



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



**Disclaimer: Similar to home that will be built**

## Listing Information Package

**19 Gordon Crescent, Meaford**



**KAREN E. WILLISON** Sales Representative  
705-888-0075 | [kwillison@royalpage.ca](mailto:kwillison@royalpage.ca)

LOCATIONS **NORTH**  
REALTY

**ROYALPAGE**  
REALTY





**CollaborativeRealEstate.ca**



1,265 sq. ft.



2 or 3 Bed Option



2 Bath

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

# 19 GORDON Crescent, Meaford, Ontario N4L 1C7

Client Full **19 GORDON Cr Meaford** **MLS® #: 40132998**  
**Active / Residential** Price: **\$965,000**



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

	Beds	Baths	Kitch
Main	2	2	1

Beds: **2 ( 2 + 0 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Total: **1,265/Other**  
 SF Range: **1001 to 1500**  
 Abv Grade Fin SF: **1,265.12/Other**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$0/2021**

Remarks/Directions

Public Rmks: **Here is your chance to jump in at the pre-building stage and make your imprint on this beautiful floor plan. This is a quality home with first rate workmanship from a registered Tarion builder who has constructed other homes on this fabulous Meaford crescent. Enjoy life in this Georgian Bay town close to the bay and marina, restaurants, shopping and a gorgeous new town library. The 1,265 sq-ft home to be built features a spacious great room with gas fireplace and large windows. The kitchen French door leads to the back deck. This two bedroom (or three if you prefer), two bath home will have many upgrades including engineered 3/4" hardwood flooring, granite island & countertops and in floor heating in the laundry and bathrooms. Finishes once built will be similar to the pictures. All pictures are virtually staged. Exterior photos are of a similar home by this builder.**

Directions: **Sykes Street to Tim Hortons, South on Coleman Street to Gordon Crescent. Sign at lot.**  
 Cross St: **Coleman Street**

Common Elements

Exterior

Exterior Feat:	<b>Deck(s)</b>			
Construct. Material:	<b>Stone, Wood</b>	Foundation:	<b>Poured Concrete</b>	Roof:
Shingles Replaced:				<b>Fiberglass Shingle</b>
Year/Desc/Source:	<b>2021/To Be Built/Builder</b>			<b>Detached</b>
Property Access:	<b>Municipal Road, Paved Road</b>			<b>New</b>
Pool Features:	<b>None</b>			
Garage & Parking:	<b>Attached Garage, Private Drive Double Wide, Asphalt Driveway</b>			
Parking Spaces:	<b>6</b>	Driveway Spaces:	<b>4.0</b>	Garage Spaces:
Parking Level/Unit:		Parking Assigned:		<b>2.0</b>
Services:	<b>Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Street Lights, Telephone Available, Underground Wiring</b>			
Water Source:	<b>Municipal-Metered</b>	Water Tmnt:		Sewer:
Lot Size Area/Units:	<b>/</b>	Acres Range:	<b>&lt; 0.5</b>	<b>Sewer (Municipal)</b>
Lot Front (Ft):	<b>59.93</b>	Lot Depth (Ft):	<b>110.47</b>	Lot Shape:
Location:	<b>Urban</b>	Lot Irregularities:	<b>110.47ft. x 59.93ft. x 110.36ft. x 59.93ft.</b>	<b>Irregular</b>
Area Influences:	<b>Dog Park, Hospital, Library, Marina, Open Spaces, Place of Worship, Quiet Area, School Bus Route, Schools, Shopping Nearby</b>			
Topography:	<b>Flat site</b>			Fronting On:
Restrictions:				<b>South</b>
School District:	<b>Bluewater District School Board, Bruce-Grey Catholic District School Board</b>			
High School:	<b>Georgian Bay Community SS, St. Mary's High</b>			
Elementary School:	<b>St. Vincent-Euphrasia PS, Notre Dame Catholic</b>			

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: **Forced Air, Gas, In-Floor**  
 Fireplace: **1/Living Room, Natural Gas**  
 Under Contract: **HWT-Gas**  
 Inclusions: **Carbon Monoxide Detector, Garage Door Opener, Smoke Detector**  
 Exclusions: **Hot Water Tank (Rental)**  
 Furnace Age: Tank Age: UFFI: **No**  
 FP Stove Op: **Yes**  
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**  
 Legal Desc: **LOT 24, PLAN 16M28 MUNICIPALITY OF MEAFORD**  
 Zoning: **Residential - R1-242-A**  
 Assess Val/Year: **\$82,000/2021**  
 PIN: **371130322**  
 ROLL: **421049200214176**  
 Possession/Date: **90+ Days/**  
 Local Improvements Fee:  
 Survey: **Unknown/**  
 Hold Over Days: **120**  
 Occupant Type: **Vacant**  
 Deposit: **Minimum 5%**  
 Brokerage Information

List Date: **07/02/2021**  
 List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)  
 Source Board: **Southern Georgian Bay**

Prepared By: **KAREN E. WILLISON, Salesperson**

Date Prepared: **07/05/2021**

POWERED by [itsorealestate.com](https://itsorealestate.com). All rights reserved.

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

**MLS® #: 40132998**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	13' 4" X 13' 10"	4.06 X 4.22	Double sink, Engineered Hardwood, Walkout to Balcony/Deck
Living Room	Main	19' 7" X 19' 8"	5.97 X 5.99	Engineered Hardwood, Fireplace
Dining Room	Main	13' 4" X 8' 10"	4.06 X 2.69	Engineered Hardwood
Bedroom Primary	Main	12' 9" X 15' 0"	3.89 X 4.57	Engineered Hardwood, Ensuite
Bathroom Primary	Main	7' 10" X 7' 1"	2.39 X 2.16	4-Piece, Heated Floor, Tile Floors
Bedroom	Main	13' 3" X 11' 5"	4.04 X 3.48	Engineered Hardwood
Bathroom	Main	7' 10" X 7' 0"	2.39 X 2.13	4-Piece, Heated Floor, Tile Floors
Laundry	Main	7' 0" X 5' 0"	2.13 X 1.52	Heated Floor, Tile Floors

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 Property –  
19 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	Rear deck for summer entertaining
6	Soft close kitchen cabinets
7	Upgraded solid doors & hardwood flooring (¾" engineered) & Pollard windows
8	Attention to detail and quality workmanship from the millwork right to the kitchen subway tile backsplash and full glass shower in the ensuite
9	200 Amp service
10	Ability to choose a 2 or 3 bedroom option

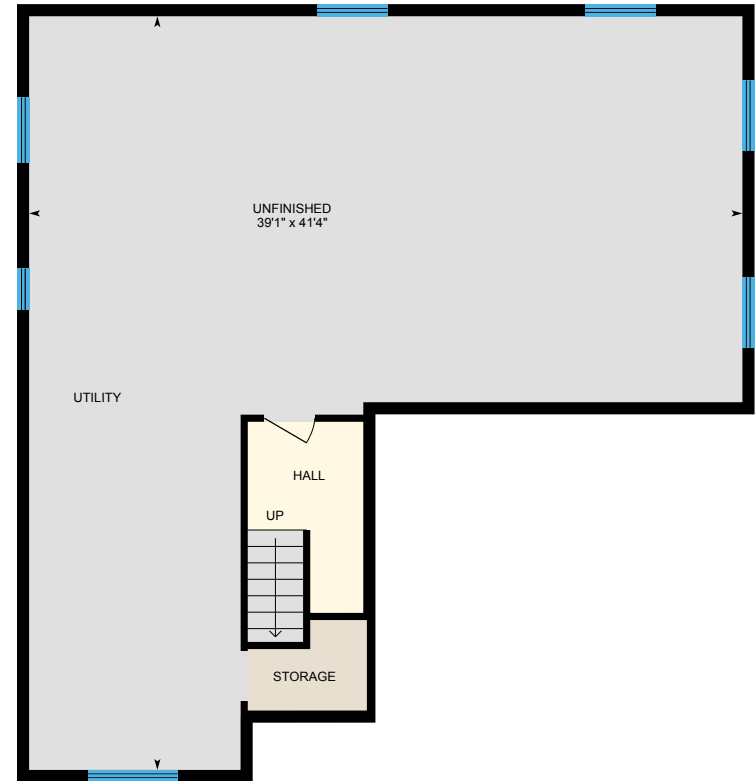


# 19 Gordon Ct (representation of the property to be built), Meaford, ON

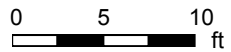
Main Building: Total Exterior Area Above Grade 1376.65 sq ft



**Main Floor**  
Exterior Area 1376.65 sq ft

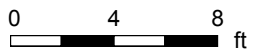


**Basement (Below Grade)**  
Exterior Area 1284.37 sq ft



# 19 Gordon Ct (representation of the property to be built), Meaford, ON

Main Floor Total Exterior Area 1376.65 sq ft  
Total Interior Area 1265.12 sq ft



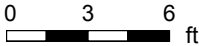
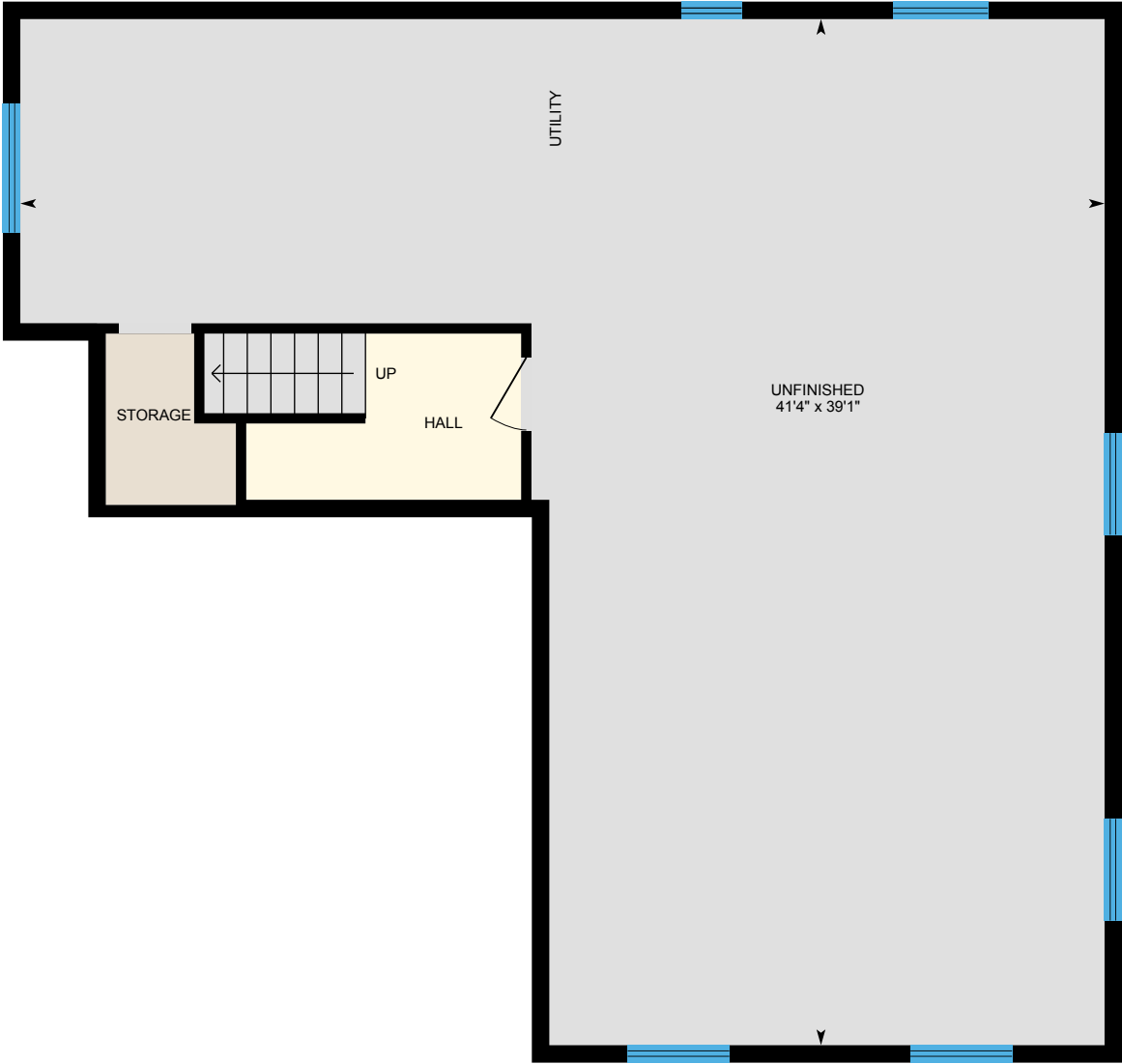
PREPARED: Jun 2021



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.

# 19 Gordon Ct (representation of the property to be built), Meaford, ON

**Basement** Total Exterior Area 1284.37 sq ft  
Total Interior Area 1175.49 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.



# 19 Gordon Ct (representation of the property to be built), 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: 7'10" x 7'  
4pc Ensuite: 7'10" x 7'1"  
Bedroom: 13'3" x 11'5"  
Dining: 13'4" x 8'10"  
Garage: 19'10" x 19'5"  
Kitchen: 13'4" x 13'10"  
Laundry: 5' x 7'  
Living: 19'7" x 19'8"  
Primary: 12'9" x 15'

##### BASEMENT

Unfinished: 39'1" x 41'4"

### 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: 1265.12 sq ft  
Excluded Area: 385.38 sq ft  
Perimeter Wall Length: 167 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1376.65 sq ft

##### BASEMENT (Below Grade)

Interior Area: 1175.49 sq ft  
Perimeter Wall Length: 163 ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1284.37 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1265.12 sq ft  
Main Building Excluded: 385.38 sq ft  
**Main Building Exterior: 1376.65 sq ft**

# 19 Gordon Ct (representation of the property to be built), 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

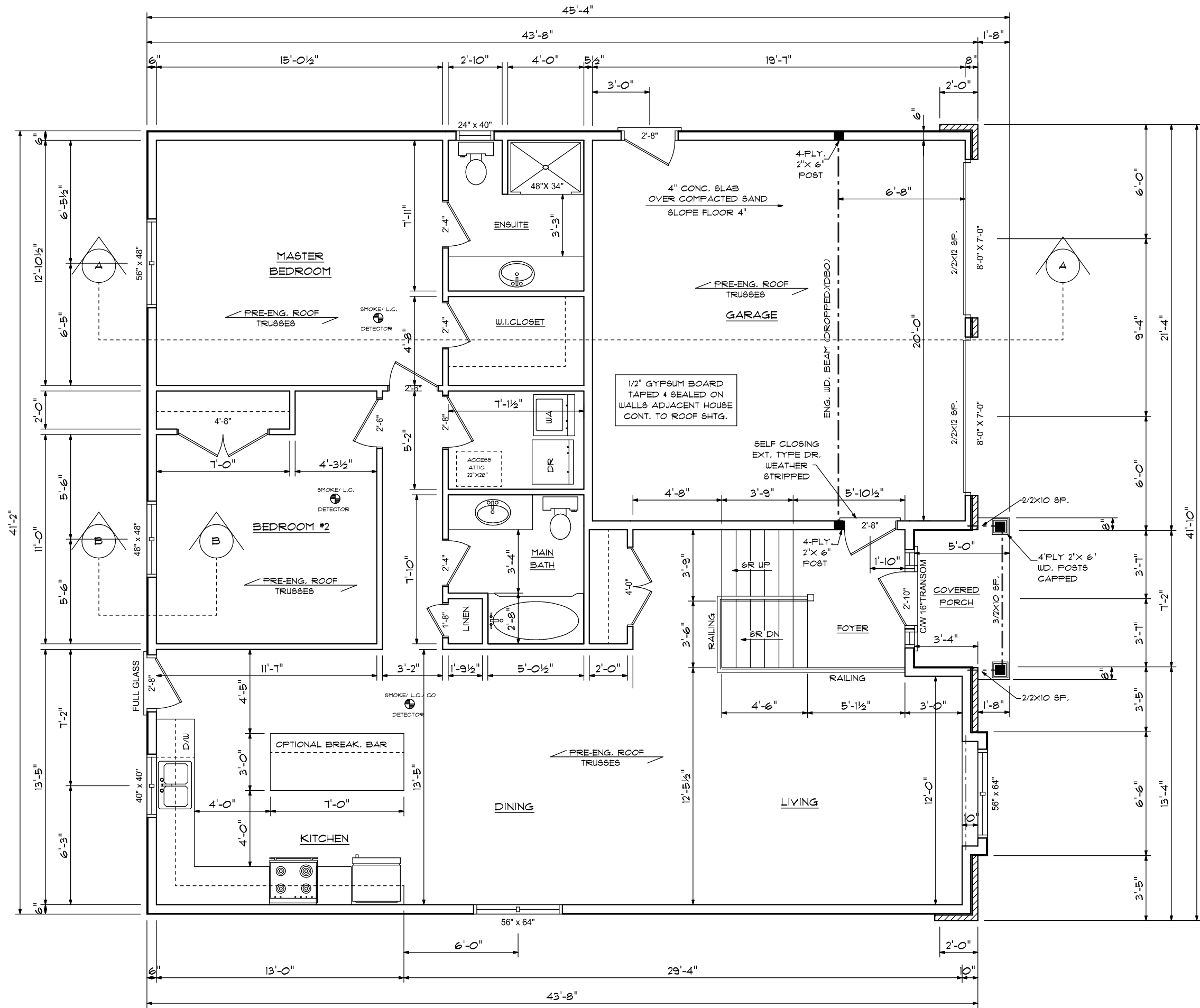
A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

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.

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF CORNERSTONES RESIDENTIAL DESIGN INC. REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED IN "HOUSE" (BUILDING CODE TABLE 3.5.2.1) INDIVIDUAL BCIN: 21063 FIRM BCIN: 21551  
 DATE: SEPT. 1, 2020 MARK TAYLOR: *M. Taylor*



NOTE:  
 ALL INTERIOR PARTITIONS TO BE 2" X 4" (3 1/2") UNLESS DIMENSIONED OTHERWISE.

NOTE RE: STEEL BRICK LINTELS. SEE TABLE AT NOTE #10 ON DWG. #9 FOR SIZES.

NOTE RE: EXTERIOR WD. LINTELS ALL LINTELS TO BE 2/2X10 SP. UNLESS OTHERWISE INDICATED ON PLANS. EXTERIOR LINTELS SUPPORTING ROOF TRUSSES WITH SPANS GREATER THAN 32'-0" ARE TO BE (DBO)

SMOKE ALARMS & C.O. DETECTORS TO BE INTERCONNECTED ALL FLOORS. (3 WIRE)  
 SMOKE/L.C./CO DETECTOR L.C. - LIGHTING COMPONENT CO - CARBON DIOXIDE

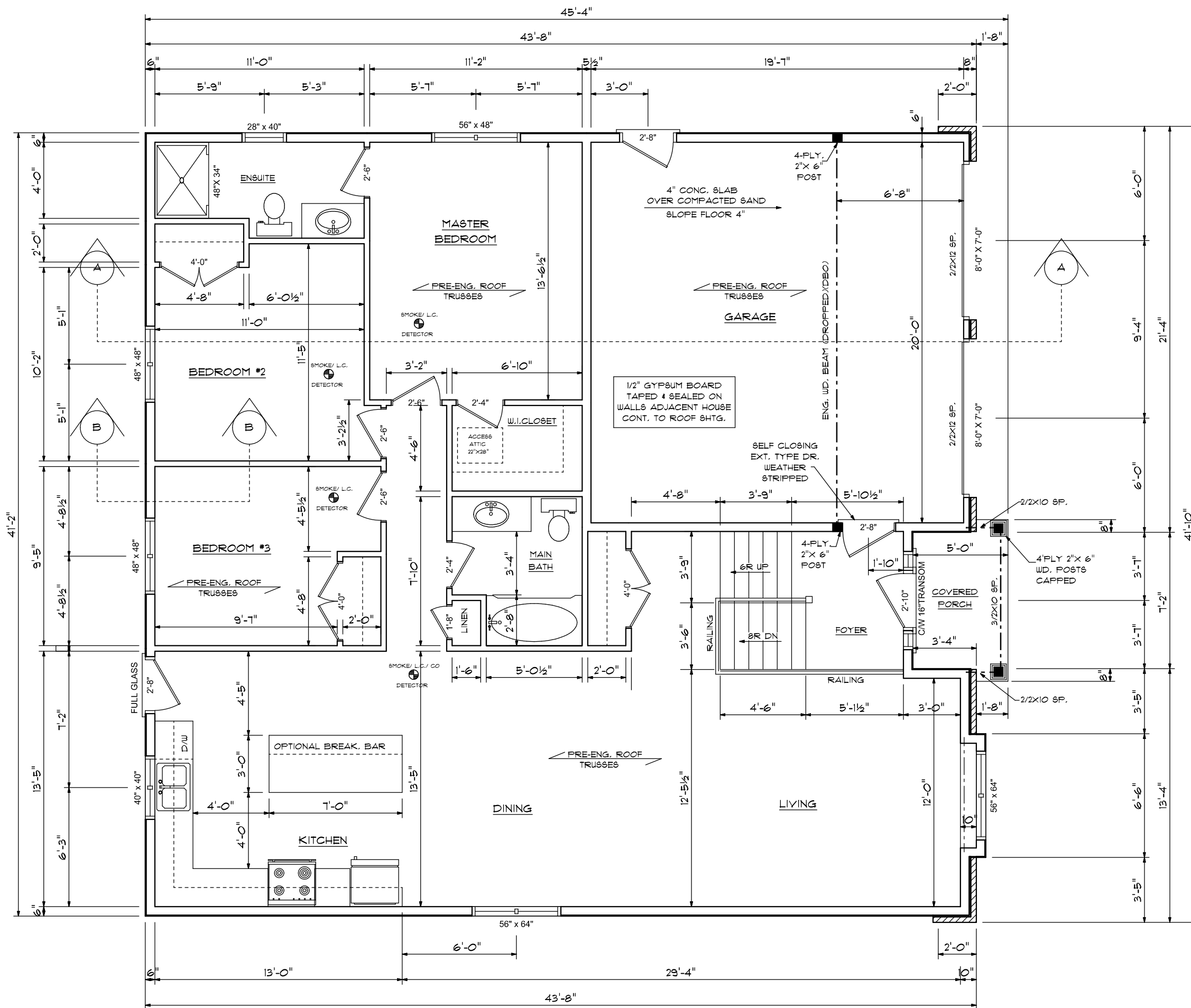
DRAWING NO. 6 OF 9

DRAWN BY: MARK TAYLOR  
 CORNERSTONES  
 SPRINGWATER, 705-725-0358

SCALE: 3/16" = 1'-0"  
 UPDATE: SEPT. 1, 2020

TITLE: FIRST FLOOR PLAN - 2 BED.  
 MODEL: "MODEL 135T"

2678908 ONTARIO LTD.



I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF CORNERSTONES RESIDENTIAL DESIGN INC. REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED IN "HOUSE" (BUILDING CODE TABLE 3.5.2.1) INDIVIDUAL BCIN: 21063 FIRM BCIN: 21551 DATE: SEPT. 1, 2020 MARK TAYLOR: *M. Taylor*

NOTE: ALL INTERIOR PARTITIONS TO BE 2" X 4" (3 1/2") UNLESS DIMENSIONED OTHERWISE.

NOTE RE: STEEL BRICK LINTELS. SEE TABLE AT NOTE #10 ON DWG. #3 FOR SIZES.

NOTE RE: EXTERIOR WD. LINTELS ALL LINTELS TO BE 2/2X10 SP. UNLESS OTHERWISE INDICATED ON PLANS. EXTERIOR LINTELS SUPPORTING ROOF TRUSSES WITH SPANS GREATER THAN 32'-0" ARE TO BE (DBO)

SMOKE ALARMS & C.O. DETECTORS TO BE INTERCONNECTED ALL FLOORS. (3 WIRE)  
 SMOKE/L.C./CO DETECTOR L.C. - LIGHTING COMPONENT CO - CARBON DIOXIDE

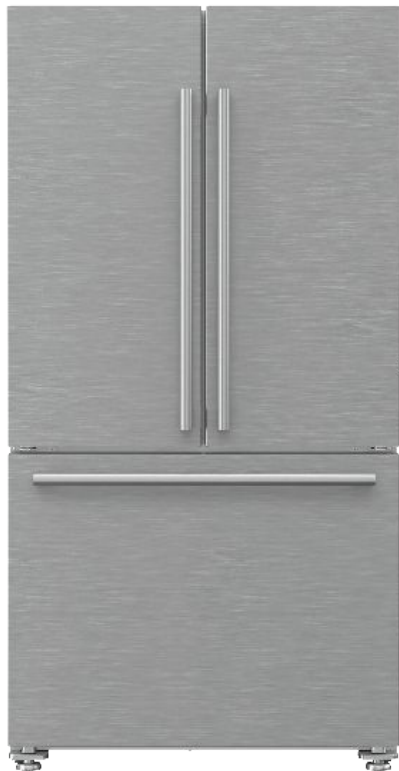
DRAWING NO.	6	DRAWN BY:	MARK TAYLOR
	9		CORNERSTONES SPRINGWATER, 705-725-0358
SCALE:	3/16"=1'-0"	UPDATE:	SEPT. 1, 2020
TITLE:	FIRST FLOOR PLAN	MODEL:	"MODEL 135T"
2678908 ONTARIO LTD.			

Appliance Package Available Through: CHATTERSON'S



**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





Appliance Package Available Through: CHATTERSON'S



**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

Appliance Package Available Through: 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



Appliance Package Available Through: CHATTERSON'S

**Whirlpool**<sup>®</sup>

**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](mailto:kwillison@royallepage.ca)

**LOCATIONS NORTH**  
BROKERAGE

**ROYALLEPAGE**

Appliance Package Available Through: 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



Appliance Package Available Through: 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 Package Available Through: CHATTERSON'S



# 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](mailto:kwillison@royallepage.ca)

LOCATIONS **NORTH**  
BROKERAGE

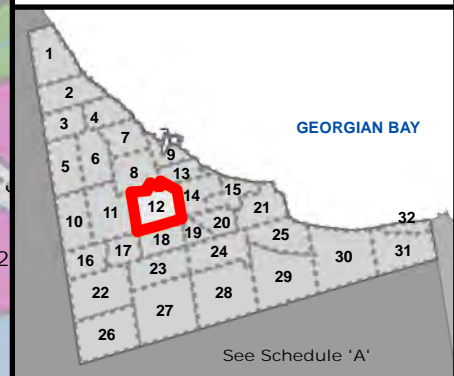
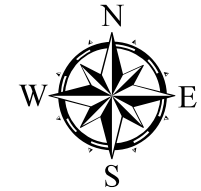


# Schedule 'B' Map 12 Municipality of Meaford

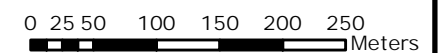


BY-LAW 60-2009  
AS AMENDED

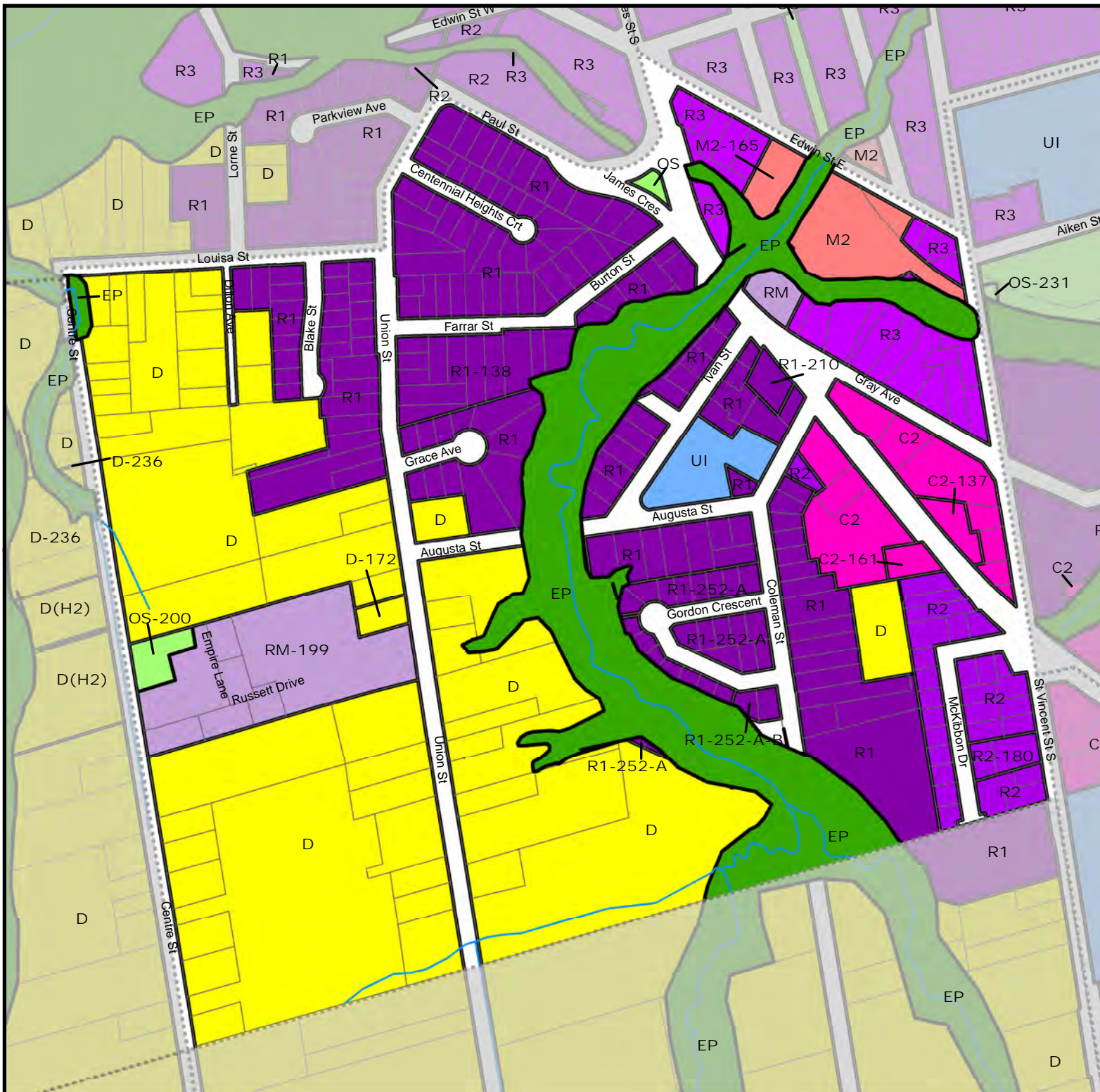
Updated: October 9, 2015



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.