

23 VACANT LUXURY ESTATE LOTS

ONASSA SPRINGS

Subdivision

TO BE SOLD INDIVIDUALLY OR IN ANY COMBINATION
ON BEHALF TDB RESTRUCTURING LIMITED, COURT-APPOINTED
RECEIVER OF ONASSA CORPORATION



CBRE

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Downtown Ottawa

Highway 416

CEDARVIEW ROAD

Cedarhill Golf & Country Club

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OFFERING *Introduction*

ONASSA SPRINGS LOTS FOR SALE

CBRE Limited is pleased to offer for sale, on behalf of the Court-Appointed Receiver, TDB Restructuring Limited, a rare opportunity to acquire one or multiple luxury estate lots within the prestigious Onassa Springs residential subdivision in Ottawa. The offering consists of twenty-three vacant residential building lots, each approximately one acre in size, situated within a fully registered residential subdivision amongst an established collection of large custom-built luxury homes. The lots are primarily located along Onassa Circle, Cedarhill Road, and the exclusive cul-de-sacs branching from these streets, providing future homeowners with privacy, prestige, and a distinguished estate living environment. The subdivision is fully registered and permit-ready, offering purchasers the significant benefit of reduced development risk and an accelerated path to construction relative to traditional greenfield development opportunities.

Strategically positioned in southwest Ottawa, just off Highway 416 (Veterans Memorial Highway) and directly adjacent to the renowned Cedarhill Golf & Country Club, Onassa Springs combines exceptional accessibility with a tranquil and established luxury estate residential setting. Residents enjoy convenient access to Ottawa's employment centres, retail amenities, schools, and recreational attractions while benefiting from the exclusivity and character of one of the city's most sought-after luxury residential enclaves.

This offering presents a compelling opportunity for builders, developers, investors, and end-users alike. Purchasers benefit from an established luxury housing precedent throughout the subdivision, flexible acquisition opportunities, and the ability to capitalize on a limited remaining inventory within a mature, highly desirable community. Ottawa's growing population, stable economic base, high household incomes, and diverse employment sectors continue to support demand for premium residential housing, positioning Onassa Springs as a unique opportunity to develop and market luxury estate homes within one of the National Capital Region's premier residential communities. Due diligence materials will be made available to qualified purchasers through the CBRE online property library, ensuring a transparent, structured, and efficient acquisition process.

PROPERTIES

Available



LOT ADDRESSES

1	106 ONASSA CIRCLE	7	244 ONASSA CIRCLE	13	160 ONASSA CIRCLE	19	118 RENOIR COURT
2	112 ONASSA CIRCLE	8	1A CEDARHILL DRIVE	14	301 NELSON MANDELA COURT	20	112 RENOIR COURT
3	118 ONASSA CIRCLE	9	1B CEDARHILL DRIVE	15	300 NELSON MANDELA COURT	21	307 NELSON MANDELA COURT
4	124 ONASSA CIRCLE	10	117 ONASSA CIRCLE	16	226 ONASSA CIRCLE	22	312 NELSON MANDELA COURT
5	154 ONASSA CIRCLE	11	111 ONASSA CIRCLE	17	232 ONASSA CIRCLE	23	306 NELSON MANDELA COURT
6	238 ONASSA CIRCLE	12	105 ONASSA CIRCLE	18	106 RENOIR COURT		

TOTALS

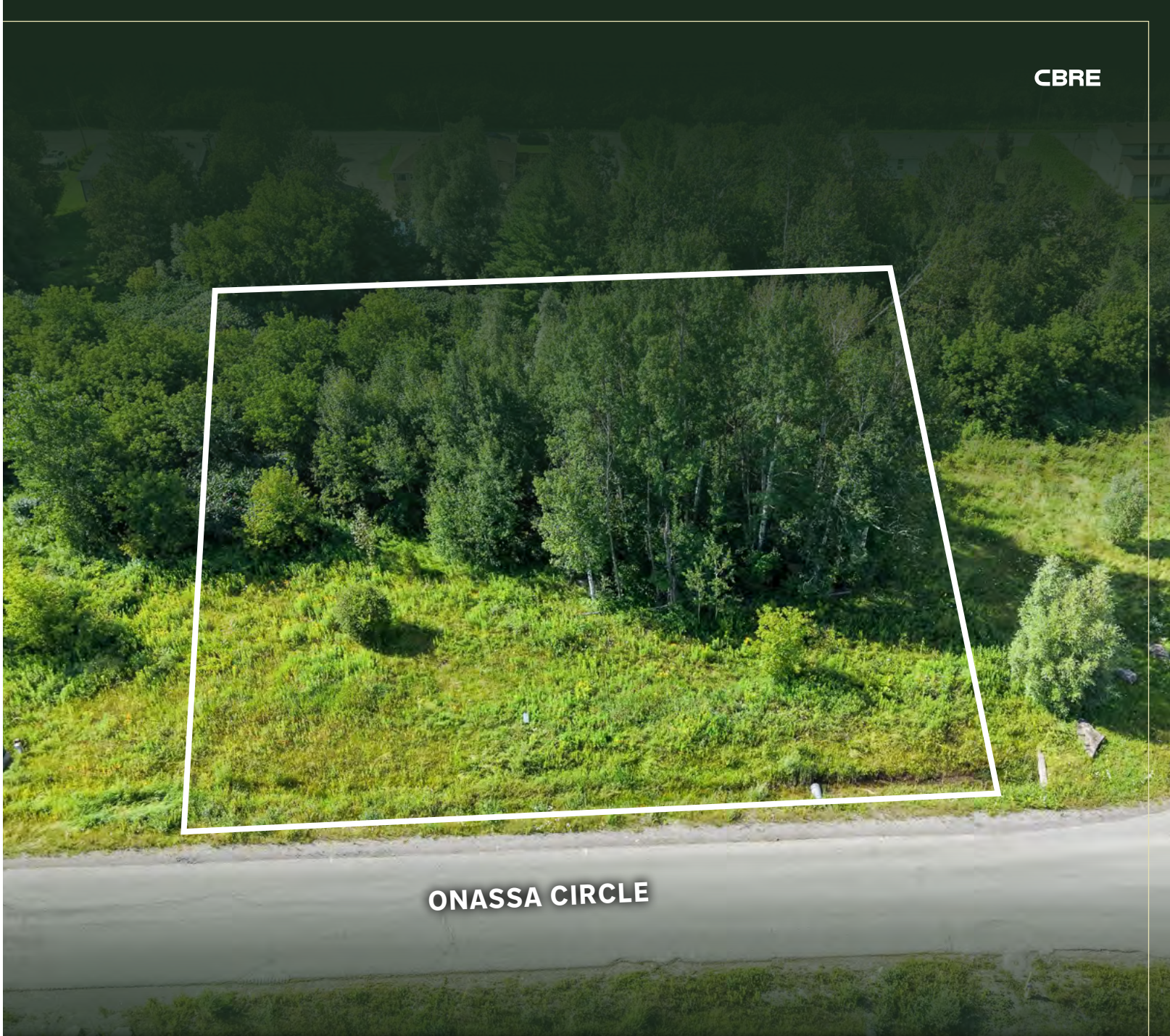
23
available lots

PROPERTIES
Available



1) 106 ONASSA CIRCLE

SIZE	PIN	ASKING PRICE
0.988 ac.	046310429	\$440,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Cedarview Road	North side of Onassa Circle	Available



2) 112 ONASSA CIRCLE

SIZE	PIN	ASKING PRICE
0.990 ac.	046310430	\$440,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Cedarview Road	North side of Onassa Circle	Available

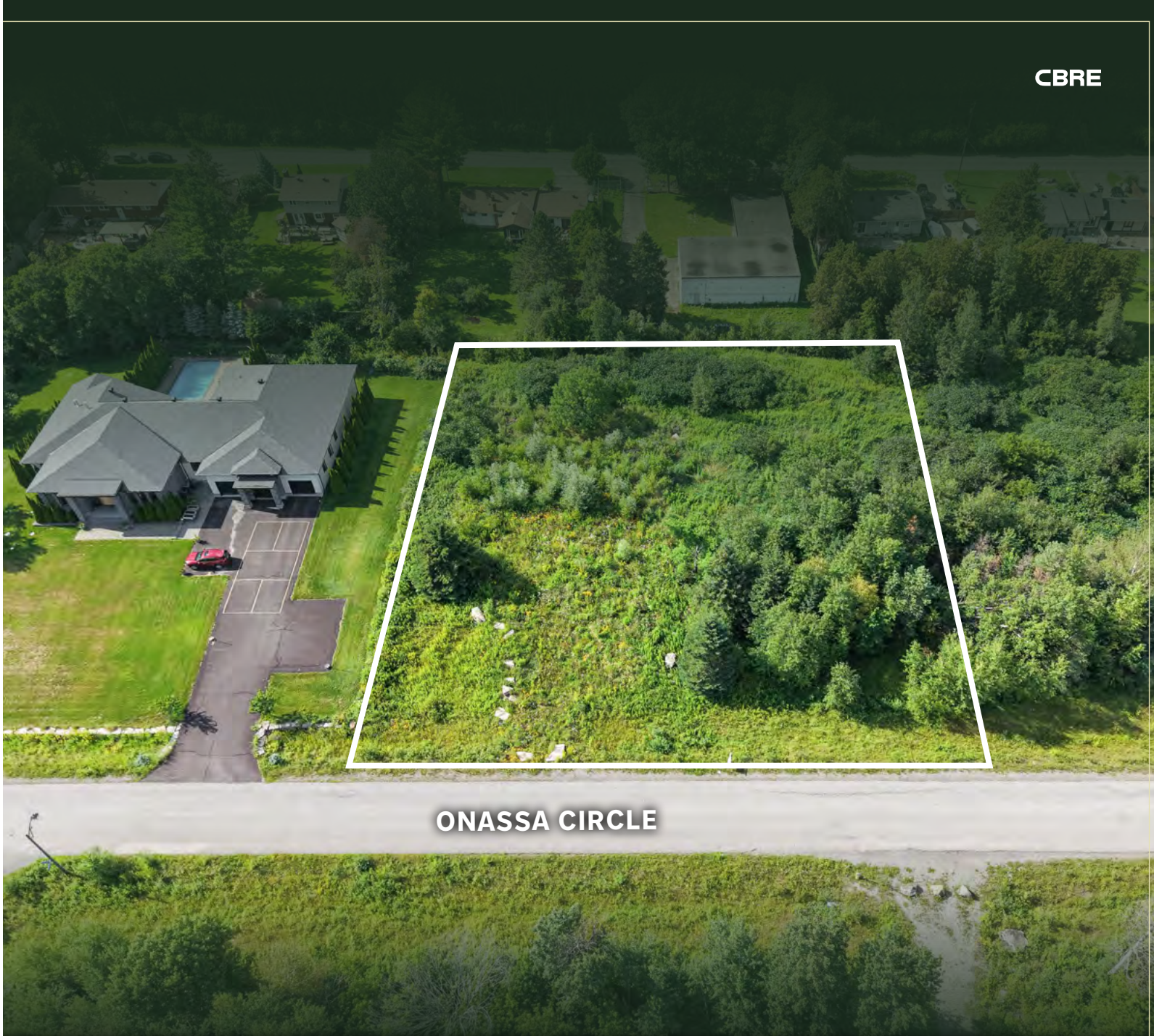
PROPERTIES
Available



ONASSA CIRCLE

3) 118 ONASSA CIRCLE

SIZE	PIN	ASKING PRICE
0.990 ac.	046310431	\$440,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Cedarview Road	North side of Onassa Circle	Available



ONASSA CIRCLE

4) 124 ONASSA CIRCLE

SIZE	PIN	ASKING PRICE
0.990 ac.	046310432	\$440,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Cedarview Road	North side of Onassa Circle	Available

PROPERTIES
Available



ONASSA CIRCLE

5) 154 ONASSA CIRCLE

SIZE	PIN	ASKING PRICE
0.990 ac.	046310437	\$440,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Breitling Court	North side of Onassa Circle	Available



ONASSA CIRCLE

6) 238 ONASSA CIRCLE

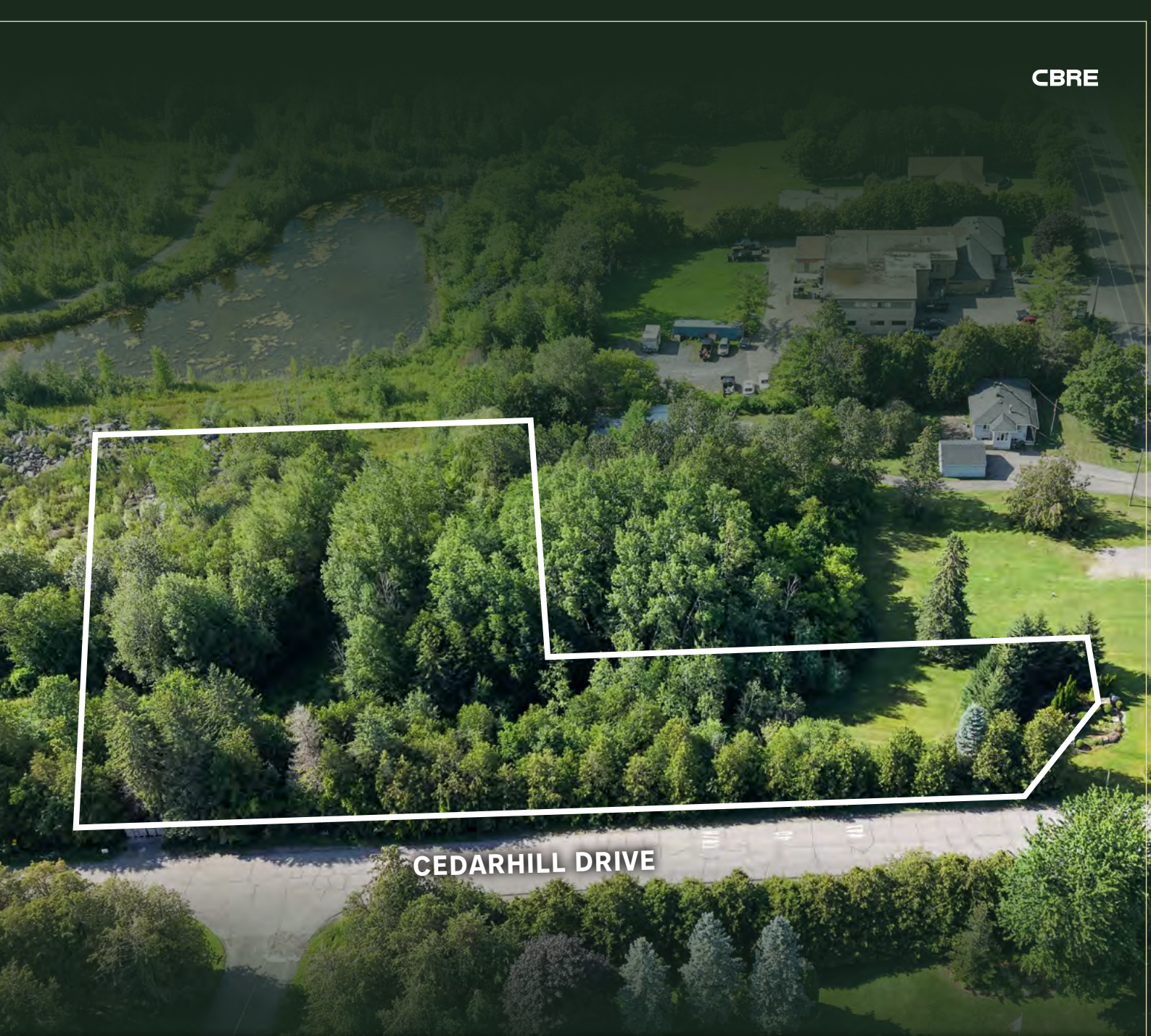
SIZE	PIN	ASKING PRICE
0.990 ac.	046310441	\$440,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Trilby Court	North side of Onassa Circle	Available

PROPERTIES
Available



7) 244 ONASSA CIRCLE

SIZE	PIN	ASKING PRICE
1.003 ac.	046310442	\$465,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Trilby Court	North side of Onassa Circle	Available



8) 1A CEDARHILL DRIVE

SIZE	PIN	ASKING PRICE
1.463 ac.	046310449	\$465,000
INTERSECTION	FRONTING ON	STATUS
Cedarhill Drive & Cedarview Road	North side of Cedarhill Drive	Available

PROPERTIES
Available



9) 1B CEDARHILL DRIVE

SIZE	PIN	ASKING PRICE
0.990 ac.	046310450	\$465,000
INTERSECTION	FRONTING ON	STATUS
Cedarhill Drive & Cedarview Road	North side of Cedar Hill Drive	Available



10) 117 ONASSA CIRCLE

SIZE	PIN	ASKING PRICE
1.030 ac.	046310440	\$490,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Cedarview Road	South side of Onassa Circle	Available

PROPERTIES
Available



ONASSA CIRCLE

11) 111 ONASSA CIRCLE

SIZE	PIN	ASKING PRICE
1.026 ac.	046310439	\$490,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Cedarview Road	South side of Onassa Circle	Available



ONASSA CIRCLE

12) 105 ONASSA CIRCLE

SIZE	PIN	ASKING PRICE
0.988 ac.	046310438	\$490,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Cedarview Road	South side of Onassa Circle, & west side of Cedarview Road	Available

PROPERTIES
Available



ONASSA CIRCLE

13) 160 ONASSA CIRCLE

SIZE	PIN	ASKING PRICE
1.204 ac.	046310469	\$490,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Nelson Mandela Court	North side of Onassa Circle	Available



NELSON MANDELA COURT

ONASSA CIRCLE

14) 301 NELSON MANDELA COURT

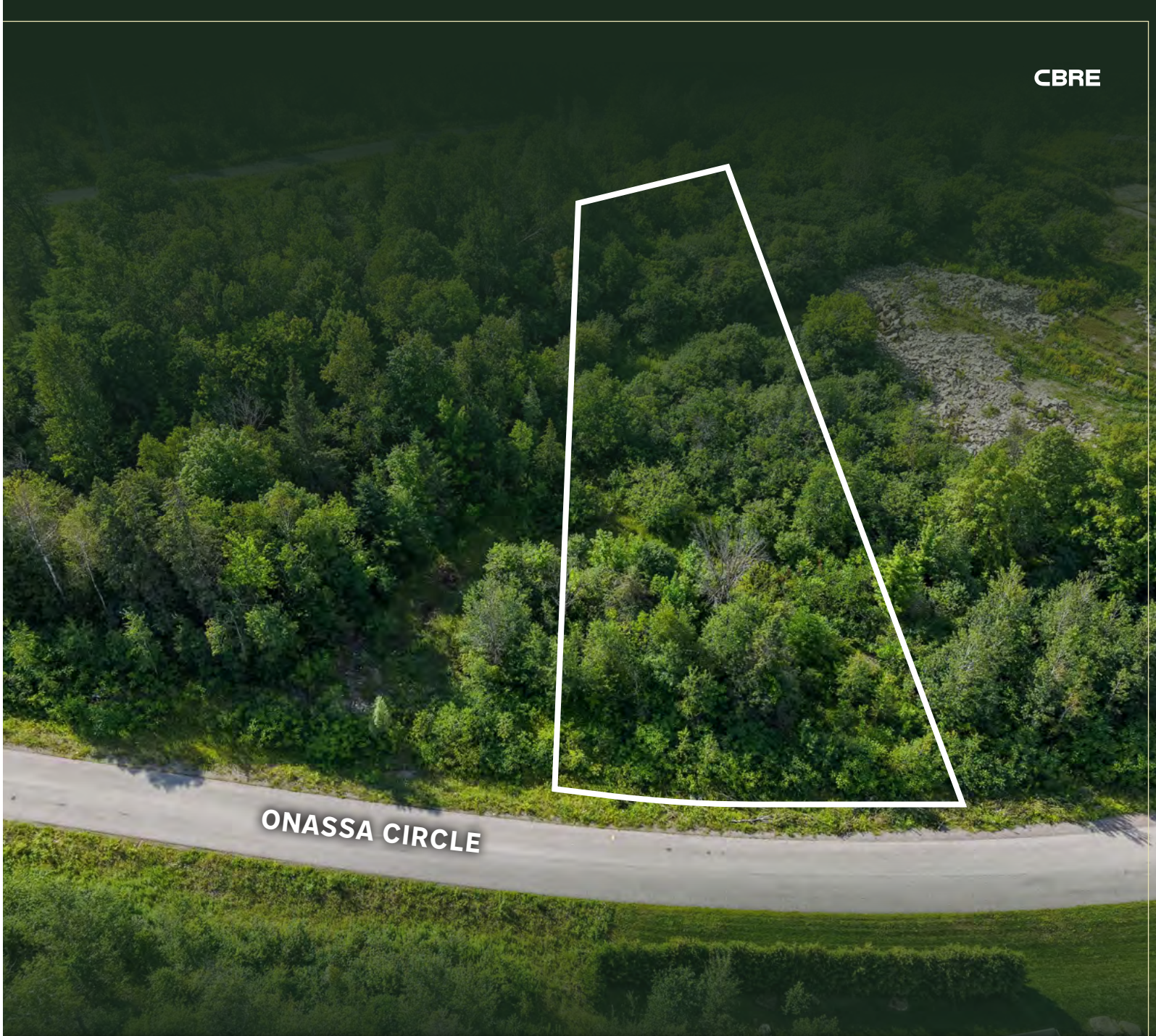
SIZE	PIN	ASKING PRICE
1.083 ac.	046310470	\$490,000
INTERSECTION	FRONTING ON	STATUS
Nelson Mandela Court & Onassa Circle	East side of Nelson Mandela Court, & north side of onassa Circle	Available

PROPERTIES
Available



15) 300 NELSON MANDELA COURT

SIZE	PIN	ASKING PRICE
0.990 ac.	046310474	\$490,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Nelson Mandela Court	West side of Nelson Mandela Court & north side of Onassa Circle	Available



16) 226 ONASSA CIRCLE

SIZE	PIN	ASKING PRICE
1.175 ac.	046310475	\$490,000
INTERSECTION	FRONTING ON	STATUS
Nelson Mandela Court & Onassa Circle	North side of Onassa Circle	Available

PROPERTIES
Available



17) 232 ONASSA CIRCLE

SIZE	PIN	ASKING PRICE
0.990 ac.	046310476	\$490,000
INTERSECTION	FRONTING ON	STATUS
Onassa Circle & Trilby Court	North side of Onassa Circle	Available



18) 106 RENOIR COURT

SIZE	PIN	ASKING PRICE
1.000 ac.	046310502	\$490,000
INTERSECTION	FRONTING ON	STATUS
Renoir Court & Onassa Circle	South side of Onassa Circle and east side of Renoir Court	Available

PROPERTIES
Available



19) 118 RENOIR COURT

SIZE	PIN	ASKING PRICE
1.000 ac.	046310500	\$515,000
INTERSECTION	FRONTING ON	STATUS
Renoir Court & Onassa Circle	Cul-de-sac of Renoir Court	Available



20) 112 RENOIR COURT

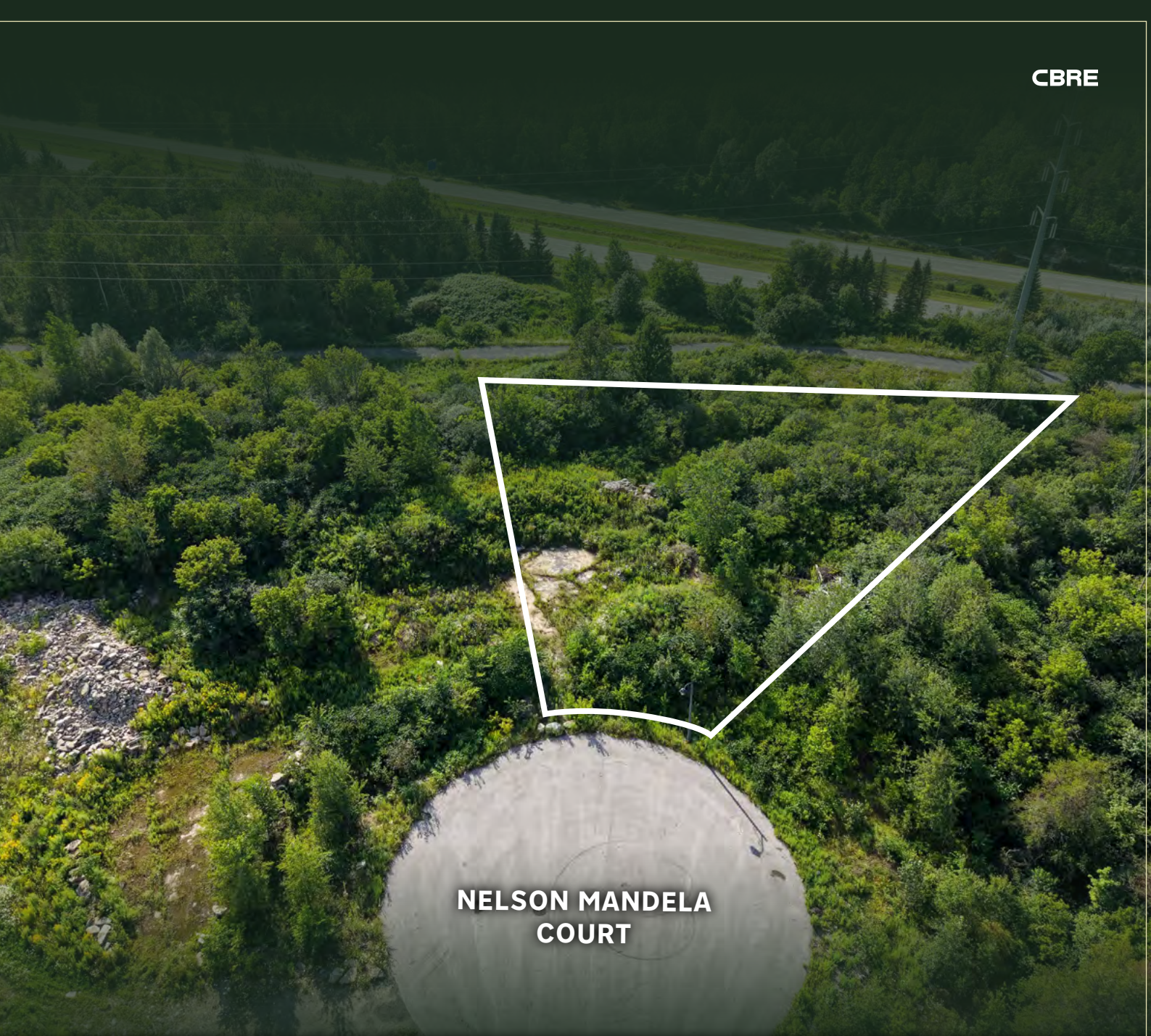
SIZE	PIN	ASKING PRICE
1.001 ac.	046310501	\$515,000
INTERSECTION	FRONTING ON	STATUS
Renoir Court & Onassa Circle	Cul-de-sac of Renoir Court	Available

PROPERTIES
Available



21) 307 NELSON MANDELA COURT

SIZE	PIN	ASKING PRICE
1.724 ac.	046310471	\$515,000
INTERSECTION	FRONTING ON	STATUS
Nelson Mandela Court & Onassa Circle	Cul-de-sac of Nelson Mandela Court	Available



22) 312 NELSON MANDELA COURT

SIZE	PIN	ASKING PRICE
1.073 ac.	046310472	\$515,000
INTERSECTION	FRONTING ON	STATUS
Nelson Mandela Court & Onassa Circle	Cul-de-sac of Nelson Mandela Court	Available

PROPERTIES

Available



23) 307 NELSON MANDELA COURT

SIZE	PIN	ASKING PRICE
1.724 ac.	046310471	\$515,000
INTERSECTION	FRONTING ON	STATUS
Nelson Mandela Court & Onassa Circle	Cul-de-sac of Nelson Mandela Court	Available

ONASSA LOT

Breakdown

#	ADDRESS	ACREAGE	PIN	PRICE
1	106 Onassa Circle	0.988 ac.	046310429	\$440,000
2	112 Onassa Circle	0.990 ac.	046310430	\$440,000
3	118 Onassa Circle	0.990 ac.	046310431	\$440,000
4	124 Onassa Circle	0.990 ac.	046310432	\$440,000
5	154 Onassa Circle	0.990 ac.	046310437	\$440,000
6	238 Onassa Circle	0.990 ac.	046310441	\$440,000
7	244 Onassa Circle	1.003 ac.	046310442	\$465,000
8	1A Cedarhill Drive	1.463 ac.	046310449	\$465,000
9	1B Cedarhill Drive	0.990 ac.	046310450	\$465,000
10	117 Onassa Circle	1.030 ac.	046310440	\$490,000
11	111 Onassa Circle	1.026 ac.	046310439	\$490,000
12	105 Onassa Circle	0.988 ac.	046310438	\$490,000
13	160 Onassa Circle	1.204 ac.	046310469	\$490,000
14	301 Nelson Mandela Court	1.083 ac.	046310470	\$490,000
15	300 Nelson Mandela Court	0.990 ac.	046310474	\$490,000
16	226 Onassa Circle	1.175 ac.	046310475	\$490,000
17	232 Onassa Circle	0.999 ac.	046310476	\$490,000
18	106 Renoir Court	1.000 ac.	046310502	\$490,000
19	118 Renoir Court	1.000 ac.	046310500	\$515,000
20	112 Renoir Court	1.001 ac.	046310501	\$515,000
21	307 Nelson Mandela Court	1.724 ac.	046310471	\$515,000
22	312 Nelson Mandela Court	1.073 ac.	046310472	\$515,000
23	306 Nelson Mandela Court	0.998 ac.	046310473	\$515,000

LOCATION & Demographics

DRIVE TIMES

-  2 min
to Highway 416 On/Off Ramp
-  5 min
to Highway 417
-  20 min
Ottawa International Airport
(Macdonald-Cartier International Airport)
-  7 min
Ottawa VIA Rail
-  23 min
Downtown Ottawa

DEMOGRAPHICS WITHIN 1KM RADIUS



HOUSEHOLD Income

\$434,713	\$541,290
2028 Projected	2035 Projected



TOTAL Population

243	295
2028 Projected	2035 Projected

DEMOGRAPHICS WITHIN 5KM RADIUS



HOUSEHOLD Income

\$175,647	\$222,898
2028 Projected	2035 Projected



TOTAL Population

95,967	109,031
2028 Projected	2035 Projected

DUE DILIGENCE & Offering Process

BROCHURE CONTENTS

This brochure is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire one or multiple of the Onassa Springs Subdivision lots (collectively hereafter referred to as “the Property”) that are being sold on behalf of TDB Restructuring Limited, Court-Appointed Receiver of Onassa Corporation (hereafter referred to as “the Vendor”). This brochure does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase any of the lots either individually or multiple. This brochure is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The brochure provides selective information relating to certain of the physical, locational and known characteristics of the Property. All Property outlines are approximate.

The information on which this brochure is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations, or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Advisor expressly disclaim any and all liability for any errors or omissions in the brochure or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or other advice as necessary.

If any information relating to the Property, in addition to the information provided in this brochure, is provided at any time, orally or otherwise, by the Vendor and/or the Advisor or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

ONLINE PROPERTY LIBRARY

An Online Property Library (also know as “data room” and/or “Sharefile”) has been set up containing available information for this Property. All notifications and updates related to this Property will be made through the online data room. Prospective purchasers are strongly encouraged to access the Sharefile. Access to the Sharefile is restricted to those who have executed a Confidentiality Agreement “CA”.

CA's must be electronically submitted using the submission link below. Following receipt of the completed CA, prospective purchasers will be granted access to the online property library via email.

[CLICK TO SUBMIT A
CONFIDENTIALITY AGREEMENT](#)

SITE VISITS

As the lots are all vacant land, all Property tours are advised to be independently coordinated with notice provided to the Advisors prior to the visit.

OFFERING PROCESS

The Vendor has adopted a negotiated transaction process. Based on information contained in this brochure and other information that may be made available upon request, interested parties are invited to submit an Offer to Purchase on the required Vendor's Form of Offer which will be made available through the online property library folder. **As such, the Vendor will require all Offers to be submitted on that Offer to Purchase Template.**

Offers will begin to be reviewed on:
September 3, 2026

Submissions shall be considered as received, and should be directed electronically via email to the Listing Agents/Advisors below.

SUBMISSION GUIDELINES

Offers to purchase must be submitted as stated above, on the Vendor's Form of Offer template and address the following elements:

- The intent to acquire the Property, including the specific lot(s);
- Purchase price and deposits for the Property;
- Proposed timeline including time frame for the negotiation of a Purchase and Sale Agreement, due diligence and closing; and
- Name of the ultimate beneficial owners of the purchaser;

The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

EXCLUSIVE AGENTS

The Advisor is acting solely as agent on behalf of the Court-Appointed Receiver, TDB Restructuring Limited. and not as agent for the purchaser. All inquiries regarding the Property or any information contained in this brochure should be directed to CBRE Limited, Brokerage, as Advisor for the Vendor:

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*Sales Representative All Outlines Are Approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave E., Suite 800, Toronto ON M2J 5B4

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