



**EXTERIOR VIEW**





**LIVING ROOM**



**KITCHEN & DINING ROOM**





**DINING ROOM & KITCHEN**



**MASTER BEDROOM**





MAIN FLOOR PLAN



UPPER FLOOR PLAN

### **General Features**

- 2 level, three bedroom, four-season dwelling unit
- wheel chair friendly main floor including Master Bedroom with raised gas fireplace and private EnSuite
- main floor Laundry Room
- forced air heating complete with central air conditioning
- 9 foot high main floor ceilings
- Upper Level office niche with view overlooking Resort

### **Exterior Features**

- accessible Front Porch with covered entry and interlocking pavers
- accessible exterior patio with barbeque area and dining/lounge area in cedar decking
- building cladding materials including factory-finish solid wood siding and manufactured stone beltline and accents
- pre-finished aluminum soffits and fascia
- high performance, energy star-windows (with Low-E + Argon gas)
- quality asphalt architectural shingles with 40 year min. manufacturer's warranty
- thermally-broken insulated metal non-warping entry doors

### **Quality Interior Finishes**

- R20 insulation in walls – R24 on all walls above grade
- R50 insulation in attic and R31 insulation where no attic
- manufactured stone surround gas fireplace with mantle and flat panel television in Living Room
- hardwood flooring in Living Room, Dining Room and Upper Hall
- porcelain tile flooring in Entry, Laundry, Kitchen and Washrooms throughout
- broadloom carpeting in bedrooms throughout (anti-microbial nylon fibre)
- solid pine interior doors (stained finish)
- custom-designed solid wood trimwork and casings throughout
- custom-designed wood beams and ceiling trims throughout
- sound attenuation insulation in primary interior walls for privacy and comfort
- Architectural-grade plumbing fixtures throughout

### **Kitchen**

- custom-designed kitchen cabinets with feature island/eating bar
- natural stone and solid-surface countertop materials
- undermount 2-compartment stainless steel sink
- 4 appliances (stove/oven, refrigerator, dishwasher, microwave)

### **Washrooms**

- 2-piece main floor Powder Room
- 5-piece Master EnSuite including soaker tub, separate shower with built-in seat, and vanity with dual undermount sinks
- 6-piece upper floor Washroom with separated (private) Bathing Room and watercloset



- all washrooms complete with custom-designed cabinetry, solid surface countertops and undermount sinks

**Resort & Unit Features**

- satellite TV in each unit
- wireless Internet access in each unit
- use of Resort pleasure craft including 15 canoes, 10 kayaks, 10 paddleboats, 8 paddleboards
- full access to Resort Amenities including: Clubhouse, Boathouse, Outdoor Pool and Spa, Splash Pad, Beech Cabana, Waterfront Boardwalk, Boat-Docks and slips, sand beaches, fire-pits, tennis courts, volley ball court, skating rink, horseshoe pits, children's play structures, etc.

**Basic Common Interior Furnishings:**

**Living Room**

- 1 Sleeper/Sofa (Queen-size)
- 1 Love Seat
- 1 Lounge Chair with ottoman
- 1 End Table
- 1 Coffee Table
- 1 Floor Lamp
- 1 Area Rug
- 1 Television

A custom designed built-in stone entertainment unit with gas fireplace and display shelving

**Dining Room**

- 1 8-person Harvest Table
- 8 Dining Chairs
- 1 Console
- 1 Area Rug

**Kitchen**

Custom-designed cabinetry  
Double basin undermount sink  
Porcelain tile flooring  
Custom-designed island with eating counter and 3 stools  
1 built-in bench at Entry Foyer  
Stove/Oven

**Loft**

- 1 Desk
- 1 Chair
- 1 Floor Lamp
- 1 Area Rug

**2<sup>nd</sup> Bedroom**

- 1 Queen-size Bed
- 2 Night Tables
- 2 Lamps
- 1 Full Length Mirror
- 1 Chair
- 1 Dresser
- 1 Television

**3<sup>rd</sup> Bedroom**

- 2 Twin Beds
- 1 Dresser
- 1 Night Table
- 1 Lamp
- 2 Benches
- 1 Chair
- 1 Television

**Master Bedroom**

- 1 King-size Bed
- 2 Night Tables
- 2 Lamps
- 2 Lounge Chairs
- 1 Occasional Table
- 1 Bench
- 1 Television



## *The Cottages*

Refrigerator  
Dishwasher  
Microwave

Flatware, glassware, dishware and  
tableware for 12 persons

Basic cookware and utensils

Coffee maker and kettle

Toaster and blender

Placemats, dish towels, and  
miscellaneous kitchen linens

### **Basic Common Exterior Furnishings:**

#### **Outdoor Deck and Patio**

1 Lounger  
1 Gas Barbeque  
1 8-Person Dining Table  
1 Umbrella and Base  
8 Dining Chairs

1 Gas Fireplace  
1 Full Length Mirror

Custom-designed millwork with built-  
in garment storage

Bed linens and duvets

Bath towels

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