

# Muskoka Bay Resort - Homes Features and Finishes

## Exteriors

Architecturally controlled Muskoka-style exterior elevations

Pre-finished wood siding, natural stone elevations and wood beams as per plan

Architecturally controlled predetermined exterior colour packages

High-quality double-pane thermal-glazed casement windows on main and second floors

Two exterior hose bibs, rear and garage, as per plan

Screens on all operating windows

All services including sanitary, storm sewers, municipal water and natural gas

Self-sealing high-grade 25 year fibreglass shingles with architecturally blended colour

Poured concrete porch

Package featuring house numbers, grip set including dead bolt and three exterior electrical fixtures

High-quality sectional roll up garage door

Spacious veranda as per plan

Upper deck with wood railing and pickets as per plan

Landscape package as per builder's specifications

## Kitchens

Custom designed kitchen cabinets complete with extra height uppers in a choice of styles from builder's samples

Double compartment undermount stainless steel sink with single-lever faucet with pull out spray

Granite kitchen countertops with 1 1/2" edge detail as per builder's samples

Ceramic backsplash as per builder's samples

Centre preparation island and peninsula counters, service pantries and breakfast nooks as per plan

Raised or flush breakfast bar as per plan

Stainless steel appliance package including refrigerator, electric range with overhead microwave hood fan and dishwasher

## Laundry Room

White washer and dryer as per plan

Heavy-duty wiring and outlets for clothes dryer, with outside venting

Base cabinet with double doors and laminate countertop with a drop in sink

## Baths

Oversized mirror in all washrooms custom fit to accommodate vanity

Quality plumbing fixtures in all bathrooms with chrome finish

Custom cabinetry in a selection of finishes

Granite countertop with 3/4" edge detail in master ensuite and main bath as per builder's samples

Laminate countertop in the loft bathroom with over-mounted white porcelain sink(s)

Exhaust fan in all bathrooms

Privacy locks on all bathroom doors

Quality designer-selected lighting in all bathrooms

Ceramic floor to ceiling wall tiles in shower enclosure as per builder's samples

All shower stalls to have marble surrounds

Separate shower stall in master ensuite bathroom

Frameless glass shower doors in master ensuite

Electrical outlets beside vanity in bathrooms

Double sinks in all ensuite bathrooms as per plan

Three fixtures including paper holder, towel bar and soap dish

Deck mounted soaker tub in master ensuite

## Interior Design Features

9' ceilings on main floor as per plan

Vaulted or Cathedral ceilings as per plan

Upgraded solid oak natural finish spindles, railing and solid wood stringers

Oak stairs in natural finish stain from main to second floor

Oak pickets, handrail and nosing in natural finish stain from main to second floor

Lever door hardware with pewter finish

Quality interior light fixtures

Electrical door chime on front door

Access door from garage to house, where grade permits, as per plan

Garden doors, as per plan

800 Series-Safe'n Sound solid doors

Eight pot lights, 4 kitchen, 2 master ensuite, 1 main bath and 1 loft bath, as per plan

## Quality Construction

Smooth ceilings on main and second floor painted white

Main floor centre partitions to be 2" x 6" construction

Direct-vent gas fireplace finished with a 9' high dry-stacked Muskoka stone

Poured concrete foundation walls with heavy-duty damp proofing and weeping tiles as per plan, where applicable

Upgraded 5 1/4" baseboard and 3 1/2" casing and trim

Closets with custom fit shelving and rod

Approved quality steel post and beam construction

Pre-engineered wood trusses with 7/16" roof sheathing

## Electrical

Rough in for 2 central vacuum system locations

White decora light switches and plugs

Prewired cable TV in great room and master bedroom and 3 phone outlets as per plan

200-amp electrical services with heavy duty copper wiring and circuit breaker panel in accordance with Ontario Hydro standards

Two exterior weatherproof electrical outlets

Electronic smoke detector on all floors as per Building Code

Carbon monoxide detector as per Building Code

## Painting

Interior casement and trim to be painted white, walls to be painted off-white as per builder's standard samples, choice of 2 colours

Kitchen, bathroom and laundry room to have semi-gloss finish

## Flooring

Quality plush or sisal weave/berber carpeting in all bedrooms, lofts, and hallways, as per plan, in a wide choice of decorator colour from builder's samples

Upgraded prefinished oak 3 1/4" x 3/4" strip hardwood flooring in the great room, morning room and optional Muskoka room samples as per builder's standard samples

Choice of porcelain or ceramic floor tile in front foyer, kitchen and breakfast area, laundry room and all bathrooms as per builder's samples

Poured concrete slab on grade and garage floors

Sub-floors to be screwed and glued

5/8" tongue and groove spruce plywood subfloors

## Plumbing

PEX (potable plastic) water lines with ABS drains

3/4" water service

## Heating, Insulation and Air Conditioning

High-efficiency gas-fired hot water tank to be installed by third party on a rental basis

Forced-air natural gas high-efficiency furnace

Exterior wall insulated R22, ceiling upgraded to R40 and basement R12 to 2' below finished grade

All windows and doors caulked with quality-brand caulking Weather stripping on all exterior doors

All ducts sized for installation of air conditioning

Air conditioning engineered to home size

HRV required for wood-burning fireplace upgrade purchase

## Energy Star

Energy Star-qualified low-E/Argon gas-filled windows

## Tarion Warranty Program (Formerly ONHWP)

All homes are covered by Tarion, which included 7-year coverage for any major structural defects and 2 years for plumbing, heating and electrical systems

Warranty enrollment fee and all required permits paid by purchaser