



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

13 Maidens Crescent, Collingwood



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



LOCATIONS NORTH





[CollaborativeRealEstate.ca](https://www.collaborativerealestate.ca)



1917 sq. ft.



3 Bed



3 Bath



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

13 MAIDENS Crescent, Collingwood, Ontario L9Y 3B7

Client Full
Active / Residential

13 MAIDENS Cr Collingwood

MLS® #: 40234139
 Price: **\$1,150,000**



Simcoe County/Collingwood/CW01-Collingwood

Bungalow/House

| | Beds | Baths | Kitch |
|--------|------|-------|-------|
| Main | 1 | 2 | 1 |
| Second | 2 | 1 | |

Beds: **3 (3 + 0)**
 Baths: **3 (2 + 1)**
 SF Fin Total: **1,917/Other**
 SF Fin Range: **1501 to 2000**
 AG Fin SF: **1,917.19/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$386/2022**

Remarks/Directions

Public Rmks: **Your Georgian Bay lifestyle begins here! Move into this newly constructed bungalow in Summit View. The Craftsman style home with welcoming front porch and upgraded front door side-light, greet you as you pull into the driveway. Once inside, oversized windows and sliding doors throughout create a bright and cheery atmosphere and the space at the front of the home makes for a perfect office or additional living area. The upgraded kitchen with luxurious black hardware is ready for entertaining with extended breakfast bar and stainless-steel appliances. Open concept design and vaulted ceilings, as well as upgraded pot lights, create a spacious atmosphere in the living and dining area. With two walkouts, from the living room and primary, there is great deck potential with a roughed-in gas line for a bbq. You will also find a generous walk-in closet and spa like ensuite with upgraded glass shower in the primary. Convenient main floor laundry, access to the garage and 2-piece powder room round out the main floor. As you journey up to the 2nd floor the beautiful staircase with upgraded wood banister gives you a great perspective of the spacious main floor. Upstairs you will find two additional bedrooms and a full family bathroom with bathtub. A sprawling 1917 sq ft plus a full unfinished basement with oversized windows & rough in for a 3-piece bath. A two-minute drive to shops, restaurants and 10 minutes to Blue Mountain with easy access to cycling, hiking trails and a view of the escarpment.**

Directions: **Poplar Sideroad to High Street, West on Plewes Drive, Left on Maiden's Crescent to sign on left.**
 Cross St: **Plewes Drive**

Common Elements

Exterior

| | | | |
|----------------------|---|-----------------|--------------------------|
| Exterior Feat: | Porch | Roof: | Asphalt Shingle |
| Construct. Material: | Brick | Prop Attached: | Detached |
| Shingles Replaced: | | Apx Age: | New |
| Year/Desc/Source: | 2022/Completed / New/Owner | Rd Acc Fee: | |
| Property Access: | Municipal Road, Paved Road | | |
| Pool Features: | None | | |
| Garage & Parking: | Attached Garage//Private Drive Single Wide | Garage Spaces: | 1.0 |
| Parking Spaces: | 3 | | |
| Services: | Cable TV Available, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Street Lights, Telephone Available, Underground Wiring | | |
| Water Source: | Municipal-Metered | Sewer: | Sewer (Municipal) |
| Lot Size Area/Units: | / | Acres Rent: | |
| Lot Front (Ft): | 40.32 | Acres Range: | < 0.5 |
| Location: | Urban | Lot Depth (Ft): | 100.52 |
| Area Influences: | Beach, Golf, Hospital, Library, Place of Worship, Playground Nearby, School Bus Route, Schools, Shopping Nearby, Skiing | Lot Shape: | Irregular |
| View: | Mountains | Land Lse Fee: | |
| Topography: | Dry, Flat | Retire Com: | |
| Restrictions: | | Fronting On: | North |
| School District: | Simcoe County District School Board, Simcoe Muskoka Catholic District School Board | Exposure: | South |
| High School: | CCI, Our Lady of the Bay, Pretty River Academy | | |
| Elementary School: | Mountain View, Cameron Street (Fr Immersion), St. Mary's, Pretty River Academy | | |

Interior

| | | | |
|----------------|--|---------------|-------------------|
| Interior Feat: | Air Exchanger, Auto Garage Door Remote(s), Central Vacuum Roughed-in, Sump Pump, Water Heater | | |
| Security Feat: | Carbon Monoxide Detector(s), Smoke Detector(s) | | |
| Basement: | Full Basement | Basement Fin: | Unfinished |
| Laundry Feat: | Laundry Room, Main Level | | |
| Cooling: | Central Air | | |

Heating: **Forced Air, Gas**
 Under Contract: **Hot Water Heater**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Range Hood, Refrigerator, Smoke Detector, Washer**
 Exclusions: **Hot Water Tank (rental)**

Contract Cost/Mo: **38.44**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PLAN 51M1170 LOT 151**
 Zoning: **R2-5**
 Assess Val/Year: /
 PIN:
 ROLL: **080012041520000**
 Possession/Date: **Immediate/**

Local Improvements Fee:
 Survey: **None/**
 Hold Over Days: **120**
 Occupant Type: **Vacant**

Deposit: **5% minimum**

Brokerage Information

List Date: **05/09/2022**
 List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#) 
 Source Board: **The Lakelands**

Prepared By: KAREN E. WILLISON, Salesperson
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Date Prepared: 05/10/2022

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS® #: 40234139

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Dimensions (Metric)</u> | <u>Room Features</u> |
|------------------------|---------------|--------------------------|----------------------------|--|
| Den | Main | 10' 11" X 9' 11" | 3.33 X 3.02 | Broadloom |
| Kitchen | Main | 15' 0" X 11' 4" | 4.57 X 3.45 | Double sink, Open Concept, Tile Floors |
| Dining Room | Main | 11' 10" X 10' 11" | 3.61 X 3.33 | Open Concept, Tile Floors, Vaulted Ceiling |
| Living Room | Main | 15' 4" X 18' 7" | 4.67 X 5.66 | Broadloom, Open Concept, Sliding doors, Vaulted Ceiling |
| Bedroom Primary | Main | 13' 11" X 19' 6" | 4.24 X 5.94 | Broadloom, Ensuite, Sliding doors |
| Primary Ensuite | Main | 10' 2" X 5' 10" | 3.10 X 1.78 | 3-Piece, Ensuite, Tile Floors |
| Bathroom | Main | 5' 8" X 4' 11" | 1.73 X 1.50 | 2-Piece, Tile Floors |
| Laundry | Main | 9' 7" X 5' 7" | 2.92 X 1.70 | Linen closet, Tile Floors |
| Bedroom | Second | 13' 10" X 9' 0" | 4.22 X 2.74 | Broadloom |
| Bedroom | Second | 13' 10" X 9' 0" | 4.22 X 2.74 | Broadloom |
| Bathroom | Second | 9' 6" X 5' 11" | 2.90 X 1.80 | 4-Piece, Tile Floors |

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COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

Quick Facts **13 Maidens Crescent, Collingwood**

- **Located in Devonleigh Homes' Summit View community**
- **Bright spacious interior with plenty of room for family & entertaining**
- **Minutes to Blue Mountain and the Village at Blue, minutes to the shops, restaurants and theatres of Collingwood**
- **Walking distance to the Georgian Trails biking and hiking system**
- **3 bedrooms - main floor primary suite with sliding door & a loft with 2 bedrooms**
- **3 baths**
- **1 car garage with garage door opener**



10 Favourite Things About 13 Maidens Crescent!

| | |
|----|---|
| 1 | Brand new & never lived in! |
| 2 | Mountain views. |
| 3 | Location, location, location! Minutes to trails, skiing/snowboarding, shopping and restaurants. |
| 4 | Large kitchen with breakfast bar. |
| 5 | Full appliance package included (fridge, gas stove, dishwasher, washer, dryer). |
| 6 | Open concept with great layout & soaring ceilings. |
| 7 | Basement, with large windows, is a blank canvas for your ideas and personal touches. |
| 8 | Main floor primary bedroom with ensuite. |
| 9 | Numerous upgrades. |
| 10 | Interior garage access. |

Upgrades

- Front entry Madison 8x48" side lite
- Kitchen layout with extended breakfast bar and 36" upper cabinets
- Kitchen faucet; Pronto P101SS
- Interior door hardware; straight lever matte black
- Oak Shaker railing with custom stain
- Ensuite glass & chrome sliding door shower with alcove
- 3 piece rough in - basement
- BBQ gas line
- 2 ton air conditioner
- Garage door opener



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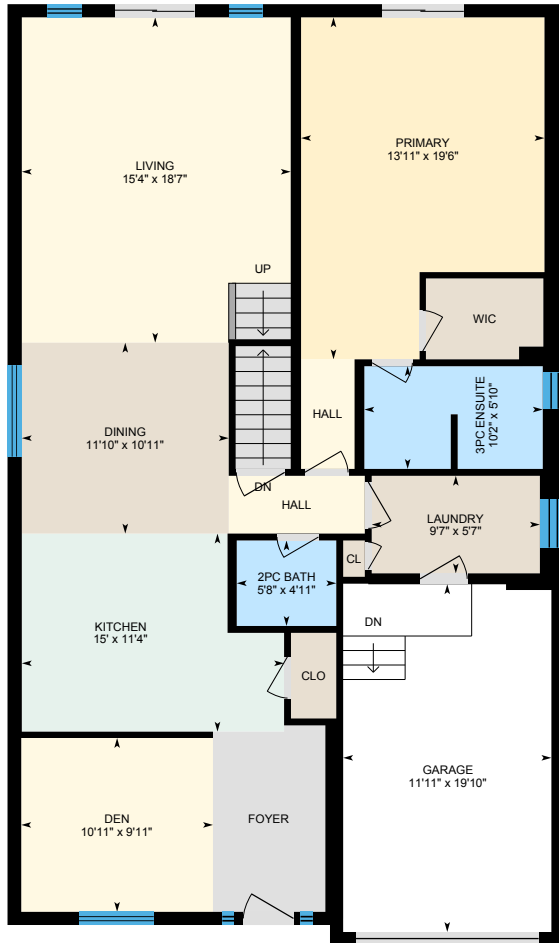


LOCATIONS **NORTH**

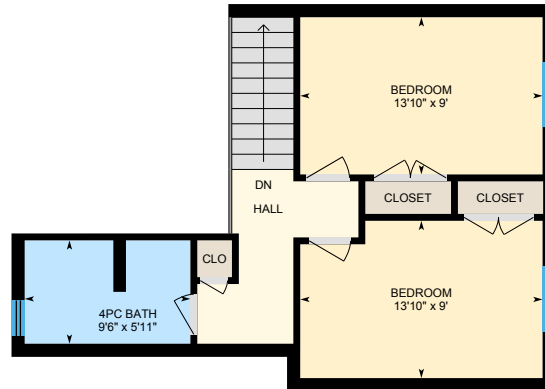


13 Maiden Crescent, Collingwood, ON

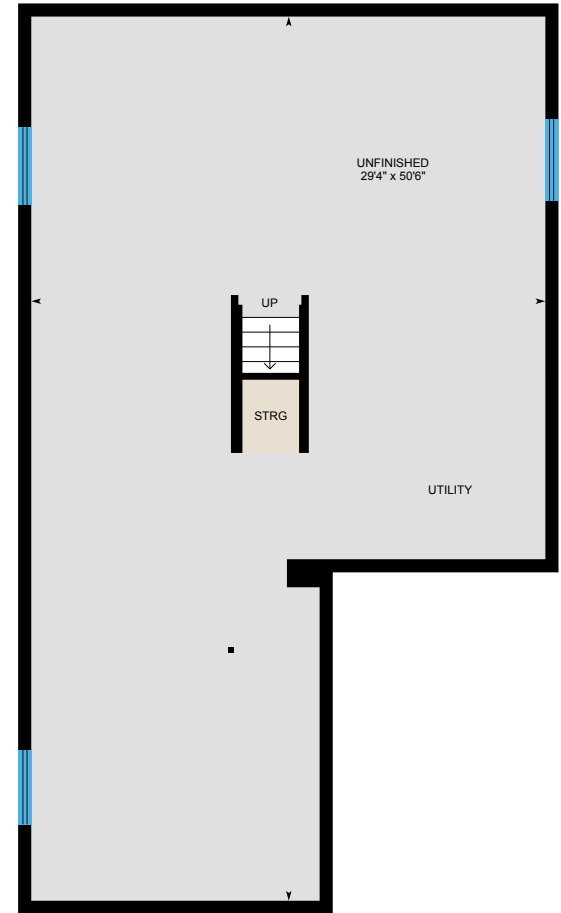
Main Building: Total Exterior Area Above Grade 1917.19 sq ft



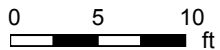
Main Floor
Exterior Area 1411.08 sq ft



2nd Floor
Exterior Area 506.11 sq ft



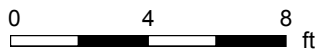
Basement (Below Grade)
Exterior Area 1354.12 sq ft



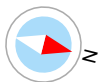
PREPARED: 2022/05/06

13 Maiden Crescent, Collingwood, ON

Main Floor Exterior Area 1411.08 sq ft
Interior Area 1287.28 sq ft
Excluded Area 261.13 sq ft

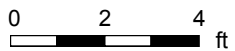


PREPARED: 2022/05/06



13 Maiden Crescent, Collingwood, ON

2nd Floor Exterior Area 506.11 sq ft
Interior Area 428.37 sq ft

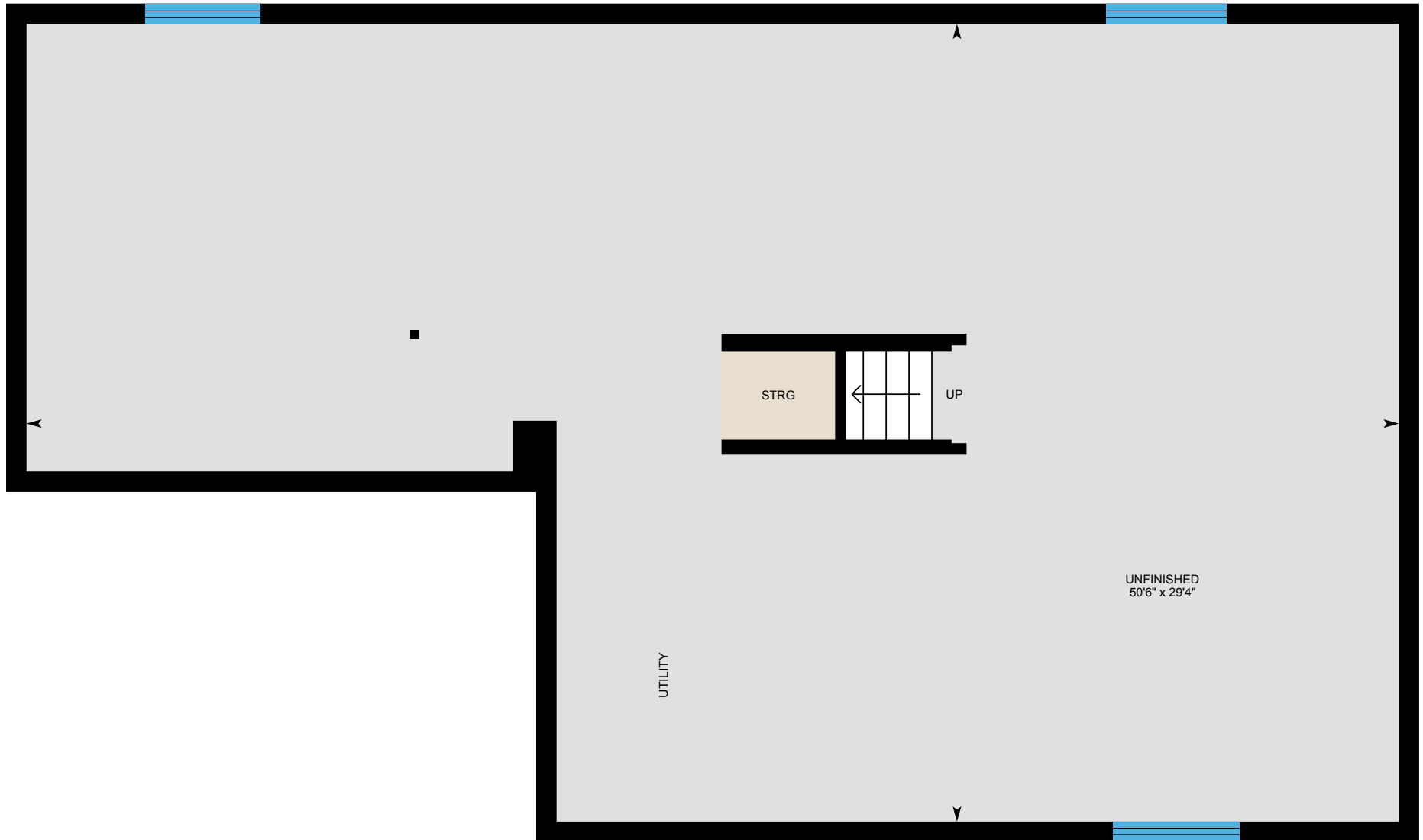


PREPARED: 2022/05/06



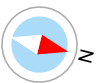
13 Maiden Crescent, Collingwood, ON

Basement (Below Grade) Exterior Area 1354.12 sq ft
Interior Area 1231.85 sq ft



0 4 8 ft

PREPARED: 2022/05/06



13 Maiden Crescent, Collingwood, 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

2pc Bath: 5'8" x 4'11"
3pc Ensuite: 10'2" x 5'10"
Den: 10'11" x 9'11"
Dining: 11'10" x 10'11"
Garage: 11'11" x 19'10"
Kitchen: 15' x 11'4"
Laundry: 9'7" x 5'7"
Living: 15'4" x 18'7"
Primary: 13'11" x 19'6"

2ND FLOOR

4pc Bath: 9'6" x 5'11"
Bedroom: 13'10" x 9'
Bedroom: 13'10" x 9'

BASEMENT

Unfinished: 29'4" x 50'6"

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: 1287.28 sq ft
Excluded Area: 261.13 sq ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 1411.08 sq ft

2ND FLOOR

Interior Area: 428.37 sq ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 506.11 sq ft

BASEMENT (Below Grade)

Interior Area: 1231.85 sq ft
Perimeter Wall Thickness: 9.0 in
Exterior Area: 1354.12 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1715.65 sq ft
Excluded Area: 261.13 sq ft
Exterior Area: 1917.19 sq ft

13 Maiden Crescent, Collingwood, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. 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.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

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.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

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

PDF Floor Plans

A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>



LG Electronics 36" 29 Cu. Ft. French Door Refrigerator in Fingerprint Resistant Stainless Steel



KEY FEATURES

- 29 cu.ft. Large Capacity
- Half Gallon Capacity to Store Chilled Water
- Smart Inverter Compressor with 10-Year Warranty
- Smart Cooling® System
- Smudge Resistant Finish
- Water Dispenser with factory installed ice maker

****NOTE: Fridge was damaged on delivery. New delivery date will be May 28th.*



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LOCATIONS **NORTH**
ROYALPAGE





LG 30" 5.8 Cu. Ft. Smart Wi-Fi Enabled Gas Range with EasyClean

KEY FEATURES

- 5.8 cu ft. capacity
- EasyClean
- SuperBoil 17K BTU power burner
- ThinQ technology with proactive customer care



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LOCATIONS **NORTH**
ROYALLEPAGE



SAMSUNG

Samsung 24" Front Control Dishwasher in Stainless Steel with Stainless Steel Tub - ENERGY STAR, 50 dPa

KEY FEATURES

- The Samsung dishwasher with easy-to-use digital touch controls offers the flexibility of a 3rd rack to easily access and clean more utensils and culinary tools.
- The upper rack is height-adjustable so that it can easily accommodate dishes of various shapes and sizes.
- The interior door is made from stainless steel making it more durable and hygienic.
- 3rd Rack Easily access and clean utensils & culinary tools adding more usable space to your dishwasher.



Depth 62.2 cm

Features Energy Star

Finish Stainless Steel

Height 86.1 cm

Type Built-in

Width 60.7 cm



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LOCATIONS **NORTH**
ROYALLEPAGE

ROYALLEPAGE



LG 27" Electric Dryer

KEY FEATURES

- 7.3 cu ft large capacity
- Sensor dry
- Smart diagnosis™
- ENERGY STAR® qualified
- FlowSense™ duct clogging indicator



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LOCATIONS **NORTH**
ROYALPAGE





LG 27" Top Load Washer



KEY FEATURES

- 5.8 cu ft capacity
- 8 wash cycles
- 800 RPM washer spin speed
- Turbo drum with Inverter Direct Drive
- 6Motion™ technology
- ColdWash™ option
- Smart diagnosis™
- ENERGY STAR® qualified



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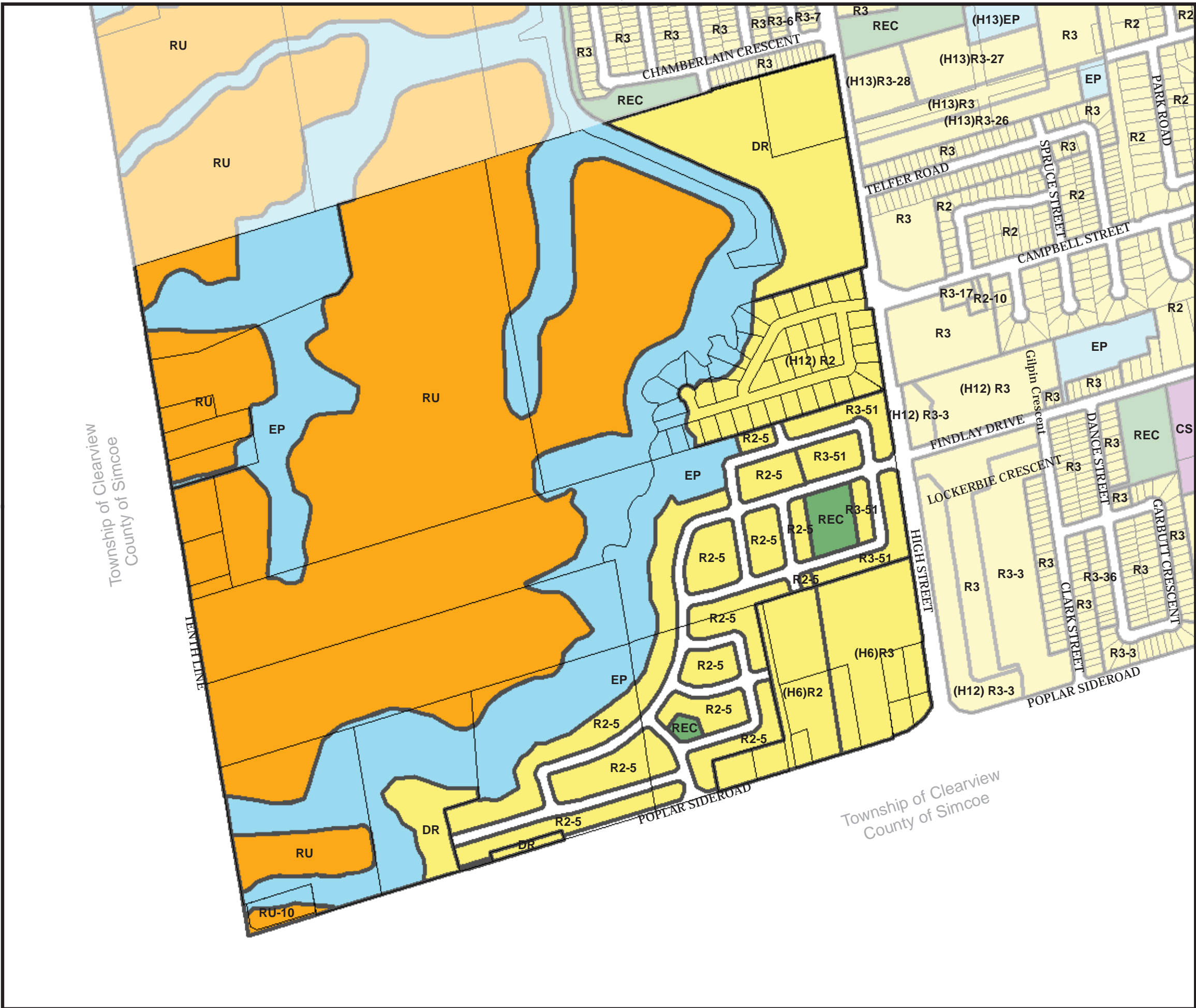
LOCATIONS **NORTH**
ROYALLEPAGE



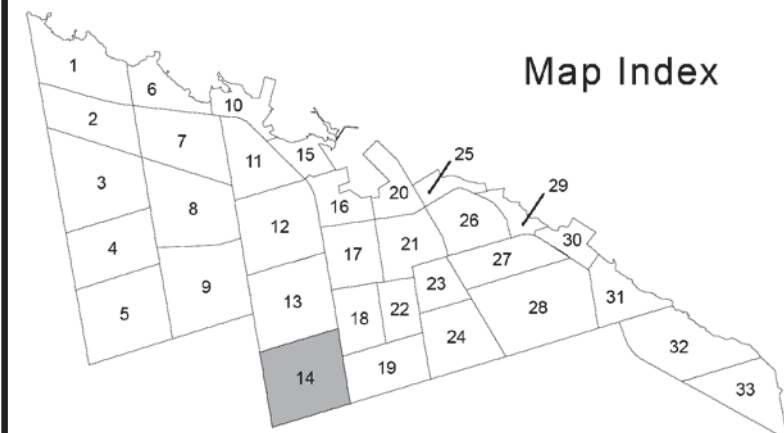
APPENDIX "B"

SUMMIT VIEW BY DEVONLEIGH HOMES INC.
Phase 2





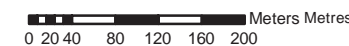
Collingwood Zoning By-Law Schedule 'A' - Map 14



REVISIONS

| No. | Date | By-law |
|-----|----------------|---------------------|
| 1 | March 27, 2017 | By-law No. 2017-018 |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

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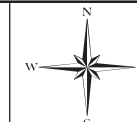


Revised by:
RS

Produced by the Town of Collingwood, Planning Services.
The information contained herein is believed to be correct, however, the Town assumes no liability for negligence, inaccuracies or omissions. This drawing is not a legal survey.



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Land Information Network Cooperative - LINC 2007
The Ontario Ministry of Natural Resources (Copyright - Queens Printer 2007).
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THIS IS NOT A PLAN OF SURVEY.





OCCUPANCY PERMIT

Building Permit No: PRDW202101069

Pursuant to Sentence 1.3.3.4.(5) of the Ontario Building Code

Building Address: 13 MAIDENS CRES;
Description: Dwelling
Owner or Applicant: 1674715 ONTARIO LIMITED

Legal Description: PLAN 51M1170 LOT 151
Roll No.: 080012041520000

Date Issued: April 26, 2022

This certificate has been issued in accordance with Section 11 of the *Building Code Act*, 1992 and Sentence 1.3.3.4.(5), Division C of the Ontario Building Code. This permit indicates that the minimum completion requirements of the Ontario Building Code related to occupancy or portion thereof have been complied with.

The issuance of this permit does not certify that the subject building or parts thereof is in full compliance with all provisions of the Ontario Building Code or Applicable Law. Other approvals and inspections may be necessary for electrical, gas and other utilities prior to using these services. The Building Permit holder is responsible for complying with utility and approval requirements, and for compliance with other applicable laws set out in Division A, Article 1.4.1.3. of the Ontario Building Code.

The Personal Information on this form was collected pursuant to the *Building Code Act*, 1992 and forms part of the public record for review upon request pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, C.M56, S.14(1)C.

OCCUPANCY INSPECTION

An occupancy inspection of this building was completed on **April 26, 2022**. At the time of this inspection, the building satisfied the minimum completion requirements for residential occupancy set out in Division C, Sentence 1.3.3.4. (5) of the Building Code.

Incomplete item(s) requiring further inspection(s) subject to additional notices in accordance with Building By-Law No. 2019-039:

Review of minimum Ontario Building requirements for residential occupancy have been completed satisfactory, save for the following:

1. The guard systems located at the patio doors are to remain in place to prevent people from falling. A building permit and associated inspections are required from Building Services to construct the deck or stairs. **DO NOT USE DECK OR THE STAIRS UNTIL INSPECTIONS HAVE BEEN COMPLETED BY THIS OFFICE.** At the time of inspection, no deck or stair structures were in place in the rear yard.

2. The basement is unfinished at time of inspection. A separate permit will be required to finish the basement.

OK TO OCCUPY

Final lot grading certification to be provided. An exterior final inspection is required to be completed by this office.

Note:

1. Where any outstanding deficiencies are listed above, a final inspection will be required prior to closing the Building Permit file. Failure to correct any outstanding deficiencies may result in the issuance of an Order under the *Building Code Act*. It is the experience of Building Services that open building permits, outstanding deficiencies or Orders may affect future sales transactions or the mortgaging of the property.
2. A building permit is required for improvements such as a new deck, an accessory building over 10m² and finishing a basement.

Review of the minimum Ontario Building Code requirements for Residential Occupancy have been completed satisfactory:

Occupancy Permitted

Leah Hewgill
Building Inspector

Warranty Coverage for New Homes in Ontario

Freehold and Contract Homes Edition

This brochure provides a brief introduction to the warranty that comes with your new home. For more details about warranty coverage and the warranty process, please visit tarion.com.



Your Builder's Role

The warranty coverage outlined in this brochure is provided to you by your builder. Your builder's responsibilities under the warranty include:

- Ensuring that your new home is built properly. This means that it is constructed in accordance with Ontario's Building Code, is fit for habitation, and is free from defects in workmanship and materials and major structural defects
- Providing you with information about your warranty coverage at the time of purchase
- Conducting a pre-delivery inspection (PDI) with you, on or before the closing date and explaining how the various systems in your home work
- Providing you with a warranty certificate upon your home's completion, which indicates when your new home warranty takes effect
- Being reasonably accessible to you to address customer service issues, including investigating issues with your home to determine if they are covered by the warranty and
- Resolving valid warranty requests in a timely manner by performing repairs or offering an acceptable alternative resolution

Your Role as Homeowner

As a new homeowner, you have certain rights, responsibilities and obligations under the new home warranty. These include:

- Understanding your warranty coverage and the process for making warranty service requests and claims
- Participating in the pre-delivery inspection (PDI) by making note of incomplete, damaged, or missing items, and learning how to operate your home's systems
- Properly maintaining your home in order to preserve your warranty coverage
- Bringing any warranty service requests to your builder's attention in writing as soon as possible
- Providing your builder with reasonable access to your home to investigate and address warranty service requests
- If you need warranty assistance from Tarion, ensuring that your claim is submitted within the appropriate timelines

What is Tarion?

Tarion is a private, not-for-profit consumer protection organization established by the Ontario government in 1976 to administer the province's new home warranty program.

Tarion's Role:

By law, all new homes built in Ontario are provided with a warranty by the builder. Tarion's role is to ensure that buyers of newly-built homes in Ontario receive the coverage they are entitled to under their builder's warranty. Tarion's responsibilities include:

- Administering the MyHome online portal, which allows homeowners to manage their warranty and report defects to the builder and Tarion
- Facilitating the fair resolution of disputes between homeowners and builders over warranty coverage, repairs or customer service
- Assessing warranty claims to determine if they are valid either through an on-site inspection or an alternative method of investigation
- In cases where a builder fails to address a valid warranty claim, resolving the claim directly with the homeowner either through compensation or repairs by a third party and,
- Managing a guarantee fund to protect new home buyers, out of which compensation for warranty claims is paid



Deposit Protection

The deposit you provide to your builder is protected up to certain limits if:

- Your builder goes bankrupt
- Your builder fundamentally breaches your agreement
- You exercise your right to terminate the agreement

Deposit coverage limits are as follows:

- Purchase price \$600,000 or less: \$60,000
- Purchase price over \$600,000: 10% of purchase price to a maximum of \$100,000

This protection includes the money you put down towards upgrades and other extras.

Delayed Closing Coverage

Your builder guarantees that your home will be ready for you to move into either by a date specified in the Purchase Agreement or by a date that has been properly extended if circumstances occur that delay the home's completion.

For information about your closing date and any extensions your builder is allowed, please refer to the Statement of Critical Dates in the Addendum to your agreement.

You may be able to claim up to \$7,500 from your builder in compensation for an improper delay in your closing date.

Financial Loss Protection for Contract Homes

A "contract home" refers to a home that is built on land that is already owned by the purchaser. If you enter into a contract with a builder for the construction of a new home on property that you own, some or all of the money you give your builder may be protected.

If your builder fails to substantially perform the contract, you may be entitled to compensation for the difference between the amount you paid the builder and the value of the work and materials that were supplied, up to a maximum of \$40,000.

Work & Materials

The warranty on work and materials lasts for seven years from the date you take possession of your new home, and provides up to a maximum of \$300,000 in coverage. It is divided into three coverages as follows:

ONE-YEAR WARRANTY

- Requires that your home is built properly and free from defects in materials
- Ensures your home is fit for habitation
- Protects against Ontario Building Code violations

TWO-YEAR WARRANTY

- Protects against water penetration through the basement or foundation walls
- 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

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 a structural failure, or that could materially and adversely compromise the home's structural integrity
- Defects in work or materials that materially and adversely affect the use of a significant portion of the home



Making a Warranty Claim

As the provider of the warranty, your builder is responsible for resolving warranty claims directly with you. You must notify them when an issue arises and give them an opportunity to review it and address it. As part of this process, you will need to provide the builder access to your home to make any necessary repairs.

If your builder fails to resolve your claim, or does not feel that the item is warranted, that is when Tarion can help. We can assess your claim and, if warrantable, ensure that the issue is resolved. However, to be eligible for Tarion's assistance, you must report your warranty claim within the relevant warranty timeframe.

Tarion's MyHome online portal is an easy-to-use and convenient way to manage your warranty claims. MyHome notifies you of important warranty timelines, lets you submit warranty claims to both your builder and Tarion simultaneously, and allows you to request Tarion's assistance if you need it. We recommend that you register for MyHome as soon as you take possession of your new home.

Your builder is responsible for resolving your claim items that are warranted regardless of whether you ask for Tarion's help.

There are other possible ways to get your warranty claims resolved other than through Tarion. These include the civil court system, the small claims court system, or through private arbitration or mediation (this is separate from mediation offered through Tarion). The alternative resolution methods available to you may depend on what you and your builder agree to.

If you choose to resolve your warranty claim through alternative methods such as those mentioned above, you should ensure that you have complied with warranty timing requirements. We also recommend that you seek legal advice.



Your Pre-Delivery Inspection (PDI)

Before you take possession of your new home, your builder is required to conduct a pre-delivery inspection, also known as a PDI.

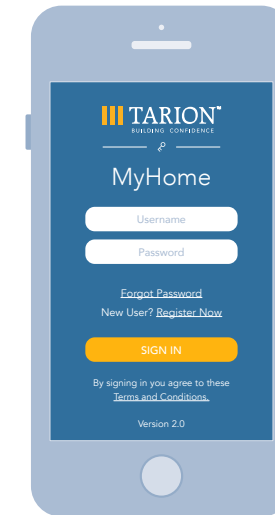
The main purpose of the PDI is to make a note of items in your home that are damaged, missing, incomplete, or not working properly. Your builder will include these items on a PDI Form, and give you a copy for your records.

The PDI is also an opportunity to learn how to operate and maintain parts of your home, such as the ventilation, plumbing, and heating systems.

Your builder is required to address any items noted on your PDI Form that are covered under the warranty as soon as possible. If necessary, you can ask Tarion for assistance in getting these items resolved. For more information on how to make a warranty claim to Tarion, visit Tarion.com.

Important Next Steps

1. Visit Tarion.com to learn more about your warranty coverage and the process for getting warranty assistance, as well as your rights, responsibilities, and obligations as a new homeowner.
2. Prepare for your Pre-Delivery Inspection. Visit Tarion.com for helpful resources, including a PDI Checklist and educational videos.
3. Register for MyHome right after you take possession. MyHome is an online service that allows new homeowners to request warranty assistance from Tarion.



To learn more about how Tarion backstops your builder's warranty and protects your new home, you can:

 [Head to our website](#)

 [Visit our YouTube channel](#)

 [Email us at customerservice@tarion.com](mailto:customerservice@tarion.com)

 [Call us at 1-877-982-7466](tel:1-877-982-7466)





Devonleigh Homes

May 06, 2022

13 Maidens Crescent
Collingwood, ON
L9Y 3B7

RE: 2022 INTERIM TAX NOTICE – TOWN OF COLLINGWOOD

Dear

We trust you are settling well into your new home. Please find enclosed the 2022 Interim Tax Bill for the **Land only** portion of your new property.

The property taxes were adjusted on closing with the solicitors. Devonleigh Homes paid the first installment due on February 19. The May 20, 2022 installment amount will be your responsibility to pay directly to the Town of Collingwood.

Please keep in mind once your home has been assessed, you will receive another Supplemental Tax Notice effective your closing date. Sometimes, it can take MPAC a substantial amount of time to complete this process. We wish to advise you, as to avoid any unpleasant surprises in the future.

Please contact myself or your solicitor should you have any further questions.

Kind regards,

Sheri Moir,
Accounts Payable Manager,
Devonleigh Homes Inc.



P.O. Box 70
Orangeville, Ontario L9W 2Z5



sheri@devonleighhomes.com
www.DevonleighHomes.com



519.942.3311 Ext: 223



The Town of Collingwood

Box 157 97 Hurontario Street
 Collingwood, ON L9Y 3Z5
 (705) 445-1030

TAX NOTICE

| | |
|--------------|------------------|
| Interim | 2022 |
| Mailing Date | January 12, 2022 |

Roll No. 4331- 080-012-04152-0000

| | |
|---|--|
| Mortgage Company: | Mortgage No. |
| Name and Address | Municipal Address/Legal Description |
| DEVONLEIGH HOMES INC PO BOX 70 STN A ORANGEVILLE, ON L9W 2Z5 CANADA | 13 - MAIDENS CRES PLAN 51M1170 LOT 151 |

| Assessment | |
|------------|--------------|
| Class | Value |
| RTEP | \$ 68,000.00 |
| RTEP | \$ 68,000.00 |

The Interim Levy is based on 50% of last year's total property taxes.

| By Law # | Special Charges Description | Amt | Exp Year | Installments | | Summary | |
|------------------------------|--------------------------------|----------------|-------------|--------------|-----------|-------------------------|------------------|
| | | | | Due Date | Amount | | |
| | | | | 2/18/2022 | \$ 193.25 | Sub-Total - Tax Levy | \$ 386.25 |
| | | | | 5/20/2022 | \$ 193.00 | Special Charges/Credits | \$ 0.00 |
| | | | | | | Past Due Taxes/Credit | \$ 0.00 |
| Total Special Charges | | \$ 0.00 | | | | Total Amount Due | \$ 386.25 |

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

| | |
|-----------------------|--|
| Received from: | |
| Roll # | 4331- 080-012-04152-0000 |
| Name | DEVONLEIGH HOMES INC |
| Address | PO BOX 70 STN A ORANGEVILLE, ON L9W 2Z5 |
| Due Date | Total Due |
| May 20, 2022 | \$ 193.00 |

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

| | |
|-----------------------|--|
| Received from: | |
| Roll # | 4331- 080-012-04152-0000 |
| Name | DEVONLEIGH HOMES INC |
| Address | PO BOX 70 STN A ORANGEVILLE, ON L9W 2Z5 |
| Due Date | Total Due |
| February 18, 2022 | \$ 193.25 |

