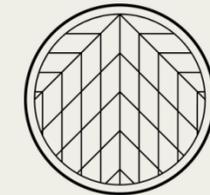
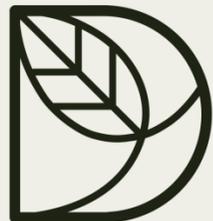


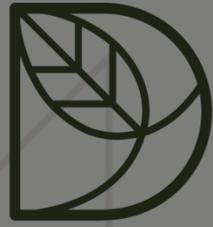
NAVA OAKVILLE NEW COLLECTION

42' Single Detached Limited Release

PRESERVING NATURE AND BUILDING COMMUNITY



NAVA
OAKVILLE

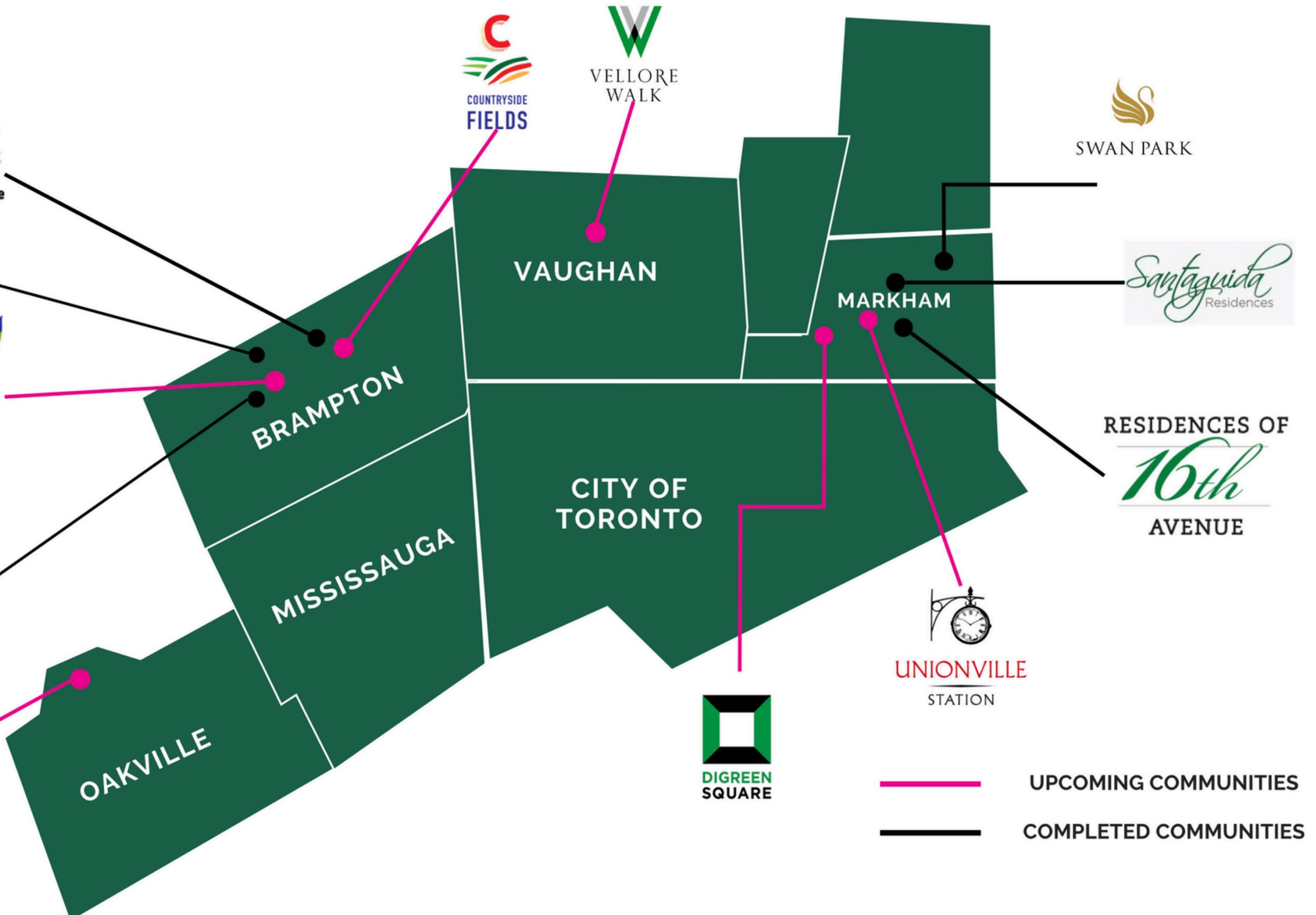


**DIGREEN
HOMES[®]**



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.



 UPCOMING COMMUNITIES
 COMPLETED COMMUNITIES

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

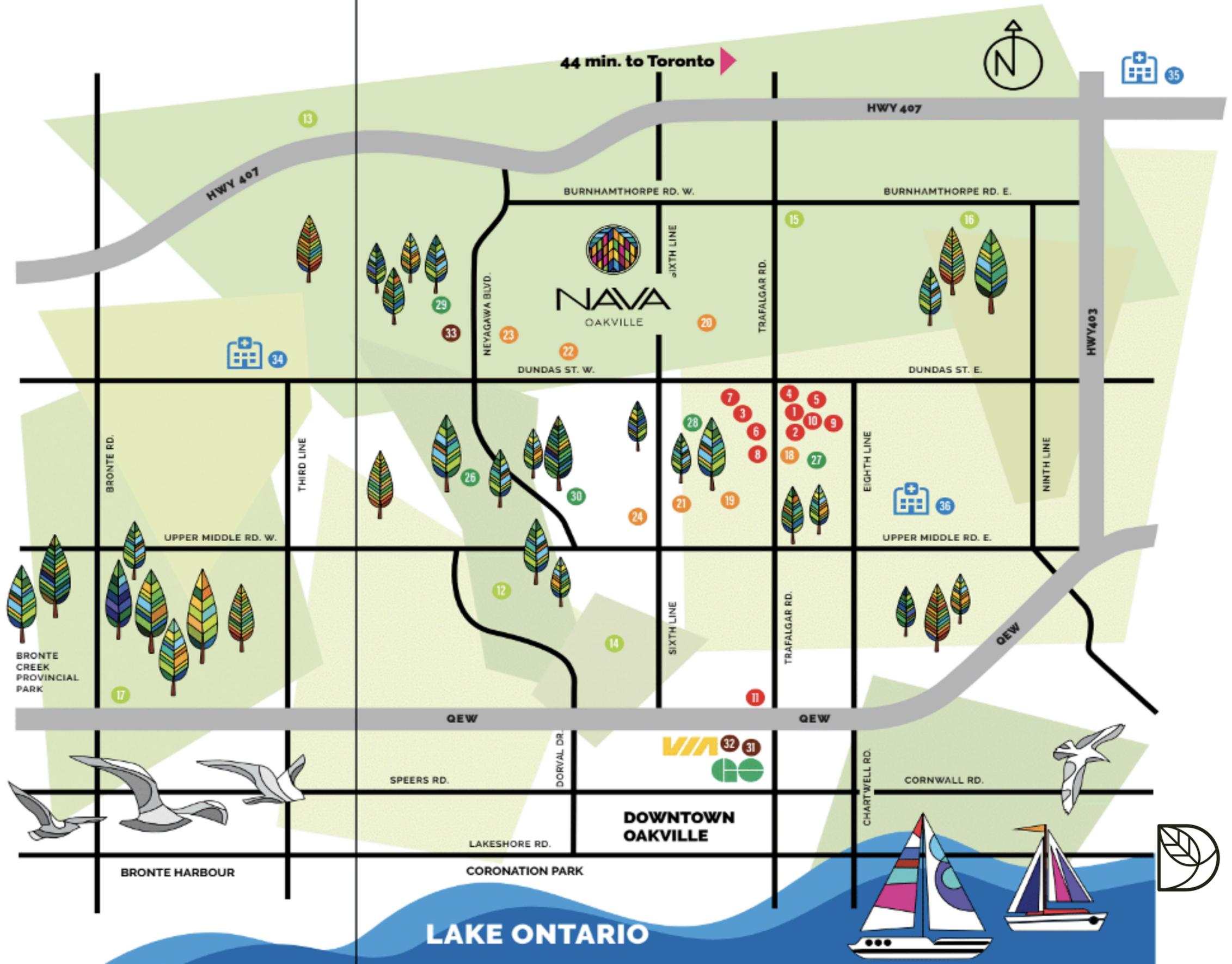
12. GLEN ABBEY GOLF CLUB
13. OAKVILLE EXECUTIVE GOLF
14. OAKVILLE GOLF CLUB
15. VIC HADFIELD GOLF & LEARNING CENTRE
16. RATTLESNAKE POINT GOLF CLUB
17. DEERFIELD GOLF CLUB

PARKS

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

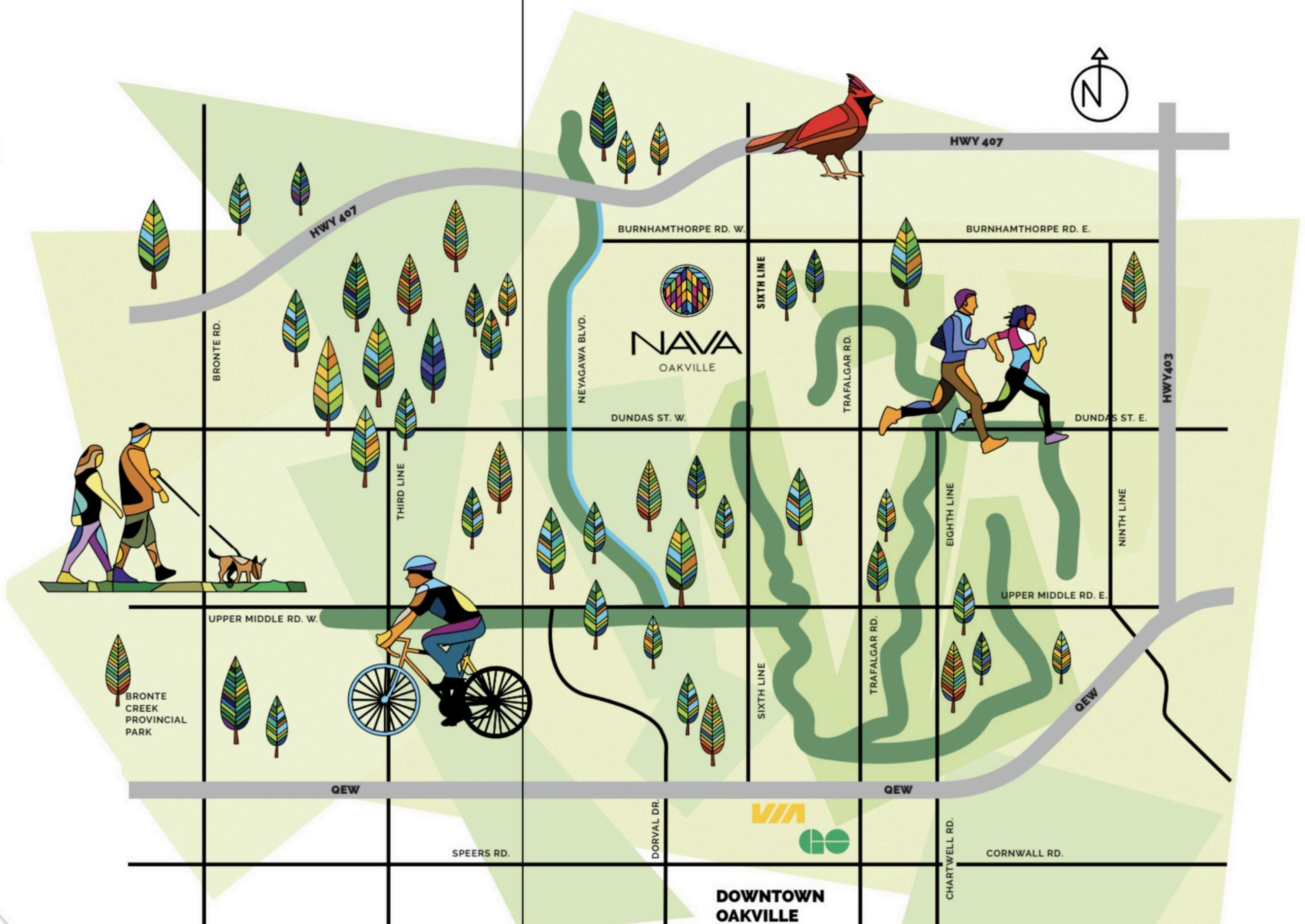
MISCELLANEOUS

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.



3 mins

SMARTCENTRES OAKVILLE

4 mins

SHERIDAN COLLEGE

6 mins

OAKVILLE PLACE

8 mins

**MACLACHLAN COLLEGE &
EVERGREEN COLLEGE OAKVILLE CAMPUS**

8 mins

OAKVILLE GO STATION

20 mins

**TORONTO PEARSON
INTERNATIONAL AIRPORT**

30 mins

DOWNTOWN TORONTO

MINUTES TO LAKE ONTARIO AND DOWNTOWN OAKVILLE

ACCESSIBILITY



4 mins



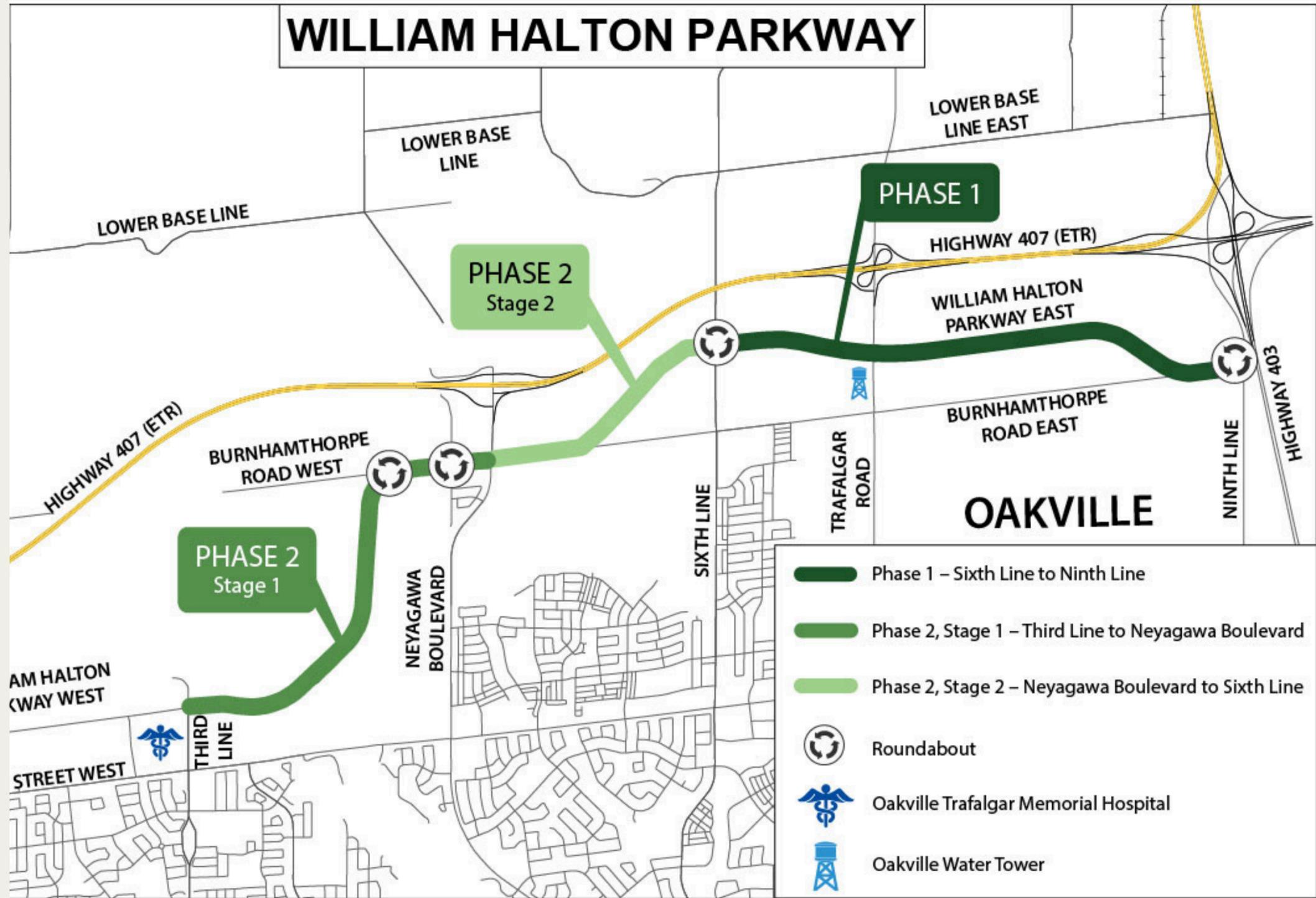
7 mins



7 mins



8 mins



FROM BRONTE ROAD TO NINTH LINE IN OAKVILLE

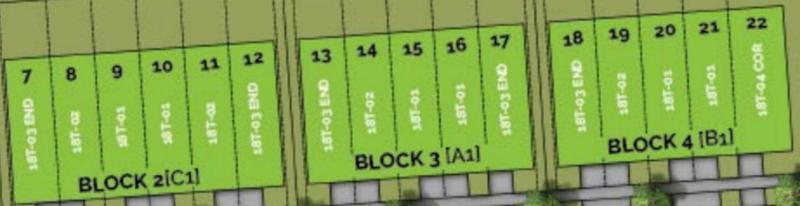


NAVA
OAKVILLE

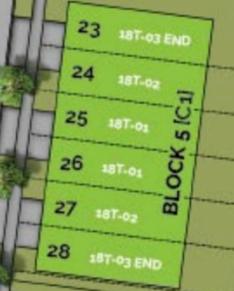
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FUTURE DEVELOPMENT



AYAAN LANE



PRESERVE DRIVE



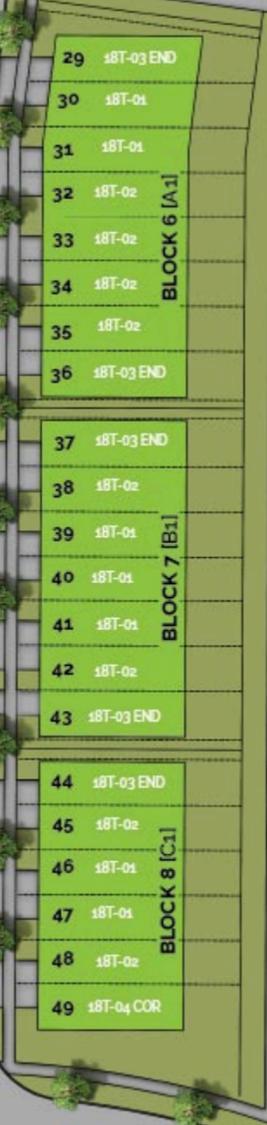
TAHA GARDENS



AZAM WAY



UMAR AVENUE



UPPER WEST MORRISON CREEK

FUTURE MIXED USE RESIDENTIAL

CRYSTAL DRIVE

JACK BOWERBANK BOULEVARD

FUTURE DEVELOPMENT



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

42 FT SINGLES | QUICK FACTS

- 3 Model Types
- 2 Loft Conditions
- 4 Contemporary Elevations
- Walkup Basement Option
- 10ft ceiling on Main Floor
- Lot Size: 42' x 90'
- Bedrooms: 4 ~ 5
- Bathrooms: 3.5 ~ 4.5
- Elevator Upgrade (selected model)
- Expected Closing: SPRING 2026





Fortuna A
2700 SQ FT



Fortuna B
2707 SQ FT



Marvella A
2856 SQ FT



Marvella B
2872 SQ FT



Altavida A Loft
3796 SQ FT



Altavida B Loft
3864 SQ FT



42' CONTEMPORARY DETACHED HOME

Fortuna

Elevation A



Sq. Ft.: 2,700 **Beds:** 4 **Bath:** 3.5

Garage: Double Car

Exterior: Stone and brick with oversized windows and covered porch.

Optional: Basement Walk-Up

Designed with families in mind, this spacious model features a double car garage, open concept kitchen and spacious great room. On the bedroom floor there is plenty of storage with three walk-in closets, two regular closets and one linen closet. A shared bathroom between bedroom 2 and 3, and laundry room on the bedroom floor, provides further space saving design and convenience.

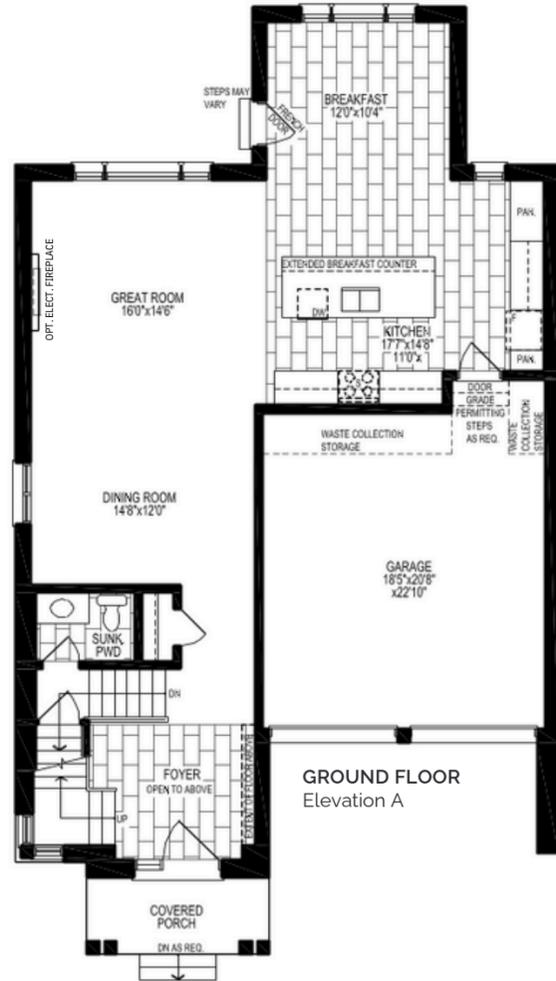


42' CONTEMPORARY DETACHED HOME

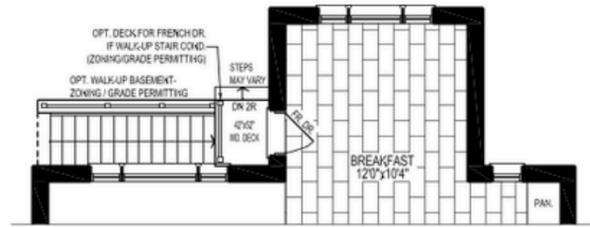
Fortuna

Elevation A

4 Bedrooms 3.5 Bathrooms



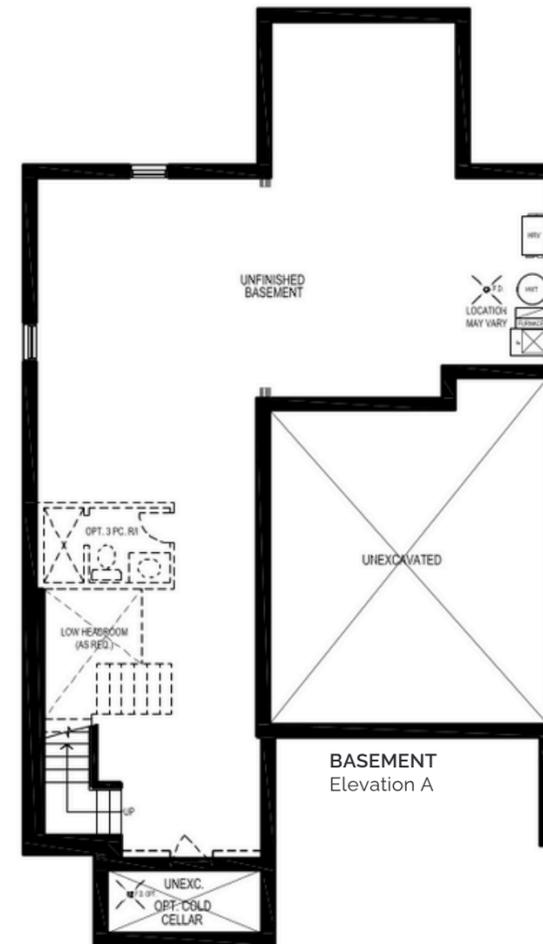
GROUND FLOOR
Elevation A



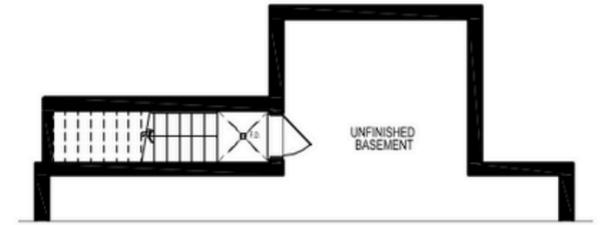
PART. GROUND FLOOR WITH
OPT. DECK AND WALK-UP STAIR BASEMENT
Elevation A



SECOND FLOOR
Elevation A



BASEMENT
Elevation A



PART. BASEMENT WITH OPT. WALK-UP STAIR
Elevation A



42' CONTEMPORARY DETACHED HOME

Marvella

Elevation B



Sq. Ft.: 2,872 Beds: 4 Bath: 4.5 Garage:
Double Car **Exterior:** Stone, brick and
siding, oversized windows and covered
front porch. **Optional:** Basement Walk-
Up, Elevator

Discover modern living at its finest in this exceptional model home, featuring a double-car garage for ample parking and storage. The heart of the home is an open-concept kitchen, perfect for entertaining, seamlessly flowing into a spacious great room that's ideal for family gatherings or relaxing evenings. With an optional elevator and ensuite bathrooms in all 4 bedrooms, this home combines style, convenience, and comfort for the ultimate living experience.

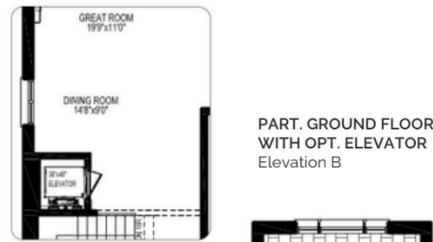


42' CONTEMPORARY DETACHED HOME

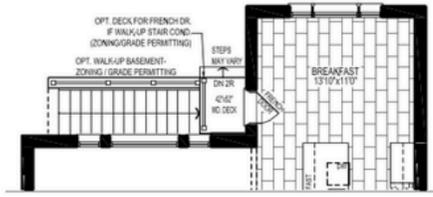
Marvella

Elevation B

4 Bedrooms 4.5 Bathrooms



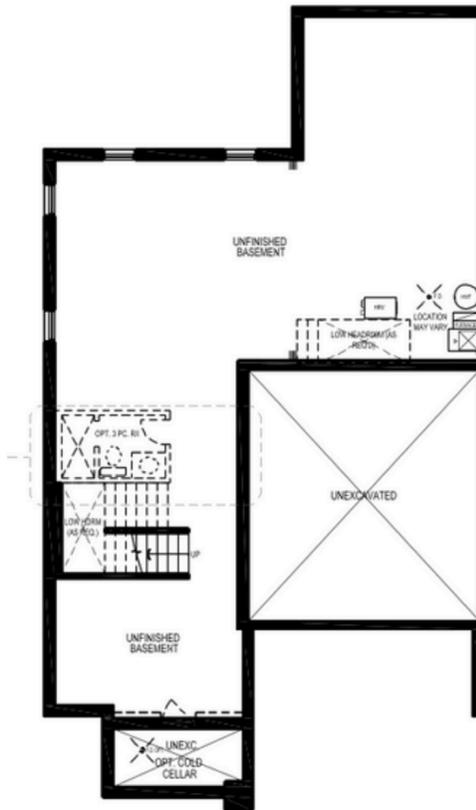
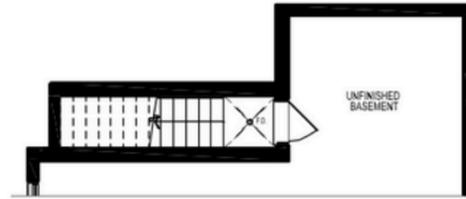
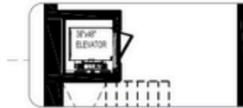
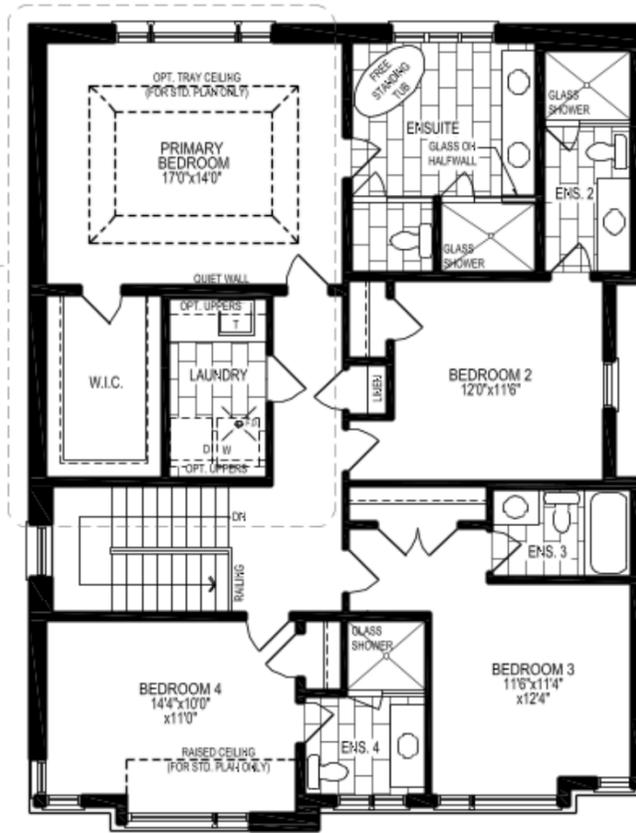
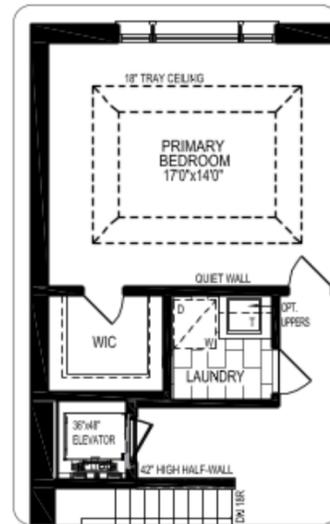
PART. GROUND FLOOR WITH OPT. ELEVATOR Elevation B



PART. GROUND FLOOR WITH OPT. DECK AND WALK-UP STAIR BASEMENT Elevation B



GROUND FLOOR Elevation B





42' CONTEMPORARY DETACHED HOME

Altavida Loft

Elevation A



Sq. Ft.: 3,796 **Beds:** 5 **Bath:** 5.5 **Garage:** Double Car **Exterior:** Stone, brick and stucco with oversized windows and covered front porch. **Optional:** Basement Walk-Up, Elevator

Elevate your living experience in this thoughtfully designed home, which offers 940 sq. ft. of added living space. Complete with a 5th bedroom, a private balcony, ensuite bathroom and living area – this is the perfect space for guests, extended family. The home boasts a double-car garage, an open-concept kitchen for seamless entertaining, and a spacious great room for family gatherings. With the convenience of an optional elevator and ensuite bathrooms in every bedroom, the Altavida Loft is where style meets unparalleled comfort.

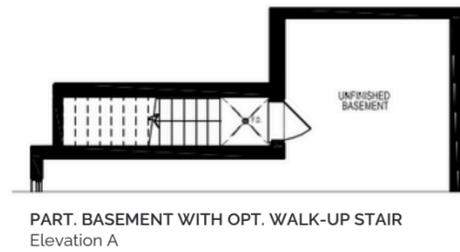
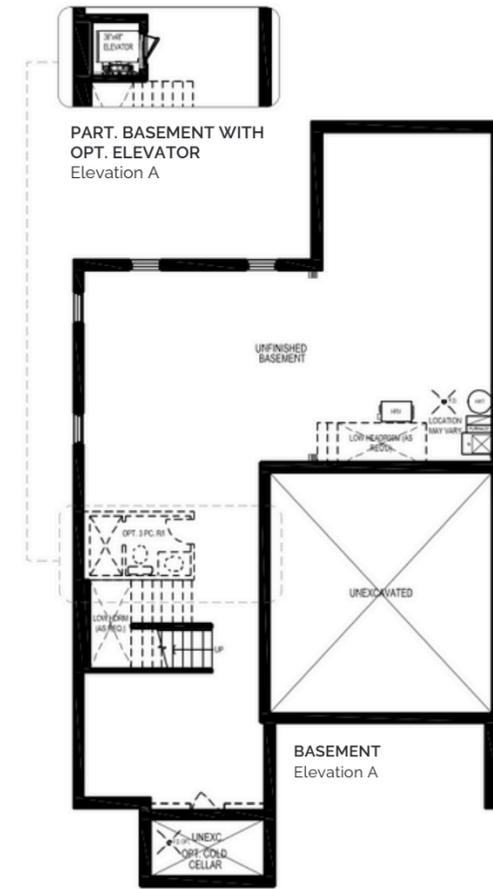
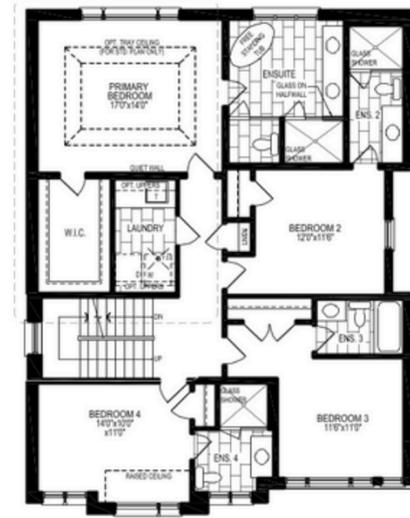
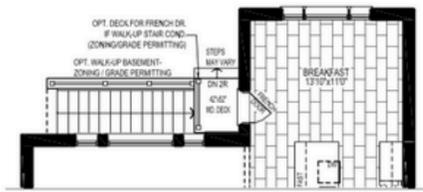
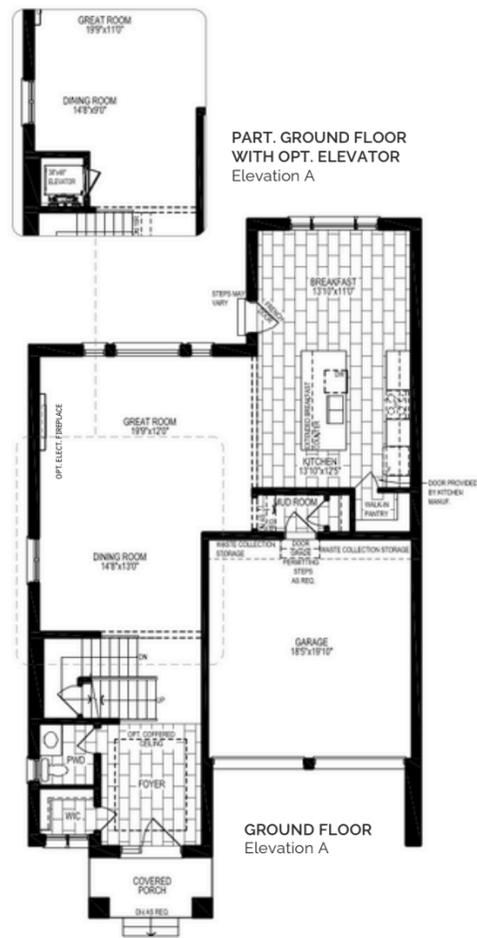


42' CONTEMPORARY DETACHED HOME

Altavida Loft

Elevation A

5 Bedrooms 5.5 Bathrooms



42' SINGLES | ELEVATED FEATURES



- *10 ft ceilings on main floor with main entry/ front door height 8'*
- *9 ft ceilings on second floor and loft*
- *9 ft ceilings in unfinished basement*
- *Main floor and upper hallway includes 4 inch Oak engineered, stained, sculpted hardwood.*
- *Optional: Elevator*
- *Optional: Walk-up Basement (unfinished)*
- *Oak Stairs with Square Oak Pickets*
- *Frameless Glass Showers in all principal ensuites*
- *Freestanding tubs as per plans*
- *12" x 24" ceramic floor tile in all washrooms, kitchen and foyer*
- *Extended stacked uppers and moldings to ceiling or bulkhead, granite or quartz countertop*
- *Walk-in Pantry (Model4203)*
- *EV Ready*



PRICE STARTING FROM



FORTUNA

From **\$1,859,990**



MARVELLA

From **\$1,909,990**

- * Elevation A Premium: \$15,000
- * Walk Up Basement Premium: \$45,000
- * Elevator Premium: \$60,000



ALTAVIDA

From **\$2,175,990**

DEPOSIT STRUCTURE

\$40,000 BANK DRAFT ON SIGNING

30 DAYS	.....	\$30,000
60 DAYS	.....	\$30,000
90 DAYS	.....	\$30,000
120 DAYS	.....	\$30,000
160 DAYS	.....	\$40,000

CHEQUES PAYABLE: CARAT HOLDINGS INC



BUYING PROCEDURES

Please talk to one of our sales representatives now

WORKSHEET SUBMISSION

Submit your worksheets in person or through our broker portal by visiting:

<https://www.harbourmarketing.ca/navasingledetached>

DOCUMENT REQUIREMENTS:

Please ensure valid and un-expired driver's license and 2nd ID (Passport, SIN card, PR card) are submitted with your worksheet.



BANK DRAFT PAYABLE

Submit a \$20,000 bank draft / personal cheque, payable to Carat Holdings Inc

SIGNING:

Purchasers may sign virtually through DocuSign.

FOLLOWING SIGNING:

All post-dated cheques, not including the occupancy deposit, will be required at the time of signing.

Mortgage pre-approval letters will be required within 30 days of signing.

SALES TEAM



FREYA GUO

VP OF SALES AND MARKETING

647- 401-3266



JULIE DESLAURIERS

PROJECT MANAGER

647-981-3089



WANDA WONG

SALES REPRESENTATIVE

365-773-6838

Thank you!



HARBOUR™
MARKETING
REAL ESTATE BROKERAGE

