

PARK AND LAKE

WATERFRONT RESIDENCES
IN OSHAWA

FIRST RELEASE PRICE LIST

30' Detached Collection					
Model	Bedrooms	Sq. Ft	Elevation A	Elevation B	Elevation C
*Channel	3	1965	\$1,055,990	\$1,070,990	\$1,065,990
*River	3	2049	\$1,083,990	\$1,098,990	\$1,093,990
*Bay	3	2103	\$1,095,990	\$1,110,990	\$1,105,990
*Lagoon	3	2253/2258/2263	\$1,108,990	\$1,123,990	\$1,118,990
*Spring	3	2415	\$1,139,990	\$1,154,990	\$1,149,990

36' Detached Collection					
Model	Bedrooms	Sq. Ft	Elevation A	Elevation B	Elevation C
Windflower	4	2369	\$1,267,990	\$1,282,990	\$1,277,990
Bellflower	4	2427	\$1,279,990	\$1,294,990	\$1,289,990
*Sunflower	4	2577	\$1,292,990	\$1,307,990	\$1,302,990
*Bluebell	4	2658	\$1,299,990	\$1,314,990	\$1,309,990
*Periwinkle	4	2757	\$1,309,990	\$1,324,990	\$1,319,990
*Coneflower	4	2801/2797/2797	\$1,324,990	\$1,339,990	\$1,334,990

Price includes HST. Optional plans at additional cost. Subject to Lot Premiums.

*Model has option for Additional Bedroom

First Tentative Closing Date

Lot Specific please see sales representative
for more details

Presentation Centre

1440 Tradewinds St., Oshawa

LIMITED TIME DEPOSIT

30' Collection	36' Collection
Deposit Structure	Deposit Structure
\$15,000 with Offer	\$20,000 with Offer
\$20,000 in 30 Days	\$20,000 in 30 Days
\$15,000 in 60 Days	\$20,000 in 60 Days
\$15,000 in 90 Days	\$20,000 in 90 Days
\$15,000 in 120 Days	\$15,000 in 120 Days
\$15,000 in 180 Days	\$15,000 in 180 Days
\$15,000 in 240 Days	\$15,000 in 240 Days
\$15,000 in 365 Days	\$15,000 in 365 Days
Total = \$125,000	Total = \$140,000

Hours:

Monday – Thursday 12pm-6pm

Friday Closed

Saturday & Sunday 12pm-5pm

Sales Representatives

Steven Chang & Robbyn Hayden

T:647-624-6461

E: info@parkandlake.com

Cheques Payable To:

SO DEVELOPMENTS INC.

Deposit with Offer Must be a Bank Draft

For complete details for offers please see sales office representative All prices, figures and materials are preliminary and are subject to change without notice ·All areas and dimensions are approximate. Cannot be combined with any other incentives or programs ·Special Limited Time Offer and may be withdrawn at any time without notice. Features & Finishes per plan. Purchase Price includes HST. ·**Not transferrable, assignable, or redeemable for cash. E&OE February 22, 2025.



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WATERFRONT RESIDENCES
IN OSHAWA

THE MULTI-FLEX HOME

36' Detached MULTI-FLEX					
Model	Bedrooms	Sq. Ft	Elevation A	Elevation B	Elevation C
Poppy	Main House - 3 Secondary Suite - 2	2776 Main House -1919 Second Suite – 857	\$1,394,990	\$1,409,990	\$1,404,990

Price includes HST. Optional plans at additional cost. Subject to Lot Premiums.

HIGHLIGHTS OWN. RENT. SHARE.	
<ul style="list-style-type: none">TWO HOMES IN ONESEPARATE FRONT DOOR ENTRANCES5 APPLIANCES INCLUDING IN-SUITE WASHER/DRYER	<ul style="list-style-type: none">SEPARATE HEATING AND COOLING2 CAR GARAGE = 4 PARKING SPACESALL BRICK HOME*OPPORTUNITY TO OFFER PASSIVE INCOME TO HELP OFFSET HOMEOWNERSHIP BY UP TO \$2500/MONTH
<small>*\$2500/month average rental rate is for illustration purposes only and is referenced from January 2025 TRREB stats. It is not to be used for future rate as rental rates fluctuate.</small>	

First Tentative Closing Date
STARTING SPRING 2026

Lot Specific please see sales representative for more details

LIMITED TIME DEPOSIT

36' Collection

Deposit Structure

- \$20,000 with Offer
- \$20,000 in 30 Days
- \$20,000 in 60 Days
- \$20,000 in 90 Days
- \$15,000 in 120 Days
- \$15,000 in 180 Days
- \$15,000 in 240 Days
- \$15,000 in 365 Days
- Total = \$140,000

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FIRST RELEASE PREMIUMS LIST

Model Premiums

Alternate Kitchen Layout As per plan	\$5,500
Alternate Main Level Layout As per plan	\$3,550
Additional Bedroom As per plan	\$4,950
Side Door As per plan	\$3,300
Walk-up As per plan 36' Lots Only	\$20,000
Finished Basement As per Plan	\$55,000
Alt Plan – Den with Full Bath on Main	\$17,000

LOT GUIDANCE

30' Collection

Lots 3, 4 Channel, Bay, River, Lagoon, Spring Only

Lots 10, 11, 12 Bay, Lagoon, Channel, River Only

36'Collection

Lots 1, 19, 20, 21, 22, 23, 48, 49, 51 Windflower, Sunflower, Periwinkle, Bellflower, Bluebell, Coneflower, Poppy Only

Lots 6, 7, 9 Windflower, Sunflower, Periwinkle, Poppy Only

Lots 24, 25 Windflower, Sunflower, Periwinkle, Bellflower, Poppy Only

Lots 26, 44, 46 Windflower, Sunflower, Bellflower, Only

Lots 45, 47 Windflower, Bellflower Only

Lot Premiums apply. Please see Sales Representative for more details

Premium lots available: Walk-out Basement, Walk-out Deck, Walk-up Basement, Long Lots, Greenspace Lots.

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INCENTIVE OFFERING

UP TO

\$70,000

IN VALUED INCENTIVES
FOR A LIMITED TIME

9' CEILINGS ON SECOND LEVEL

FREE SMOOTH CEILINGS ON MAIN LEVEL

REDUCED CAPPED DEVELOPMENT CHARGES

\$9,500 ~~\$12,000~~

FREE AIR CONDITIONING

FREE APPLIANCE PACKAGE

Stainless Steel Fridge, Stove, Hood Fan, Dishwasher

FREE LAUNDRY PACKAGE

White Washer and Dryer

FREE GRANITE COUNTERTOPS WITH UNDERMOUNT SINK

IN ALL BATHROOMS

Excluding Powder Rooms

FREE ASSIGNMENT

Subject to Administration and Legal Fees

ADDITIONAL 36' INCENTIVES

FREE 8MM LAMINATED ON 2ND FLOOR BEDROOMS

\$15,000 IN DÉCOR DOLLARS

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