



PLUS  
EXCLUSIVE ADDITIONAL  
INCENTIVES FOR LIV NORTH  
TOUR AGENTS

## 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**

✓ **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*



# SERENITY BAY

## 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>EXCLUSIVE 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  
 \$20,000 in 90 Days  
 \$20,000 in 120 days  
 \$20,000 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.

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



# 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> (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

#### Deposit Structure (\$95,000 Total)

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



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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





# 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>EXCLUSIVIE 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)

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



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# 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>EXCLUSIVIE PRICING (BEFORE PROMOTION)</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

#### 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



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## ***PREMIUM & CLOSING LIST***

Block	Lot	Product	Presited Model	Closing Date	Quality Premium	Deck Condition	Grading Premium	Total Premium
72	2	Standard Town	THE ROBIN 2	5-Jun-25	\$ -	D1	\$ 6,200	\$ 6,200
72	3	Standard Town	THE ROBIN 4	10-Jun-25	\$ -	D1	\$ 6,200	\$ 6,200
72	4	Standard Town	THE ROBIN 4	12-Jun-25	\$ -	D1	\$ 6,200	\$ 6,200
72	5	Standard Town	THE ROBIN 2	17-Jun-25	\$ -	D2	\$ 8,200	\$ 8,200
72	6	Standard Town	THE ROBIN 6	26-Jun-25	\$ 10,000	D2	\$ 8,200	\$ 18,200
73	4	Standard Town	THE ROBIN 1	30-Oct-25	\$ -	D1	\$ 6,200	\$ 6,200
73	6	Standard Town	THE ROBIN 7	23-Oct-25	\$ 10,000	D1	\$ 6,200	\$ 16,200
74	3	Standard Town	THE ROBIN 3	13-Nov-25	\$ -	D1	\$ 6,200	\$ 6,200
77	2	Bungalow-loft Towns	THE OWL 4	6-May-25	\$ -	D1	\$ 6,200	\$ 6,200
77	5	Bungalow-loft Towns	THE OWL 4	20-May-25	\$ -	D1	\$ 6,200	\$ 6,200
77	6	Bungalow Town	THE OWL 1	29-May-25	\$ -	D1	\$ 6,200	\$ 6,200
79	2	Bungalow-loft Towns	THE OWL 5	4-Feb-25	\$ -	D1	\$ 6,200	\$ 6,200
79	6	Bungalow Town	THE OWL 1	6-Feb-25	\$ -	D2	\$ 8,200	\$ 8,200
	1	59'	THE CARDINAL 11	Dec 2025-2026	\$ 25,000	D1	\$ 7,200	\$ 32,200
	2	59'		Dec 2025-2026	\$ 20,000	D1	\$ 7,200	\$ 27,200
	3	59'		Dec 2025-2026	\$ 20,000	D1	\$ 7,200	\$ 27,200
	4	59'		Dec 2025-2026	\$ 25,000	D1	\$ 7,200	\$ 32,200
	5	49'		Dec 2025-2026	\$ 25,000	D1	\$ 7,200	\$ 32,200
	6	49'		Dec 2025-2026	\$ 25,000	STD	\$ -	\$ 25,000
	7	49'		Dec 2025-2026	\$ 25,000	STD	\$ -	\$ 25,000
	8	49'		Dec 2025-2026	\$ 25,000	STD	\$ -	\$ 25,000
	9	49'		Dec 2025-2026	\$ 25,000	STD	\$ -	\$ 25,000
	12	59'		Dec 2025-2026	\$ 25,000	D1	\$ 7,200	\$ 32,200
	54	49'		Dec 2025-2026	\$ 30,000	STD	\$ -	\$ 30,000
	55	49'		Dec 2025-2026	\$ 30,000	STD	\$ -	\$ 30,000
	56	49'		Dec 2025-2026	\$ 30,000	STD	\$ -	\$ 30,000
	57	49'		Dec 2025-2026	\$ 25,000	STD	\$ -	\$ 25,000
	58	49'		Dec 2025-2026	\$ 25,000	STD	\$ -	\$ 25,000
	59	49'		Dec 2025-2026	\$ 20,000	STD	\$ -	\$ 20,000
	60	49'		Dec 2025-2026	\$ 20,000	STD	\$ -	\$ 20,000
	62	49'		Dec 2025-2026	\$ -	D1	\$ 7,200	\$ 7,200
	64	49'		Dec 2025-2026	\$ -	D2	\$ 11,200	\$ 11,200
	65	59'		Dec 2025-2026	\$ -	D2	\$ 11,200	\$ 11,200
	107	49'		Dec 2025-2026	\$ 30,000	D2	\$ 11,200	\$ 41,200
	108	49'		Dec 2025-2026	\$ -	D1	\$ 7,200	\$ 7,200
	109	59'		Dec 2025-2026	\$ -	D2	\$ 11,200	\$ 11,200
	110	59'		Dec 2025-2026	\$ 35,000	D2	\$ 11,200	\$ 46,200
	113	59'		Dec 2025-2026	\$ 85,000	D1	\$ 7,200	\$ 92,200
	114	59'		Dec 2025-2026	\$ 85,000	D1	\$ 7,200	\$ 92,200
	118	49'		Dec 2025-2026	\$ -	D2	\$ 11,200	\$ 11,200
	119	59'		Dec 2025-2026	\$ 30,000	D2	\$ 11,200	\$ 41,200
	122	59'		Dec 2025-2026	\$ 30,000	D2	\$ 11,200	\$ 41,200

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