

# PARK AND LAKE

WATERFRONT RESIDENCES  
IN OSHAWA

## 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
***Windflower	4	2369	2968	<b>\$1,187,990</b>	<b>\$1,187,990</b>	<b>\$1,187,990</b>
***Bellflower	4	2427	3054	<b>\$1,194,990</b>	<b>\$1,194,990</b>	<b>\$1,194,990</b>
*Sunflower	4	2577	3367	\$1,292,990	\$1,307,990	\$1,302,990
*Bluebell	4	2658	3472	\$1,299,990	\$1,314,990	\$1,309,990
*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

40' Detached Collection – WATERFRONT LOT						
Model	Bedrooms	Sq. Ft	Sq. Ft with Finished Basement	Elevation A	Elevation B	Elevation C
Jasper COR	5	3023/3025	3696	\$1,477,990	\$1,492,990	\$1,487,990

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

\*\*See sales representative for more details. Free finished basement available on select models only. \*\*\*Available on select lots only, see sales representative for more details.

**INCENTIVE OFFERING**

**FINISHED BASEMENT**  
30', and Select 36' & 40'  
MODELS ask for details

**CAPPED DEVELOPMENT CHARGES- \$10,000**

FIRST TENTATIVE CLOSING DATE  
Lot Specific, see Sales Representative for more details

**LIMITED TIME DEPOSIT**

30' Collection	36' Collection	40' Collection
<b>Deposit Structure</b> \$15,000 with Offer \$20,000 in 30 Days \$15,000 in 60 Days \$15,000 in 90 Days \$15,000 in 120 Days \$15,000 in 180 Days \$15,000 in 240 Days \$15,000 in 365 Days Total = \$125,000	<b>Deposit Structure</b> \$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	<b>Deposit Structure</b> \$20,000 with Offer \$20,000 in 30 Days \$20,000 in 60 Days \$20,000 in 90 Days \$20,000 in 120 Days \$20,000 in 180 Days \$20,000 in 240 Days \$20,000 in 365 Days Total = \$160,000
<b>Cheques Payable To: SO DEVELOPMENTS INC.</b> <i>Deposit with Offer Must be a Bank Draft</i>		
<b>Sales Representative – Robbyn Hayden</b> T. 647.624.6461 E. <a href="mailto:sales@homesbyparkandlake.com">sales@homesbyparkandlake.com</a> 1440 Tradewinds Street, Oshawa		

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 17, 2026



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## 2 Homes In 1

### 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

### Contact Us

Sales Representative – Robbyn Hayden

T. 647.624.6461

E. [sales@homesbyparkandlake.com](mailto:sales@homesbyparkandlake.com)

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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

#### 40'Collection

Lot 33 Jasper COR 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, Water-facing Lots.

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