

**Property Features of
Unit 10-117 Sladden Crt, Thornbury (Lora Bay)**

Exterior

- Built in 2024
- Rooftop deck and multiple balconies
- Views of Georgian Bay and Lora Bay Golf course

Interior

- 3 bedrooms
- 2 full bathrooms 2 powder rooms
- Kitchen/dining
- Great room
- Access to multiple balconies and rooftop deck
- Gas forced air

Kitchen/Dining

- Extended island
- Dining space
- Doors leading out to a balcony
- Golf course views
- High end appliances

Great room

- Doors leading to front balcony
- Tall ceilings
- Large windows
- Bright open concept space

Primary suite

- Walk in closet
- 5pc ensuite bathroom
 - Freestanding bath tub
 - Walk in shower
 - Double sink and vanity
 - Toilet

Area

- Close to the areas public and private ski/golf clubs, beaches and trail system
- Few minutes drive from downtown Thornbury
- A short drive to Blue Mountain Village

Lora Bay

- Restaurant
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches

Inclusions

- Dishwasher, Refrigerator, Stove

Exclusions

- All staging items including artwork, accessories and furniture



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Schools

- School District: Bluewater District School Board, Bruce-Grey Catholic District School Board
- High School: Georgian Bay Community, Owen Sound DSS, St. Mary's,
- Elementary School: Beaver Valley Community, Georgian Bay Community (FI), St. Basil's, Notre Dame, Pretty River Academy

THE SANDS STANDARD FINISHES

WARRANTY

All homes are warrantied by Tarion with 7-year coverage against major structural defects*

FOUNDATION/CONCRETE

Poured concrete foundation walls

Concrete slab front porch

DOORS AND WINDOWS

Low-E argon double pane maintenance-free vinyl clad windows

Screens on all operating windows and patio doors

Steel insulated front entry door

Signature design insulated overhead garage doors

MECHANICAL

High efficiency forced air natural gas heating

Central air conditioning

Programmable thermostat

Exhaust fans in all bath and laundry areas vented to exterior

Range exhaust fan in kitchen vented to exterior

Gas Fireplace

PLUMBING

Rental gas hot water heater

Bathroom to include 5' acrylic bathtub and three tiled walls to ceiling; complete with shower faucet

Primary ensuite to include tiled shower with clear glass enclosure and chrome trim complete with bench.

Shower to include pressure/temperature control valve (as per plan)

Primary ensuite to include luxurious free standing soaker tub with faucet (as per plan)

Bathroom to include vanity with undermount basin(s) and granite or quartz countertops (choice from vendor's samples, as per plan)

Powder room to include pedestal sink as per plan

Single lever vanity faucets throughout with matching bath accessories

2 exterior frost free hose bibs, as per plan

ELECTRICAL

LED bulbs in all compatible fixtures

Décora light switches and receptacle

200 amp electrical service

Smoke and carbon monoxide detectors (as per Ontario Building Code)

220 Volt heavy duty wiring and receptacle for stove and dryer

4 exterior weatherproof outlets (1 at front porch and 1 at rear of house, 2 on the roof top terrace)

ROUGH-INS

Rough-in for CAT 6E telephone line to maximum of 2 locations



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Rough-in for cable television with RG6 coaxial to a maximum of 2 locations
USB outlet included in primary bedroom

INSULATION AND DRYWALL

House fully insulated, 2x6 exterior wall assembly, R22 Batt insulation with Continuous 1" exterior rigid insulation (R5), all roofs to have spray foam insulation (R31)
Smooth ceilings throughout
Garage to be drywalled with 1 finish coat of paint
Ceiling heights: 8 ft ceiling height on main entry floor, 9ft main living floor, 8 ft second/bedroom floor

INTERIOR TRIM AND HARDWARE

Flat profile 5" baseboard and 3" casing
Single Panel shaker style interior doors, swing doors on closets (as per plan)
Satin nickel lever door handles
Polished square edge vanity mirrors in all bath and powder rooms
MDF shelving in all bedroom and linen closets
Wood handrail, posts, and pickets stained to coordinate with flooring

PAINTING

All finished trim painted with semi-gloss paint
Walls to be painted a choice of builder white colours (selected from Vendor's standard samples) (1 primer, 2 finish coats)

KITCHENS

Cabinetry and countertops (selected from Vendor's samples)
3/4" Granite or Quartz countertops with undermount double stainless sink with single lever faucet
Deep upper cabinets over fridge, pot and pan drawers, tall upper cabinets
Soft close drawers and doors throughout kitchen
Backsplash included to be selected from Vendor Samples

LAUNDRY

Taps and drain for washer and dryer with vent rough-in

FLOORING

5/8" tongue & groove subfloors, glued and screwed to floor joists
12x24 ceramic tile as indicated on plan (selected from Vendor's samples)
Quality Berber style carpet with high density under-pad throughout Second floor bedroom level (selected from Vendor's samples)
Engineered hardwood flooring on Main living level in great room, dining room and kitchen as per plan (selected from Vendor's samples)

EXTERIOR

Stone and Brick Veneer with accent maintenance free siding, soffit and fascia. Other materials as per architectural drawings and/or with builder's approval
Satin nickel grip set and dead bolt with interior coordinating lever
Private main floor exterior balconies with clear glass railing
Rooftop entertaining patio with expansive views and clear glass railing



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