



**EXTERIOR VIEW**



**DINING ROOM/KITCHEN**



**MUSKOKA ROOM**



**KITCHEN / DINING ROOM**



**LIVING ROOM**



**TWO BEDROOM VILLA**



**THREE BEDROOM VILLA**

The Villas - Middle Unit - 3 Bedrooms + Den

The Villas - End Unit - 2 Bedrooms + Den

**General Features**

- 2 storey, two and three bedroom, four season units
- main floor ceilings (9 foot minimum)
- ceramic tile floor in entry
- vacuum cleaner
- carpet in bedrooms
- Juliet balcony
- octagonal four season Muskoka Room overlooking the water

**Exterior Features**

- factory finished solid wood siding
- cedar porch and deck
- aluminium soffits and fascia
- wood casement aluminum clad windows (Low-E + Argon gas)
- quality asphalt Chateau 35 year architectural shingles, manufacturer's warranty
- energy saving metal clad insulated, non-warp entry doors

**Quality Interior Finishes**

- R20 insulation in walls - R50 insulation in attic
- 1/2 inch drywall throughout, with timber frame beam enhancements
- 5/8 inch drywall on ceilings (soundproofing & fire rating)
- four season forced air heating and central air conditioning
- fireplaces (gas) in living room and master bedroom
- solid clear pine interior doors
- hardwood floors in living room and dining room
- designer wooden baseboards and window/ door trim throughout
- all main and second floor ceilings with be smooth finish in white
- 2<sup>nd</sup> floor laundry room with stacked washer / dryer

**Kitchen**

- designer kitchen cabinets
- designer centre island
- natural stone or solid-surfacing countertops
- undermount 2-compartment stainless steel sink
- ceramic tile floor
- 4 appliances (stove/oven, refrigerator, dishwasher, microwave)
- American Standard and/or Moen plumbing fixtures



**Bathrooms**

- one 3 piece washroom with shower on main floor
- one 5 piece washroom with soaker tub and separate shower and one 3 piece with shower on second floor (end unit only)
- one 5 piece washroom with soaker tub and separate shower and one 3 piece with shower / tub on second floor (middle unit only)
- ceramic tile floors
- American Standard and/or Moen plumbing fixtures
- designer cabinets and counters

**Second Floor Laundry Closet**

- 2 appliances (stacked washer and dryer)
- ceramic tile floor

**Resort Unit Features**

- waterfront boardwalk
- docks for boats
- Satellite TV
- Internet access
- 15 canoes, 10 kayaks, 10 paddleboats

**Basic Common Interior Furnishings:**

**Middle Unit - Three Bedroom Villa**

**Living Room**

- 1 Sleeper/Sofa (Queen-size)
- 1 Love Seat
- 2 Lounge Chairs
- 1 Ottoman
- 2 End Tables
- 1 Coffee Table
- 1 Bookcase
- 1 Entertainment Centre (built-in)
- 1 Floor Lamp
- 1 Table Lamp
- 1 Television
- 1 Gas Fireplace

**End Unit - Two Bedroom Villa**

**Living Room**

- 1 Sleeper/Sofa (Queen-size)
- 1 Love Seat
- 1 Chair
- 2 End Tables
- 1 Coffee Table
- 1 Entertainment Unit (built-in)
- 1 Floor Lamp
- 1 Table Lamp
- 1 Television
- 1 Gas Fireplace

**Dining Room**

- 1 Harvest Table
- 8 Chairs
- 1 Wall Table/Console

**Muskoka Room**

- 1 Games Table
- 4 Chairs
- 1 End Table
- 1 Bench
- 1 Floor Lamp

**Master Bedroom**

- 1 King-size Bed
- 1 Bench
- 1 Dresser
- 2 Night Tables
- 2 Lamps
- 2 Chairs
- 1 Occasional Table
- 1 Television
- 1 Gas Fireplace
- 1 Full Length Mirror
- Bed linens and duvets
- Bath towels

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

- 1 Queen-size Bed
- 2 Night Tables
- 2 Lamps
- 1 Full Length Mirror
- 1 Window Seat and Blanket Box (built-in)

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

- 1 Twin over full bunk bed
- 1 Dresser
- 1 Night Table
- 1 Lamp
- 1 Chair

**Dining Room**

- 1 Harvest Table
- 8 Chairs
- 1 Wall Table/Console

**Muskoka Room**

- 1 Games Table
- 4 Chairs
- 1 End Table
- 1 Wood Bench
- 1 Floor Lamp

**Master Bedroom**

- 1 King-size Bed
- 2 Built-in Units
- 2 Night Tables
- 2 Lamps
- 2 Chairs
- 1 Occasional Table
- 1 Television
- 1 Gas Fireplace
- 1 Full Length Mirror
- Bed linens and duvets
- Bath towels

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

- 1 Queen-size Bed
- 1 Bench
- 1 Chair
- 2 Night Tables
- 2 Lamps
- 1 Full Length Mirror
- 1 Window Seat and Blanket Box (built-in)
- 1 Television

**Den**

1 Sleeper/Sofa (Queen-size)  
1 Desk  
1 Chair  
1 End Table  
1 Console Table  
1 Floor Lamp

**Kitchen**

Custom Cabinetry  
Double Sink  
Ceramic Tile Flooring  
Kitchen Island  
Eating Counter  
4 Stools  
Stove/Oven  
Refrigerator  
Dishwasher  
Microwave  
12 place settings of flatware, tableware  
and glassware  
Basic cookware and utensils  
Coffee maker and kettle  
Toaster and blender  
Table place mats and kitchen towels

**Basic Common Exterior Furnishings:**

**Outdoor Deck and Patio**

2 Muskoka Chairs  
1 Lounger  
1 Occasional Table  
1 Gas Barbeque

**Den**

1 Sleeper/Sofa (Queen-size)  
1 Chair  
1 Desk  
1 End Table  
1 Console table  
1 Floor Lamp

**Kitchen**

Custom Cabinetry  
Double Sink  
Ceramic Tile Flooring  
Kitchen Island  
Eating Counter  
4 Stools  
Stove/Oven  
Dishwasher  
Refrigerator  
Microwave  
12 place settings of flatware, tableware  
and glassware  
Basic cookware and utensils  
Coffee maker and kettle  
Toaster and blender  
Table place mats and kitchen towels

**Outdoor Deck and Patio**

2 Muskoka Chairs  
1 Lounger  
1 Occasional Table  
1 Gas Barbeque

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