

PROPERTY FEATURES AND FINISHES
Unit 157 Georgian Bay Lane, The Blue Mountains

EXTERIOR

- CONDO FEE: \$500 a month
- Architecturally crafted and controlled exteriors in the mountain vernacular using ageless natural stone, wood and square cut timber accents along with the extensive use of glass for maximizing the natural views
- Elegantly designed common area landscaping with walking paths, water features and low mountain style street lighting
- Enviroshake roofing gracefully pre-aged with a 50 year guarantee
- Elements of high quality metal roofing on low slope areas to enhance the mountain style
- Pre-Finished natural wood siding to compliment the stone
- Professionally designed luxurious landscape gardens and natural stone features will blend with the natural surroundings while offering privacy for residents
- Single walk-out leading to a patio with natural stone Covered porch
- Elegant landscape lighting with timers in private gardens
- Elegant mountain-style exterior lighting
- Private patio looking out to the golf course & the Niagara Escarpment
- Hard-line gas hook-up for BBQ
- Elegant mountain style exterior hardware
- High-quality double-pane, thermo-glazed, argon-filled, Low-E2 wood frame Marvin windows with wood muttons and maintenance free Ultrex fiberglass covered exterior with screens on all opening windows
- Direct access from the garage to the mud/laundry room
- Automatic garage door openers (2) with key pad
- 2 exterior hose bibs (garage and back)
- Front and back porches covered with stone to match lower terrace and driveway stone
- Full services including sanitary, water, telephone, gas, cable, high-speed and hydro
- Stone paved driveways
- Automated watering system for landscaping maintenance ease
- Covered entrances as per plan



INTERIOR

- 10 ft. ceilings in all main floor rooms and 9 ft. clear in finished basement
- Vaulted great room with up to 18 ft. ceiling height and massive windows overlooking the golf course and country side
- Gas fireplace (great room)
- Expansive rear windows with views of the golf course, the mountains & country side
- Elegant 7" plank hardwood flooring
- Elegant tile and stone floor at principal entrance, bathrooms, mudroom
- Deluxe poplar wood trim accents throughout with 7 1/4" baseboards and 4 1/2" casing with back band
- High quality carpet/underlay
- Solid painted or stained 1 3/4" 5-panel wood doors throughout with 8 ft. doors on main floor
- Extensive use of strategically located recessed lights
- Generous walk-in closet in master
- High quality full-size washer and dryer in spacious laundry room with laundry tub and built-in cabinets by Downsview
- Large master bedroom with ensuite
- Designer lighting
- Upscale hardware throughout
- Three coat painting
- All closets with custom fit rod and shelf
- All closets with switched lighting

MASTER SUITE

- Large master bedroom with spa like ensuite
- Generous walk-in closet with luxurious closet finishes by Downsview
- Programmable electric radiant floor heating in ensuite
- Enclosed toilet area
- Free standing soaker tub with floor mounted fixtures
- Tile surround shower with glass door



BATHROOMS

- Programmable electric radiant floor heating in master
- Enclosed toilet area in master
- Elegant stone or tile floor in washrooms
- Solid wood 5-panel doors.
- Free standing soaker tub in master bedroom ensuite with floor mounted fixtures
- Extensive use of Waterworks faucets in all bathrooms
- Waterworks accessories in all bathrooms
- Elongated toilets
- All showers with tile surround and plate glass door/wall
- Granite countertops
- Downsview customized vanity cabinets in all bathrooms
- Thermostat control systems in all showers
- Framed mirrors in all bathrooms

KITCHEN

- Generously appointed open concept gourmet kitchens designed by Downsview are perfect for entertaining
- Soft-closing doors and drawers
- Utensil and spice drawers in wood
- Granite countertop & backsplash
- Large island and breakfast bar
- Downsview handles
- Gourmet brand appliances including high-quality whisper quiet Asko dishwasher, Sub-Zero 36" refrigerator/freezer, Wolf 36" gas cooktop, and Wolf wall mounted oven and Wolf wall mounted microwave with trim kit
- Under counter lighting
- Quality Sirius 36" panel hood and exhaust system
- High quality large double sink and island bar sink
- Faucets by Waterworks



LOWER LEVEL

- Fully finished basement
- Home theatre
- Bedroom
- Bathroom
- Wet bar
- Exercise room
- Ski/board/bike tuning/hobby room

STATE OF THE ART SYSTEMS

- Crestron Wireless Home Automation System pre-programmed with pre-labeled wall controls. All public rooms (entrance/kitchen/dining/great room) have Crestron lighting control
- All homes come with a pre-programmed Apple iPad with Crestron wireless control software set-up and programmed for home control from any remote location
- Pre-wired for multiple speakers in public rooms
- Pre-wired for multiple telephone, cable and high-speed hook-ups
- Smoke and carbon monoxide detectors throughout
- Super High efficiency gas heating and cooling systems
- Custom 2 zone heating control (basement/main) for maximum efficiency and comfort
- Humidifier, air cleaner and fresh air exchanger for high quality air environment
- 200 amp electrical service
- Central vacuum system with accessories and kitchen island dust-bin
- Automated thermostats for remote heat/cooling control and management
- Fully serviced homes with water, sewer, hydro, telephone, gas, cable and high-speed connections
- Pre wired for automated window blinds in great room and master



QUALITY CONSTRUCTION

- Smooth ceiling finishes in all rooms
- 2x6 construction of exterior walls
- Poured foundation with weeping tile drainage, heavy duty damp proofing and drainage membrane
- Sound dampened common wall with 4 layers of sheeting, sound dampening material and dead air space offers maximum sound suppression
- Shut-offs at all sinks and toilets
- Exhaust fans all on timers
- Steel beam support throughout
- Full basement
- Pre-engineered trusses and joists
- High quality lumber and materials throughout
- All sub-floors screwed and glued
- Ice and water shield on entire roof
- Real natural stone exterior
- Custom home finish details as standard
- Tarion 7 year warranty protection

LUXURIOUS AMENITIES

- Year-round private on-site Fitness Centre with outdoor pool and Jacuzzi, indoor steam and sauna rooms, lounge, indoor golf range, a full complement of state-of-the-art fitness equipment, group fitness room and spa facilities (to be built at pre-determined date in the future)
- Social or Full Membership Golf Privileges
- Full access to Clubhouse dining facilities and special Member events
- Use of golf course walking path system after play hours and during off season
- Provisions for gated community access

