free aluminum soffits, fascia, eavestroughs and downspouts
- Maintenance-free metal railings
- 2" x 6" wood exterior wall construction
- Fully sodded lot and wood deck if applicable
- Two (2) hose bibs -- one located at the front or back, and one in the garage
- Roof shingles with a 25-year warranty from Vendor's pre-determined colour schemes
- All building envelope perforations, windows and exterior entry doors fully caulked
- All garages drywalled with one coat of tape
- House numbers and porch lamp

## ENERGY EFFICIENT DOORS & WINDOWS

- Insulated fibreglass front entry door finished to coordinate with exterior materials, and complete with polished chrome grip set and deadbolt lock set
- All windows to be vinyl low E and Argon gas-filled
- Entry door from garage to house with self-closer
- Sliding vinyl patio glass door(s) with screens or elegant French door to patio/garden, as per plan
- Screens on all operational windows

## EXQUISITELY DETAILED INTERIORS

- Finished ceiling heights approximately 10' on ground level, 9' on second level, and in basement area (excludes low headroom areas due to bulkheads, dropped ceiling areas, and unfinished basements\*\*)
- Smooth ceilings throughout the ground floor level
- Stained oak wood stairs from ground level to second level\*
- Iron metal pickets on staircase from ground level to second level\*
- 5 ¼" baseboards throughout, with 3" casing on all windows, doorways and flat arches
- Sophisticated and sleek 8' high Shaker-style interior doors on the ground level
- Premium polished chrome door handles and hinges

- Interior passage doors and all trim to be in white semi-gloss paint
- Interior walls painted in one colour latex paint\*\*
- Low Volatile Organic Compound (VOC) paint throughout
- White semi-gloss paint in kitchen, bathroom and laundry room
- Gas fireplace in all 36' designs; optional electric fireplace in 25' designs, as per plan
- Cold cellars in the basement, as per plan

## FABULOUS FLOOR COVERINGS

- High Quality Pre-finished hardwood flooring or plank laminate flooring throughout, excluding all tiled areas, second level loft area and bedrooms. Hardwood flooring in all main floor bedrooms.\*
- Designer series 12" x 24" porcelain tile flooring in entrance foyers, laundry rooms, powder room and master Ensuite bathroom, as per plan \*\*
- 13" x 13" ceramic tile flooring in all bathrooms on the second level as per plan\*\*
- 40 oz. carpet with premium under pad in all bedrooms on the second level

## GOURMET CHEF KITCHENS BY PARIS KITCHENS

- Leading and renowned Paris Kitchens will be handling kitchen design and installation, bringing exceptional beauty, quality and elegance to every kitchen
- Pick your choice of Paris Kitchen's bestselling styles from Luxury, Cosmopolitan, Rustic, Traditional and Modern
- Custom crafted and fine milled Paris Kitchen cabinetry with extended upper cabinets including deep cabinet above fridge and full height pantry\*\*, as per plan
- Central island design with breakfast bar, electrical plug, and ceiling-mounted light fixture\*\*, as per plan
- Premium stainless steel appliance package (refrigerator, cooktop Range and dishwasher)\*\*, all fully installed
- Exquisite granite or engineered quartz countertops from Vendor's standard selection
- Double undermount stainless steel sink
- Sleek premium single lever pull-out spray faucet
- Designer tile backsplash from Vendor's standard selection
- Hood fan vented to outside
- Stylish light fixture over breakfast area
- Sleek under-cabinet LED lighting

## GORGEOUS SPA-INSPIRED BATHROOMS

- Master bedroom Ensuite with oversized frameless glass shower enclosure, deep soaker tub, thermostatic control shower system, and water closet space, as per plan
- Spacious vanity cabinetry with granite or engineered quartz countertop
- Premium quality polished chrome single lever faucet
- Bathroom accessories included in all washrooms
- Clear glass shower stall with ceiling light where applicable, as per plan\*
- Full height wall tiles in all bathtub and shower stall enclosures. Tiles to be selected from Vendor's standard samples\*
- Mirrors in all bathrooms and powder rooms
- Privacy door lock
- Exhaust fans in all bathrooms
- Rough-in for optional bathroom in basement\*\*

## CONVENIENT LAUNDRY

- Full-size Energy Star® rated white front-loading washer and dryer
- Laundry tub with pull-out faucet\*
- Finished upper and lower cabinetry, as per plan\*

## ELECTRICAL/TECHNOLOGY/SECURITY CARE

- Ten (10) pot lights with LED bulbs
- Capped ceiling outlet in dining room
- Circuit breaker type electrical panel with 100 amp service
- Dedicated heavy duty wiring for dryer outlet and exterior vent for dryer
- Dedicated receptacle for kitchen stove
- Electric door chime for front entry door
- Electrical plug on kitchen island\*
- Ground fault circuit breaker for bathrooms
- Interior ceiling light fixtures with wall-switched outlets in all bedrooms, walk-in closets, living room, kitchen, breakfast area and above the kitchen island
- Pre-wiring for cable TV in all bedrooms, living room, family room and/or great room (RG-6 Cable standard)
- Rough-in for central vacuum system (one outlet on each floor, located at Vendor's discretion)
- Rough-in for security alarm system
- Smoke detectors and carbon monoxide detectors installed on all floors as per Building Code
- Weather-proof GFCI exterior electrical outlets at main entrance, back terrace/patio, and inside the garage
- White Decora plugs and switches throughout (locations as per Building Code)

## ENERGY-SAVING SYSTEMS & APPLIANCES

- Energy Star® compliant exterior-vented exhaust fan
- Energy Star® compliant refrigerator, dishwasher, and washing machine
- Direct vent gas-fired high-efficiency forced air furnace installed. Power vented hot water tank on a rental basis.\*
- Complete and fully installed air conditioning unit
- Separate metering systems for water, hydro and gas
- Well-insulated, draft-free garage door with heavy duty springs

## QUALITY DURABLE CONSTRUCTION

- Poured concrete basement walls damp-proofed with additional foundation wrap to enhance overall water resistance
- 5/8" tongue and groove sub-floor screwed and glued to engineered floor joists and 3/8" spruce plywood roof sheathing
- Windows and exterior doors fully sealed with high quality caulking
- Decorative columns and railings, as per plan, and installed subject to grading requirements
- Pre-engineered and pre-fabricated main roof trusses
- All windows and doors are foam-insulated

## NOTES

- \* Indicates as per layout or floor plan design
- \*\*From Vendor's standard selection
- ++ See Vendor's representative for details
- Purchaser(s) shall select the colours and materials from Vendor's samples within a specified time period before closing (one carpet colour, one wood floor colour, and one paint colour per home)
- For purchaser(s) who cannot attend the colour selection within the specified time period, the Vendor will apply standard items on their behalf
- Purchaser may be required to reselect colours and/or materials from Vendor's standard samples as a result of unavailability or discontinuation of product
- Purchaser(s) may select upgraded material from Vendor's samples and shall pay the upgrade cost at the time of colour and finishes selection
- Vendor reserves the right to substitute any material used in the construction of the unit provided that such substituted materials and colours are of equal or comparable quality to those represented to the Purchaser
- Variations from Vendor's samples may occur due to normal production processes, or discontinuance or unavailability of product
- All plans, elevations, and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code and the National Building Code
- House types and streetscapes subject to final approval of the Municipal or Developers' Architectural Control Committee and final approval of Vendor's architect
- The Purchaser shall indemnify and save the Vendor, its servants and its agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to the Purchaser, or any of his friends, relatives, workmen agents who have entered on the real property or in any part of the subdivision of which the real property forms a part whether with, or without the authorization, express or implied, by the Vendor









# UXBRIDGE

## *Home of Lucy Maud Montgomery, 1911-1926*

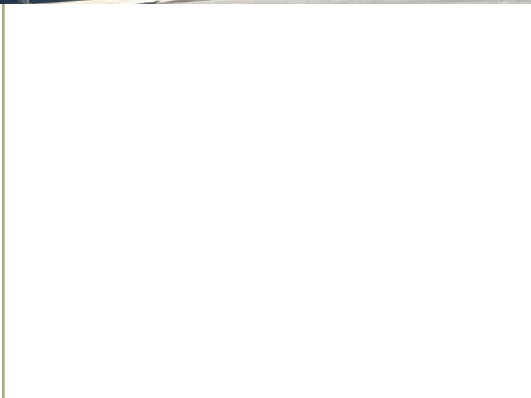
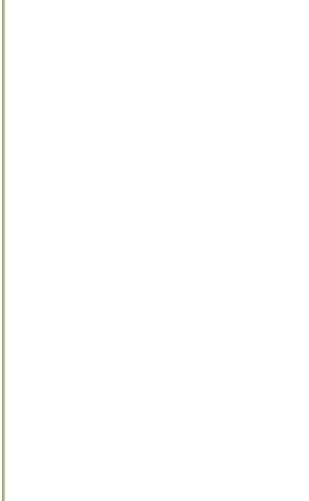
The former home of Lucy Maud Montgomery, renowned author of *Anne of Green Gables*, is now a National Historic Site. Lucy Maud Montgomery wrote 11 of her 22 novels here, inspired by The Manse, her gardens and the vast wilderness around her which would one day become Uxbridge.

Montgomery Meadows is named as a tribute to the author whose rich imagination was stirred by the natural beauty of the area. This elegant enclave of luxury bungalow townhomes is nestled between lush golf greens and a pristine

woodlot. On one side, rolling fairways and on the other, scenic trails. And just steps away, a charming town centre filled with life, art, culture and nature.

Scenic forested trails. Magnificent golf courses. A picturesque downtown. Rich history and culture. Winter sports. Uxbridge offers everything you need for a true four-season lifestyle enriched with vibrant activities, all year round.

The next chapter of your life story begins here. Welcome home to Montgomery Meadows.



Just moments from home, a rich and historic downtown welcomes you to a unique experience. Uxbridge's quaint town centre is like a walk down memory lane with charming boutiques, salons and one-of-a-kind stores in restored, historic buildings. Browse rare antiques and find unusual gift items at a local craft store. Stop by at a gourmet coffee shop and enjoy a frothy, ginger spiced latte. Savour a variety of local and international cuisine at fine restaurants, bars and bistros.



## *A picture perfect*

# DOWNTOWN

Uxbridge residents enjoy a fantastic selection of entertainment and cultural amenities. Join a walking tour of the village. Attend a fine concert at Uxbridge Music Hall Theatre. Watch a favourite movie at the art deco Roxy Theatre in the town centre. Make date night an occasion to remember with a master chef prepared meal at an award-winning eatery. There's so much to see, taste and do in downtown Uxbridge.



A photograph of an older couple walking hand-in-hand on a dirt trail. The woman is on the left, wearing a teal patterned top, a dark vest, and dark shorts. The man is on the right, wearing a teal button-down shirt and light-colored cargo pants. They are both smiling. The background features large trees and a bright sun low on the horizon, creating a warm, golden light. The text 'THE TRAIL CAPITAL of Canada' is overlaid at the bottom in white serif font.

THE TRAIL CAPITAL  
*of Canada*

## Life's a journey, keep discovering.

Uxbridge is known as The Trail Capital of Canada, with over 200 km of trails winding through forests, meadows, ponds and wetlands. Most of the trails start at a park or green space close to your home at Montgomery Meadows.

Grab a backpack and follow your adventurous spirit. Choose the path less traveled. Explore quaint villages. Stop for fresh baked muffins at a country farm. Pause at a scenic lookout and gaze at the landscape below. Take a deep breath of the clean, fresh, country air. Dip your feet in a cool, clear, natural spring. Sip a hot cocoa and feel the energy and warmth.

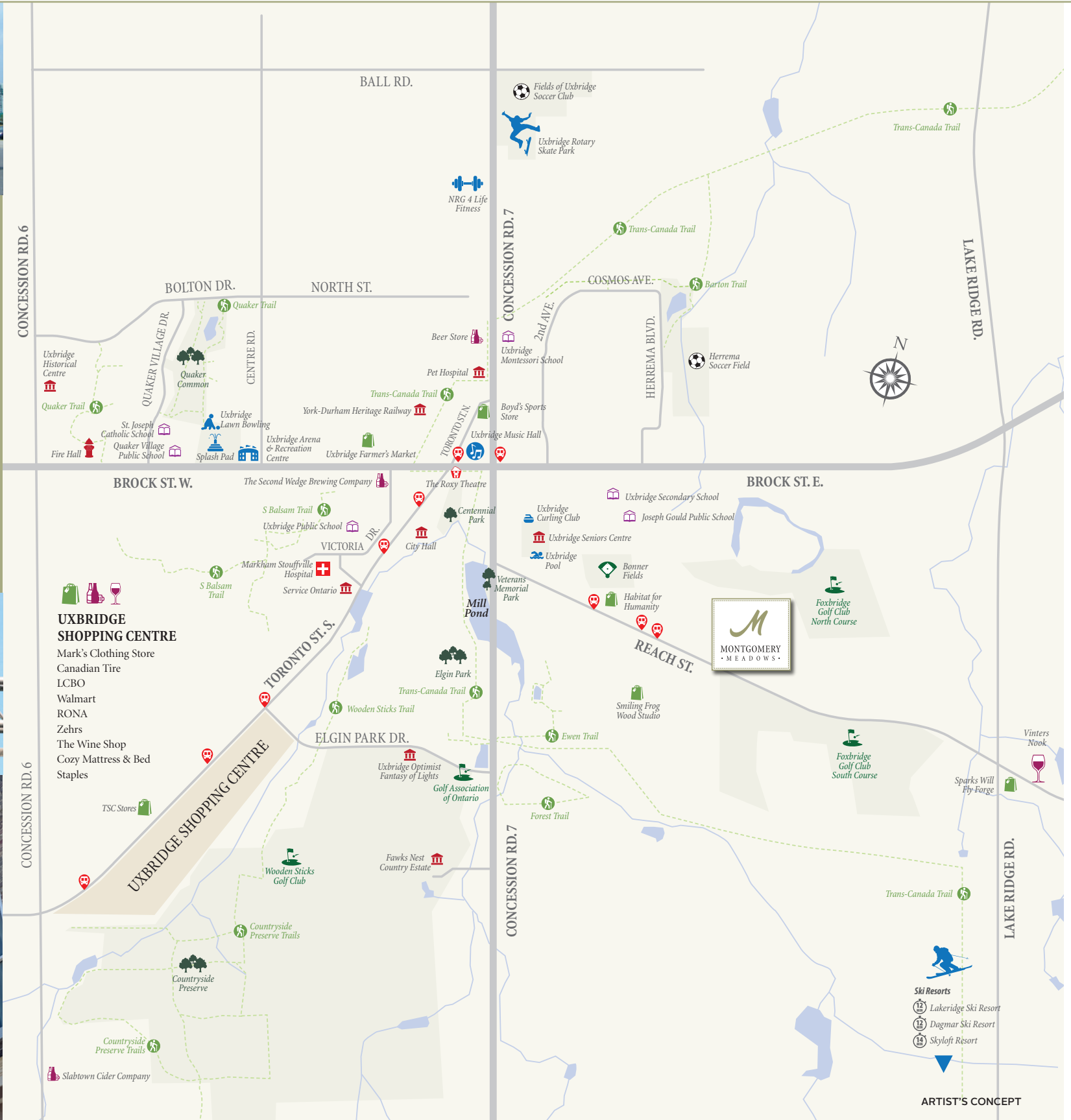
Durham Forest Trail, Ewen Trail, Barton Trail... and so many more. Uxbridge has recreational trails that are perfect for all ages and all seasons. Choose a trail and discover pristine nature at its finest.





## Travel Times & Distances

- 16  
MIN Port Perry ..... 16km ▶
- 18  
MIN Hwy 407 ..... 27km ▼
- 24  
MIN Hwy 404 ..... 30km ▼
- 25  
MIN Hwy 401 ..... 35km ▼
- 37  
MIN Richmond Hill ... 44km ▶
- 40  
MIN Markham ..... 47km ▶
- 55  
MIN Toronto ..... 74km ▶



M



Whether your taste runs to good food or rich heritage, spectacular nature or magnificent golf, you'll find a place and an activity right around the corner, in Uxbridge.

Living in Uxbridge, you are well connected to all parts of the Greater Toronto Area via a network of local and regional roads. Efficient public transport is provided by Durham Region Transit which runs three bus routes through Uxbridge. The nearby Lincolnville GO Station, in Whitchurch-Stouffville, will get you to Toronto in under an hour. GO Transit also offers bus services with stops along Toronto St. in Uxbridge and Highway 47 in Goodwood.

# LIVE LIFE *to the fullest*



BUILDER/DEVELOPER

# A TALENTED AND



Montgomery Meadows is a proud presentation of Venetian Development Group, a diversified land and real estate developer involved in mid to high density residential development.

There is nothing more personal than your home. At Venetian Development Group, founder Morris Bonakdar brings the personal touch to his relationship with every customer, and his personal commitment that the dream home he creates for you will both reflect your tastes and exceed your every expectation.

Based in the Greater Toronto Area, Venetian Development Group is backed by Mr. Bonakdar's 30+ years of construction related experience and his keen eye towards fine detail and design, which have enabled the company to become an industry leader in of defined luxury homes.



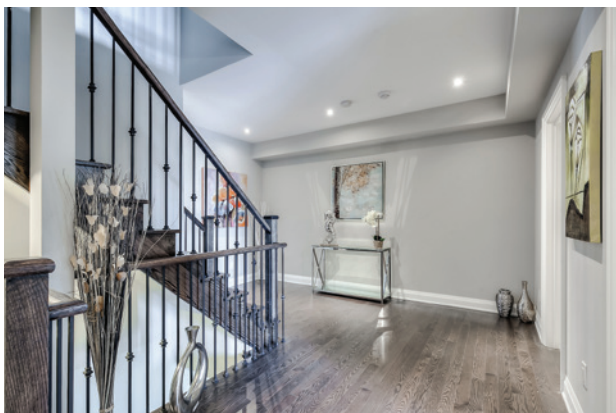


# DEDICATED TEAM

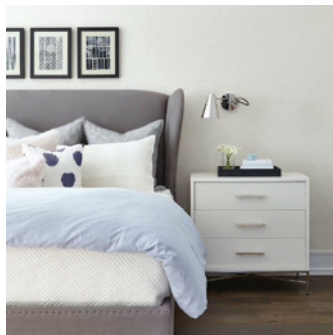


Founded in 1986, Arya Corporation builds, manages, and finances leading retail and residential communities in Toronto and Southern Ontario. By combining strategic deployment of capital with marketing, design and property management services, Arya aims to develop strong and lasting communities for shopping, work and living. We actively manage a portfolio of retail shopping centers located in the GTA Market.

We also co-invest or lead-invest in development projects, where we bring to bear our 30-year expertise in site identification, municipal planning, architectural design, construction, sales and marketing. We acquire, develop and manage prime retail communities in growing, high-traffic markets. We develop and market selected residential communities, ranging from downtown high-rise condominiums to townhouses and grand estates.



*Enriching the lives of our clients through  
thoughtful change and inspiring design*



*Leanne Tammaro and Adolphina Karachok*  
Principal Designers- Design Theory

Capturing the imagination with timeless, luxurious and inspiring interior design – this is the credo of Designtheory. With over 25 years of combined experience, international award winning and published Principal Designers Leanne Tammaro and Adolphina Karachok provide the highest standard in design excellence, space planning, and functional practicality.



*An award winning firm of professionals focused on the design and construction of communities and custom homes*



*Stephen Hunt*  
Principal - Hunt Design Associates Inc.

Award-winning Hunt Design Architects have envisioned a spectacular architectural palette for the homes at Montgomery Meadows. Sculpted stone and clay brick details frame impressive columns and pillars to provide stunning curb appeal. Large windows let in abundant natural sunlight. Covered porches and beautiful landscaping add a warm and welcoming ambiance to the harmonious streetscape.

It's an inspiring blend of country fresh and modern luxury. A timeless elegance greets you and your guests with style and distinction whenever you enter your home.



