



Artist's concept. Rendering: Mattamy Homes

HOME EDITION · WATERIDGE VILLAGE, OTTAWA

# THE WATERIDGE 2028 OPPORTUNITY GUIDE

*New condos ten minutes from downtown. The real math, not the brochure version.*

For first-time buyers, downsizers and anyone who wants to live close to downtown. Floor plans, every price, the deposit schedule, and the monthly math for each kind of buyer.

**MARK BELANGER, REALTOR®**

Mark Belanger Realty · Metrocity Property Group · eXp Realty Brokerage



**METROCITY**  
PROPERTY GROUP  
ELIATAN ALEXANDROU

Prices as of October 2026 · Occupancy May 2028

# Wateridge Village in 30 seconds

- **The former CFB Rockcliffe**, now a planned community of about 310 acres in Ottawa's east end, along the Ottawa River.
- **Over 40% of the land is parks and green space.**
- **Close to** the Ottawa River pathway, Rockcliffe Park, Montfort Hospital and the National Research Council campus on Montreal Road.
- **About 10 minutes to downtown** by car.



**5**  
STOREYS

**56**  
CONDO SUITES

**12**  
STOREFRONTS  
BELOW

**May 2028**  
OCCUPANCY

Building A by Mattamy Homes, at Tawadina Road and Bareille-Snow Street.

*The people upstairs are the customers downstairs. And the shops downstairs make the suites upstairs easier to live in.*

## What's included in every suite

**Space:** 9-foot ceilings, luxury vinyl plank floors, a private balcony.

**Kitchen:** 3 cm quartz counters, soft-close cabinets, stainless appliances.

**Comfort:** your own heat pump and fresh-air ventilation system.

**Five appliances,** including a stacked washer and dryer.

**You own the hot water tank:** no monthly rental fee.

**Tarion warranty:** 1 year on workmanship, 2 years on systems and water, 7 years on major structure.

Per Mattamy Homes' Schedule A, May 2026. Accessible suites are available, with wider doors, larger bathrooms and lower switches.

## Six layouts, 596 to 904 sq. ft.



### 1 Bed + Den • GCU1

596 sq. ft. • 1 bath

**From \$309,990**



### 1 Bed + Den • GCU2

**ACCESSIBLE**

639 sq. ft. • 1 bath

**From \$309,990**



### 2 Bed • GCU3

717 sq. ft. • 1 bath

**From \$384,990**



### 2 Bed • GCU4

711 sq. ft. • 2 baths

**From \$414,990**



### 2 Bed + Den • GCU5

899 sq. ft. • 2 baths

**From \$399,990**



### 2 Bed • GCU6

**ACCESSIBLE**

904 sq. ft. • 1 bath

**From \$429,990**

**Accessible suites** have larger door openings, lower light switches and controls, larger bathrooms with grab-bar backing, room for a wheelchair to turn, and minimal thresholds.

Floor plans: Mattamy Homes, artist's concept. Plans may be built as the mirror image. Actual usable floor space may vary from the stated area. Ask me for any plan at full size.

## Every suite, every price

| MODEL                           | FLOOR | SUITES        | STARTING PRICE | ANNOUNCED REBATE | PRICE AFTER REBATE |
|---------------------------------|-------|---------------|----------------|------------------|--------------------|
| 1 Bed + Den • GCU1              | 2     | 205, 206      | \$309,990      | \$15,323         | \$294,667          |
|                                 | 4     | 405           | \$334,990      | \$16,558         | \$318,432          |
|                                 | 5     | 506, 508, 510 | \$344,990      | \$17,053         | \$327,937          |
| 1 Bed + Den • GCU2 (accessible) | 2     | 203, 204      | \$309,990      | \$15,323         | \$294,667          |
|                                 | 4     | 403           | \$334,990      | \$16,558         | \$318,432          |
| 2 Bed • GCU3                    | 2     | 213           | \$384,990      | \$20,171         | \$364,819          |
|                                 | 5     | 513           | \$424,990      | \$24,873         | \$400,117          |
| 2 Bed, 2 Bath • GCU4            | 4     | 414           | \$414,990      | \$23,693         | \$391,297          |
| 2 Bed + Den • GCU5              | 2     | 201           | \$399,990      | \$21,932         | \$378,058          |
|                                 | 5     | 501           | \$444,990      | \$28,108         | \$416,882          |
| 2 Bed • GCU6 (accessible)       | 4     | 402           | \$429,990      | \$25,682         | \$404,308          |

Per Mattamy Homes price sheet, October 15, 2026. Starting prices exclude premiums, options and upgrades. Availability changes. Subject to change without notice. E.&O.E.

### ABOUT THE REBATE

Mattamy's price sheet shows an announced rebate, which it describes as the enhanced GST/HST new housing rebate. Not every buyer qualifies. Eligibility can depend on whether you're a first-time buyer and whether you'll live in the home. Confirm with your lawyer before you count on it.

**Rebates and incentives can change, and not everyone qualifies. Before you buy, our team confirms current pricing, rebates and your eligibility with you, and walks you through every step. Call 613-302-6869.**

## The real hurdle: \$35,000 in 90 days



**So what:** your deposits become your down payment. The money has to be in the bank within three months of signing, not by closing in 2028. Deposits are paid to the builder's lawyer, in trust.

# Owning vs. renting a 1 bed + den

*A few hundred dollars more than rent, with about \$500 a month going to you.*

| GCU1, SECOND FLOOR · ILLUSTRATIVE       | IF YOU QUALIFY FOR THE REBATE | IF YOU DON'T |
|-----------------------------------------|-------------------------------|--------------|
| Price                                   | \$294,667                     | \$309,990    |
| Down payment (your deposits)            | \$35,000                      | \$35,000     |
| Mortgage, with insurance premium        | ≈ \$267,700                   | ≈ \$283,500  |
| Mortgage payment (≈4.5%, 25 years)      | ≈ \$1,480/mo                  | ≈ \$1,570/mo |
| Condo fees (Mattamy's average estimate) | ≈ \$477/mo                    | ≈ \$477/mo   |
| Property tax (estimate)                 | ≈ \$300/mo                    | ≈ \$320/mo   |
| Monthly cost to own                     | ≈ \$2,260/mo                  | ≈ \$2,365/mo |
| Average Ottawa 1-bedroom asking rent    | ≈ \$1,850–\$1,955/mo          |              |

Illustrative only. Assumes an insured 5-year fixed rate near 4.5% with Canadian semi-annual compounding, a 3.10% insurance premium, and property tax at about 1.23% of value. Rent range per liv.rent (Aug 2026) and Rentals.ca (Mar 2026). Your numbers will differ. Rebates and incentives can change and have eligibility rules; our team confirms what applies to you before you buy.

### ≈ \$495/mo

goes to paying down your mortgage in the first year. That's not rent. It's money you keep.

### Likely \$0

Ontario land transfer tax for an eligible first-time buyer. About \$2,900 at this price, less a refund of up to \$4,000.

## Make it work

- **Plan the deposit first.** \$35,000 over 90 days is the real test. An FHSA or the RRSP Home Buyers' Plan can help, once your lawyer confirms the timing works for a new build.
- **Get pre-approved before you sign,** and ask your lender how they treat a 2028 closing.
- **Keep a cushion.** Closing costs, moving and furnishing come due in 2028 too.

# How much equity could you free up?

| ILLUSTRATIVE                                                | AMOUNT             |
|-------------------------------------------------------------|--------------------|
| Sell a detached home at Ottawa's benchmark price            | ≈ \$705,000        |
| After selling costs (≈5%)                                   | ≈ \$670,000        |
| Buy the 2 bed + den (GCU5, second floor)                    | \$399,990          |
| Plus Ontario land transfer tax                              | ≈ \$4,475          |
| <b>Equity freed up</b>                                      | <b>≈ \$265,500</b> |
| Monthly costs after: condo fees + property tax, no mortgage | ≈ \$890/mo         |

Illustrative. Detached benchmark per OREB, September 2026. Assumes no mortgage on your current home and no rebate on the new suite. Your numbers will differ. Rebates and incentives can change and have eligibility rules; our team confirms what applies to you before you buy.

- **You don't have to sell first.** The \$35,000 deposit can come from savings. Your house can go on the market closer to 2028, so you aren't paying for two homes or moving twice.
- **No snow, no roof, no furnace to replace.** Your own heat pump is new, and so is everything else.
- **Talk to your accountant** about what the freed-up equity could do for your retirement income.

*Downsizing isn't just a smaller home. It gives your future self more choices.*

07 • CLOSE TO DOWNTOWN

## The professional who wants a short commute

2 BED, 2 BATH • GCU4

**\$414,990**

711 sq. ft. \$391,297 after the announced rebate, if you qualify.

- **Two full bathrooms** work for a couple, roommates, or a real home office.
- **About 10 minutes to downtown**, without downtown prices.
- **New, with a warranty**, and no special assessments on an aging building.
- **The trade-off is time:** keys in May 2028.

# What to plan for

- 1 You're waiting until May 2028.** Prices, rates and your own life can change before then.
- 2 Your deposit is tied up until closing.** Don't use money you might need before 2028.
- 3 The rebate has eligibility rules.** Confirm you qualify before you count it in your budget.
- 4 Your mortgage is approved again near closing.** If rates or your income change, so can the amount you're approved for.
- 5 Closing adjustments can add to the price.** Read that section of the agreement with your lawyer.

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*None of these are reasons not to buy. They're reasons to buy with a plan.*

## Before you sign

- ☐ **Use your 10-day cooling-off period.** New condos in Ontario come with one. Have a real estate lawyer review the agreement inside it.
- ☐ **Ask about interim occupancy.** With new condos, you may move in and pay a monthly occupancy fee before the building is registered and your purchase closes.
- ☐ **Read the delay terms.** Know what happens, and what you're owed, if the date moves.
- ☐ **Confirm the rebate** and any condition the builder attaches to it at closing.
- ☐ **Line up the deposit money** for all four payments before you sign.



#### ABOUT YOUR GUIDE

## Mark Belanger

*I help people make smart real estate decisions.*

- REALTOR® with Mark Belanger Realty in Ottawa.
- Built a career in technology and community work first: hardware, software, a tech startup and philanthropy.
- Invests in real estate personally, so I look at every purchase as a home and as an asset.
- Has covered Wateridge Village on YouTube since 2025.

#### YOUR NEXT STEP

## BOOK A 15-MINUTE CALL

*Before you sign anything.*

- Whether you're likely to qualify for the rebate
- A plan for the \$35,000 deposit
- Which suite and floor fit your budget
- What to have your lawyer check in the agreement

**BOOK YOUR CALL**

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Prices, plans, features and deposit schedules from Mattamy Homes (October 2026), subject to change without notice. E.&O.E. Pricing, rebates and incentives can change, and eligibility rules apply. Figures in this guide are estimates for planning only. Before you buy, the Metrocity Property Group team confirms current pricing, rebates, incentives and your eligibility, and walks you through each step. Renderings and plans are artist's concept. All math is illustrative; your numbers will differ. General information only, not legal, tax, lending or financial advice. Speak with a mortgage professional, your accountant and a lawyer before buying.

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