

FRIDAY HARBOUR™
All Seasons Resort

marina TOWNS

FLOORPLANS

marina TOWNS

Sail into uncharted territory in a Friday Harbour Marina Town. These prestigious homes give residents a little bit of everything getaway living has to offer, from the bliss of a waterside retreat to the convenience of a nearby commercial hub. Escape for a little "me" time in your own private hideaway, then strap on some water skis or sandals and start the next chapter in another perfect day.



A MASTER-PLANNED RESORT LIVING COMMUNITY

KEMPENFELT BAY

BIG BAY POINT ROAD

SWING INTO IT

Discover a golfer's paradise set within the tranquil beauty of Lake Simcoe. The course is eighteen holes of world-class sportsmanship and lush greenery.

WALKER'S PARADISE

Set within the pristine 200-acre Nature Preserve, over 7 km of beautifully manicured walking trails help immerse you in the sights and sounds of nature.

WELCOME TO THE CLUB

The Lake Club is the heart of the marina and the soul of urban experience. Immerse yourself in the pool and hot tub or visit the wellness centre, snack bar and more.

MARINA LIFE

The Marina Village has been designed with the idea that even as you're getting away from it all, you'll occasionally want to be a part of it all.

BEACH LIFE

Enjoy a day at the beach and a day on the courts. Features a sandy beach with volleyball and a playing field. The beach is also ideal for swimming, canoeing, waterskiing and more.

LAKE SIMCOE

As Ontario's fourth largest Lake, Lake Simcoe is a body of water that beckons the soul. Once named Ouentironk, meaning beautiful water, Lake Simcoe is about 30 km long and 25 km wide.

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NATURAL BEAUTY

Experience serene beauty within Friday Harbour's lush natural preserve. Covering one-third of the expansive community, enjoy a tranquil passageway from the everyday.

A 600 acre, master-planned resort community. That's the Friday Harbour difference. Every acre has been elevated to offer residents lifestyle living unlike any other. Divided into five exceptional areas, spend your days at the Marina and nights at the Lake Club. Stroll the Marina Village, filled with everything from boats to bistros. Get on the green at Friday Harbour's championship golf course. Or walk along nature's path in the community's lush, 200-acre Nature Preserve.

- A 1,000-slip Destination Marina
- Pristine 200-acre Nature Preserve
- Over 7km of groomed hiking trails
- Doug Carrick-designed 18-hole Golf Course, plus uniquely designed driving range with breathtaking views
- Vibrant Marina Village retail
- Prestigious Lake Club
- Leading business destination with over 53,000 sq.ft. of state-of-the-art conference space

← TO HWY 400 AND BARRIE

BIG BAY POINT ROAD

PHASE 3

PHASE 2



Legend

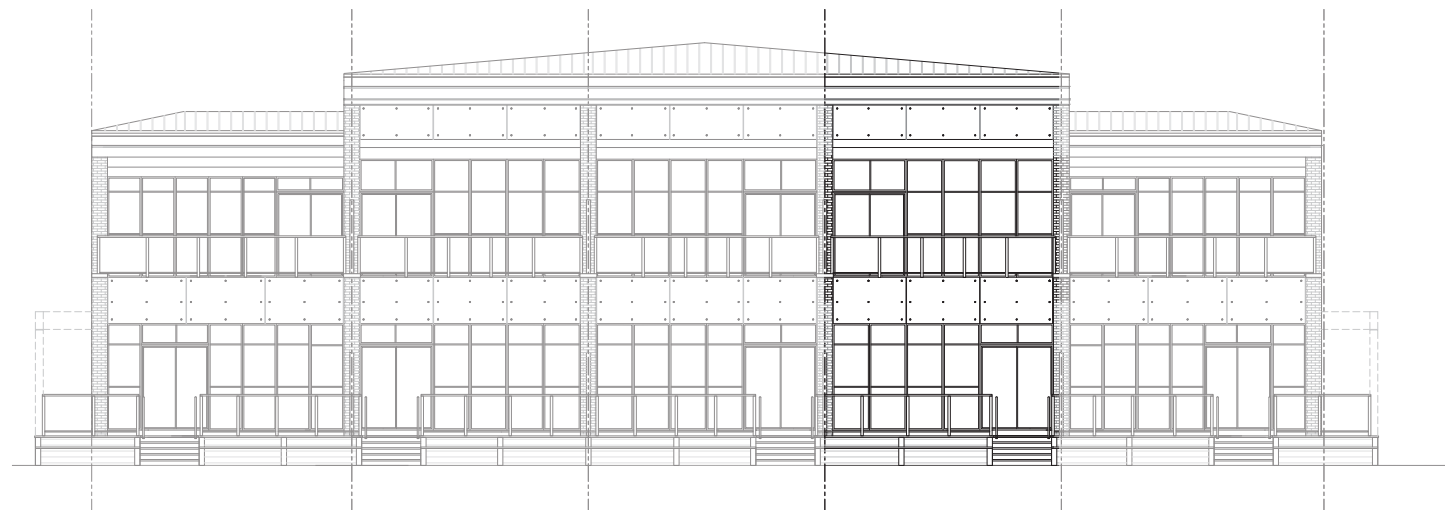
- MT - 1 = 1,484sq.ft.
- MT - 2 = 1,587sq.ft.
- MT - 3 = 1,787sq.ft.

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MT-1

3 BEDROOM — 1,484 SQ.FT.



MT3

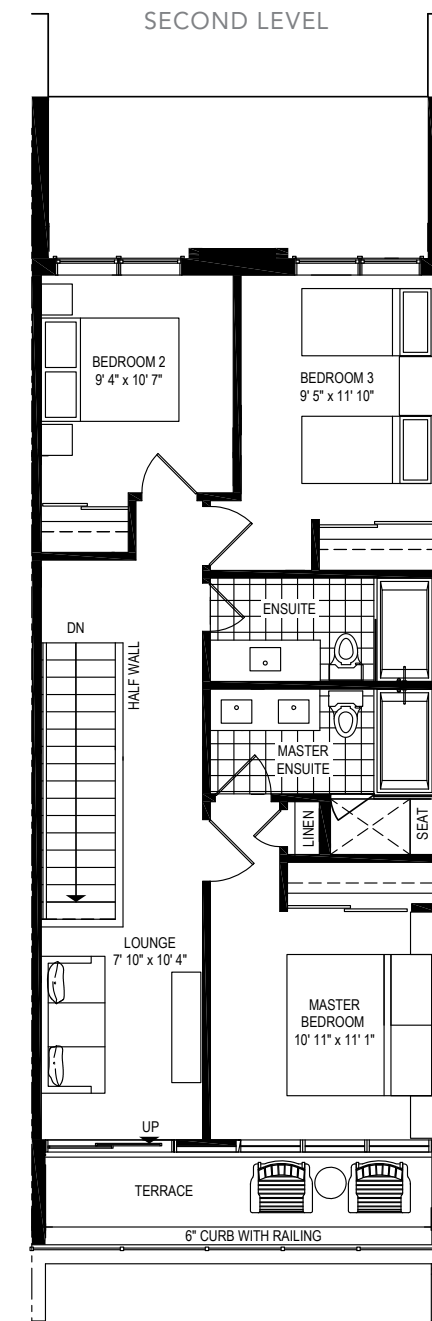
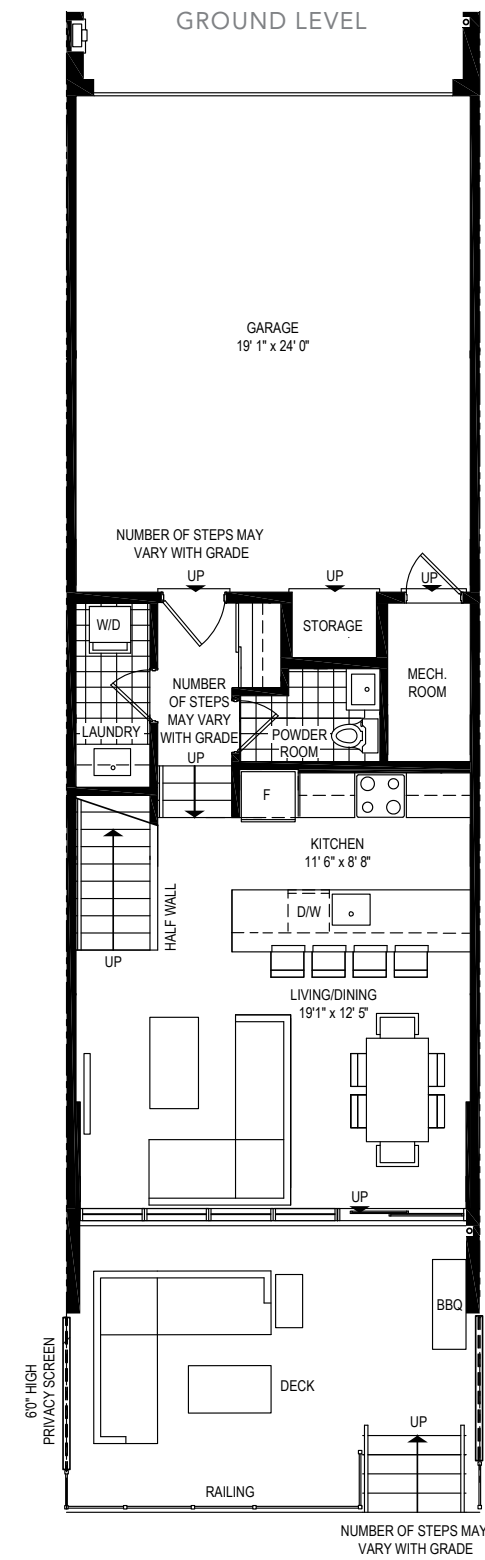
MT2

MT2

MT1

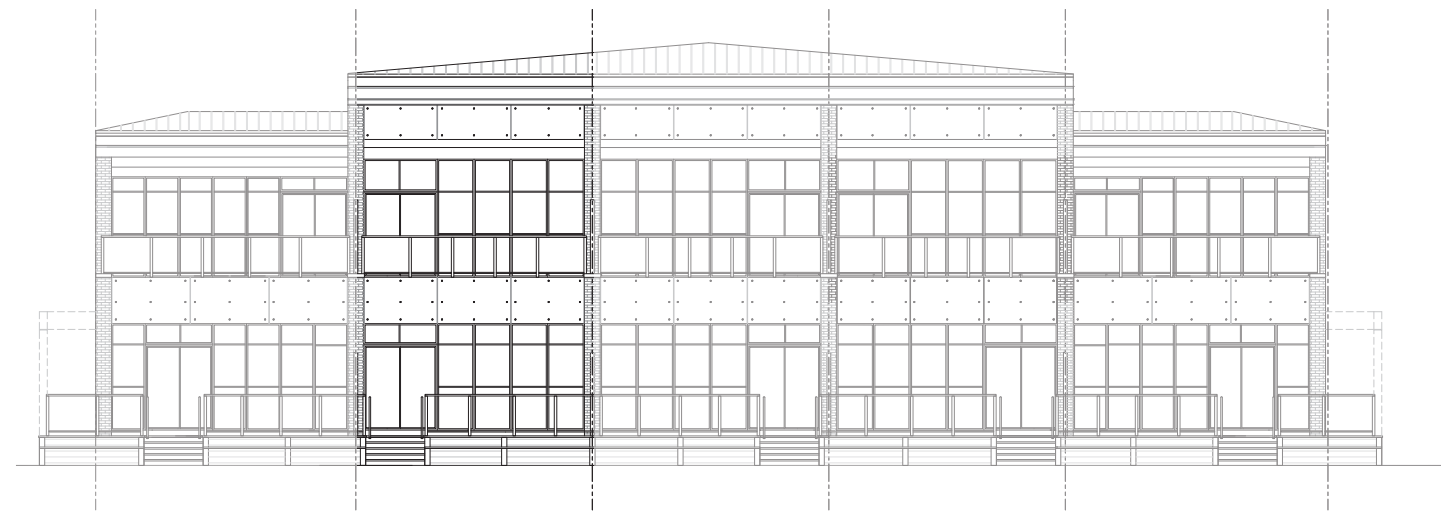
MT3

TYPICAL BLOCK



MT-2

3 BEDROOM — 1,587 SQ.FT.



MT3

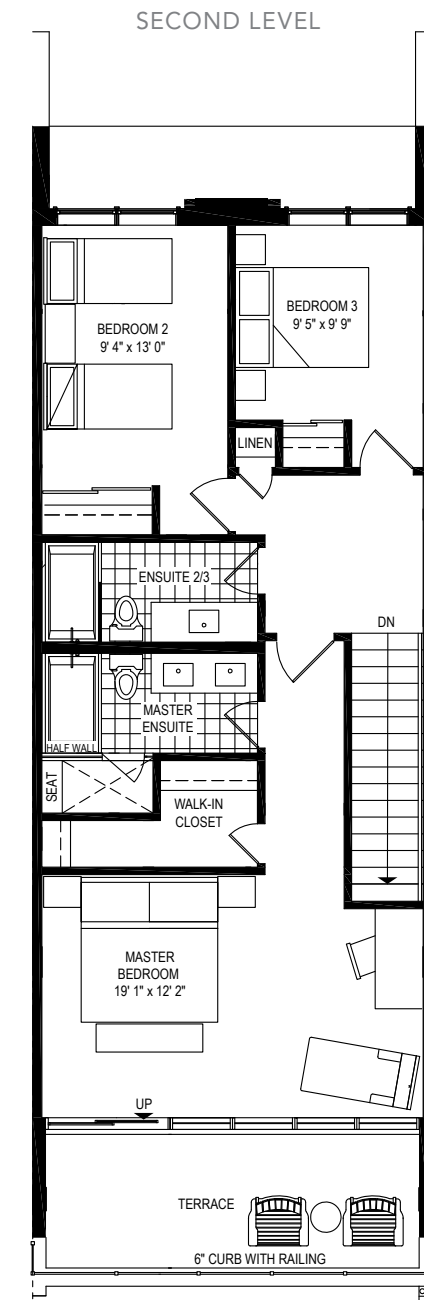
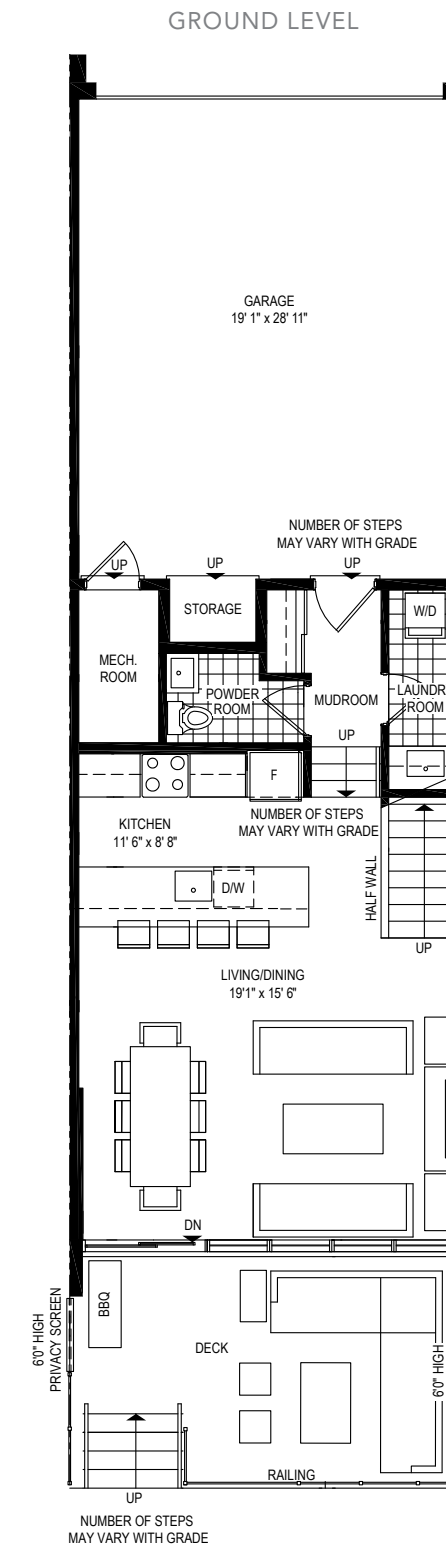
MT2

MT2

MT2

MT3

TYPICAL BLOCK



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MT-3

3 BEDROOM — 1,787 SQ.FT.



MT3

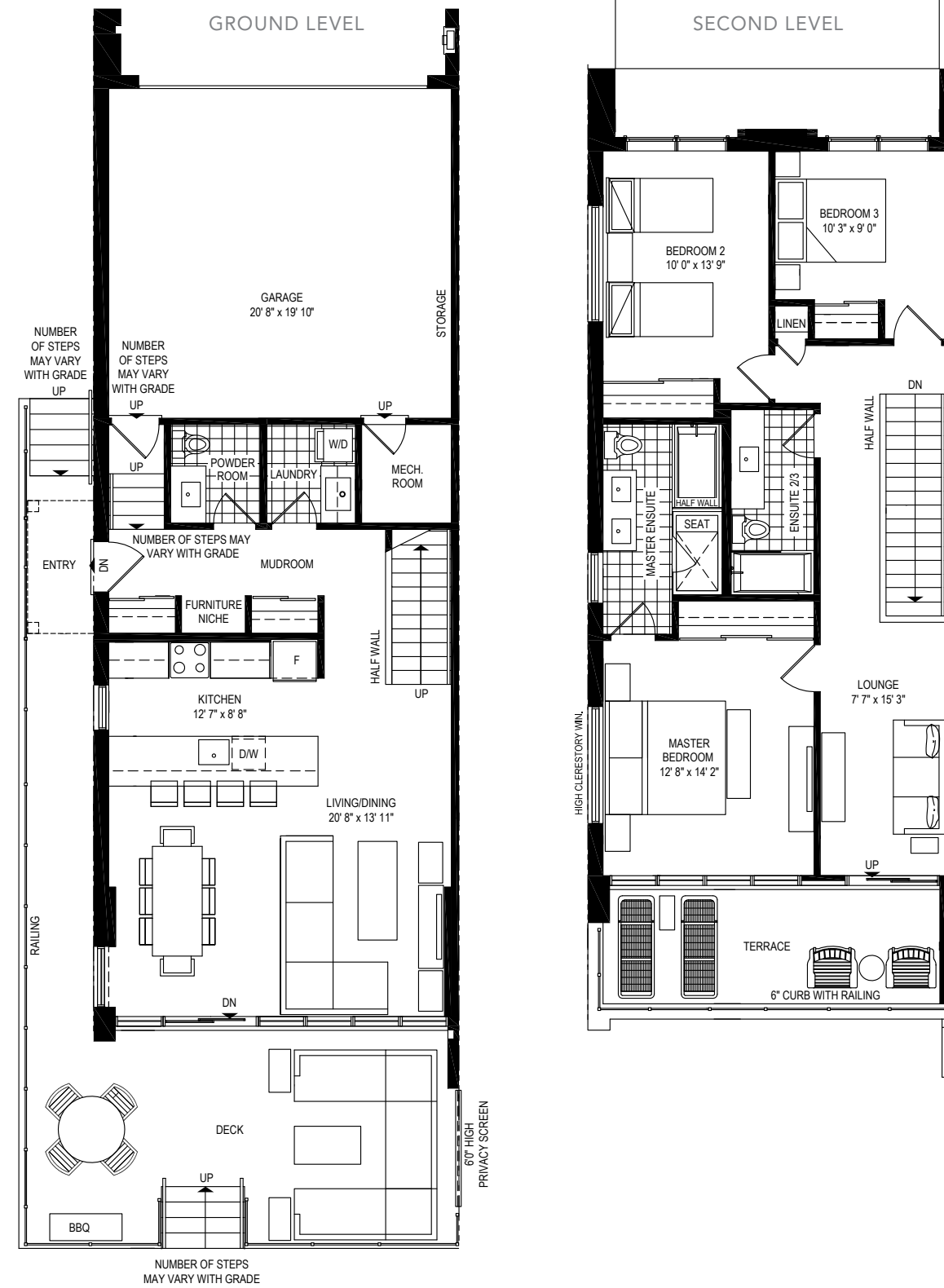
MT2

MT2

MT2

MT3

TYPICAL BLOCK



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FEATURES *and* FINISHES

GENERAL FINISHES

- Exterior colour packages are architecturally controlled
- Wood frame and steel beam construction (where applicable)
- Flat and/or pitched roofs*
- Prefinished ‘maintenance free’† aluminum downspouts and eavestroughs
- BBQ outlet at the ground floor deck area, location determined by the Vendor; when kitchen is located on the second floor, additional BBQ outlet to be provided on balcony
- Private entrances from exterior*. Entry doors to be secured with a deadbolt
- Balconies, terraces and decks*
- Approx. ceiling heights as follows: ground floor 10’, second floor 9’ & third floor 9’**
- Aluminum frame exterior windows
- Exterior railings to be framed glass and/or fibreglass panels*
- Sectional garage doors*
- Garage door opener(s)*
- Individually metered for hydro, water and gas consumption

INTERIOR FINISHES

- Interior doors and interior sliders at approx. 7 feet high
- Interior doors complete with brushed chrome lever handle*
- Walk-in closets*
- Mirrored closet sliding doors with chrome trim finish or swing closet door(s)*
- White vinyl-coated wire shelving for all closets, linen and pantries*
- Interior balcony overlooking an open to below space to have metal framed glass railing*
- Interior wood stairs with stained oak treads and white painted risers and stringers*. Half wall drywall with a stained oak cap on all interior stairs and around all interior stair openings*
- Walls and trim painted off-white throughout
- Painted trim to consist of contemporary baseboard at approx. 3½ inches high and the interior door casings at approx. 2½ inches wide
- Smooth ceilings throughout to be painted white
- Storage closets as per plan; some storage closets have an option to replace the space with an elevator

HEATING & PLUMBING

- Ground floor interior concrete slab to have in-floor heating
- Central air conditioning system
- ‘Oatey’ box or equivalent recessed in the wall for ease of access to connect the washing machine hot and cold water lines as well as the drain
- PEX hot and cold water lines
- Dryer vented to the exterior
- Laundry room with base cabinet, laundry tub, faucet and upper cabinet
- Forced air gas heating and cooling with an electronic programmable thermostat controlled for year round comfort
- Mechanical equipment (where applicable) on a rental basis

FLOORING

- Choice of 12” x 24” porcelain tiles for all bathroom floors and bathtub walls from Vendor’s standard samples*
- Choice of 24” x 24” porcelain tiles and 1” x 3” accent floor tiles for master ensuite bathroom floors from Vendor’s standard samples and patterns*. Master ensuite tubs to have 12” x 24” porcelain tiles around the tub deck perimeter from Vendor’s standard samples*
- Choice of 8” x 20” porcelain tiles for separate shower walls from Vendor’s standard samples*
- 1” x 3” Mosaic floor tiles for floor of all separate shower enclosures from Vendor’s standard samples*
- 5” Laminate engineered flooring for non-tiled areas from Vendor’s standard samples
- White 8” x 8” ceramic tile for storage, laundry room floors and all mechanical rooms not accessible from the garage

KITCHENS, BAR & RETREAT

- Contemporary cabinets and hardware where applicable
- Kitchen to have full depth fridge with deep upper cabinet with side gable*
- Kitchen, bar & retreat countertops and breakfast bar tops with choice of composite quartz or granite from Vendor’s standard samples*. Tops to have square edge profile from Vendor’s standard samples
- Kitchen island with top drawers*
- Kitchen tops with a choice of matching granite/quartz slab or glass tiles backsplash from Vendor’s standard samples
- Stainless steel single basin under-mount sink with single lever pull-out faucet in kitchen only
- Extra tall uppers in the kitchen only*
- Under cabinet Xenon lighting or equivalent in the kitchen only
- One set of pot & pan drawers* in the kitchen only
- Where bar and/or retreat cabinets are present, includes base cabinet with doors, choice of composite quartz or granite top from Vendor’s standard samples and a 4” composite quartz or granite backsplash* from the Vendor’s standard samples. Bar only to receive an under-mount stainless steel sink with faucet*

APPLIANCES

- Refrigerator – 30” wide counter depth, bottom freezer and stainless steel finish
- Range – 30” wide gas slide-in stainless steel finish
- Dishwasher – 24” wide stainless steel finish
- Over the Range Microwave – stainless steel finish
- White 27” stacked or side by side washer and dryer*

MASTER ENSUITE‡

- Frameless glass shower door and glass panels*
- Bank of drawers or medicine cabinet, Vendor’s choice
- Acrylic soaker tub with 12” ceramic wall tile around the tub deck
- Oval free standing tub with built in chrome faucet*
- Rain-can shower head with a slide bar hand held shower faucet

* Availability determined by house design
 † “Maintenance free” means as per the manufacturer’s stated representations in respect of each particular product. Specifications, sizes and finishing details are approximate and subject to change without notice. Builder reserves the right to substitute materials for equal or better quality.
 ‡ Where the master ensuite has a separate shower and soaker tub, the soaker tub to have wall mounted faucet and the wall tile at approx. 12” high above the tub.

BATHROOMS (GENERAL)

- Contemporary designed vanity cabinetry from Vendor’s standard samples
- Privacy locks on all bathroom doors
- Exhaust fans vented to the exterior
- Bathtub and separate shower ceilings are painted drywall
- Waterproof surface mount ceiling light in separate shower stalls*
- Chrome frame vanity mirror*
- All plumbing fixtures in white, from Vendor’s standard samples
- All faucets are single lever chrome finish from Vendor’s standard samples
- Pressure balance cartridge for shower faucets*
- Elongated toilets in white
- Wall mounted lights on either side of vanity sink(s)*
- Composite quartz vanity top with under-mount rectangular sink(s)*, with Vendor’s standard edge profile
- Separate showers to have a composite quartz slab seat*

SECONDARY BATHROOMS

- 5’ white acrylic tub*
- Fixed chrome-framed glass panel tub enclosure*

ELECTRICAL & COMMUNICATIONS

- 10 pot lights, purchaser’s choice of location (not including 2 storey spaces or insulated ceilings)
- Phone and TV rough-ins in all homes, conveniently located in all bedrooms, living room, lounge, den and entertainment areas*
- White “Decora” style switches and receptacles throughout
- Smoke and carbon monoxide detectors as required by code
- 200 amp service
- Switch controlled wall outlet in the entertainment area and den*
- Security keypad rough-in, suite entry door contact and patio door contact to be activated by homeowner, at homeowner’s cost (does not include monitoring service and third party charges for same)



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