



NAVA
OAKVILLE

PHASE I SOLD OUT

**PHASE II RELEASES
THIS SUNDAY
MAY 28TH**

IF you can
DREAM IT,
you can
ACHIEVE IT





**DIGREEN
HOMES®**



3RD GENERATION BUILDER

with expertise in both residential and commercial construction. Having played a significant role in the development of over few thousand homes and numerous commercial projects, covering the gamut from: **low-rise, mid-rise, retail and commercial** projects.



**DIGREEN
HOMES®**

PAST PROJECTS



**DIGREEN
SQUARE**

**PRIME RETAIL &
OFFICE SPACE**

MARKHAM



SWAN PARK

TOWMHOMES

MARKHAM

RESIDENCES OF

16th

AVENUE

**DETACHED &
TOWMHOMES**

MARKHAM



**DETACHED &
TOWMHOMES**

MARKHAM



COUNTRYSIDE
FIELDS

DETACHED HOMES

BRAMPTON



CONSTELLATIONS
IN CALEDON

DETACHED HOMES

BRAMPTON



STOWMARKET SPRINGS
in Caledon

DETACHED HOMES

CALEDON



Torbram
Countryside
Crossing
in Mayfield

TOWMHOMES

MAYFIELD

AND MORE

FACTS OF OAKVILLE

BURGEONING POPULATION



213,759

Oakville Residents

16,000

over new immigrants have come to Oakville

800,000

people will be moving to Toronto by 2030

1,000,000

new homes will be needed to keep up w/ population growth

PROMINENT COMPANIES



SIEMENS



FACTS OF OAKVILLE

\$192,562 avg household income

80% of residents with a post-secondary education

\$1,400,000 ave. home price in Oakville

76% higher than the national average in year of 2022

3 YEARS growth of **51%** in house prices

long-term investment

5% price appreciation over the last year

50% over 5 years

125% over 10 years

FACTS OF OAKVILLE

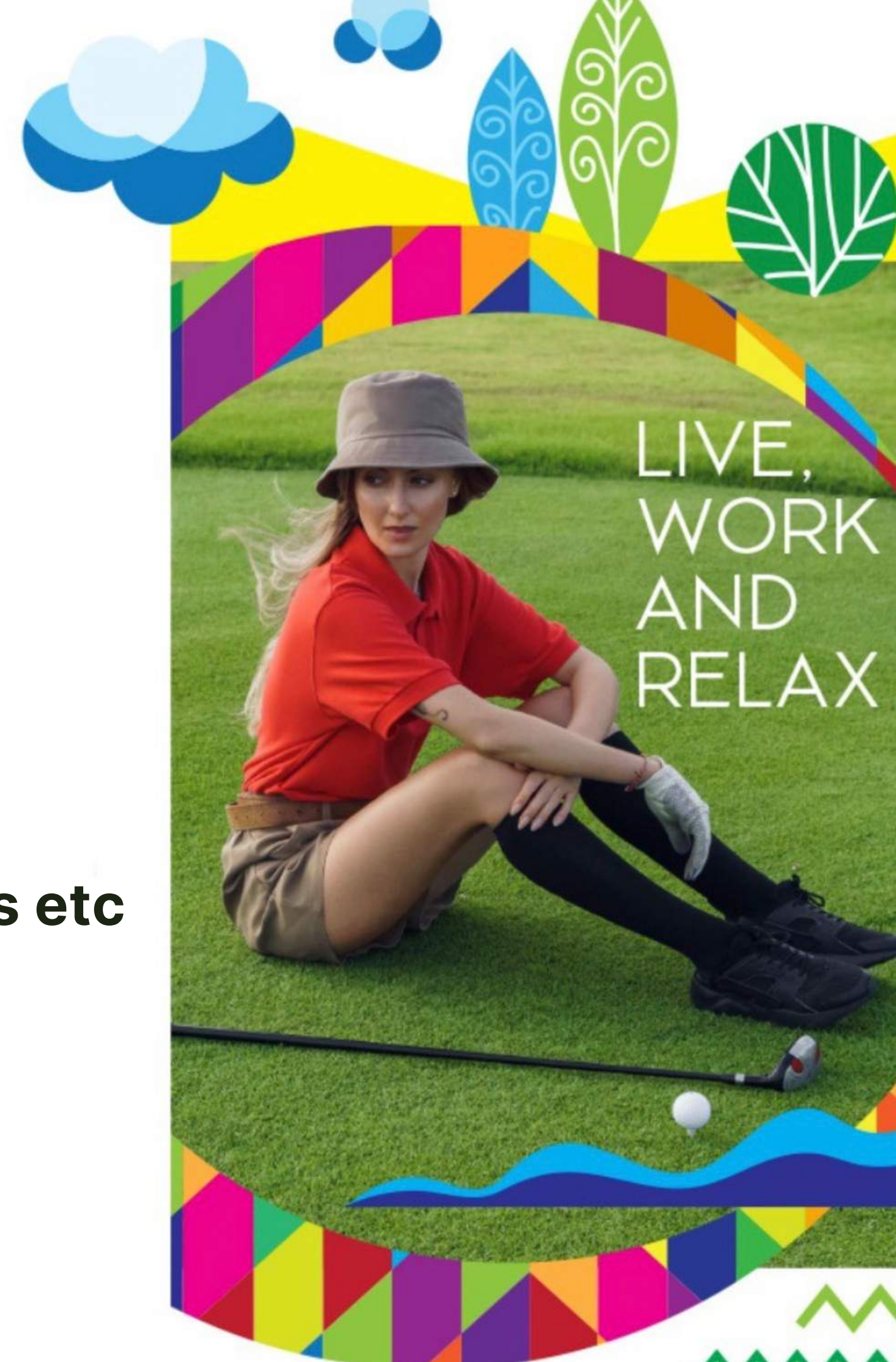
Seeing Green

1,420 hectares of parkland

150 kilometres of trails

200 parks, garden plots, playgrounds etc

31 waterparks



LIVE,
WORK
AND
RELAX

OAKVILLE RENTAL MARKET

Ave. Rental Price: \$3,500



2393 Stefi Tr, Oakville

4 Beds 3 Baths Att/Row/Twnhouse...

\$3.3K Leased 39 DOM #W5997703



149 Roxton Rd, Oakville

3+1 Beds 4 Baths 2,000 sqft Att/R...

\$3.7K Leased 4 DOM #W6056043

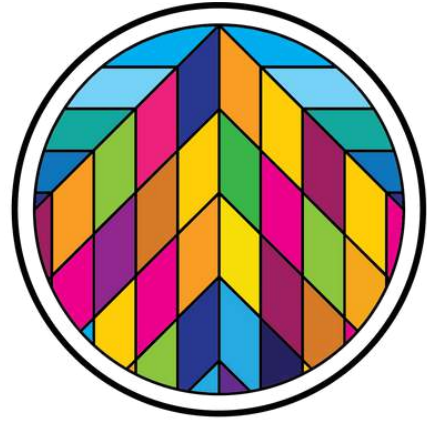


186 Gatwick Dr, Oakville

4 Beds 4 Baths 1,500 sqft Att/Row...

\$3.5K Leased 6 DOM #W6007187

town of Oakville is the most expensive municipality for rental housing in all of Ontario - and the second most expensive in all of Canada.



NAVA
OAKVILLE



3 min

SMARTCENTRES OAKVILLE

4 min

SHERIDAN COLLEGE

6 min

OAKVILLE PLACE

8 min

**MACLACHLAN COLLEGE &
EVERGREEN COLLEGE OAKVILLE CAMPUS**

8 min

OAKVILLE GO STATION

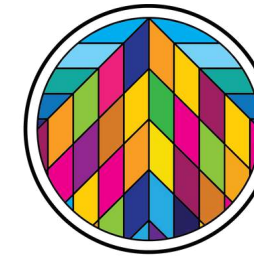
20 min

**TORONTO PEARSON
INTERNATIONAL AIRPORT**

30 min

To DOWNTOWN TORONTO

MINUTES TO LAKE ONTARIO AND DOWNTOWN OAKVILLE



NAVA
OAKVILLE



The AMENITIES

RESTAURANTS RETAIL

1. LONGO'S
2. WINNERS & HOMESENSE
3. LCBO
4. STARBUCKS
5. CANADIAN TIRE
6. WALMART
7. REAL CANADIAN SUPERSTORE
8. THE KEG STEAKHOUSE + BAR
9. CANADIAN TIRE
10. HERO CERTIFIED BURGERS
11. OAKVILLE PLACE

SCHOOLS

18. TRAFALGAR RIDGE MONTESSORI SCHOOL
19. POST'S CORNERS PUBLIC SCHOOL
20. DR. DAVID R WILLIAMS PUBLIC SCHOOL
21. ST. ANDREW CATHOLIC ELEMENTARY SCHOOL
22. ST. GREGORY THE GREAT CATHOLIC ELEMENTARY SCHOOL
23. OODENAWI PUBLIC SCHOOL
24. HOLY TRINITY CATHOLIC SECONDARY SCHOOL

HOSPITALS

34. OAKVILLE TRAFALGAR MEMORIAL HOSPITAL
35. CREDIT VALLEY HOSPITAL
36. ASSOCIATION OF GENERAL HOSPITAL PSYCHIATRIC SERVI

GOLF

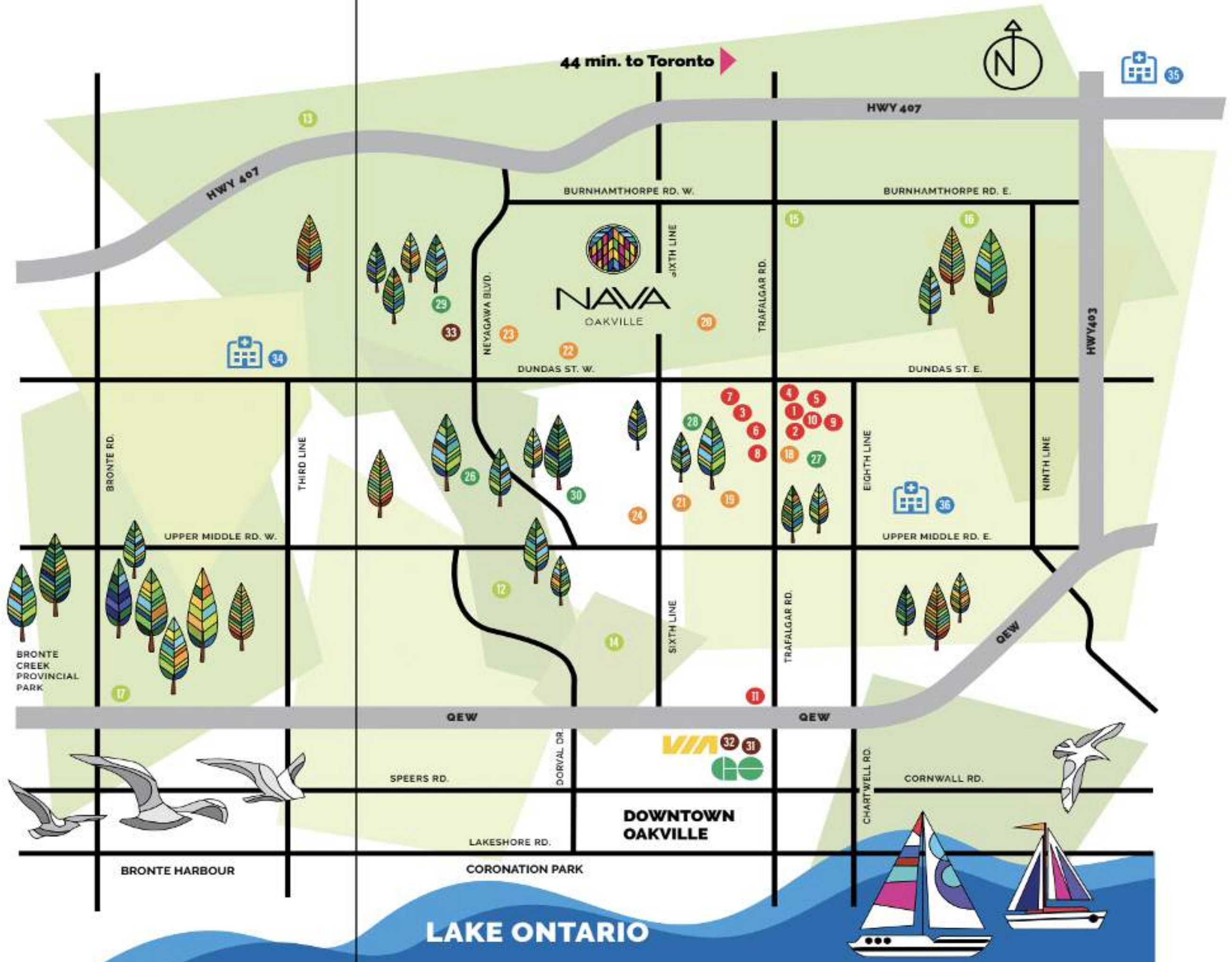
12. GLEN ABBEY GOLF CLUB
13. OAKVILLE EXECUTIVE GOLF
14. OAKVILLE GOLF CLUB
15. VIC HADFIELD GOLF & LEARNING CENTRE
16. RATTLESNAKE POINT GOLF CLUB
17. DEERFIELD GOLF CLUB

PARKS

25. SIXTEEN MILE CREEK
26. LION'S VALLEY PARK
27. POSTRIDGE PARK
28. OAK PARK
29. NORTH PARK
30. OAKRIDGE PARK

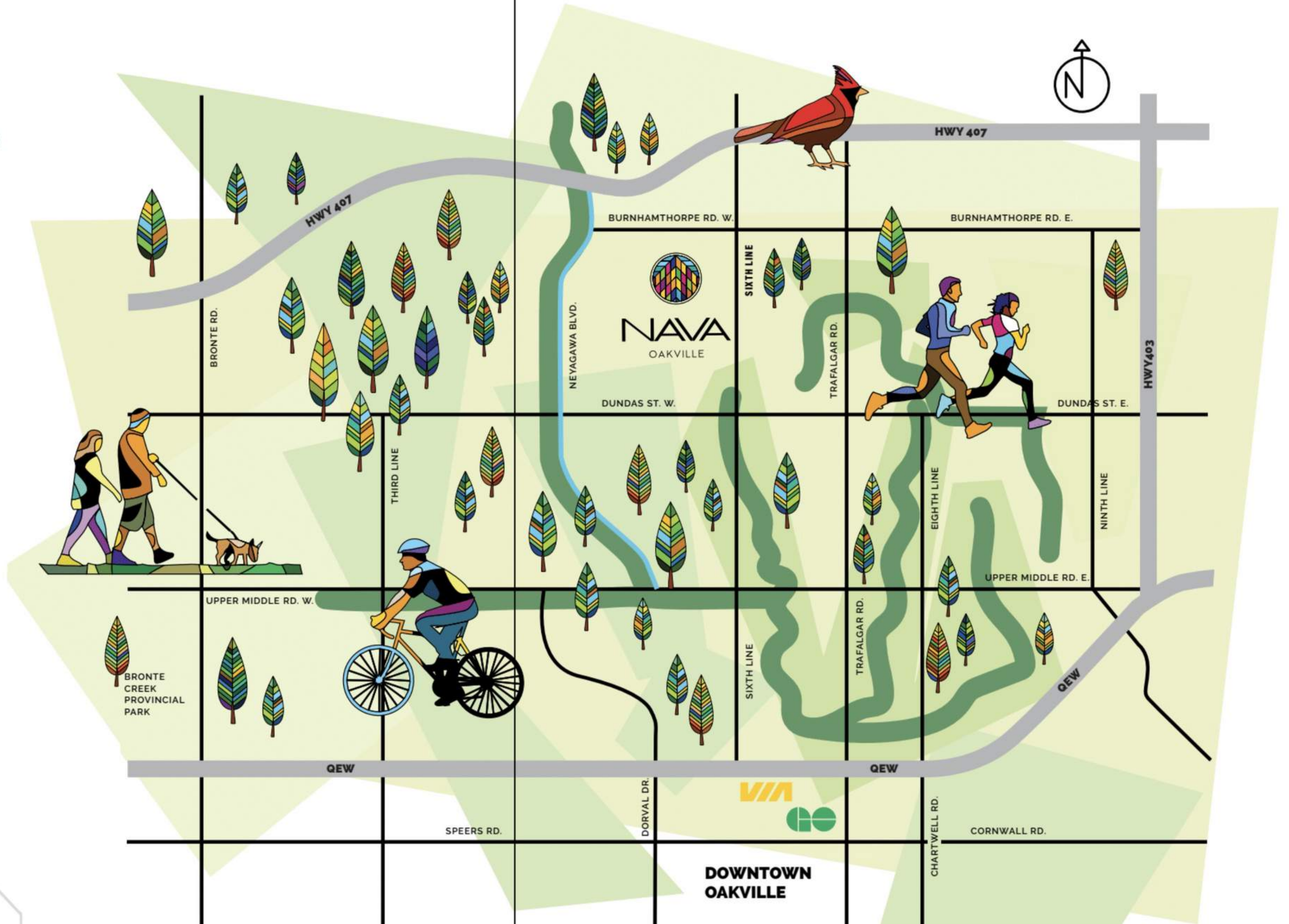
MISCELLANEOUS

31. OAKVILLE GO STATION
32. VIA RAIL OAKVILLE
33. SIXTEEN MILE SPORTS COMPLEX



The TRAILS

- Go hiking and biking through the natural woodland trails of the parks, each one offering unique and exciting adventures.
- Catch a glimpse of natural wildlife
- Admire the beautiful flora and fauna and take in the beauty of the changing seasons.





1,577-2,657 SQ. FT.

100% FREEHOLD

100 LOTS

18' TRADITIONAL TOWNS

20' TERRACE TOWNS

21' URBAN TOWNS



TRADITIONAL TOWNS



TERRACE TOWNS



URBAN TOWNS





FUTURE DEVELOPMENT

BLOCK 2 [C1]

7	8	9	10	11	12
18T-03 END	18T-02	18T-01	18T-01	18T-02	18T-03 END

BLOCK 3 [A1]

13	14	15	16	17
18T-01 END	18T-02	18T-01	18T-01	18T-01

BLOCK 4 [B1]

18	19	20	21	22
18T-03 END	18T-02	18T-01	18T-01	18T-04 COR

BLOCK 5 [C1]

23	24	25	26	27	28
18T-03 END	18T-02	18T-01	18T-01	18T-02	18T-03 END

STREET 'C'

BLOCK 17 [C1]

132	133	134	135	136	137
20T-04 COR	20T-02	20T-01	20T-01	20T-02	20T-03 END

BLOCK 18 [A1]

138	139	140	141	142	143	144
20T-03 END	20T-02	20T-02	20T-01	20T-01	20T-02	20T-03 END

BLOCK 19 [B1]

145	146	147	148	149	150	151	152
20T-03 END	20T-05	20T-05	20T-05	20T-05	20T-02	20T-02	20T-04 COR

BLOCK 16 [A1]

125	126	127	128	129	130	131
20T-03 END	20T-02	20T-02	20T-01	20T-01	20T-02	20T-04 COR

BLOCK 15 [C1]

118	119	120	121	122	123	124
20T-04 COR	20T-02	20T-01	20T-01	20T-02	20T-02	20T-03 END

LANE 'A'

STREET 'D'

BLOCK 12 [C1]

85	84	86	87	88	89	90	91	92	93	94	95
B2B-04 COR	B2B-04 COR	B2B-01	B2B-01	B2B-02	B2B-02	B2B-02	B2B-02	B2B-01	B2B-01	B2B-03 END	B2B-03 END

BLOCK 13 [B1]

96	97	98	99	100	101	102	103	104	105
B2B-03 END	B2B-03 END	B2B-01	B2B-01	B2B-02	B2B-02	B2B-02	B2B-02	B2B-03 END	B2B-03 END

BLOCK 14 [C1]

106	107	108	109	110	111	112	113	114	115	116	117
B2B-03 END	B2B-03 END	B2B-01	B2B-01	B2B-02	B2B-02	B2B-02	B2B-02	B2B-01	B2B-01	B2B-04 COR	B2B-04 COR

STREET 'E'

BLOCK 11 [B1]

83	82	84	85	86	87	88	89	90	91	92	93	94	95
B2B-04 COR	B2B-04 COR	B2B-01	B2B-01	B2B-02	B2B-02	B2B-02	B2B-02	B2B-01	B2B-01	B2B-03 END	B2B-03 END	B2B-03 END	B2B-03 END

BLOCK 10 [C1]

62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	
B2B-03 END	B2B-03 END	B2B-02	B2B-02	B2B-02	B2B-02	B2B-01	B2B-01	B2B-03 END	B2B-03 END	B2B-03 END	B2B-03 END	B2B-01	B2B-01	B2B-02	B2B-02	B2B-02	B2B-02	B2B-01	B2B-01	B2B-04 COR	B2B-04 COR

BLOCK 9 [B1]

50	51	52	53	54	55	56	57	58	59	60
B2B-04 COR	B2B-04 COR	B2B-01	B2B-01	B2B-02	B2B-02	B2B-02	B2B-02	B2B-01	B2B-01	B2B-03 END

STREET 'B'

BLOCK 6 [A1]

29	30	31	32	33	34	35	36
18T-03 END	18T-01	18T-01	18T-02	18T-02	18T-02	18T-02	18T-03 END

BLOCK 7 [B1]

37	38	39	40	41	42	43
18T-03 END	18T-02	18T-01	18T-01	18T-01	18T-02	18T-03 END

BLOCK 8 [C1]

44	45	46	47	48	49
18T-03 END	18T-02	18T-01	18T-01	18T-02	18T-04 COR

UPPER WEST MORRISON CREEK

FUTURE MIXED USE RESIDENTIAL

CRYSTAL DRIVE

FUTURE DEVELOPMENT

PRESERVE DRIVE

JACK BOWERBANK BOULEVARD

FUTURE DEVELOPMENT

21' Urban TOWNS



18' Traditional TOWNS



20' Terrace TOWNS



- Architecturally designed elevations with stucco, stone, clay brick, stone accents, and other accent materials as per model type (actual detailing may vary from Artist's concept and subject to grade conditions).
- 9' ceiling height on ground floor.
- 10' ceiling height on the second floor.
- 9' ceiling height on the third level.
- Entry and third level interior door heights to be 6'8", 10 ft floors to have 8 ft interior doors as per plan from builder standard samples.
- Transitional 3 inch Backband casing throughout all swing doors and windows throughout finished areas with 7 ¼" baseboard throughout, painted white from builder standard samples.
- Stained finish oak stairs for ground level to second floor and second floor to third floor (2 full Sets) to compliment standard hardwood selection.
- 12" x 24" ceramic floor tile in all washrooms, kitchen and foyer, as per plan from Vendor's standard selection.
- Purchaser's choice of cabinets from Vendor's standard samples.
- Kitchen Cabinets to include extended stacked uppers and moldings to ceiling or bulkhead with Breakfast bar and island, as per model type.
- Dishwasher space provided with rough-in wiring and drains, as per plan (no cabinet supplied).
- Purchaser's choice of Granite and Quartz countertop from Vendor's samples.
- Undermount double bowl stainless steel sink with single lever faucet.
- Bath: 1 Purchaser's choice of cabinets and Granite or Quartz countertops, excluding powder room, from Vendor's selection.
- Standard 12" x 12" ceramic wall tile for tub/shower enclosure(s)/ separate shower stalls, including the ceiling, from Vendor's standard selections.
- Smooth ceilings throughout Entry and Main Floor 3rd floor to have Stipple ceilings with 4 inch smooth border on third floor.
- All bathrooms smooth ceilings.
- 10 interior LED Pot lights included (Purchaser to choose location at Color Selections Appointment).
- 4 Exterior LED Pot lights included, (location determined by Builder).



HIGHLIGHT FEATURES & FINISHES



\$100,000 IN FREE UPGRADED STANDARD FEATURES

DIGREEN HOMES STANDARD FEATURES	COMPETITOR PRICING
• 10 interior and 4 exterior Pot Lights	\$2,000
• 8' Main floor doors and moulded panel interior doors throughout	\$3,500
• 10' ceilings on the second floor and 9' on ground and third floor	\$16,000
• Choice of Granite or Quartz countertop in kitchen and washrooms (except for powder room)	\$5,000
• 12 X 24 Ceramic Floor Tile	\$5,000
• Extended stacked upper kitchen cabinets & moulding to ceiling or bulkhead	\$5,000
• Undermount double bowl stainless steel kitchen sink	\$1,200
• Smooth ceilings on the lower and main floor	\$6,000
• 4" Stain Sculpted Oak hardwood flooring throughout the main floor and upper hallway (excluding tiled area)	\$8,000
• Stained oak stairs for all above ground stairs (2 sets)	\$8,000
• Windows and terrace doors complete with screens	\$3,000
• 200 amp electrical service ready	\$3,000
• Transitional 3" casing throughout on all swing doors and windows & Transitional 7 ¼ baseboards throughout finished areas	\$6,000
• White Decora switches and receptacles	\$1,500
• Bevelled edge mirrors	\$3,000
• Garage access door (grade permitting)	\$2,000
• 2 Car parking inside the garage on select models	\$3,500
• Gas BBQ line at the rear of the house	\$1,500
• Electric vehicle charging rough-in	\$2,000
• Modern frameless glass shower enclosure in the master ensuite as per the model type	\$3,000

YOU SAVE HST \$11,504
TOTAL \$100,000

NO CONDO FEE	PRICELESS
Large backyard on select units	PRICELESS
Modern design	PRICELESS
Surrounding Natural Heritage System along with trails & walkways	PRICELESS



Availability of each plan should be reviewed as the above features may be specific to model type and plan type. Items in this list can be taken out or substituted at any time without notice. Prices are based on Digreens Upgrade prices. Prices are subject to change without notice. E.&O.E.

CLIENT INCENTIVES

\$100,000
IN FREE STANDARD UPGRADES

~~3 BEDROOM~~
4 BEDROOM

AS STANDARD FOR TERRACE TOWNS & TRADITIONAL TOWNS

\$10,000
ASSIGNMENT GRANTED

\$10,000
CAPPED DEVELOPMENT CHARGES

All promotions, incentives, and specifications are subject to change without notice and available for a limited time only. Terms and conditions apply.

DEPOSIT STRUCTURE

URBAN TOWNS

\$20,000 BANK DRAFT ON SIGNING

30 DAYS	.....	\$20,000
60 DAYS	.....	\$20,000
90 DAYS	.....	\$20,000
120 DAYS	.....	\$20,000
150 DAYS	.....	\$20,000
180 DAYS	.....	\$20,000

TERRACE AND TRADITIONAL TOWNS

\$20,000 BANK DRAFT ON SIGNING

30 DAYS	.....	\$20,000
60 DAYS	.....	\$20,000
90 DAYS	.....	\$20,000
120 DAYS	.....	\$20,000
150 DAYS	.....	\$20,000
180 DAYS	.....	\$20,000
210 DAYS	.....	\$20,000
240 DAYS	.....	\$20,000

CHEQUES PAYABLE: CARAT HOLDING INC
CLOSING DATE: FALL 2024 - 2025

ALL PRICES, PROMOTIONS, FEATURES, SPECIFICATIONS, AND MATERIALS ARE PRELIMINARY, AS PER PLANS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.E.&O.E.

