

ON SITE

BY SYDNIA YU

||| LAKE OF BAYS ||| DETACHED

Shared cottages allow for living larger in Muskoka

The Birch Haven resort, which has been in operation for nine years, is being redeveloped with larger, more modern fractional-ownership cottages.

"There are a lot of private cottages at the resort that are quite small, and people want larger cottages and all the amenities, such as high-speed Internet and cable," says Titos Tylians, president of Landscapes Corp.

"Some old cottages don't have the amenities and can't be easily modified."

Bordering nearly a half kilometre of shoreline on Lake of Bays, the new development, called The Landscapes, will have 64 fully furnished vacation residences in detached, semi-detached and villa designs, and with two, three and four bedrooms.

The first phase, put on the market in mid-July, will include 10 residences — two detached cottages and two four-unit cottage villas —

and a clubhouse to be completed next year.

Villa prices start at \$69,900 and cottages at \$84,900 for one share, which buys five weeks at the residence every year, one-tenth cottage ownership, as well as a share of the entire property and facilities. Owners can exchange weeks at their cottages for time at an affiliated resort through the Registry Collection.

The single cottages will have three bedrooms and a loft, while villas will have two or three bedrooms plus a den. The homes will have enough space for eight overnight guests. Some units will be designated pet-friendly.

The interiors will have a contemporary look, yet provide a comfortable atmosphere. Details ranging from solid knotty-pine interior doors to timber frame beams will be complemented by a colour scheme inspired by the surroundings.

The cottages, stocked with linens, cutlery and cookware, will

The homes will have enough space for eight overnight guests.

have decks and a medley of ceramic tile, carpet and hardwood flooring.

The master bedrooms will have gas fireplaces and en suite bathrooms.

Single cottages will have a library with a window seat and a two-storey great room with large panelled windows and a two-sided fireplace.

The cottages will have a slightly different aesthetic from the usual Muskoka-style ones, most noticeably, a six-sided Muskoka room in the villas that will be surrounded by windows that face the water, and be topped with a pointed roof.

The villas are also designed to provide maximum privacy, so residents can do such things as barbecue on their decks without their neighbours seeing them.

Recreational facilities will include a lounge, library, billiards table and games area in the clubhouse.

Future phases will include a welcome centre with tuck shop and theatre room, as well as tennis courts and a fitness centre with indoor and outdoor pool, hot tub and spa.

Pathways and boardwalks will connect the cottages to two beaches, a boathouse and six docks. Residents will have free use of canoes, kayaks and paddleboats.

The annual maintenance fee of \$2,350 will cover all utilities, cable, Internet, taxes, insurance, house-keeping, replacement reserve and operating contingency.

Neighbouring towns such as Huntsville and Orillia offer a selection of restaurants and shops, festivals and craft shows, boating tours and parks.

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The Landscapes

Location: Lake of Bays, Baysville
Developer: Landscapes Corp.
Price: \$69,900 to \$99,900
Square footage: 1,888 to 2,190
Sales centre: 1020 Birch Glen

Rd., Baysville. Open daily, 10 a.m. to 5 p.m.; all other hours by appointment.
Contact: 1-800-410-2407 or www.thelandscapes.ca