



**COBBLE BEACH**

## **Cobble Beach**

### The Hollow – Bungalow with Loft Townhomes Lake House Collection – Detached Bungalows

Purchase price includes the following:

All homes are **ENERGY STAR** offering reduced energy consumption and savings on utility bills.

#### **Glorious Views of Georgian Bay**

- Large windows and covered porches to enjoy the stunning Georgian Bay views
- 9 ft. ceilings on main floor

#### **Chef's Kitchen**

- Entertainer's open concept layout
- Luxurious granite countertops
- Undermounted stainless steel sink with single lever faucet and convenient pull out spout
- Large island with extended breakfast bar
- Cabinetry with extra height uppers, crown moulding, and deep upper cabinet over the fridge
- Stainless steel range hood
- Walk-in pantry (as per plan)

#### **Spacious Great Room**

- Sloped, cathedral or soaring two-storey ceilings (as per plan)
- Upgraded hardwood flooring, 3 1/4" natural oak (as per plan)
- Gas fireplace with rustic mantel

#### **Master Bedroom Retreat**

- Expansive walk-in closet
- Private and elegant double door entry (as per plan)
- Some layouts feature direct porch access (as per plan)
- Spa-inspired ensuite with double sinks and free-standing soaker tub (as per plan)
- Ensuite showers with marble seats and glass enclosure (for Lake House Collection)

#### **Bathrooms**

- Granite countertops in all bathrooms

#### **Invite Your Guests**

- Optional bedrooms in lofts with private bathrooms

#### **Garage**

- Double car garage
- Fully insulated garage door with glass windows
- Drywalled and painted (primer + 1 coat of paint)

#### **Additional Space**

- Optional finished basements offer additional space for a recreation room, a bathroom and additional bedroom(s)

#### **Exterior Facade**

- Classic Nantucket exterior design with exquisite vinyl shake and siding
- 6'-8' wood grain stainable fiberglass front door
- Premium deep rich exterior colour packages
- Maintenance free soffits, fascia, eavestrough and downspouts
- Architectural fiberglass shingles with limited lifetime warranty



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### Other Interior Touches

- Flooring - ceramic tiles in kitchen, bathrooms, laundry and foyer
- Flooring - quality broadloom carpet with high density underpad
- Lighting - upgraded lighting with LED lightbulbs
- Hardware - upgraded interior door hardware
- Trims - upgraded baseboards to 5 1/2" and 3 1/2" casing
- Finish - California ceilings
- Finish - primer plus 2 coats of paint

### Comfort Mechanicals

- Programmable thermostat to allow remote control of the home's interior temperature
- Central air conditioning
- High efficiency furnace with ECM motor to reduce utility bills
- Upgraded filter on furnace for improved indoor air quality
- **Energy recovery ventilator** - acts as the lungs of the home offering superior indoor air quality and excess humidity control. It utilizes high performance motors that are equivalent in power consumption to a compact fluorescent light bulb, which significantly lower energy costs without affecting performance
- **Drain water heat recovery pipe** - When warm water goes down the drain from a shower, a faucet, or washing appliance, it carries away valuable energy. The drain water heat recovery pipe recovers part of this valuable energy from the warm water, and uses it to preheat incoming cold fresh water. This unit consists of multiple coils of copper tube wrapped together around a central copper drain pipe. Hot water going down the drain transfers its heat to incoming cold water moving up the coils. The pre-heated water reduces the energy used by the water heater and provides substantial savings
- House fully insulated to keep the home warm in the winter and cool in the summer.
  - 2x6 wall assembly with R20 batt and 1" rigid insulation (nominal R25)
  - Attics blown-in R50
  - Cathedral ceilings R31
  - Exposed floor insulation R31
  - Full height R20 basement blanket wrap

All plans and specifications are subject to reasonable modifications, as necessary, at the discretion of the Vendor. E & O.E.

NOTICE TO PURCHASERS: Due to increasing construction cost, the Vendor commits orders to its suppliers on the date of the Offer to Purchase. Therefore, in some cases the Vendor cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all requests, after the offer becomes firm, must be in writing and accepted by the Vendor.

\* In accordance with standard building practice and TARION rules, the Vendor warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at the one year anniversary of closing subject to scheduling of work. The priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder/Vendor or Purchaser painted the unit initially.

December 22, 2016