



PROMOTION ONLY FOR THE NEXT 32 HOMES SOLD

\$50,000 PRICE REDUCTION or \$50,000 MORTGAGE SUPPLEMENT*

MODERN TOWNHOME COLLECTION

Exclusive Bonus Offer

✓ **5 PIECE APPLIANCE PACKAGE**

(Includes Stainless Steel Fridge, Stove & Dishwasher, White Washer & Dryer)

or

✓ **\$10,000 DÉCOR DOLLARS**

and

✓ **PARK MEMBERSHIP FOR LAKE CLUB**

and

✓ **4 HAWKRIDGE GOLF CLUB GOLF PASSES**

(Value \$400)

Exceptional Modern Features Included:

Over \$15,000 in Value!

Modern Exterior Details Including Maintenance-free Vinyl-wrapped PVC Planks

Modern Exterior Glass Decorative Railing System, as per plan

Upgraded Weiser Front Door Hardware

Modern Exterior Wall Sconces, as per plan

Integrated USB Receptacle Located in the Kitchen

Upgraded Interior Door Hardware

Contemporary Interior Trim Package (4" baseboard and 2-3/4" casing)

Choice of Oak, Maple or High-Gloss Cabinetry

Upgraded Moen Align Kitchen Faucet with Spray, chrome finish

Upgraded Primary Ensuite Faucet, Shower and/or Tub Fixtures to Moen Rizon, as per plan

Upgraded Powder Room Faucet Fixture to Moen Rizon, as per plan

Premium Brushed Nickel Interior Lighting Package



in partnership with



Bonus Offer is subject to change without notice. Offer only valid at Serenity Bay. Décor Dollars have no cash value.

* Paid to Purchaser(s) by cheque as a one-time payment at closing



SERENITY BAY

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\$50,000 PRICE REDUCTION or \$50,000 MORTGAGE SUPPLEMENT*

Price List

Bungalow Townhome Collection

<u>MODEL</u>	<u>ELEVATIONS</u>	<u>TYPE</u>	<u>BEDROOMS / BATHROOMS / GARAGE</u>	<u>TOTAL SQUARE FOOTAGE</u>	<u>EXCLUSIVIE PRICING</u> (BEFORE PROMOTION)
THE OWL 1 <i>SBT-210</i>	A	Bungalow	2 / 2 / 1	1563	from \$ 861,990
THE OWL 4 <i>SBT-261</i>	A	Bungalow-Loft	2 / 2.5 / 1	1993	from \$ 881,990
	<i>Option 1B</i>		3 / 2.5 / 1	1993	from \$ 886,990
THE OWL 5 <i>SBT-262</i>	A	Bungalow-Loft	3 / 3 / 1	2024	from \$ 896,990

Deposit Structure (\$75,000 Total)

- \$15,000 with Agreement
- \$15,000 in 60 Days
- \$15,000 in 90 Days
- \$15,000 in 120 days
- \$15,000 in 180 days



Toronto Sales Centre / 1 Duncan Mills Road, North York

By Appointment Only

P: 416.386.0222 | E: info@bosseini.com

Severn Sales Centre / 9361 Highway 11, Cumberland Beach

Sunday thru Friday: 11am - 6pm

Saturday: Closed

P: 705.703.9252 | E: serenitybay@livhere.ca

Prices Include Applicable Taxes.

Some Lots Subject to Premiums. Prices, sizes, and specifications are subject to change without notice. All areas and stated room dimensions are approximate. E&OE.

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2-Storey Townhome Collection

<u>MODEL</u>	<u>ELEVATIONS</u>	<u>BEDROOMS / BATHROOMS / GARAGE</u>	<u>TOTAL SQUARE FOOTAGE</u>	<u>EXCLUSIVE PRICING (BEFORE PROMOTION)</u>
THE ROBIN 1 <i>SBT-001</i>	A	3 / 1.5 / 2	1344	from \$ 799,990
THE ROBIN 2 <i>SBT-002</i>	A	3 / 2.5 / 2	1586	from \$ 839,990
THE ROBIN 3 <i>SBT-003</i>	A	3 / 2.5 / 2	1895	from \$ 879,990
THE ROBIN 4 <i>SBT-004</i>	A	4 / 2.5 / 2	1975	from \$ 899,990
THE ROBIN 5 <i>SBT-010</i>	A	3 / 2.5 / 2	1586	from \$ 859,990
THE ROBIN 6 <i>SBT-011</i>	A	3 / 2.5 / 2	1895	from \$ 899,990
THE ROBIN 7 <i>SBT-012</i>	A	4 / 2.5 / 2	1994	from \$ 919,990

Deposit Structure (\$75,000 Total)

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PROMOTION ONLY FOR THE NEXT 32 HOMES SOLD

\$100,000 PRICE REDUCTION or \$100,000 MORTGAGE SUPPLEMENT*

MODERN DETACHED HOME COLLECTION

Exclusive Bonus Offer

✓ **GRANITE KITCHEN COUNTERTOPS**

WITH UNDERMOUNT STAINLESS STEEL SINK
(to be chosen from Vendor's Level 1 samples)

and

✓ **PREFINISHED OAK HARDWOOD ON
MAIN FLOOR**

(Approximately 3-1/4" x 3/4" engineered hardwood flooring, as chosen from Vendor's samples)

and

✓ **PARK MEMBERSHIP FOR LAKE CLUB**

and

✓ **4 HAWKRIDGE GOLF CLUB GOLF PASSES**

(Value \$400)

Exceptional Modern Features Included:

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Modern Exterior Details Including Maintenance-free Vinyl-wrapped PVC Planks

Modern Exterior Glass Decorative Railing System, as per plan

Upgraded Weiser Front Door Hardware

Modern Exterior Wall Sconces, as per plan

Integrated USB Receptacle Located in the Kitchen

Upgraded Interior Door Hardware

Contemporary Interior Trim Package (4" baseboard and 2-3/4" casing)

Choice of Oak, Maple or High-Gloss Cabinetry

Upgraded Moen Align Kitchen Faucet with Spray, chrome finish

Upgraded Primary Ensuite Faucet, Shower and/or Tub Fixtures to Moen Rizon, as per plan

Upgraded Powder Room Faucet Fixture to Moen Rizon, as per plan

Premium Brushed Nickel Interior Lighting Package



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Price List

49' Lot - Detached Home Collection

<u>MODEL</u>	<u>ELEVATIONS</u>	<u>TYPE</u>	<u>BEDROOMS / BATHROOMS / GARAGE</u>	<u>TOTAL SQUARE FOOTAGE</u>	<u>EXCLUSIVIE PRICING (BEFORE PROMOTION)</u>
THE SPARROW 1 <i>SB49-2001</i>	A	Bungalow	2 / 2 / 2	1532	from \$ 1,023,990
	B		2 / 2 / 2	1532	from \$ 1,033,990
THE SPARROW 2 <i>SB49-2002</i>	A	Bungalow-Loft	3 / 3 / 2	2312	from \$ 1,123,990
	B		3 / 3 / 2	2312	from \$ 1,143,990
THE SPARROW 3 <i>SB49-0001</i>	A	2-Storey	3 / 2.5 / 3	2023	from \$ 1,083,990
<i>Option 2B</i>	A		4 / 2.5 / 3	2023	from \$ 1,093,990
	B		3 / 2.5 / 3	2009	from \$ 1,103,990
<i>Option 2B</i>	B		4 / 2.5 / 3	2009	from \$ 1,113,990
THE SPARROW 4 <i>SB49-0002</i>	A	2-Storey	3 / 2.5 / 2	2317	from \$ 1,123,990
	B		3 / 2.5 / 2	2316	from \$ 1,148,990
THE SPARROW 5 <i>SB49-0003</i>	A	2-Storey	4 / 2.5 / 2	2434	from \$ 1,143,990
	B		4 / 2.5 / 2	2447	from \$ 1,163,990
THE SPARROW 6 <i>SB49-0004</i>	A	2-Storey	4 / 2.5 / 2	2523	from \$ 1,158,990
	B		4 / 2.5 / 2	2537	from \$ 1,178,990
THE SPARROW 7 <i>SB49-0005</i>	A	2-Storey	4 / 2.5 / 2.5	2578	from \$ 1,168,990
	B		4 / 2.5 / 2.5	2568	from \$ 1,188,990
THE SPARROW 8 <i>SB49-0006</i>	A	2-Storey	4 / 2.5 / 2	2732	from \$ 1,188,990
	B		4 / 2.5 / 2	2740	from \$ 1,213,990
THE SPARROW 9 <i>SB49-0007</i>	A	2-Storey	4 / 3.5 / 2	2783	from \$ 1,203,990
	B		4 / 3.5 / 2	2774	from \$ 1,223,990
THE SPARROW 10 <i>SB49-0008</i>	A	2-Storey	4 / 3.5 / 2.5	2885	from \$ 1,223,990
	B		4 / 3.5 / 2.5	2934	from \$ 1,243,990
THE SPARROW 11 (<i>flankage</i>) <i>SB49-5003</i>	A	2-Storey	4 / 2.5 / 2	2460	from \$ 1,173,990
	B		4 / 2.5 / 2	2471	from \$ 1,213,990
THE SPARROW 12 (<i>flankage</i>) <i>SB49-5006</i>	A	2-Storey	4 / 2.5 / 2	2761	from \$ 1,218,990
	B		4 / 2.5 / 2	2770	from \$ 1,258,990

Deposit Structure (\$95,000 Total)

\$15,000 with Agreement
 \$20,000 in 60 Days
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59' Lot - Detached Home Collection

MODEL	ELEVATIONS	TYPE	BEDROOMS / BATHROOMS / GARAGE		TOTAL SQUARE FOOTAGE		EXCLUSIVIE PRICING
							(BEFORE PROMOTION)
THE CARDINAL 1 <i>SB59-2001</i>	A	Bungalow	2 / 2 / 2		1549	from	\$ 1,073,990
	B		2 / 2 / 2		1549	from	\$ 1,093,990
THE CARDINAL 2 <i>SB59-2002</i>	A	Bungalow	2 / 2 / 2		1616	from	\$ 1,078,990
	B		2 / 2 / 2		1616	from	\$ 1,098,990
THE CARDINAL 3 <i>SB59-0001</i>	A	2-Storey	3 / 2.5 / 3.5		2284	from	\$ 1,173,990
<i>Option 2B</i>	A		4 / 2.5 / 3.5		2284	from	\$ 1,183,990
	B		3 / 2.5 / 3		2267	from	\$ 1,198,990
<i>Option 2B</i>	B		4 / 2.5 / 3		2267	from	\$ 1,208,990
THE CARDINAL 4 <i>SB59-0002</i>	A	2-Storey	4 / 2.5 / 2.5		2492	from	\$ 1,223,990
	B		4 / 2.5 / 2.5		2515	from	\$ 1,248,990
THE CARDINAL 5 <i>SB59-0003</i>	A	2-Storey	4 / 2.5 / 3		2526	from	\$ 1,243,990
	B		4 / 2.5 / 3		2520	from	\$ 1,263,990
THE CARDINAL 6 <i>SB59-0004</i>	A	2-Storey	4 / 3 / 2		2609	from	\$ 1,253,990
	B		4 / 3 / 2		2586	from	\$ 1,278,990
THE CARDINAL 7 <i>SB59-0005</i>	A	2-Storey	4 / 3.5 / 3		2738	from	\$ 1,283,990
	B		4 / 3.5 / 3		2720	from	\$ 1,308,990
THE CARDINAL 8 <i>SB59-0006</i>	A	2-Storey	4 / 2.5 / 2.5		2745	from	\$ 1,283,990
	B		4 / 2.5 / 2.5		2745	from	\$ 1,303,990
THE CARDINAL 9 <i>SB59-0007</i>	A	2-Storey	4 / 2.5 / 2		2898	from	\$ 1,293,990
	B		4 / 2.5 / 2		2883	from	\$ 1,318,990
THE CARDINAL 10 <i>SB59-0008</i>	A	2-Storey	4 / 2.5 / 2		2936	from	\$ 1,303,990
	B		4 / 2.5 / 2		2951	from	\$ 1,323,990
THE CARDINAL 12 <i>SB59-0009</i>	A	2-Storey	4 / 3.5 / 3		3260	from	\$ 1,369,990
<i>Option 2B</i>	A		4 / 4.5 / 3		3265	from	\$ 1,379,990
	B		4 / 3.5 / 3		3260	from	\$ 1,389,990
<i>Option 2B</i>	B		4 / 4.5 / 3		3265	from	\$ 1,399,990
THE CARDINAL 11 (flankage) <i>SB59-5003</i>	A	2-Storey	4 / 2.5 / 3		2578	from	\$ 1,273,990
	B		4 / 2.5 / 3		2570	from	\$ 1,313,990

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PREMIUM & CLOSING LIST

B l o c k	Lot	Product	Presited Model	Closing Date	Quality	Deck	Grading	Total
					Premium	Condition	Premium	Premium
72	1	Standard Town	THE ROBIN 6	29-Apr-25	\$ 10,000	D1	\$ 6,200	\$ 16,200
72	2	Standard Town	THE ROBIN 2	24-Apr-25	\$ -	D1	\$ 6,200	\$ 6,200
72	3	Standard Town	THE ROBIN 4	22-Apr-25	\$ -	D1	\$ 6,200	\$ 6,200
72	4	Standard Town	THE ROBIN 4	17-Apr-25	\$ -	D1	\$ 6,200	\$ 6,200
72	5	Standard Town	THE ROBIN 2	15-Apr-25	\$ -	D2	\$ 8,200	\$ 8,200
72	6	Standard Town	THE ROBIN 6	10-Apr-25	\$ 10,000	D2	\$ 8,200	\$ 18,200
73	3	Standard Town	THE ROBIN 1	14-Aug-25	\$ -	D1	\$ 6,200	\$ 6,200
73	4	Standard Town	THE ROBIN 1	19-Aug-25	\$ -	D1	\$ 6,200	\$ 6,200
73	6	Standard Town	THE ROBIN 7	26-Aug-25	\$ 10,000	D1	\$ 6,200	\$ 16,200
74	3	Standard Town	THE ROBIN 3	9-Jan-25	\$ -	D1	\$ 6,200	\$ 6,200
77	2	Bungalow-loft Towns	THE OWL 4	4-Dec-24	\$ -	D1	\$ 6,200	\$ 6,200
77	5	Bungalow-loft Towns	THE OWL 4	11-Dec-24	\$ -	D1	\$ 6,200	\$ 6,200
77	6	Bungalow Town	THE OWL 1	12-Dec-24	\$ -	D1	\$ 6,200	\$ 6,200
79	2	Bungalow-loft Towns	THE OWL 5	8-Aug-24	\$ -	D1	\$ 6,200	\$ 6,200
79	6	Bungalow Town	THE OWL 1	27-Aug-24	\$ -	D2	\$ 8,200	\$ 8,200
	1	59'	THE CARDINAL 11	29-Apr-25	\$ 25,000	D1	\$ 7,200	\$ 32,200
	2	59'		24-Apr-25	\$ 20,000	D1	\$ 7,200	\$ 27,200
	3	59'		22-Apr-25	\$ 20,000	D1	\$ 7,200	\$ 27,200
	4	59'		17-Apr-25	\$ 25,000	D1	\$ 7,200	\$ 32,200
	5	49'		15-Apr-25	\$ 25,000	D1	\$ 7,200	\$ 32,200
	6	49'		10-Apr-25	\$ 25,000	STD	\$ -	\$ 25,000
	7	49'		8-Apr-25	\$ 25,000	STD	\$ -	\$ 25,000
	8	49'		3-Apr-25	\$ 25,000	STD	\$ -	\$ 25,000
	9	49'		27-Mar-25	\$ 25,000	STD	\$ -	\$ 25,000
	12	59'		4-Feb-25	\$ 25,000	D1	\$ 7,200	\$ 32,200
	53	49'		25-Mar-25	\$ 30,000	STD	\$ -	\$ 30,000
	54	49'		19-Mar-25	\$ 30,000	STD	\$ -	\$ 30,000
	55	49'		18-Mar-25	\$ 30,000	STD	\$ -	\$ 30,000
	56	49'		14-Oct-25	\$ 30,000	STD	\$ -	\$ 30,000
	57	49'		17-Jun-25	\$ 25,000	STD	\$ -	\$ 25,000
	58	49'		12-Jun-25	\$ 25,000	STD	\$ -	\$ 25,000
	59	49'		10-Jun-25	\$ 20,000	STD	\$ -	\$ 20,000
	60	49'		5-Jun-25	\$ 20,000	STD	\$ -	\$ 20,000
	62	49'		29-May-25	\$ -	D1	\$ 7,200	\$ 7,200
	63	49'		30-Sep-25	\$ -	D1	\$ 7,200	\$ 7,200
	64	49'		27-May-25	\$ -	D2	\$ 11,200	\$ 11,200
	65	59'		22-May-25	\$ -	D2	\$ 11,200	\$ 11,200
	107	49'		13-Mar-25	\$ 30,000	D2	\$ 11,200	\$ 41,200
	108	49'		12-Mar-25	\$ -	D1	\$ 7,200	\$ 7,200
	109	59'		6-Mar-25	\$ -	D2	\$ 11,200	\$ 11,200
	110	59'		4-Mar-25	\$ 35,000	D2	\$ 11,200	\$ 46,200
	113	59'		26-Jun-25	\$ 85,000	D1	\$ 7,200	\$ 92,200
	114	59'		28-Oct-25	\$ 85,000	D1	\$ 7,200	\$ 92,200
	115	59'		8-Jul-25	\$ 30,000	D1	\$ 7,200	\$ 37,200
	116	59'		10-Jul-25	\$ 30,000	D2	\$ 11,200	\$ 41,200
	118	49'		17-Jul-25	\$ -	D2	\$ 11,200	\$ 11,200
	119	59'		22-Jul-25	\$ 30,000	D2	\$ 11,200	\$ 41,200
	120	59'		24-Jul-25	\$ 30,000	D2	\$ 11,200	\$ 41,200
	121	59'		29-Jul-25	\$ 30,000	D1	\$ 7,200	\$ 37,200
	122	59'		31-Jul-25	\$ 30,000	D2	\$ 11,200	\$ 41,200

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