

PARK AND LAKE

WATERFRONT RESIDENCES
IN OSHAWA

NEW MODEL RELEASE

30' DETACHED

30' Detached Collection					
Model	Bedrooms	Sq. Ft	Starting Price Incl HST	HST Rebate	NEW PRICE
Shore	3	1494	\$1,013,990	\$116,000	\$897,990

36' DETACHED BUNGALOW DOUBLE CAR GARAGE FINISHED LOFT

36' Detached Collection					
Model	Bedrooms	Sq. Ft	Purchase Price Incl HST	HST Rebate	NEW PRICE
***Daisy	3	1888	\$1,203,990	\$130,000	\$1,073,990

Price includes HST net of HST rebate for eligible buyers for limited time and subject to Government Legislation. For complete details see Sales Representative for full details.

Optional plans at additional cost.

Subject to Lot Premiums. Elevation B—additional \$15,000 // Elevation C—additional \$10,000

***Available on select lots only, see sales representative for more details.

**LIMITED TIME
NEW RELEASE
PRICING**

**First Tentative
Closing Date**
Lot specific See Sales
Representative for more
Information

**Capped Development
Charges - \$10,000**

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	
Sales Representative – Robbyn Hayden T. 647.624.6461 E. sales@homesbyparkandlake.com 1559 Mayport Drive, Oshawa	

Purchase Price includes HST net of HST Rebate for eligible buyers for a limited time and subject to Government Legislation. 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 Cannot be combined with any other incentives or programs -Special Limited Time Offer and may be withdrawn at any time without notice.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. .**Not transferrable, assignable, or redeemable for cash. E&OE APRIL 18, 2026



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PRICE LIST

30' Detached Collection						
Model	Bedrooms	Sq. Ft	Sq. Ft with Finished Basement**	Starting Price incl HST	HST Rebate	NEW Price
*Channel	3	1965	2570	\$1,079,990	\$124,000	\$955,990
*River	3	2049	2540	\$1,107,990	\$127,000	\$980,990
*Bay	3	2103	2807	\$1,119,990	\$128,000	\$991,990
*Lagoon	3	2253/2258/2263	2964/2969/2974	\$1,132,990	\$130,000	\$1,002,990
*Spring	3	2415	3194	\$1,163,990	\$130,000	\$1,033,990

36' Detached Collection						
Model	Bedrooms	Sq. Ft	Sq. Ft with Finished Basement**	Starting Price incl HST	HST Rebate	NEW PRICE
***Windflower	4	2369	2968	\$1,211,990	\$130,000	\$1,081,990
***Bellflower	4	2427	3054	\$1,218,990	\$130,000	\$1,088,990
*Sunflower	4	2577	3367	\$1,316,990	\$130,000	\$1,186,990
*Bluebell	4	2658	3472	\$1,323,990	\$130,000	\$1,193,990
*Periwinkle	4	2757	3383	\$1,333,990	\$130,000	\$1,203,990
*Coneflower	4	2801/2797/2797	3664/3660/3660	\$1,348,990	\$130,000	\$1,218,990
Multi-Flex Poppy	Main 3 & Second 2	2776 Main House - 1919 Second Suite - 857	3611	\$1,418,990	\$130,000	\$1,288,990

40' Detached Collection – WATERFRONT LOT						
Model	Bedrooms	Sq. Ft	Sq. Ft with Finished Basement	Starting Price Incl HST	HST Rebate	NEW PRICE
Jasper COR	5	3023/3025	3696	\$1,501,990	\$130,000	\$1,371,990

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 . Optional plans at additional cost. Subject to Lot Premiums. Elevation B – additional \$15,000 // Elevation C – additional \$10,000*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
Deposit Structure \$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	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	Deposit Structure \$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

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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

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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, Shore Only

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

Lots 32, 38 Bay, Lagoon, Spring, Channel, River, Shore
Only

36'Collection

Lot 1 Windflower, Sunflower, Bluebell, Periwinkle, Coneflower, Bellflower, Poppy Only

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

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

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

Lots 45, 47 Windflower, Bellflower, Daisy 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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