FULLER

DEVELOPMENTS

HUNTSVILLE · MUSKOKA · 2026–27 EDITION

THE DEERHURST HIGHLANDS LOT GUIDE

Explore five serviced building lots, what it really costs to build a custom home on each one, and how the 2026 HST rebate could change the math.

You can buy a lot on its own or purchase the lot and build your dream home with Fuller.

LOTS FROM $219,000 + HST

BUILDS FROM $550-$635 / SQ FT

UP TO $130,000 HST REBATE

INSIDE THIS GUIDE

FIVE LOTS. REAL NUMBERS. ONE BUILDER, START TO FINISH.

Most lot listings tell you the price of the dirt and leave you to discover the rest. This guide does the opposite. For every lot we have available at Deerhurst Highlands, you'll find the dimensions, what we'd build there, and an honest estimate of the finished home.

Every number comes from how we actually price our work. We're the general contractor, we self-perform the build with our own crews and equipment, and we price the build as we design it, so the number in your contract matches the drawings on the table.

You can also buy a lot on its own. Every lot is serviced and ready to build on, and you don't have to build with us to buy one. Buy a serviced lot now, and build when you're ready.

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AT A GLANCE

LOT	WHY IT STANDS OUT	SIZE	LOT PRICE	EST. HOME + LOT*
LOT 23	The lowest way in, backs onto the forest	0.39 ac	$219,000	$1,320,000
LOT 24	Backs onto the forest	0.41 ac	$219,000	$1,320,000
LOT 17	Backs onto the pond at Hole 14	0.47 ac	$325,000	$1,595,000
LOT 8	Foundation ready	0.37 ac	$375,000	$1,570,000
LOT 21	On the golf course	0.52 ac	$400,000	$1,670,000

*Estimated lot plus a 2,000 sq ft custom build, before HST. Lot 8 includes the $75,000 site work credit; Lot 23 and 24 are slab-on-grade. All prices plus HST. Estimates, not quotations; see page 10 for how they're built.



WHY FULLER DEVELOPMENTS

A DEVELOPER WHO BUILDS WHAT IT SELLS.

Plenty of developers sell lots and walk away. We'd rather build the house, finish the street and keep a community we're proud to drive through. That's why we keep the whole job in-house.

01 WE BUILD IT OURSELVES

Fuller is a self-performing general contractor. Our own crews carry out the work rather than a stack of subcontractors, which gives us direct control over cost, schedule and quality, and gives you one number to call.

02 ON OUR OWN EQUIPMENT

We run our own fleet. Clearing, excavation and site work don't wait on someone else's schedule, and the cost of renting machines isn't buried in your price.

03 FAMILY-OWNED AND LOCAL

We've been building in Muskoka since 2012, and it has always been our own people doing the building. We live here, we build here, and our name is on the sign at the end of the street.

04 PRICED AS WE DESIGN

We price the build alongside the drawings, so the number in your contract still matches the plans on the table. No allowance games, no surprise invoice at framing.

> *"I built my dream home with Fuller Developments, and it turned out even better than I imagined."*
>
> GOOGLE REVIEW · DEERHURST HIGHLANDS HOMEOWNER

WHY A SERVICED LOT

THE TRUE COST OF A "CHEAP" LOT.

A rural lot around Huntsville often runs about $250,000 *before* you clear it, blast rock, drill a well, put in a septic system and run hydro, and many need a site plan approval too. Those costs land up front, before there's a house to look at.

	RURAL UNSERVICED LOT	DEERHURST HIGHLANDS SERVICED LOT
WATER	Drilled well: $6,000 to $12,000 at 100 ft, $12,000 to $22,000 at 200 ft. A full system with pump, line and treatment: about $24,000 in one example. Dry holes are paid for anyway.	Municipal water, connected
SEWAGE	Conventional septic $28,700 to $50,500; advanced system $32,700 to $67,500. Pump-outs about $500 every 3 to 5 years.	Municipal sewer, connected
HYDRO	Owner pays to extend the line if the lot is off the grid; one Minden Hills owner was quoted $60,000 for a pole 440 m away.	Hydro available in the subdivision
SITE WORK	Clearing, often blasting, a driveway, and commonly a planning approval	On Lot 8, about $75,000 of site work is done, which would cost closer to $100,000 today.
HEATING FUEL	Propane, the main carrying-cost difference	Natural gas
PROPERTY TAX	Lower	Roughly $2,000 to $3,000 a year higher; offset by the upfront savings above.

THE HONEST TRADE-OFF

We'll raise this one before you do. Property tax here runs about $2,000 to $3,000 a year higher. But you skip an estimated $60,000 to $100,000+ of servicing and site work before you build, and you never have a well to test or a septic system to pump out and replace. For most buyers, that upfront saving covers the higher tax for a long time.

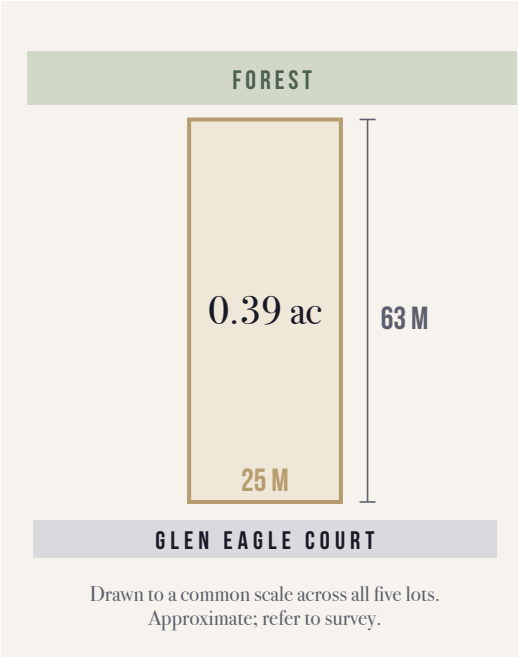
LOT *23*

Forest at the rear boundary

LOT PRICE

$219,000

plus HST



Drawn to a common scale across all five lots. Approximate; refer to survey.

FRONTAGE	25 m
DEPTH	63 m
AREA	0.39 ac approx.
GROUND	Flatter, suits slab-on-grade
SERVICES	At the lot line

Lot 23 backs onto the forest and is a clean 25 by 63 metre rectangle, which is about the most efficient shape a lot can be to build on. Nothing is spent working around an awkward boundary, so more of the budget goes into the house.

The flatter grade needs far less sitework and backfill, which brings the build rate down. We'd build slab-on-grade by default; a full basement is a flat $100,000 on top. Our 1,470 sq ft Glen Eagle bungalow is already drawn for this lot, so a build can start at the permit rather than the first design meeting.

WHAT IT ADDS UP TO

Lot 23	$219,000
Build, 2,000 sq ft, slab-on-grade	$1,101,000

ESTIMATED HOME + LOT, BEFORE HST — *$1,320,000*

Rate on Lot 23 runs from about $628/sq ft at 1,400 sq ft down to $490 above 2,400 sq ft. Add $100,000 for a full basement.



The kitchen at our model home, 9 Glen Eagle Court

HST REBATE CHECK

At about $1,320,000 before tax, a typical build here sits under the $1.5 million line, so the full rebate of up to $130,000 is genuinely in reach.

BUY THE LOT ON ITS OWN

Lot 23 is sold serviced, with municipal water, sewer and hydro at the lot line. You don't have to build with us to buy it: buy the lot now, and build when you're ready.

BOOK A WALK OF LOT 23

LOT *24*

Forest at the rear boundary

LOT PRICE

$219,000

plus HST



Drawn to a common scale across all five lots. Approximate; refer to survey.

FRONTAGE	25 m
DEPTH	66 m
AREA	0.41 ac approx.
GROUND	Flatter, suits slab-on-grade
SERVICES	At the lot line

Lot 24 shares the lowest price at Deerhurst Highlands with Lot 23, and like its neighbour it backs onto the forest. Trees behind instead of houses means privacy from the back of the house that doesn't depend on a fence or a hedge, and a rear elevation that's worth opening up.

The Glen Eagle, our 1,470 sq ft slab-on-grade design, is drawn for this lot and for Lot 23 next door. Two bedrooms and two baths on one level with a two-car garage and a full-width rear deck, priced at about $1,320,000 all in for the home and Lot 24 after the HST rebate. The drawings are finished, so the build starts at the permit rather than at the first design meeting.

WHAT IT ADDS UP TO

Lot 24	$219,000
Build, 2,000 sq ft, slab-on-grade	$1,101,000

ESTIMATED HOME + LOT, BEFORE HST — *$1,320,000*

Rate on Lots 23 and 24 run from about $628/sq ft at 1,400 sq ft down to $490 above 2,400 sq ft. Add $100,000 for a full basement.



The living room at our model home, 9 Glen Eagle Court

HST REBATE CHECK

At about $1,320,000 before tax, a typical build here sits under the $1.5 million line, so the full rebate of up to $130,000 is genuinely in reach.

BUY THE LOT ON ITS OWN

Lot 24 is sold serviced, with municipal water, sewer and hydro at the lot line. You don't have to build with us to buy it: buy the lot now, and build when you're ready.

BOOK A WALK OF LOT 24

LOT *17*

Backs onto the pond at Hole 14

LOT PRICE

$325,000

plus HST



Drawn to a common scale across all five lots. Approximate; refer to survey.

FRONTAGE	33 m, the widest
DEPTH	58 m
AREA	0.47 ac approx.
REAR BOUNDARY	Pond at Hole 14
SERVICES	At the lot line

The widest frontage we have, and the rear boundary sits on the pond at Hole 14 with no cart path behind it. Water and no through traffic: the kind of privacy you can't design into a lot that doesn't already have it.

Thirty-three metres lets us run the principal rooms across the front of the house instead of stacking them front to back, and makes a side-entry or courtyard garage possible without the driveway dominating the approach. The rear elevation is worth designing for: glazing and outdoor living facing the water.

WHAT IT ADDS UP TO

Lot 17	$325,000
Build, 2,000 sq ft at $635/sq ft	$1,270,000
ESTIMATED HOME + LOT, BEFORE HST	*$1,595,000*



Pond and fairway views at Deerhurst Highlands

HST REBATE CHECK

At about $1,595,000 before tax, a typical build here sits above the $1.5 million line, where the rebate phases down. We'll run the numbers for your plan.

BUY THE LOT ON ITS OWN

Lot 17 is sold serviced, with municipal water, sewer and hydro at the lot line. You don't have to build with us to buy it: buy the lot now, and build when you're ready.

BOOK A WALK OF LOT 17

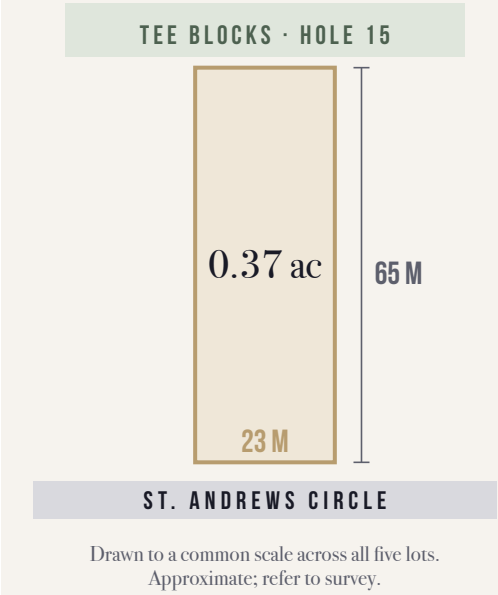
LOT *8*

Foundation ready

LOT PRICE

$375,000

plus HST



Drawn to a common scale across all five lots. Approximate; refer to survey.

FRONTAGE	23 m
DEPTH	65 m, the deepest
AREA	0.37 ac approx.
SITEWORK	Complete, ready to pour
REAR BOUNDARY	Tee blocks at Hole 15

The sitework on Lot 8 is done: cleared, graded and ready for a foundation. That's roughly $75,000 of work already paid for, and if you build with us, the full $75,000 is credited against your build price. You don't pay for it twice.

It also means time. There's no clearing season to wait out, so a spring signing can see the foundation in the same season. The lot backs onto the tee blocks at Hole 15 with two finished homes beside it, and its depth lets us pull the house well back from the street.

WHAT IT ADDS UP TO

Lot 8	$375,000
Build, 2,000 sq ft at $635/sq ft	$1,270,000
Sitework already completed, credited	−$75,000
ESTIMATED HOME + LOT, BEFORE HST	*$1,570,000*

The $75,000 credit applies to a custom build contracted with Fuller, not to the lot price, and doesn't transfer to another builder.



Our model home at 9 Glen Eagle Court, finished to the standard we always build to

HST REBATE CHECK

At about $1,570,000 before tax, a typical build here sits above the $1.5 million line, where the rebate phases down. We'll run the numbers for your plan.

BUY THE LOT ON ITS OWN

Lot 8 is already prepared for construction. Services are at the lot line, and the building envelope has already been cleared, graded and prepared. That means you could be ready to pour a foundation right away. You don't have to build with us to buy it: buy the lot now, and build when you're ready.

BOOK A WALK OF LOT 8

LOT *21*

On the golf course

LOT PRICE

$400,000

plus HST



Drawn to a common scale across all five lots. Approximate; refer to survey.

STREET FRONTAGE	17 m
REAR BOUNDARY	63 m on Hole 13
DEPTH	53 m, sloping to the course
AREA	0.52 ac, the largest
SUITS	Walkout lower level

Seventeen metres at the street, sixty-three at the back, and the back is the tee blocks at Hole 13. The lot slopes down toward the course as it widens, which puts the widest, lowest part of the property exactly where the view is.

A pie lot rewards a house that faces the 'wrong' way on purpose: garage and approach at the narrow street end, everything you live in at the back. The slope makes a walkout lower level a natural fit, living space that would be buried on a flat lot opening straight onto the fairway.

WHAT IT ADDS UP TO

Lot 21	$400,000
Build, 2,000 sq ft at $635/sq ft	$1,270,000
ESTIMATED HOME + LOT, BEFORE HST	***$1,670,000***

Golf course adjacency doesn't include club membership, playing privileges or any guarantee of continued use of the adjoining land.



The model home's walkout lower level, the kind of design Lot 21's slope suits

HST REBATE CHECK

At about $1,670,000 before tax, a typical build here sits above the $1.5 million line, where the rebate phases down. We'll run the numbers for your plan.

BUY THE LOT ON ITS OWN

Lot 21 is sold serviced, with municipal water, sewer and hydro at the lot line. You don't have to build with us to buy it: buy the lot now, and build when you're ready.

BOOK A WALK OF LOT 21

WHAT IT COSTS TO BUILD

PUBLISHED RATES, NOT A TEASER PRICE.

$635 / SQ FT + HST

Our custom build rate on **Lots 8, 17 and 21**. Most people build around 2,000 sq ft here, roughly $1.27 million for the build itself.

The lot is a separate purchase. We price the build as we design it, with our own crews carrying out the work, which is why the number and the schedule behind it tend to hold.

$550 to $635 / SQ FT + HST

Lot 23 and 24 have flatter ground and need far less sitework and backfill, so slab-on-grade builds there come in lower.

Adding a full basement to **Lots 23 and 24** costs an additional $100,000, regardless of the home's size, since the core excavation and construction work is essentially the same.

LOT 23 AND 24 · SLAB-ON-GRADE RATE TABLE

HOME SIZE	RATE PER SQ FT + HST	BUILD COST
1,400 – 1,600 sq ft	$596 – $628	$879,000 – $953,000
1,601 – 1,800 sq ft	$571 – $595	$953,370 – $1,027,000
1,801 – 2,000 sq ft	$551 – $570	$1,027,370 – $1,101,000
2,001 – 2,400 sq ft	$520 – $550	$1,101,370 – $1,249,000
2,401 – 3,000 sq ft	$490 – $520	$1,249,370 – $1,471,000

WHY A SMALLER HOME COSTS MORE PER FOOT

A good part of a house doesn't shrink with the floor area. The kitchen, bathrooms, mechanical room, garage, permit, service connection and drawings cost close to the same at 1,470 sq ft as at 2,800. That's why we publish a table rather than a single number, and why the total build cost, not the rate, is the figure to compare.



Estimates, not quotations. Final pricing follows the drawings. Subject to change without notice. E.&O.E.
See what's included at fullerdevelopments.com/design-standards.

THE 2026 HST REBATE

UP TO $130,000 BACK. THE CLOCK IS ALREADY RUNNING.

Ontario's enhanced HST new housing rebate offers up to **$130,000** in combined federal and provincial relief on an eligible new primary residence.

The full amount applies on eligible homes up to $1.5 million and phases down above that. What you actually receive depends on the final value of your home and your own eligibility.

TWO WAYS TO BUY

BUYING LOT + HOME TOGETHER

The agreement must be signed by March 31, 2027.

BUYING THE LOT FIRST

Construction must begin by March 31, 2027.

WHY "LATER" IS TOO LATE

On a custom home, design, pricing and permits usually run several months ahead of anything there is to sign, and a Muskoka frost season sits between now and the deadline. The point at which you need to start is well before March.

WHERE THE REBATE WORKS HARDEST

Lots 23 & 24 are the two lots where a typical build lands under the $1.5 million line. A 2,000 sq ft slab-on-grade home on Lot 23 comes to about $1,320,000 before tax, so the full amount is genuinely in reach. On the other lots, ask us to run your numbers.

WORKING BACK FROM THE DEADLINE

NOW
Walk the lots, tour the model home

NOV TO DEC
Choose a lot, design & price the build

WINTER
Drawings, permits, frost season

MAR 31, 2027
Agreement signed or construction started

Timeline is illustrative; every project differs. General information, not tax or legal advice. Rebate eligibility and amount depend on the home's value and your circumstances. Confirm with your own lawyer and accountant.



TWO WAYS TO BUY.

BUY THE LOT FIRST, *OR* BUY IT ALL AT ONCE

There's no single right way to buy at Deerhurst Highlands. Choose the route that fits your timing and your financing; we'll walk you through both.

01 BUY THE LOT FIRST

Purchase the lot first, then sign a separate build contract when you're ready. Make payments in stages as construction reaches key milestones. Plus, land transfer tax is based on the lot price, not the finished home.

For the HST rebate, construction must begin by **March 31, 2027.**

02 ONE LOT-AND-BUILD AGREEMENT

One agreement for the lot and the home, with 20% down. · One price, one contract, one closing. · The simplest route if you want everything settled at once.

For the HST rebate, the agreement must be signed by **March 31, 2027.**





FROM LOT WALK TO KEYS

ONE TEAM, START TO FINISH.

1 WALK THE LOT

Stand on the ground with us. See the grade, the tree line, and where the light comes from.

2 TOUR THE MODEL HOME

9 Glen Eagle Court is finished to the standard we build to. Open your cabinets, knock on the walls.

3 CHOOSE A DESIGN OR START BLANK

Start from one of our home designs or a blank page. Either way it's adapted to your lot.

4 PRICE IT AS WE DRAW IT

The build is priced alongside the drawings, so your contract matches the plans.

5 WE BUILD IT

Our own crews, our own equipment, one number to call from excavation to finishes.

6 MOVE IN

Into an established street at Deerhurst Highlands, with no well, septic or private road to look after.













SEE IT STANDING UP

Our model home at 9 Glen Eagle Court is a short walk from every lot in this guide. Viewing by appointment.

VISIT OUR MODEL HOME

YOUR NEXT STEP

WALK THE LOT BEFORE YOU DECIDE.

Numbers on a page only tell you so much about a piece of ground. Book a private lot walk and we'll show you all five lots, tour the model home, and run the numbers for the home you have in mind, including the HST rebate.

BOOK A LOT WALK

SCAN TO BOOK
FULLERDEVELOPMENTS.COM/CONTACT

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9 Glen Eagle Court
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ONLINE
fullerdevelopments.com

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Lot dimensions are approximate and taken from the registered plan; refer to the survey for exact boundaries. Lot pricing reflects availability as of October 2026 and is subject to change. Build figures are estimates for a 2,000 sq ft home and exclude HST; they are not quotations. The Ontario enhanced HST new housing rebate applies to homes bought with the land under an agreement signed April 1, 2026 to March 31, 2027, and to owner-built homes where construction begins in that window; eligibility and amount depend on the home's value and your circumstances. General information only, not tax or legal advice. E.&O.E.