



WELCOME TO

*Cedar Park*

Waterford, ON



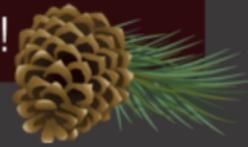
[samarlinhomes.com](http://samarlinhomes.com)

# SITE PLAN

\*Lots are highlighted below.



Your Gorgeous New Home Awaits In Waterford!



# LOT DIMENSIONS

\*NOTE: Lot sizes are approximate from the Developer.

## **LOT 2 - RESERVED**

Frontage: 49

Depth: 109

## **LOT 3**

Frontage: 49

Depth: 109

## **LOT 16 - SOLD**

Frontage: 49

Depth: 98

## **LOT 38**

Frontage: 49

Depth: 112

## **LOT 57**

Frontage: 58

Depth: 129

# FLOOR PLAN

## **The Masters Plan**



## **The Masters Plan**

Approx. 1,517 sqft Bungalow

2 Bedroom

2 Bathroom

2 Car Garage

Main Floor Laundry

Large Kitchen Island

Master Ensuite and Walk-In Closet

Open Concept Floor-plan

Unfinished Lower Level

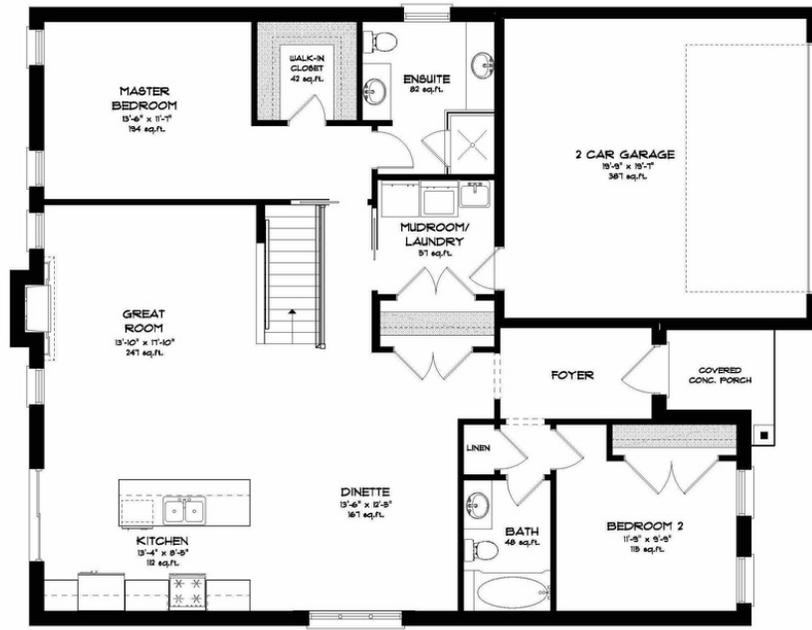
\*Option to finish at an additional cost

# FLOOR PLAN

Without covered porches

\*Similar but not exact\*

## The Masters Plan



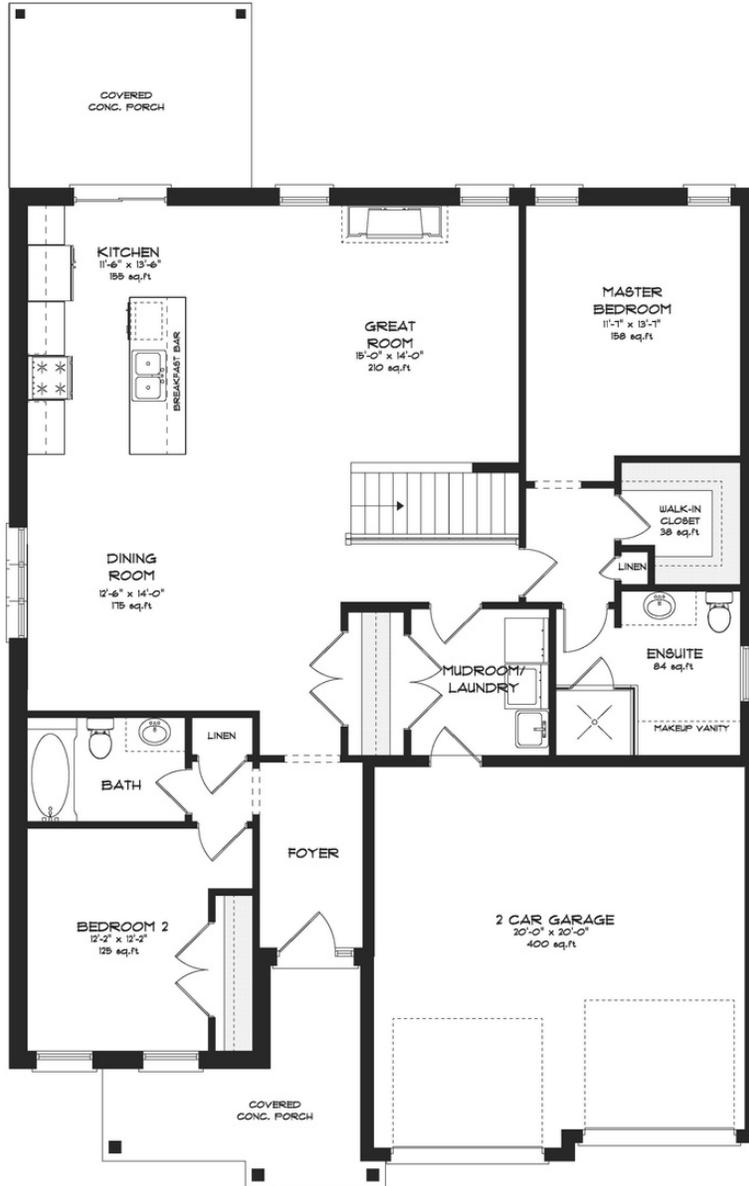
MAIN FLOOR PLAN  
EXTERIOR AREA 1329 sq.ft.



# FLOOR PLAN

With covered porches

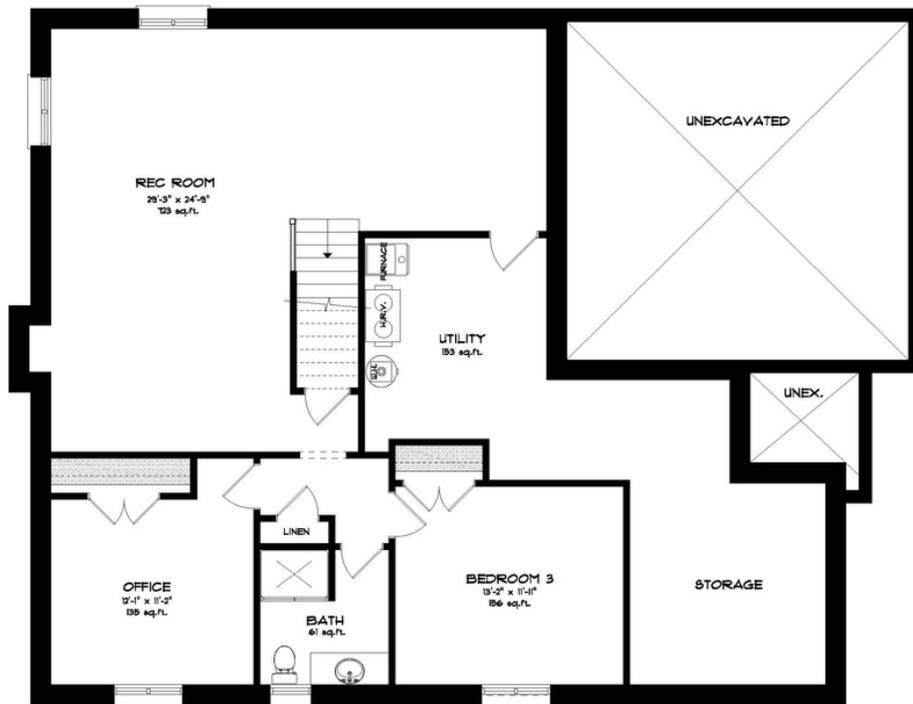
\*Similar but not exact\*



**MAIN FLOOR PLAN**  
INTERIOR AREA 1939 sq.ft.

# FLOOR PLAN

Finished Basement Option  
Available at an additional cost  
\*Similar but not exact\*



**BASEMENT PLAN**  
INTERIOR AREA 998 sq.ft.

# COMPLETED INTERIOR

\*SIMILAR BUT NOT EXACT



# COMPLETED INTERIOR

\*SIMILAR BUT NOT EXACT



# LOT RESERVATION

## **When Will Building Start?**

Building is expected to start in Spring/Summer of 2022.

\*Covid Permitting.

## **Where Will Pricing Start?**

Pricing is dependant on plan selection and finishes. The Masters Plan with no covered porches, and the main floor finished only will be starting in the low 900's (subject to change). If a buyer wishes to have covered porches or finish the basement, it will be at an additional cost.

## **How Does Reserving a Lot Work?**

Available lots will be reserved on a "first come, first serve basis". The builder requires a \$2,500 refundable deposit at the time of signing the reserve agreement. Once the final pricing is received, the buyer will have a 30 day period to determine if they wish to proceed with the build. If not, the deposit will be returned back in full without deduction to the buyer and the lot will once again become available.

## **If you wish to reserve a lot, please contact:**

[Samantha Spadafora](#)

Sales Representative - Royal LePage Action Realty

Direct: 519.732.0837

[samanthaspadafora@royalpage.ca](mailto:samanthaspadafora@royalpage.ca)

# ABOUT US

Samarlin Homes is truly a family run business. Mario and Linda, the team behind Samarlin Homes always dreamed of running their own business, and now have over 35 years of experience.

Mario and Linda collaborate with each other and their clients to assist in home finish selections, and work together to create the perfect home for their customers. With Mario's craftsmanship and home building experience and Linda's interior/exterior design expertise and excellent purchasing and scheduling know-how, the Samarlin Homes team is able to bring your home to life.



The Tarion Certified builders educate their clients on the best options within their budget.

We understand that a house is not finished until it's a place you can call home. Our team enjoys making our client's dreams come true.

Our one and only goal? To ensure that every client is excited about their completed home.



## CONTACT US TODAY



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