

Tay Ridge 

Integrated Community

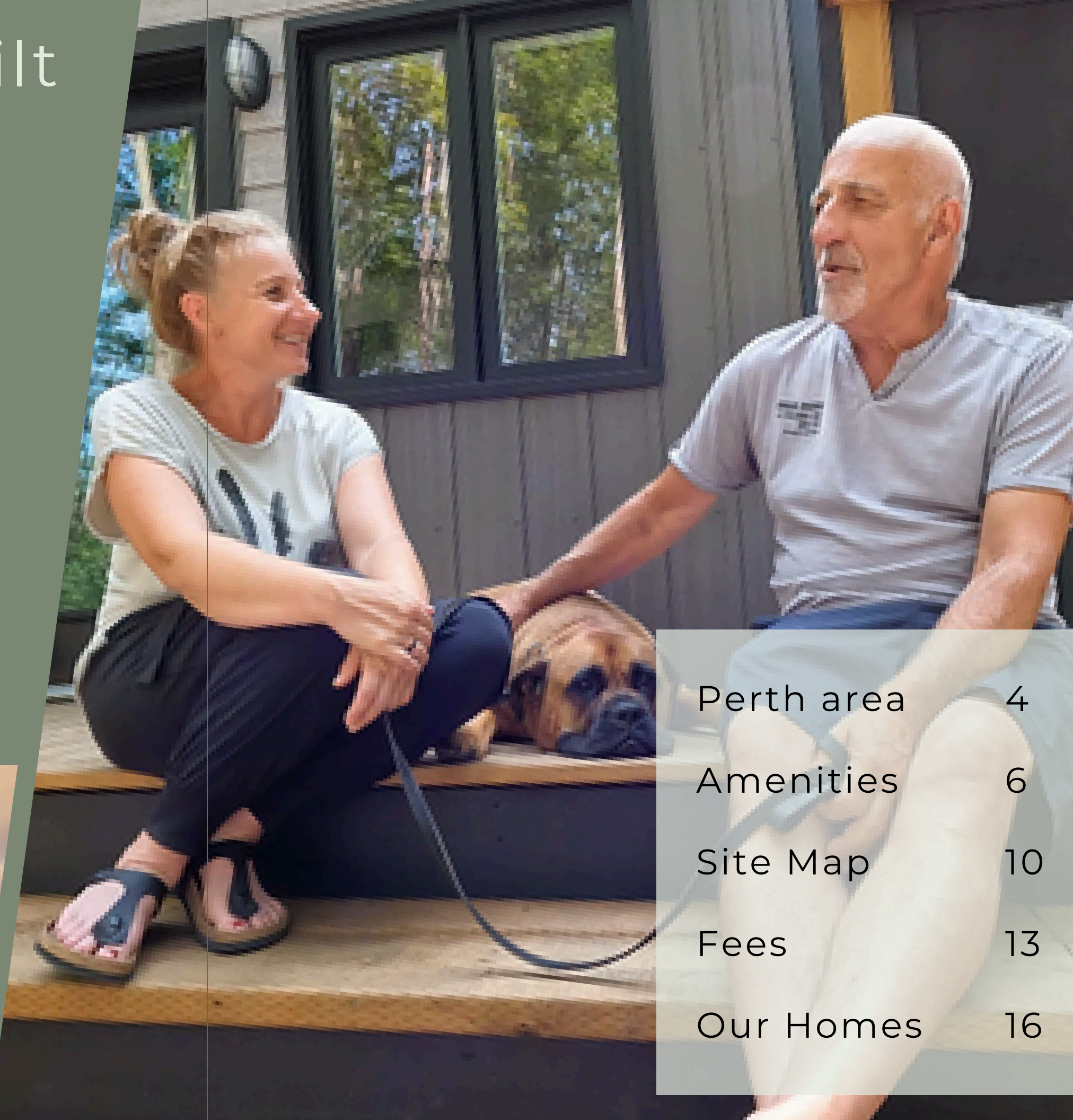
Right-sized Homes



PERTH ON

A **Community** Built for what matters most. **Intentional** homes for today's **LifeStyle.**

Welcome to **Tay Ridge** Village,
where life means trading square
footage for freedom and choosing
comfort & community.



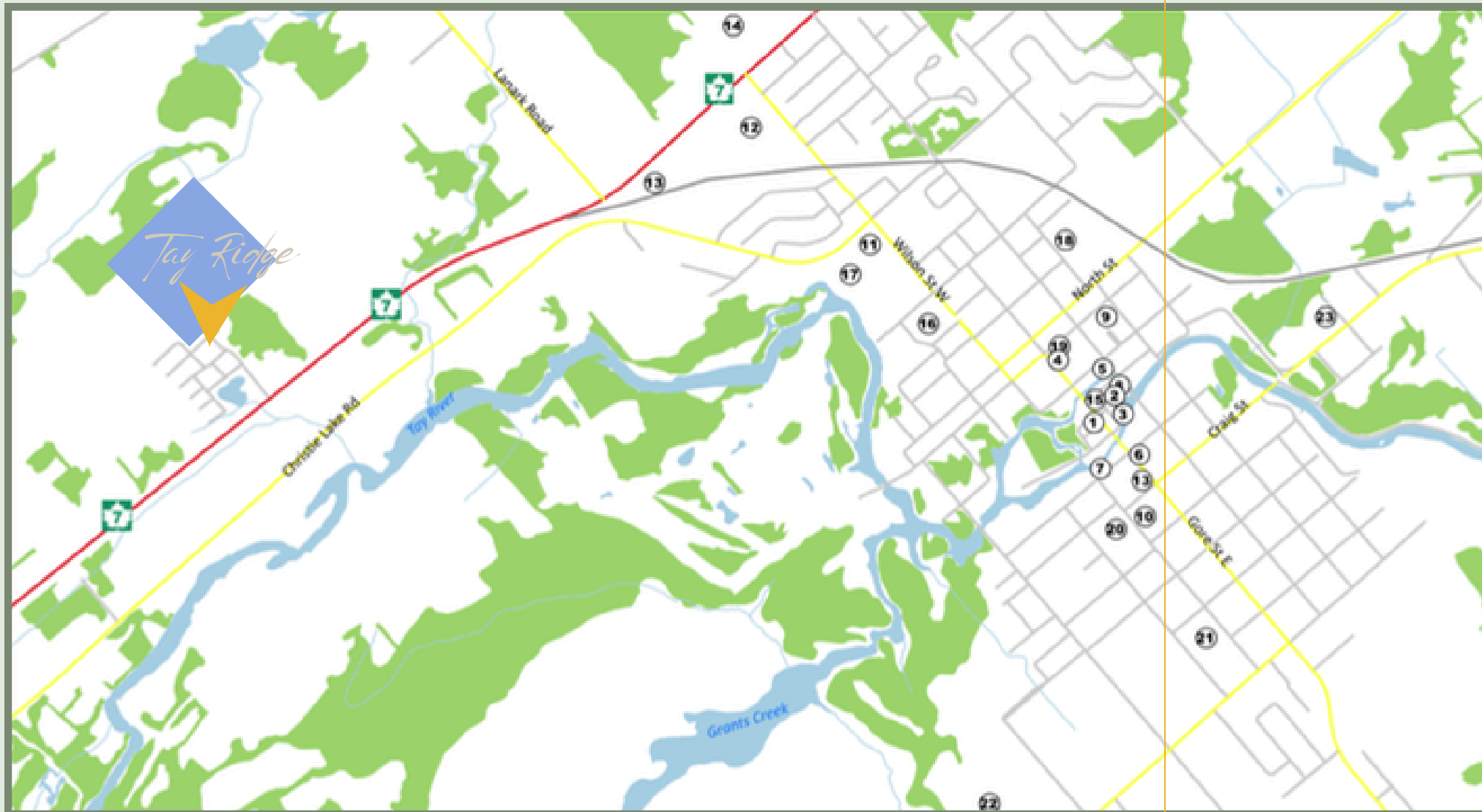
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beautiful & historic Perth



Everything you need nestled between scenic landscapes, small-town charm & convenient urban access.

Just minutes from downtown Perth, residents enjoy historic, small-town charm, vibrant local culture, shops, healthcare, and recreation, all surrounded by the serenity of nature.



Essential Services & Schools

1. Perth and Smiths Falls District Hospital
2. Barnabe's Independent Grocer
3. The Stewart Public School
4. Perth & District Collegiate Institute (PDCI)
5. Perth Montessori
6. Algonquin College

Cafe's & Eateries with Atmosphere

7. Billings & Company
8. North Folk Café
9. Perth Pie Co.
10. Fiddleheads Bar & Grill
11. 1827 Wine & Cheese Lounge
12. St. Louis Bar & Grill
13. Gather

Artisanal & Inspired Boutique Shopping

14. Riverguild Fine Crafts
15. The Red Brick Emporium
16. Mariposa Design Inc.
17. The Book Nook & Other Treasures
18. Gore St. Antique Flea Market
19. Foodsmiths

Arts, Entertainment, Culture & Community

20. The Studio Theatre Perth
21. Studio 87 Contemporary Art
22. Perth Museum
23. The Mammoth Cheese

Explore the Outdoors

24. Conlon Farm Recreation Complex
25. Last Duel Park
26. Stewart Park
27. Tay River Towpath Trail
28. Perth Wildlife Reserve & Tay Marsh
29. Murphy's Point Provincial Park

Connectivity and Convenience

30. FlixBus - 115 Dufferin Street
31. Rider Express - 100 Dufferin Street
32. Smiths Falls VIA Rail Station - 46 Union Street
33. Georgina Taxi, Access Taxi, Reliable Transpo

Community Features

Amenities at Tay Ridge, where shared spaces create a connected community

Connection Hub

Community Hall, Events & Recreation Center

Community Center and Social Spaces will be the central meeting points for the community.

These facilities include an events centre & community hall with cozy reading rooms. These spaces are designed to host Resident-led Initiatives & Business Days, social gatherings, seasonal celebrations, and cultural events.



Embrace of Nature

Water feature & Nature trails

Walkable forest paths and dedicated trails support the natural setting of rural life while supporting healthy, active lifestyles.

A central water feature adds a sense of calm and beauty, creating a natural gathering place that encourages relaxation and everyday connection.



Green Wellness

Community Gardens & Vertical Farming

Our community gardens and vertical farming spaces bring neighbours together through shared purpose and fresh, local food.

These spaces encourage connection, movement, and everyday moments of wellness—growing not just what we eat, but a stronger sense of community.



Community Features

Amenities at Tay Ridge, where shared spaces create a connected community



The Commons

Main square & Events Court

Offering open, flexible areas where people can relax, play, and connect with nature, making them a cornerstone for wellness, community spirit, and shared experiences.

A vibrant setting for markets, performances, and social activities, fostering a sense of belonging and togetherness. A place where residents naturally come together for events, celebrations, or simple everyday connection.



Live, play, work

Office/Studios & Workshops

These versatile spaces give residents the freedom to create, focus, and grow—whether it's a home office, yoga studio, art space, or small business hub.

They foster creativity, productivity, and wellness, all within the community, offering a place to pursue passions, connect with neighbors, and make every day a little more inspired.

Tay Ridge

SITE PLAN

Community Spaces & Facilities

- | | |
|---------------------------|------------------------------|
| 01 Community Centre | 06 Office/Studios |
| 02 Mail Boxes | 07 Community Farming |
| 03 Recycling & Processing | 08 Main Square |
| 04 Event Square | 09 Interior Vertical Farming |
| 05 Lakeside Trails | 10 Workshops |

Plot Collections

- Collection 1
- Collection 2
- Collection 3

Plot Size

- ▲ Standard (42' - 63')
- ▲ Large (42' - 73')



Your Journey to simplicity & Peace of Mind

Buying at Tay Ridge is simple, guided, and, most importantly, stress-free. Our team personalizes your experience, making the journey as steady & relaxed as possible, so you can focus on the joy of your new life.

1 INTRODUCTION & ENGAGEMENT

Discover our planned community features, site placement and selection of beautiful Home models.

2 FINANCIALS & LEASE

Confirm your current funds or complete an application with our in-house underwriter for financing. Complete your purchase agreement with first deposit.

3 BUILD & PREPARATION

Your home is crafted while the site is finalized for connections. Once delivered, your home is connected to footings & utilities, and inspected for pre-delivery.

4 WELCOME HOME!

Our team walks you through your new home, conducts final inspections & excitedly hand you the keys!

➤➤➤ **Reserve your priority through our risk-free, fully refundable deposit (\$5,000)**

Fees & Terms

SITE LEASE

\$650/Month

INSTALLATION

\$4,995

FACILITY

\$4,995

Monthly lease includes power, water & property taxes. Installation & facility fees cover the connection of your new home to existing services, and facilitates Community systems.

What's yours

Your Home — YOU OWN IT

A CSA Z240-certified, modular home, complete with bill of sale. Renovate, sell, or finance. It is your asset, it is your choice.

Your Lot — YOU LEASE IT

Predictable monthly land-lease fee lowers upfront costs while keeping finances steady/stable.

What we Steward

Community Infrastructure — WE MANAGE IT.

Communal buildings & spaces, roads, utilities, ... lighting, green corridors, are professionally maintained via your lease fee with no surprise assessments & no major repair burdens.

Security of Tenure.

Long-term leases with renewal rights provide stability without complexity.

Resale Made Simple

Sell your home and re-assign the remaining lease term for clean transition/transfer of ownership.

The result is ownership without stress, security without burden, and the freedom to design lifestyle, with clarity from day one.

Simplicity with Style

Thoughtfully selected finishes, outstanding construction quality, and a personalized building experience

Select from a carefully curated list of interior and exterior design selections, making it easy to personalize your home with confidence and ease.



The Tayhaven

Tay Ridge 

THE TAYHAVEN

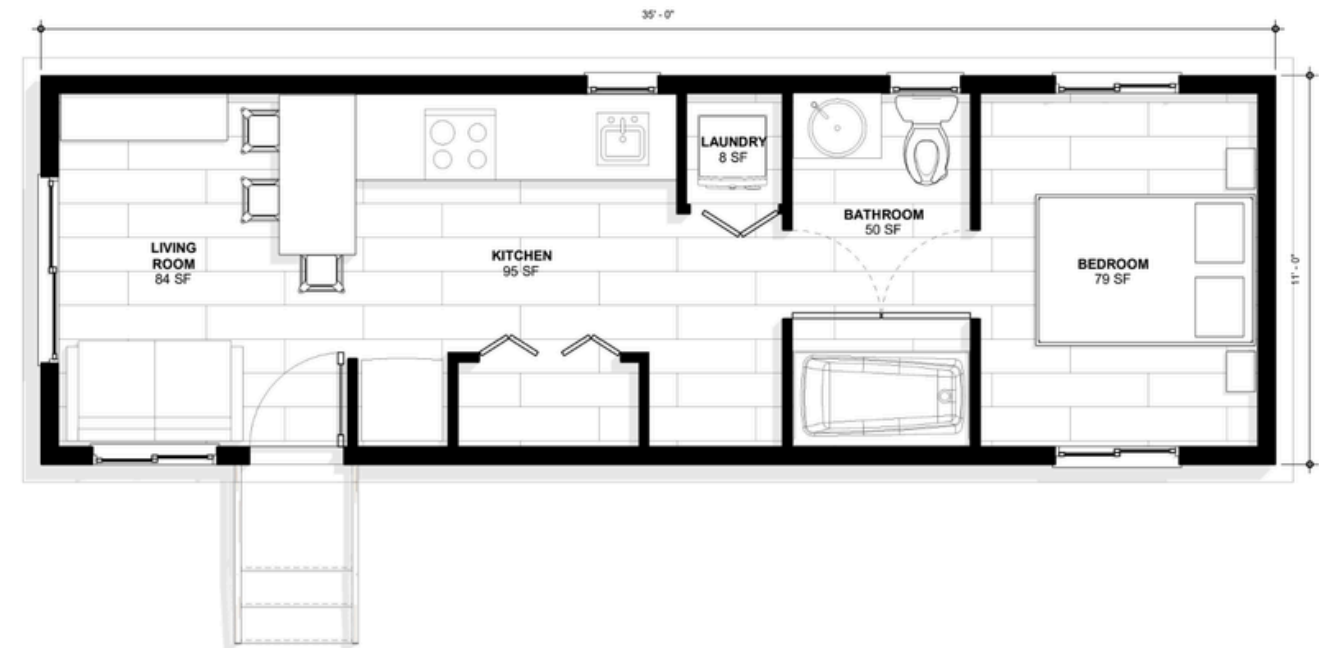
420 Square feet
12' x 35'
1 Bedroom
1 Bathroom



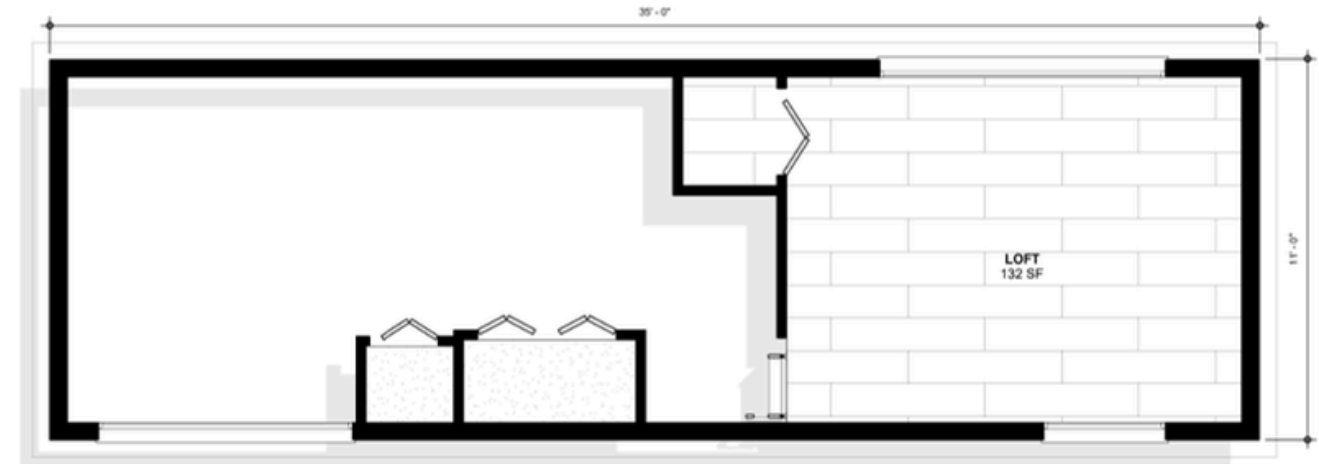
With added Flex Module

Starting \$200,000

MAIN FLOOR



OPTIONAL LOFT SPACE



DESIGN OPTIONS

- ~ Added loft level
- ~ Flex Modules 12' x 12'
- ~ Interior & ext. finish selections
- ~ Front / Rear decks
- ~ Pergola / Ramp

The Tayhaven Expand



Starting \$220,000

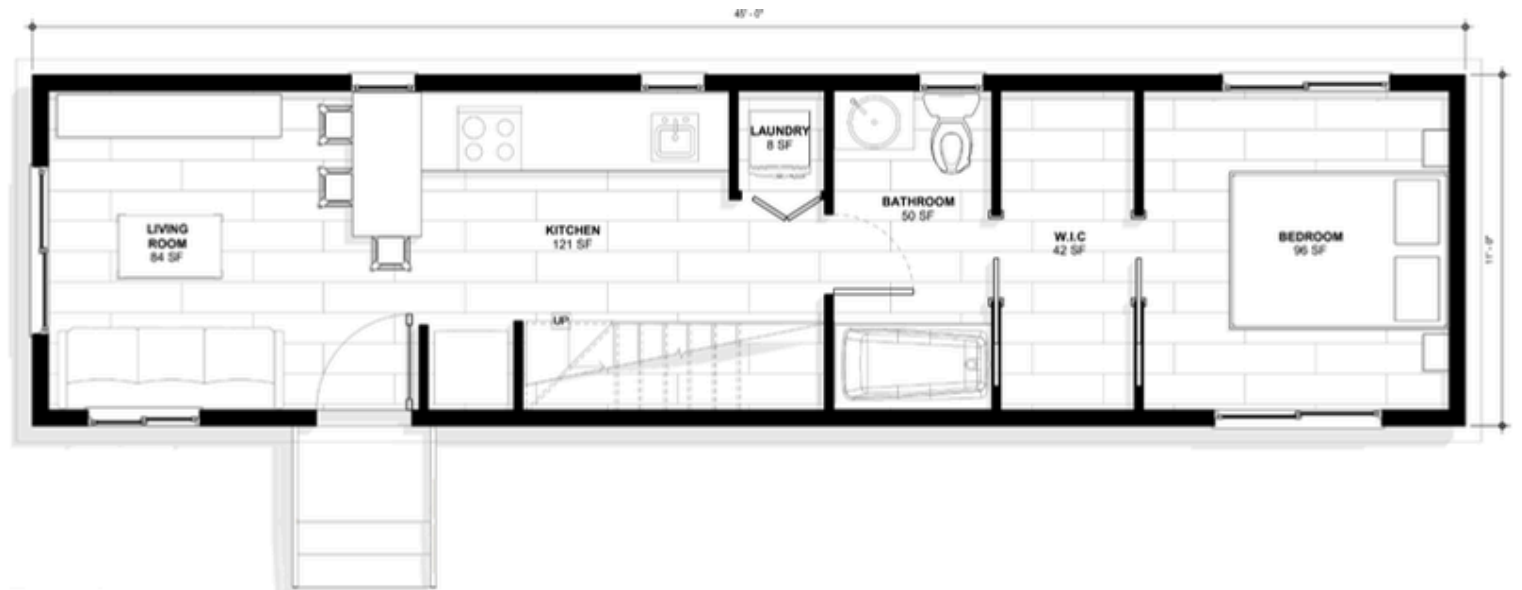
With two added Flex Modules

THE TAYHAVEN EXPAND

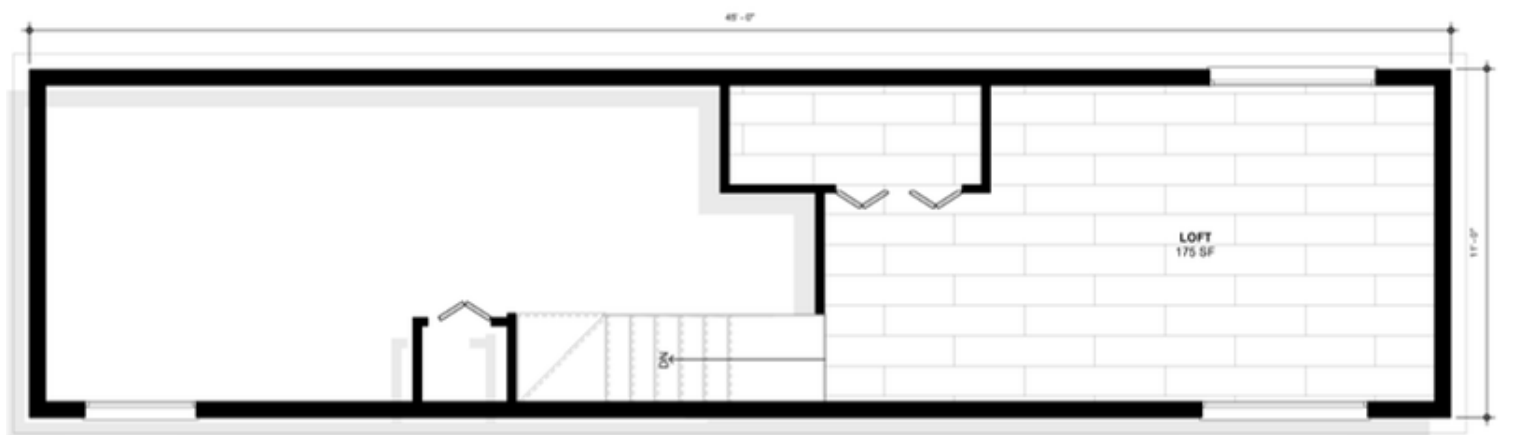
Tay Ridge 

540 Square feet
12' x 45'
1 Bedroom
1 Bathroom

MAIN FLOOR



OPTIONAL LOFT SPACE



DESIGN OPTIONS

- ~ Added loft level
- ~ Flex Modules 12' x 12'
- ~ Interior & ext. finish selections
- ~ Front / Rear decks
- ~ Pergola / Ramp



Flex Modules



Starting \$32,500

Space that grows with you

The **Flex Module** is your all-in-one solution to **Live. Play. Work.** Use it as an extra bedroom, a creative hobby space, a home office, or a place to meet clients and manage your business.

Compact yet **versatile**, it gives you freedom to expand, create, and stay organized—right where you need it most.

FLEX MODULES (For Tayhaven Models)

144 Square feet
12' x 12'

TAYHAVEN with 1 Flex Module



TAYHAVEN EXPAND with 1 Flex Module



TAYHAVEN EXPAND with 2 Flex Modules



The Brixton



Starting \$325,000

THE BRIXTON (Kitchen layout A)

Tay Ridge

840 Square feet
24' x 35'
2 Bedrooms
1 Bathroom

MAIN FLOOR



KITCHEN LAYOUT A

DESIGN OPTIONS

- ~ Added loft level
- ~ Flex Modules 12' x 12'
- ~ Interior & ext. finish selections
- ~ Front / Rear decks
- ~ Pergola / Ramp

The Everleigh

THE EVERLEIGH (Kitchen layout B)

Tay Ridge 

950 Square feet
24' x 45' IRR
2 Bedrooms
1 Bathroom
Exterior Den



Starting \$345,000

MAIN FLOOR



KITCHEN LAYOUT B

DESIGN OPTIONS

- ~ Added loft level
- ~ Flex Modules 12' x 12'
- ~ Interior & ext. finish selections
- ~ Front / Rear decks
- ~ Pergola / Ramp

The Ardenne



Starting \$355,000

THE ARDENNE (Kitchen layout A)

Tay Ridge

1,030 Square feet
24' x 45'
2 Bedrooms
1 Bathroom
Interior Den

MAIN FLOOR



KITCHEN LAYOUT A

DESIGN OPTIONS

- ~ Added loft level
- ~ Flex Modules 12' x 12'
- ~ Interior & ext. finish selections
- ~ Front / Rear decks
- ~ Pergola / Ramp

(See Model pricing summary)
(See Model pricing summary)
(See Design Catalogue)
(See Exterior features)
(See Exterior features)



A Home that fits your Life

Square footage is estimated from floor plans. Tay Ridge and its related parties make reasonable efforts to ensure information shown, including pricing and availability, is current; however, accuracy and completeness are not guaranteed. All measurements, specifications, features, and details are approximate and may be revised without notice. Images and renderings are conceptual only and may not reflect final construction. Actual usable living space may vary. This material is provided “as is”, without any express or implied warranties, including but not limited to merchantability, suitability for a particular purpose, or non-infringement. This brochure is intended solely for general information and does not form part of any agreement or obligation. Pricing, products, and services are subject to applicable taxes and governing terms and conditions. Errors and omissions excepted. 2026



Tayhaven	Tayhaven EXPAND	Brixton	Everleigh	Ardenne
Starting at \$200k	Starting at \$220k	Starting at \$325k	Starting at \$345k	Starting at \$355k
12' x 35' 420 Sqft	12' x 45' 540 Sqft	24' x 35' 840 Sqft	24' x 45' IRR 950 Sqft	24' x 45' 1,030 Sqft
1 Bedroom 1 Bathroom	1 Bedroom 1 Bathroom	2 Bedrooms 1 Bathroom	2 Bedrooms 1 Bathroom Exterior Den	2 Bedrooms 1 Bathroom Interior Den
Full Kitchen Laundry closet Storage space	Full Kitchen Laundry closet Storage space	Full Kitchen Laundry Room Storage space	Full Kitchen Laundry Room Storage space	Full Kitchen Laundry Room Storage space
Apartment size appliances included Fridge, stove, dishwasher, range, washer & dryer	Apartment size appliances included Fridge, stove, dishwasher, range, washer & dryer	Full-size appliances included Fridge, stove, dishwasher, range, washer & dryer	Full-size appliances included Fridge, stove, dishwasher, range, washer & dryer	Full-size appliances included Fridge, stove, dishwasher, range, washer & dryer
Bathtub or shower option	Bathtub or shower option	Bathtub or shower option	Bathtub or shower option	Bathtub or shower option
Loft level option 200 sqft at \$12k	Loft level option 260 sqft at \$15k			
Exterior skirting & access steps included	Exterior skirting & access steps included	Exterior skirting & access steps included	Exterior skirting & access steps included	Exterior skirting & access steps included
Added options: Flex Modules Mobile Steel Chassis Decks Gazebo Screened in porch Pergola	Added options: Flex Modules Mobile Steel Chassis Decks Gazebo Screened in porch Pergola	Added options: Decks Gazebo Screened in porch Pergola	Added options: Decks Gazebo Screened in porch Pergola	Added options: Decks Gazebo Screened in porch Pergola



Designed with
Accessibility in Mind



Exterior Features

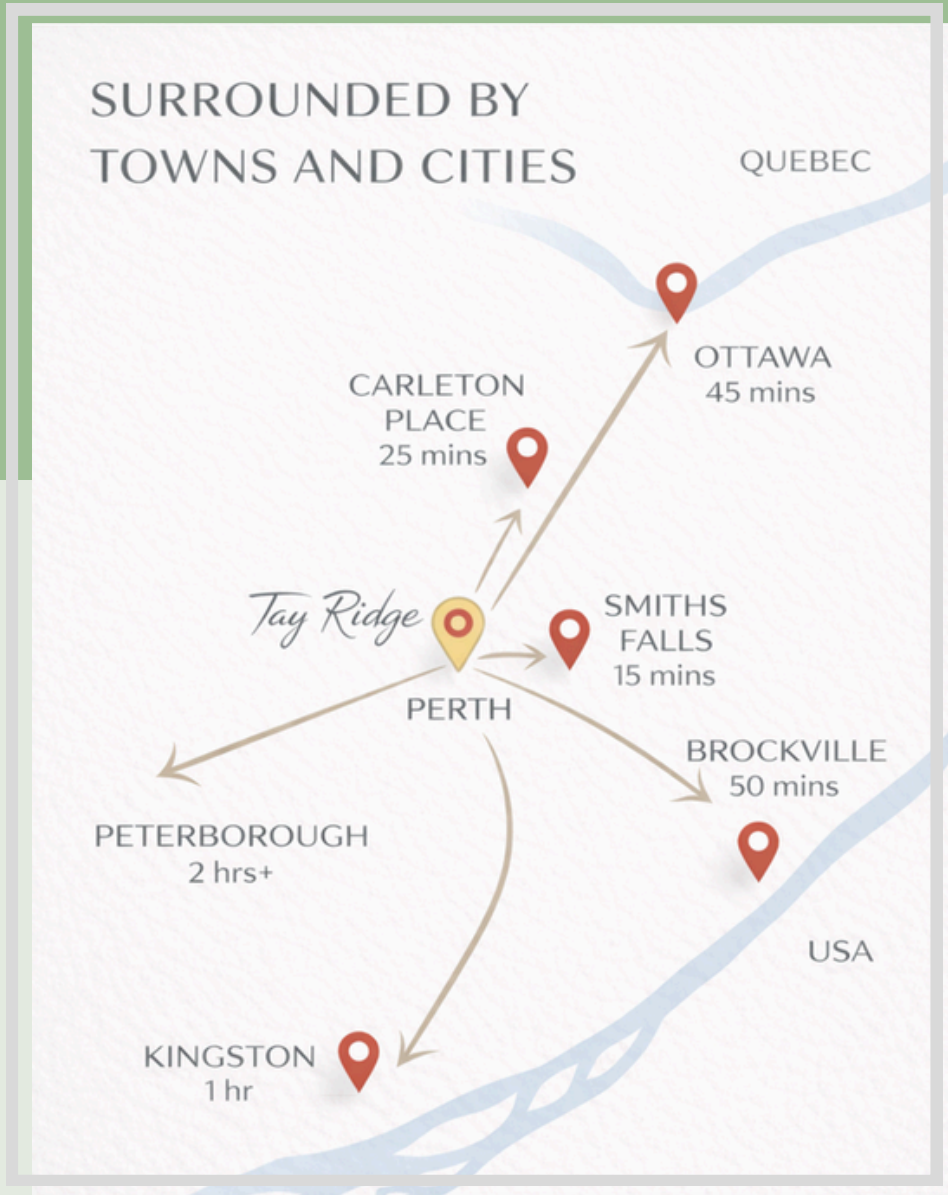
Explore our variety of Exterior Features, including decks, pergolas, gazebos, sheds & more!

Tay Ridge team & partners



Connect
to learn
about our
Accessibility
Packages

Find your place, Live with Purpose



Integrated
Community

Right-Sized
Homes

Balanced
Lifestyle



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