



Live well with

Tay Ridge

165 Tay Ridge Road: Where your next chapter begins.

Life at **Tay Ridge Village** means trading square footage for freedom and choosing comfort & community...all at less than half the cost of a conventional house. Tay Ridge Village is designed to accommodate an evolving community with resiliency and sustainability. Resident feedback informs how the community adapts, giving Tay Ridge Village its ever-evolving edge and guaranteeing there to be something for everyone.

Here, homes are intentionally designed to grow with our residents. Easily adaptable modifications meet real needs based on real resident feedback, all crafted to meet your unique needs. Innovative modular engineering provides homes that support minimal environmental impacts, sustainability efforts, and ease of modification or upgrade, all with less cost. **Tay Ridge** is the opportunity to design the lifestyle that feels like yours and lets you thrive through every stage of life.

Residents at **Tay Ridge** enjoy a balanced and rich contemporary lifestyle. Rooted in a community-centric design, with communal features that include a signature water feature and trail network, children's play areas, a community center, and worksheds. Quick trips to charming downtown **Perth** provide easy access to all essential services (and more!) while being less than an hour away from **Ottawa**. Rural calm with urban convenience.



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Rural Calm With Urban Convenience:

- 5 minutes to downtown Perth
- 45 minutes to Ottawa
- 115 long-term lease lots
- Shared septic systems for every 6 clusters
- *\$500 monthly site fees:
 - Access to Water & Waste Connections, electrical connections, and Wi-Fi services
 - Includes winter road clearing
- Signature water feature
- Resident-run shops & services
- Supports multi-generational living
- Offers age-in-place solutions
- Resident-informed community spaces, services & amenities



Perth: The Town Next Door

Just a jaunt from Ottawa and minutes away from Perth, Tay Ridge Village offers the perfect balance. Perth offers everything from historic charm to modern essentials. The warm community spirit welcomes you with year-round activities & special events. Picture cycling across stone pathways or strolling along the Tay River. Maybe learning something new & exciting at a local museum? Or stopping by a local café before browsing the boutiques? Visits to Perth are filled with possibility, and every return to Tay Ridge feels like coming home.

image credit: Sofie Sharom

Historic Charm, Modern Essentials:

- 45 minutes to Ottawa
- 5 minutes to downtown Perth, Tay River & Stewart Park
- Dining, shopping & essentials nearby
- Trails, parks, and outdoor recreation
- Festivals, markets & community events
- Schools, healthcare & services within reach

Mex & Co. Tay Canal

image credit: msurlaroute

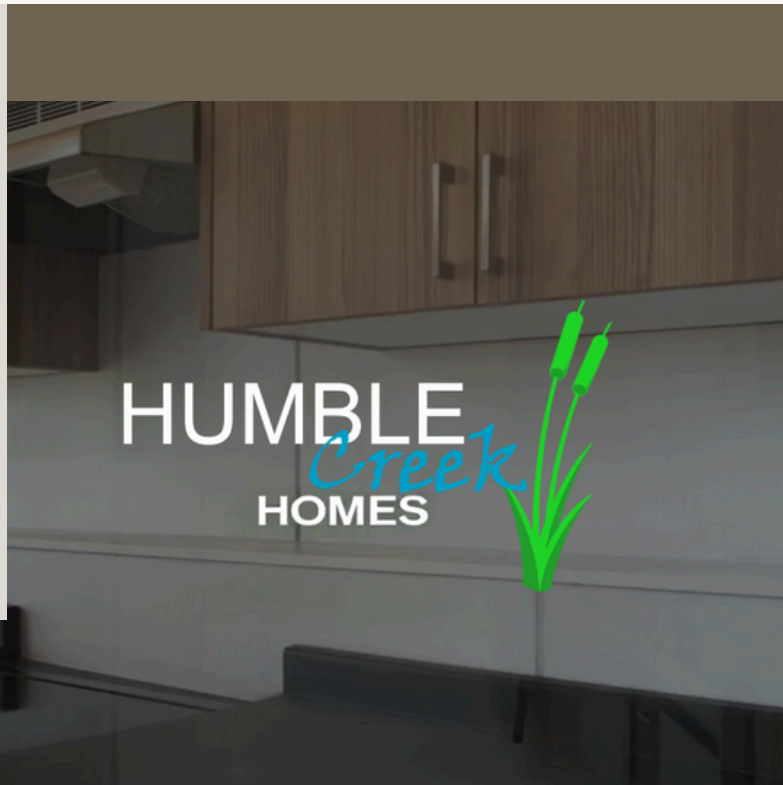


The Magic of Humble Creek Homes: Craftsmanship meets community

Every home & communal space at **Tay Ridge Village** is precision-built by *Humble Creek Homes*, our trusted partner known for their modular manufacturing capabilities and construction expertise. Sourced from Canadian materials, *Humble Creek Homes* crafts customized, sustainable homes and communities. Each *Humble Creek home* is designed with the unique ability to adapt, meeting resident needs with ease. All interiors & exteriors can be modified, ensuring your home is dynamic and designed for your life.

Humble Creek Home Standards:

- Canadian-made
- Meets Ontario building code
- CSA-Z240 certified
- Climate-resilient
- Energy-efficient
- Nationwide distributive manufacturing capabilities





The Noble Home

where simplicity meets intention.

The Noble is the cornerstone of Tay Ridge Village: modest in size, modern in spirit. Thoughtfully designed for sustainability without compromising comfort or functionality, **The Noble** embraces your intentional lifestyle. **The Noble** represents what truly matters.

- Standard home model for Tay Ridge Village
- 1 bed, 1 bath, sleeps 4+
- 350 sq. ft. / 479 sq. ft. with loft
- Starting at \$200K
- Adaptable configurations
- CSA-Z240 certified
- Climate-resilient
- Energy-efficient
- Full kitchen & bath
- Optimized storage
- **Options:** Loft feature, customized decks, gazebos, pergolas, solar panels, and *interior upgrades



The Valiant Home

that fits all your needs...and more.

Building on The Noble's thoughtful design, **The Valiant** expands space and comfort without sacrificing simplicity. **The Valiant** provides flexibility with more room to live and just as much to love. Refined, yet functional.

- 1 bed, 1 bath, sleeps 4+
- 400 sq. ft. / 549 sq. ft. with loft
- Starting at \$228K
- Adaptable configurations
- CSA-Z240 certified
- Climate-resilient
- Energy-efficient features
- Full kitchen & bath
- Optimized storage
- **Options:** Loft feature, customized decks, gazebos, pergolas, solar panels, and *interior upgrades

Make your home uniquely yours.

With a curated range of styles and options, you can shape your space to reflect your taste — your home, your way.

Customization Options



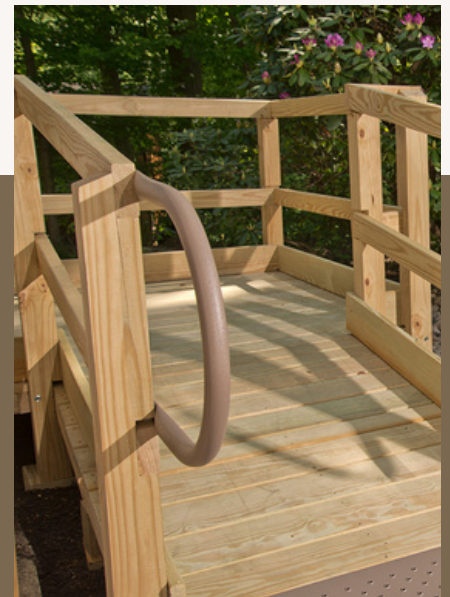
INTERIORS

Flooring, cabinetry, countertops, fixtures, wall colours



EXTERIORS

Siding, doors, windows, decking, solar panels



ACCESSIBILITY

Skirting, ramps, railing options



Add-ons

Add-on 1: Side Modules

Modular add-ons make expansion easy. So, if it is a guest suite, workspace, or a sunroom you are dreaming of, the Side Module gives you the space you need.

Side Modules, summarized:

- Starting at 132 sq. ft. (11'x12')
- Starting at \$32,500
- Modular integration
- Year-round climate performance
- Fully-functional

Add-on 2: Geodesic Domes

Looking for something with a little more intrigue? Our Domes are contemporary & compact, creating beautiful, light-filled spaces for creativity, relaxation, or entertaining all year round.

Geodesic Domes, summarized:

- 154 sq. ft. (14' round)
- Starting at \$25,000
- Modular integration
- Heated, 4-season structure
- Year-round climate performance



Start Your Journey With a Simple Step:

From the moment you reach out to your Tay Ridge team representative, the process unfolds with the utmost care and clarity.

Starting with a simple conversation and a chance to get to know you, your goals, your lifestyle, and your ideal home. You will be invited for a site tour to explore available lots and choose the location for your home sanctuary. Next, our team will help you navigate the series of steps to craft a space that reflects you. Begin your next chapter and truly embrace your sustainable community lifestyle.



From connection to community...



1

REACH OUT:

Contact the Tay Ridge team to start a conversation.

2

SITE TOUR:

Visit The Noble with a model tour, and learn more about our homes.

3

CHOOSE YOUR LOT:

Select your preferred land lease site.

4

FINANCE YOUR PATH:

Work with our expert financial strategists to curate a flexible financing plan.

5

CO-DESIGN YOUR HOME:

Collaborate with our expert engineering and design teams to completely customize your space.

6

CONSTRUCTION & DELIVERY:

Homes are custom-crafted and prepared for move-in.

7

WELCOME HOME:

Join the community and start your next chapter at Tay Ridge Village!

FAQ's



Q1. Is there a deadline for Phase 1 priority pricing?

Early Resident Benefits (See Q2) and pricing are available for the first 20 homes in Phase 1.

Q2. Are there any benefits for early residents?

Early Resident Benefits include exclusive opportunities to shape the initial community design & development, in addition to limited access to priority pricing & discounts:

- \$500 Monthly lease (reduced from \$650)
- Prime site selection (near water feature or treed areas, etc)
- Priority relocation to future communities
- Discounts on annual communal facilities and events

Q3. What is the cost of a home in Tay Ridge Village?

The price of our tiny homes starts at \$200k for The Noble, and \$228K for The Valiant. Final price can vary based on customizations, and optional additions or features. For detailed pricing, and options please get in touch with a Tay Ridge Village team representative directly! Check out the contact information on the last page.

Q4. Who will my first point of contact be?

A Tay Ridge team representative will guide you through the entire process: first inquiry, site tour, move-in & beyond!

Q5. What customization selections do you offer?

You can discover all available home features, including interior and exterior customizations & upgrades, add-ons options, as well as explore personalized, flexible financing plans with your Tay Ridge Village team representative.



Q6. How does designing a customized home work?

You will work directly with our expert team of designers, engineers, and planners to craft your ideal home, personalized to your budget, needs, and lifestyle.

Q7. Can you tell me more about modular additions and multi-generational living?

At Tay Ridge Village, modular additions evolve with your life. From welcoming new family members to creating independent spaces for aging-in-place. Modular additions integrate with ease, maintaining comfort, quality, and privacy for multi-generational living.

Q8. What are ‘innovative age-in-place solutions’?

Our expert team has developed adaptable, AI-ready infrastructure that lets your home grow with you. Options for passive fall detection & monitoring systems, voice assist and in-home health services supports safe, independent living at home.

Q9. Who can I contact about future home modifications and community feedback?

LandSeed’s Townhall initiative ensures every resident’s voice is heard. Feedback directly informs adaptable features, such as future home modifications, as well as guiding how the community evolves.

Q10. What if I want an unfinished Tiny Home (shell build)?

We do not provide shell builds or unfinished homes.

Q11. Do you sell the building plans for your models?

No! Our industry-leading team puts a lot of work into developing personalized design plans.

LandSeed:

Sowing Seeds for a Sustainable Future

LandSeed offers practical and sustainable alternatives to conventional housing and traditional homeownership. The LandSeed Movement is made up of an industry-leading team, strategic community partners, and data-driven programs that advance multi-faceted housing solutions for Canadians. Each LandSeed project prioritizes accessibility, sustainability, and community connection by creating adaptable homes & communities that evolve alongside its residents. LandSeed Villages bring this vision to life. As a LandSeed Village, Tay Ridge embodies this movement, reinforcing residents' freedom to choose, design, and shape their own lifestyle in a setting built for modern living without compromising comfort.

Read more about [The LandSeed Movement](#) and [LandSeed Villages](#).

Contact Us

LandSeed

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Tay Ridge Village: Your Place to Call Home



At Tay Ridge Village, quality, connection, and sustainability come together to create something truly lasting. Each residence is designed for adaptability, crafted with precision, and made for 4-season climate-resilience – homes built to grow with you and endure over time.

More than just homes, Tay Ridge is a community shaped by its residents, where thoughtful design and shared values inspire a more intentional way of living. Here, modern comfort meets village spirit. Reimagine your life, reconnect with what matters, and rediscover what home really means.

Find Your Place, Live with Purpose



tayridge.ca



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