

Muskoka Bay Resort – Villa’s 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
- Maintenance-free aluminum eavestrough and downspouts
- High-quality, double-pane, thermal-glazed, casement windows on main and second floors
- Screens on all operating windows
- All services including sanitary, storm sewers, municipal water and natural gas
- Self-sealing, high-grade, 25-year, fiberglass shingles with architecturally blended colour
- Architectural roof pitches as per plan
- Poured concrete porch
- Package featuring house numbers and grip set, including; dead bolt and three exterior electrical fixtures
- Pressure-treated wood deck with clear glass and aluminum railing
- Two exterior hose bibs, rear and garage, as per plan
- Landscape package as per builder’s samples

Kitchens

- Custom designed kitchen cabinets complete with extra height uppers in a choice of colours and door styles from builder’s samples
- Double compartment undermount with stainless steel sink, and 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
- Washer connection and laundry tub as per plan
- Heavy-duty wiring and outlets for clothes dryer, with outside venting

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 from builder’s samples
- Granite countertop with 3/4" edge detail in master ensuite and powder room as per builder’s samples
- Laminate countertops in the main bathroom with over-mounted white porcelain sink(s)
- Exhaust fan in all bathrooms
- Privacy locks on all bathroom doors
- Deck-mounted soaker tub in master ensuite as per plan
- 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 as per plan
- Frameless glass shower doors in master ensuite
- Electrical outlets beside vanity in bathrooms
- Double sinks in all ensuite bathrooms
- Three fixtures including paper holder, towel bar and soap dish

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
- Lever door hardware with pewter finish

- Quality interior light fixtures
- Electrical door chime on front door
- 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 powder room, as per plan

Quality Construction

- Smooth ceilings on main and second floor painted white
- Party wall is double 2" x 6" construction with noise insulation and 1 hr. fire-rated drywall on each side as per plan
- 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
- 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
- Pre-engineered wood trusses with 7/16" roof sheathing
- All floors to be glued and screwed

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 2 phone outlets as per plan
- 100 amp electrical service with heavy duty copper wiring and circuit breaker panel
- 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 bedrooms and upper hall, in a wide choice of 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 as per plan and builder’s standard samples
- Choice of porcelain or ceramic floor tile in front foyer, kitchen and breakfast area, 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

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
- Air conditioning engineered to home size
- All ducts sized for installation of air conditioning
- 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 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