



MOVE-IN-READY PRICE LIST



Flexible deposit structure for quick close and move-in ready.
Pre-selected upgrades are already included in pricing.
Please refer to each model for upgrade details.

20' LOT TOWNHOMES

Model	Lot #	Sqft.	Beds	Baths	Garage	
Mapleridge	1012	1,210	3	2 ½	Single	\$695,000
47 Gateway Drive						

36' LOT DETACHED

Model	Lot #	Sqft.	Beds	Baths	Garage	
Timberwood	76	1,167	2	2	1 ½	\$890,000
8 Barnyard Trail						
Riverbank	73	2,476	4	3 ½	Double	\$1,042,000
32 Lally Terrace						
Brookside	119	2,295	4	3 ½	Double	\$1,045,000
13 Gateway Drive						
Riverbank	118	2,476	4	3 ½	Double	\$1,057,000
11 Gateway Drive						
Woodland	86	2,390	4	2 ½	Double	\$1,063,000
28 Barnyard Trail						
Woodland	99	2,390	4	2 ½	Double	\$1,090,000
43 Barnyard Trail						
Sugarbush	85	Prim. 2,417+	4	3 ½	Double	\$1,155,000
26 Barnyard Trail		Sec. 746	1	1		

45' LOT DETACHED

Model	Lot #	Sqft.	Beds	Baths	Garage	
Hewitt	113	Prim. 3,464+	4	3 ½	Double	\$1,540,000
40 Lally Terrace		Sec. 1,380	2	2		







QUICK CLOSE PRICE LIST

6 TO 12 MONTHS CLOSING DATES



36' LOT DETACHED

Model	Lot #	 Sqft.	 Beds	 Baths	 Garage	
Millstone 18 Winery Way	67	1,870	3	2½	Double	\$995,000
Brookside 20 Winery Way	66	2,295	4	3½	Double	\$1,065,000
Brookside 25 Ranch Terrace	38	2,295	4	3½	Double	\$1,065,000
Brookside 18 Ranch Terrace	53	2,295	4	3½	Double	\$1,065,000
Brookside 22 Ranch Terrace	55	2,295	4	3½	Double	\$1,065,000
Woodland 22 Winery Way	65	2,390	4	2 ½	Double	\$1,075,000
Brookside 23 Lally Terrace	1	2,295	4	3½	Double	\$1,085,000
Riverbank 20 Ranch Terrace	54	2,476	4	3½	Double	\$1,085,000
Riverbank 26 Winery Way	63	2,476	4	3½	Double	\$1,085,000
Riverbank 16 Ranch Terrace	52	2,476	4	3½	Double	\$1,085,000
Riverbank 21 Ranch Terrace	40	2,476	4	3½	Double	\$1,085,000

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QUICK CLOSE PRICE LIST

6 TO 12 MONTHS CLOSING DATES



36' LOT DETACHED

Model	Lot #	Sqft.	Beds	Baths	Garage	
Annex 23 Ranch Terrace	39	Prim. 1,535+ Sec. 1,115	5	4 ½	Double	\$1,160,000
Sugarbush 14 Ranch Terrace	51	Prim. 2,417+ Sec. 746	4 1	3 ½ 1	Double	\$1,190,000
Lakeway 15 Ranch Terrace	43	Prim. 2,401+ Sec. 774	4 1	3 ½ 1	Double	\$1,190,000
Hillsview 47 Lally Terrace	13	2,498	3	2 ½	1 ½	\$1,127,000
Bellaire 12 Ranch Terrace	50	2,817	4	3 ½	Double	\$1,275,000

45' LOT DETACHED

Model	Lot #	Sqft.	Beds	Baths	Garage	
Fairview 16 Winery Way	68	3,211	4	3 ½	Double	\$1,310,000
Fairview 1 Winery Way	14	3,211	4	3 ½	Double	\$1,325,000
Cherrywood 43 Lally Terrace	11	3,566	4	3 ½	Double	\$1,355,000

Flexible deposit structure for quick close and move-in ready.
 Pre-selected upgrades are already included in pricing.
 Please refer to each model for upgrade details.



TOWNHOMES PRICE LIST



20' LOT

PRICES INCLUDE UP TO \$40,000 IN UPGRADES
See deposit structure below

Model	Lot #	Sqft.	Beds	Lot Type	Closing Date	Price
Tanglewood						
Elevation B	2005	1,228	3	Interior	Dec 10, 2025	\$700,000
Sunburst						
Elevation B	2028	1,580	3	Interior	Feb 12, 2026	\$730,000
Elevation A	2035	1,580	3	Interior	April 14, 2026	\$730,000
Elevation A	2038	1,580	3	Interior	April 23, 2026	\$730,000
Ranchwood						
Elevation B	2029	1,644	4	Interior	Feb 17, 2026	\$740,000
Elevation B	2031	1,644	4	Interior	Feb 24, 2026	\$740,000
Elevation A	2034	1,644	4	Interior	April 9, 2026	\$740,000
Elevation A	2036	1,644	4	Interior	April 16, 2026	\$740,000
Elevation A	2037	1,644	4	Interior	April 21, 2026	\$740,000
Elevation A	2039	1,644	4	Interior	April 28, 2026	\$740,000

DEPOSIT STRUCTURE

\$5,000 upon signing, \$10,000 @ 30, 60 and 90-days
\$5,000 6- months prior to closing (\$40,000 total)

UPGRADED STANDARD FEATURES

- ✓ All Units come Standard with 9' Main floor Ceiling
- ✓ Hardwoods on the main floor
- ✓ Rough-In 3- Piece Basement Bathroom
- ✓ Access from Garage to Interior (where grade permits)
- ✓ Freehold (no condo fee's)
- ✓ Quartz countertops including undermount sink in Kitchen and Bathrooms
- ✓ Oak stairs from 1st to 2nd floor (including landing if applicable)
- ✓ Upgraded interior door hardware (whole home)
- ✓ Upgraded faucets in whole home

DETACHED PRICE LIST



36' LOT

PRICES INCLUDE UP TO \$140,000 IN UPGRADES

See next page for deposit structure

		Sqft.	Beds	Baths	Garage	
Woodway	2 Storey	1,528	3	2 ½	Single	\$910,000
Forestview	2 Storey	1,697	4	2 ½	Single	\$920,000
Willowcreek	2 Storey	1,866	4	2 ½		\$910,000
Timberwood	Bungalow	1,167	2	2	1 ½	\$925,000
Millstone	2 Storey	1,870	3	2 ½	Double	\$995,000
Brookside	2 Storey	2,295	4	3 ½	Double	\$1,065,000
Woodland	2 Storey	2,390	4	2 ½	Double	\$1,075,000
Riverbank	2 Storey	2,476	4	3 ½	Double	\$1,085,000
Hillsview	Corner Lot	2,498	3	2 ½	1 ½	\$1,105,000
Bellaire	Corner Lot	2,817	4	3 ½	Double	\$1,275,000

DUPLEXES

Annex	Primary	1,535	3	2 ½	Single	\$1,160,000
	Secondary	1,115	2	2	Single	
Sugarbush	Primary	2,417	4	3 ½	Double	\$1,190,000
	Secondary	746	1	1		
Lakeway	Primary	2,401	4	3 ½	Double	\$1,190,000
	Secondary	774	1	1		

45' LOT

PRICES INCLUDE UP TO \$140,000 IN UPGRADES

See next page for deposit structure

Westview	Bungalow	1,681	3	2	Double	\$1,070,000
Bedford	Bungaloft	2,505	3	2 ½	Double	\$1,270,000
Rockwall	2 Storey	2,868	4	3 ½	Double	\$1,250,000
Seabrook	2 Storey	3,388	4	3 ½	Double	\$1,290,000
Fairview	Corner Lot	3,211	4	3 ½	Double	\$1,310,000
Spring Valley	2 Storey	3,470	4	3 ½	Double	\$1,320,000
Cherrywood	2 Storey	3,566	4	3 ½	Double	\$1,340,000

DUPLEXES

Hilltop	Primary	2,342	4	2 ½	Double	\$1,390,000
	Secondary	1,400	3	2		
Hewitt	Primary	3,464	4	3 ½	Double	\$1,540,000
	Secondary	1,380	2	2		

DETACHED PRICE LIST



DEPOSIT STRUCTURE

DEPOSIT DUE	NEW DEPOSIT
At Signing	\$10K
60 Days	\$10K
90 Days	\$10K
120 Days	\$10K
150 Days	\$10K
180 Days	\$10K
6 Months Prior Closing Date	\$15K
TOTAL	\$75K

INCLUDED UPGRADES:

- ✓ All brick and stone exteriors
- ✓ Quartz countertops in the kitchen, vanities and pantries
- ✓ Upgraded hardware and faucets
- ✓ Hardwood floors on main level
- ✓ Oak staircase on main level
- ✓ 9' Ceilings on main level
- ✓ Showers with floor to ceiling tile
- ✓ And much more!

*as per plan

WHY HEWITT'S GATE?

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or contact us today!

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THE BRADLEY INCENTIVE

Included in price as a Bradley standard

Estimated Value of \$140,000

- ✓ All development charges included at no cost
- ✓ Upper kitchen cabinets finished to bulkhead
- ✓ Quartz in kitchens and bathrooms with undermount sink
- ✓ Soft closing cabinets
- ✓ Upgraded cabinet door hardware
- ✓ Pots and pans drawers in kitchen as per plan (detached)
- ✓ Upgraded faucets in whole home
- ✓ Pantries as per plan
- ✓ Main floor 9' ceilings
- ✓ Hardwood or luxury vinyl on main floor
- ✓ Oversized doors on main floor
- ✓ Upgraded interior door hardware whole home
- ✓ Oak stairs and railings as per plan
- ✓ Oversized trim
- ✓ Smooth ceilings in whole home
- ✓ Glass shower walls as per plan
- ✓ Showers with floor to ceiling tile
- ✓ Double sinks in vanities as per plan
- ✓ Laundry upper cabinets as per plan
- ✓ Garage door access as per plan
- ✓ Upgraded exterior door hardware
- ✓ Wood deck included as per plan
- ✓ Egress window in basement as per plan
- ✓ Roughed in 3-piece washroom in basement
- ✓ Upgraded exterior elevations



OUR VALUES

The value and quality we provide families goes far beyond our competitively priced homes and purchasing options. We offer homebuyers the opportunity to buy the Bradley home of their dreams.

Bradley homes mission, we work to provide value and put families into quality homes.

Our transparent, honest, and buyer-friendly sales process is what makes us unique, and one of Central Ontario's most reputable and popular homebuilders in Barrie and the surrounding area. As builders of new homes, we take pride in the communities we develop and are guided by the highest standards of business excellence, integrity, innovation, and customer satisfaction.

Founded in 2014 by Bradley Pratt, a fifth generation builder of new homes in the Barrie area. Bradley Homes is proud to have built over 2,500 homes in the Barrie and surrounding area. Bradley Homes continues a rich history of new home and community construction that the Pratt family legacy began in the 1890's.