



SERENITY BAY

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.

SB01TWN rel4v3 07242025



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	<i>from</i> \$ 669,990
THE OWL 4 <i>SBT-261</i>	A	Bungalow-Loft	2 / 2.5 / 1	1993	<i>from</i> \$ 684,990
	<i>Option 1B</i>		3 / 2.5 / 1	1993	<i>from</i> \$ 689,990
THE OWL 5 <i>SBT-262</i>	A	Bungalow-Loft	3 / 3 / 1	2024	<i>from</i> \$ 699,990

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



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.

Price List

2-Storey Townhome Collection

<u>MODEL</u>	<u>ELEVATIONS</u>	<u>BEDROOMS / BATHROOMS / GARAGE</u>	<u>TOTAL SQUARE FOOTAGE</u>	<u>EXCLUSIVIE PRICING</u>	
THE ROBIN 1 <i>SBT-001</i>	A	3 / 1.5 / 2	1344	from \$	639,990
THE ROBIN 2 <i>SBT-002</i>	A	3 / 2.5 / 2	1586	from \$	689,990
THE ROBIN 3 <i>SBT-003</i>	A	3 / 2.5 / 2	1895	from \$	739,990
THE ROBIN 4 <i>SBT-004</i>	A	4 / 2.5 / 2	1975	from \$	759,990
THE ROBIN 5 <i>SBT-010</i>	A	3 / 2.5 / 2	1586	from \$	709,990
THE ROBIN 6 <i>SBT-011</i>	A	3 / 2.5 / 2	1895	from \$	759,990
THE ROBIN 7 <i>SBT-012</i>	A	4 / 2.5 / 2	1994	from \$	779,990

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





SERENITY BAY

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)
(In Lieu of Carpeted Areas)

and



PARK MEMBERSHIP FOR LAKE CLUB



4 HAWKRIDGE GOLF CLUB GOLF PASSES

(Value \$400)

Exceptional Modern Features Included:

Over \$20,000 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



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SB01SNG rel4v3 07242025

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	from	\$ 824,990
	B		2 / 2 / 2	1532	from	\$ 834,990
THE SPARROW 2 <i>SB49-2002</i>	A	Bungalow-Loft	3 / 3 / 2	2312	from	\$ 924,990
	B		3 / 3 / 2	2312	from	\$ 944,990
THE SPARROW 3 <i>SB49-0001</i>	A	2-Storey	3 / 2.5 / 3	2023	from	\$ 884,990
	<i>Option 2B</i> A		4 / 2.5 / 3	2023	from	\$ 894,990
	B		3 / 2.5 / 3	2009	from	\$ 904,990
	<i>Option 2B</i> B		4 / 2.5 / 3	2009	from	\$ 914,990
THE SPARROW 4 <i>SB49-0002</i>	A	2-Storey	3 / 2.5 / 2	2317	from	\$ 924,990
	B		3 / 2.5 / 2	2316	from	\$ 949,990
THE SPARROW 5 <i>SB49-0003</i>	A	2-Storey	4 / 2.5 / 2	2434	from	\$ 944,990
	B		4 / 2.5 / 2	2447	from	\$ 964,990
THE SPARROW 6 <i>SB49-0004</i>	A	2-Storey	4 / 2.5 / 2	2523	from	\$ 959,990
	B		4 / 2.5 / 2	2537	from	\$ 979,990
THE SPARROW 7 <i>SB49-0005</i>	A	2-Storey	4 / 2.5 / 2.5	2578	from	\$ 969,990
	B		4 / 2.5 / 2.5	2568	from	\$ 989,990
THE SPARROW 8 <i>SB49-0006</i>	A	2-Storey	4 / 2.5 / 2	2732	from	\$ 989,990
	B		4 / 2.5 / 2	2740	from	\$ 1,014,990
THE SPARROW 9 <i>SB49-0007</i>	A	2-Storey	4 / 3.5 / 2	2783	from	\$ 1,004,990
	B		4 / 3.5 / 2	2774	from	\$ 1,024,990
THE SPARROW 10 <i>SB49-0008</i>	A	2-Storey	4 / 3.5 / 2.5	2885	from	\$ 1,024,990
	B		4 / 3.5 / 2.5	2934	from	\$ 1,044,990
THE SPARROW 11 <i>(flankage)</i> <i>SB49-5003</i>	A	2-Storey	4 / 2.5 / 2	2460	from	\$ 974,990
	B		4 / 2.5 / 2	2471	from	\$ 1,014,990
THE SPARROW 12 <i>(flankage)</i> <i>SB49-5006</i>	A	2-Storey	4 / 2.5 / 2	2761	from	\$ 1,019,990
	B		4 / 2.5 / 2	2770	from	\$ 1,059,990

Deposit Structure (\$95,000 Total)

\$15,000 with Agreement
\$20,000 in 60 Days
\$20,000 in 90 Days
\$20,000 in 120 days
\$20,000 in 180 days



Price List

59' Lot - Detached Home Collection

MODEL	ELEVATIONS	TYPE	BEDROOMS / BATHROOMS /	TOTAL SQUARE		EXCLUSIVIE PRICING
			GARAGE	FOOTAGE		
THE CARDINAL 1 <i>SB59-2001</i>	A	Bungalow	2 / 2 / 2	1549	from	\$ 869,990
	B		2 / 2 / 2	1549	from	\$ 889,990
THE CARDINAL 2 <i>SB59-2002</i>	A	Bungalow	2 / 2 / 2	1616	from	\$ 874,990
	B		2 / 2 / 2	1616	from	\$ 894,990
THE CARDINAL 3 <i>SB59-0001</i>	A	2-Storey	3 / 2.5 / 3.5	2284	from	\$ 979,990
	A		4 / 2.5 / 3.5	2284	from	\$ 989,990
	B	Option 2B	3 / 2.5 / 3	2267	from	\$ 1,004,990
	B		4 / 2.5 / 3	2267	from	\$ 1,014,990
THE CARDINAL 4 <i>SB59-0002</i>	A	2-Storey	4 / 2.5 / 2.5	2492	from	\$ 1,029,990
	B		4 / 2.5 / 2.5	2515	from	\$ 1,054,990
THE CARDINAL 5 <i>SB59-0003</i>	A	2-Storey	4 / 2.5 / 3	2526	from	\$ 1,049,990
	B		4 / 2.5 / 3	2520	from	\$ 1,069,990
THE CARDINAL 6 <i>SB59-0004</i>	A	2-Storey	4 / 3 / 2	2609	from	\$ 1,064,990
	B		4 / 3 / 2	2586	from	\$ 1,089,990
THE CARDINAL 7 <i>SB59-0005</i>	A	2-Storey	4 / 3.5 / 3	2738	from	\$ 1,094,990
	B		4 / 3.5 / 3	2720	from	\$ 1,114,990
THE CARDINAL 8 <i>SB59-0006</i>	A	2-Storey	4 / 2.5 / 2.5	2745	from	\$ 1,094,990
	B		4 / 2.5 / 2.5	2745	from	\$ 1,114,990
THE CARDINAL 9 <i>SB59-0007</i>	A	2-Storey	4 / 2.5 / 2	2898	from	\$ 1,104,990
	B		4 / 2.5 / 2	2883	from	\$ 1,129,990
THE CARDINAL 10 <i>SB59-0008</i>	A	2-Storey	4 / 2.5 / 2	2936	from	\$ 1,119,990
	B		4 / 2.5 / 2	2951	from	\$ 1,139,990
THE CARDINAL 12 <i>SB59-0009</i>	A	2-Storey	4 / 3.5 / 3	3260	from	\$ 1,189,990
	A		4 / 4.5 / 3	3265	from	\$ 1,199,990
	B	Option 2B	4 / 3.5 / 3	3260	from	\$ 1,209,990
	B		4 / 4.5 / 3	3265	from	\$ 1,219,990
THE CARDINAL 11 (flankage) <i>SB59-5003</i>	A	2-Storey	4 / 2.5 / 3	2578	from	\$ 1,084,990
	B		4 / 2.5 / 3	2570	from	\$ 1,124,990

Deposit Structure (\$95,000 Total)

\$15,000 with Agreement
\$20,000 in 60 Days
\$20,000 in 90 Days
\$20,000 in 120 days
\$20,000 in 180 days





PREMIUM & CLOSING LIST

Block	Lot	Product	Presited Model	Closing Date	Quality Premium	Deck Condition	Grading Premium	Total Premium
72	3	Standard Town	THE ROBIN 4	10-Feb-26	\$ -	D1	\$ 6,200	INCLUDED
72	4	Standard Town	THE ROBIN 4	12-Feb-26	\$ -	D1	\$ 6,200	INCLUDED
72	5	Standard Town	THE ROBIN 2	17-Feb-26	\$ -	D2	\$ 8,200	INCLUDED
72	6	Standard Town	THE ROBIN 6	19-Feb-26	\$ 10,000	D2	\$ 8,200	INCLUDED
73	4	Standard Town	THE ROBIN 1	7-Apr-26	\$ -	D1	\$ 6,200	INCLUDED
73	6	Standard Town	THE ROBIN 7	9-Apr-26	\$ 10,000	D1	\$ 6,200	INCLUDED
74	3	Standard Town	THE ROBIN 3	3-Dec-25	\$ -	D1	\$ 6,200	INCLUDED
77	2	Bungalow-loft Towns	THE OWL 4	5 MOS FROM DATE OF SALE	\$ -	D1	\$ 6,200	INCLUDED
77	5	Bungalow-loft Towns	THE OWL 4	5 MOS FROM DATE OF SALE	\$ -	D1	\$ 6,200	INCLUDED
79	2	Bungalow-loft Towns	THE OWL 5	5 MOS FROM DATE OF SALE	\$ -	D1	\$ 6,200	INCLUDED
79	6	Bungalow Town	THE OWL 1	5 MOS FROM DATE OF SALE	\$ -	D2	\$ 8,200	INCLUDED
	1	59'	THE CARDINAL 11	1 YR FROM DATE OF SALE	\$ 25,000	D1	\$ 7,200	INCLUDED
	2	59'		1 YR FROM DATE OF SALE	\$ 20,000	D1	\$ 7,200	INCLUDED
	3	59'		1 YR FROM DATE OF SALE	\$ 20,000	D1	\$ 7,200	INCLUDED
	4	59'		1 YR FROM DATE OF SALE	\$ 25,000	D1	\$ 7,200	INCLUDED
	5	49'		1 YR FROM DATE OF SALE	\$ 25,000	D1	\$ 7,200	INCLUDED
	6	49'		1 YR FROM DATE OF SALE	\$ 25,000	STD	\$ -	INCLUDED
	7	49'		1 YR FROM DATE OF SALE	\$ 25,000	STD	\$ -	INCLUDED
	8	49'		1 YR FROM DATE OF SALE	\$ 25,000	STD	\$ -	INCLUDED
	9	49'		1 YR FROM DATE OF SALE	\$ 25,000	STD	\$ -	INCLUDED
	12	59'		1 YR FROM DATE OF SALE	\$ 25,000	D1	\$ 7,200	INCLUDED
	54	49'		1 YR FROM DATE OF SALE	\$ 30,000	STD	\$ -	INCLUDED
	55	49'		1 YR FROM DATE OF SALE	\$ 30,000	STD	\$ -	INCLUDED
	56	49'		1 YR FROM DATE OF SALE	\$ 30,000	STD	\$ -	INCLUDED
	57	49'		1 YR FROM DATE OF SALE	\$ 25,000	STD	\$ -	INCLUDED
	58	49'		1 YR FROM DATE OF SALE	\$ 25,000	STD	\$ -	INCLUDED
	59	49'		1 YR FROM DATE OF SALE	\$ 20,000	STD	\$ -	INCLUDED
	60	49'		1 YR FROM DATE OF SALE	\$ 20,000	STD	\$ -	INCLUDED
	62	49'		1 YR FROM DATE OF SALE	\$ -	D1	\$ 7,200	INCLUDED
	64	49'		1 YR FROM DATE OF SALE	\$ -	D2	\$ 11,200	INCLUDED
	65	59'		1 YR FROM DATE OF SALE	\$ -	D2	\$ 11,200	INCLUDED
	107	59'		1 YR FROM DATE OF SALE	\$ 30,000	D2	\$ 11,200	INCLUDED
	108	49'		1 YR FROM DATE OF SALE	\$ -	D1	\$ 7,200	INCLUDED
	109	59'		1 YR FROM DATE OF SALE	\$ -	D2	\$ 11,200	INCLUDED
	110	59'		1 YR FROM DATE OF SALE	\$ 35,000	D2	\$ 11,200	INCLUDED
	113	59'		1 YR FROM DATE OF SALE	\$ 85,000	D1	\$ 7,200	\$ 50,000
	114	59'		1 YR FROM DATE OF SALE	\$ 85,000	D1	\$ 7,200	\$ 50,000
	118	49'		1 YR FROM DATE OF SALE	\$ -	D2	\$ 11,200	INCLUDED
	119	59'		1 YR FROM DATE OF SALE	\$ 30,000	D2	\$ 11,200	INCLUDED

Sales Centre Contact Info



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