



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

12 Gordon Crescent, Meaford



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca

LOCATIONS **NORTH**
REALTY





CollaborativeRealEstate.ca



1,520 sq. ft.



2 Bed



2 Bath

KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
 kwillison@royallepage.ca
 Cell: (705) 888-0075
 www.CollaborativeRealEstate.ca

12 GORDON Crescent, Meaford, Ontario N4L 0A9

Client Full **12 GORDON Cr Meaford** **MLS® #: 40123235**
Active / Residential Price: **\$935,000**



**Grey/Meaford/Meaford
Bungalow Raised/House**

	Beds	Baths	Kitch
Main	2	2	1

Beds: **2 (2 + 0)**
 Baths: **2 (2 + 0)**
 SF Total: **1,521/Other**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,520.60/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$0/2020**

Remarks/Directions

Public Rmks: **Beautiful new build on a charming street of character bungalows in the lovely Georgian Bay town of Meaford. Enjoy the large living spaces in this two bedroom, two-bath home with 1,600 square feet. Gorgeous post and beam covered front porch with another in the back, a generous-sized hangout measuring 14 X 12 accessed through a French door off the kitchen. Cathedral ceilings make for a luxurious feel in the open concept kitchen and living area with gas fireplace and lots of light through large windows. Amazing storage everywhere, large front entry closet, large closet at the entry from the garage, linen closet, walk-in master bedroom closet and lots more space in the pantry off the kitchen. The kitchen itself has loads of drawers (with soft close) and cupboards galore. A sunny, very comfortable living space. The workmanship is first rate here from the millwork to the kitchen subway tile backsplash and full glass shower in ensuite. Builder has upgraded with 3/4" oak flooring, solid interior doors and quality Pollard windows as well as in floor heating in the laundry and bathrooms. A great house in a great location, with easy access to the bay, marina and downtown shopping and restaurants. Registered Tarion builder. Driveway to be paved June 21st.**

Directions: **Sykes Street to Tim Hortons, South on Coleman Street to Gordon Street**
 Cross St: **Coleman Street**

Common Elements

Exterior

Exterior Feat:	Deck(s), Porch				
Construct. Material:	Wood		Foundation:	Poured Concrete	Roof:
Shingles Replaced:					Fiberglass Shingle
Year/Desc/Source:	2021/Completed / New/Builder				Detached
Property Access:	Municipal Road, Paved Road				New
Garage & Parking:	Attached Garage, Private Drive Double Wide,				
Parking Spaces:	6	Driveway Spaces:	4.0	Garage Spaces:	2.0
Parking Level/Unit:		Parking Assigned:		Sewer:	Sewer (Municipal)
Services:	Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Street Lights, Telephone Available, Underground Wiring				
Water Source:	Municipal-Metered		Water Tmnt:		
Lot Size Area/Units:	/	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	76.98	Lot Depth (Ft):	0.00	Lot Shape:	Irregular
Location:	Urban	Lot Irregularities:	110.76ft. x 76.98ft. x 110.63ft. x 76.98ft.		
Area Influences:	Corner Site, Dog Park, Hospital, Library, Marina, Open Spaces, Place of Worship, Quiet Area, School Bus Route, Schools, Shopping Nearby				
Topography:	Dry, Flat site		Fronting On:	North	
Restrictions:			Exposure:	South	
School District:	Bluewater District School Board, Bruce-Grey Catholic District School Board				
High School:	Georgian Bay Community SS, St. Mary's High				
Elementary School:	St. Vincent-Euphrasia PS, Notre Dame Catholic				

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Sump Pump, Water Heater**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Unfinished**

Laundry Feat: **Main Level**
 Cooling: **Central Air, Energy Efficient**
 Heating: **Fireplace-Gas, Forced Air, Gas, In-Floor**
 Fireplace: **1/Living Room, Natural Gas**
 Under Contract: **Hot Water Heater**
 Inclusions: **Carbon Monoxide Detector, Garage Door Opener, Smoke Detector**
 Exclusions: **All Appliances (available for purchase separate from purchase price)**
 Furnace Age: Tank Age:

FP Stove Op: **Yes**
 Contract Cost/Mo:
 UFFI: **No**

Property Information

Common Elem Fee: **No**
 Legal Desc: **LOT 1, PLAN 16M28 MUNICIPALITY OF MEAFORD**
 Zoning: **Residential - R1-242-A**
 Assess Val/Year: **\$84,000/2021**
 PIN: **371130299**
 ROLL: **421049200214199**
 Possession/Date: **30 - 59 Days/**

Local Improvements Fee:
 Survey: **Available/ 2020**
 Hold Over Days: **120**
 Occupant Type: **Vacant**
 Deposit: **5% minimum**

Brokerage Information

List Date: **06/14/2021**
 List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#) 
 Source Board: **Southern Georgian Bay**

Prepared By: KAREN E. WILLISON, Salesperson **Date Prepared: 06/14/2021**

POWERED by [itsorealestate.com](https://www.sorealestate.com). All rights reserved. *Information deemed reliable but not guaranteed.* CoreLogic Matrix

MLS® #: 40123235

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	13' 5" X 13' 6"	4.09 X 4.11	Balcony/Deck, Cathedral Ceiling, Double sink, Engineered Hardwood, Open Concept, Pantry, Walk-in Pantry
Living Room	Main	13' 5" X 14' 6"	4.09 X 4.42	Cathedral Ceiling, Engineered Hardwood, Fireplace, Open Concept
Dining Room	Main	13' 6" X 14' 2"	4.11 X 4.32	Cathedral Ceiling, Engineered Hardwood
Bedroom Primary	Main	15' 5" X 13' 2"	4.70 X 4.01	Engineered Hardwood, Ensuite, Walk-in Closet
Bathroom Primary	Main	7' 2" X 8' 1"	2.18 X 2.46	4-Piece, Double sink, Heated Floor, Tile Floors
Bedroom	Main	11' 8" X 9' 11"	3.56 X 3.02	Engineered Hardwood
Bathroom	Main	7' 8" X 6' 6"	2.34 X 1.98	4-Piece, Heated Floor, Tile Floors
Laundry	Main	5' 11" X 7' 4"	1.80 X 2.24	Heated Floor, Tile Floors
Storage	Basement	7' 1" X 10' 9"	2.16 X 3.28	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.



COLLABORATIVE
REAL ESTATE

10 Favourite Things About This Home –
12 Gordon Crescent, Meaford

1	Open concept design
2	In-floor heating in the laundry, ensuite & main bath
3	Located in an enclave of new homes with easy access to the bay and Marina in town
4	Tall, insulated garage doors with automatic belt driven openers
5	Covered Post & Beam front porch & rear deck. Rear deck pre-wired for fan/lighting
6	South facing backyard for lots of natural light
7	Soft close kitchen cabinets
8	Upgraded solid doors & hardwood flooring (¾" engineered) & Pollard windows
9	Attention to detail with quality workmanship throughout from the millwork right to the kitchen subway tile backsplash and full glass shower in the ensuite
10	200 Amp service



COLLABORATIVE
REAL ESTATE

Expense/Utility/House Details

Property Address: 12 Gordon Crescent, Meaford

House Details

Item	Year	Notes
Year Home was Built	2020	
Air Conditioner	2020	
Air Exchanger	2020	
Windows	2020	
Roof	2020	
Furnace	2020	

Utility Information & Costs (based on unoccupied home)

Utility	Current Provider	Notes:
Current Property Taxes	\$1,094.00	Land value only
Gas	\$72.64 per month	Union Gas
Hydro	\$75.41 per month	Hydro One
Water/Sewer	\$84.78 per month	Municipality of Meaford

Rental Equipment

Item	Provider	Contact/Notes
Hot Water Heater	Reliance	60 Gallon

Appliances - DISPLAY ONLY - Can Be Purchased Additional to Home Price

Appliance	Make/Model	Notes
Refrigerator	Blomberg BRFD2230SS	
Dishwasher	Blomberg DWT52600SSIH	
Stove/Oven	Porter & Charles FEC-IR76S	
Beverage Fridge	Forno FWCDR6661-30	
Microwave	Whirlpool YWML55011HS	
Washer	Maytag MHW6630HC	
Dryer	Maytag YMED6630HC	

Upgrades

Item	Details/Notes
Flooring	¾" Engineered Hardwood
Interior Doors	Solid Wood
In Floor Heating	Bathrooms & Laundry
Windows	Pollard



36" Counter Depth French Door Refrigerator

\$3,688.00



GENERAL	
Cooling System	Dual Compressor/Frost-Free
Control System	Electronic Control
Type	Freestanding
Finish	Stainless Steel
CAPACITIES	
Total Net Volume cu. ft.	19.86
Fresh Food Net Volume cu. ft.	13.3
Freezer Net Volume cu. ft.	6.56
FRIDGE FEATURES	
Blue Light technology	Yes
IonFresh	Yes
Carbon Filter	Yes
Interior Filtered Water Dispenser	Yes
Electronic Control Display Type	LED Inner Display on Front Top Trim
Auto Defrost	Yes
Inner Illumination	LED- Side Walls
Shelves	4
Crisper	2
Door Racks	6
Compressor	Variable Speed VCC
Fan Ventilation	Yes
FREEZER FEATURES	
Auto Defrost	Yes
Number of Freezer Drawers	1
Automatic Ice Maker	Yes
TECHNICAL INFORMATION	
Supply Voltage, V/Hz	120V / 60 Hz
Rated Current, A	2.2 A
Noise Level, dBA	44 dBA
PERFORMANCE	
Climatic Class	T
Annual Energy Consumption, kwh/year	387
Cooling Gas	R6600a
DIMENSIONS	
H x W x D in.	69 3/4 x 35 3/4 x 26 13/16 in.
H x W x D cm	177.1 x 90.8 x 68 cm
Product Weight	298 lbs. (135 kg)

KEY FEATURES

- Duo Cycle Frost Free Cooling
- Blue Light Technology
- IonFresh
- Inner Digital Display
- Large Pantry Drawer
- Interior Filtered Water Dispenser
- Interior Theater Lighting with LED Lights



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royallepage.ca

LOCATIONS NORTH
BROKERAGE





24" Tall Tub, Front Control Dishwasher

\$697.00



FEATURES

- Touch Control
- 6 Programs
- Silent Operation: 48 dBA
- Extra Rinse Function
- Sanitize Function
- Easy Installation
- Concealed Heating Element
- Adjustable Feet and Self-adjustable Hinge

CONTROLS	
Control Type	Electronic Touch Control
Position	Front
MAIN FEATURES	
Loading Capacity (Place Settings)	14
Tub Material	Stainless Steel
DMFS Overflow Protection	Overflow Safety
5 Level Wash	Yes
Delay Timer	1/2 – 24 hours
Drying System	Static
Brushless DC™ Motor	Yes
Turbidity Sensor	Yes
Silent Operation	48 dBA
All-in-1 Tablet Function	Automatic
Detergent Dispenser Type	Sliding Lid
Interior High Loop with Air Gap	Yes
FUNCTIONS	
Half Load Function	Yes
Sanitize Function	Yes
Extra Rinse Function	Yes
RapidClean Function	Yes
PROGRAMS	
Number of Programs	6
Pots and Pans+ (167°F)	Yes
Regular Wash (142 – 145°F)	Yes
Express Dry	Yes
China/Crystal (149°F)	Yes
Quick Wash (131°F)	Yes
Rinse & Hold	Yes
ProCare	Yes
DISPLAY	
Rinse Aid Indicator	Yes
RACK SYSTEM	
Cutlery Basket	Sliding
Upper Rack (Inset Shelves)	2
Adjustable Upper Rack	Fixed
Lower Basket Wine Glass Holder	Yes
Knife Accessory	Yes



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royallepage.ca

LOCATIONS NORTH
BROKERAGE





Porter & Charles

Display Appliances Provided By:

CHATTERSON'S



30" Induction Range

\$4,505.00



RANGE FEATURES

- 30" (76cm) stainless steel slide-in induction range
- 105L (3.8 cu.ft) oven capacity
- 9 cooking functions including True Fan Convection
- 4 induction burners
- Black ceramic glass with stainless steel trim
- Touch control
- Double glazed removable door
- Fully programmable clock/timer with delay start and finish
- Residual heat indicator
- Diamond glazed interior
- Metric and imperial baking chart on inside of door
- Full extension telescopic rails
- Heat activated catalytic oven liners for continuous clean
- Warming drawer
- Aligns with cabinets, adjustable leg height

COOKTOP PERFORMANCE

- 4 induction Zones
- 2 x 14.5cm Single Zone: 1200 Watts (Boost: 1600 Watts)
- 1 x 24cm Single Zone: 2200 Watts (Boost: 3000 Watts)
- 1 x 21cm Single Zone: 1500 Watts (Boost: 2000 Watts)



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royallepage.ca

LOCATIONS NORTH
BROKERAGE



Display Appliances Provided By:

CHATTERSON'S

Whirlpool[®]

Home
furniture
— AND APPLIANCES —

1.1 cu. ft. Low Profile Microwave Hood Combination

\$575.00



Featured Product Specifications

- Low profile design
- Purposeful capacity
- 400 CFM motor class high performance venting
- Turntable on/off option
- Dishwasher-safe turntable plate
- Microwave presets
- Add 30 seconds option
- Tap-to-open door
- Concealed touch controls
- 90° hinge door
- 900-watt cooking power
- Popcorn preset
- 10 Power levels



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royallepage.ca

LOCATIONS NORTH
BROKERAGE

ROYALLEPAGE

Display Appliances Provided By:

CHATTERSON'S



High Quality 30" Wine Cooler - Dual Zone

\$2,695.00**

** Floor model

** Regular price \$3,099.00



Featured Product Specifications

- Seamless Stainless-Steel Glass Door
- Anti-Fingerprint Finish
- Sleek Matching Stainless Steel Handle
- 7 Black Metal Wine Racks & 1 Display Adjustable Wine Rack
- Stainless Steel Drawer with Sliders
- Temperature Range (C): Upper chamber 8-13C, Lower Chamber 13-18C, Drawer 1-8C
- Blue LED Interior Light
- Combi Wine Cooler & Drawer Fridge
- Electronic Control with LED Display
- Two Independent Temperature Zones for Red and White Wines
- 144 Bottles
- 200 Cans



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royallepage.ca

LOCATIONS **NORTH**
BROKERAGE



Display Appliances Provided By:

CHATTERSON'S



High Efficiency Front Load Washer & Dryer Set

\$2,098.00



Capacity

Total 4.8 cu. ft.

General Features & Properties

Quick Wash Cycle

Sanitize Cycle

Maytag® Commercial Technology

10-Year Limited Parts Warranty** on the Direct Drive Motor and Stainless Steel Wash Basket

Internal Heater

American Pride

Late Add Feature

Steam Option

Advanced Vibration Control™ Plus

Certifications

ADA Compliant Yes

ENERGY STAR® Certified Yes

Key Features & Benefits

Powerful Cleaning

Most Powerful Cleaning in the industry* driven by the Heavy Duty cycle with Extra Power button.

Extra Power Button

Some stains dissolve best in hot water. Others in cold. With the push of a button, Maytag fights both in a single load. The Extra Power button boosts stain-fighting performance on any wash cycle with a dual-temperature wash.

16 Hr Fresh Hold® Option

The 16-Hr Fresh Hold® option keeps clean clothes smelling fresh in the washer with an internal fan and intermittent tumbling that circulate air through clothes for up to 16 hours after the wash cycle ends.



Capacity

Total 7.3 cu. ft.

General Features & Properties

Steam Enhanced Drying

Quick Dry Cycle

Maytag® Commercial Technology

10-Year Limited Parts Warranty** on the Drive Motor and Dryer Drum

Sanitize Cycle

Wrinkle Prevent Option with Steam

Reduce Static Option

Certifications

ADA Compliant Yes

ENERGY STAR® Certified Yes

Key Features & Benefits

Advanced Moisture Sensing

Advanced Moisture Sensing monitors inside moisture and air temperatures to help evenly dry loads.

Extra Power Button

The Extra Power button boosts drying power on any cycle by extending time, heat & tumbling. One push helps prevent underdrying by getting thick fabrics, pockets and seams drier the first time.



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royallepage.ca

LOCATIONS NORTH
BROKERAGE



Appliance Pricing:

36" Counter Depth French Door Refrigerator **\$3,688.00**

30" Induction Range **\$4,505.00**

24" Tall Tub, Front Control Dishwasher **\$697.00**

1.1 cu. ft. Low Profile Microwave Hood Combination **\$575.00**

High Efficiency Front Load Washer & Dryer Set **\$2,098.00**

High Quality 30" Wine Cooler - Dual Zone **\$2,695.00****

** Floor model

** Regular price \$3,099.00

Total Package Price: **\$14,258.00 + tax**



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royallepage.ca

LOCATIONS **NORTH**
BROKERAGE



12 Gordon Ct, Meaford, ON

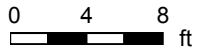
Main Building: Total Exterior Area Above Grade 1520.60 sq ft



Main Floor
Exterior Area 1520.60 sq ft



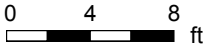
Basement (Below Grade)
Exterior Area 1533.08 sq ft



PREPARED: Jun 2021

12 Gordon Ct, Meaford, ON

Main Floor Total Exterior Area 1520.60 sq ft
Total Interior Area 1390.16 sq ft



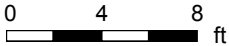
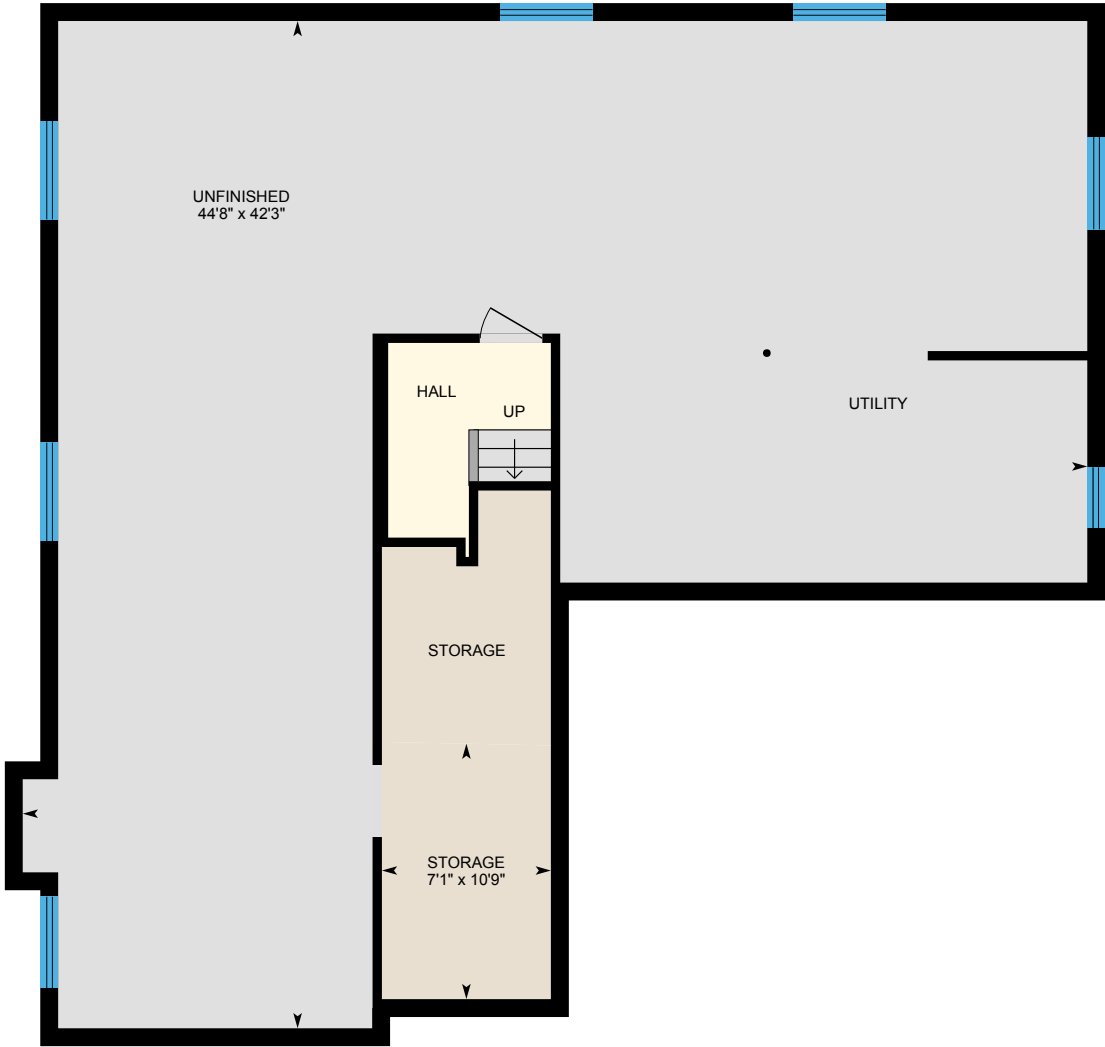
PREPARED: Jun 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

12 Gordon Ct, Meaford, ON

Basement Total Exterior Area 1533.08 sq ft
Total Interior Area 1400.22 sq ft



PREPARED: Jun 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

12 Gordon Ct, Meaford, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

4pc Bath: 7'8" x 6'6"

4pc Ensuite: 7'2" x 8'1"

Bedroom: 11'8" x 9'11"

Dining: 13'6" x 14'2"

Garage: 21'11" x 20'10"

Kitchen: 13'5" x 13'6"

Laundry: 5'11" x 7'4"

Living: 13'5" x 14'6"

Primary: 15'5" x 13'2"

BASEMENT

Storage: 7'1" x 10'9"

Unfinished: 44'8" x 42'3"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1390.16 sq ft

Excluded Area: 456.07 sq ft

Perimeter Wall Length: 174 ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 1520.60 sq ft

BASEMENT (Below Grade)

Interior Area: 1400.22 sq ft

Perimeter Wall Length: 177 ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 1533.08 sq ft

Total Above Grade Floor Area

Main Building Interior: 1390.16 sq ft

Main Building Excluded: 456.07 sq ft

Main Building Exterior: 1520.60 sq ft

12 Gordon Ct, Meaford, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.



MUNICIPALITY OF MEAFORD
 21 TROWBRIDGE ST W
 MEAFORD, ONTARIO,
 N4L 1A1
 (519) 538-1060

Phone (519) 538-1060 Ext. 1113
 Fax (519) 538-1556

Permit No.
0310B/2020

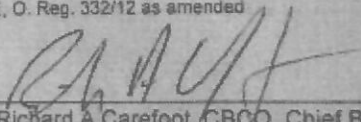
Building Permit

Action	<u>Assessment Roll No.</u> 4210-492-002-14199-0000	<u>Issued to</u> 2678908, ONTARIO LTD	<u>Date Issued</u> October 5, 2020
Erect			
Owner(s)	2678908 ONTARIO LTD		
Contractor	Owner		
Property Address	12 GORDON CRES	Lot Area	8478.84 Sq Ft
Legal Description	PLAN 16M28 LOT 1	Lot Frontage	77.76
Brief Project Description	Construct a 1495 sq. ft. single family dwelling.		
Structure	SINGLE FAMILY DETACHED	Length	44.00
		Height	16.00
		Width	45.00
		Permit Area	1,995 Sq. Feet
Zoning	R1-252-A (R1 with exception)		

The personal information on this permit was collected pursuant to the Building Code Act. Information contained herein may be available to the public in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), RSO 1990, c. M.56, s. 14(1)(c). Questions regarding this collection and its release under the Act should be directed to the municipal Clerk during normal business hours

The person to whom this permit has been issued shall notify the Chief Building Official in advance of the stages of construction specified in Building Code R.S.O. 1992 Reg 332/12, Division C, Part 1, s.1.3.5.1 (2) or attached

BUILDING CODE, O. Reg. 332/12 as amended

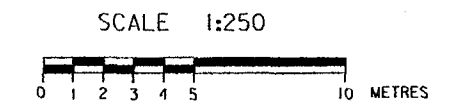

 Richard A Carefoot, CBCO, Chief Building Official

STAGES OF CONSTRUCTION REQUIRING NOTICE

- Readiness to construct footings
- Readiness for inspection and testing of
 - (i) building sewers and building drains
 - (ii) water service pipes
 - (iii) fire service mains
 - (iv) drainage systems and venting systems
 - (v) the water distribution system
 - (vi) the plumbing fixtures and plumbing appliances
- Substantial completion of footings and foundations prior to commencement of backfilling
- Substantial completion of heating, ventilating, air-conditioning, and air contaminant extraction equipment.
- Substantial completion of structural framing and ductwork and piping for heating and air conditioning systems if the building is within the scope of Part 9 of Division B
- Completion of construction and installation of components required to permit the issue of an occupancy permit under sentence 1.3.3.1.(2) or to permit occupancy under sentence 1.3.3.2(1), if the bldg or part of the bldg to be occupied is not fully completed.
- Substantial completion of insulation and vapour barriers
- Completion of the project.

POST THIS CARD IN A LOCATION TO BE SEEN FROM THE ROAD / WATER

**SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOT 1
REGISTERED PLAN 16M-28
(FORMERLY TOWN OF MEAFORD)
MUNICIPALITY OF MEAFORD
COUNTY OF GREY**



LOT 434, REGISTERED PLAN 309
PART 2, 16R-2807
PART 3, 16R-3558
PIN 37113-020(LT)

METRIC
DISTANCES ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY
REPORT DATED NOVEMBER 30, 2020

NOTES:

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE
BEARING OF THE NORTHERLY LIMIT OF GORDON CRESCENT BEING
N81°03'00"E IN ACCORDANCE WITH REGISTERED PLAN 16M-28.

- ⊕ DENOTES SET
- DENOTES FOUND
- ⊕ S.I.B. DENOTES STANDARD IRON BAR
- ⊕ I.B. DENOTES IRON BAR
- ⊕ S.S.I.B. DENOTES SHORT STANDARD IRON BAR
- ⊕ C.C. DENOTES CUT CROSS
- ⊕ C.P. DENOTES CONCRETE PIN
- ⊕ P.B. DENOTES PLASTIC BAR
- w IT DENOTES WITNESS
- meas. DENOTES MEASURE
- P.C. DENOTES POINT OF CURVATURE
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- R.P. DENOTES REGISTERED PLAN
- N, S, E, W, DENOTES NORTH, SOUTH, EAST, WEST

THIS REPORT WAS PREPARED FOR 2678908 ONTARIO LTD.
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES

NOTE
NO ADDITIONAL PRINTS OF THIS REPORT CAN BE ISSUED
FROM THIS OFFICE WITHOUT A FIELD EXAMINATION AND
UPDATING OF THE PLAN

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 27TH DAY OF OCTOBER 2020.

NOVEMBER 30, 2020

O.L.S.
PAUL R. THOMSEN
ONTARIO LAND SURVEYOR
COLLINGWOOD

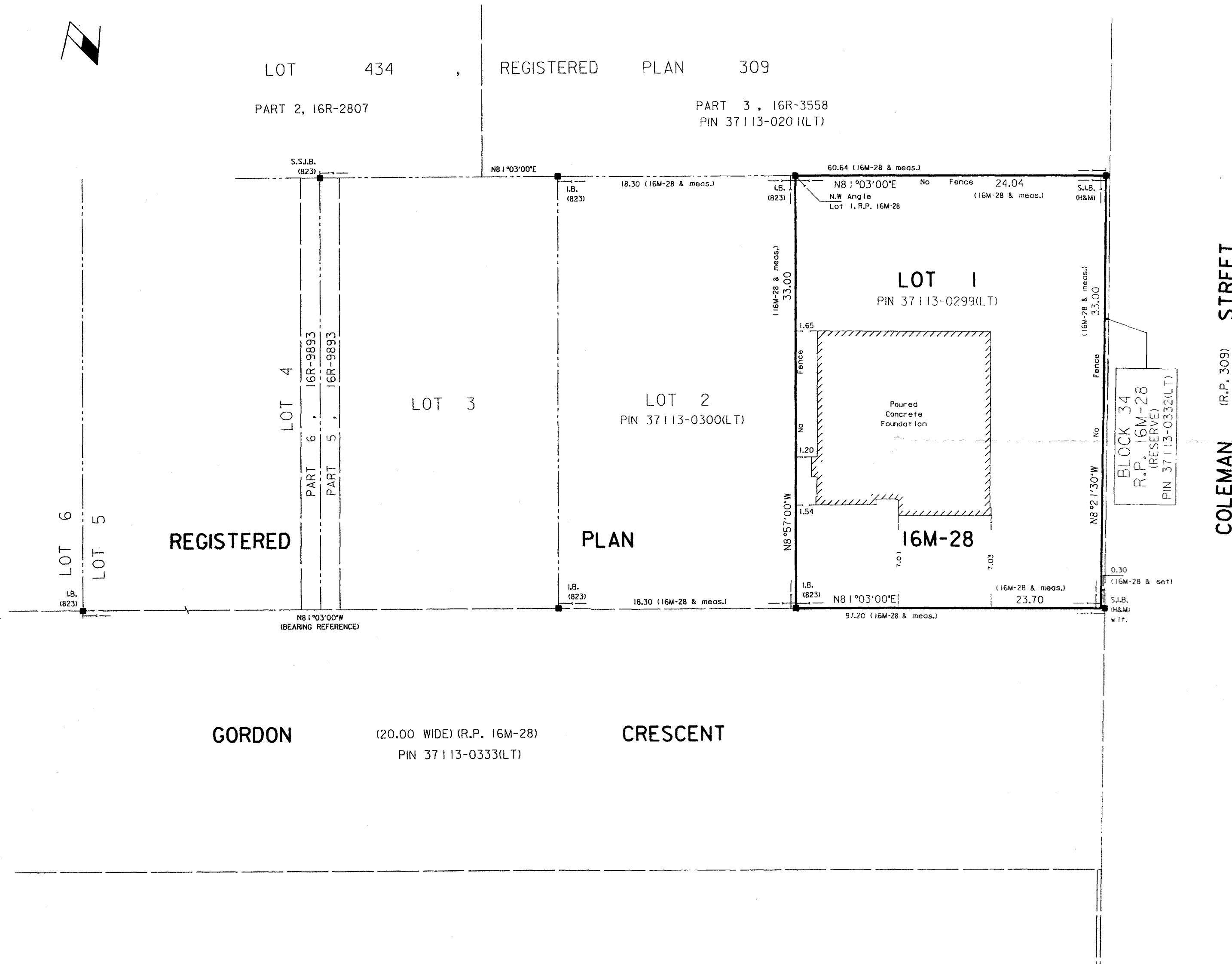
**ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2134329**

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1826, Section 29(3).

©COPYRIGHT ZUBEK, EMO, PATTEN & THOMSEN LIMITED, O.L.S., 2020

ZUBEK, EMO
PATTEN & THOMSEN
LIMITED
ONTARIO LAND SURVEYORS
200 MOUNTAIN ROAD
UNIT 4
COLLINGWOOD, ONTARIO L9Y 4V5
PHONE: (705) 445-4910

JOB No.2020-04-01 SURVEY FOR: 2678908 ONT. LTD.

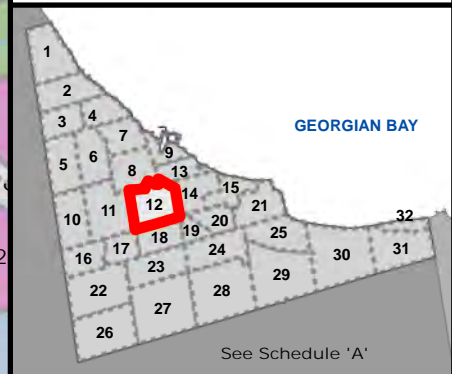


Schedule 'B' Map 12 Municipality of Meaford

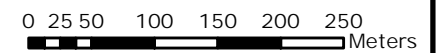


**BY-LAW 60-2009
AS AMENDED**

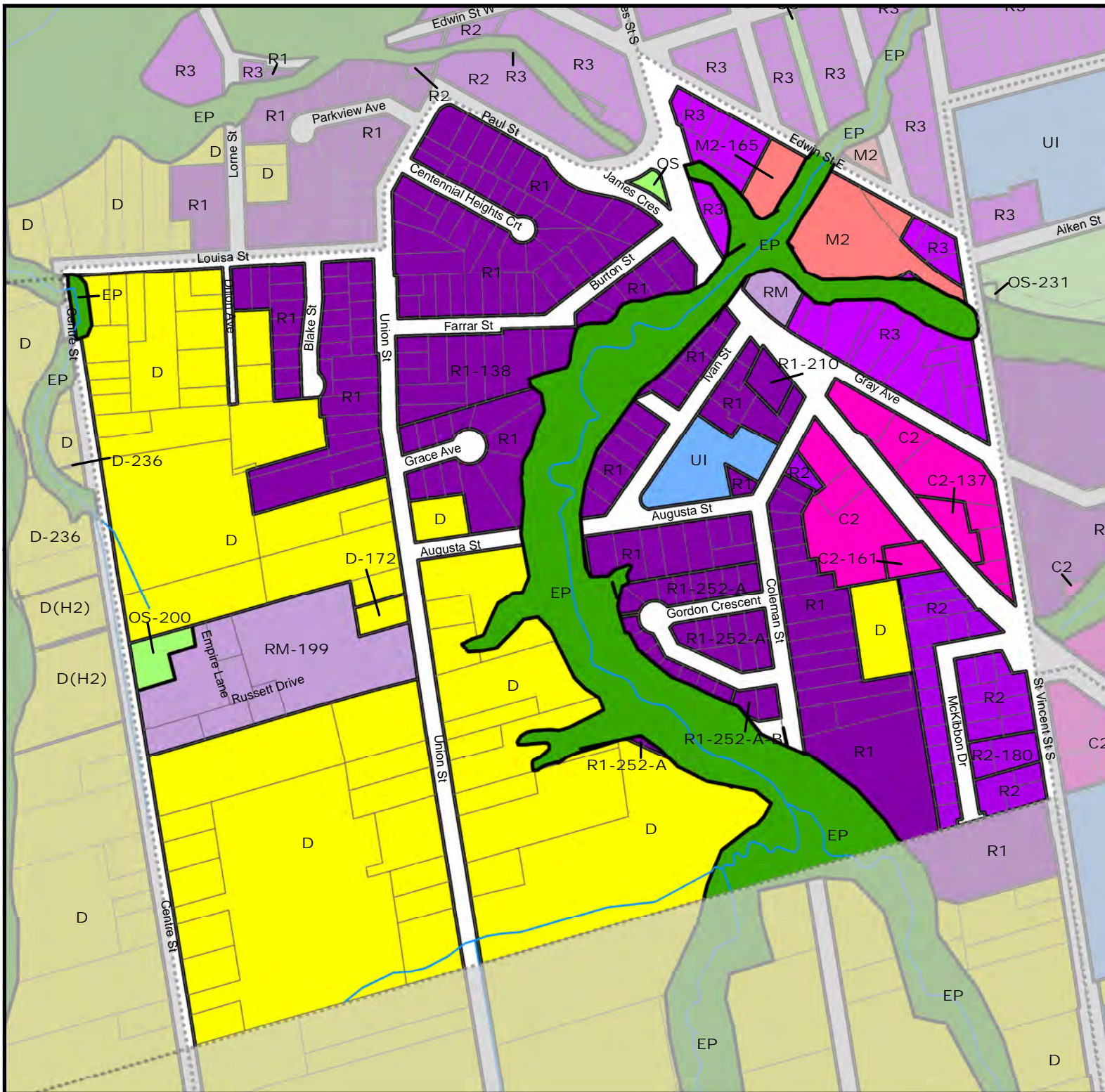
Updated: October 9, 2015



The information contained herein is provided by Planning Services. Content provided may not be an exact and/or current reproduction of the official documents. Where the official by-law document differs, the official by-law document takes precedence. This is not a legal survey.



1:6,000





Warranty Overview

The statutory warranties on work and materials that you provide on the home take effect on the Date of Possession and last for a total of seven years. The Date of Possession is the closing date or, in the case of a condominium unit, the occupancy date/interim occupancy date.

The statutory warranties are divided into the three timeframes outlined below.

One-Year Warranty

- Requires that the home is constructed in a workmanlike manner and free from defects in materials
- Protects against unauthorized substitutions of items of construction or finishing that are referred to, or selected by the purchaser, in the purchase agreement
- Ensures that the home is fit for habitation
- Protects against Ontario Building Code violations

Two-Year Warranty

- Protects against water penetration through the basement or foundation
- Protects against defects in materials, including windows, doors and caulking, or defects in work that result in water penetration into the building envelope
- Covers defects in work or materials in the electrical, plumbing, and heating delivery and distribution systems
- Covers defects in work or materials that result in the detachment, displacement, or deterioration of exterior cladding (such as brick work, aluminum, or vinyl siding)
- Protects against Ontario Building Code violations that affect health and safety, including but not limited to fire safety, insulation, air and vapour barriers, ventilation, heating, and structural adequacy

Seven-Year Warranty

- Provides coverage against major structural defects. These include:
- Defects in work or materials that affect a structural load bearing element of the home, resulting in an actual structural failure
- Defects in work or materials that materially compromise a structural load bearing element of the home, even if failure has not occurred or is not imminent

- Defects in work or materials that materially and adversely affect the use of a significant portion of the home

Coverage Limits

For all purchase agreements or construction contracts signed on or after February 1, 2021, these new warranty limits are in place:

- The maximum statutory warranty coverage available for freehold homes and condominium units is \$300,000.
- The maximum coverage for condominium common elements is \$100,000 multiplied by the number of units, up to a maximum of \$3.5 million.
- The maximum combined coverage for a condominium project (units and common elements) is \$50 million.
- There is a maximum of \$50,000 for warranted damage caused by environmentally harmful substances or hazards, including mould, for freehold homes and condominium units.

For all purchase agreements or construction contracts signed before February 1, 2021, these warranty limits remain:

- The maximum statutory warranty coverage available for freehold homes and condominium units is \$300,000.
- The maximum coverage for condominium common elements is \$50,000 times the number of units, up to a maximum of \$2.5 million.
- The maximum combined coverage for a condominium project (units and common elements) is \$50 million.
- There is a maximum of \$15,000 for warranted damage caused by environmentally harmful substances or hazards, including mould, and a maximum of \$25,000 for coverage of septic systems.



BUILDING PRODUCTS OF CANADA CORP.

BP SHINGLE LIMITED WARRANTY

EFFECTIVE MARCH 1st, 2017
Replaces all previous warranties

THE BP LIMITED WARRANTY

Building Products of Canada Corp. ("BP") warrants to the owner (individual or couple) of the property on which BP shingles are installed that the shingles are free from manufacturing defects that result in water leakage during the limited warranty period, subject to the terms, conditions and restrictions set out below.

WHO MAY BENEFIT FROM THE BP WARRANTY?

The original owner or the subsequent registered owner of a building located in Canada or in the United States, on which BP shingles are installed as required by this Warranty.

LIMITED WARRANTY TRANSFERABILITY

This BP Shingle Limited Warranty (the "Warranty") is transferable only once, to the subsequent owner of the building. To transfer the Warranty to the subsequent owner, BP must be notified in writing within 30 days of the ownership transfer and such notice must include payment of BP's \$100.00 transfer fee.

For all shingles covered by the Limited Lifetime Warranty (MANOIR, EVEREST 42 and MYSTIQUE 42), if the transfer occurs in the first 10 years after the installation of the shingles, the Warranty Period (set out in the Limited Warranty Coverage Table below) will continue unchanged. For a transfer occurring after the 10th year of installation of the shingles, the Warranty Period will be the lesser of 2 years from the date of transfer or the balance of the original Warranty Period set out in the Limited Warranty Coverage Table below.

For YUKON SB and DAKOTA shingles, if the transfer occurs in the first 5 years after the installation of the shingles, the Warranty Period (set out in the Limited Warranty Coverage Table below) will continue unchanged. For a transfer occurring more than 5 years following the installation of the shingles, the Warranty Period will be the lesser of 2 years from the date of transfer or the balance of the original Warranty Period set out in the Limited Warranty Coverage Table below.

WHAT IS THE WARRANTY COVERAGE?

The Warranty Periods are set out in the Limited Warranty Coverage Table below. Warranty Periods run from the date the installation of the BP shingles is completed.

If prescribed BP shingles are used for HIP & RIDGE (YUKON SB and DAKOTA) and starter strip, they will be warranted for the duration of the Warranty Period covering the shingles installed on the roof.

Coverage during the Up-Front Coverage Period

If a manufacturing defect results in water leakage during the Up-Front Coverage Period as set out in the Limited Warranty Coverage Table below, BP will reimburse to the owner of the building the cost of the replacement or repair of the defective shingles, with identical or comparable BP shingles, **including** the cost of labour to install the BP shingles but **excluding** all other costs and expenses (such as metal work, flashings, vents, and tear-off and disposal of the products replaced), according to BP's reasonable estimate at the time of the claim but **not exceeding the total cost of the original labour and shingles.**

Coverage After the Up-Front Coverage Period

If a manufacturing defect that results in water leakage during the remainder of the Limited Warranty Period as set out in the Limited Warranty Coverage Table below, BP's Warranty coverage will be calculated using the Maximum Material Liability After Up-Front Coverage per square (100 ft²) as determined in the Limited Warranty Coverage Table, reduced for the number of months elapsed since installation.

LIMITED LIFETIME WARRANTY

For eligible owners and buildings, MANOIR, EVEREST 42 and MYSTIQUE 42 shingles will be warranted for the lifetime of the original owner or the registered subsequent owner, according to the terms and conditions set out in the section

below and subject to the other terms, conditions and limitations of this Warranty.

WHAT ARE THE ADDITIONAL REQUIREMENTS FOR THE LIMITED LIFETIME WARRANTY?

The Limited Lifetime Warranty covers individual owners who apply MANOIR, EVEREST 42 and MYSTIQUE 42 shingles to their single-family homes (or row house with a physically delimited roof) provided the individual is the sole owner of the home which serves as the owner's residence. Commercial and industrial buildings, condominiums, multi-occupant buildings, health care institutions, schools, religious institutions and all buildings which are not used "as a primary residence" for the owner and owner's family are not eligible; in such cases the 40-year Warranty Period is applicable.

The Limited Lifetime Warranty does not constitute and should not be interpreted as a statement or representation as to the durability of BP shingles.

WIND DAMAGE LIMITED WARRANTY

BP warrants its MANOIR, EVEREST 42 and MYSTIQUE 42 shingles for 15 years after the installation of the shingles and its YUKON SB and DAKOTA shingles for 5 years after the installation of the shingles, against blow off or damage due to wind velocities, including gusts, up to the speeds specified in the Limited Warranty Coverage Table (Regular Installation) below.

For the Warranty against wind blow-off to take effect, the self-seal adhesive must be subjected to sufficient heat to activate the bond. When the shingles are installed in environmental conditions that will not produce such temperature or in very windy areas, the shingles should be sealed down with spots of asphalt plastic cement as specified in CSA A123.51-M85. In addition, contamination of the self-sealing adhesive by dust or foreign matter may prevent the sealing strip from achieving a full thermal seal. Prior to sealing, shingles are more vulnerable to wind damage.

The foregoing Wind Damage Limited Warranty does not apply unless the shingles have been installed as required by this Warranty and self-sealing adhesive strips have properly bonded.

If BP shingles which meet the above conditions blow off or are damaged by winds not exceeding the velocities set out in the Limited Warranty Coverage Table (Regular Installation) below, BP will, at its option, reimburse the owner of the building the reasonable cost of replacing the blown off or damaged shingles and/or hand sealing the remaining shingles, as required. Data

available from Environment Canada and/or the National Weather Service will be used to determine wind and gust speeds.

HIGH WIND LIMITED WARRANTY

High wind Warranty coverage for wind velocities, including gusts, up to the speeds specified in the Special High Wind Installation section of the Limited Warranty Coverage Table below is only available when shingles are fastened with 6 nails and the shingles at the roof edges are secured with a thin 4 inch wide layer of asphalt plastic cement. If the shingles are not installed according to the Special High Wind Installation instructions, the terms and conditions of the Wind Damage Limited Warranty applies up to the speeds specified in the Limited Warranty Coverage Table under Regular Installation.

ALGAE LIMITED WARRANTY

BP warrants that its shingles will not be affected by "blue-green" algae (cyanobacteria or gloeocapsa magma). This Algae Limited Warranty is valid for the first 10 years following installation of MANOIR, EVEREST 42 and MYSTIQUE 42 shingles and the first 5 years following installation of YUKON SB and DAKOTA shingles. Should the presence of such algae be detected on the shingles within the foregoing designated periods, BP's sole obligation will be to pay to the owner the cost to clean the affected shingles, subject to a maximum amount calculated as: \$15.00 per square of shingles (100 ft²) reduced by a fraction, the numerator of which is the number of months elapsed since the original installation and the denominator of which is the total period covered 120 months for MANOIR, EVEREST 42 and MYSTIQUE 42 shingles and 60 months for YUKON SB and DAKOTA shingles.

WARRANTY COVERAGE FOR BP SHINGLES INSTALLED OVER INSULATED OR NON-VENTILATED ROOF DECKS

Where shingles are installed on Insulated roof decks or non ventilated surfaces, on any type of building, the coverage for any BP shingles, under this limited warranty, is limited to 10 years, without any Up-Front coverage period. The maximum material liability of the shingles, as determined in the Limited Warranty Coverage Table, is reduced by 10% per year following the date of installation.

COVERAGE LIMITATIONS AND PAYMENT

The Warranty coverage for shingles which are installed for repair or replacement under this Warranty shall be limited, in all cases, to the remainder of the Warranty Period and balance of coverage applicable to the shingles that were repaired or replaced.

LIMITED WARRANTY COVERAGE TABLE

Shingle Model	Warranty Period (in years)	Up-Front Coverage Period (in years)	Maximum Material Liability After Up-Front Coverage (\$ / square ¹)	Limited Wind Warranty					
				Regular Installation			Special High Wind Installation		
				Warranty Period (in years)	km/h	mph	Warranty Period (in years)	km/h	mph
Manoir	Lifetime / 40*	15	50	15	180	110	15	220	135
Everest 42	Lifetime / 40*	15	45	15	180	110	15	220	135
Mystique 42	Lifetime / 40*	15	40	15	180	110	15	220	135
Yukon SB	30	5	35	5	180	110	5	200	125
Dakota	25	5	30	5	180	110	5	200	125
Hip & Ridge	As per shingles installed								

* Warranty Period applicable to non single family homes

1) 1 square = 3 bundles

Since changes to design, colours and composition of products may be made from time to time, it is possible that shingles matching those originally installed may not be available at the time of repair or replacement. BP will not incur any liability by reason of such product changes beyond the limits set out in this Warranty.

BP shingles and roofing products must be used exclusively in all cases where repair or replacement is authorized under this Warranty.

BP's Warranty coverage is conditional upon completion of any repairs or replacement within 1 year of acceptance of a Warranty claim.

LIMITATION OF IMPLIED WARRANTIES AND CONDITIONS

THE DURATION OF ANY IMPLIED WARRANTIES OR CONDITIONS INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OR CONDITIONS OF MERCHANTABILITY OR IMPLIED WARRANTIES OR CONDITIONS OF FITNESS ARE EXPRESSLY LIMITED TO THE DURATION OF THE WARRANTY PERIOD APPLICABLE TO THE PARTICULAR SHINGLES INSTALLED. SOME CANADIAN PROVINCES AND U.S. STATES DO NOT ALLOW LIMITATIONS ON THE DURATION OF AN IMPLIED WARRANTY OR CONDITION, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU IN THOSE JURISDICTIONS.

WHAT STANDARDS MUST BE MET FOR THE WARRANTY TO BE VALID?

To benefit from the Warranties set out herein, the following standards must be met:

- (a) the shingles must be installed in accordance with BP's published application instructions; and
- (b) the roof and each part of it must be designed and built in accordance with the applicable local and National Building Codes. The deck over which the shingles are installed must meet minimum building code requirements. Where local building codes have specific requirements which differ from National Building Codes, the more stringent requirement must be followed.

EXCLUSION OF CONSEQUENTIAL DAMAGES

BP HEREBY EXCLUDES COVERAGE OF ALL CONSEQUENTIAL DAMAGES OF ANY KIND OR NATURE RESULTING FROM THE BREACH OF THIS WARRANTY OR FROM ANY FAILURE TO PERFORM UNDER THE TERMS OF THIS WARRANTY INCLUDING, WITHOUT LIMITATION, ANY DAMAGE TO THE EXTERIOR OR INTERIOR OF THE BUILDING UPON WHICH THE SHINGLES WERE INSTALLED OR TO THE PROPERTY CONTAINED THEREIN, ANY INJURIES SUSTAINED BY ANY PERSON OR ANY ECONOMIC LOSSES, COMMERCIAL LOSSES, LOSS OF TIME, LOSS OF USE OF THE BUILDING OR INCIDENTAL CHARGES SUCH AS TELEPHONE, TRAVEL OR LODGING EXPENSES. SOME CANADIAN PROVINCES AND U.S. STATES DO NOT ALLOW THE EXCLUSION

OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION OR EXCLUSION MAY NOT APPLY TO YOU.

WHAT IS NOT COVERED?

The following are not covered under this Warranty and BP will not at any time be liable for:

- (a) any property damage, physical injury or economic loss resulting, directly or indirectly, from a manufacturing defect in the shingles;
- (b) any damage to the shingles caused by lightning, hurricanes, tornadoes, hailstorms, earthquakes, Acts of God, fortuitous events or force majeure;
- (c) any damage to the shingles caused by the settlement, distortion, failure, cracking or movement of the roof deck, walls or foundation of the building, improper drainage, erosion, ordinary wear and tear, failure to perform required roof maintenance, as well as faulty flashing or metal work;
- (d) any damage to the shingles caused by transport, misuse or improper handling or storage of the shingles after they leave BP's possession;
- (e) any damage to the shingles caused by traffic on the roof or by the impact of foreign objects;
- (f) any damage to the shingles caused by work performed on or to the roof;
- (g) any damage to the shingles caused by the failure to install the shingles using plastic asphaltic cement that meet applicable CAN/CGSB or ASTM standards or failure to install in accordance with BP's published application instructions or good roofing practices;
- (h) appearance problems related to multiple layer installation (application over old shingles), such problems being typical of this type of installation;
- (i) any variation in appearance due to normal ageing of shingles;
- (j) any discoloration due to algae or moss growth not specifically covered in this Warranty;
- (k) any variation in colour or shading;
- (l) any water infiltration due to improper installation of shingles, flashings or any other material;
- (m) any water infiltration (and/or condensation) due to improper attic ventilation;
- (n) any back surfacing transfer or asphalt staining;
- (o) any exposure to or application of paints or of any improper cleaning solutions, coatings, harsh airborne or liquid chemicals or modifications of any kinds;
- (p) roofing and/or decking nails or staples backing out and either perforating or pushing up the shingles; and
- (q) any claim which has been settled by way of a cash payment pursuant to this Warranty.

On low slope roofs between 2/12 and 3/12, only DAKOTA or YUKON SB shingles can be used. On low slopes between 3/12 and 4/12, DAKOTA, YUKON SB, MANOIR, EVEREST 42 and MYSTIQUE 42 can be used.

BP reserves the right at any time to modify or discontinue any of its products and will not be liable as a result of any such change. If original product or colour is no longer available, BP may substitute products which are comparable in price and quality.

HOW TO MAKE YOUR CLAIM?

Claims under this Warranty must be made in writing as soon as the manufacturing defect is discovered and in any event no more than 30 days after such discovery. Claims may be delivered by hand, transmitted by fax or sent by registered mail to the address of BP, namely:

Building Products of Canada Corp.

9500 St. Patrick Street, LaSalle, QC, Canada H8R 1R9

Fax no.: 514 364-6739

Attention: Warranty Services

The claim must include a copy of the invoice and contract establishing the date of installation of the shingles.

BP will not accept any claim for repair work or replacement of defective shingles unless BP is given the opportunity to evaluate the shingles prior to any repair or replacement and BP consents in writing to the work.

WHAT ELSE SHOULD THE OWNER KNOW?

1. **THE WARRANTIES DESCRIBED ABOVE ARE THE SOLE AND EXCLUSIVE WARRANTIES PROVIDED BY BP. EXCEPT IN THE PROVINCE OF QUEBEC, BP EXPRESSLY DISCLAIMS ALL OTHER EXPRESS WARRANTIES, WHETHER ORAL OR WRITTEN, AND BP IS NOT RESPONSIBLE OR LIABLE FOR ANY PROMISES, REPRESENTATIONS, COMMITMENTS OR AGREEMENTS MADE BY EMPLOYEES, AGENTS OR REPRESENTATIVES OF BP WHICH ARE NOT IN ACCORDANCE WITH THE WARRANTIES ABOVE.**
2. **THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS AND YOU MAY ALSO HAVE OTHER RIGHTS WHICH VARY FROM PROVINCE TO PROVINCE (FROM STATE TO STATE IN THE UNITED STATES). THIS WARRANTY DOES NOT MODIFY OR LIMIT THOSE RIGHTS BUT SHALL RUN CONCURRENTLY WITH THEM.**
3. **CANADA ONLY: ANY PROVISION OF THIS WARRANTY WHICH IS INCOMPATIBLE WITH LEGISLATION WILL NOT INVALIDATE THE REMAINING PROVISIONS OF THIS WARRANTY. SOME LEGISLATION MAY FORBID RESTRICTIONS UPON WARRANTIES GRANTED BY LAW. IN CASES COVERED BY SUCH LEGISLATION, THESE RESTRICTIONS DO NOT APPLY TO THE OWNER OF THE PROPERTY.**

THIS WARRANTY APPLIES ONLY TO BP SHINGLES PURCHASED AND INSTALLED IN CANADA OR THE UNITED STATES (CONTINENTAL UNITED STATES, ALASKA AND HAWAII). WARRANTY INFORMATION IN OTHER COUNTRIES MAY BE OBTAINED FROM LOCAL AUTHORIZED BP SHINGLE DISTRIBUTORS.

LIMITED WARRANTY PRORATION TABLE: LAMINATE SHINGLES ¹				
	Warranty Years	Up-Front Coverage Period	Prorated Period	
			YEARS 16 TO 40	YEARS 41 AND BEYOND
Residential single family home	LIFETIME	1 – 15 100%	COVERAGE REDUCED BY 144/180	COVERAGE REDUCED BY 432/480
			YEARS 16 TO 40	YEARS 41 AND BEYOND
Non-residential / other type of building / owner	40	1 – 15 100%	COVERAGE REDUCED BY 144/180	NO COVERAGE

¹ Manoir, Everest 42 & Mystique 42

Ex. On BP Laminate shingles, for years 16 to 40 after installation, coverage proration is reduced by 144/180. As of year 41 after installation, coverage proration is reduced by and remains fixed at 432/480 for as long as the Limited Lifetime Warranty conditions apply.

LIMITED WARRANTY PRORATION TABLE: 3-TAB SHINGLES				
Shingle Model	Warranty Period		Reduction Factor	
	Years	Months	Reduction for the first 180 months	Reduction for the remaining months
Yukon SB	30	360	X / 225	R / 900
Dakota	25	300	X / 225	R / 600

X = Number of months since installation R = Number of months beyond 180 months

Ex. Coverage proration reduction for a 30 Year Yukon SB at Yr 20: (180/225) + (60/900) = 0.8 + 0.06 = 0.86. The coverage is reduced by 86%.