



The Residences at Bayview

LIFE IS BETTER AT THE BEACH

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BUILDER NOTE

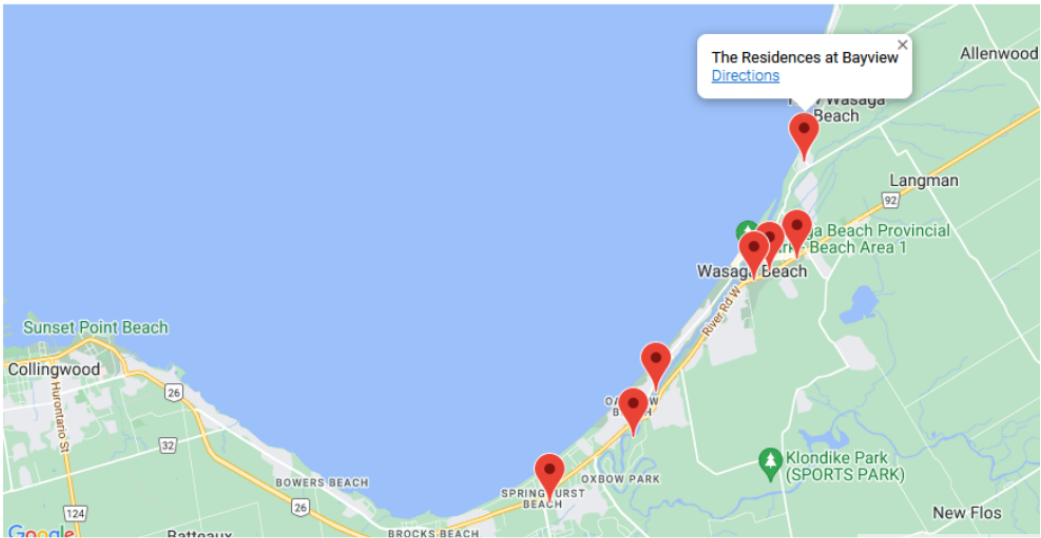
A limited number of Beachside Towns

For generations, Wasaga Beach has been THE place to go to enjoy the sun, the sand and the summer.

Located on Georgian Bay Biosphere Reserve, the World's Largest Freshwater Archipelago.

Imagine lakeside living at its finest, in a sophisticated–contemporary residence with spectacular lake views and incomparable year–round amenities. Relish in the sun–kissed Wasaga Beach and a plethora of outdoor activities just steps to the beach. Recreational options are endless with easy access to beautiful beaches, nature trails, biking paths, lush parks, and sports facilities.

- BEACH 1 (5 MIN – 3.1 KM)
- BEACH 2 (6 MIN – 3.8 KM)
- BEACH 3 DOG FRIENDLY (10 MIN – 6.8 KM)
- WALMART SUPERCENTER (5 MIN – 2.7 KM)
- CANADA POST (9 MIN – 6.1 KM)
- CATCH 22 GOURMET FOODS (10 MIN – 6.7 KM)
- REAL CANADIAN SUPERSTORE (15 MIN – 10.8 KM)



STANDARD FEATURES & FINISHES

QUALITY CONSTRUCTION

- Architecturally coordinated exterior finishes providing a pleasant streetscape.
- Clay brick exterior with stone veneer (as per plan).
- Pre-finished, maintenance free, aluminum soffits, fascia, eavestrough and downspouts; colour coordinated.
- Insulation meets or exceeds full Ontario Building Code.
- Ground (Lower) floor to be approximately 8' ceilings (except where there are bulkheads and drop ceilings).
- Main floor to be approximately 9' ceilings (except where there are bulkheads and drop ceilings).
- Upper floor to be approximately 9' ceilings (except where there are bulkheads and drop ceilings).
- All exterior doors and windows caulked using quality mastic caulking.
- Insulated door to garage on all units.
- Vinyl clad fiberglass or aluminum windows and doors throughout.
- Walk-out balcony off of kitchen.
- Outdoor living space on rooftop terrace, with privacy screen between adjacent units.



STANDARD FEATURES & FINISHES

CLASSIC INTERIORS

- Solid wood interior doors.
- Solid wood finish on all interior trim casing and baseboard (3-1/4" casing and 7-1/4" baseboards).
- Brushed stainless steel lever handles including hinges to match on the interior doors.
- Stair treads to be stained white oak finish (as per plan).
- Pickets to be stained white oak finish(as per plan)
- Brushed stainless steel finish front door grip set.
- Personal elevator within the unit, from Ground (Lower) floor to Rooftop Terrace.



HEATING AND ELECTRICAL

- 200 AMP service complete with all copper wiring.
- All wiring in accordance with Ontario Hydro Standards.
- Smoke detectors on all floors, CO2 detectors on all floors.
- Counter level GFCI outlets in kitchen for small appliances.
- Pot lights in great room, dining room, kitchen, hallways, soffits, primary bedrooms.
- Light fixture(s) in Kitchen, dining room, bathrooms and bedrooms.
- White decora switches and receptacles throughout (featured lighting to have dimmers).
- Individually controlled heating and central air conditioning.
- Washer/dryer on upper level (stackable).
- Dedicated rough-in for hot tub on roof top.
- Rough-in for electric car charger in garage.
- Gas line for BBQ on kitchen balcony.
- Each unit has their own gas and hydro meter.
- Installed gas water heater (homeowner to pay rental of heater).
- High efficiency, forced air, gas furnace (location determined by builder), HRV included.
- Central air conditioning unit, ducting included (location determined by builder).

STANDARD FEATURES & FINISHES

BEAUTIFUL BATHROOMS

- Custom Scavolini vanities in all bathrooms.
- Plate glass mirror in all bathrooms.
- Quality plumbing fixtures.
- Exhaust fan, vented to exterior in all bathrooms.
- Privacy locks on all bathroom doors.
- 5' soaker tub with shower head or shower base in non-master bathroom (as per plan).
- Free-standing soaker tub in master ensuite bathroom.
- Separate enclosed shower with chrome finishes in master ensuite bathroom.
- Porcelain sinks in all bathrooms with mechanical pop-up drains
- Elongated comfort toilets with soft close seats in master ensuite bathroom.
- Upgraded plumbing fixtures.

SCAVOLINI KITCHENS

- Custom Scavolini kitchens cabinetry with colour coordinated kick plates from builder's standard samples.
- Quartz kitchen countertop and backsplash.
- Double stainless steel sink with pullout faucet.
- Stainless steel microwave/exhaust fan vented to exterior over stove area.
- Stainless steel face stove, dishwasher and fridge (option to upgrade based on builders' selection).



STANDARD FEATURES & FINISHES

FLOORING

- Porcelain floor tile in garage entrance, front foyer, washrooms, laundry room, and rooftop terrace landing.
- Stunning French White Oak flooring by Khayeri Curated Flooring in all bedrooms and hallways (except as per above).
- Stunning French White Oak flooring by Khayeri Curated Flooring in dining room, kitchen, and great room (as per plan).

PAINTING AND FINISHES

- Interior walls to be primed and painted with quality latex paint in a neutral colour throughout.
- Smooth ceilings throughout the entire unit.



STANDARD FEATURES & FINISHES

ELEVATOR FINISHES SAVARIA:

- anodized aluminum trim (clear or bronze).
- stainless steel car operating panel.
- battery operated emergency lowering.
- automatic cab on/off lighting.
- solid white ceiling with 4 round pot lights.
- melamine cab wall panels (choice of 6 colours).
- automatic bi-fold cab door.
- emergency stop & alarm buttons.
- 84" cab height.
- cab size 36"x48".
- key control on/off.
- plywood flooring from factory (finished to match house flooring).
- rated speed of 40ft/minute.



APPLAIANCE PACKAGE:

- Kitchenaid Stainless Steel 36" 22 CF French Door Fridge (interior water dispenser).
- Kitchenaid Stainless Steel 30" Gas Range with 5 burners.
- OTR Low Profile Stainless Steel Microwave or Under Cabinet Hood Fan.
- Kitchenaid Stainless Steel 24" Dish Washer (3-rack, 39dB).
- Maytag Front Load Washer & Dryer.

UPGRADE FEATURES & FINISHES

LUXURY UPGRADE APPLIANCE PACKAGE

(Not Included in Standard Package)

- Kitchenaid Stainless Steel 36” 23.8 CF French Door Fridge (platinum interior design with premium wood accents, self-close fresh-seal & temperature-controlled pantry drawer, under-shelf prep zone, Preserva food care system with linear compressor, slide-away shelf, full-extension self-close FreshSeal crispers, exterior ice & water dispenser, 3-tier self-close freezer drawer with extend-freeze setting, panoramic LED lighting, In-Door-Ice system, FreshSeal dairy bin).
- Kitchenaid Stainless Steel 36” Commercial Style gas range with 6 burners, (stainless steel or colour front panel), (Even-Heat true convection, smart appliance, two 20,000 BTU Ultra Power dual-flame burners, 5,000 BTU simmer & melt burner, three-level convertible grates, dual-concentric oven knob).



UPGRADE FEATURES & FINISHES

LUXURY UPGRADE APPLIANCE PACKAGE

(Not Included in Standard Package)

- Elica 36” Stainless Steel Chimney Style Hood, 1200 CFM (mandatory with 36” range).
- Bosch panel-ready 24” stainless steel dishwasher (3-rack, InfoLight beam on floor).
- Panasonic 1.6 CF Microwave with Trim Kit.
- Avanti 46 Bottle Dual-Zone Wine Cooler (soft-touch control, blue LED display, built-in fan with charcoal filter, perimeter lighting, full extension wooden shelves).



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