

## 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
- 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
- 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
- Heat Recovery Ventilation (HRV)

### Energy Star

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

### Tarion Warranty Program (Formerly Onhwp)

- All homes are covered by Tarion, which includes 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