

PARK AND LAKE

WATERFRONT RESIDENCES
IN OSHAWA

ONE PRICE PROMO PRICE LIST

**4 MODELS AT ONE PRICE, NO LOT PREMIUMS
WITH NO GUESS WORK**

36' Detached Collection						ONE PRICE
Model	Bedrooms	Sq. Ft	Elevation A	Elevation B	Elevation C	
Windflower	4	2369	\$1,267,990	\$1,282,990	\$1,277,990	\$1,229,990
Bellflower	4	2427	\$1,279,990	\$1,294,990	\$1,289,990	\$1,229,990
*Sunflower	4	2577	\$1,292,990	\$1,307,990	\$1,302,990	\$1,229,990
*Bluebell	4	2658	\$1,299,990	\$1,314,990	\$1,309,990	\$1,229,990

Price includes HST. Optional plans at additional cost. *Model has an option for Additional Bedroom

INCENTIVE OFFERING

ONE PRICE - \$1,229,990

Applies to Windflower, Bellflower, Sunflower and Bluebell only
Ask for details

NO LOT PREMIUMS

Applies to select lots. Ask for details

FREE A/C

REDUCED CAPPED DEVELOPMENT CHARGES

\$10,000 \$12,000

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
Cheques Payable To:
SO DEVELOPMENTS INC.
<i>Deposit with Offer Must be a Bank Draft</i>

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 Cannot be combined with any other incentives or programs ·Special Limited Time Offer and may be withdrawn at any time without notice.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 September 20th, 2025.

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MORE FOR LESS

PRICE LIST

30' Detached Collection						
Model	Bedrooms	Sq. Ft	Sq. Ft with Finished Basement	Elevation A	Elevation B	Elevation C
*Channel	3	1965	2570	\$1,055,990	\$1,070,990	\$1,065,990
*River	3	2049	2540	\$1,083,990	\$1,098,990	\$1,093,990
*Bay	3	2103	2807	\$1,095,990	\$1,110,990	\$1,105,990
*Lagoon	3	2253/2258/2263	2964/2969/2974	\$1,108,990	\$1,123,990	\$1,118,990
*Spring	3	2415	3194	\$1,139,990	\$1,154,990	\$1,149,990

36' Detached Collection						
Model	Bedrooms	Sq. Ft	Sq. Ft with Finished Basement	Elevation A	Elevation B	Elevation C
*Periwinkle	4	2757	3383	\$1,309,990	\$1,324,990	\$1,319,990
*Coneflower	4	2801/2797/2797	3664/3660/3660	\$1,324,990	\$1,339,990	\$1,334,990
Multi -Flex Poppy	Main 3 & Second 2	2776 Main House -1919 Second Suite - 857	3611	\$1,394,990	\$1,409,990	\$1,404,990

Price includes HST. Optional plans at additional cost. Subject to Lot Premiums. *Model has an option for Additional Bedroom

INCENTIVE OFFERING

FINISHED BASEMENT

30', and Select 36' MODELS
ask for details

9' CEILINGS ON SECOND LEVEL

FREE SMOOTH CEILINGS ON MAIN LEVEL

REDUCED CAPPED DEVELOPMENT CHARGES \$10,000 ~~\$12,000~~

FREE APPLIANCE PACKAGE

Stainless Steel Fridge, Stove, Hood Fan,
Dishwasher

FREE LAUNDRY PACKAGE

White Washer and Dryer

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
Cheques Payable To: SO DEVELOPMENTS INC. Deposit with Offer Must be a Bank Draft	

Presentation Centre

1440 Tradewinds St., Oshawa

Hours:

Monday – Wednesday 12pm-6pm
Thursday & Friday Closed
Saturday & Sunday 12pm-5pm

Sales Representatives

Robbyn Hayden
T:647-624-6461

E: sales@homesbyparkandlake.com

First Tentative Closing Date

Lot Specific please see sales representative
for more details

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THE MULTI-FLEX HOME

HIGHLIGHTS

OWN. RENT. SHARE.

TWO HOMES IN ONE

SEPARATE FRONT DOOR
ENTRANCES ALLOWING
PRIVACY

2 KITCHENS IN EACH WITH 5
APPLIANCES

2 IN-SUITE WASHER/DRYERS

SEPARATE HEATING AND
COOLING

2 CAR GARAGE = 4 PARKING
SPACES

ALL BRICK HOME

*OPPORTUNITY TO OFFER
PASSIVE INCOME TO HELP
OFFSET HOMEOWNERSHIP BY
UP TO \$2800/MONTH

**\$2800/month average rental rate is for illustration purposes only and is referenced from July 2025 TRREB stats. It is not to be used for future rate as rental rates fluctuate.*

UNBELIEVABLE VALUE WITH WATERFRONT COMMUNITY LIFESTYLE

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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
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 20, 21, 22, 48, 49, 51 Windflower, Sunflower, Periwinkle, Bellflower, Bluebell, Coneflower, 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 31 Windflower, Sunflower, Periwinkle, Bellflower Only

Lot 35 Windflower Sunflower, Periwinkle, Bellflower, Bluebell, Coneflower, Poppy Only

40'Collection

SOLD OUT - NEW RELEASE COMING SOON

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, Water-facing Lots.

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