

## Muskoka Bay Resort – Estate Features and Finishes

Muskoka Bay Resort Complements the Community with Quality Finishes and a True Muskoka Feel, Ensuring Value and Enjoyment for Years to Come

### Exteriors

- Architecturally controlled Muskoka-style exterior elevations
- Quality wood siding, natural stone elevations and architectural wood beams as per plan
- Architecturally controlled community with predetermined exterior colour packages
- Maintenance-free aluminum soffits, eavestrough and downspouts
- High-quality double-glazed, PVC, with low-E glass casement windows on main and second floors
- Screens on all operating windows
- All services including natural gas, hydro and municipal water and sewers
- Self-sealing high-grade 25 year asphalt shingles with architecturally blended colour
- Architectural roof pitches as per plan
- Poured concrete porch as per plan
- Package featuring house numbering, grip set including dead bolt and three exterior electrical fixtures
- Two exterior hose bibs, rear and garage, as per plan
- All garage walls to be completed to drywall and primed
- High-quality sectional roll up garage door
- Garage entry access door as per applicable plan
- Predefined grading and landscape package including front, rear and side yards if applicable to be sodded
- Spacious veranda as per plan

### Kitchens

- Custom designed kitchen cabinets complete with extended upper cabinets in a choice of colours and door 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
- Heavy-duty wiring and receptacle for stove
- Electrical outlets for fridge and at counter level for small appliances

- Stainless steel appliance package including refrigerator, electric range with over the range microwave hood fan and dishwasher

### Laundry Room

- Clothes washer and dryer as per plan
- Clothes washer connection as per plan
- Heavy-duty wiring and outlets for clothes dryer, with exterior venting

### Baths / Plumbing

- 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 from builder's samples as per builder's samples
- Double sinks in all ensuite bathrooms as per plan
- Granite countertop with 3/4" edge detail in master ensuite as per builder's samples
- 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
- Temperature control valves in all showers
- All shower stalls to have marble surrounds
- Frameless glass shower doors in master ensuite as per plan
- Deck mounted soaker tub in master ensuite
- Electrical outlets beside vanity in bathrooms
- Bathroom accessories, including toilet paper holder and towel bar
- PEX (potable plastic) water lines with ABS drains
- 3/4" water supply service

### Interior Design Features

- 9' ceilings on main floor 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
- Lever door hardware with pewter finish
- Quality interior light fixtures
- Electrical door chime on front door

- Garden doors as per plan
- Eight pot lights included; 4 kitchen, 2 master ensuite, 1 main bath and 1 powder room, as per plan

### Quality Construction

- Smooth ceilings on main and second floor painted white
- Direct-vent gas fireplace finished with natural dry-stacked Muskoka stone surround and (optional) natural finish wood mantle
- Poured concrete foundation walls with heavy-duty damp proofing and weeping tiles as per applicable plan
- Quality 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
- Engineered roof system insulated to high modern standards.

### Electrical

- 200 amp electrical service with heavy duty copper wiring and circuit breaker panel
- Copper electrical wiring throughout
- Electric light fixtures provided in all rooms except living room, as per applicable plan.
- Rough in for security system
- Rough in for 2 central vacuum system locations
- White decora light switches and plugs
- Prewired cable TV in great room and master bedroom and 2 phone outlets as per plan
- Two exterior weatherproof electrical outlets
- Electronic smoke detector on all floors as per Building Code
- Carbon monoxide detector as per Building Code
- Conduit for electric vehicle charger in garage

### 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 semigloss finish

### Flooring

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

- Upgraded prefinished oak 3 1/4" x 3/4" strip hardwood flooring in the great room, and kitchen as per plan and builder's standard samples
- Choice of porcelain or ceramic floor tile in front foyer, laundry and all bathrooms as per builder's samples
- Poured concrete slab on grade and garage floors
- All wood floor sheathing to be glued and screwed.

### 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
- All windows and doors caulked with quality-brand caulking
- Weather stripping on all exterior doors
- Air conditioning engineered to home size
- All ducts sized for installation of air conditioning
- HRV (Heat Recovery Ventilation)

### Optional Muskoka Room (per applicable plan)

- Upgraded prefinished oak 3 1/4" x 3/4" strip hardwood matching main floor
- Smooth ceilings painted white
- Additional prewired for cable TV
- Optional second storey deck above

### Optional Second Storey Loft (per applicable plan)

- Quality plush or sisal weave/ berber carpeting in bedrooms, lofts and hallways as per plan in a wide choice of builder's samples
- Smooth vaulted ceilings painted white
- Additional prewired for cable TV

### Tarion Warranty Program

- Muskoka Bay Resort is a registered builder with the Tarion Warranty Corporation. All homes protected by the Ontario Home Warranty Program, which includes deposit protection, one-year defects in workman-like manner and materials, Two-year warranty for water penetrations, building code and materials in the electrical, plumbing and heating delivery systems, Seven Year Warranty for major structural defects
- Visit [Tarion.com](http://Tarion.com) for more information