



SERENITY BAY

MODERN BUNGALOW / BUNGALOW-LOFT TOWNHOME COLLECTION

Exclusive Bonus Offer



\$20,000 CASH BACK MORTGAGE SUPPLEMENT*

and



5 PIECE APPLIANCE PACKAGE

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

and



\$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



PLUS

9' Main Floor Ceiling Height

Extended Upper Cabinetry in Kitchen

Direct Access from Garage to Home if Grade Permits

Heat Recovery Ventilator for Healthier Indoor Air Quality

Stairs Designed with Extra Deep 10" Treads

Subfloors are Nailed, Screwed, and Glued, for Quieter Floors

All Air Ducts are Professionally Cleaned



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 the Purchaser(s) as a one-time payment at closing



SERENITY BAY

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>EXCLUSIVE PRICING</u>
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

LIMITED TIME ONLY
\$20,000 CASH BACK MORTGAGE SUPPLEMENT*

Deposit Structure Option 1 (10% Total)

- \$15,000 with Agreement
- \$20,000 in 60 Days
- \$20,000 in 90 Days
- \$20,000 in 120 Days
- Balance to 10% in 150 Days
- w/ \$15,000 included Décor Incentive*



Deposit Structure Option 2 (10% Total)

- \$15,000 with Agreement
- \$6,000 in 30 Days
- \$6,000 in 60 Days
- \$6,000 in 90 Days
- \$6,000 in 120 Days
- \$6,000 in 150 Days
- \$6,000 in 180 Days
- \$6,000 in 210 Days
- \$6,000 in 240 Days
- \$6,000 in 270 Days
- \$6,000 in 300 Days
- Balance to 10% in 365 Days
- w/ \$7,500 included Décor Incentive*

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



SERENITY BAY

MODERN 2-STOREY 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)

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Modern Exterior Glass Decorative Railing System, as per plan

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

Choice of Oak, Maple or High-Gloss Cabinetry

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

Premium Brushed Nickel Interior Lighting Package

✓ **PLUS**

9' Main Floor Ceiling Height

Extended Upper Cabinetry in Kitchen

Direct Access from Garage to Home if Grade Permits

Heat Recovery Ventilator for Healthier Indoor Air Quality

Stairs Designed with Extra Deep 10" Treads

Subfloors are Nailed, Screwed, and Glued, for Quieter Floors

All Air Ducts are Professionally Cleaned



in partnership with



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SERENITY BAY

Price List

2-Storey Townhome Collection

<u>MODEL</u>	<u>ELEVATIONS</u>	<u>BEDROOMS / BATHROOMS / GARAGE</u>	<u>TOTAL SQUARE FOOTAGE</u>	<u>EXCLUSIVE PRICING</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 Option 1 (10% Total)

\$15,000 with Agreement
 \$20,000 in 60 Days
 \$20,000 in 90 Days
 \$20,000 in 120 days
 Balance to 10% in 150 Days
w/ \$15,000 included Décor Incentive

Deposit Structure Option 2 (10% Total)

\$15,000 with Agreement
 \$6,000 in 30 Days
 \$6,000 in 60 Days
 \$6,000 in 90 Days
 \$6,000 in 120 Days
 \$6,000 in 150 Days
 \$6,000 in 180 Days
 \$6,000 in 210 Days
 \$6,000 in 240 Days
 \$6,000 in 270 Days
 \$6,000 in 300 Days
 Balance to 10% in 365 Days (1 Year)
w/ \$7,500 included Décor Incentive

Deposit Structure Option 3 (10% Total)

\$20,000 with Agreement
 \$3,500 in 30 Days
 \$3,500 in 60 Days
 \$3,500 in 90 Days
 \$3,500 in 120 Days
 \$3,500 in 150 Days
 \$3,500 in 180 Days
 \$3,500 in 210 Days
 \$3,500 in 240 Days
 \$3,500 in 270 Days
 \$3,500 in 300 Days
 \$3,500 in 330 Days
 \$3,500 in 360 Days
 \$3,500 in 390 Days
 \$3,500 in 420 Days
 \$3,500 in 450 Days
 \$3,500 in 480 Days
 \$3,500 in 510 Days
 Balance to 10% in 540 Days (18 Months)
**Deposit Structure Not Available for Block 74*



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SERENITY BAY

Price List

49' Lot - Detached Home Collection

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

Deposit Structure Option 1 (10% Total)

\$15,000 with Agreement
 \$25,000 in 60 Days
 \$25,000 in 90 Days
 \$25,000 in 120 days
 Balance to 10% in 150 Days
w/ \$5,000 included Décor Incentive



Deposit Structure Option 2 (10% Total)

\$15,000 with Agreement
 \$8,000 in 30 Days
 \$8,000 in 60 Days
 \$8,000 in 90 Days
 \$8,000 in 120 Days
 \$8,000 in 150 Days
 \$8,000 in 180 Days
 \$8,000 in 210 Days
 \$8,000 in 240 Days
 \$8,000 in 270 Days
 \$8,000 in 300 Days
 Balance to 10% in 365 Days

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.



SERENITY BAY

Price List

59' Lot - Detached Home Collection

<u>MODEL</u>	<u>ELEVATIONS</u>	<u>TYPE</u>	<u>BEDROOMS / BATHROOMS / GARAGE</u>	<u>TOTAL SQUARE FOOTAGE</u>	<u>EXCLUSIVE PRICING</u>
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

Deposit Structure Option 1 (10% Total)

\$15,000 with Agreement
 \$25,000 in 60 Days
 \$25,000 in 90 Days
 \$25,000 in 120 days
 Balance to 10% in 150 Days
w/ \$5,000 included Décor Incentive

Contact

E: serenitybay@livhere.ca
 P: 705-703-9252



Deposit Structure Option 2 (10% Total)

\$15,000 with Agreement
 \$8,000 in 30 Days
 \$8,000 in 60 Days
 \$8,000 in 90 Days
 \$8,000 in 120 Days
 \$8,000 in 150 Days
 \$8,000 in 180 Days
 \$8,000 in 210 Days
 \$8,000 in 240 Days
 \$8,000 in 270 Days
 \$8,000 in 300 Days
 Balance to 10% in 365 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

Sun & Mon: 11am - 6pm
 Wed - Fri: 11am - 6pm
 Sat. & Tues.: Closed
 P: 705.703.9252 | E: serenitybay@livhere.ca

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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	1	Standard Town	THE ROBIN 7	7-Aug-25	\$ -	D2	\$ 8,200	\$ 8,200
73	2	Standard Town	THE ROBIN 2	12-Aug-25	\$ -	D2	\$ 8,200	\$ 8,200
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	5	Standard Town	THE ROBIN 2	21-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
	61	49'		3-Jun-25	\$ -	STD	\$ -	\$ -
	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
	111	59'		19-Jun-25	\$ 45,000	D1	\$ 7,200	\$ 52,200
	112	59'		24-Jun-25	\$ 85,000	D1	\$ 7,200	\$ 92,200
	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	49'		8-Jul-25	\$ 30,000	D1	\$ 7,200	\$ 37,200
	116	59'		10-Jul-25	\$ 30,000	D2	\$ 11,200	\$ 41,200
	117	59'		15-Jul-25	\$ -	D1	\$ 7,200	\$ 7,200
	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
	123	59'		5-Aug-25	\$ 30,000	D2	\$ 11,200	\$ 41,200

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