

COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

NEW HOME DEVELOPMENT PACKAGE

THE BLUE MOUNTAINS

THORNBURY

COLLINGWOOD

Prepared February, 2021













COLLABORATIVE REAL ESTATE

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THORNBURY









THE MASTERS AT LORA BAY AT A GLANCE

THORNBURY

- Luxury 2-storey homes medium density
- Units not yet available
- Pre Construction Phase
- Builder Sherwood Homes
- Price range not yet available
- Floor plans not yet available









THE MASTERS AT LORA BAY SUMMARY

For those seeking a spacious medium density residential, The Masters will soon provide a brand new release of family-friendly designs, many of which back onto the golf course and green space.

Located in Thornbury and minutes to Collingwood and the Blue Mountain area, Lora Bay offers you a prime location in the centre of a four-season playground. At Lora Bay you are just minutes from the finest ski hills, waterfront activities, golf on the award winning Tom Lehman/Thomas McBroom-designed 18-hole championship golf course or just enjoy the peace and quiet of an exquisite country afternoon.

Lora Bay is bisected by 2 miles of the Georgian Trail, acting as a transportation corridor for cyclists and walkers making their way into Thornbury or Meaford. The full Georgian Trail extends all the way from Collingwood to Meaford.













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THORNBURY







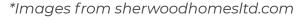


THE COTTAGES AT LORA BAY AT A GLANCE

THORNBURY

- Luxury single detached bungalows and attached bungalow lofts
- Units 73
- Phase 4 Sold Out Phase 5 Coming Soon
- Builder Sherwood Homes
- Price range (Phase 4 pricing) \$704,000 \$730,000 (not including lot premiums)
- Floor plans all plans contained in this document are Phase 4 plans









THE COTTAGES AT LORA BAY SUMMARY

Located in Thornbury, and just a short drive to Collingwood and Blue Mountain, The Cottages at Lora Bay offers you a prime location for living, right in the centre of a four-season playground.

Living here, you are just minutes from the finest ski hills, fun waterfront activities, and superb golf, including the community's own award-winning Tom Lehman/Thomas McBroom-designed 18-hole championship golf course. Or just sit back and enjoy the peace and quiet of a sunny country afternoon.

Fully furnished Model Homes are available for viewing.











The ASPEN

2218 sq. ft. 2 Bedrooms + Den + Loft includes 116 sq. ft. Finished Vestibule

ELEVATION A

ELEVATION B







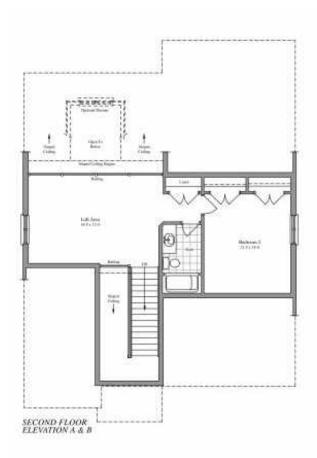


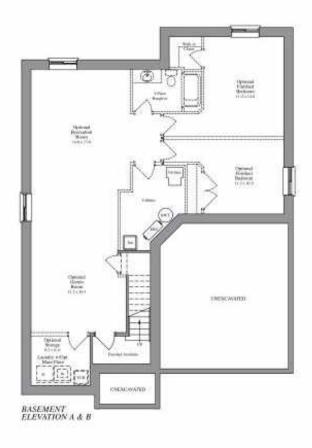




The ASPEN

2218 sq. ft. 2 Bedrooms + Den + Loft includes 116 sq. ft. Finished Vestibule











ELevation A



ELevation B

The NORTHSTAR

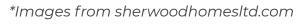
2094 sq. ft. 3 Bedrooms + Loft includes 110 sq. ft. Finished Vestibule



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ELevation A



ELevation B

The NORTHSTAR

2094 sq. ft. 3 Bedrooms + Loft includes 110 sq. ft. Finished Vestibule















The SUMMIT 1723 sq.ft.

2 Bedrooms + Loft includes 110 sq.ft. Finished Vestibule

ELEVATION A

ELEVATION B







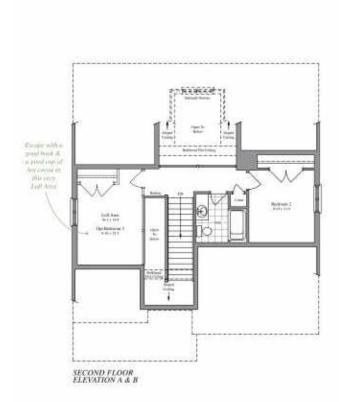


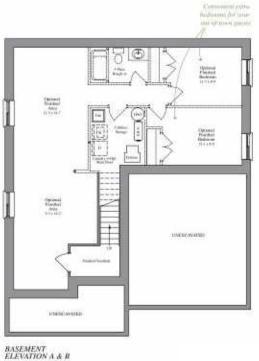


The SUMMIT 1723 sq.ft.

2 Bedrooms + Loft includes 110 sq.ft. Finished Vestibule

ELEVATION A ELEVATION B















2 Bedrooms + Den + Loft includes 99 sq.ft. Finished Vestibule

ATION A ELEVATION B





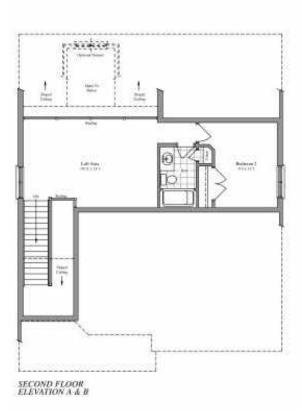


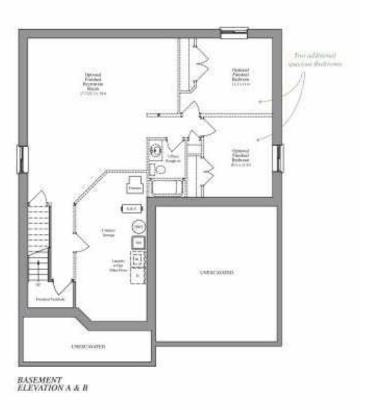






2 Bedrooms + Den + Loft includes 99 sq.ft. Finished Vestibule









KEY FEATURES



Purchase Price Includes the Following:

WARRANTY

 All Homes are warranted by Tarion with 7-year coverage against major structural defects*

FOUNDATION/CONCRETE

- · Poured concrete basement walls and floor
- Front porch steps and patio stone walkway

DOORS AND WINDOWS

- Low E Argon double pane maintenance-free vinyl clad white windows
- Egress hasement windows(s) as per plan
- · Screens on all operating windows and putio doors
- 6'-8" insulated front entry door, exterior man doors will be insulated doors
- Signature design insulated overhead garage doors

MECHANICAL

- High efficiency natural gas, forced air furnace
- · Central air conditioning
- Energy Recovery Ventilator (simplified installation)
- Programmable thermestat
- · Exhaust fans in all both and laundry areas vented to exterior
- Vent provided for future exhaust in basement bathroom rough-in
- · Range exhaust fan in kitchen vented to exterior

PLUMBING

- Rental gas hot water tank. The Purchaser acknowledges that
 the hot water tank is a rental and agrees to assume the rental
 upon closing.
- 5° acrylic buffitub with skirt and three filed walls to ceiling; complete with shower faucet (as per plan)
- Master ensuite to include tiled shower with clear glass enclosure and chrome trim. Shower to include pressure/temperature control valve (us per plan)
- Muster ensuite to include vanity with undermount basin(s) and granite countertops (choice from Vendor's samples, as per plan)
- Single lever vanity faucet throughout with matching bath accessories
- 2 exterior frost free hose bibs, as per plan
- Shut-off valves on all sinks

ELECTRICAL

- . LED bulbs in all compatible fixtures
- Electrical light fixtures preselected by builder
- Décora light switches and receptacles
- 200 Amp. electrical service

Lora Bay

The Cottages Collection Detached Bungalows

- Smoke and carbon monoxide detectors (as per Ontario Building Code)
- 220 Volt heavy duty wiring and receptacle for stove and dryer
- 6 interior pot lights as per plan, or as specified by purchaser, on a single switch
- 2 exterior weatherproof outlets (1 at front porch and 1 at rear of house)

ROUGH-INS

- Rough-in for CAT 6E telephone line to maximum of 4 locations
- Rough-in for cable television with RG6 coaxial to a maximum of 2 locations
- · Rough-in for dishwasher
- Rough-in for future 3 piece bathroom in basement as per plan (waste pipes only)

INSULATION AND DRYWALL

- House fully insulated, 2x6 wall assembly with R22 batt and 1" rigid insulation, attics blown-in R60, cathedral ceilings R32, exposed floor insulation R32, full height R20 blanket insulation in basement
- Cement based backing board to all bathtub/shower areas if ceramic wall tile installed
- · California ceilings throughout
- Garage common walls with home to be insulated and fume proofed
- . Garage to be drywalled with prime paint only

INTERIOR TRIM AND HARDWARE

- Elegant 5-1/2" colonial baseboard and 3-1/5" casing
- 2 Panel shaker style interior doors, swing doors on closets (as per plan)
- · Satin nickel lever door handles
- Polished square edge vanity mirrors in all bath and powder rooms
- · Wire shelving in all bedroom and linen closets
- Wood handruil, posts, and pickets stained to coordinate with flooring. Painted closed stringers with carpeted treads and risers

PAINTING

- · All finished trim to be painted with semi-gloss paint
- Walls to be painted a choice of builder white colours (selected from Vendor's standard samples) (1 primer, 2 finish coats)

KITCHENS

- · Cabinetry and countertops (selected from Vendor's samples)
- %" Granite countertops with the undermount double stainless sink with single lever faucet
- · Soft close drawers and doors throughout kitchen







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COLLINGWOOD







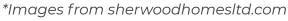


THE ROYAL WINDSOR AT A GLANCE

COLLINGWOOD

- 5-storey resort-style adult condominium
- Units 137
- Pre Construction Phase
- Builder Sherwood Homes
- Price range \$349,900.00 \$994,900.00+
- Floor plans 660 1927 square foot options









THE ROYAL WINDSOR SUMMARY

Set in the only village of its kind in Collingwood, Royal Windsor is an innovative vision founded on principles that celebrate life, nature, and holistic living. Every part of this vibrant community is designed to keep you healthy and active.

This stunning 5-storey condominium is set in the perfect location for those who enjoy an active outdoor lifestyle. Just a short distance away are Blue Mountain, Collingwood Harbour, several prominent ski clubs, the Scandinave Spa, and seven public and private golf courses.

A wide selection of large Resort-Style condominium suites are available for your consideration at Royal Windsor, with modern open concept designs ranging from 660 to 1900 square feet in size.

All offer luxuriously appointed features and finishes, including spacious balconies and terraces offering panoramic views of Blue Mountain and the Osler Bluffs Ski Club.









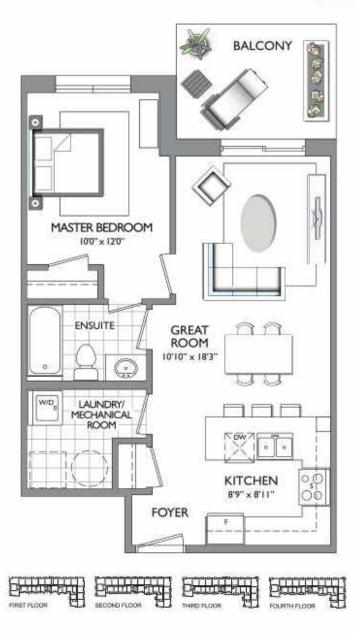
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TYPEA

1 II EDROOM

660 SF





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THE MARQUIS
TYPE C
THEDROOM
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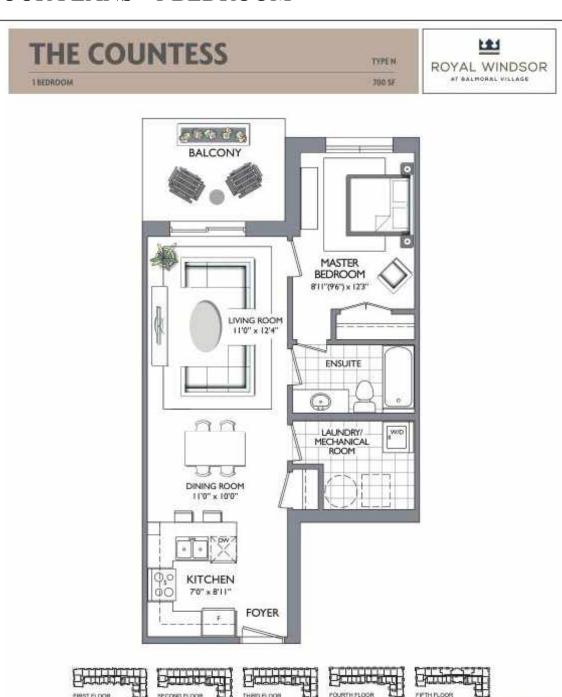
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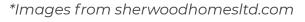






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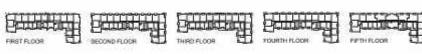


FLOOR PLANS - 1 BEDROOM + DEN



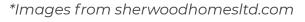






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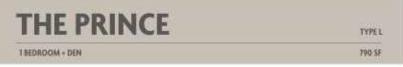








FLOOR PLANS - 1 BEDROOM + DEN

















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FLOOR PLANS - 1 BEDROOM + DEN

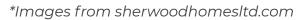






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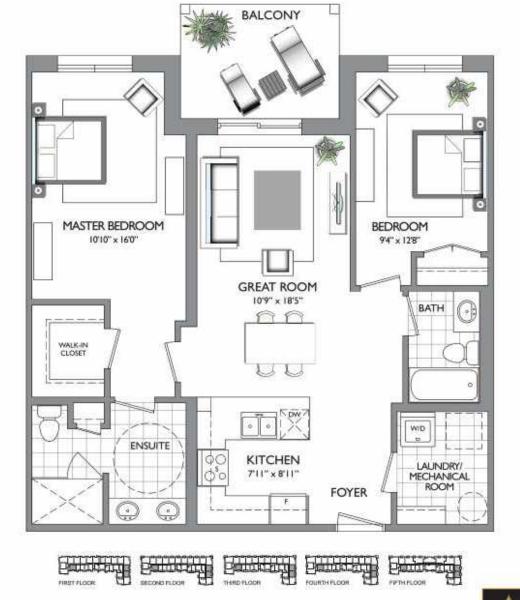












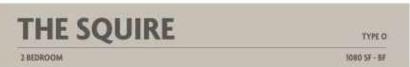
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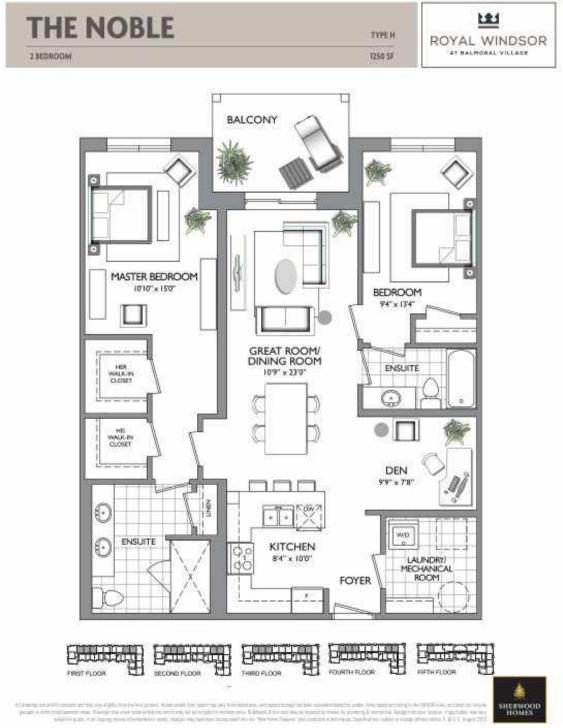
















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TYPE 1
2 SEDROOM 1250 SF













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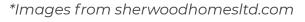






















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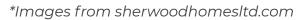




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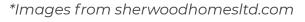






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FLOOR PLANS - 2 BEDROOM + DEN









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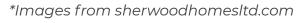






FLOOR PLANS - 2 BEDROOM + DEN











ELECTRICAL AND HVAC

- 100-amp electrical service with breaker panel
- Electrical light fixtures as per Vendor selections
- Ceiling light fixtures in all bedrooms
- Capped ceiling outlet in deiling rooms and switched outlets in living rooms
- · Heavy duty outlets for electric dryer and stove
- Smoke detector as per fire code
- CO detector as per building code
- Standard utilities metering to each suite.
- 1 GFI exterior outlet on balconies
- 2 USB outlets one in kitchen and one in master bedroom

- 2 Data outlets one in living area and one in master bedroom
- Decora switches
- Individual fan coil unit with integrated Energy Recovery Ventilation (ERV) and outdoor condensers
- · Hot water tank [on rental basis]

GENERAL INTERIORS

- California knock-down ceiling (9' high except at dropped ceiling locations) finish throughout except at laundry, mechanical and bathroom locations.
- Vanity mirrors in all bathrooms to be the approximate length of vanity







- All hardware selected from Vendor selection
- All suite entry doors with lever passage and deadbolts, pre-selected by Vendor
- Chrome towel bars and paper holders in all bathrooms
- Modern style interior doors with satin chrome lever handles
- Single wire shelving with integrated rods in closets and linen shelves, as per plan
- · 5" baseboards and 3" casings with a modern profile

PAINTING

- All finished walls and trim to be painted
- Walls to be flat latex throughout from Vendor's standard selections
- Trim to be semi-gloss latex finish in white
- Paint colours pre-determined by Vendor.

PLUMBING

- Undermount stainless-steel sink in kitchen with single lever faucet
- Undermount vanity sink in bathrooms
- Single lever faucets in bathrooms selected by the Vendor
- Acrylic tub with full height ceramic tile surround, as per plan
- Walk-in showers with glass enclosures and ceiling pot light, as per plan
- Pressure balance/temperature control valve in tub/shower units

WARRANTY

 7-year Tarion Warranty, in accordance with the "Ontario New Home Warranties Plan Act" specifications.

CABINETRY AND COUNTERTOPS

- Your choice of kitchen and vanity cabinets from Vendor selections
- Your choice of quartz countertops in kitchen and bathrooms, from Vendor selections
- Your choice of ceramic backsplash tiles, from Vendor selections

ENTRY DOOR AND WINDOWS

- . Solid slab suite entry door
- · Patio and balcony doors as per plan
- Low-Eargon double glazed windows
- Screens on all operating windows









BUILDING FEATURES

- Professionally designed and landscaped grounds
- · Secured entrance with intercom system.
- Elegantly designed common spaces with high quality porcelain tile in the lobby and commercial grade carpet in corridors
- Two conveniently located elevators
- Rough-ins for electric car charging stations in a limited amount of underground parking spaces
- Visitors parking for your guest's convenience
- · Occupancy sensor lights in common areas
- CCTV in common areas and underground parking garage for your safety
- Fully equipped sprinkler system throughout the building
- · Mailboxes located in building lobby
- Easily accessed waste and recycling chute on each floor

QUALITY FLOORING

- Your choice of vinyl plank flooring in kitchen, study, family room and bedrooms, from Vendor selections
- Your choice of laxury oversized porcelain floor tiles in the bathrooms, from Vendor selections.

MODERN APPLIANCES

- 4-piece stainless steel kitchen appliance package including fridge, stove, dishwasher and over-therange microwave oven, selected by Vendor
- White stackable washer/dryer selected by Vendor, as per plan

RECREATIONAL AMENITIES

- Rooftop terrace with BBQ and firepit, offering panoramic views of Blue Mountain and Georgian Bay
- Multi-purpose party room with kitchenette, designed for entertaining and gatherings
- Dedicated outdoor bicycle parking racks
- Full access to Balmoral Village Recreation Centre, located just steps away
- Easy access to nearby Recreational Trails

RoyalWindsorCondos.com



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BUILDING AMENITIES

ROOFTOP PARTY ROOM/LOUNGE AND OUTDOOR TERRACE





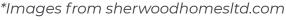




BUILDING AMENITIES

- An 8,000 sq. ft. Residents Clubhouse complete with a wide range of recreational and social amenities
- A planned 20,000 sq. ft. Medical/Wellness Centre with complete medical facilities and the support of a caring staff of health professionals.
- Pathways and sidewalks connecting to the Georgian Trail as well the Black Ash Creek Trail, with links to the walking and biking trails within the Town of Collingwood.
- Retirement and Assisted Living services available on-site
- A central location within easy walking distance to downtown Collingwood's shops, restaurants, cinemas, restaurants, as well as the public golf course at Cranberry Resort
- Just a 10-minute drive to the Collingwood Hospital
- Convenient public bus transportation to the Town Centre, as well as Wasaga Beach and the ski hills and resort amenities of Blue Mountain.
- A Four Seasons Lifestyle from boating and watersports (just a 5 minute walk)...to golf (7 courses within 10 minutes drive)...to Blue Mountain skiing (10 minutes away)







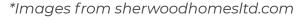


BUILDING AMENITIES

As a Royal Windsor owner, you have full privileges at the community's existing 8,000 square foot Recreation Centre with a wide range of fitness and recreation facilities at your disposal including:

- Swimming and Therapeutic Pools with change rooms
- Aerobics/Yoga Studio
- High Tech Fitness Studio with a full complement of exercise equipment
- Library/Reading Room
- Theatre Room
- Multi-purpose Activity Rooms
- Lounges for social gatherings
- Games Room with billiards, shuffleboard and card tables











COLLABORATIVE REAL ESTATE

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THORNBURY









BLU AT A GLANCE

THORNBURY

- Modern semis & singles
- Units 60% sold
- Spring construction with move-ins by Fall 2021
- Builder Richpark Homes
- Price range \$879,900 \$1,349,900 (no lot premiums)
- Floor plans 660 2341 square foot options









BLU SUMMARY

MAKE BLU YOUR NEW FAVOURITE COLOUR

Stylish contemporary living has arrived in The Blue Mountains. Between the shores of Georgian Bay and the majestic hillsides of the Blue Mountains lies historic Thornbury, Ontario. Charming shops, historic architecture and amazing nearby lifestyle amenities are just some of the elements that add a rich colour to life here.

Now, a community of visionary modern semis and singles is bringing a new dimension of richness to this signature waterside setting. Once you discover everything that makes this community so extraordinary, Blu will instantly become your new favourite colour.





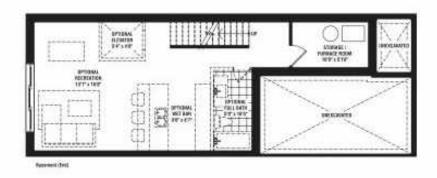


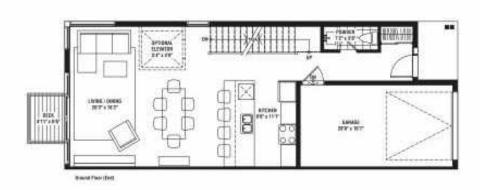






Blu INDIGO END 1 DEDPOON (125 RATHBOOMS 1700 SQ. FT. + 892 SQ. FT. OF UNFINISHED BASEMENT



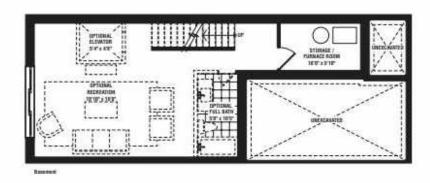


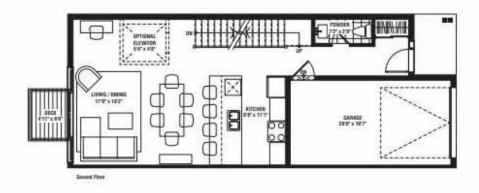


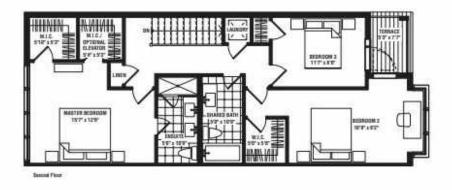




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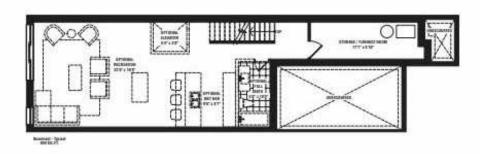


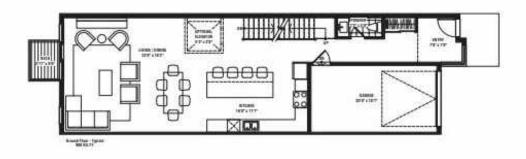


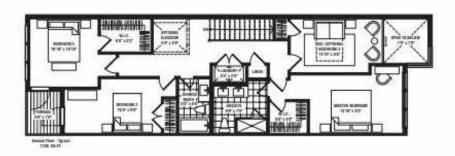




Blu COBALT S BEDROOM - DEN | 25 BATHROOMS 2088 SQ. FT. of Unfinished Basement



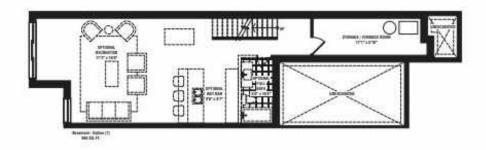


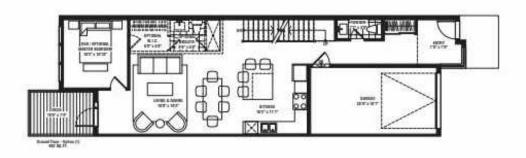


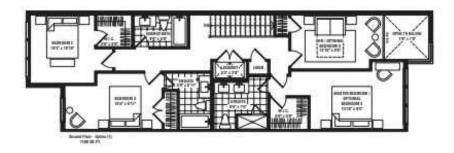




Blu COBALT OPT. 1 2 BEDROOM + 2 DEN) 1.5 BATHROOMS 2049 SQ. FT. + 894 SQ. FT. OF UNFINISHED BASEMENT



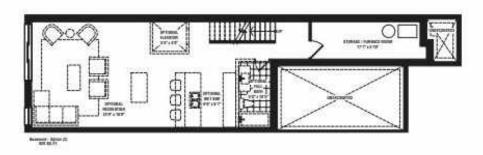




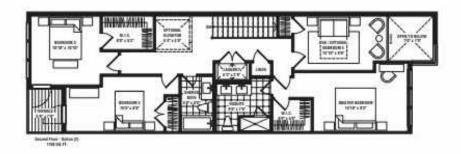








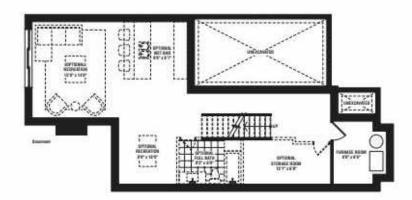


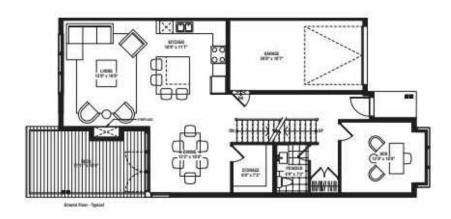


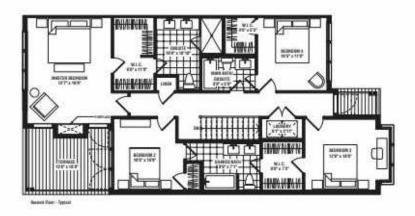




Blu AZURE 4 BEDROOM + DEN | 3.5 BAYHROOMS 2267 5Q. FT. + 900 5Q. FT. OF UNFINISHED BASEMENT



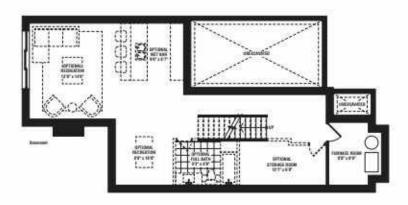


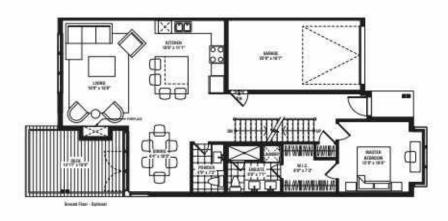


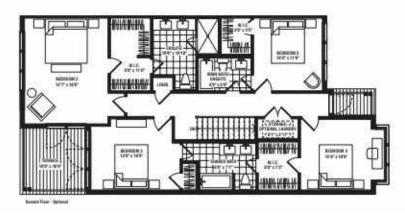






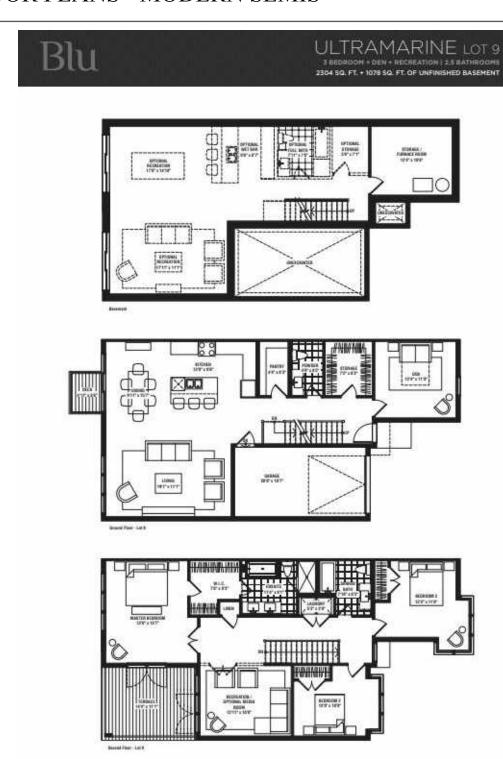








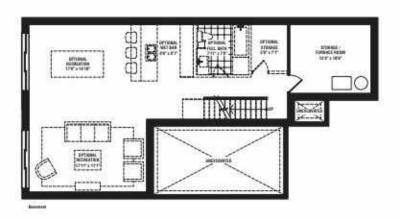


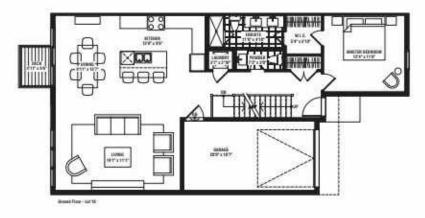














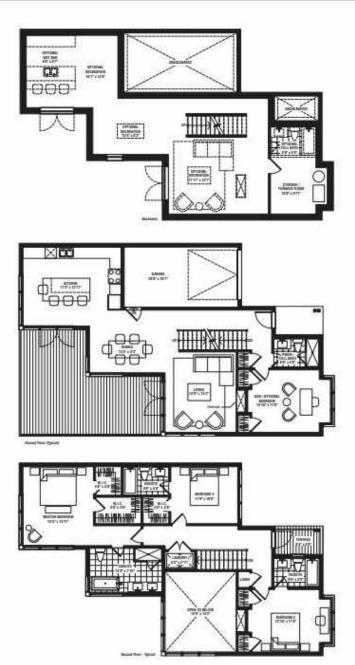




FLOOR PLANS - SPECTACULAR SINGLES

BIU

SAPPHIRE
3 BEERROOM * EEN LA BATHROOMS
2157 SQ. FT. + 1018 SQ. FT. OF UNFINISHED BASEMENT

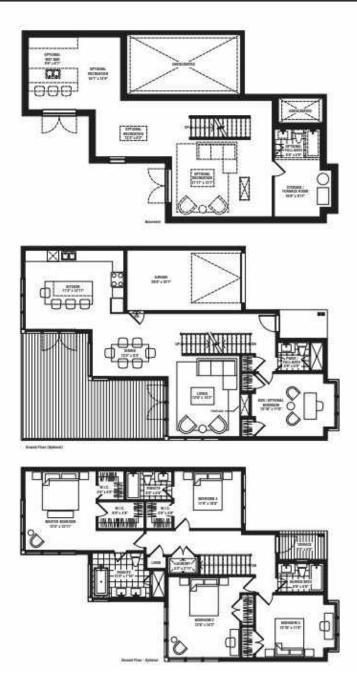






FLOOR PLANS - SPECTACULAR SINGLES

BIU SAPPHIRE OPT 4 SEDITIONN + DEN | 4 SATHROOMS 2341 SQ. FT. + 1018 SQ. FT. OF UNFINISHED BASEMENT







Features and Finishes

MODERN DESIGN & SITE FEATURES

- 1. Designed by internationally acclaimed architects IBI Group
- Spacious floor plans from 1,581 to 2,341 sq ft plus unfinished basement
- 3. Front and Rear Terraces on many models, as per plan
- 4. Architecturally designed street unit numbering
- 5. End unit elevations to receive enhanced details, as per plan
- Naturalized green space with extensive planting of frees and native species to increase the overall ecological health and value of the surrounding area
- Lots to be fully graded and sodded including professionally designed landscape features
- Access to the Georgian Trail and many nearby amenities and activities promoting a healthy outdoor lifestyle
- Expansive views of Georgian Bay and Blue Mountain from many lots
- 10. Visitor parking and outdoor bicycle parking racks
- Unique and convenient, discreetly designed in-ground waste and recycling facilities
- 12. Paved asphalt driveway
- All elevations are subject to architectural and colour control to ensure a truly harmonious and integrated streetscape

EXTERIOR WINDOWS AND DOORS

- Architecturally controlled, 8' high, Energy efficient, insulated, fiberglass front entry door with transom, side light and coordinating lever handle with deadbolt
- Extended height Energy efficient windows low maintenance with Low-E Argon gas and low emission coating, as per plan
- 16. Screens and cranks on all operating windows
- 17. Insulated, low maintenance, sliding rear patio door, as per plan
- Metal insulated interior garage access door, as per plan
- Architecturally controlled, insulated, extended height garage doors to accommodate recreational vehicles and recreational equipment with modern windows to illuminate garage
- Where "look out", "walk out" or "walk up" basement conditions exist, the location and size of windows may vary, as per architect's direction

INTERIOR FEATURES

- Grand 10' ceilings on the Ground floor with soaring 9' ceilings on Second floor. Towering 9' basement ceiling heights
- 22. Open to above ceilings available on select models
- 23. Optional Elevators available on many plans
- 24. Ground floor Master bedroom on many models
- 25. Optional Double Master bedrooms, on some plans
- 26. Walk-in closets, as per plan
- 27. Natural gas fireplace(s) available on some plans
- Towering 8' interior doors on Ground floor with extended height 7' interior doors on Second floor
- Modern lever handles, privacy lock sets on master bedroom and all bathrooms from Builder's samples
- 30. 5 %" modern baseboards
- 31. 3 %" modern door and window casing
- 32. Smooth finished ceilings throughout Ground & Second floors
- All interior walls to be painted with one coat primer and two finished coats of reduced VOC flat latex paint in one colour from Builder's samples
- 34. All interior ceilings to be painted white
- All interior doors and trim to be primed and painted with one coat of white satin finish latex paint. Hinges not painted
- 36. Linen closets for added storage, as per plan
- 37. All closets to have one shelf and one hang bar

DIMIGNOTE

- Engineered hardwood flooring in Ground floor hallway, living, dining and kitchen from Builder's samples
- Quality broadloom carpet with high density under-pad throughout 2nd floor (bedrooms, den, media/recreation, closets)
 - and hallway) from Builder's samples (one colour throughout)

 6. High quality porcelain tiles in front fover and front entry closet,
- laundry and bathrooms from Builder's samples
- Natural Oak Staircase from Ground to 2nd floor, with handrail, modern pickets and newel post, as per Builder's samples
- Staircase from Ground to Basement with Natural Oak stringer and carpeted treads and risers with quality broadloom.

GOURMET KITCHENS

- 43. Modern kitchen cabinetry with extended height 36" uppers
- 44. Cabinet interiors to be finished in white melamine
- 45. Superior soft-close drawers
- 46. Polished quartz countertops with modern square edging.
- 47. Peninsula/Island with extended breakfast counter
- 48. Stainless steel undermount double sink
- 49. Single lever chrome faucet with pullout sprayer
- 50. Ceramic tile backsplash from Builder's samples
- 51. Range hood fan vented to exterior
- 52. Space for dishwasher with electrical and plumbing rough-in

LUXURIOUS BATHROOMS

- 53. Master, Powder, Ensuite and Shared Bathrooms, as per plan
- Modern single lever chrome faucets with pop up drains and chrome accessory package in all bathrooms
- 55. Bathroom fixtures to be white
- 56. Environmentally friendly toilet fixtures
- 57. Mirrors over all vanities
- 58. Water pressure balancing valves in all showers

MASTER ENSUITE

- 59. Selection of ceramic tile from Builder's samples
- Modern vanity from Builder's samples with two undermount sinks, as per plan
- Polished quartz countertop with modern square edging from Builder's samples
- Spacious walk in shower tiled to ceiling, with tiled base, glass enclosure and pot light
- 63. Stand-alone tub with chrome faucet, as per plan

POWDER ROOM

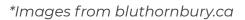
- 64. Modern vanity from Builder's samples with undermount sink
- Polished quartz countertop with modern square edging from Builder's samples

SHARED/ENSUITE/MAIN BATHROOM(S)

- Modern vanities from Builder's samples, with laminate counters and single drop-in sink
- Quality acrylic tub with ceramic tiled surround with a single lever chrome faucet, spout and shower head

ELECTRICAL, PEUMBING & GAS

- 200 AMP electrical service with circuit breaker panel and copper wiring throughout
- 69. Architecturally controlled exterior LED pot lights, as per plan
- 70. 12 interior pot lights, as per plan or as specified by Purchaser
- Standard Light fixtures in foyer, hallways, bedrooms, walk-in closets, bathrooms, den, media/recreation rooms, laundry areas, as per plan and pendants over island/peninsula







- Capped coiling outlet in dining area, as per plan
- White Decora Style light switches and outlets throughout 73.
- 74. Switched outlet in living room
- 75. Electrical receptacle below counter on peninsula/Island
- Weatherproof (GFI) receptacles. One each at front entry, rear entry, lower entry and terrace(s), as per plan
- Automatic garage door opener with two remotes
- 78. 220-volt heavy duty wiring with receptacles for range and dryer
- 79. Electrical outlet for washing machine in laundry area
- Electrical outlet for refrigerator in kitchen 80.
- Electric receptacle in garage and one for garage door opener 81.
- Electric car charging station rough-in located in the garage
- 83. Lighting at all exterior entry doors
- Front door bell chime 84.
- High density polyethylene water lines with ABS drains and vents 85.
- 86. Drain water heat recovery pipe (copper) installed in waste water
- 87. Two Frost free hose bibs with shut off valves: one in garage; one at rear of building
- All plumbing fixtures to have independent shut offs
- 89. Recessed "Oatey" box (or equivalent) in the laundry area for ease of connection of washing machine to water lines and drain
- Dryer yent roughed-in to exterior

CONVENIENCE SAFETY & SECURITY

- 3 ethernet connections, 3 cable TV connections and 1 telephone land line outlet
- 92: Smoke and carbon monoxide detectors, as per Building Code
- Central vacuum rough-in with connection in the garage and outlets located on each finished floor and unfinished basement

ENERGY EFFICIENT FEATURES

- High efficiency forced air gas furnace. Location and orientation at Builder's discretion
- Programmable thermostat centrally located on Ground floor at
- All supply and return metal ductwork joints throughout home to be sealed for better delivery of heated/conditioned air
- Central oir conditioning
- Energy Recovery Ventilation (EVR) 98.
- Exhaust fans in all bathroom and laundry areas
- 100. High efficiency rental hot water tank. The Purchaser acknowledges the hot water tank is a rental unit and agrees to execute a rental agreement before closing with local supplier
- 101. All ducting to be cleaned upon completion

SUPERIOR QUALITY CONSTRUCTION

- 102. Wood and steel beam construction, as per plan
- 103. Engineered floor joist system for all subfloors, except landing 104. Sienna style, pressure treated rear deck, as per plan
- 105. All exterior doors, windows and building perforations to be
- foam insulated and fully caulked
- 106. Elevations featuring low maintenance exterior materials.
- 107. State of the art roofing membrane with capped parapet walls.
- 108. Prefinished scuppers, downpipes and capping
- 109. 5/8" tongue and groove, engineered state of the art OSB subfloors, nailed, glued and screwed to floor joists
- 110. Poured concrete basement walls with heavy duty damp proofing, weeping tiles and exterior drainage membrane
- 111. Poured concrete basement floor, front porch and garage floor
- 112. Poured front steps with an interlocking paver walkway from driveway to front entrance, as per plan
- 113. Precast concrete slabs and/or step(s) at rear doors, as per plan
- 114. Insulation includes: a minimum of R 22 batt in all exterior walls above grade; R31 insulation above garage ceiling; R20 full height basement blanket insulation on exterior walls

- 115. Exterior walls constructed with solid 2" x 6" wall assembly
- Garage walls insulated with gas-proofing where required
- 117. Garage walls except masonry walls drywalled and paint ready
- 118. Premium waterproof system under floor and wall tiles for all bathtub/shower areas where ceramic tiles are installed
- 119. Walk out basements with 9' ceiling height. (Some ceiling areas may be lower due to mechanical, structural or decorative requirements, including dropped ceiling areas and bulkheads)
- Rough-ins for: natural gas BBQ at rear of home and future 3piece basement bathroom (waste pipes only)

DESIGN SELECTIONS

121. Interior design selections will be made from Richpark's samples, during a private appointment. At this time, you will also have the opportunity to consider and incorporate upgraded finishing touches to your gorgeous modern Richpark Home.

WARRANTY

- 122. Tarion Warranty Program: 7 years for major structural defects; 2 years for defects in workmanship and materials of electrical, plumbing, heating and building envelope; 1 year for defects in workmanship and materials
- The Builder reserves the right to substitute suppliers and/or materials of equal or superior value and Purchaser agrees to
- 124. All selections from Builder's samples, unless otherwise specified
- 125. Where the Purchaser is given a choice of materials, colours, items, etc. the Purchaser agrees to confirm such choices to the Builder within 14 days of being requested to do so, otherwise the Builder will make choices on behalf of the Purchaser who agrees to accept same
- 126. Variation in uniformity and colour from Builder's samples may occur in the finished material (Purchaser agrees to accept same)
- 127. The Builder is not responsible for shade difference occurring from different due lots on all materials such as ceramic tile or broadloom, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or exterior materials. Colours and materials will be as close as possible to Builder's samples but not necessarily identical. Purchasers may be required to resplect colours and/or materials from the Builder's samples as a result of unavailability or discontinuation
- 128. All dimensions, measurements, and specifications are approximate and subject to normal construction variances and
- 129. Location of pot lights may vary subject to mechanical or framing restrictions
- 130. The Builder will enroll home in the Tarion New Home Warranty Program and Purchaser agrees to pay Tarion Enrollment Fee
- Mechanical, plumbing and/or structural components will be boxed in with framing and drywall as required which may impact room dimensions
- 132. The Builder shall be entitled to reverse the floor plan of the unit being constructed in accordance with the Site Plan
- 133. The Purchaser acknowledges that door swings may be different than those indicated and agrees to accept swings as adjusted at the Builder's discretion
- 134. Actual usable floor space and square footage may vary from the stated floor area. Errors & Omissions Excepted.
- 135. The number and location of steps into/out of the home (including basement walk out, walk up) and inside the garage may vary due to grading conditions and municipal requirements. The Builder reserves the right to eliminate the door from the garage to the home if the grade difference exceeds three risers. RICHPARK

*E. & O.E.

August 24, 2020







COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



THE BLUE MOUNTAINS









AQUAVIL AT A GLANCE

THE BLUE MOUNTAINS

- Townhouse & Single Family Homes
- 235 Units
- Pre Construction Phase
- Builder Royalton Homes Inc.
- Price range high \$700,000 to over \$2 M
- Floor plans not yet available





Aquavil, located on Georgian Bay's shoreline, will showcase beachfront townhomes and detached residences. Homes will offer modern designs and rooftop decks with stunning views of Georgian Bay or Blue Mountain.

Embrace the best of Aquavil with nature trails, community gardens and the AquaSquare's shops, services and restaurants.

And the highlights of the community, the sandy beach and the **AquaClub, a private recreation complex** with fitness facilities, indoor/outdoor pool, hot tub and sports court.



Actual View From Site







Beachfront Condominium Residences



Townhomes Overlooking Blue Mountain







Semi-Detached Residences Surrounded by Nature



Private Rooftops with Water & Mountain Views







Modern Open Concept Interiors



Aqua Square







Aqua Club



Aqua Club Pool







COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



VICTORIA

COLLINGWOOD









VICTORIA ANNEX AT A GLANCE

COLLINGWOOD

- Luxury Single, Semi-Detached and Townhomes
- Units 4 singles, 12 semi-detached, 3 townhomes
- Development Application Phase
- Builder Georgian Communities
- Price range not yet released
- Floor plans not yet released





VICTORIA ANNEX SUMMARY

Connected to Everything.

Proudly located in one of Collingwood's most sought after neighbourhoods. A transformed 19th century schoolhouse, an inspired new coach house, and nestled among luxury single and semi-detached homes that will pay homage to the history and charm of Collingwood. Limited to nineteen homes and tucked closely to the downtown core, a remarkable lifestyle awaits.



*Images from georgiancommunities.ca







COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

TRAILSHEAD — BLUE MOUNTAIN—

THE BLUE MOUNTAINS







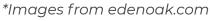


TRAILSHEAD AT A GLANCE

THE BLUE MOUNTAINS

- Modern Towns with Rooftop Terraces
- Units 130
- Pre Construction Phase
- Builder Eden Oak
- Price range Pre-Launch \$619,900.00 \$809,900.00+
- Floor plans coming soon







TRAILSHEAD SUMMARY

The View From Here.

This is the best part of the story. A spectacular rooftop terrace where you can soak in the sunshine and views. A quiet place to start your day. For a little R and R, dinner or entertaining. The ultimate space for two or twelve. This is where it all comes together.













COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



COLLINGWOOD









SUMMIT VIEW AT A GLANCE

COLLINGWOOD

- Craftsman style townhomes, semis & singles
- Units not yet available
- Phase 2 Model Homes Open, Pre Construction
- Builder Devonleigh Homes
- Price range not yet available









SUMMIT VIEW SUMMARY

Conveniently located at Poplar Sideroad and High Street, Summit View by Devonleigh Homes in Collingwood is a Four-Season Playground Offering a Relaxed Pace of Living. Summit View will feature a mix of Craftsman style townhomes, semis and singles. Limited premium lots are available backing onto Parkland.

What homeowners will appreciate most is being close to Collingwood's downtown core, and yet be within walking distance of some spectacular views – including Osler Bluffs, Nottawasaga Bluffs, Blue Mountain and Pretty River.

The entire Collingwood area is rich in year-round recreational activities. With Blue Mountain Resort close by, Summit View is perfectly situated next to some of the finest skiing Ontario has to offer. The presence of the Bruce Trail and Georgian Trail are also attractive for those who enjoy hiking, biking, snow shoeing or cross-country skiing. Wasaga Beach, known for its clear blue waters and sandy shorelines, is less than a 30-minute drive away.

With its great schools, dining, shopping, top rated golf courses and friendly residents who greet you with a smile and say 'hello' as you walk by, Summit View in Collingwood is a fantastic place to live. Families of all sizes and life stages will fall in love with its small-town charm and outdoor lifestyle.





FLOOR PLANS - TOWNHOMES



















MILLBROOK 1425 SQ. FT. **DEVONLEIGH HOMES** Man, and specifications are support to change without setting Alterdatings and photographs are artists consign \$18.05 Marrey Bedynom 2ND FLOOR OPTIONAL ENSUITE 2ND FLOOR OFTIONAL LAUNDRY 2ND FLOOR OFTIONAL ENSUITE & LAUNDRY **DEVONLEIGH HOMES**





MAPLETON 1144 SQ. FT. **DEVONLEIGH HOMES** OK HEST of the State Assets GHOCROOM METERICAL BASEMENT DEVONLEIGH HOMES























Many and specifications are subject to change without notice. All residency, and photographs are wrist's consist. SATLE





























































*Images from devonleighhomes.com

DEVONLEIGH HOMES







MAIN FLOOR

DEVONLEIGH HOMES
MED: Devonleightformes.com

BASEMENT

Fire and confidence we extend numbers without noise. Although wat photographism which conveys \$40.0.

2ND FLOOR - 4 BEDROOM OFFION

2ND FLOOR









































































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KEY FEATURES

QUALITY CONSTRUCTION

- Exterior framing with insulation technology that saves you money.
- 9" poured concrete exterior basement walls with heavy-duty damp proofing and exterior drainage membrane.
- 5/8" tongue-and-groove subfloors. All subfloors to be sanded, screwed & glued.
- Conventional framed construction, all ceiling and roof members 16" O.C., trusses may be used on larger spans 24" O.C.
- Glued on round comer bead to eliminate strinkage gracks.
- Vaulted or high ceilings on main floor where applicable. 8'0' ceilings on main floor elsewhere.

EXTERIOR FEATURES AND FINISHES

- Architecturally distinctive exercic limithes with a wide selection of genuine day brick on first floor or as per elevation.
- Durable, maintenance free viryl siding complete with aluminum soffit, fisicia and eavestrough on second floor or where applicable for years of enjoyment.
- Craftsman exterior detailing applicable as per elevation.
- . Self-sealing asphalt shingles with 30 year warranty.
- Superior quality, vinyl daid thermal low 'E' argon gas filled glass windows.
- Viryl clad, low 'E' argun gas filled glass patio door and screen as per plant.
- Screens on operating windows.
- Insulated entry door with designer glass insert including dead-balt look.
- Pre-finished sectional steel over head garage door.
- Pre-wired for garage door opener (where applicable).
- Two exterior weatherproof electrical outlets. One at front elevation & one at side or rear elevation.
- Two exterior host-free water taps. One in garage 5 one at the rear or side elevation as per plan.
- . Outside light fixtures near each exterior door.
- Entire lot graded to city requirements and sodded.
- Eco-landscaping package included.
 Precast steps and sidewalk stabs included in landscape.
- · package.
- Paved driveway, base coat asphalt.
 Full underground services including natural gas, underground hydro and provision for telephone and cable.

SPECIAL KITCHEN FEATURES TO ENHANCE YOUR HOME.

- Designer latchens including the following conveniences:
- RI plumbing for dishwasher & dishwasher opening.
- · Microwave shelf & electrical receptacle
- Stainless steel double kitchen sink
- Panity with single solid door as per plan.
- . Two speed hooded fan over stove, vented to exterior.
- · Single lever washerless tap in kitchen

SPECIAL BATHROOM FEATURES FOR YOUR HOME.

- . Vanities in all bathrooms, Pedestal sink in Powder Rooms.
- Showers/Tubs include temperature balancing valves.
- . Exhaust fan vented to exterior in all buffirooms.
- White pluriting fidures in bathrooms with ceramic accessories (where applicable).
- · Luxurious one piece tub surround in all bathrooms as per plan.
- · Mirrors are full width of vanities.

FOR YOUR COMFORT & CONVENIENCE

- Heat recovery ventilation system (HRV)
- High efficiency Natural Gas forced air heating system.
- · Direct vert gas fireplace (optional as per plan).
- · Natural Gas rental water heater from local utility.
- . Rough-In Provisions for Central Air Conditioning
- 100 AMP electrical service with copper wring and circuit breaker panel.
- . Cross-link Polyethylene water pipes with ABS drain.
- Insulation package for exterior walls and pellings to meet current O.B.C. requirements. R-27 in walls, R-60 in ceilings, R-31 in vault and sloped ceilings.
- Entire home sealed on exterior walls with 6 mil poly vapour barrier system.
- Heavy-duty wring and outlet for stove in kitchen and clothes dryer in laundry area.
- . LED Light Fotures
- · Decora Plugs & Switches
- . Drain Water Heat Recovery
- One USB recepticle located in the kitchen.





KEY FEATURES

INTERIOR FEATURES AND PINISHES

- Classique Series doors with colonial trim compliete with polished brass finish hardware.
- Colonial trim and baseboard painted white. (semi-gloss).
- . Modern were shelving in all closets.
- . Solid oak pickets and railings in natural finish (where applicable).
- · "California" textured ceilings except in closets and bath,
- Decorator cool white painted interior walls and woodwork.
 (Eggshell finish or matte finish where applicable)
- Quality name 40oz, brand broadloom with 11mm underpad.
- Ceramic tile flooring as per plan. Choice of quality imported ceramic tile standard throughout foyer, kitchen/breakfast nook area, powder room, all bathrooms main floor or second floor laundry room or as per plan from vendor's standard samples.
- · Doorbell at main entry.
- Light fixtures installed throughout, except in great norm/living room and dining room. Light switch operates 1 receptacle in living room. Capped light in dining room.
- Prewired for up to 2 telephone locations including lacks.
- Prewired for 2 cable TV outlets.
- . Central vac rough in to basement
- Installation of plastic laundry tub where applicable with provision for washer and dryer hook-up. Stainless steel sink complete with base cabinet in all main or second level laundry rooms (where shows on plan).
- Smoke detectors with strobe light on all levels.
- · Carbon monoxide detector.

FOR YOUR PEACE OF MIND

- All homes are covered by the Tarion Warranty Corporation which includes a comprehensive one year warranty plus a two year warranty covering the electrical, plumbing and heating systems and water penetration of the building envelope. Seven year coverage against major structural delects. Warranty envolvment lee to be paid by Putcheser on closing.
- Devonleigh Homes is a registered builder with the Tarion Warranty Corporation.
- . Survey paid for by the builder.
- . Water meter paid by Purchasers at closing (\$575.00)
- Devonleigh Homes building quality homes in Orangeville, Alliston, Angus, Collingwood, Beeton, Palgrave, Mansfield, Mono, Huntsville, Tottenham and Shelburne since 1996.

SPECIAL NOTE

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COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



COLLINGWOOD









INDIGO ESTATES AT A GLANCE

COLLINGWOOD

- Extra Wide Townhomes
- Units 76
- New Release Coming Soon
- Builder Eden Oak
- Price range Low \$500,000 and up







INDIGO ESTATES SUMMARY

Say hello to Eden Oak's ultra-exclusive new community in Collingwood. With a vibe that's slightly more refined and definitely more relaxed, it's a place to start, to grow, and to shine for you and your family.

Located at the intersection of Poplar Side Road and Hurontario Street, Indigo Estates is only 5 minutes from downtown Collingwood, 30 minutes northwest of Barrie and 90 minutes north of Toronto. Nestled between Blue Mountain and Georgian Bay, this is the place that will fuel your love for skiing, sailing and fishing. Great outdoors, great schools, and great activities. Enjoy shopping in the Village, relaxing at Scandinave Spa, Sunday brunches at your local bistro, street festivals and more. Gear up for a four seasons lifestyle unlike any other.





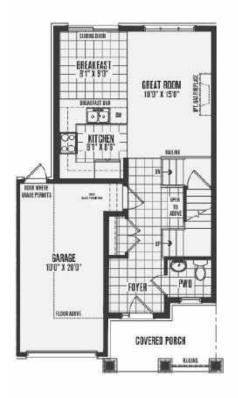


FLOOR PLANS



AQUAMARINE TOWNHOME-1: 1208 SQ FT

ELEVATION A

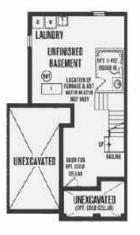






SECOND FLOOR





BASEMENT



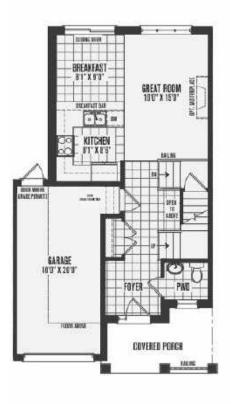


FLOOR PLANS



AQUAMARINE TOWNHOME-1: 1233 sq ft

ELEVATION B

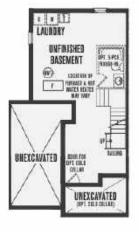






SECOND FLOOR





BASEMENT





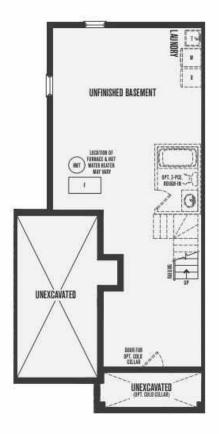
FLOOR PLANS

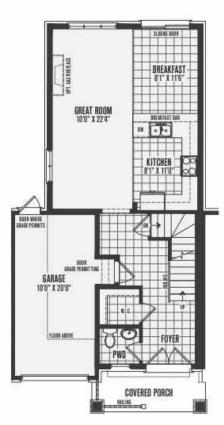




SILVER TOWNHOME-2: 1351 sq ft

ELEVATION A







BASEMENT

GROUND FLOOR

SECOND FLOOR



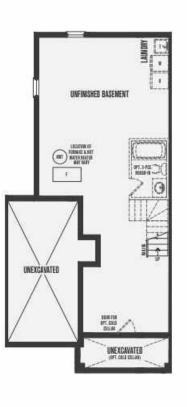


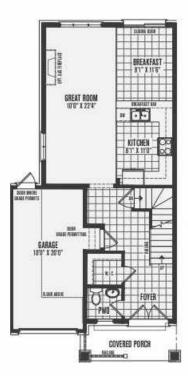




ADMIRAL TOWNHOME-3: 1522 SQ FT

ELEVATION A









OPTIONAL SECOND FLOOR

BASEMENT

GROUND FLOOR

SECOND FLOOR



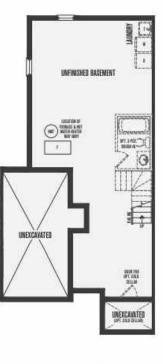


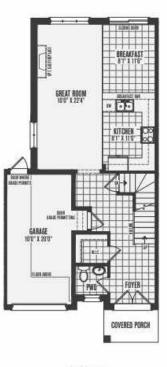


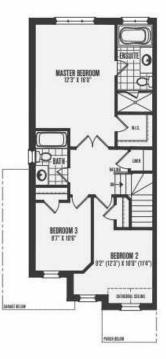


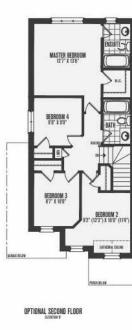
ADMIRAL TOWNHOME-3: 1561 sq ft

ELEVATION B









BASEMENT SECOND FLOOR

SECOND FLOOR



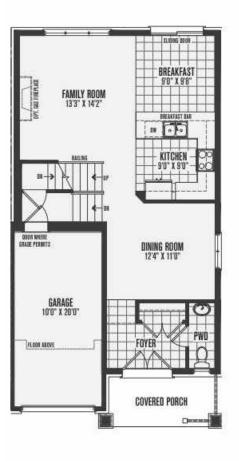


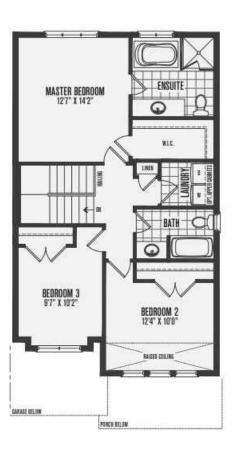


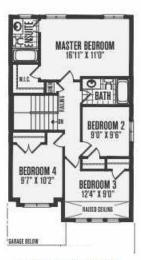


TWILIGHT TOWNHOME-4: 1666 SQ FT

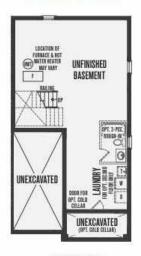
ELEVATION A







OPT. SECOND FLOOR



SECOND FLOOR

MAIN FLOOR

BASEMENT

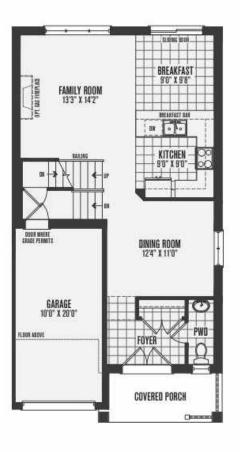


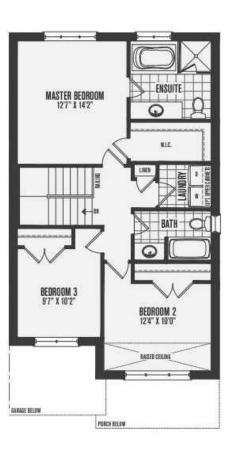






TWILIGHT TOWNHOME-4: 1701 SQ FT ELEVATION B







OPT. SECOND FLOOR

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SECOND FLOOR

MAIN FLOOR

BASEMENT







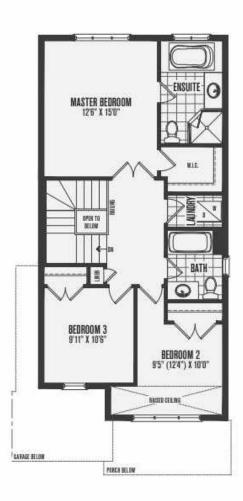


TEAL TOWNHOME-5: 1644 sq ft

ELEVATION A



MAIN FLOOR



SECOND FLOOR



OPT. SECOND FLOOR







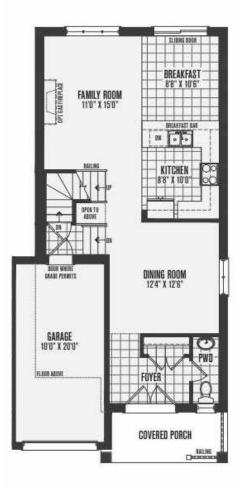




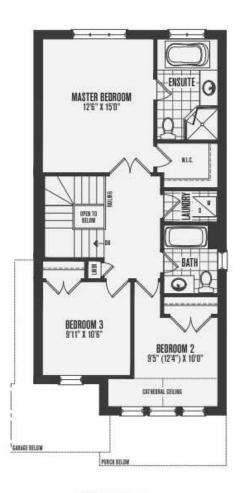


TEAL TOWNHOME-5: 1686 SQ FT

ELEVATION B



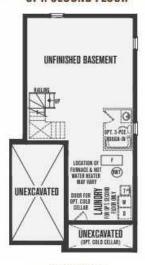
MAIN FLOOR



SECOND FLOOR



OPT. SECOND FLOOR



BASEMENT

KW.

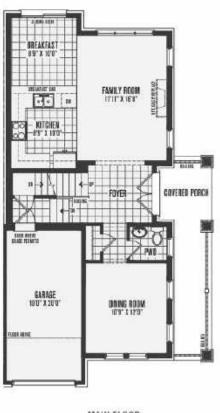


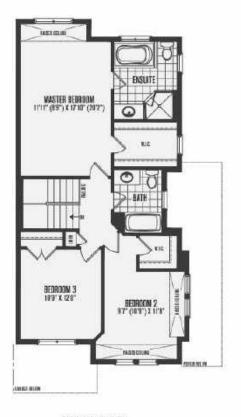


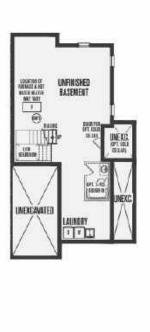


GRANITE TOWNHOME-6: 1763 SQ FT

ELEVATION A







MAIN FLOOR

SECOND FLOOR

BASEMENT





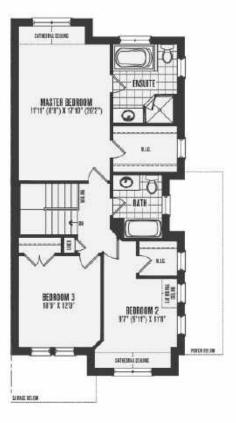


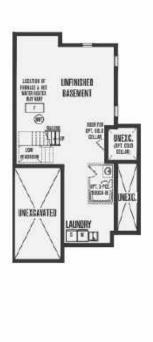


GRANITE TOWNHOME-6: 1794 SQ FT

ELEVATION **B**







MAIN FLOOR

SECOND FLOOR

BASEMENT





KEY FEATURES

EXTERIOR

- Eden Oak's Indigo Estates is a new home community inspired by the sense of the surrounding neighbourhood. House sitings and exterior colours will be architecturally coordinated.
- Elevations include clay brick, vinyl siding with architectural features in other materials, as per elevation.
- Entry-resistant framing on all perimeter doors (excluding patio doors).
- Aluminum minimal maintenance soffit, downspouts, fascia and eavestrough.
- Self-sealing asphalt shingles (25 year manufacturer's limited warranty).
- Steel-clad insulated entry and exterior door(s) with weatherstripping and deadboit lock (excluding patio doors and door from garage to exterior if applicable).
- 7. All vinyl casement windows or simulated single-tung casement windows, or fixed windows all around excluding basement. Vinyl windows to be coloured on the outside only as per the Exterior Colour Chart and architectural control. Basement windows to be all white vinyl sliders, if applicable. All windows as per vendor's specifications and caulked on exterior.
- 8. Sliding patio door or garden door(s), as per plan.
- All windows including basement and patio doors to have Low E and Argon Gas, excluding entry door glazing.
- 10. Glazed panel in front entry door or side light(s) as per elevation.
- All opening windows and sliding patio doors are complete with screens.
- Steel insulated door from house to garage, if grade permits, with safety door closer, as per plan (where optional, additional charge will apply).
- Moulded steel panel sectional roll-up garage doors equipped with heavy-duty springs and long-life, rust-resistant door hardware, as per elevation.
- Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
- Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
- Two exterior hose bibs, one in front (or garage), and one at rear
 of home.
- Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
- Satin nickel type finish front door entry set, black coach light(s) on front, as per elevation.
- 19. Vendor will install asphalt driveway.

KITCHEN

- Purchaser's choice of cabinets from vendor's standard selection.
- Purchaser's choice of laminate countertop from vendor's standard colour selection.

- Colour coordinated kick plates to complement kitchen cabinets.
- Stainless steel double compartment kitchen sink with spillway. Includes chrome finish single lever faucet, as per vendor's standard specifications.
- Stainless steel kitchen exhaust fan with 6" duct vented to exterior.
- Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
- 7. Split receptacle(s) at counter level for future small appliances.
- Dishwasher space provided in kitchen cabinets with rough-in wiring and drains (wire will not be connected to electrical panel and no cabinet or breaker supplied).

BATHS

- Water resistant cement board to approximately 60" high on separate shower stall walls.
- Purchaser's choice of cabinets and laminate countertops in all bathroom(s) (excluding powder room). All choices from yendor's standard selection.
- 3. Colour coordinated kick-plate to complement vanity cabinets.
- Decorative lighting in all bathrooms and powder room.
- 5. Mirrors 42" high to all bathroom(s) and powder room.
- 6. Bathroom fixtures from vendor's standard selection.
- White bathtubs in all bathrooms including oval style tub in ensuite from vendor's standard selection.
- Electrical outlet for future small appliances beside all vanities and pedestal sink include ground fault interrupter as per plan.
- Exhaust fans vented to exterior in all bathroom(s) and powder rooms.
- 10. Privacy locks on all bathroom and powder room doors.
- Chrome finish washer-less faucets with pop up drains in all bathroom and powder room sinks.
- 12. Pedestal sink in powder room, as per plan.
- 6" x 8" ceramic wall tile for tub/shower enclosure(s) up to the ceiling and separate shower stalls including ceiling, from vendor's standard selection.
- Bathroom and powder room accessories to include ceramic towel bar and toilet tissue holder.
- Chrome finish pressure balance valves to all shower statls and tub/showers as per plan.

INTERIOR TRIM

- Stairs with oak treads, oak veneer risers and stringers with clear finish (from main to second floor, as per plan).
- Moulded panel interior passage doors throughout finished areas (purchaser's choice from vendor's standard selection of one style throughout), excluding sliding closet doors and cold cellar doors if applicable.





KEY FEATURES

- Colonial 3" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
- Colonial trim casing on all swing doors, flat archways up to 7" deep, windows throughout in all finished areas, foyer and linen closets where applicable as per plan (excluding bedroom closets with sliding doors).
- 5. All drywall applied with screws using a minimum number of nails.
- Satin nickel type finish knob handles and hinges on all interior doors in finished areas, as per plan.
- Melamine shelving installed in all closets.
- 8. Mirrored sliding doors at front entry closet, as per plan.

LAUNDRY

- Laundry tub with chrome finish dual knob faucet installed in finished laundry room, unfinished basement or unfinished storage/utility room, as per plan.
- Heavy-duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
- Floor drain to second floor laundry room as per plan. Raised entry may be required.

ELECTRICAL

- 1. 100 Amp service with circuit breaker type panel.
- 2. All wiring in accordance with Ontario Hydro standards.
- One electrical outlet under electrical panel if located in unfinished area.
- Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
- Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
- Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room/great room, dining room and all bedrooms where applicable, as per plan (rooms having sloped or ceiling heights over 10' that span the entire room are to have switch controlled receptacle).
- 7. Switch controlled receptacle in living room
- 8. Smoke detector installed as per Ontario Building Code.
- Carbon monoxide detector on all floors where a finished bedroom is located.
- 10. Electronic door chime at front door.
- 11. 2 cable TV finished outlets.
- 12. 2 telephone finished jacks.

PAINTING

- Washable low VOC latex paint on interior walls throughout finished areas (one colour throughout, from vendor's standard selection).
- Interior trim and doors to be painted white.
- Sprayed stipple ceilings with 4" smooth borders in all rooms except for kitchen, breakfast area, bathrooms, powder room and finished laundry room, which have smooth, painted ceilings. All closets to have sprayed stipple ceilings only.

FLOORING

- Choice of ceramic 12"x12" floor tile in foyer, kitchen, breakdast area, powder room, bathroom(s) and finished laundry room where applicable, as per plan from vendor's standard selection.
- Laminate flooring to all finished areas on first floor from vendor's standard selection (excluding tiled areas).
- 35.0z polyester Green Label approved broadloom to all finished areas on second floor with 10mm chip foam under-pad from vendor's standard selection (excluding tiled areas).
- Concrete basement floor with drain.

ADDITIONAL FEATURES

- 9' high ceilings on ground floor except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. 8' high ceilings on 2nd floor.
- 2. 2" x 6" exterior wall construction
- Concrete garage floor where applicable with reinforced grade beams.
- All windows installed with expandable foam to minimize air leakage (excluding basement windows).
- Poured concrete basement walls with drainage membrane and weeping tile.
- Tongue and groove oriented strand board subflooring throughout screwed.
- 7. Poured concrete front porch as per plan.
- Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
- HVAC system and ductwork sized to accommodate future air conditioning.
- Insulation to exterior walls in conformance with Ontario Building Code.
- Forced air High Efficiency furnace with electronic ignition, power vented to the exterior.
- Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above (R31).
- 13. Hot water tank complying with energy efficiency regulations. Hot water tank is gas rental unit, direct vented or power vented to exterior. Purchaser to execute agreement with designated supplier prior to closing.
- 14. Thermostat centrally located on main floor.

WARRANTY

Eden Oak, backed by TARION, ensures that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection: The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration; defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems; defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leading to detachment or serious deterioration. Violations of the Ontario Building Code's Health and Safety provisions.

Seven Year Warranty Protection (Major Structural Defects): A major structural defect is defined by TARION as: a defect in workmanship and materials that results in the failure of the load-bearing part of the home's structure, or any defect in workmanship or materials that adversely affects your use of the building as a home.

All specifications and materials in Schedule A are subject to change without notice, E. & O. E., November 2016.







COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

BAYSIDE

THORNBURY

THORNBURY









BAYSIDE AT A GLANCE

THORNBURY

- Modern Estate Homes
- Units not yet available
- Phase 1 Sold Out Phase 2 Coming Soon
- Builder Calibrex Developments
- Price range \$800,000 \$950,000+
- Floor plans 6 one of a kind home designs















BAYSIDE SUMMARY

Bayside beckons you with an exclusive collection of homes perfect for the active retiree or for a family's weekend retreat. Enjoy luxury living in an estate residence reflecting a very modern style and sensibility. All in the heart of the Blue Mountains area, steps from the Georgian Trail and close to Georgian Peaks, Georgian Bay Club, Blue Mountain Village, Collingwood and Thornbury.

Bayside unfolds on the most coveted parcel of land in the Thornbury area – a prestigious community of homes conveniently located just off Gray Country Road 40, with Highway 26 providing residents with easy access to all points along the shores of Georgian Bay.

































BAYSIDE







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BAYSIDE

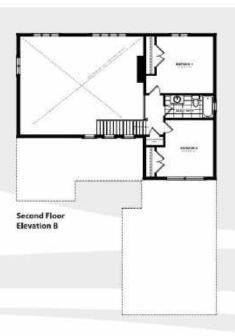
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KEY FEATURES

EXTERIOR FEATURES

- Architectural Controlled designs with broad selection of styles, blended to give variety throughout the streetscape
- Stone and pre-finished wood sliding with 15year manufacturer limited warranty (Vendors standard samples)
- Maintenance free aluminum soffits, fascia, eavestroughs and downspouts, all colour coordinated (Vendors standard samples)
- Exterior windows and doors sealed with high-grade caulking and completed with weatherstripping to all exterior doors
- Insulated pre-finished roll-up overhead garage doors
- Overhead door standard to be 8'x7' high (Vendors standard samples)
- Choice of architecturally controlled and coordinated exterior colour packages with builder's final approval
- Gravel driveway
- Professionally sodded and graded lot, excluding naturally treed areas, areas to be left natural.
- Colour coordinated Low E Argon maintenancefree vinyl casement windows with split finish (white interior/ black exterior)
- Screens on all operating windows and patio doors
- Architecturally inspired 8' insulated fiberglass front entry door, exterior main doors will be insulated steel

BATHROOMS/LAUNDRY

- Beautifully crafted cabinetry in a wide variety of styles and finishes (as per plan).
- Stone counter tops in bathrooms (as per plan)
- Standard Laundry tub (as per plan)
- · Taps and drain for washer, dryer vent rough-in

- Master bathroom to have white acrylic freestanding tub as per plan (Vendors standard samples)
- All sink faucets and plumbing fixtures to include shut off valves
- 2 exterior hose bibs, one located at the rear of the home, one located in the garage
- · 3 piece rough-in in the basement as per plan

INTERIOR FEATURES AND FLOORING

- · Basement Featuring 8' concrete walls
- Main floor featuring 9' ceilings with varied designs including vaulted or coffered options (as per plan)
- Second floor 8' ceilings, with varied designs including vaulted options (as per plan)
- Stippled ceilings throughout home with flat white painted ceilings in kitchen, bathrooms, laundry
- 5/8" tongue & groove plywood subfloors, nailed and glued to floor joists
- Up to 5-1/4" premium quality pre-finished engineered oak strip flooring in living room
- Beautiful selection of 12" x 24" Porcelain Tiles as per plan (Vendors standard samples)
- Quality broadloom carpet with high-density underpad to be selected from Vendor's samples (located in all bedrooms and hallways)
- Main staircase and handrail to be red oak, stained to match hardwood (as per plan)
- Carpet grade stairs in basement with spruce handrail to suit
- Poured in place front porch steps and concrete front porch slab
- Elegant 5-1/4" step baseboard and 3-1/2" casing
- Gas fireplace on the main floor as per plan





KEY FEATURES

- Interior doors (preselected by builder), swing doors on closets
- Door hardware throughout, satin nickel lever handles
- · MDF shelving in all bedroom and linen closets
- House fully insulated, 2x6 wall assembly with R22 batt, attics blown-in R60, cathedral ceilings R31, exposed floor insulation R31, full height R20 basement blanket wrap insulation
- Garage common walls of home to be insulated and gas proofed
- Fully drywalled double car garage with access to mudroom (grade permitting)
- Fully ducted mechanical system including high efficiency forced gas central heating. HRV and air conditioning
- · Gas fired water heater (rental)

ELECTRICAL

- 100 Amp. Electrical service with breaker panel and copper wiring throughout home
- All electrical to meet ESA (Electrical Safety Authority) standards
- Wired Smoke detectors and carbon monoxide detectors with strobe (as per Ontario Building Code)
- 220 Volt heavy-duty receptacle for stove and dryer
- Contemporary exterior lighting (as per plan)
- LED bulbs in all compatible fixtures
- High quality electrical light fixtures (preselected by builder)
- White Decora light switches and receptacles throughout

- · 8 interior pot lights as per plan
- Soffit outlet (as per plan) for seasonal festive lighting
- 2 exterior weatherproof outlets (1 at the front porch and 1 at the rear of house)
- Security system rough-in with wiring to all exterior doors, wiring for keypad in master bedroom, garage entry and front door
- Single switch operating all basement lights
- Waterproof recessed pot light to shower enclosure in master bathroom
- Central Vac rough-in

KITCHEN

- Luxurious kitchen cabinetry offered in a variety of styles and colour options as per Vendor's standard samples
- Stone counter tops with under mount double stainless steel sink with single lever pull out faucet in kitchen
- · Extended height upper cabinets
- Rough-in for future dishwasher with plumbing and electrical connections, final hook-ups to dishwasher not included
- · Walk-in pantries (as per plan)

WARRANTY

- Backed by TARION (Ontario New Home Warranty Program)
- Calibrex Developments is a registered member of TARION and shall comply with all warranty requirements

Please see a Sales Representative for a full list of standard features and more details. Prices, specifications, features and offerings are subject to change without notice. Renderings are artist 's concept. E. & C.E.







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I believe wholeheartedly in a collaborative process, maximizing social media, using advanced marketing tools & techniques as well as influencers, along with good old fashioned legwork, every step of the process. You've got my committed collaborative attention and energy.

Thank you!



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