



**DIAMONDVIEW**  
ESTATES



# Bonus Incentives

Choose between:

**\$30,000** lot premium reduction  
or  
**\$50,000** design centre bonus

Also included:

- Smooth ceilings throughout
- Modern baseboards
- Hardwood on main floor\*
- Quartz countertops in kitchen & primary bath

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## PRESENTATION CENTRE

44 Sopwith Private, Carp

Mon-Wed: 1-7PM

Thurs-Fri: 12-5PM

Sat-Sun: 10AM-5PM

## SALES & INQUIRIES

(613) 470-1336

kconnors@phoenixhomes.ca

[www.phoenixhomes.ca](http://www.phoenixhomes.ca)

Pricing, incentives and spec are all subject to change without notice. Please speak with a sales agent for more details. E. & O. E.  
\*Hardwood excluded in tiled areas and bedrooms (as indicated per plan).



## 70' Bungalows

Model	Base Elevation	Bedrooms	SQ. FT. Starting From	Starting From
<b>NEW</b>	Prices on all remaining 70' lots will increase June 1st– occupancy dates as late as August 2026			
Birchwood	R - Base Floorplan	2	1702 sq.ft.	\$895,000
Oakside	R - Base Floorplan	2	1765 sq.ft.	\$905,000
Springfield	R - Base Floorplan	3	1859 sq.ft.	\$919,000
Sandalwood	R - Base Floorplan	3	2180 sq.ft.	\$959,000

**Alternative Floorplan, 3 Car Garage and Front Elevation Options Available - Contact us to Learn More!**

Diamondview Estates is part of a Common Elements Condominium Corporation

HST is included in the above house prices

Prices are subject to change without notice, E. & O. E March 15th, 2024

**Kellie Connors, Sales Associate**  
**Office: 613-470-1336, 44 Sopwith Private**  
**Email: [kconnors@phoenixhomes.ca](mailto:kconnors@phoenixhomes.ca)**  
**[www.phoenixhomes.ca](http://www.phoenixhomes.ca)**





## 70' Two-Storey Homes

Model	Base Elevation	Bedrooms	SQ. FT.	Starting From
<b>NEW</b>	Prices on all remaining 70' lots will increase June 1st– occupancy dates as late as August 2026			
Birchwood Loft	R - Base Floorplan	4	2358 sq.ft.	\$945,000
Oakside Loft	R - Base Floorplan	4	2407 sq.ft.	\$965,000
Rutherford	R - Base Floorplan	4	2559 sq.ft.	\$975,000
Belfast	R - Base Floorplan	3	2557 sq.ft.	\$1,025,000
Maplewood	R - Base Floorplan	4	2924 sq.ft.	\$1,085,000
Newington	R - Base Floorplan	4	3454 sq.ft.	\$1,095,000
Rowan	R - Base Floorplan	5	3479 sq.ft.	\$1,095,000
Surrey	R - Base Floorplan	4	3301 sq.ft.	\$1,115,000
Kingswood	R - Base Floorplan	4	3543 sq.ft.	\$1,125,000

**Alternative Floorplan, 3 Car Garage and Front Elevation Options Available - Contact us to Learn More!**

## 70' Income Series

Model	Base Elevation	Bedrooms	SQ. FT.	Starting From
Klondike	Elev R - 2 Car Garage	1+4	4611 sq.ft.	\$1,285,000

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# Optional Elevation Upgrades

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<b>Optional Elevation Upgrade #1</b> Upgrade from Elevation R to Elevation C Applicable for Oakside, Oakside Loft, Birchwood, Birchwood Loft, Springfield	Starting from \$10,000
<b>Optional Elevation Upgrade #3</b> Upgrade from Elevation R to Elevation M Applicable for Belfast, Newington, Rutherford, Rowan	Starting from \$20,000
<b>Optional Elevation Upgrade #5</b> Upgrade from Elevation R to Elevation M Applicable for Surrey, Maplewood, Kingswood, Klondike	Starting from \$30,000
<b>Optional Elevation Upgrade #6</b> Upgrade from Elevation R to Elevation M Applicable for Springfield & Sandalwood	Starting from \$20,000
<b>Optional Elevation Upgrade #7</b> Upgrade from Elevation R to Elevation M Applicable for Oakside, Birchwood, Oakside Loft, Birchwood Loft	Starting from \$30,000
<b>Optional Elevation Upgrade #8</b> Upgrade from Elevation R to Elevation C Applicable for Sandalwood	Starting from \$15,000

- All upgrade items are subject to availability and subject to applicability to your particular model type
- Plans are subject to change without notice due to site conditions- including any exterior elevations
- Prices are subject to change without notice, Elevation Upgrades are Inclusive of HST, E. & O.E. March 15th, 2024

## Contact Us

Phoenix Homes  
18 A Bentley Avenue  
Ottawa, ON  
613-723-9227



## Lot Premiums

LOT	DESCRIPTION	PREMIUM
3-78	70' Frontage, Backing on Creek	\$ 30,000
3-79	70' Frontage, Backing on Creek	\$ 30,000
3-81	70' Frontage, Backing on Creek, Deep Lot	\$ 40,000
3-82	70' Frontage, Backing on Creek, Deep Lot	\$ 45,000
3-84	69' Frontage, Backing on Creek, Deep Lot, Pie	\$ 45,000
3-86	68' Frontage, Backing on Creek, Deep Lot, Pie	\$ 45,000
3-88	80' Frontage, Backing on Creek, Narrow Back	\$ 45,000
3-89	95' Frontage, Backing on Creek, Deep Lot	\$ 125,000
3-112	70' Frontage, Backing on Creek, Deep Lot	\$ 35,000
3-113	69' Frontage, Backing on Creek	\$ 30,000
3-116	70' Frontage, Backing on Creek	\$ 30,000
3-118	70' Frontage, Backing on Creek	\$ 41,500

Prices are subject to change without notice, E. & O. E. April 22nd, 2024

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Sales Centre Hours:  
 MONDAY to WEDNESDAY: 1PM-7PM  
 THURSDAY - FRIDAY :12PM-5PM  
 SATURDAY - SUNDAY: 10AM-5PM