



WELCOME TO

Cedar Park

Waterford, ON



samarlinhomes.com

SITE PLAN

*Lots are highlighted below.

NOTIFICATION OF NEW SUBDIVISION - REVISED Cedar Park II- Phase 1



Urban Area of
WATERFORD

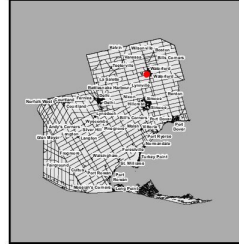
Registered Plan Number:
NOT YET REGISTERED

New Street Names and Address Ranges:
PEACHLEAF LANE 1 - 80
VANROOY TRAIL 1 - 55 & 166 - 180

Existing Street Extensions and Address Ranges:
CHARLES STREET 242 - 282

A new plan of subdivision is being developed within Norfolk County. The above information and maps show the location of this new plan. This office is in the process of notifying the appropriate 911 emergency service agencies and utilities. Please ensure that your records are

Notification Date: 07/09/2020



LOT DIMENSIONS

*NOTE: Lot sizes are approximate from the Developer.

LOT 2

Frontage: 49

Depth: 109

LOT 3

Frontage: 49

Depth: 109

LOT 16 - RESERVED

Frontage: 49

Depth: 98

LOT 38

Frontage: 49

Depth: 112

LOT 57 - RESERVED

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

Kitchen Island

Master Ensuite and Walk-In Closet

Open Concept Floor-plan

Unfinished Lower Level

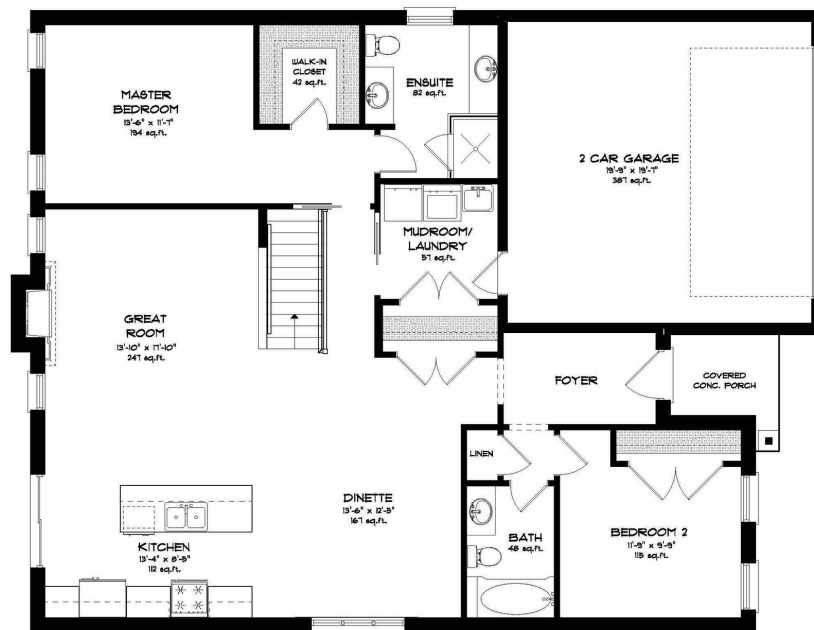
*Option to finish at an additional cost

FLOOR PLAN

Without covered porches

Similar but not exact

The Masters Plan

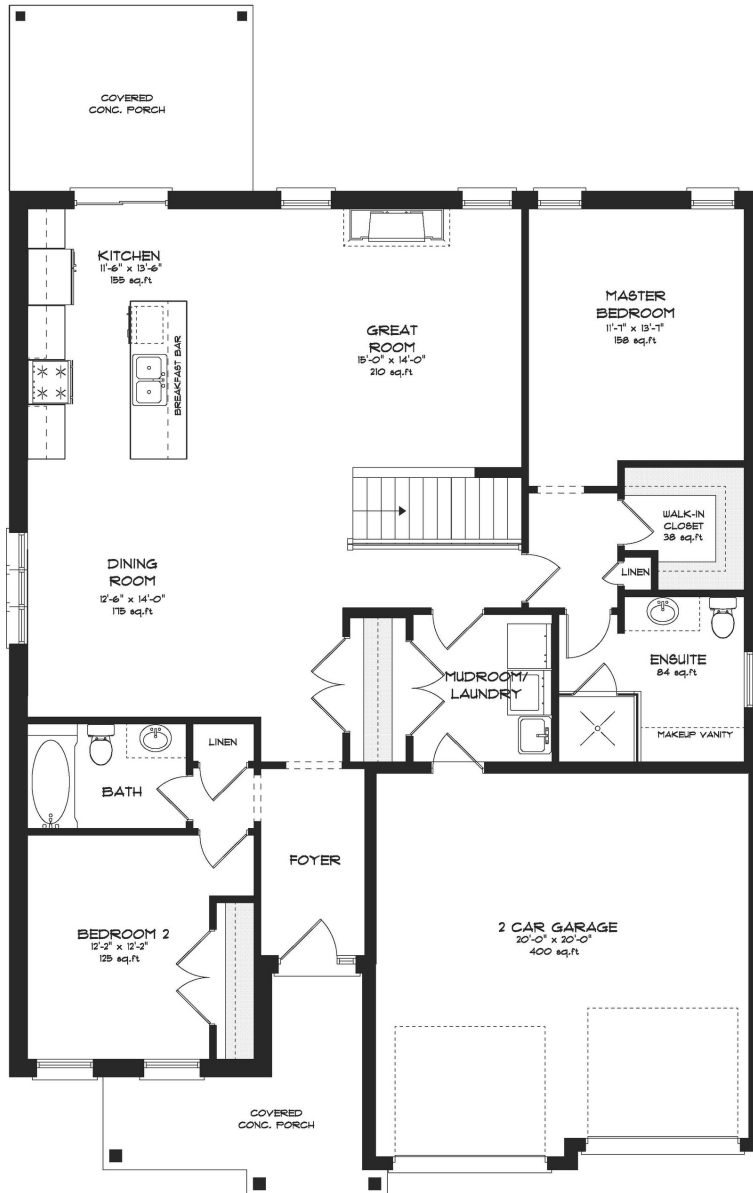


MAIN FLOOR PLAN
EXTERIOR AREA 1529 sq.ft.



FLOOR PLAN

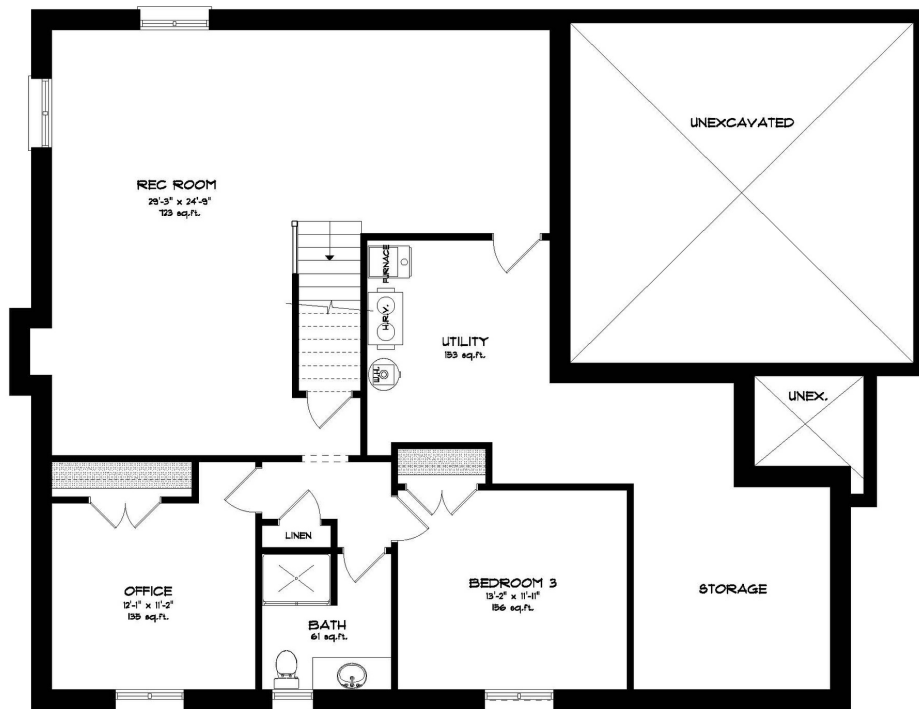
With covered porches
Similar but not exact



MAIN FLOOR PLAN
INTERIOR AREA 1393 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 at \$850,000 (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 in the new year, the buyer will have a 30 day period to decide if they wish to move forward 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](#)

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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. And our one and only goal is to ensure that every client is excited about their completed home.



CONTACT US TODAY



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