TREASURE HILL

BELLARO FAST FACTS

Model Home:
2226 Cayenne Street, Oshawa

Positioning: Welcome to Bellaro at Palmetto in North Oshawa. Homes offering up to 2,050 sq. ft. of living space.

Starting Price: $599,900*

Sales Brokerage: Treasure Hill In-House Sales Team

Product: 3-Bedroom Townhomes featuring spacious layouts with up to 2,050 sq. ft.

Size Range: 1,610 - 2,050 sq. ft.

Ceiling Height: 9'ft. Smooth Ceilings on Main Floor*

Construction Start: September 2026

Closings Start: April 2027

Bonus Features:

- Finished Basements Included!* (As per model)
- 9'ft. Smooth Ceilings on Main Floor*
- Vinyl Flooring on Ground, Main Floor and Upper Hallway (As per model)
- Staircase to Compliment Vinyl Flooring
- 5-Piece Appliance Package
- Air Conditioner
- Development Charges Capped at $7,500
- Assignments Available
- Zero POTL Fees for Two Years
- Treasure Hill Genius Package Includes:
  - Quartz Countertops Throughout
  - Electric Fireplace

Deposit Structure:

- $10,000 upon signing
- $5,000 in 60 days
- $5,000 in 90 days
- $5,000 in 120 days
- $5,000 in 150 days
- $5,000 in 180 days
- $5,000 in 210 days
- $5,000 in 240 days
- $5,000 in 270 days
- **Total Deposit: $50,000**

Bank Draft Payable:
Oshawa (Conlin) TH Residences Corp.



Parks and Trails

- Mackie Park
- John Dalby Park
- Arborwood Park
- Mount Joy Park
- Conlin Meadows Park
- Cedar Valley Park
- Sherwood Park
- Everglades Park
- Glenbourne Park
- Harmony Valley Conservation Area

Schools

- Seneca Trail Public School
- Elsie MacGill Public School
- Kedron Public School
- Jeanne Sauvé Public School
- Maxwell Heights Secondary School
- St. Kateri Tekakwitha Catholic School
- Norman G. Powers Public School
- Sherwood Public School
- Durham College
- Trent University Durham GTA
- Durham College Whitby Campus

Recreation

- Kedron Dells Golf Club
- Oshawa Public Library
- Cineplex
- Oshawa Golf Club
- Oshawa YMCA
- The Robert McLaughlin Gallery
- The Oshawa Valley Botanical Gardens
- Donevan Recreation Complex

Prices, specifications and incentives are subject to change without notice. Illustrations are artist's concept. E.&O.E. Additional lot premiums may apply. Extras to be selected from the Vendor's standard samples at time of colour selection. Limited time offers are subject to change without notice and have no cash value. Builder reserves the right to substitute materials with those of equal or greater value. All locations are as per plan or O.B.C. Actual usable floor space may vary from the stated floor area, and stated square footage may include outdoor areas, where applicable. *Finished basement finishes and layouts are as per plan; refer to floorplans and Schedule FB for applicable details. Basement ceiling heights are approximate and may vary due to grade, mechanical systems, construction requirements, or required bulkheads, as per plan. Ceiling heights may be reduced where architectural, structural, mechanical or ductwork conditions require modifications. Please see Sales Representative for full details. Prices advertised are based on the proposed 2026 Enhanced HST rebate (or similar program) being enacted into law and available to the Purchaser. Purchasers must qualify for and assign the rebate to the Vendor on or before closing. If the rebate is not enacted, amended, delayed, or otherwise unavailable, the advertised price shall increase by the applicable HST amount payable on closing. The Vendor shall not be liable for any failure of the rebate to become law or be available to the Purchaser. E.&O.E. June 2026

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