



ROLLING WOODS
TOWNHOMES

A dense forest scene with trees showing autumn foliage in shades of yellow and green, overlaid with the word "REGENCY" in white serif font.

REGENCY



A PLACE WHERE YOU BELONG

Welcome to Rolling Woods, a new community where your family can thrive, a place that inspires a comforting sense of belonging. A collection of generously sized, new 4-bedroom townhomes in an established Brampton neighbourhood, Rolling Woods presents easy proximity to everything you need to live a well-rounded life. Schools, transit, shopping, dining, green space and conservation areas are all easy to access. Experience life in a well-designed community where home life is cherished and memories are made.

115
Modern townhomes

10
Blocks of townhomes

150 Rollingwood Dr.
Mavis Rd. & Highway 407

WELCOME TO AN ESTABLISHED BRAMPTON COMMUNITY



01
Nature in a Starring
Role

02
Upscale Urban
Amenities

03
Top Marks for Local
Schools



NATURE IN A STARRING ROLE

From small parkettes to large recreational spaces and vast conservation areas, nature is the star in the Rolling Woods neighbourhood. **Meadowvale Conservation Area** is just a 10-minute drive from home, offering forested hiking trails, fishing spots on the **Credit River**, and expansive lawns perfect for gathering with friends and family.

Within walking distance of Rolling Woods, **Hickory Wood Park** and **Millstone Park** entice with space to walk and bask in the fresh air. Golfers will be enthused to know how easy it is to get out on nearby links at **Derrydale Golf Course**, **Peel Village Golf Course**, and **BraeBen 9-Hole Golf Course**.

HEART LAKE CONSERVATION PARK



 Meadowvale GO

12 Minute Drive

 Bramalea GO

13 Minute Drive

 Brampton Innovation
District GO

15 Minute Drive

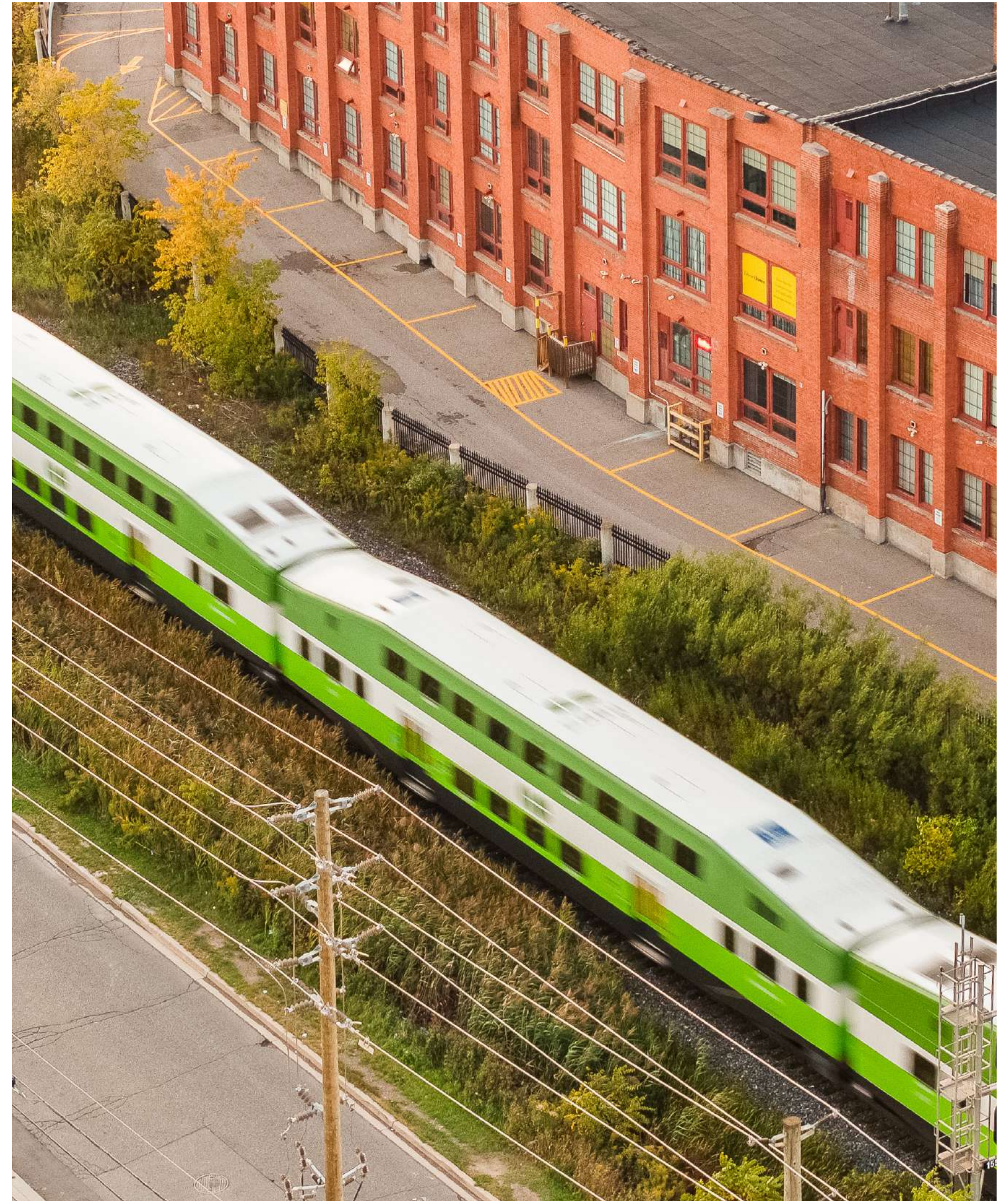
 Highway 7 Zum

For Local Transit
Routes

 Hurontario LRT

From Brampton South to
Mississauga Lakeshore

DEPARTURES
FOR ANY
DESTINATION



EASY ROUTES TO CONVENIENCE

ROLLING WOODS
TOWNHOMES



01
Costco



02
Best Buy



03
Longo's



04
Bramalea City Centre

LIVE TO EAT



Indian Sweet Master



Saroor



Fanzorelli's Restaurant & Wine Bar



The Hakka Club



Masti Indian Cuisine & Bar



Vesuvio Ristorante



Anokhi



Queen Gypsy



Restaurant Nine18

After all that shopping, you'll need to refuel with a good meal, and if you're in the mood for eating out, your neighbourhood comes through with an array of dining experiences. **Indian Sweet Master**, **The Hakka Club**, **Anokhi** and **Saroor** are just some of the South Asian restaurants looking to please your palette. For fans of Italian cuisine, **Pomodoro Italian Kitchen**, **Fanzorelli's Restaurant & Wine Bar**, and **Vesuvio Ristorante** will satisfy your craving for pasta.



Ray Lawson Public School



Hickory Wood Public School



Pauline Vanier Catholic Elementary School

TOP MARKS FOR LOCAL SCHOOLS

Rolling Woods enjoys a location that is ideal for families, surrounded as it is by highly rated schools – many of which are within walking distance.

Ray Lawson Public School is right next door, with a focus on “advancing the achievement of every student...”

Hickory Wood Public School is about three blocks away, “inspiring everyone to reach their full potential.”

And **Pauline Vanier Catholic Elementary School** – enabling “the search for knowledge as a lifelong spiritual and academic quest” – is a 15-minute walk from Rolling Woods.

EXPAND YOUR WORLD

It's a big world out there, and Brampton delivers oversized global tastes and styles. Travelling around this diverse city is a full sensory experience, with a chance to immerse yourself in an array of cultures through taste, scent, and sight.

SHOPPING

1. Bramalea City Centre
2. Shoppers World Brampton
3. Walmart Supercentre
4. Costco Wholesale
5. Longo's Brampton
6. Main Street North, Brampton
7. Heartland Town Centre
8. SmartCentres Mississauga (Meadowvale)

RESTAURANTS & CAFES

9. Indian Sweet Master
10. The Hakka Club - Saint Barbara Blvd | Mississauga, Ontario
11. Pomodoro Italian Kitchen
12. Saroor | Fine Dining and Bar
13. Fanzorelli's Restaurant & Wine Bar
14. Blackstone Steakhouse and Grill
15. Terrace On The Green
16. NINE 18
17. Bombay Blue Indian & Hakka Cuisine
18. Vesuvio Ristorante
19. Tracks Brew Pub
20. 9 Queen Chinese
21. Pos Bueno Mexican Restaurant Bar
22. Queen Gypsy
23. Masti Indian Cuisine & Bar

PARKS & GREEN SPACES

24. Rollingwood Park
25. Derrydale Golf Course
26. Streetsville Glen Golf Club
27. Lionhead Golf Club & Conference Centre

RECREATION

28. Churchville Park South
29. Gage Park
30. Hickory Wood Park
31. Meadowvale Conservation Area
32. Peel Village Golf Course
33. Heart Lake Conservation Park
34. Mayfield Golf Club

ENTERTAINMENT

35. Susan Fennell Sportsplex
36. Cineplex Cinemas Courtney Park
37. Playdium
38. TD Cricket Arena
39. CAA Centre - Sports and Entertainment Complex
40. Peel Art Gallery, Museum and Archives
41. The Rose Brampton
42. Bowlero Brampton
43. Paramount Fine Foods Centre

EDUCATION

44. Roberta Bondar Public School (RBPS)
45. Hickory Wood Public School
46. Pauline Vanier Catholic Elementary School
47. St. Augustine Catholic Secondary School
48. David Suzuki Secondary School
49. Sheridan College - Davis Campus

TRANSIT & CONNECTIVITY

50. Meadowvale GO
51. Brampton Innovation District GO
52. Bramalea GO
53. Brampton Transit Terminal

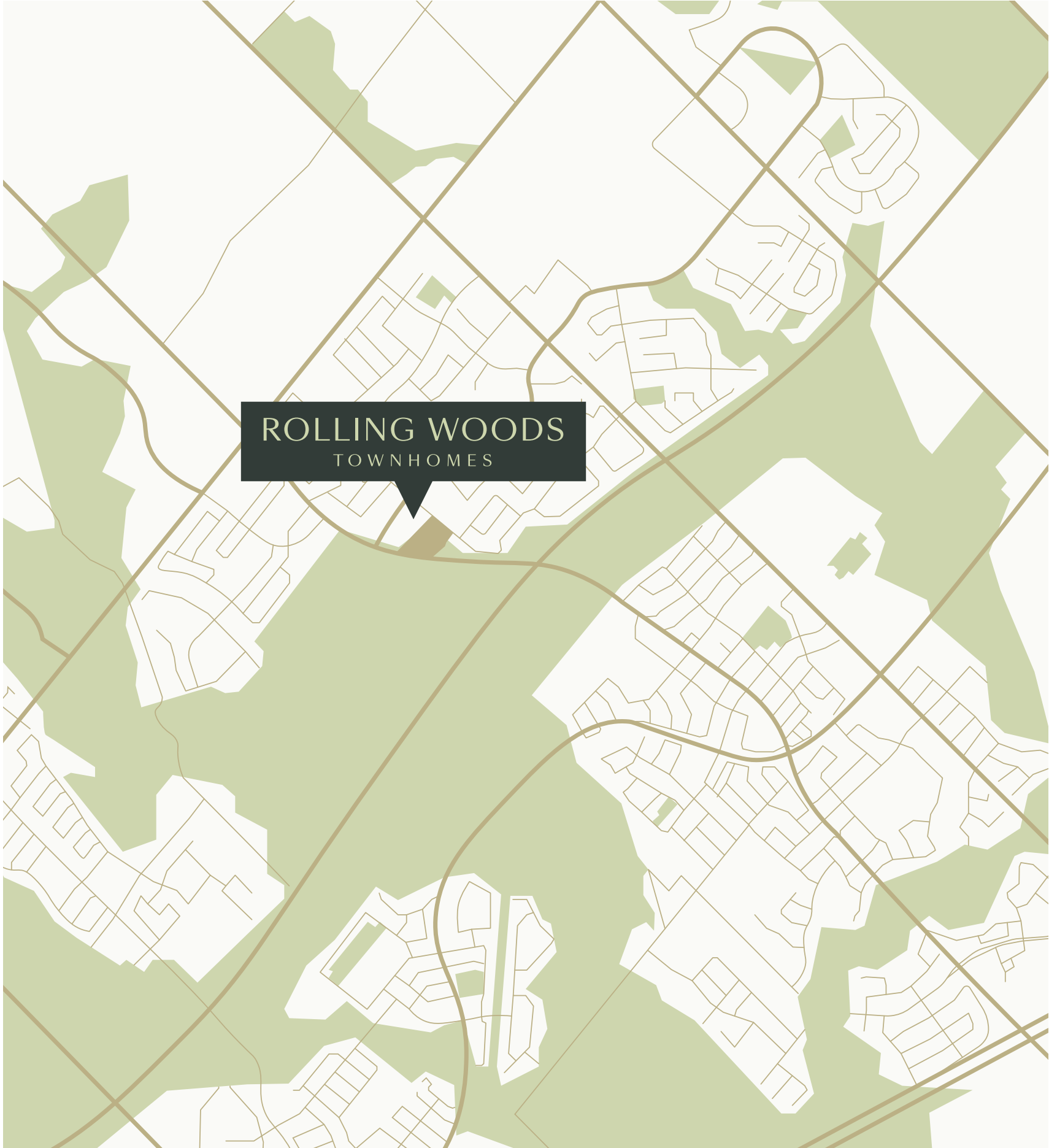
RELIGIOUS CENTRE

54. Masjid Ibrahim



SITE PLAN

ROLLING WOODS TOWNHOMES





WHERE FAMILIES THRIVE

Rolling Woods Townhomes are designed to give everyone in your growing or multigenerational the space they need to thrive. To suit your preferences, you can choose from three types of townhomes at Rolling Woods: Rear-Lane, Traditional, and Village . Each type offers three storeys of living space with expansive floorplans ranging from 1,657 to 2,800 square feet.

COMMUNITY + COLLECTION OVERVIEW

A new collection of generously sized townhomes in an established Brampton neighbourhood, designed for growing and multigenerational families. These homes offer space, comfort and everyday convenience, with nearby access to nature, schools, shopping and amenities that support family living.

CLASSIC COLLECTION

Three-storey townhomes

These three-storey townhomes featuring stunning contemporary design are ideal for growing or multigenerational families. The main floor boasts an open-plan living/kitchen/dining area with a large terrace. On the second floor, there are two bedrooms, a shared bathroom, and a family room with a balcony. And on the top floor, you'll find two large bedrooms with ensuites, the primary bedroom offering a walk-in-closet.

SIGNATURE COLLECTION

Four-storey townhomes

These four-storey townhomes offer a feeling of spaciousness from the full-size garage floor to the main floor open plan living/kitchen/dining area. On the second floor, you'll discover a primary bedroom & ensuite with double sinks and walk-in closet; and a second roomy bedroom with an ensuite. On the top floor you'll find two other spacious bedrooms, both with walk-in closets and ensuites.



CLASSIC COLLECTION



SIGNATURE COLLECTION

CLASSIC COLLECTION

MAIN FLOOR



GREAT ROOM

CLASSIC COLLECTION

MAIN FLOOR



DINING & KITCHEN

CLASSIC COLLECTION

SECOND FLOOR



FAMILY ROOM

CLASSIC COLLECTION

SECOND FLOOR



PRIMARY BEDROOM

CLASSIC COLLECTION

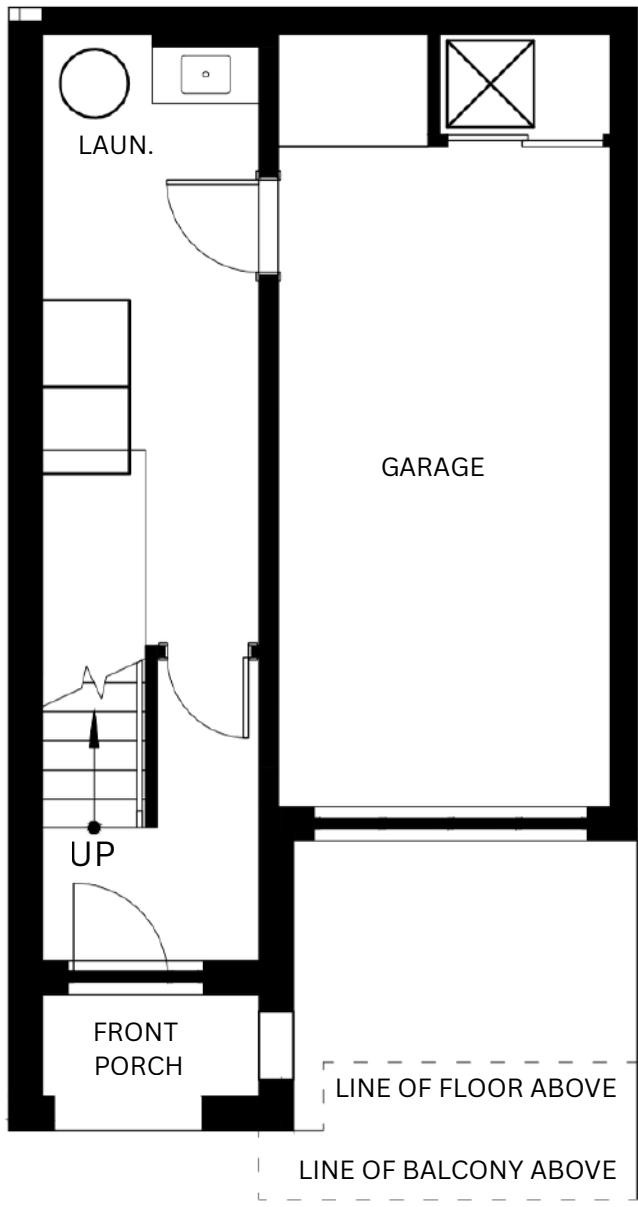
SECOND FLOOR



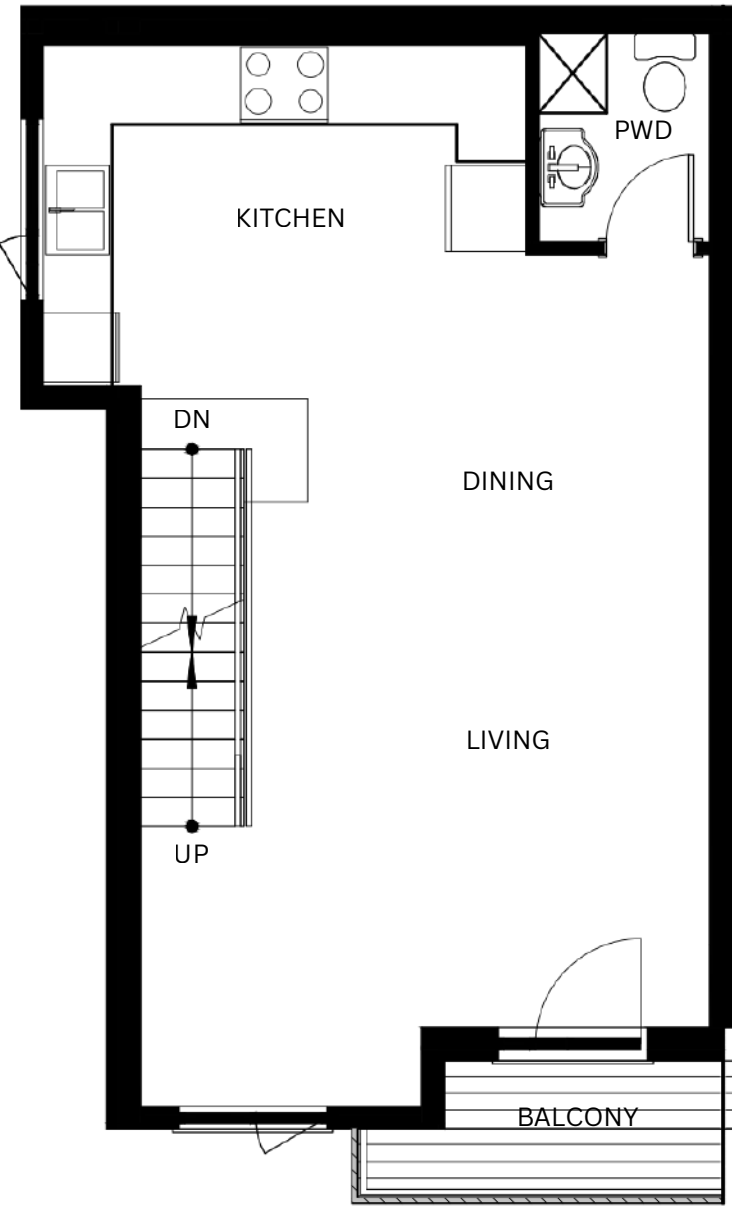
SECONDARY BEDROOM

LAGUNA B

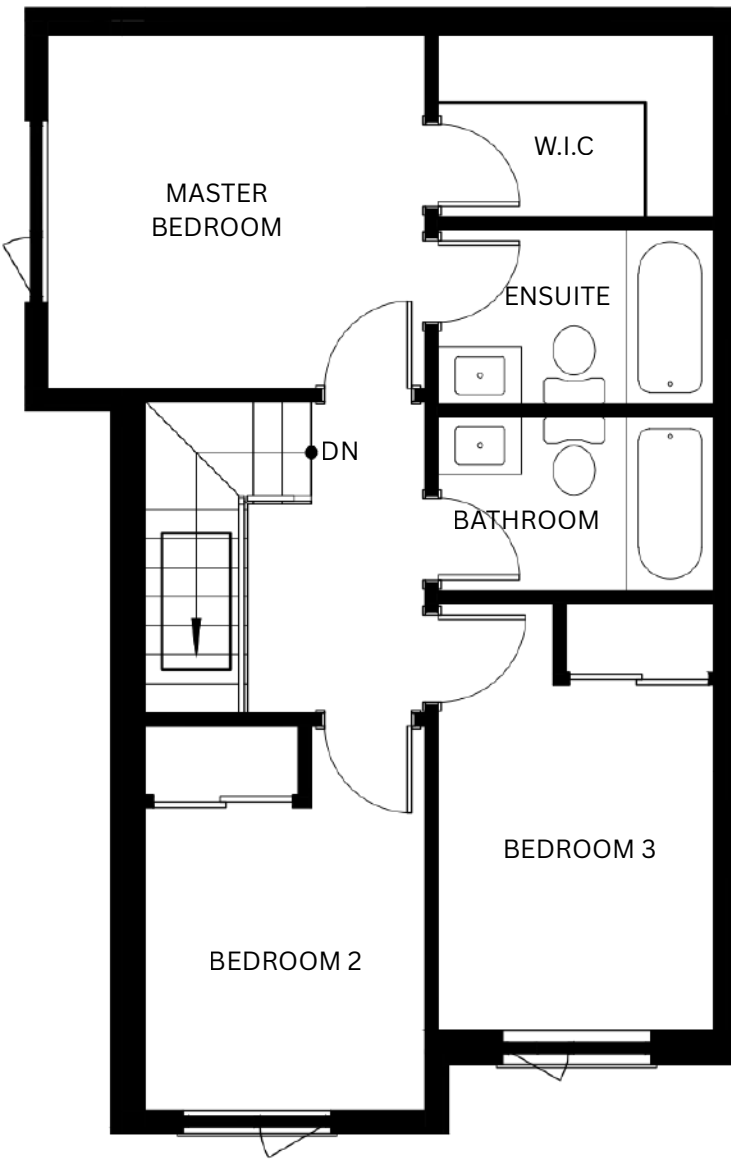
CORNER UNIT: POND FACING (3-STOREY)
UNIT NUMBER: G8, E8, C8
1382.89 SQ FT



GROUND FLOOR



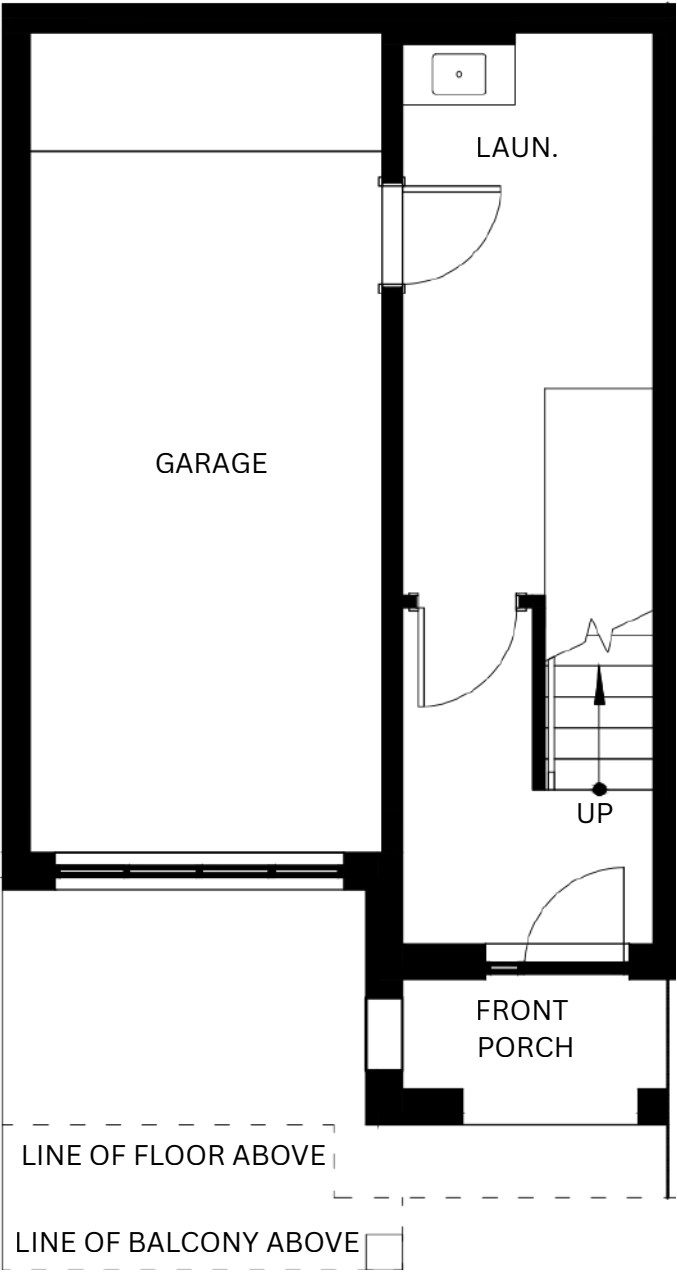
MAIN FLOOR



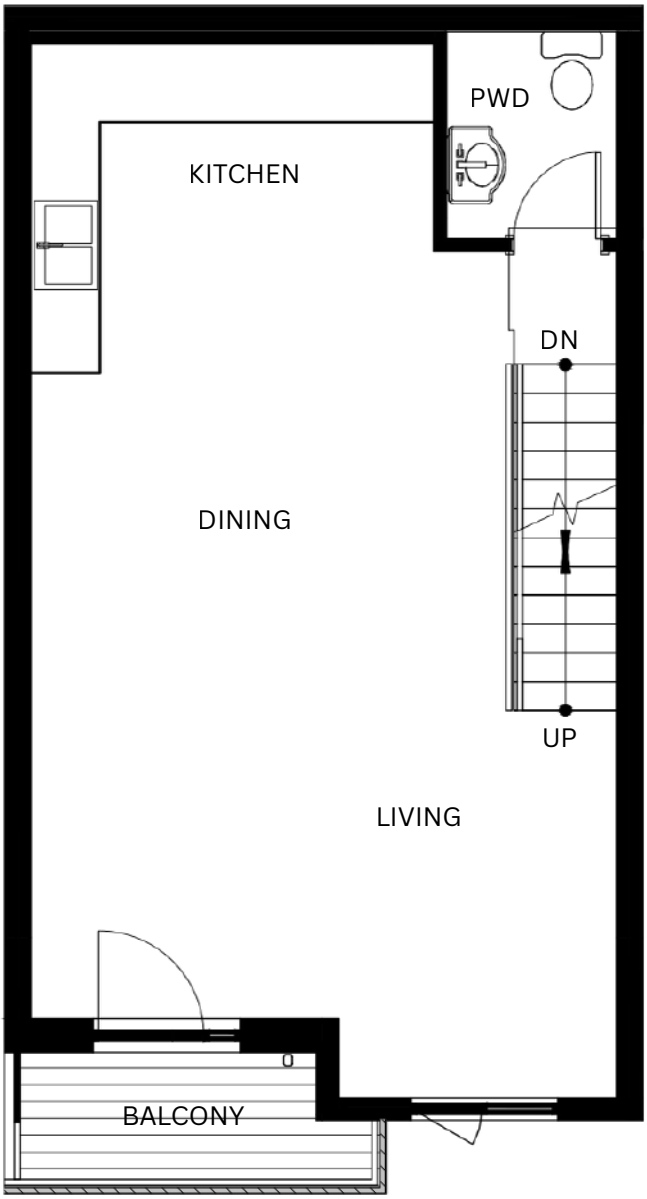
SECOND FLOOR

HAVEN

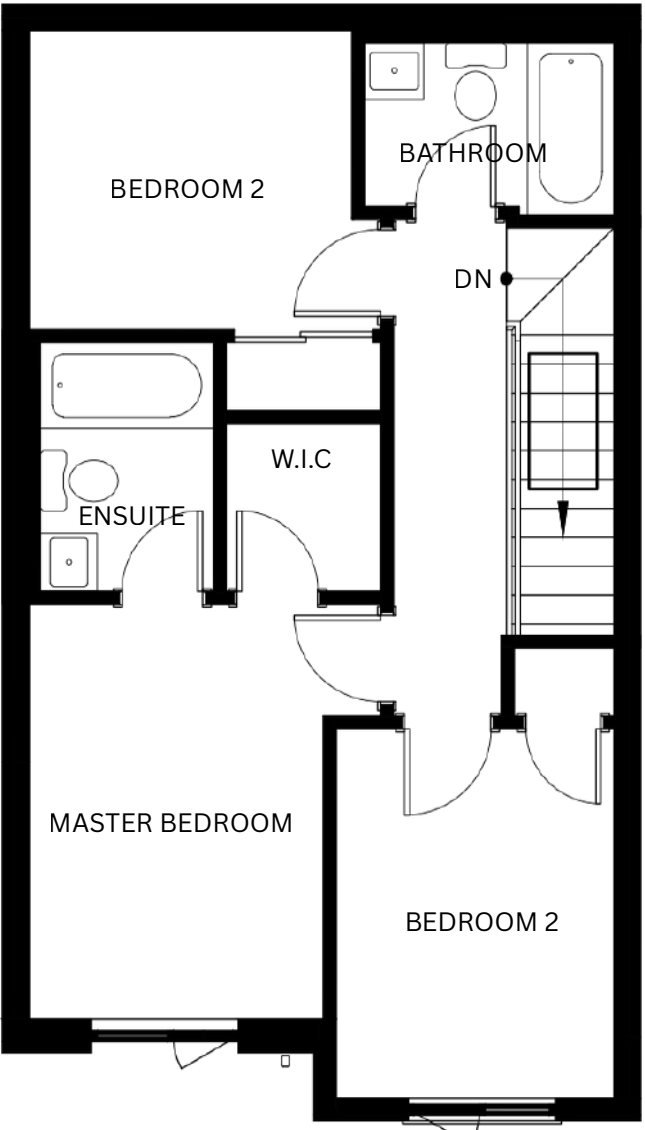
INTERIOR UNIT (3-STOREY)
UNIT NUMBER: C2-C6, E2-E6, G2-G6, D2-D7, F2-F7, H2-H7
1325.14 SQ FT



GROUND FLOOR



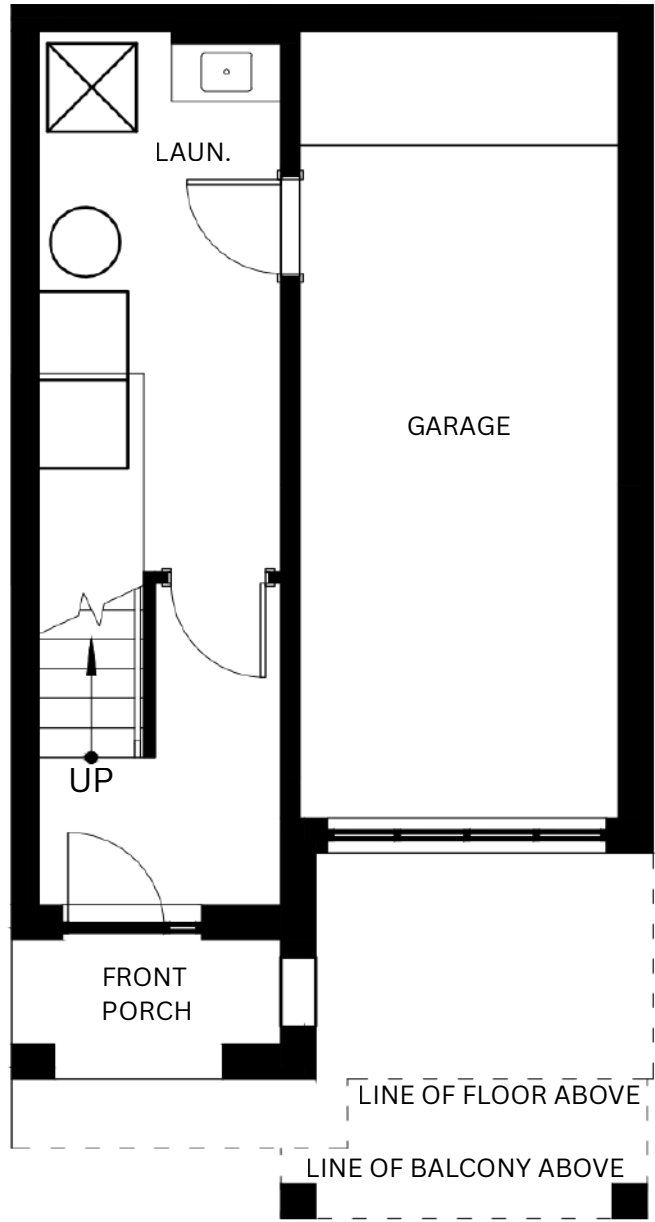
MAIN FLOOR



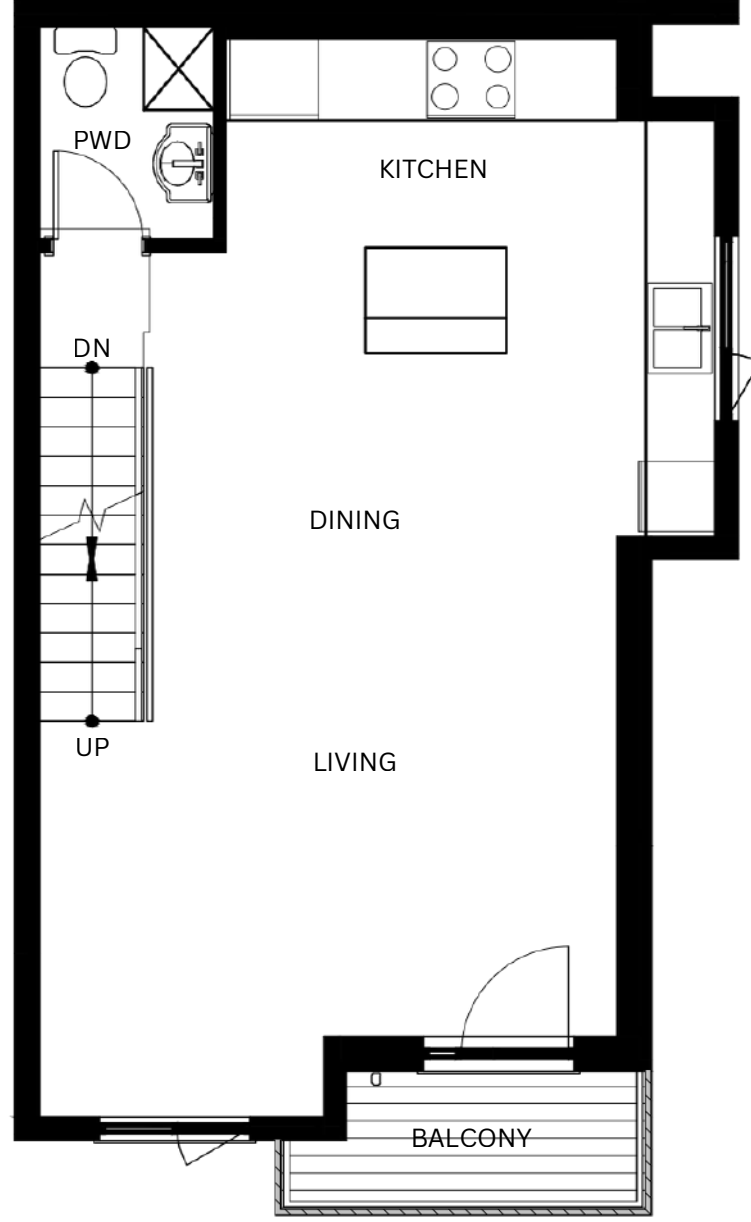
SECOND FLOOR

CROWN B

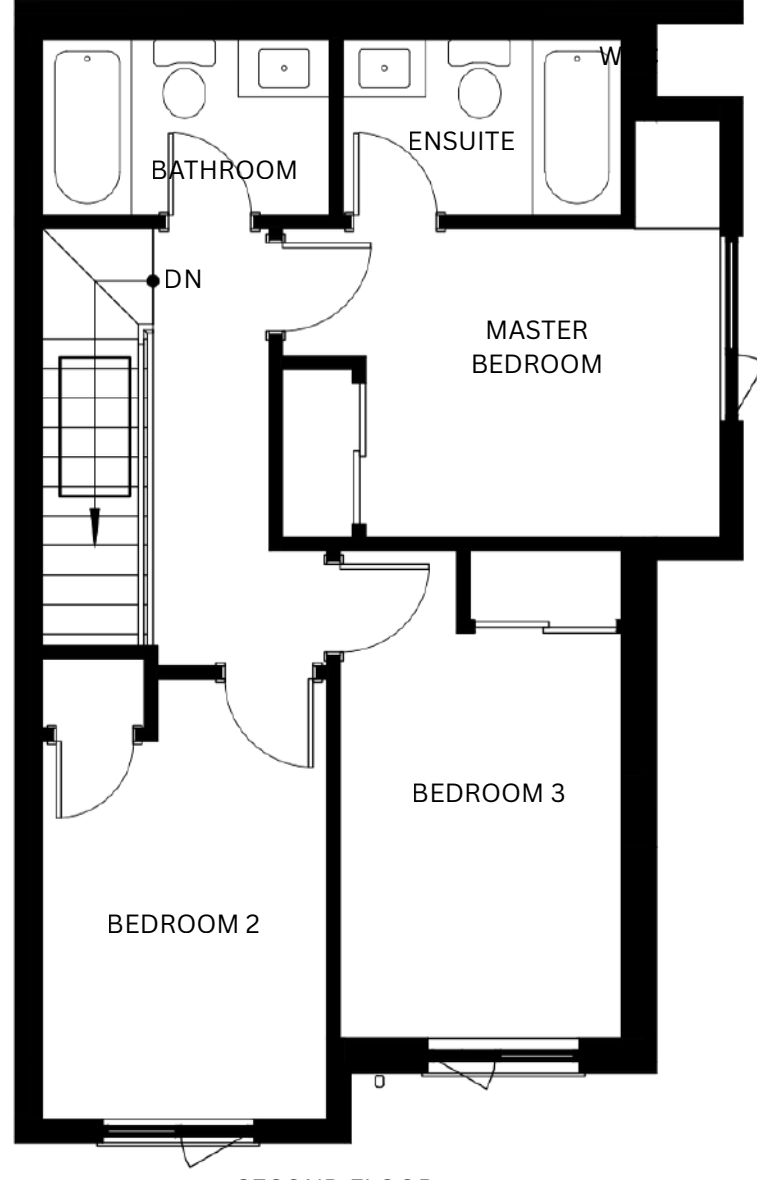
END UNIT (3-STOREY)
UNIT NUMBER: H8, F8, D8, G1, E1, C1
1403.05 SQ FT



GROUND FLOOR



MAIN FLOOR



SECOND FLOOR

SIGNATURE COLLECTION

MAIN FLOOR



GREAT ROOM

SIGNATURE COLLECTION

MAIN FLOOR



DINING & KITCHEN

SIGNATURE COLLECTION

SECOND FLOOR



FAMILY ROOM

SIGNATURE COLLECTION

SECOND FLOOR



SECONDARY BEDROOM

SIGNATURE COLLECTION

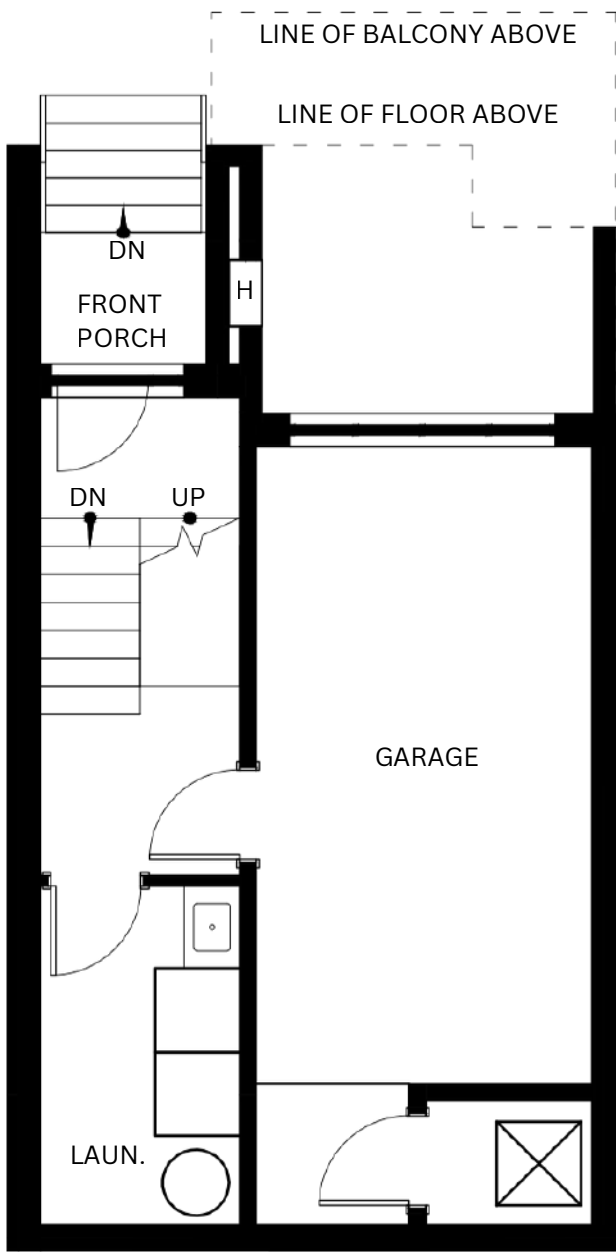
THIRD FLOOR



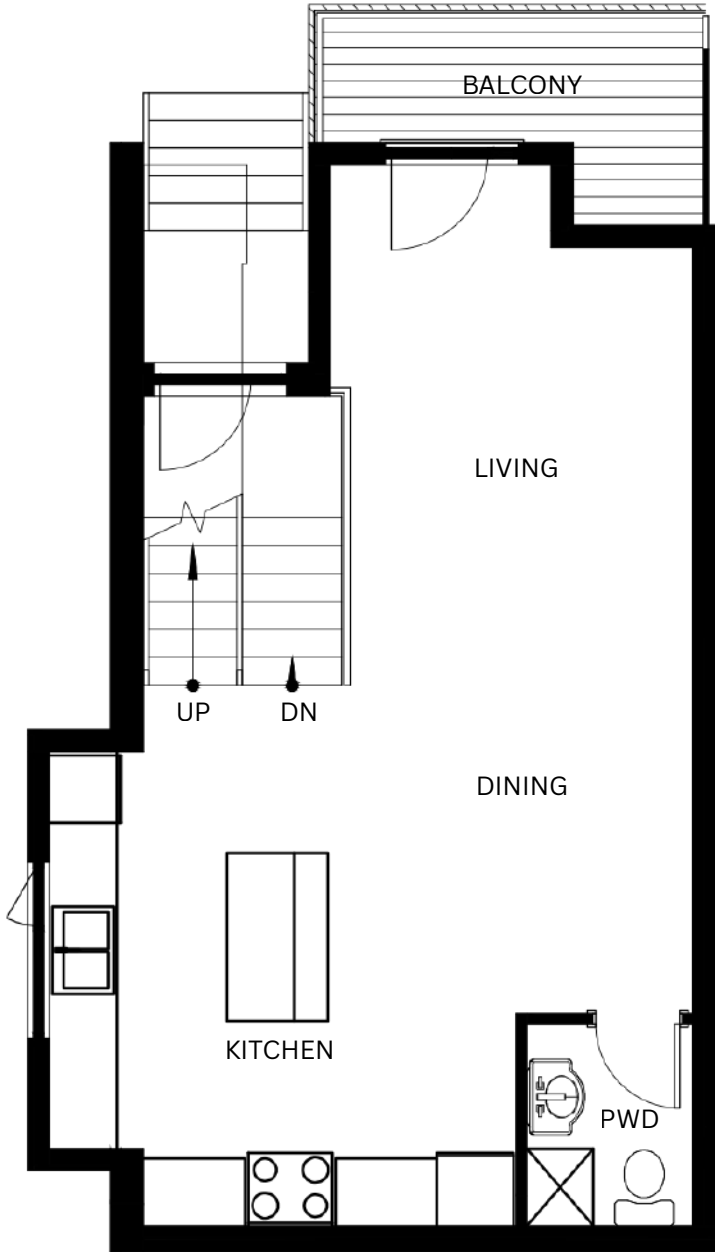
PRIMARY BEDROOM

LAGUNA A

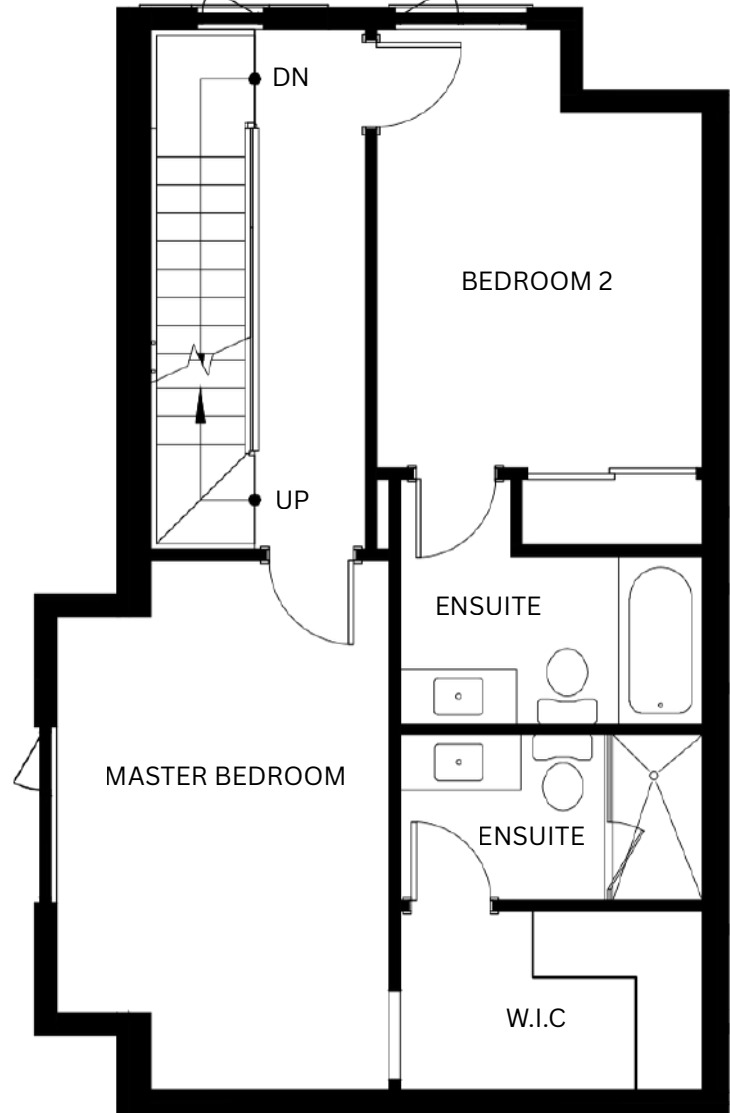
CORNER UNIT: POND FACING (4-STOREY)
UNIT NUMBER: G7, E7, C87
1964.07 SQ FT



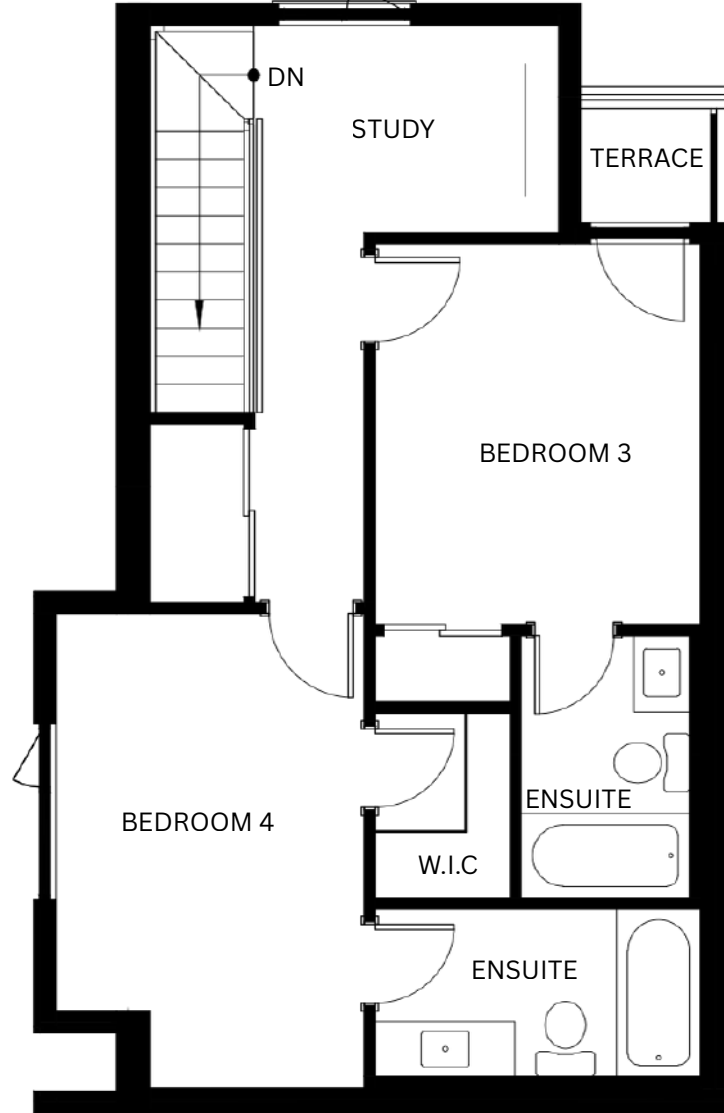
GROUND FLOOR



MAIN FLOOR



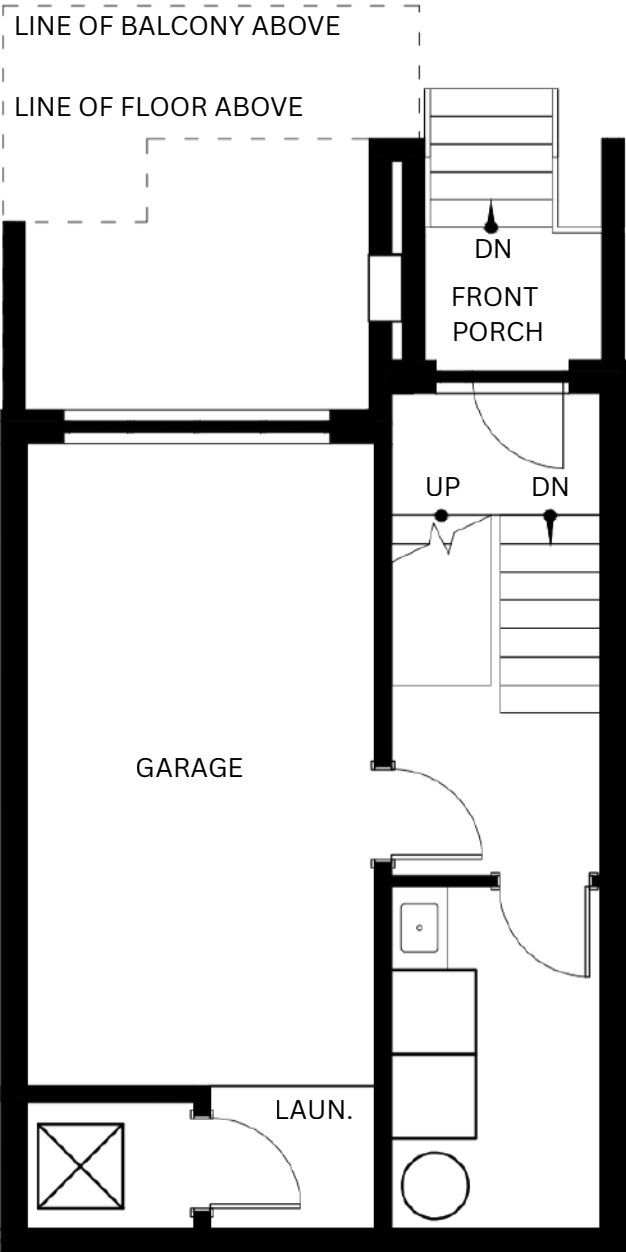
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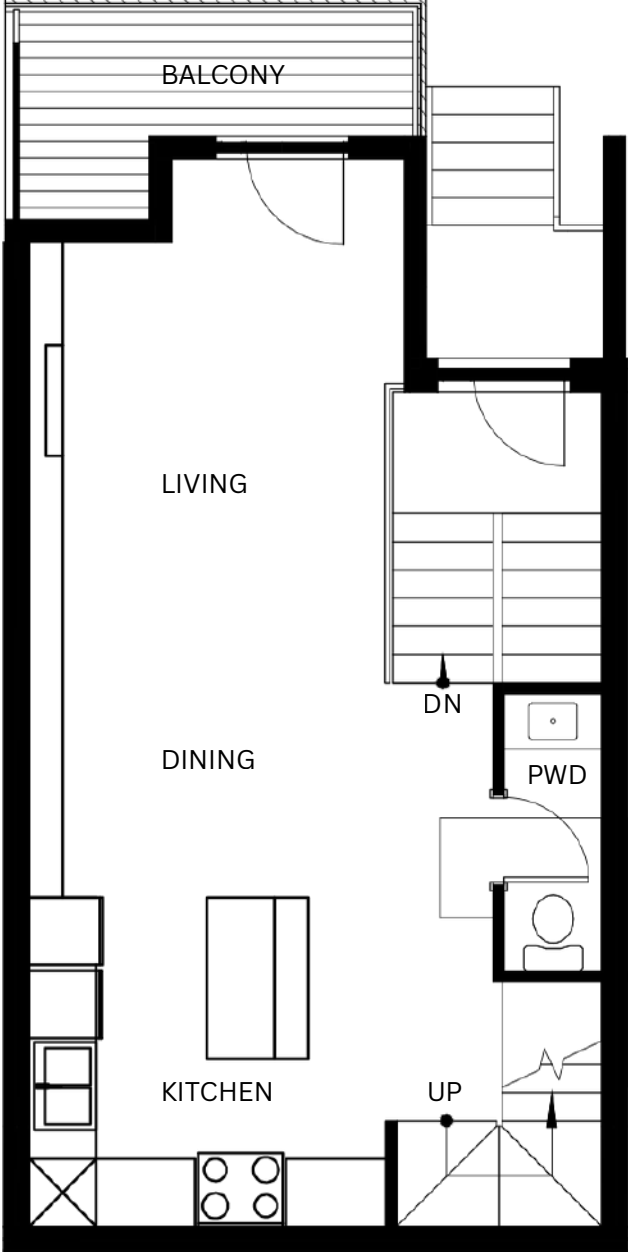
THIRD FLOOR

EVERWOOD

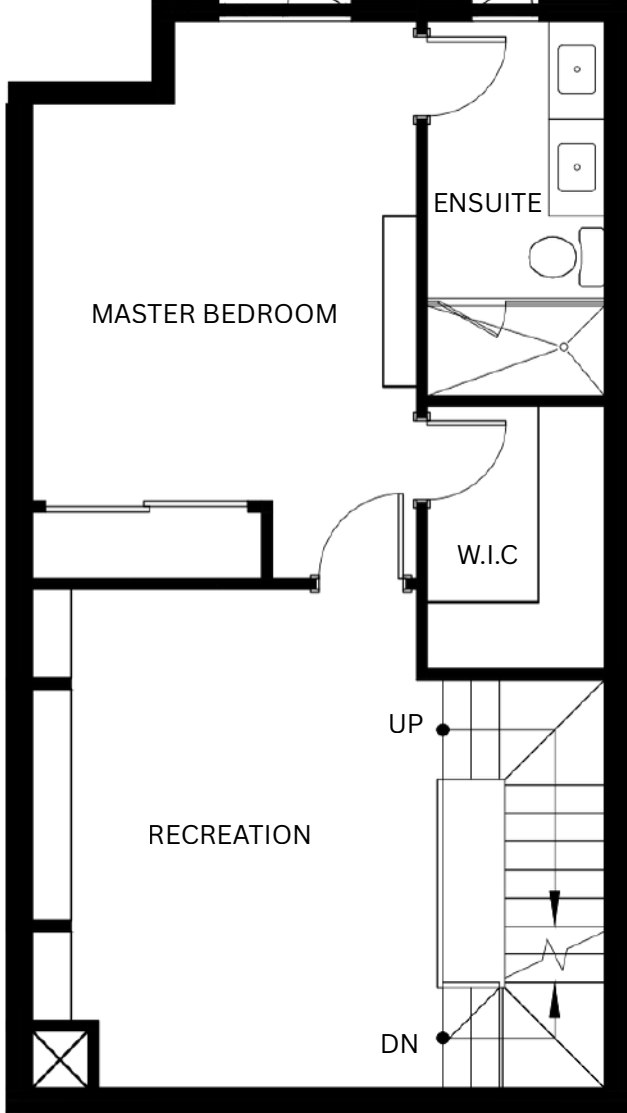
INTERIOR UNIT (4-STOREY)
UNIT NUMBER: C9-C13, E9-E13, G9-G13, D10-D15, F10-F15, H10-H15
1861.24 SQ FT



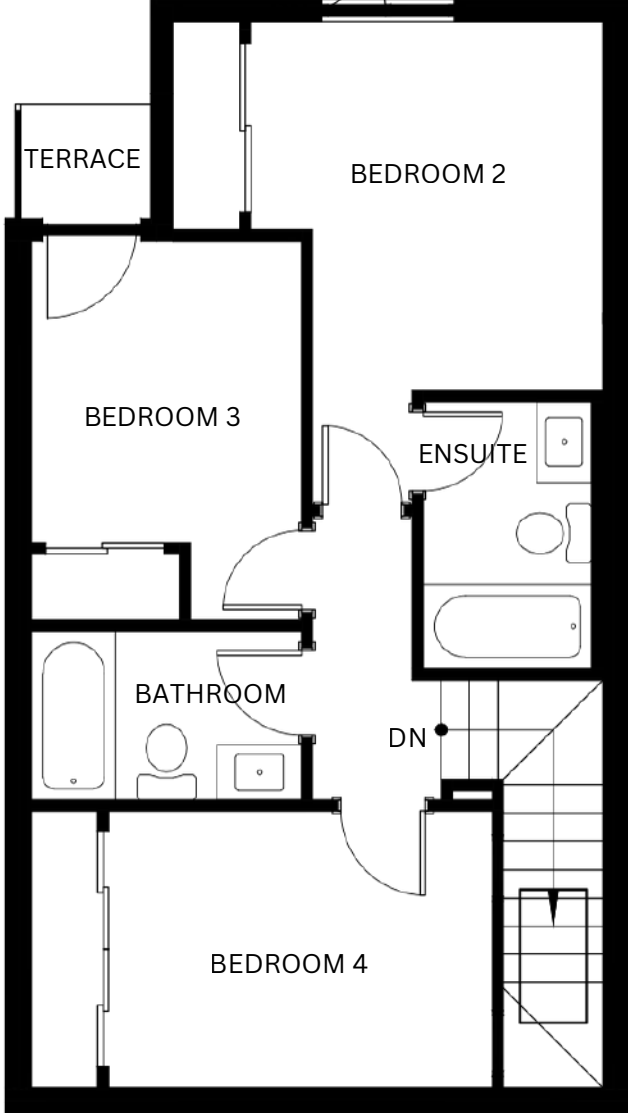
GROUND FLOOR



MAIN FLOOR



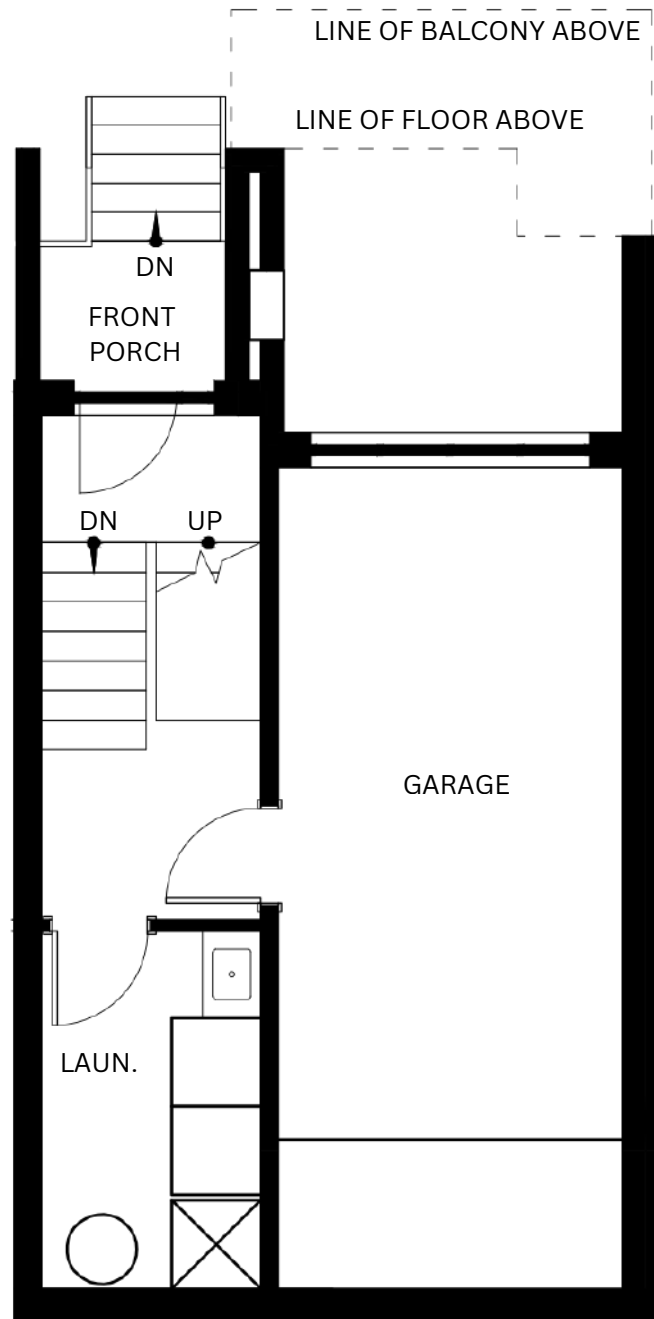
SECOND FLOOR



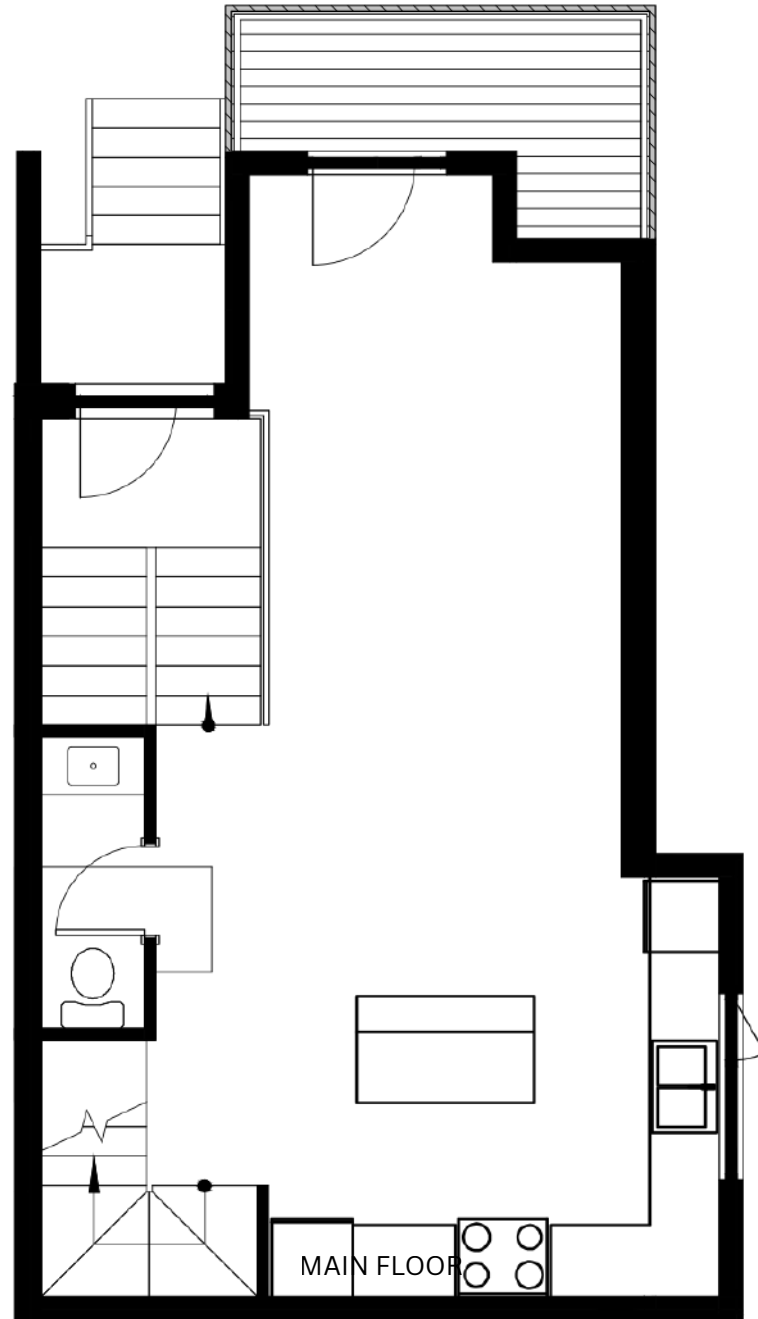
THIRD FLOOR

CROWN A

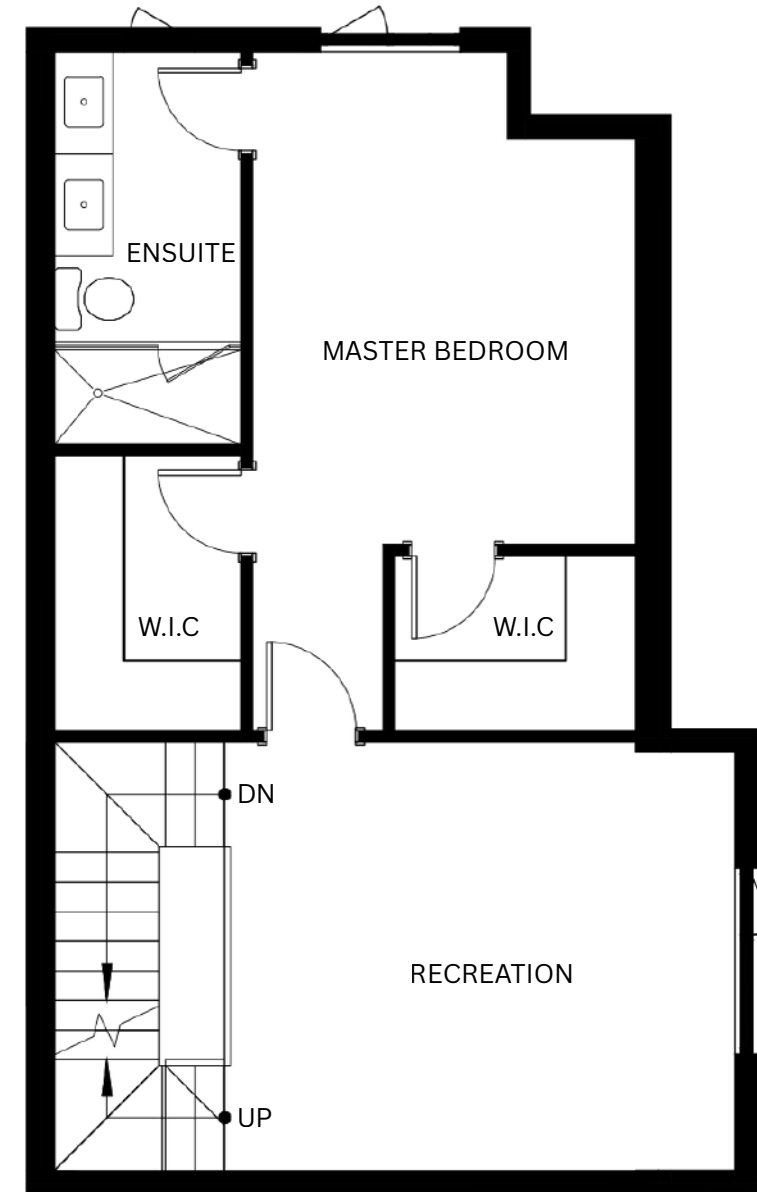
END UNIT (4-STOREY)
UNIT NUMBER: H9, F9, D9, G14, E14, C14
1971.36 SQ FT



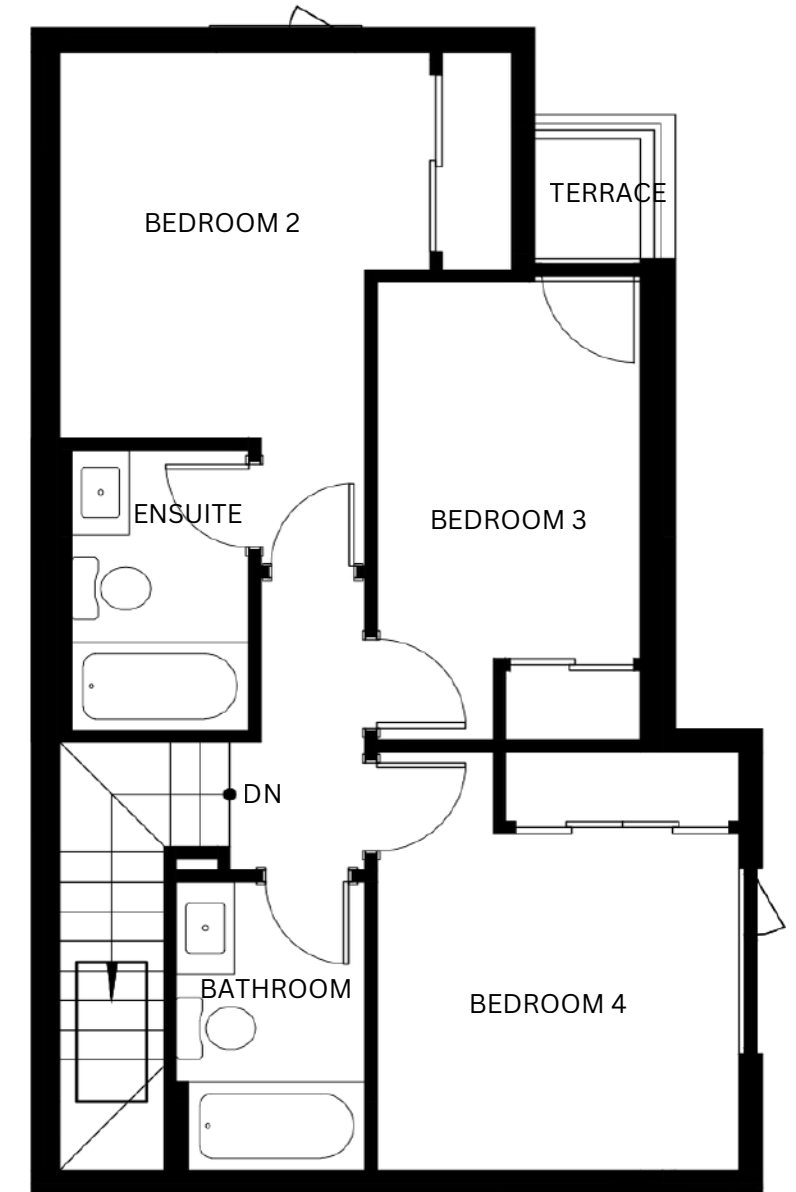
GROUND FLOOR



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

FEATURES & FINISHES

EXTERIOR FEATURES

- Architecturally controlled exterior elevations incorporating brick, stucco, metal panel, vinyl siding and/or other decorative architectural features, as per applicable elevation and final approved plans.
- Low maintenance aluminum soffit, fascia, eavestrough, and downspouts.
- Steel insulated front entry door with deadbolt lock with sidelight and transom.
- Steel insulated door from garage to house with deadbolt lock.
- Vinyl casement Low-E Argon-Filled Energy-Efficient Windows.
- All sliding doors and operable windows are complete with screens as per plan.
- Metal garage door.
- Traditional & Rear Lane Towns - Two exterior hose bibs, one at rear and one in garage.
- Interior (units) townhomes - one exterior hose bib in the garage.
- Fully paved driveway.
- Fully sodded lot.
- Brighton A, Laguna A, Crown A and Haven townhomes' ceiling height approximately 8' on ground floor, approximately 9' on main floor, approximately 9' on second floor, approximately 9' on third floor. Brighton B, Laguna B, Crown B and Everwood townhomes' ceiling height approximately 9' on ground floor, approximately 9' on main floor, approximately 9' on second floor. 7' to 8' in parking garage or basement. Bulkhead for ductwork where applicable.
- Traditional & Rear Lane Towns - two exterior waterproof electrical outlets, one in front and back.
- Interior (units) townhomes - one exterior waterproof electrical outlet.
- Builder's selection of light fixtures to exterior entry doors, and garage where applicable.

KITCHEN

- Purchaser's choice of kitchen cabinets from Vendor's standard selection along with colour coordinated kick-plates to compliment kitchen cabinets. Ceramic tile backsplash.
- Purchaser's choice of stone countertops from Vendor's standard selection.
- Purchaser's choice of stone countertops from Vendor's standard selection with undermount stainless steel sink and chrome finished faucet.
- Stainless steel exhaust fan with 6" duct vented to exterior.
- Heavy duty receptacle for future stove & refrigerator. Dishwasher space provided with rough-in wiring and drain, as per plan.
- GFCI receptacles for countertop small appliances. Split receptacle(s) at counter level for future small appliances.
- Islands and/or flush breakfast bar as per plan.

INTERIOR FEATURES / PAINTING

- Natural oak handrail, vinyl stair steps and metal pickets.
- Flat white paint to all walls and ceiling; semi-gloss trim.
- Wire shelving in closets and linen closets, as per plan.

BATHROOM

- Purchaser's choice of cabinets and stone countertops from Vendor's standard selection in all bathroom(s), excluding Powder Room.
- Full-width mirror over vanity, in all bathroom(s) and powder room.
- Vanity sink in powder room(s); where applicable, as per plans.
- White toilet and sink, chrome bathroom faucets and showerheads; where applicable, as per plans.
- Chrome bathroom accessories in all bathrooms include toilet paper holder and towel bar.
- Purchaser's choice of ceramic tile floor in all washrooms, from one of three curated designer packages, as per plans.
- Acrylic tub with ceramic wall tile surround where applicable.
- Shower with acrylic base and full height ceramic wall tiles.
- Frameless glass shower enclosures with mosaic tile base, ceramic tiled walls (where required), and frameless glass enclosure in Primary Ensuite as per plan.
- Exhaust fans in each bathroom.
- Shut off valves for all bathroom and Powder Room sinks.

LAUNDRY

- Electrical for future washer and dryer, location as per plans.
- Dryer vent to exterior for future dryer, location as per plans.

FLOORING

- Purchaser's choice of ceramic floor tile from Vendor's standard selection, in foyer, kitchen, powder room, bathroom(s), and laundry room where applicable, as per plans.
- Purchaser's choice in vinyl flooring from Vendor's standard selection, throughout non-ceramic areas on ground, main, and third floor, as per plans.
- Ceramic floor tile.

INTERIOR TRIM & DOORS

- 6"-8" high hollow core paint grade door.
- Painted 3 3/4" baseboard throughout where applicable.
- Painted 3 3/4" window & door casing throughout.
- Chrome finished hardware and hinges on all interior doors.
- Patio sliding door/balcony door as per plan.

LIGHTING, ELECTRICAL/ HEATING AND COOLING

- Builders' selection of light fixtures provided throughout all finished areas.
- White Decora switch throughout all finished areas.
- 100 Amps service with circuit breakers.
- Ground fault interrupter protections for all bathroom(s) and powder room.
- One ceiling outlet in the garage for automatic garage door opener.
- Smoke detector and carbon monoxide detector to be installed per Ontario Building Code.
- One (1) finished CAT6 Data Line location in your home to accommodate cable, telephone and internet connection.
- EV Charging rough-in.
- Pre-wiring for smart doorbell.
- Rental hot water tank or on-demand hot water system as per Builders' standard.
- HRV/ERV system installed where required by the Ontario Building Code and/or mechanical design.
- Thermostat provided as per Builder's standard. Smart thermostat is not included unless purchased as an upgrade.
- High-efficiency heating system installed as per Builder's mechanical design.
- Central air conditioning system not included as per Builder's standard.

OTHER

- Wood privacy fence along the community side and rear property lines.
- Metal/glass/wood divider for terraces between units.
- Visitor Parking.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

- 7 Year - Major Structural Defects.
- 2 Year - Plumbing, Heating & Electrical Systems and Envelope.
- 1 Year - All other warrantable items.
- Purchaser agrees to pay the Tarion enrollment fee on closing as an adjustment.

NOTES

- Dropped ceilings and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code. All ceiling heights are approximate.
- Appliances not included. Upgrade options are available to the purchaser(s) upon decor selection appointment.
- Automatic garage door opener not included. Upgrade options are available.
- Features may vary depending on model type. All finishes and fixtures are as per Vendor's standard samples. Notwithstanding anything contained in this Schedule A, there is no warranty or representation, collateral agreement or condition contained herein on the part of the Vendor as to any matter with respect to features and finishes.
- The Purchaser acknowledges that only the items listed in Schedule 'A' will be included in the Purchase Price. Model suite/Vignette furnishings, accessories, upgraded finishes, built-in cabinetry, window coverings, wall coverings, light fixtures, hardwood, tile displays shown, and/or outlined on marketing materials are not included in the purchase price unless specified in this schedule. Renderings and scale models are artist concepts only.
- The Purchaser acknowledges that there shall be no reduction on the Purchase price or credit for any standard features listed herein which is omitted at the Purchaser's request.
- All specifications and dimensions are approximate and subject to change without notice E&O.E.
- All optional items noted on any schedules, marketing materials and/or plans are not included.
- Please visit <https://www.tarion.com/builders-guide-coverage-homes> for further details.

All features and finishes are subject to Vendor's standard samples, applicable model type, final architectural plans, grading, municipal approvals, Building Code requirements, availability of materials and construction conditions. The Vendor may substitute materials of equal or better quality at its discretion. All dimensions, ceiling heights, layouts, locations of mechanical systems, windows, doors, stairs, bulkheads, risers, vents, chases, electrical outlets, plumbing fixtures and exterior features are approximate and may vary from plans, renderings, model homes and marketing materials. Only the items expressly listed in this Schedule "A" are included in the Purchase Price.

REGENCY

A NEW ERA OF LUXURY

At Regency, we believe that true craftsmanship transcends time. With every community, we commit ourselves to crafting spaces that are not only built for today but designed to endure for decades to come.

These are more than residences. They are proof of timelessness. They bring elegance and accessibility together. They offer both sophistication and value. High-quality design meets innovative technology and sustainable solutions. Regency brings out the best of both traditional and modern living, and we've been doing this for over 20 years.

Through visionary planning and innovative execution in three primary sectors, we're setting new benchmarks in land, commercial and residential projects across the Greater Toronto Area. We reimagine how people interact with place. We redefine how people live, work, and grow. We are Regency, a new era of luxury for the GTA's landscape, and lifestyle.



TOP
Parkcrest Townhomes

BOTTOM
Lawrence Park South Condos




**HOMELIFE
MIRACLE**
REALTY LTD. BROKERAGE
Office: 416.747.9777
Independently Owned & Operated 

416-456-3815
Rollingwoodteam@gmail.com

REGENCY

Plan is not to scale and all illustrations are artist concept only. Plans can vary depending on grading. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary FLAT per floor. ROOF Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Homes are sold unfurnished. E.&O.E. © Regency. All Rights Reserved. April 2026