

NOVELLA

ESTATES IN MEADOWVALE



This is Nozella

Every *Home* Has a Story —
Here's Where *Yours* Starts



Welcome to Novella, a community by Greenpark Group nestled in the heart of Meadowvale, Mississauga. This collection of 38', 41', and 50' contemporary, single-detached homes is located in a mature neighbourhood at Lisgar Drive and Doug Leavens Boulevard, creating the perfect backdrop for your family's story.



THE CLASSIC COMFORTS *of* HOME



A Place Crafted for the Moments that Matter

Every home at Novella reflects meticulous craftsmanship and thoughtful design, featuring spacious layouts, beautiful kitchens and living spaces, curated finishes, and smart living solutions tailored for modern family life. Each home has been crafted to deliver lasting value for years to come.





THIS IS

MEADOWVALE



The Neighbourhood

Living in Novella means embracing all Meadowvale has to offer. Discover local gems, enjoy diverse culinary delights, and conveniently access daily essentials at nearby plazas. The shops of Meadowvale and Erin Mills Town Centre are just a short drive away. With entertainment, parks, schools, and community activities within easy reach, Novella enhances everyday life.

LIFE *on* THE MOVE



Transit

Commuting from Novella couldn't be easier. Meadowvale GO Station is just minutes away, offering fast connections via GO Transit to downtown Toronto and beyond. Highways 401 and 407 are nearby, while rapid bus services offer convenient access throughout the area.

Your Playground



Parks & Trails

At Novella, you have plenty of opportunities to escape into nature. Enjoy serene strolls along the picturesque trails of Lake Aquitaine Park, family adventures in Meadowvale Conservation Area, and weekend picnics in lush local green spaces. Meadowvale's abundant natural amenities offer your family countless opportunities for recreation, exploration, and relaxation.



A COMMUNITY WELL CARED *for*

Schools & Healthcare

Novella positions your family near some of Mississauga's best schools within the Peel District and Dufferin-Peel Catholic District School Boards, including top-rated public, Catholic, and French immersion programs. Alongside education, you'll also have access to quality healthcare including Credit Valley Hospital and various family clinics.

Please refer to the disclaimer on the amenity map page for more information.

FEEL BETTER ABOUT *the* FUTURE

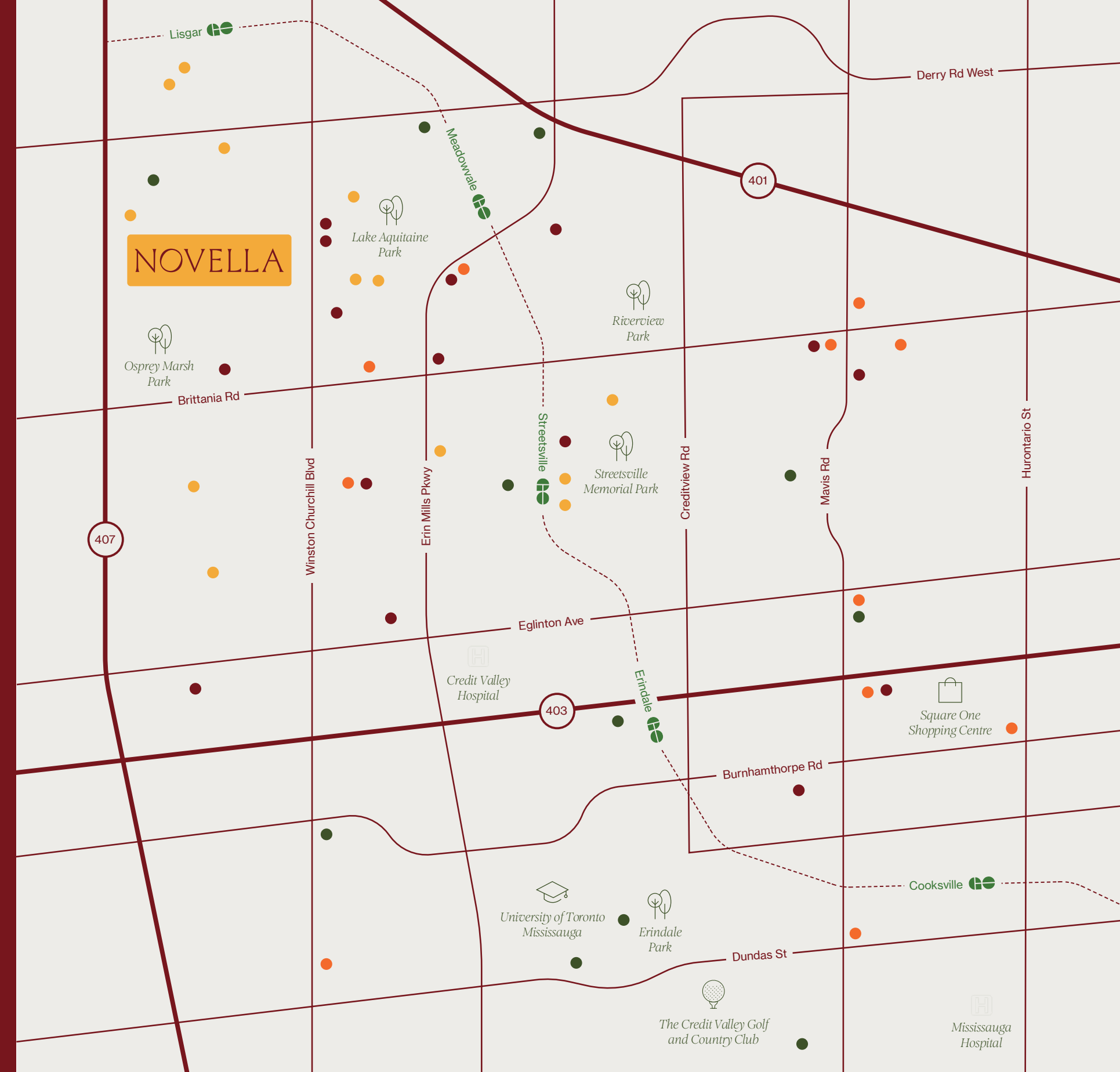
Experience the Difference at Novella

Choosing Novella means investing in stability for the long term. Situated within Meadowvale's well-established neighbourhoods, with excellent schools, and outstanding connectivity, this new collection of homes is somewhere you can grow. And, being built by a builder with a reputation for excellence that has grown over more than 50 years, you can feel confident you're investing in a home that will remain timeless through the years.





EXPLORE Mississauga



The Amenities in Meadowvale

- Shopping
- Dining & Entertainment
- Education & Community
- Fitness & Recreation



**The community amenities/features noted in this brochure are for information purposes only and should not be relied on by the purchaser as a material aspect of their purchase. The community amenities/features are subject to change at any time and vendor makes no representation that the current community amenities/features will still be available at the time of closing.

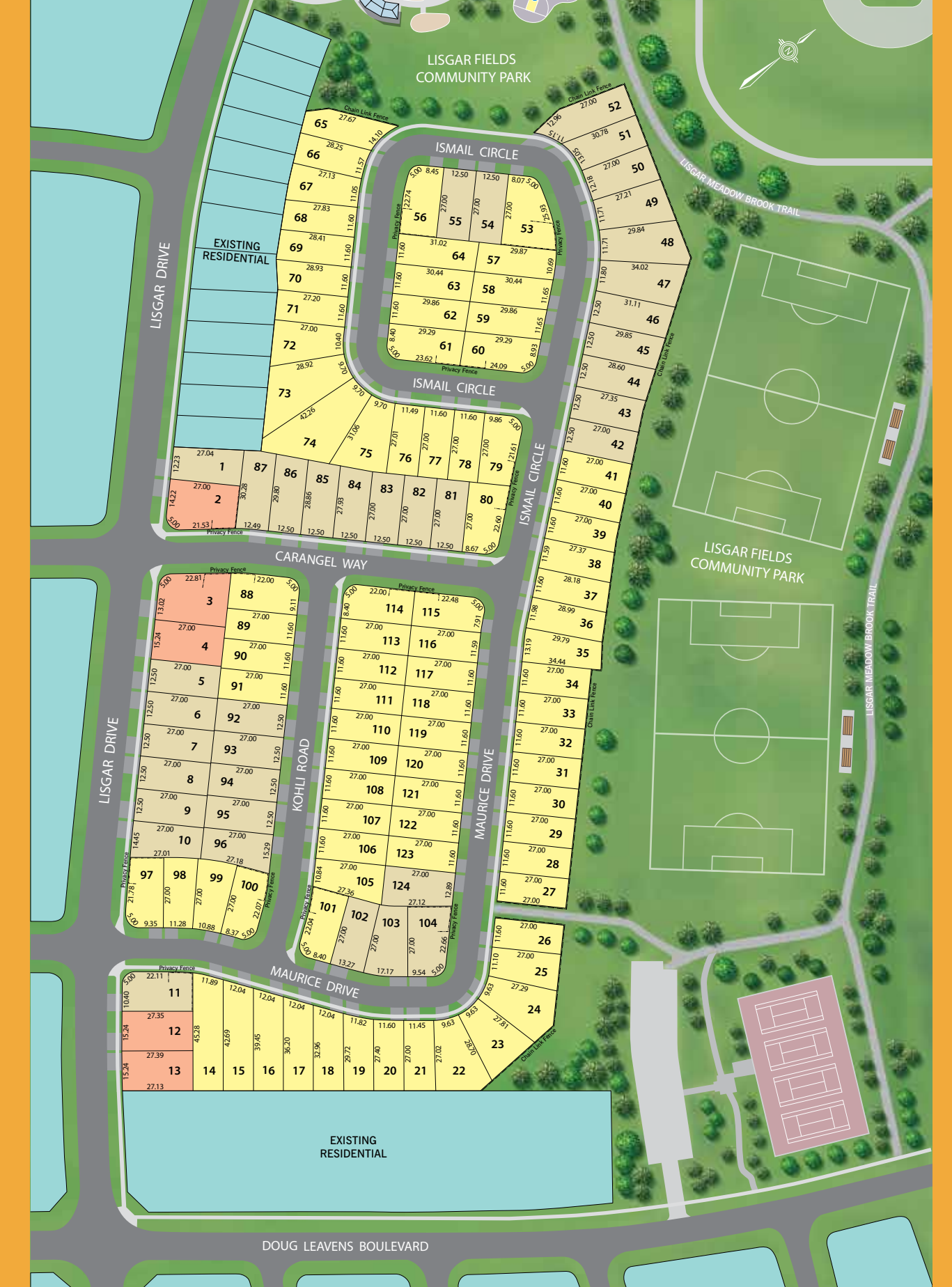


Site Plan

- 38' Single Detached
- 41' Single Detached
- 50' Single Detached
- Existing Residential



Plan is not to scale. Sole purpose of plan is to show approximate location of a lot/block within a subdivision. The numbering, size, dimension, area, shape and location of the lots/blocks may vary from what is shown on the plan. All dimensions are approximate. Where no dimension is provided, there is no representation as to actual dimension. Artist's impression. E. & O. E. February 2026



FULTON 1

38' Lot

ELEV. 1
2,105 sq. ft.

ELEV. 2
2,105 sq. ft.

ELEV. 3
2,114 sq. ft.

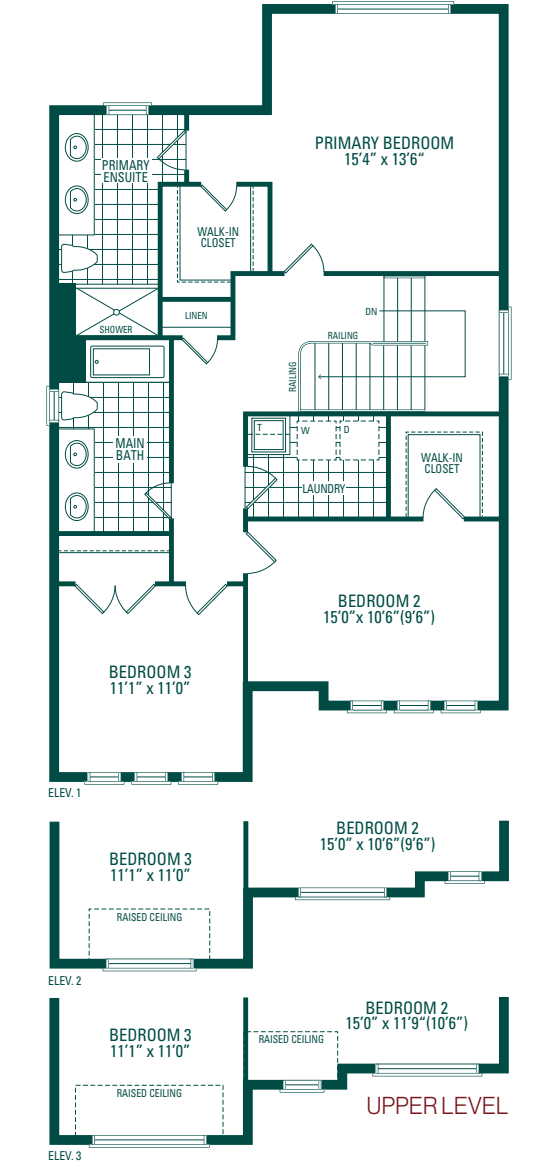
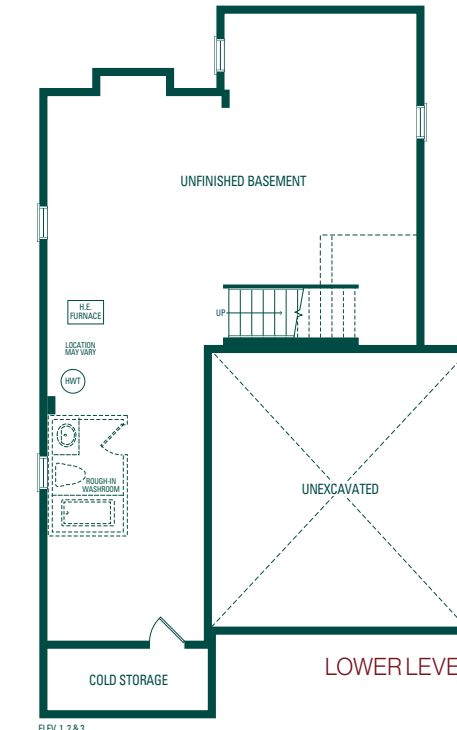
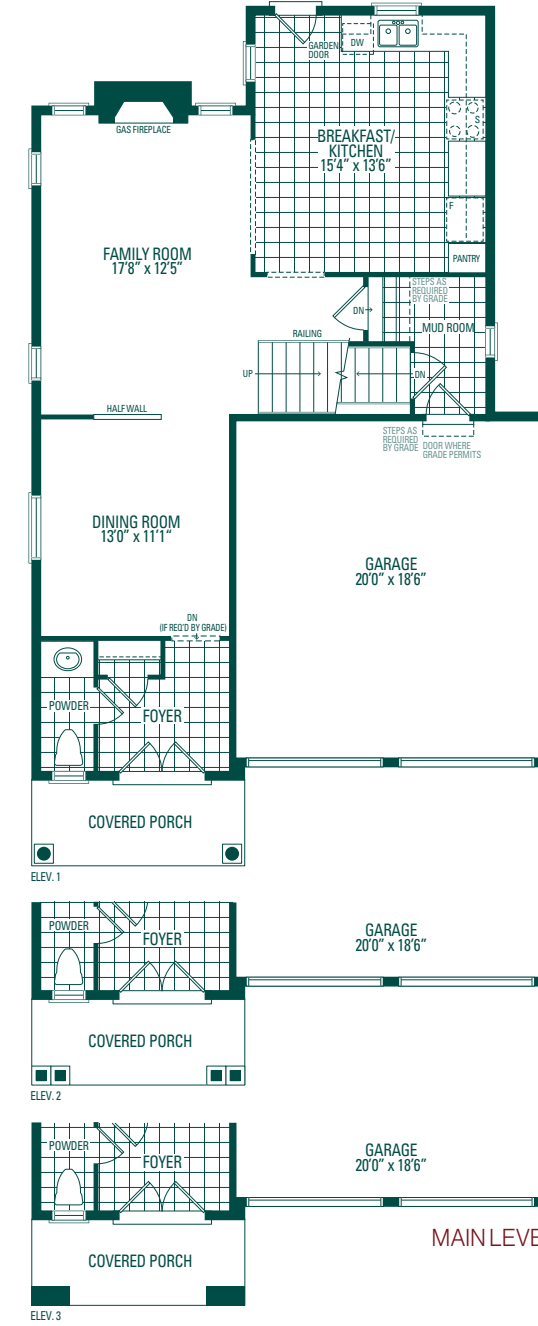


FULTON 1 38' LOT

ELEV. 1
2,105 sq. ft.

ELEV. 2
2,105 sq. ft.

ELEV. 3
2,114 sq. ft.



FULTON 2

38' Lot

ELEV. 1

2,210 sq. ft.

ELEV. 2

2,210 sq. ft.

ELEV. 3

2,204 sq. ft.

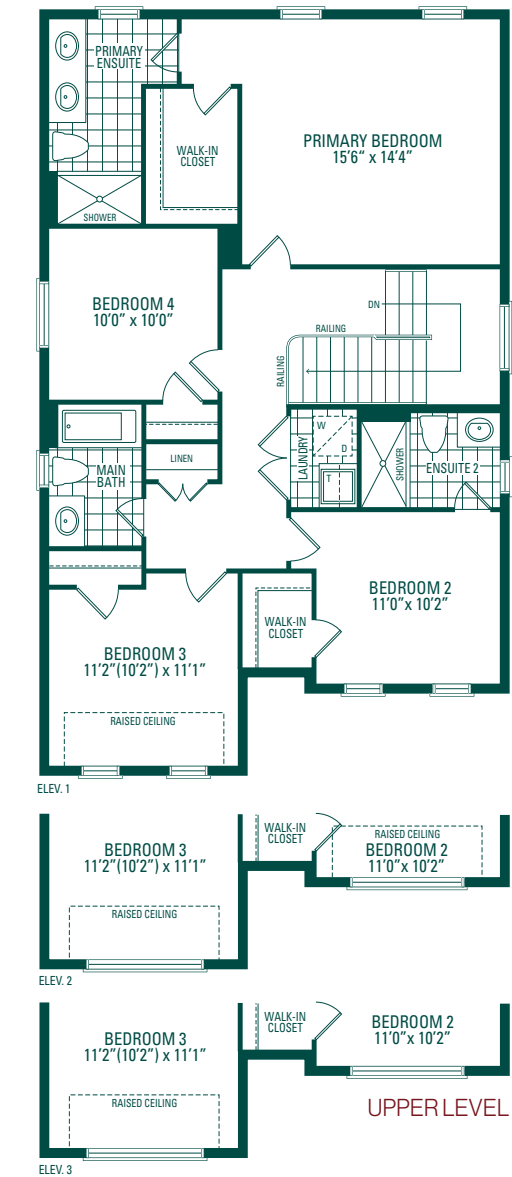
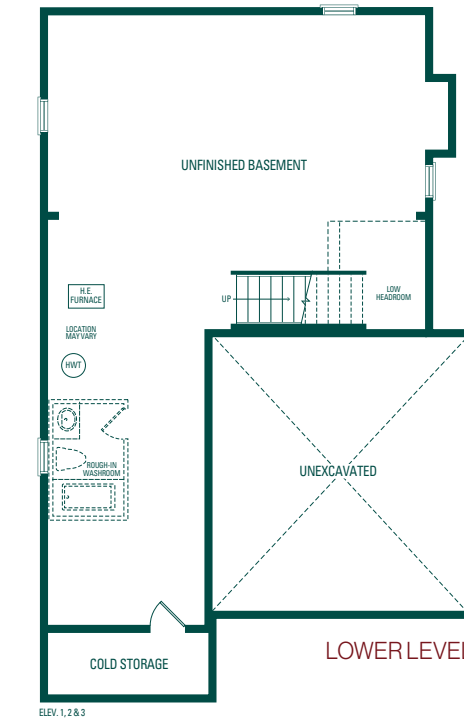
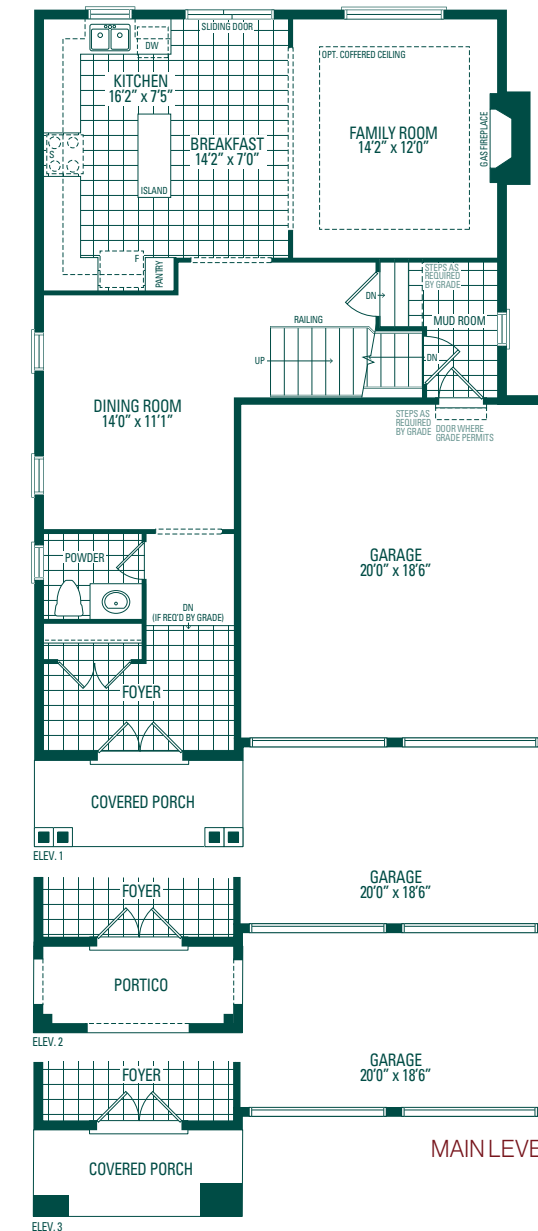


FULTON 2 38' LOT

ELEV. 1
2,210 sq. ft.

ELEV. 2
2,210 sq. ft.

ELEV. 3
2,204 sq. ft.



FULTON 3

38' Lot

ELEV. 1
2,312 sq. ft.

ELEV. 2
2,323 sq. ft.

ELEV. 3
2,312 sq. ft.

Includes 19 sq. ft. of open area



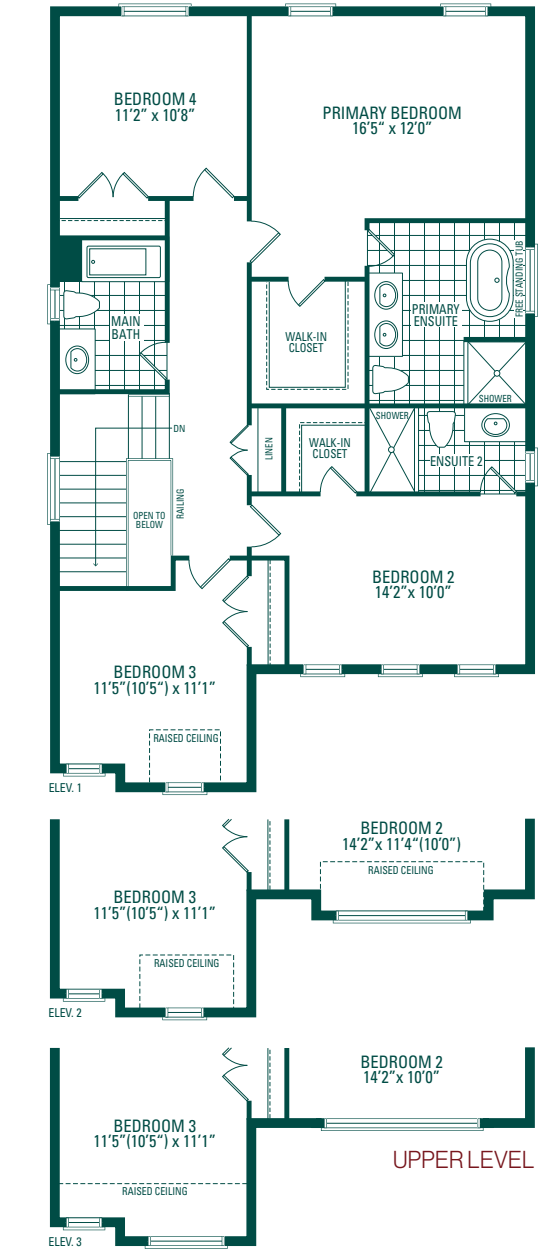
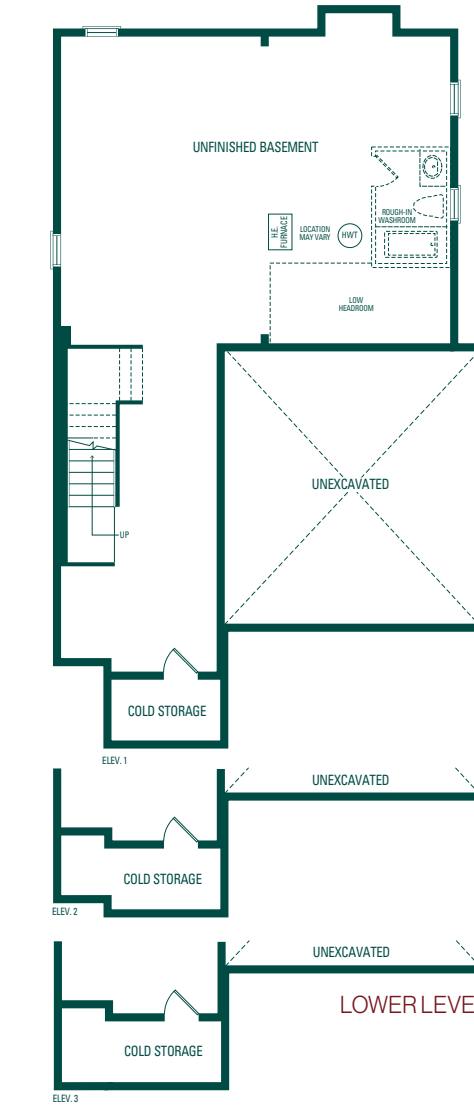
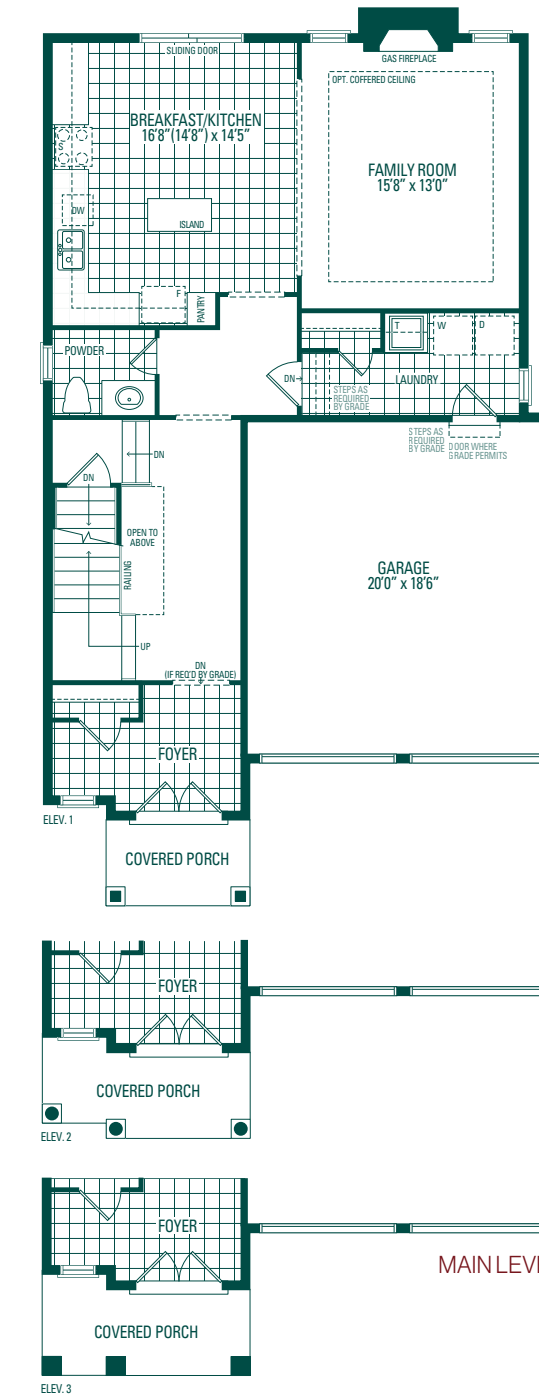
FULTON 3 38' LOT

Includes 19 sq. ft. of open area

ELEV. 1
2,312 sq. ft.

ELEV. 2
2,323 sq. ft.

ELEV. 3
2,312 sq. ft.



FULTON 5

38' Lot

ELEV. 1

2,381 sq. ft.

ELEV. 2

2,378 sq. ft.

ELEV. 3

2,381 sq. ft.

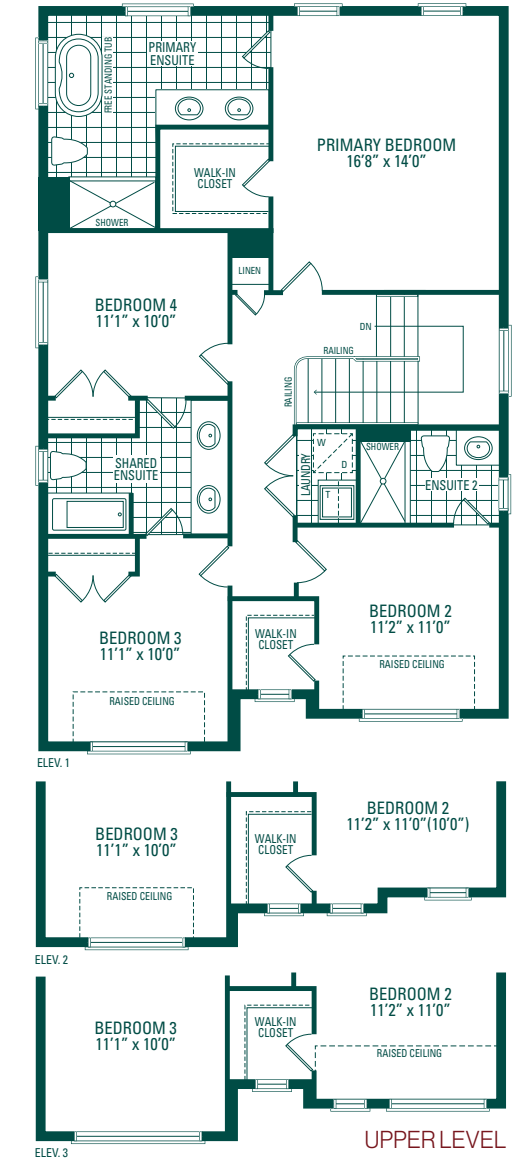
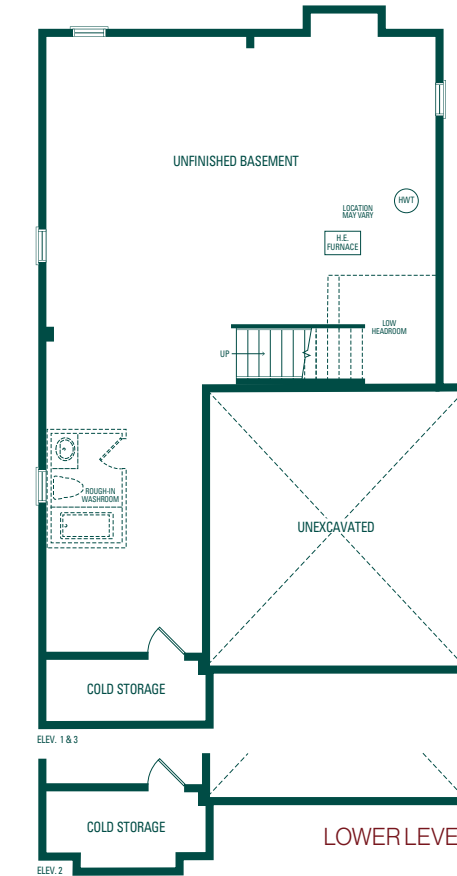
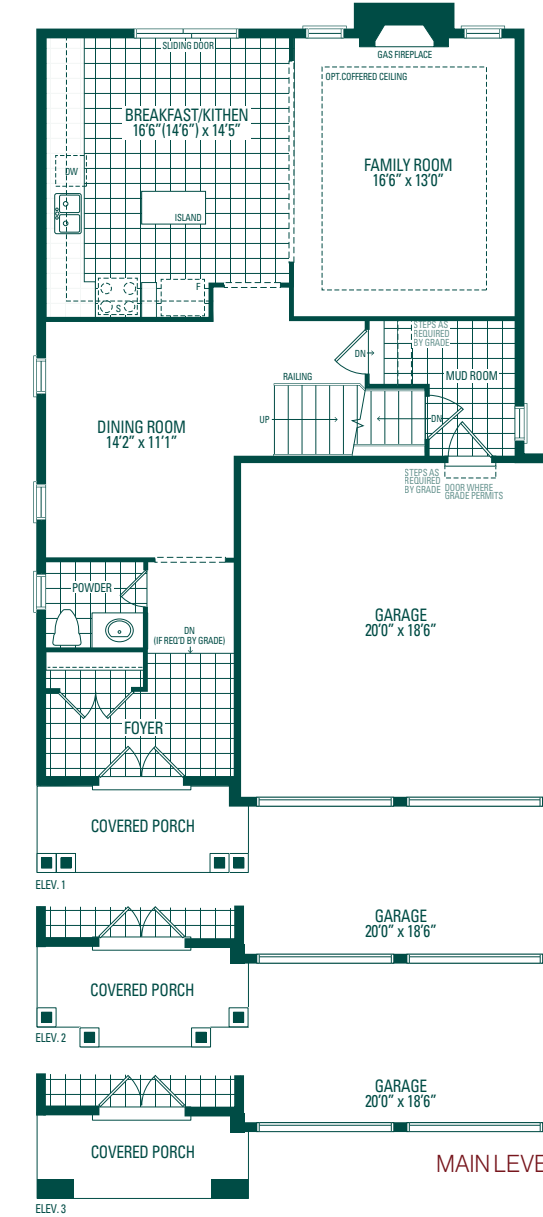


FULTON 5 38' LOT

ELEV. 1
2,381 sq. ft.

ELEV. 2
2,378 sq. ft.

ELEV. 3
2,381 sq. ft.



FULTON 6

38' Lot

ELEV. 1
2,500 sq. ft.

ELEV. 2
2,480 sq. ft.

ELEV. 3
2,482 sq. ft.

Includes 8 sq. ft. of open area



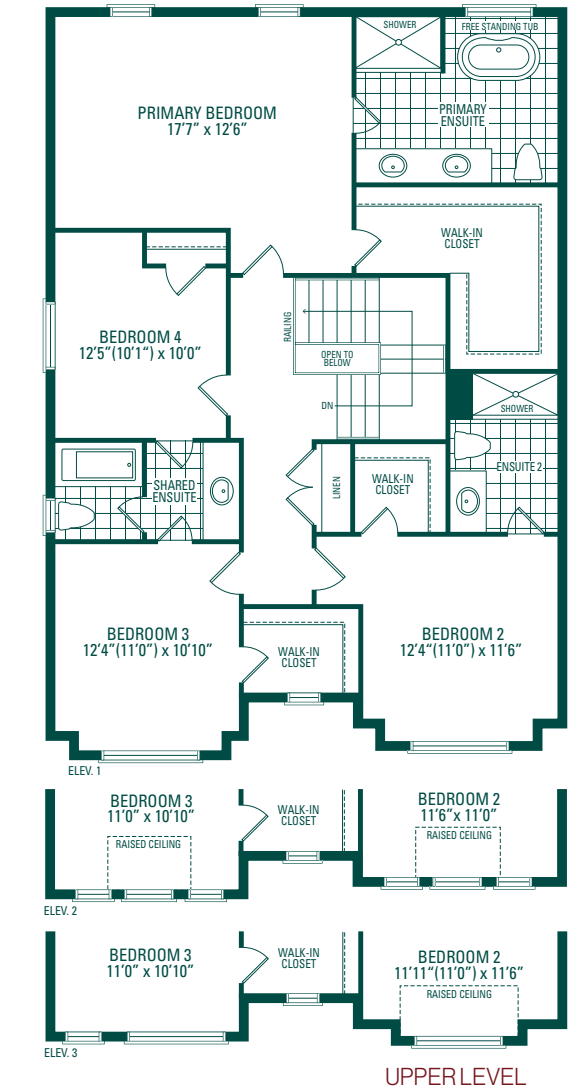
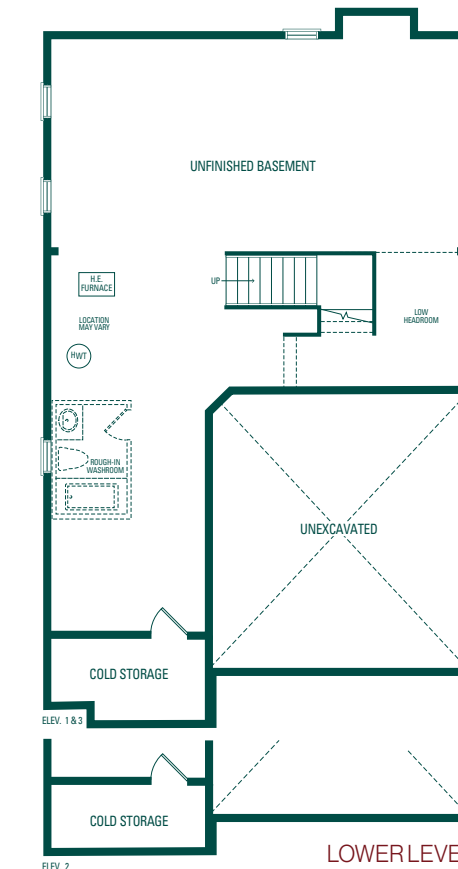
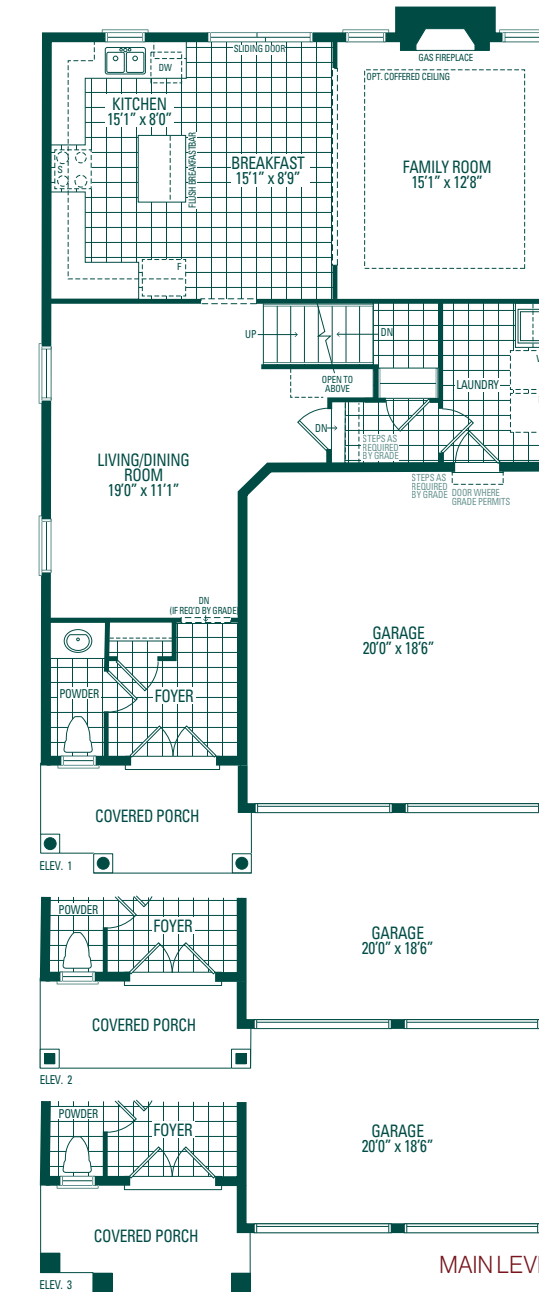
FULTON 6 38' LOT

Includes 8 sq. ft. of open area

ELEV. 1
2,500 sq. ft.

ELEV. 2
2,480 sq. ft.

ELEV. 3
2,482 sq. ft.



FULTON 7

38' Lot

ELEV. 1
2,540 sq. ft.

ELEV. 2
2,554 sq. ft.

ELEV. 3
2,540 sq. ft.



Includes 14 sq. ft. of open area

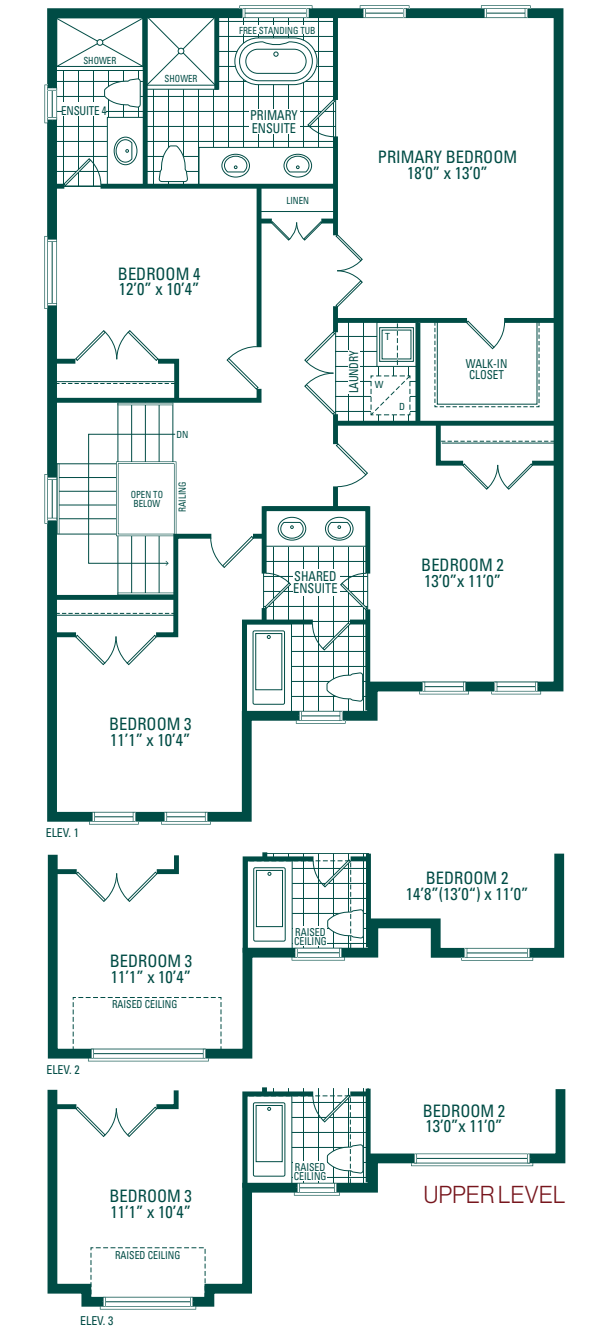
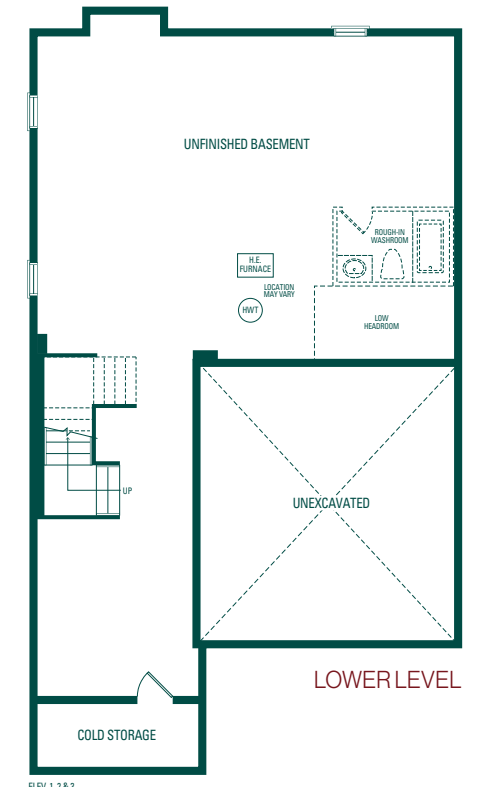
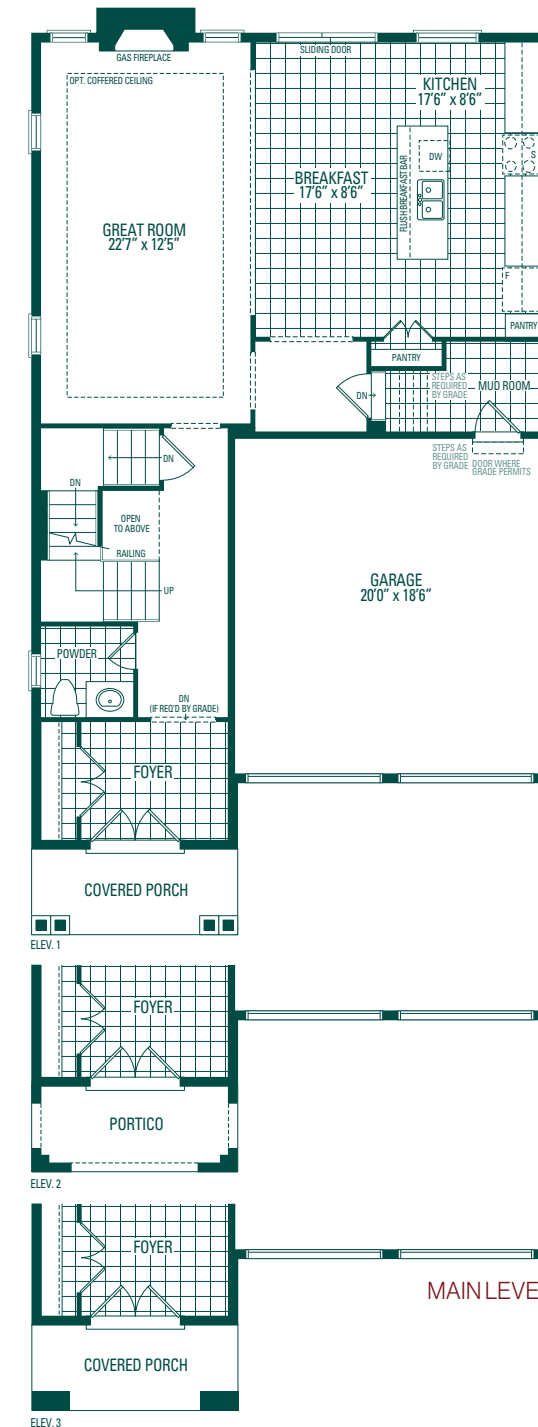
FULTON 7 38' LOT

Includes 14 sq. ft. of open area

ELEV. 1
2,540 sq. ft.

ELEV. 2
2,554 sq. ft.

ELEV. 3
2,540 sq. ft.



FULTON 8

38' Lot

ELEV. 1
2,589 sq. ft.

ELEV. 2
2,589 sq. ft.

ELEV. 3
2,589 sq. ft.

Includes 19 sq. ft. of open area



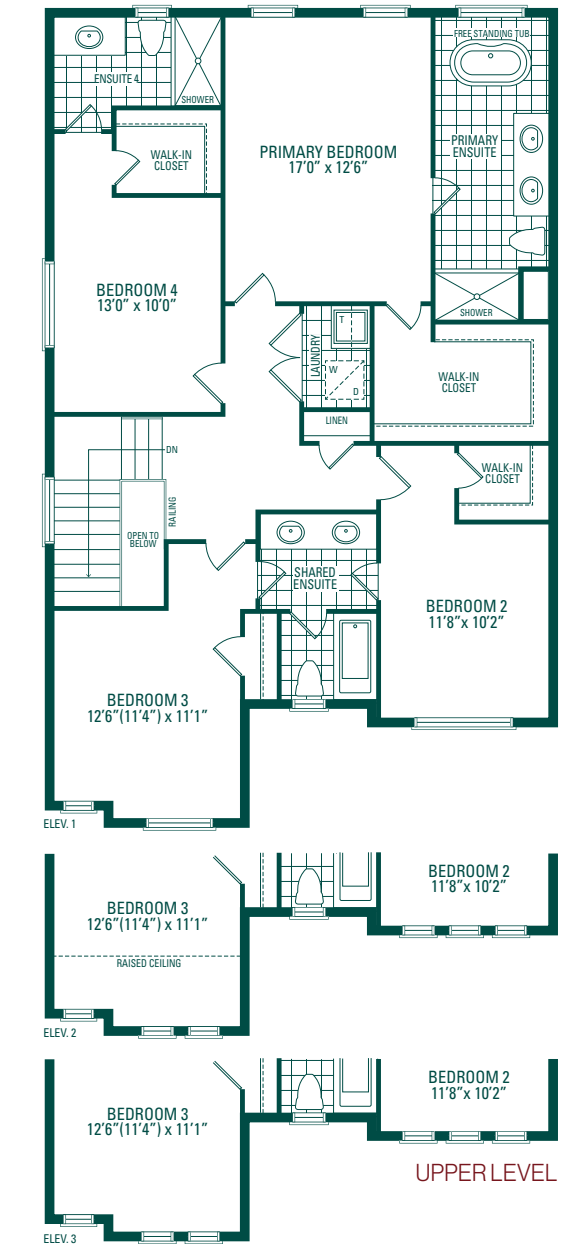
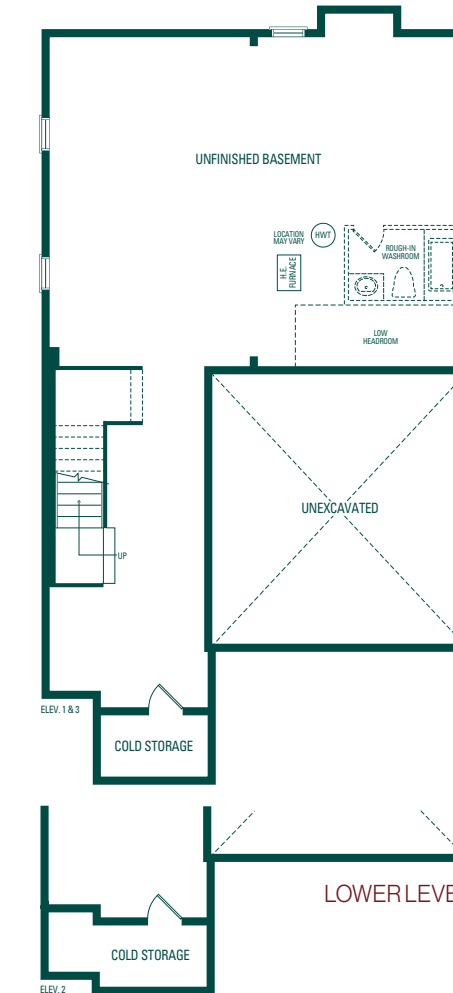
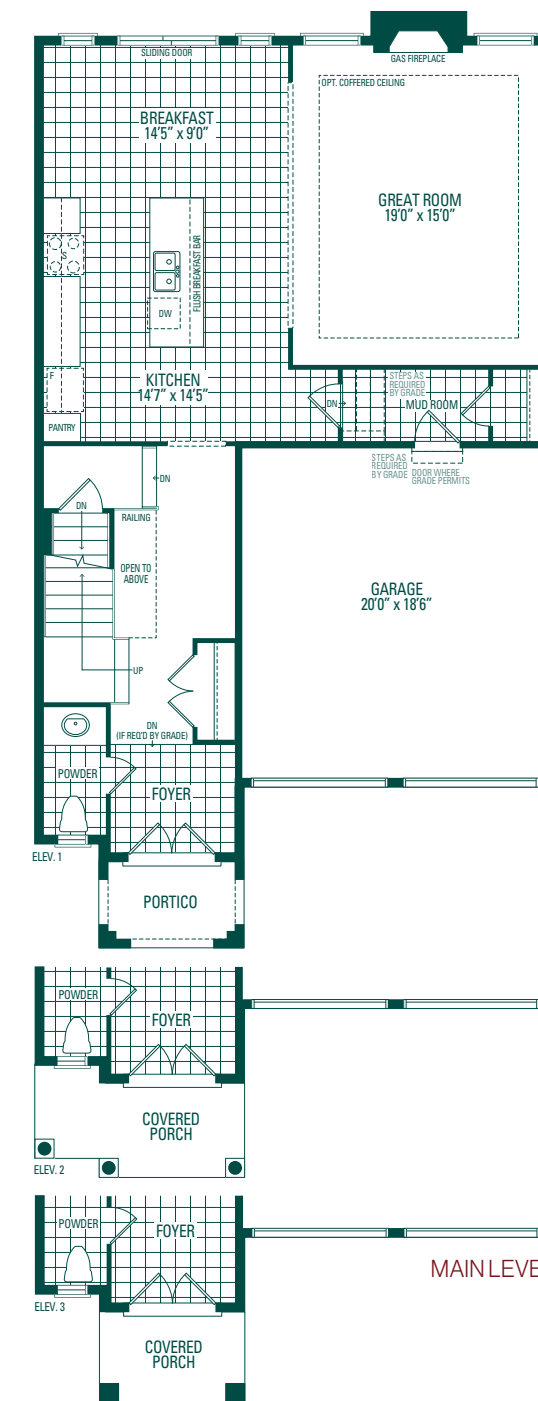
FULTON 8 38' LOT

Includes 19 sq. ft. of open area

ELEV. 1
2,589 sq. ft.

ELEV. 2
2,589 sq. ft.

ELEV. 3
2,589 sq. ft.



FULTON 9

38' Lot

ELEV. 1
2,693 sq. ft.

ELEV. 2
2,703 sq. ft.

ELEV. 3
2,700 sq. ft.

Includes 8 sq. ft. of open area



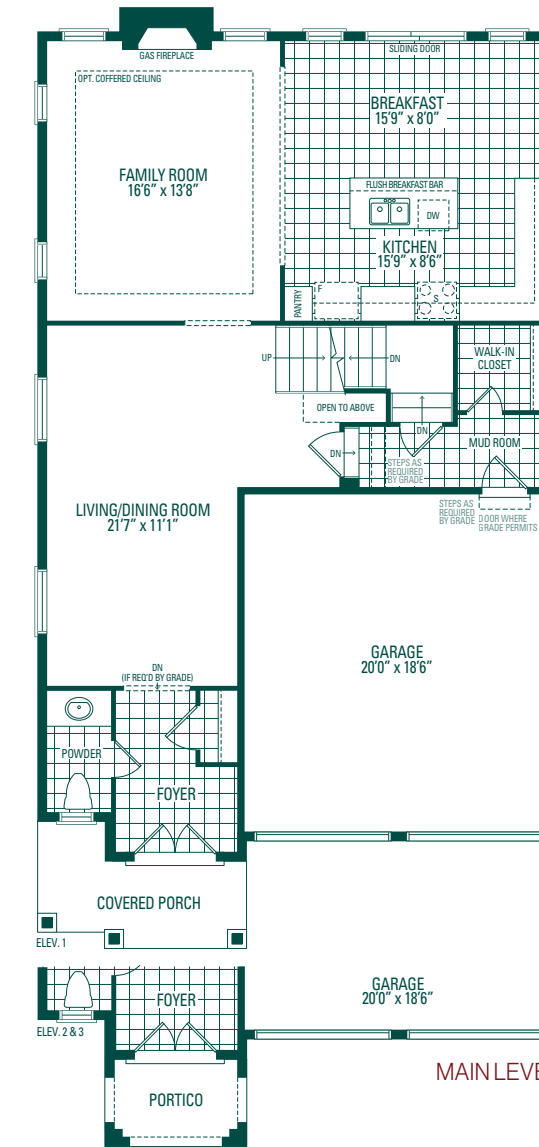
FULTON 9 38' LOT

Includes 8 sq. ft. of open area

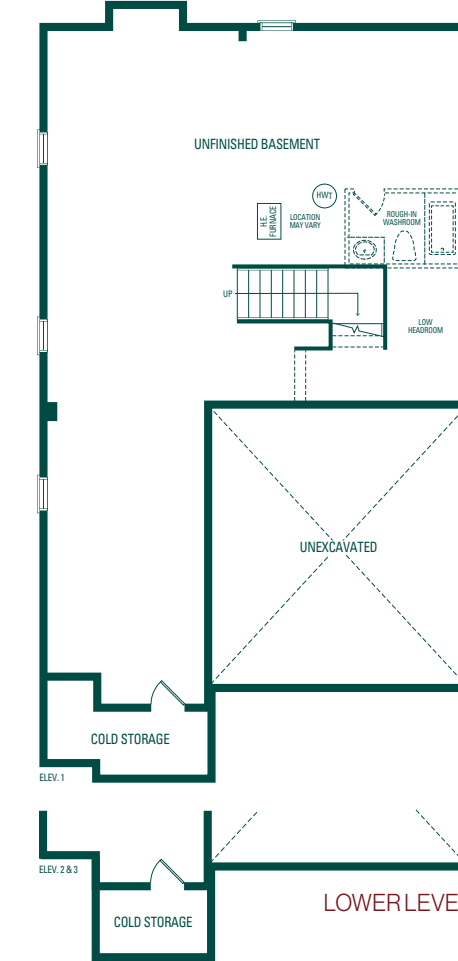
ELEV. 1
2,693 sq. ft.

ELEV. 2
2,703 sq. ft.

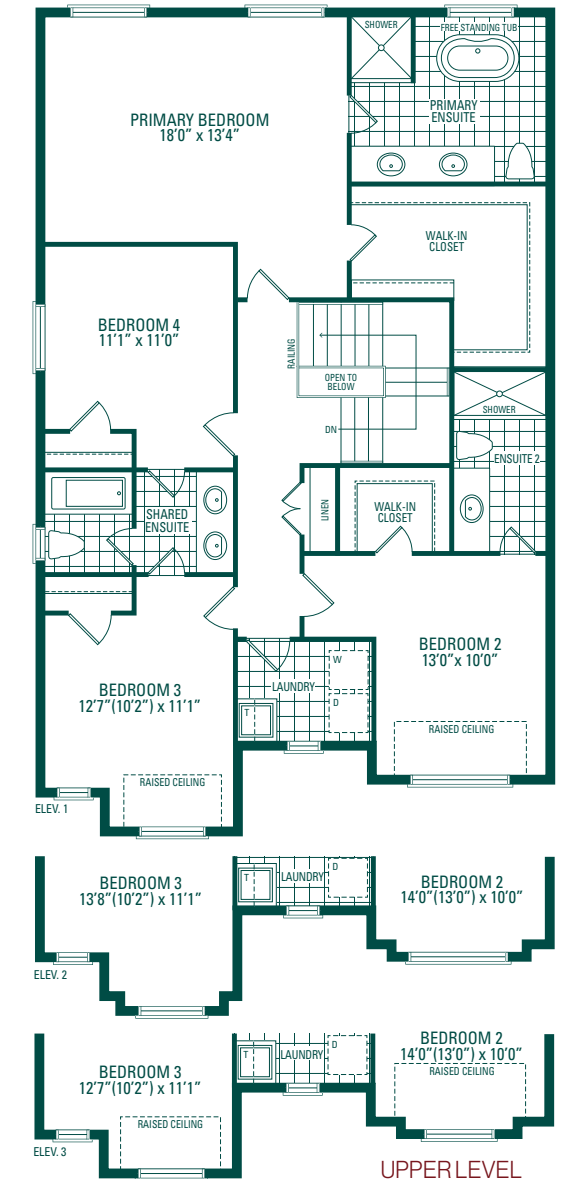
ELEV. 3
2,700 sq. ft.



MAIN LEVEL



LOWER LEVEL



UPPER LEVEL

FULTON 10

38' Lot

ELEV. 1
2,694 sq. ft.

ELEV. 2
2,698 sq. ft.

ELEV. 3
2,694 sq. ft.

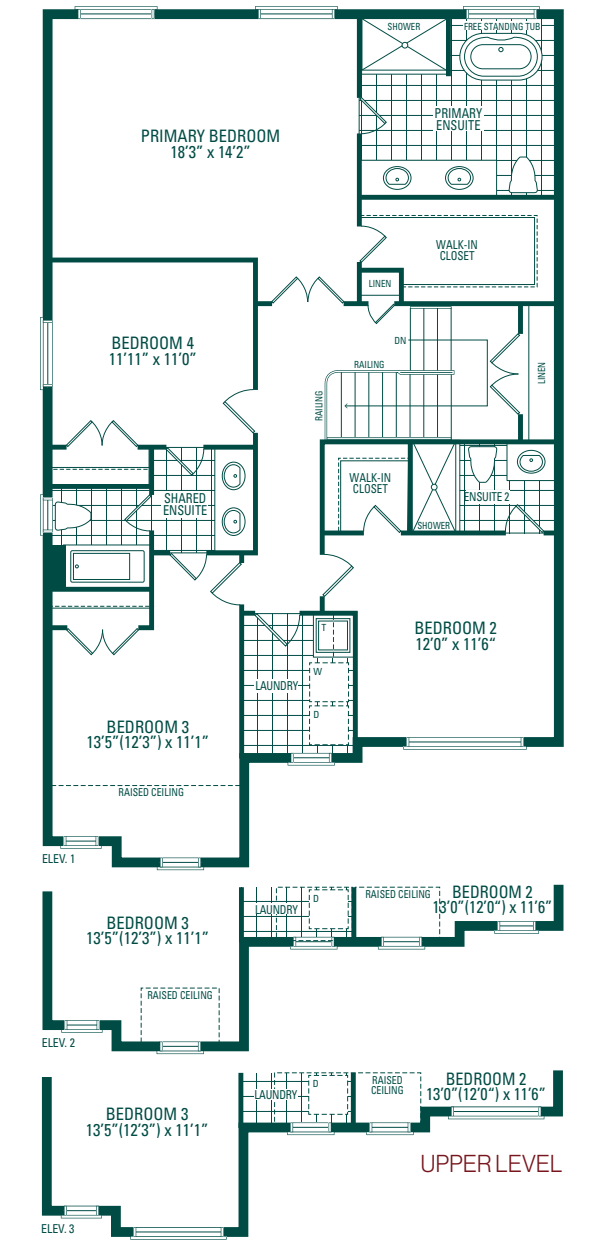
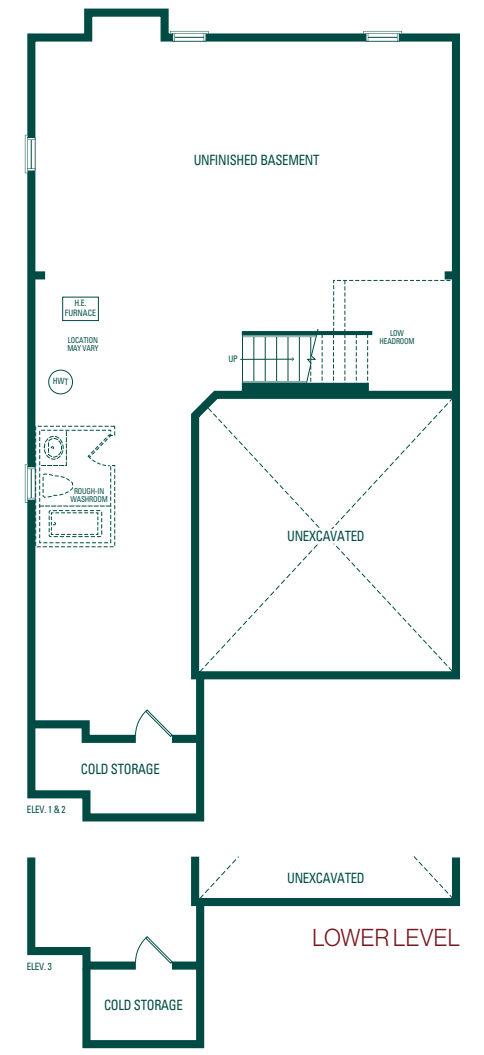
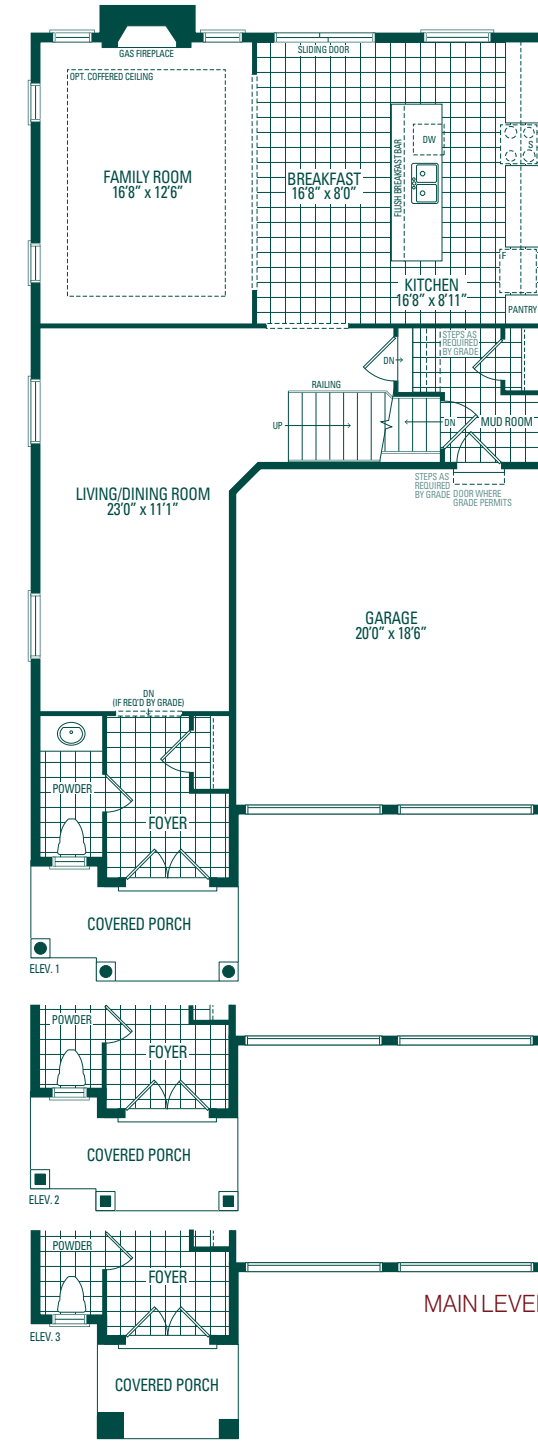


FULTON 10 38' LOT

ELEV. 1
2,694 sq. ft.

ELEV. 2
2,698 sq. ft.

ELEV. 3
2,694 sq. ft.



FULTON 11

38' Lot

ELEV. 1
2,392 sq. ft.

ELEV. 2
2,405 sq. ft.

ELEV. 3
2,405 sq. ft.

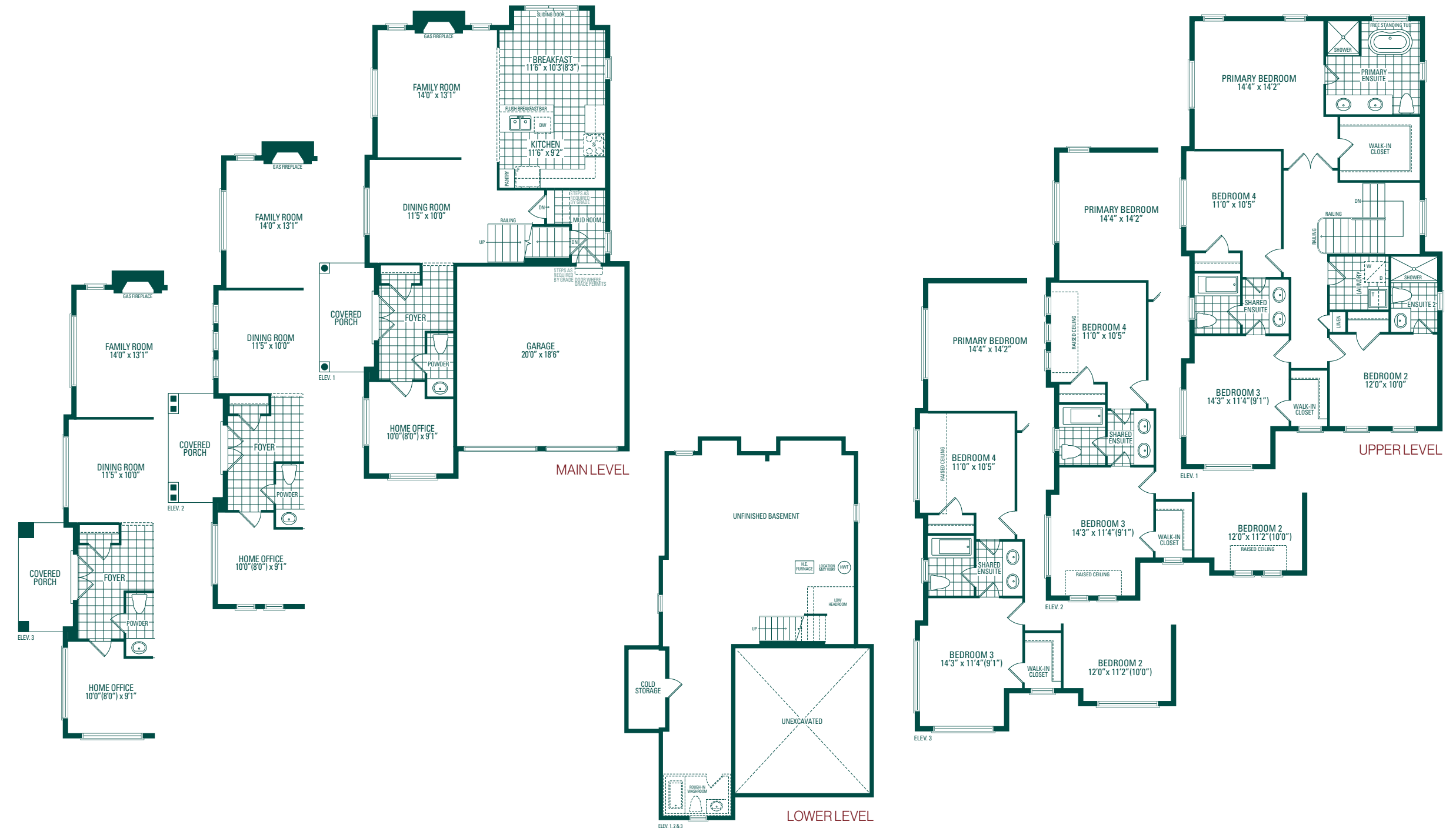


FULTON 11 38' LOT

ELEV. 1
2,392 sq. ft.

ELEV. 2
2,405 sq. ft.

ELEV. 3
2,405 sq. ft.



GARNET 1

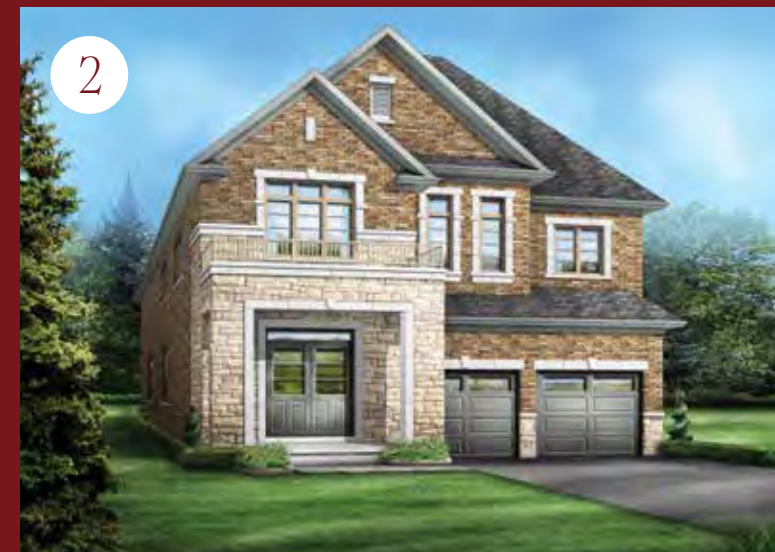
41' Lot

ELEV. 1
2,473 sq. ft.

ELEV. 2
2,473 sq. ft.

ELEV. 3
2,473 sq. ft.

Includes 16 sq. ft. of open area



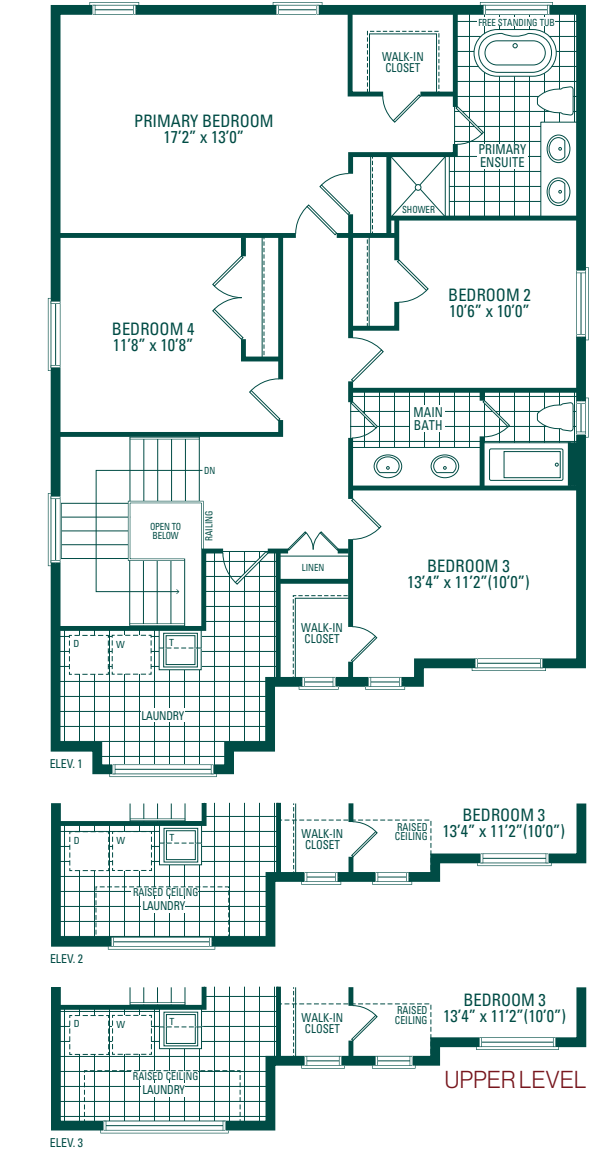
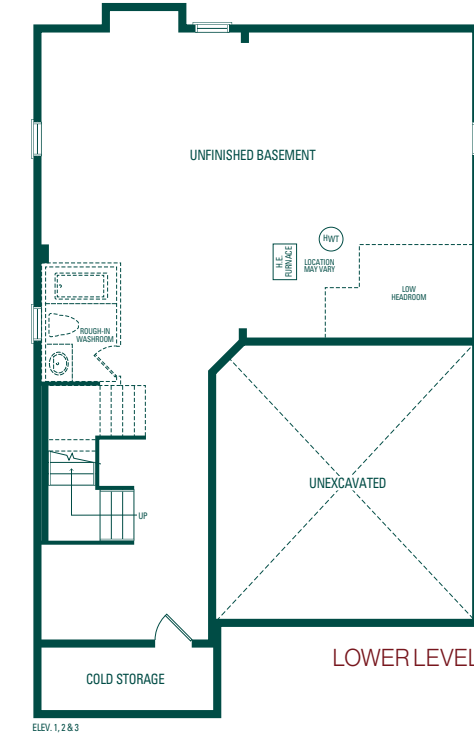
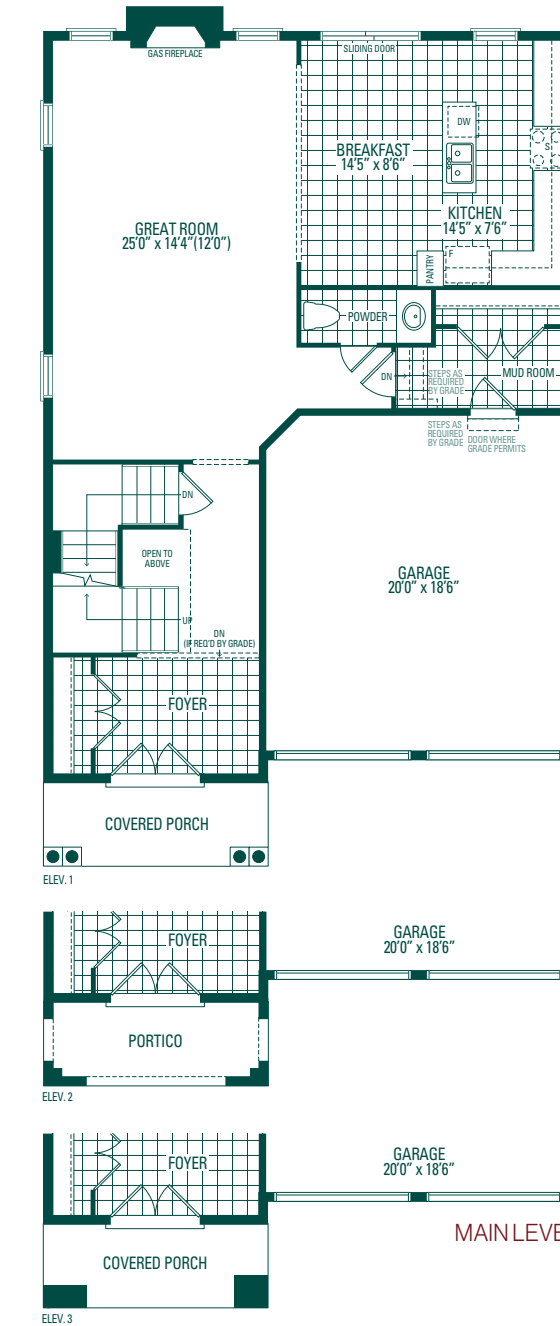
GARNET 1 41' LOT

Includes 16 sq. ft. of open area

ELEV. 1
2,473 sq. ft.

ELEV. 2
2,473 sq. ft.

ELEV. 3
2,473 sq. ft.



GARNET 2

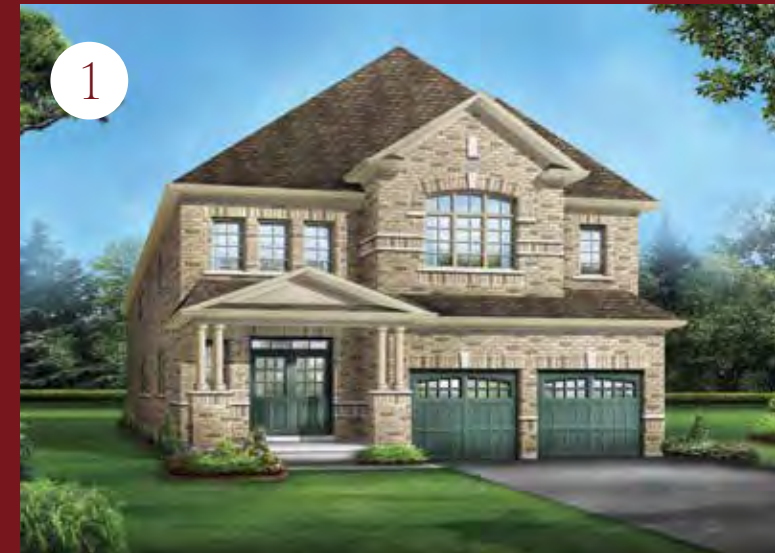
41' Lot

ELEV. 1
2,616 sq. ft.

ELEV. 2
2,624 sq. ft.

ELEV. 3
2,616 sq. ft.

Includes 8 sq. ft. of open area



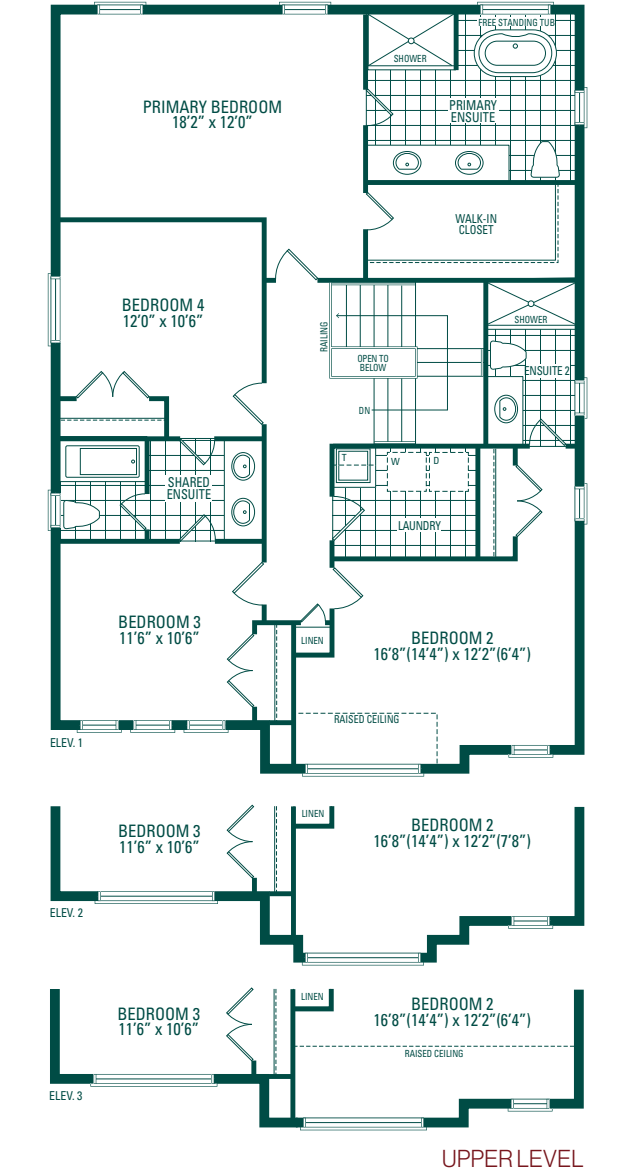
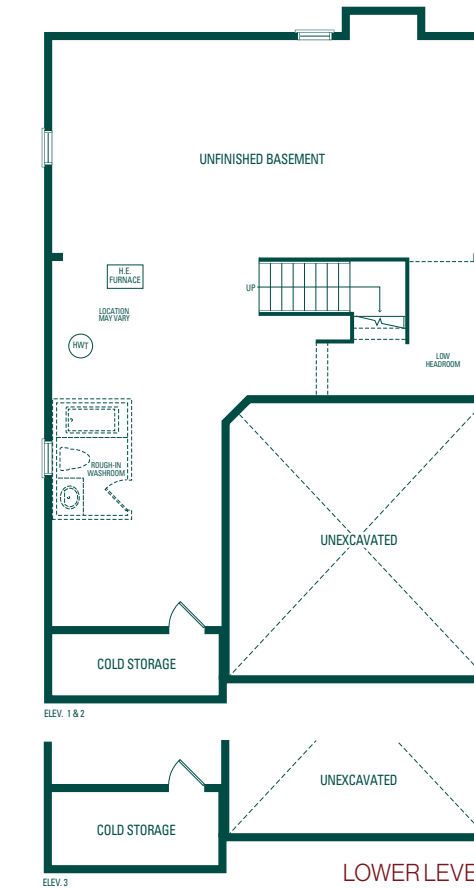
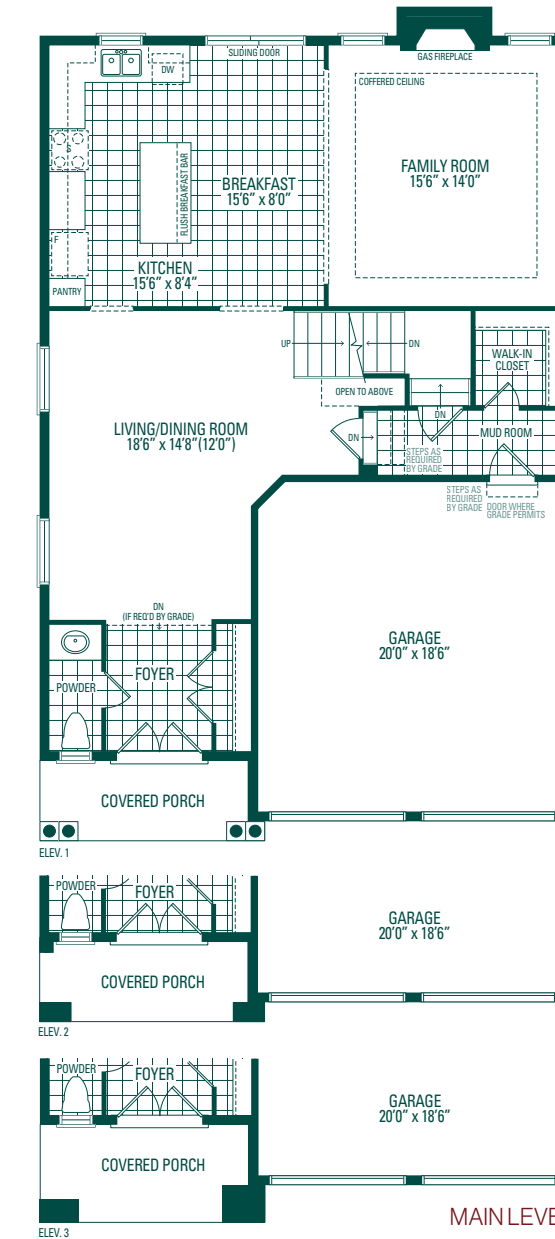
GARNET 2 41' LOT

Includes 8 sq. ft. of open area

ELEV. 1
2,616 sq. ft.

ELEV. 2
2,624 sq. ft.

ELEV. 3
2,616 sq. ft.



GARNET 3

41' Lot

ELEV. 1
2,773 sq. ft.

ELEV. 2
2,773 sq. ft.

ELEV. 3
2,773 sq. ft.

Includes 7 sq. ft. of open area



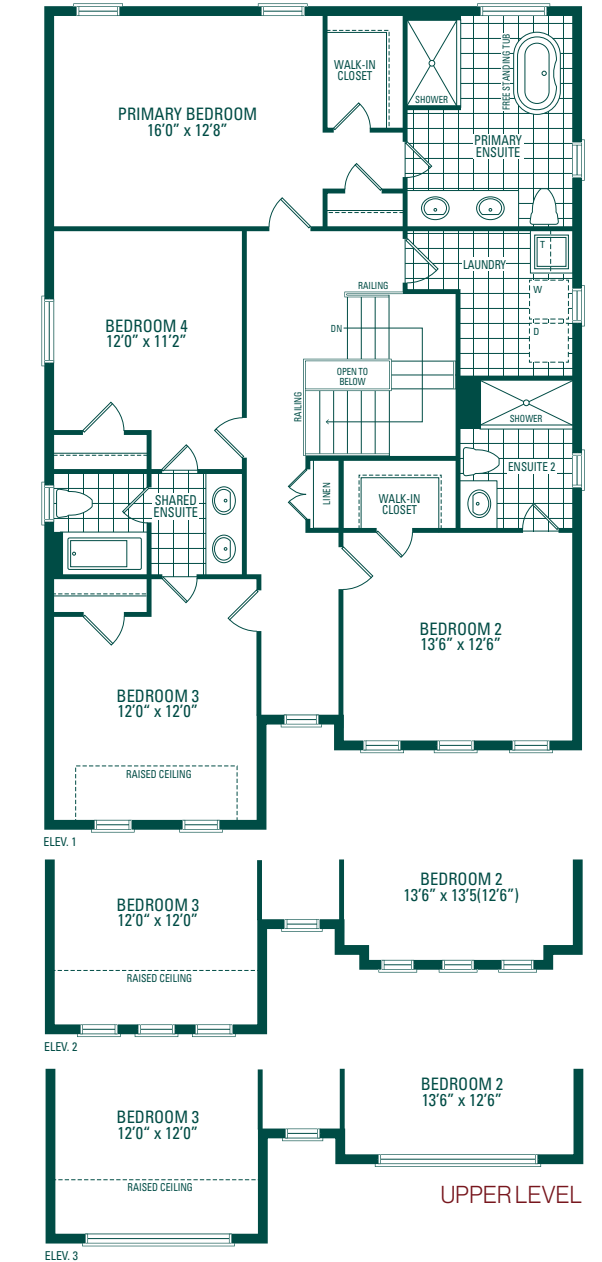
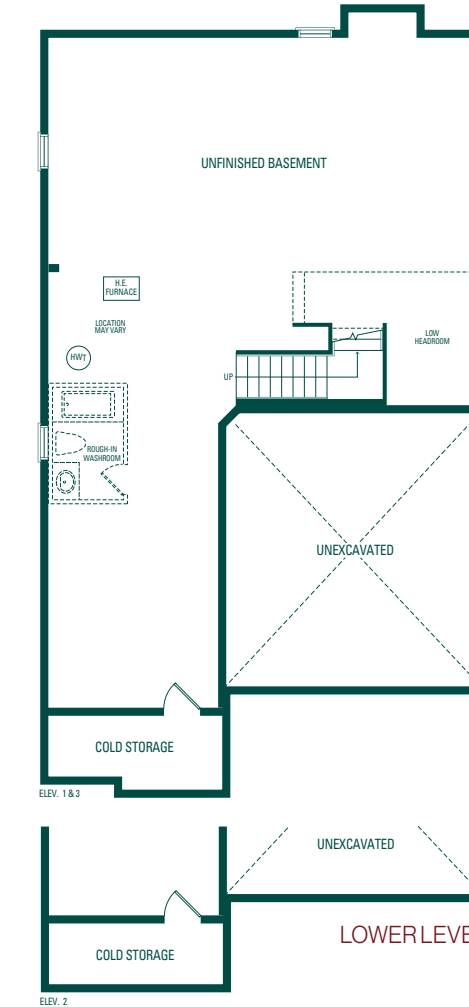
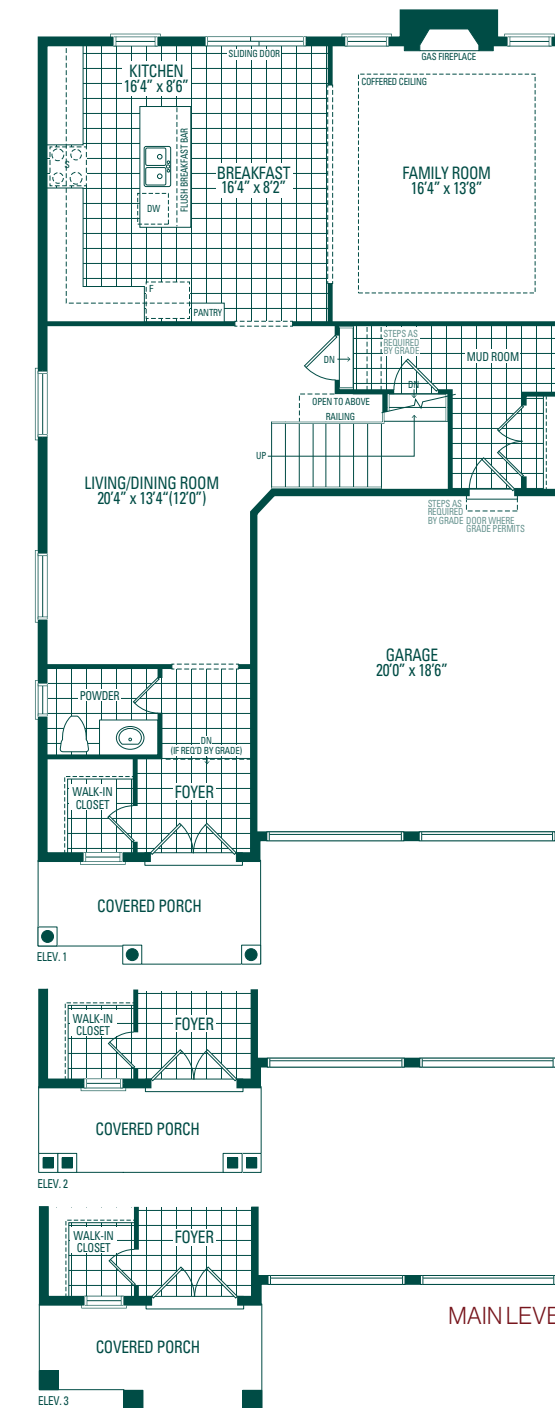
GARNET 3 41' LOT

Includes 7 sq. ft. of open area

ELEV. 1
2,773 sq. ft.

ELEV. 2
2,773 sq. ft.

ELEV. 3
2,773 sq. ft.



GARNET 5

41' Lot

ELEV. 1
2,872 sq. ft.

ELEV. 2
2,872 sq. ft.

ELEV. 3
2,872 sq. ft.

Includes 14 sq. ft. of open area



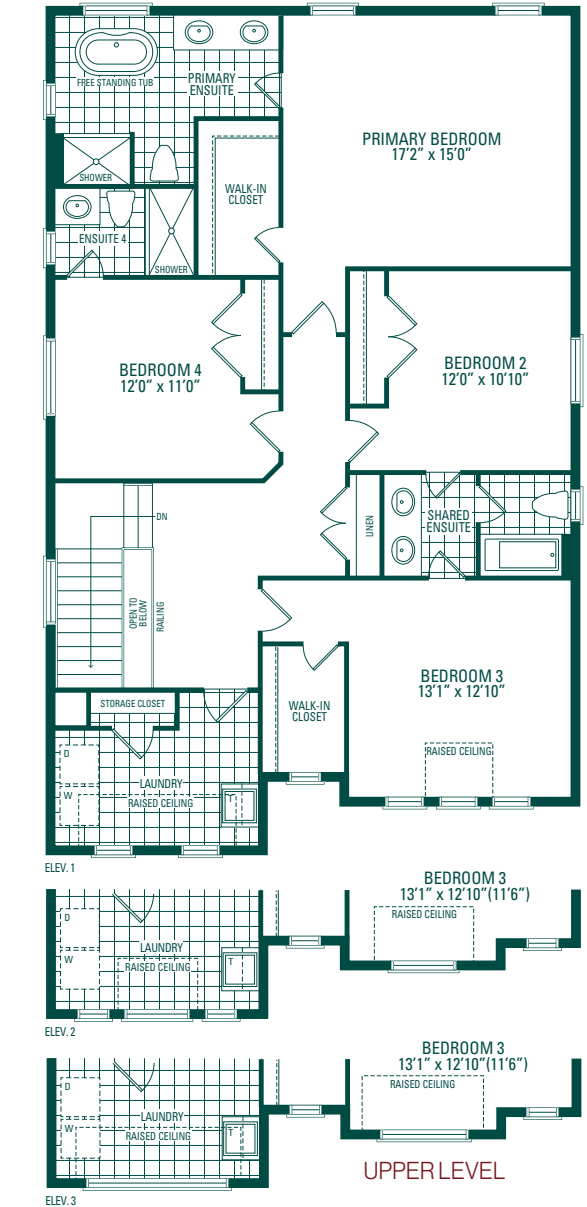
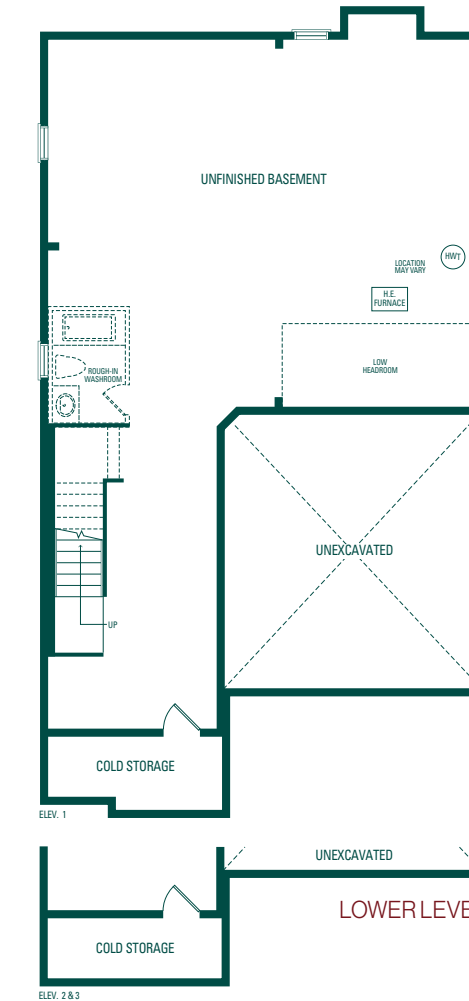
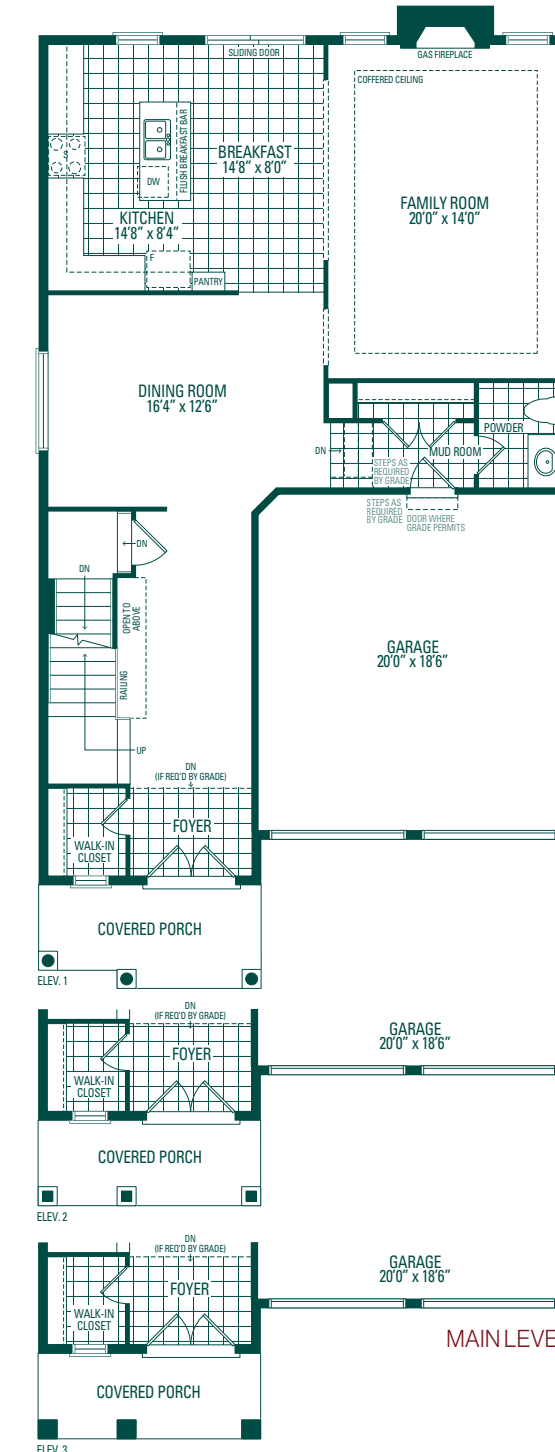
GARNET 5 41' LOT

Includes 14 sq. ft. of open area

ELEV. 1
2,872 sq. ft.

ELEV. 2
2,872 sq. ft.

ELEV. 3
2,872 sq. ft.



GARNET 6

41' Lot

ELEV. 1
2,850 sq. ft.

ELEV. 2
2,850 sq. ft.

ELEV. 3
2,850 sq. ft.

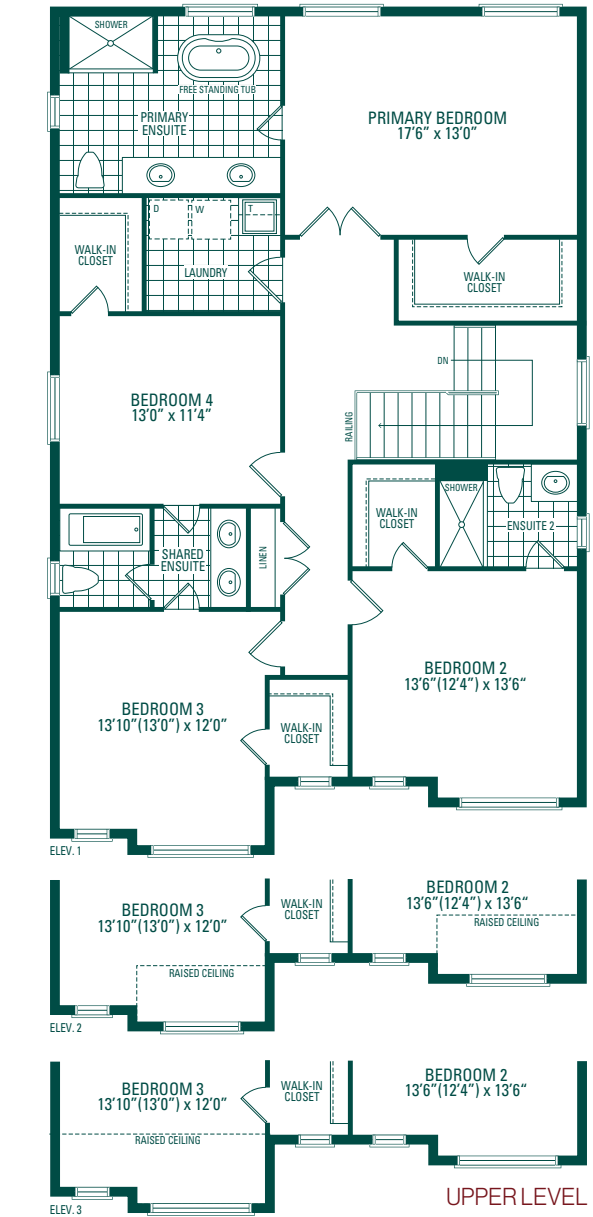
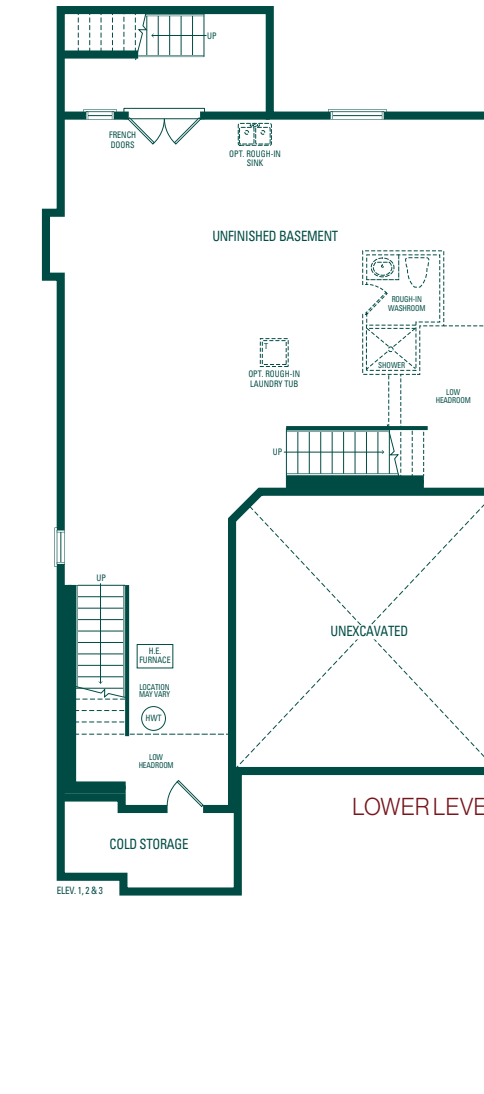
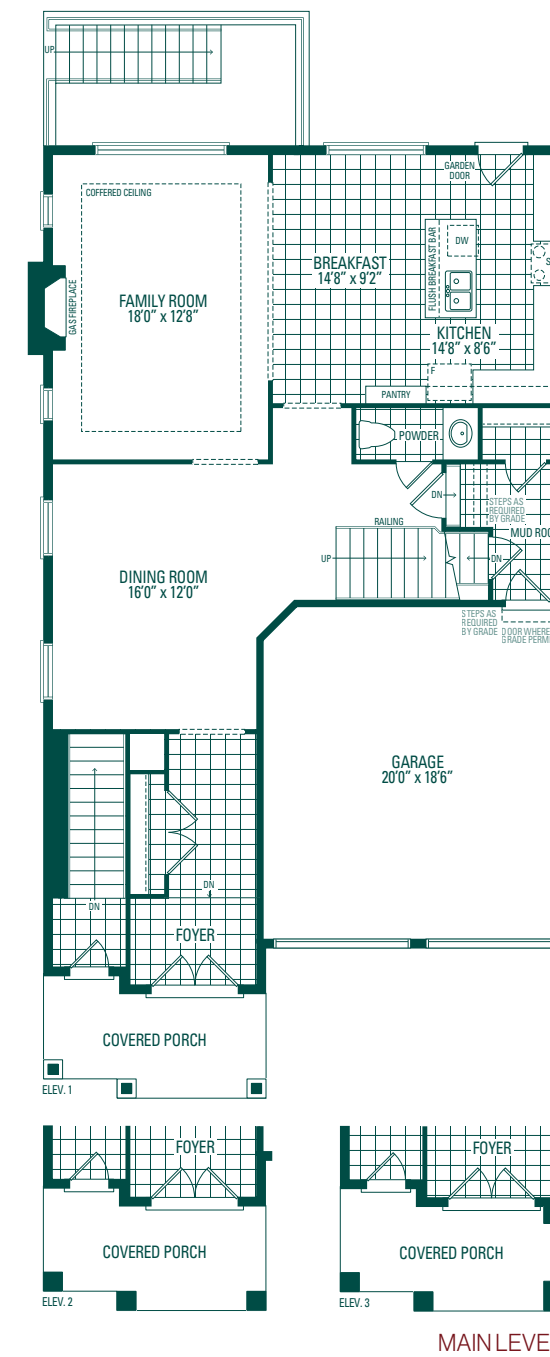


GARNET 6 41' LOT

ELEV. 1
2,850 sq. ft.

ELEV. 2
2,850 sq. ft.

ELEV. 3
2,850 sq. ft.



GARNET 6S

41' Lot

ELEV. 1
3,578 sq. ft.

ELEV. 2
3,578 sq. ft.

ELEV. 3
3,578 sq. ft.



Includes 728 sq. ft. of finished basement



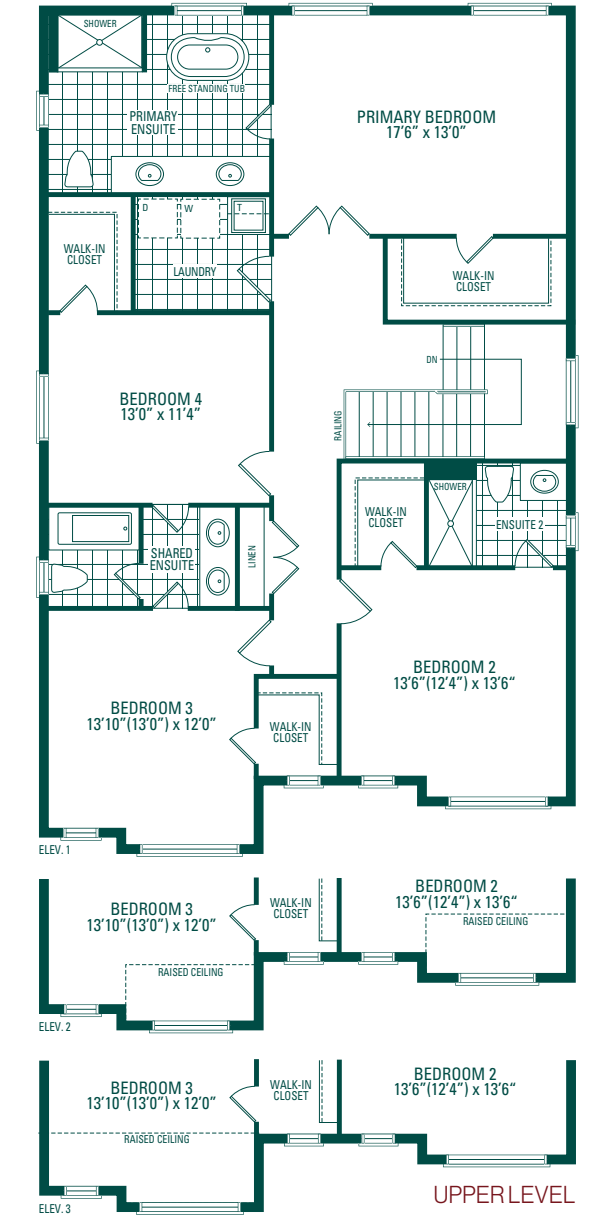
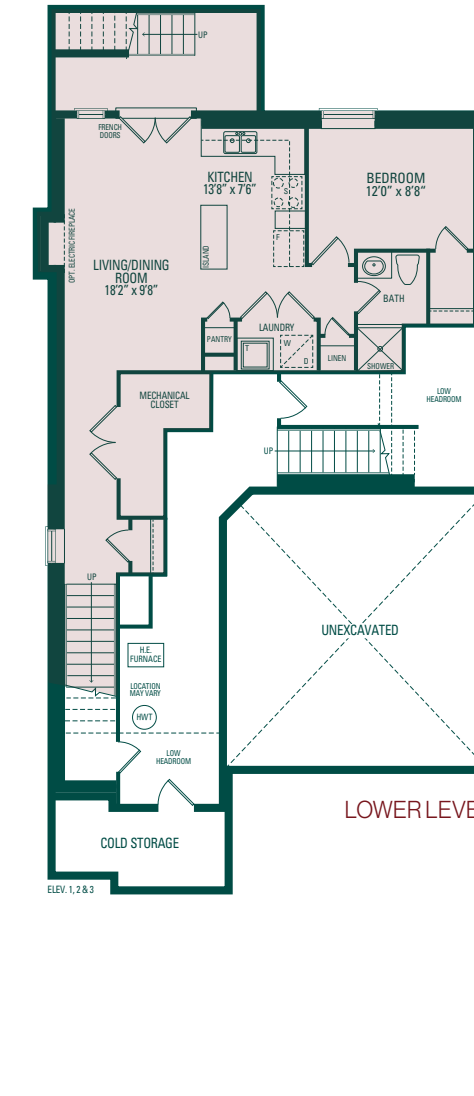
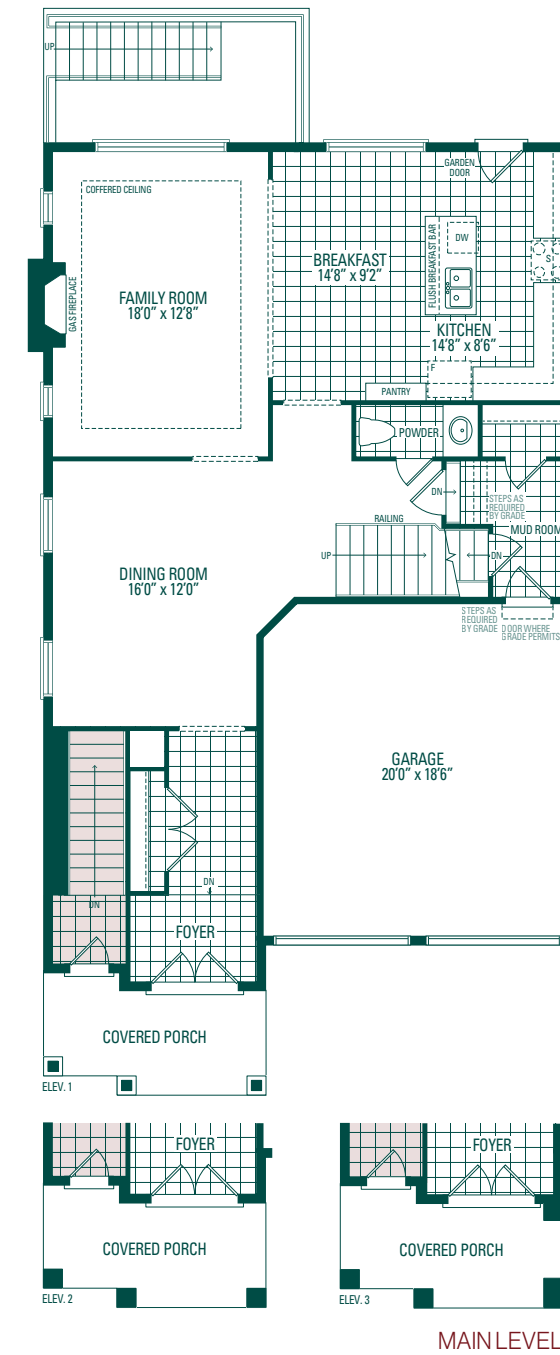
GARNET 6S 41' LOT

Includes 728 sq. ft. of lower level

ELEV. 1
3,578 sq. ft.

ELEV. 2
3,578 sq. ft.

ELEV. 3
3,578 sq. ft.



GARNET 12

41' Lot

ELEV. 1
2,955 sq. ft.

ELEV. 2
2,940 sq. ft.

ELEV. 3
2,940 sq. ft.

Includes 8 sq. ft. of open area



GARNET 12 41' LOT

Includes 8 sq. ft. of open area

ELEV. 1
2,955 sq. ft.

ELEV. 2
2,940 sq. ft.

ELEV. 3
2,940 sq. ft.



ESTATE 1

50' Lot

ELEV. 1
3,561 sq. ft.

ELEV. 2
3,561 sq. ft.

ELEV. 3
3,562 sq. ft.

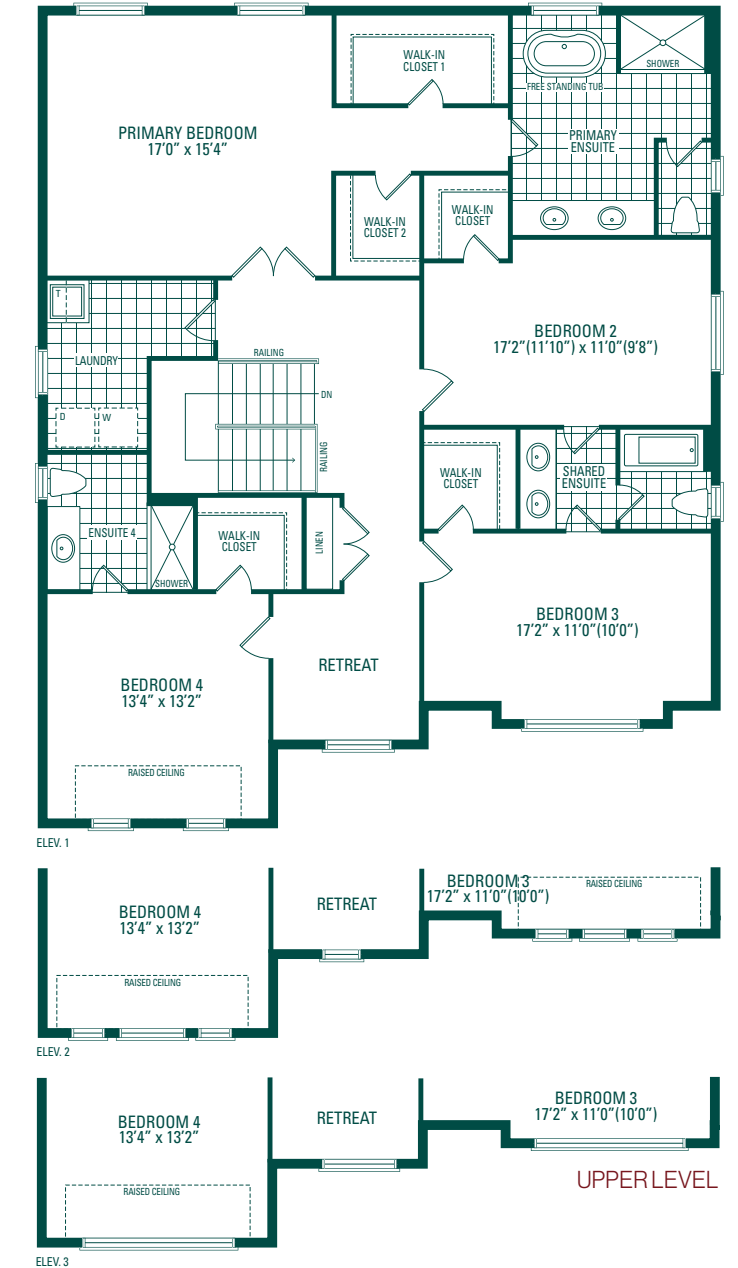
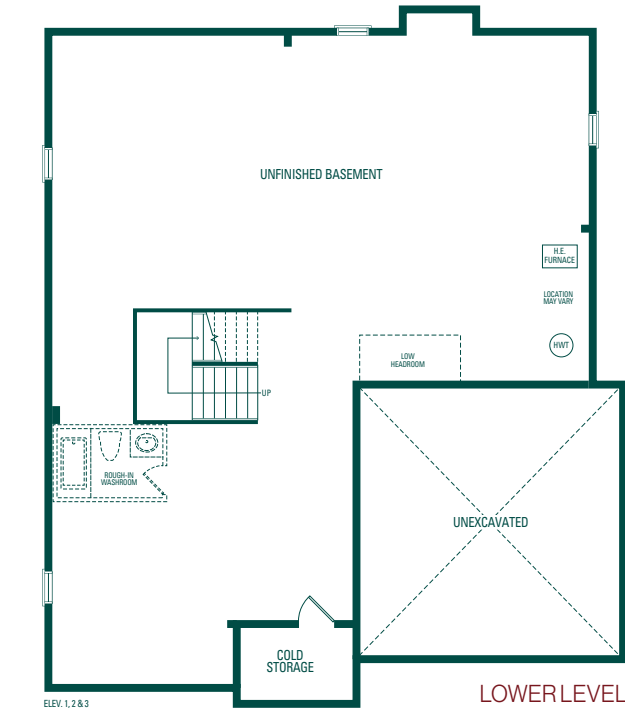
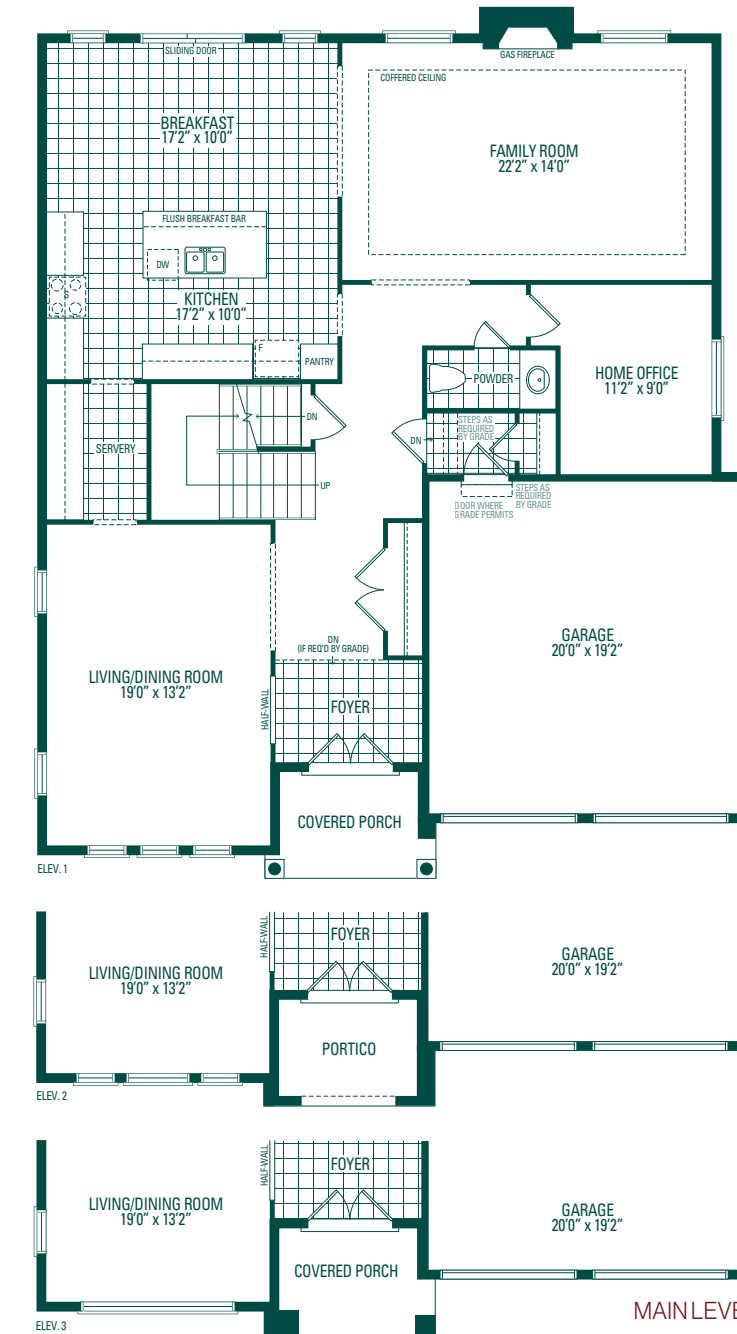


ESTATE 1 50' LOT

ELEV. 1
3,561 sq. ft.

ELEV. 2
3,561 sq. ft.

ELEV. 3
3,562 sq. ft.



ESTATE 2

50' Lot

ELEV. 1
3,748 sq. ft.

ELEV. 2
3,741 sq. ft.

ELEV. 3
3,748 sq. ft.

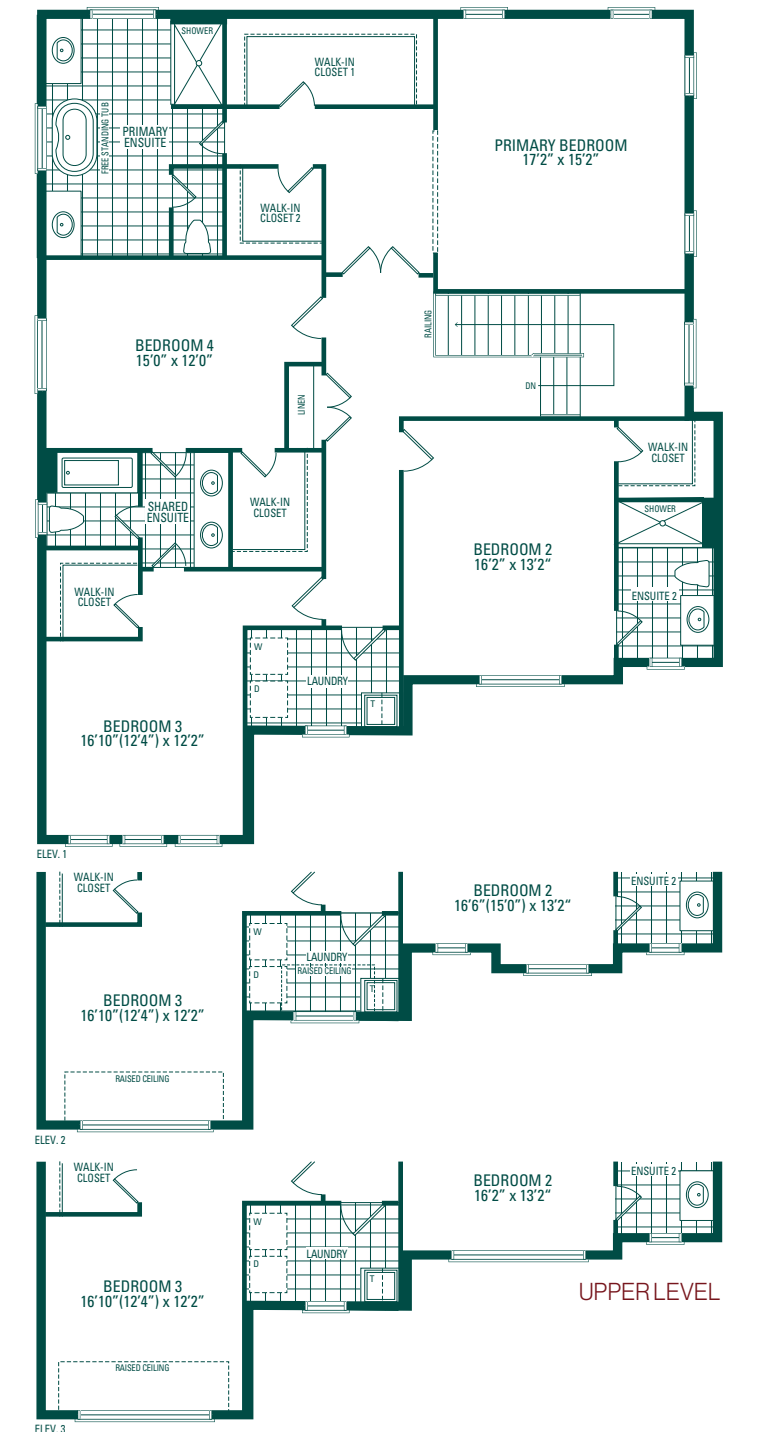
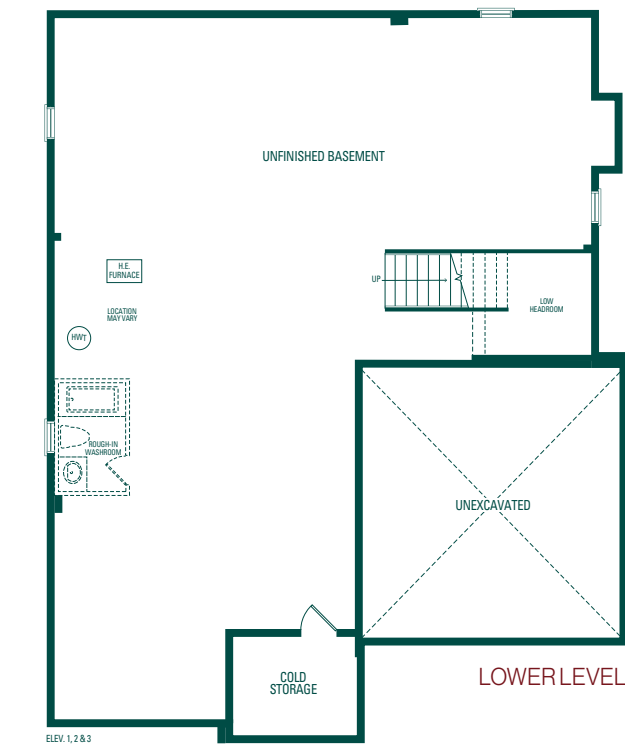
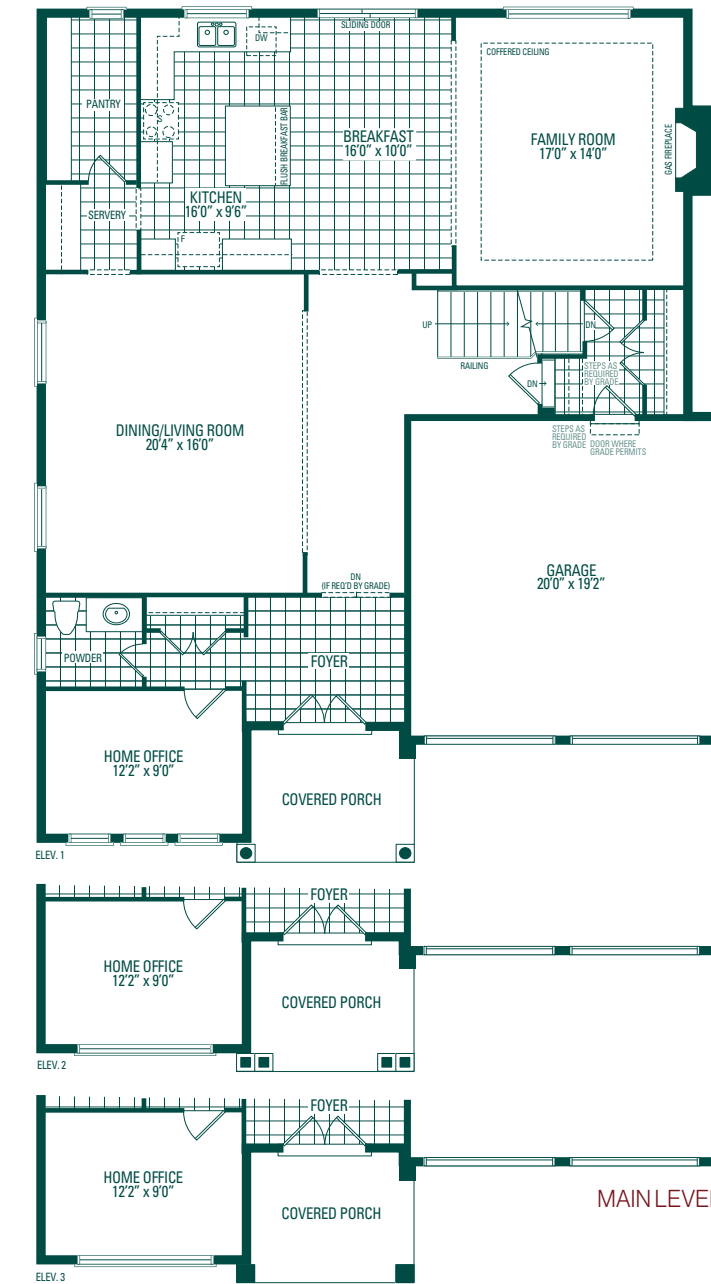


ESTATE 2 50' LOT

ELEV. 1
3,748 sq. ft.

ELEV. 2
3,741 sq. ft.

ELEV. 3
3,748 sq. ft.



THE DIFFERENCE IS *in the* DETAILS



Décor

At Greenpark's Décor Centre, our experienced design consultants will help you select the décor elements from an extraordinary selection of flooring, fixtures, cabinetry, and so much more. This is where your personality shines through, we are here to help it all come together.





Smart Is The New Standard



Greenpark is pleased to announce that we've partnered leading smart home technology supplier Grand Alarms Ltd. Your new home will now come with a smart thermostat, smart doorbell camera, smart light switch, and a smart flood sensor — all standard, and all easy to control from your smart home app.

Door Camera

- One (1) smart doorbell camera
- Smart notifications to your smart device when the smart doorbell camera detects activity
- See, hear and speak through your doorbell camera using your smart home app
- View live feeds 24/7



Smart Light Control

- One (1) smart light switch
- Turn lights on and off from your smart device
- Never come home to a dark home
- Program your light so it looks like someone is home while you're away



Smart Thermostat Control

- One (1) smart thermostat control
- Adjust your home temperature on-the-go from your smart device
- Monitor your home heating and air conditioning while you're away or on vacation



Smart Flood Control

- One (1) smart flood sensor
- Receive notifications on your smart device for water detection
- Prevent water damage with early detection and alerts from the water sensor



M4 Smart Connect Hub

- The "brain" of your smart home system is a 7-inch colour touchscreen
- Control your doorbell, thermostat, smart light switch, and flood sensor from your smart device
- Easily scalable to include many more automated products for your home



Additional Features

- One (1) year of smart home remote access
- Pre-construction design consultation
- On-site system configuration, test, and enrollment
- Full smart home system support

*Please see Schedule Smart in the Agreement of Purchase and Sale for further terms and conditions regarding smart home features. Program is subject to change without notice.



THE PEOPLE'S *Builder*



Georgian Estates Collection
Oakville, ON



UV2 Condos
Markham, ON



Upside Towns
Vaughan, ON



Since 1967, nearly 84,000 families have chosen Greenpark Group for their most important investment.

That's more than just a number — it is a statement of trust from each of those homebuyers who have chosen Greenpark to deliver the quality home they demand. Over the decades, Greenpark has consistently pushed the boundaries of excellence in design and service, proudly cementing its legacy as a complete homebuilder. Greenpark understands what matters to the people and has amassed the skills and experience to deliver time and time again. This is what makes Greenpark the people's builder.

Your Next Chapter Starts Here


GREENPARK.COM

