



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
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 www.CollaborativeRealEstate.ca

13 MAIDENS Crescent, Collingwood, Ontario L9Y 3B7

Listing Client Full **13 MAIDENS Cr Collingwood** MLS®#: 40311121
Active / Residential Price: \$899,000

Simcoe County/Collingwood/CW01-Collingwood

Bungalow/House



	Beds	Baths	Kitch
Main	1	2	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **1,917**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,917/Other**
 DOM/CDOM: **106/127**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,894.48/2022**

Remarks/Directions

Public Rmks: **Move in NOW and capitalize on 2019 pricing in Summit View by Devonleigh. The Craftsman style bungalow home with its current upgrades would now cost over \$100,000 more to buy new today (and don't forget the wait time!). Never lived in and with all new appliances, this is your opportunity to benefit from previous lower costs on materials. Once you are 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. Seller will consider a Vendor Take Back mortgage at the current interest rate less 2% for one year with a 25% down payment.**

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

Locker: Balcony:

Exterior

Exterior Feat:	Porch, Recreational Area	Roof:	Asphalt Shingle
Construct. Material:	Brick	Prop Attached:	Detached
Shingles Replaced:	Foundation:	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, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Street Lights, Telephone Available		
Water Source:	Municipal-Metered	Sewer:	Sewer (Municipal)
Lot Size Area/Units:	Water Tmnt:	Acres Rent:	
Lot Front (Ft):	< 0.5	Lot Shape:	Irregular
Location:	Lot Depth (Ft):	Land Lse Fee:	
Area Influences:	100.52		
	Lot Irregularities:		
	Airport, Beach, Golf, Hospital, Library, Place of Worship, Playground Nearby, School Bus Route, Schools, Shopping Nearby, Skiing		
View:	Mountains	Retire Com:	
Topography:	Dry, Flat	Fronting On:	North
Restrictions:	Easement	Exposure:	South
School District:	Simcoe County District School Board, Simcoe Muskoka Catholic District School Board		
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

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** Contract Cost/Mo: **38,44**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Range Hood, Refrigerator, Smoke Detector, Washer**
 Exclusions: **Hot Water Tank (rental)**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PLAN 51M1170 LOT 151**
 Zoning: **R2-5**
 Assess Val/Year: **\$435,000/2022**
 PIN:
 ROLL: **433108001204152**
 Possession/Date: **Immediate/**

Local Improvements Fee:
 Survey: **None/**
 Hold Over Days: **120**
 Occupant Type: **Vacant**
 Deposit: **Minimum 10%**

Brokerage Information

List Date: **08/23/2022**
 List Brokerage: **Royal LePage Locations North (Collingwood Unit B) Brokerage** 

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Karen E. Willison, Salesperson
 Date Prepared: 12/07/2022

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

MLS® #: 40311121

Room	Level	Dimensions	Dimensions (Metric)	Room Features
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	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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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**



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Price Comparison - New vs 13 Maidens Crescent

	Spring Occupancy	2019 Pricing
Georgian Model	\$889,900.00	\$789,900.00
Loft Option	\$70,000.00	\$60,000.00
Upgraded Windows	\$1,925.00	\$1,350.00
3 Piece Rough-in - basement	\$650.00	\$575.00
5' Patio Door Upgrade (ensuite)	\$1,850.00	\$1,500.00
Front entry sidelight	\$225.00	\$225.00
Upgraded kitchen design	\$2,850.00	\$2,850.00
Extended breakfast bar	\$1,000.00	\$900.00
Level 2 kitchen cabinet	\$3,536.00	\$3,215.00
36" upper kitchen cabinets	\$2,000.00	\$1,750.00
Kitchen faucet (Pronto P101SS)	\$485.00	\$485.00
Capped electrical above kitchen faucet	\$150.00	\$150.00
Interior door hardware (straight level matte black)	\$1,100.00	\$1,100.00
Oak shaker railing	\$1,700.00	\$1,700.00
Custom stain railing	\$2,400.00	\$2,400.00
Ensuite glass & chrome shower	\$6,700.00	\$4,950.00
Ensuite shower niche	\$600.00	\$450.00
BBQ gas line	\$650.00	\$650.00
Stove gas line	\$650.00	\$650.00
2 ton air conditioner	\$5,200.00	\$3,800.00
TOTAL BUILDER PRICING FOR SAME HOME NOW	\$993,571.00	\$878,600.00
Plus Owner Add Ons:		
Garage door opener	\$543.31	\$543.31
Appliances (fridge, gas stove, dishwasher, washer, dryer)	\$7,400.00	\$7,400.00
TOTAL COST FOR SAME HOME NOW	\$1,001,514.31	\$886,543.31

Cost to buy from builder now is roughly \$115,000.00 more than 2019
(not including appliances & garage door opener)

Buying ready to go 13 Maidens SAVES \$102,514.31

(based on list price of \$899,000.00)

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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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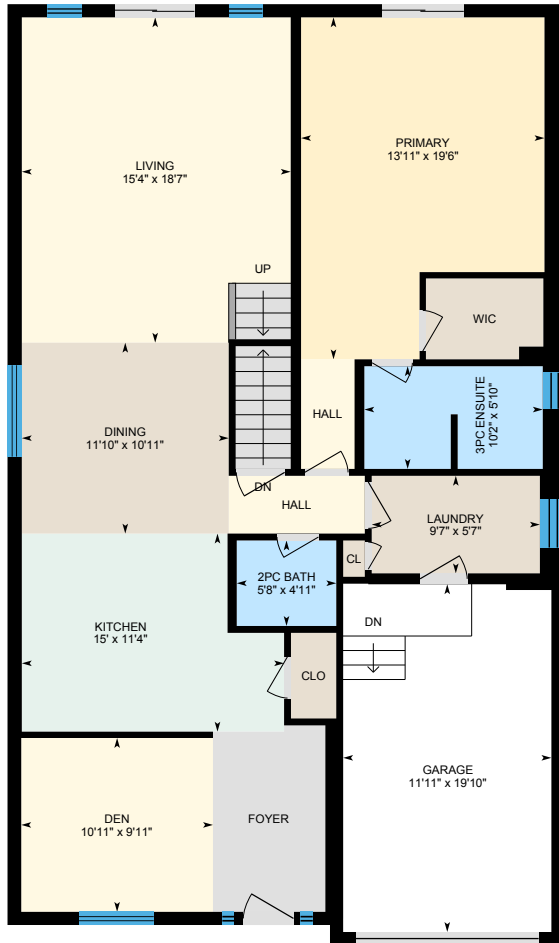


LOCATIONS NORTH

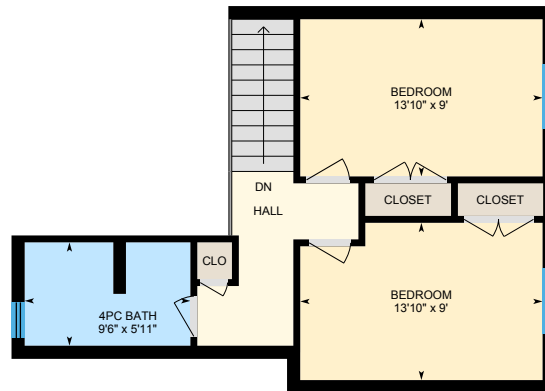


13 Maiden Crescent, Collingwood, ON

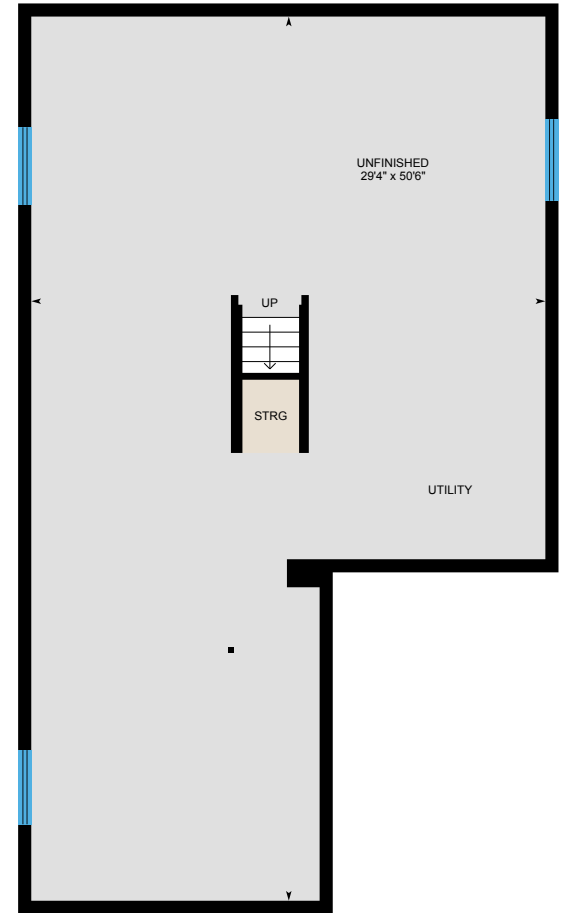
Main Building: Total Exterior Area Above Grade 1917.19 sq ft



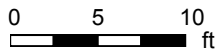
Main Floor
Exterior Area 1411.08 sq ft



2nd Floor
Exterior Area 506.11 sq ft

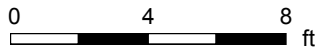
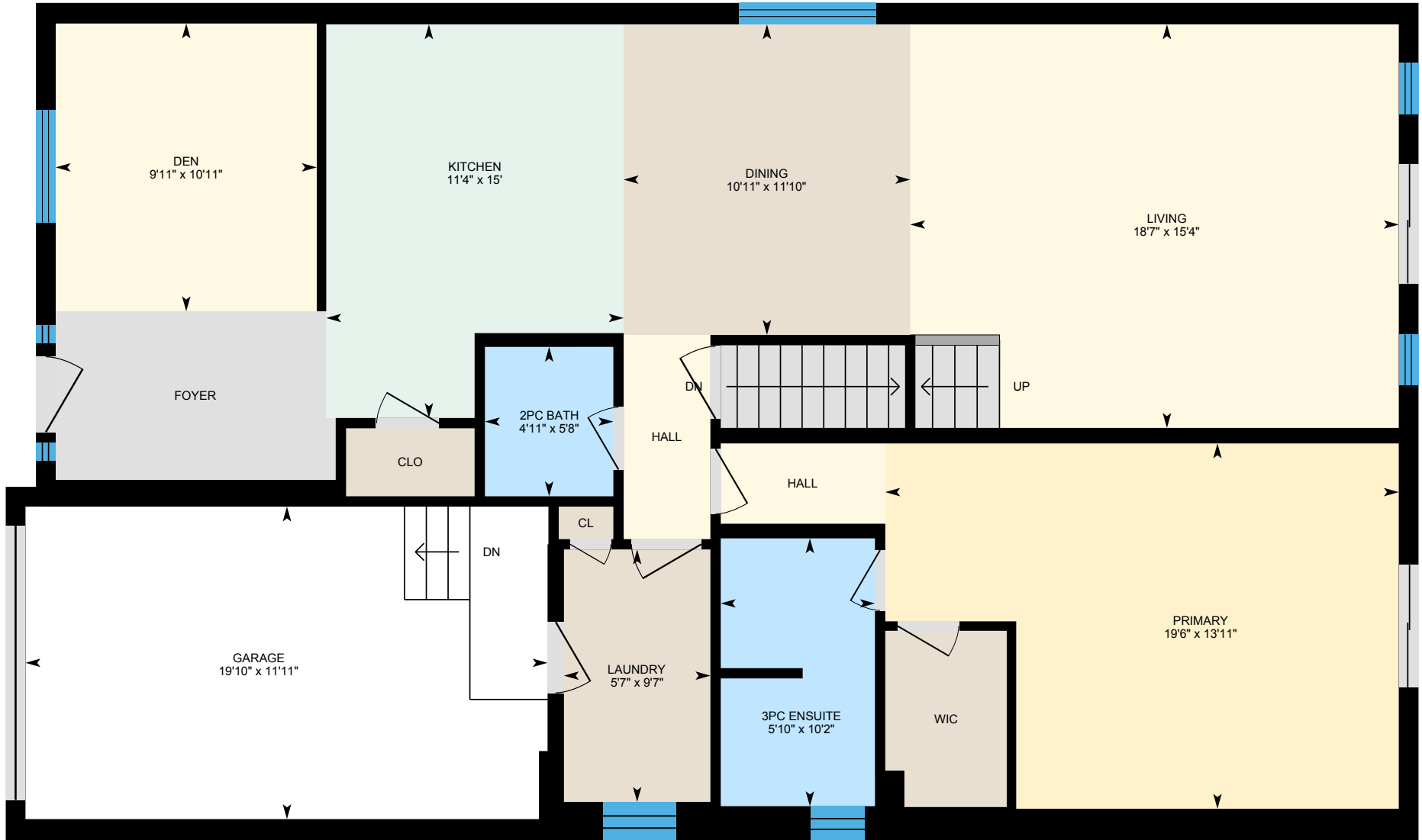


Basement (Below Grade)
Exterior Area 1354.12 sq ft



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



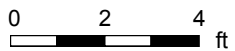
PREPARED: 2022/05/06



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.

13 Maiden Crescent, Collingwood, ON

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

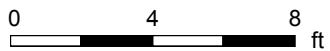
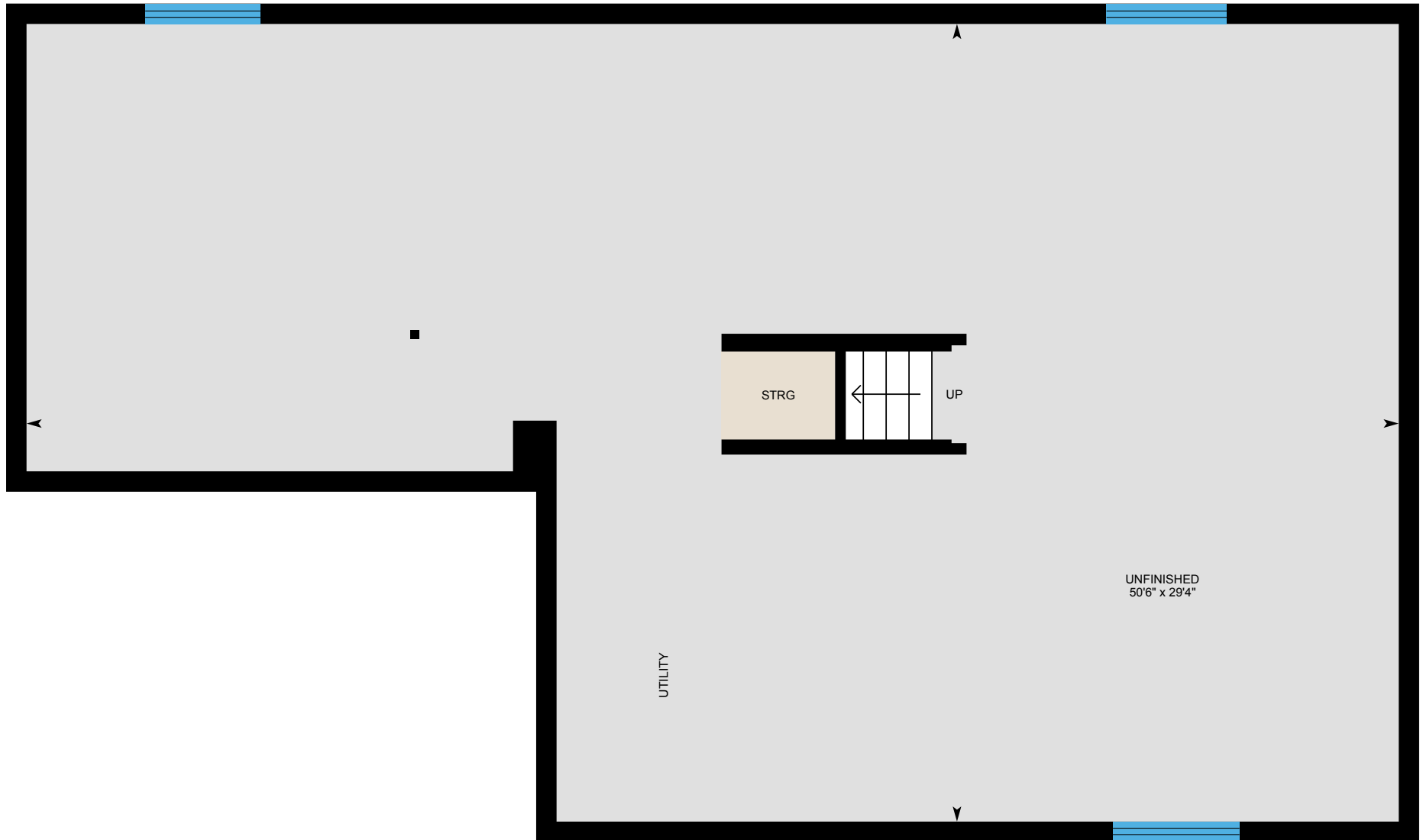


PREPARED: 2022/05/06

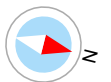


13 Maiden Crescent, Collingwood, ON

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



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



KEY FEATURES

- 29 cu ft Large Capacity
- Smart Cooling™ System
- Slim SpacePlus™ Ice System
- Fresh Air Filter
- ThinQ® Technology
- Stylish Design



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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



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**
ROYAL LEPAGE





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**





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.

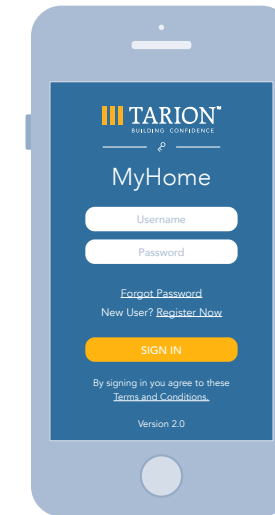
The main purpose of the PDI is to make a note of items in your home that are damaged, missing, incomplete, or not working properly. Your builder will include these items on a PDI Form, and give you a copy for your records.

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)





RESIDENTIAL WATER HEATER RENTAL AGREEMENT

151 Maidens Crescent

Water Heater Model:

QUATTRO – SFK 57

Current Calendar Year Rental Rate:

2022 - \$38.44 for 24 months (standard rates apply after 24 months)

1. Commitment. "Our", "us" "we" or "Enercare" means Enercare Home and Commercial Services Limited Partnership. Our commitment to you, our rental customer, ("you", "your" or "customer"), is to provide you with a reliable, trouble-free water heater in accordance with this Residential Water Heater Rental Agreement (the "Agreement"). The water heater ("Water Heater") you rent from us, as set out above, is backed by Enercare to the extent provided in this Agreement.

2. Term. The term of this Agreement commences on the date you agreed to this Agreement (which is the same as the date of your agreement of purchase and sale for the home). The term of the Water Heater rental ends if this Agreement is terminated by you or us in accordance with its terms (which, for greater certainty, includes you exercising your buyout option in accordance with the terms of this Agreement) or when the useful life of the Water Heater has ended. The useful life of the Water Heater ends when Enercare or its authorized service provider determines, having regard to the relevant factors, including without limitation, the age of the Water Heater and the cost of any repairs to be made to the Water Heater, that it is no longer commercially reasonable to repair the Water Heater. For greater certainty, you do not have any right to subsequently request a different water heater than the one you rent from us under this Agreement.

3. Our Obligation to You. Our obligation to you is to service and repair the Water Heater with no service charges or parts replacement charges **except** in the following circumstances:

- if you (or a third party not authorized by us) alter, modify, adjust, damage, service, repair, move or disconnect, the Water Heater;
- if service or repairs to the Water Heater are necessary because the Water Heater was used for an unintended or unauthorized purpose, including non-residential purposes;
- unless you are paying our hard water rental rate, if the Water Heater requires de-liming, flushing or other repair due to water conditions or the quality of the environment in which the Water Heater is situated. For greater certainty, Enercare determines hard water conditions. In such situations, we cover only diagnostic work;
- where venting, piping, wiring, plumbing, ducting and/or electric services requires cleaning, repair, replacement or installation, including to meet applicable laws or installation requirements;
- where re-setting is required due to FVIR "lock-out" as described below under "Customer Advisory";
- if you fail to maintain the Water Heater in accordance with the requirements set out below under "Customer Obligations - Safety";
- for service charges or parts replacement related to the use of load control devices, peak savings, load timers and all other energy saving devices; or
- if you fail to notify us as described below under "Customer Obligations - Duty to Maintain".

Should you require assistance, our 24-hour per day, 7 days per week emergency phone number is 1-800-266-3939. Should we update this phone number, the updated number can be found on the Enercare website at www.enercare.ca.

4. Customer Obligations. In return for fulfilling our obligations to you, you agree that:

a) Rental Charges – The rate on the date of this Agreement for your monthly rental charge is indicated above. You will be responsible for paying rental charges from the date the Water Heater is installed or, if you purchased the premises after the Water Heater was installed, from the closing date of the purchase. We may increase our rental rates on January 1 of each calendar year by a percentage up to the percentage increase to CPI plus 2%. For the purposes of this Agreement, "CPI" means the All-items Consumer Price Index (not seasonally adjusted) for Ontario or the equivalent thereof, or any comparable successor index thereof, published by Statistics Canada in October in respect of the immediately preceding September to September period, or by any other equivalent or duly authorized department of the Government of Canada (for clarity, the Consumer Price Index in Canada is expressed in terms of 2002 = 100). We will notify you of any such rental rate increases in advance in bill inserts, by letter or by any method permitted by law.

b) Payment of Charges – You will pay your charges billed under this Agreement when due. You agree to pay HST and any other taxes payable in connection with this Agreement. Your charges may be included on your utility bill, or we may choose to bill you separately or through our service provider. Acceptable methods of payment, which currently include pre-authorized payment, payment by cheque, by telephone or in person, or online banking, will be set out on the bill you receive. Should any payment be returned for non-sufficient funds ("NSF"), you agree to pay a NSF charge of \$25. A late payment charge will apply to all overdue amounts on your bill, including applicable federal and provincial taxes. The rate for late payment charges is 1.5% per month or 18% per year (for an effective rate of 19.56% per year). Your bill is due on the date indicated on the bill.

Late Payment Charges on your Enbridge Gas Distribution ("EGD") Bill (applicable only if your charges are included on your EGD bill) – A late payment charge will apply to all overdue amounts on your EGD bill, including applicable federal and provincial taxes. The late payment charge will be calculated and applied as approved by the Ontario Energy Board ("OEB"). The current OEB-approved late payment rate is 1.5% per month or 18% per year (for an effective rate of 19.56% per year). Your EGD bill is due when you receive it, which is considered to be three days after the bill date. If you do not pay your bill in full by the late payment effective date on the first page of your EGD bill, a late payment charge equal to the late payment rate multiplied by a total of all unpaid charges will be added to your EGD bill.

c) Access – You will provide us with timely access to the Water Heater whenever required by us to perform our obligations or exercise our rights under this Agreement.

d) Safety – You will use the Water Heater safely and responsibly. In particular, you will:

- maintain effective operation of any plumbing and pumping systems supplying water to the Water Heater;
- ensure that no combustible, hazardous or flammable materials are used or stored in the same room as, or near, the Water Heater;
- ensure that the Water Heater is not confined in a location where it is difficult to service or remove or where there is inadequate ventilation;
- provide us with access to the Water Heater whenever reasonably required for purposes of inspection, repair, maintenance or removal;
- inspect the area around the Water Heater on a regular basis for any sign of water leakage;
- contact us for service if you see any sign of carbon or rust on the bottom or sides of the Water Heater or any signs of water leakage;
- ensure that the Water Heater is located in an area with sufficient drainage in the vicinity, and that the drainage is open, unrestricted and effective;
- if the Water Heater is gas-fired, ensure that the vents and openings for combustion air are kept clear and clean and otherwise well-maintained and there is adequate ventilation; and
- not permit anyone who has not been authorized by us to service, repair, modify, alter, adjust, move or disconnect the Water Heater.

e) Duty to Maintain – If the Water Heater is gas-fired, you are required, as the user of the Water Heater, under law to ensure that it is maintained in a safe operating condition [Ontario regulation 212/01 Section 15]. In the event that a service or repair is required please call 1-800-266-3939.

f) Ownership, Credit and Security Interest. You agree that:

- if more than one customer is named on the account, each of you is individually liable, and all of you are collectively liable, for all obligations imposed on you by this Agreement;
- during the term of this Agreement, the Water Heater remains our property, does not become a fixture, and you will not tamper with any tag(s) or sticker(s) identifying the Water Heater as rented equipment or that it is owned by us;
- we may inquire about your credit history and, if necessary, use the personal information you have provided to us to do so. For greater certainty, you authorize any credit reporting agency to give us credit or other personal information about you from time to time during the term of this Agreement. You can withdraw this authorization at any time. If you do or we are not satisfied with the results of any credit check, we may end this Agreement and the provisions of "Termination - Termination by Us" will apply;
- you will promptly inform us of any change in your: (i) mailing address at least 30 days in advance of such change; and/or (ii) if previously provided, bank account or credit card information promptly after such change is made;
- this Agreement is binding upon and will enure to your heirs, personal representatives, successors and permitted assigns; and
- we may register, at your expense, our interest in the Water Heater against you and/or against title to the premises. To the extent permitted by law, you agree to waive any right to receive a copy of such registration and appoint us as your lawful attorney for the purpose of doing any such registrations. You agree that the Water Heater will remain personal property even though it may become affixed to the premises. You agree to keep the Water Heater free of all liens, security interests, mortgages and other claims.

5. Sale of your Home – If you sell or otherwise transfer the premises, you are required to inform the transferee, at or before the effective date of the sale or transfer, of the existence of this Agreement and the rental Water Heater installed in the premises. We will permit the transferee to assume your rights and obligations under this Agreement, effective from the date of sale or transfer; provided that:

- you or your representative notify the transferee in the sale or transfer agreement that the Water Heater is rented and is subject to this Agreement;
- you or your representative advise us in advance of the transferee's name and the intended date of sale or transfer;



Town of Collingwood
P.O. Box 157
Collingwood, ON
L9Y 3Z5
705-445-1030

Dear Taxpayer,

We have just received new assessment information for your property from the Municipal Property Assessment Corporation (MPAC). **Please find enclosed a Supplemental Tax Billing(s) reflecting the assessment of your new dwelling or improvements done to your existing dwelling.** Supplementary Bills are retro-active to the date of occupancy. If you have received multiple bills, payment must be made for each bill, as each bill reflects a different year, as highlighted.

If you are enrolled in one of our pre-authorized plans, Supplementary taxes are not included in the pre-authorized plan and must be paid separately.

You may pay the installment by cheque, cash or debit at the Municipal Office or you may send your cheque by mail. Hours of operation at Town Hall are Monday- Friday, 8:30am-4:30pm.

Internet banking or paying at your financial institution are also acceptable methods of payment. If paying by internet banking, please add us as a payee on your online banking application. Type in the word "Collingwood" and select the option that refers to Town taxes. You will need your 19 digit roll number as well.

If you have any questions about the amount due, please feel free to call me at 705-445-1030 ext 3222. **Any questions about your new assessment can be directed to the Municipal Property Assessment Corporation at 1-866-296-6722.**

Yours truly,
Enza Wilson
Tax Collector
Town of Collingwood
705-445-1030 ext 3222
ewilson@collingwood.ca

TAX NOTICE



The Town of Collingwood
 Box 157 97 Hurontario Street
 Collingwood, ON L9Y 3Z5
 (705) 445-1030 Ext. 0000

SUPPLEMENTARY

Billing Date August 15, 2022

Tax Roll No. 4331 080-012-04152-0000							
Mortgage Company				Mortgage No.			
NAME AND ADDRESS				MUNICIPAL ADDRESS & LEGAL DESCRIPTIONS			
				13 - MAIDENS CRES PLAN 51M1170 LOT 151			
ASSESSMENT		MUNICIPAL		COUNTY		EDUCATION	
Class	Value	Rate	Tax Amount	Rate	Tax Amount	Rate	Tax Amount
RTEP	\$ 367,000.00	0.00718215	\$ 1,798.15	0.00279034	\$ 698.60	0.00153000	\$ 383.06
RTEP	\$ 367,000.00	0.00005858	\$ 14.67				
Sub Totals		Municipal	\$ 1,812.82	County	\$ 698.60	Education	\$ 383.06
Installments				Summary			
November 7, 2022		\$ 2,894.48		Total Levied		Last Local Improvement	
0, 0				\$ 2,894.48		\$ 0.00	
				Total Billing			
				\$ 2,894.48			
				Current Balance			
Comments		Supplemental Assessment		Final Due			
Occupancy Date: April 27, 2022				Pro-rated Days: 249			

The Town of Collingwood

Received from:	
Roll No. 4331 080-012-04152-0000	
Due Date	2nd Installment Amount
0, 0	\$ 0.00

The Town of Collingwood

Received from:	
Roll No. 4331080-012-04152-0000	
Due Date	1st Installment Amount
November 7, 2022	\$ 2,894.48