



## THE SOUTH SHORE

Building	Suite Sq ft.	Outdoor Sq ft.	Suite Model	Type	View	Final Price
Grand Marina	655	73	1 Bed + Den	K	W	\$ 443,900
Harbourview	655	120	1 Bed + Den	K	NW	\$ 503,900
Harbourview	755	261	1 Bed + Den	S	S	\$ 578,900
Harbourview	826	98	1 Bed + Den	D	S	\$ 578,900
Grand Marina	953	98	1 Bed + Den	B - Alt	S	\$ 601,900
Harbourview	969	178	2 Bed + 1 Den	J HA	SE	\$ 673,900
Harbourview	971	445	1 Bed + Den	B	SE	\$ 687,900
Harbourview	971	349	1 Bed + Den	B	NW	\$ 700,900
Harbourview	971	343	1 Bed + Den	B HA	N	\$ 703,900
Harbourview	971	351	1 Bed + Den	B HA	N	\$ 703,900
Grand Marina	971	98	1 Bed + Den	B	S	\$ 613,900
Grand Marina	971	98	1 Bed + Den	B	NW	\$ 623,900
Grand Marina	971	98	1 Bed + Den	B	W	\$ 628,900
Harbourview	971	98	1 Bed + Den	B	SE	\$ 664,900
Harbourview	974	225	2 Bed	M	S	\$ 681,900
Grand Marina	1023	95	2 Bed	H	S	\$ 645,900
Harbourview	1023	95	2 Bed	H	S	\$ 691,900
Harbourview	1023	178	2 Bed + 1 Den	J HA	SE	\$ 703,900
Grand Marina	1040	102	1 Bed + Den	G	S	\$ 651,900
Grand Marina	1130	231	2 Bed	A	S	\$ 711,900
Harbourview	1152	128	2 Bed + 1 Den	L	NWN	\$ 818,900
Grand Marina	1227	128	2 Bed + 1 Den	E HA	S	\$ 759,900

\*Price increases vary per floor. Additional units available. See Sales Representative for full details  
\*Some units may be subject to additional Terrace/Balcony/view premiums

## TERRACE COLLECTION



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For complete details for offers please see sales office representative. All prices, figures and materials are preliminary and are subject to change without notice. \*All areas and dimensions are approximate. \*Cannot be combined with any other incentives or programs. \*Special Limited Time Offer and may be withdrawn at anytime without notice. Features & Finishes per plan. \*\*Purchase Price, parking and locker all include HST. \*\*\*Not transferrable, assignable, or redeemable for cash E&OE Feb 28, 2017

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EXCLUSIVE LISTING



## THE SOUTH SHORE

Building	Suite Sq ft.	Outdoor Sq ft.	Suite Type	Model	View	From Price
Grand Marina	655	266	1 Bed + Den	K	W, NW	\$ 452,900
Grand Marina	635	106	1 Bed + Den	F	W	\$ 458,900
Harbourview	826	435	1 Bed + Den	D	S	\$ 601,900
Grand Marina	953	382	1 Bed + Den	B-Alt	S	\$ 620,900
Grand Marina	971	404	1 Bed + Den	B	NW	\$ 643,900
Harbourview	971	404	1 Bed + Den	B	S	\$ 686,900
Grand Marina	1046	355	2 Bed	G	S	\$ 670,900
Harbourview	969	307	2 Bed	J HA	SE	\$ 678,900
Harbourview	987	431	2 Bed	H	S	\$ 696,900
Harbourview	974	843	2 Bed	M	SE	\$ 721,900
Harbourview	1023	569	2 Bed	N	W	\$ 744,900

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## PENTHOUSE COLLECTION

Building	Suite Sq ft.	Outdoor Sq ft.	Suite Type	Model	View	From Price
Grand Marina	872	306	2 Bed	AB HA	S	\$ 605,900
Grand Marina	915	280	2 Bed	Z HA	S	\$ 626,900
Grand Marina	1018	314	2 Bed	Q	N	\$ 685,900
Harbourview	1055	364	2 Bed	U	NWN	\$ 763,900
Harbourview	926	263	2 Bed + 1 Den	V HA	SE	\$ 662,900
Grand Marina	1141	310	2 Bed + 1 Den	AF	S	\$ 742,900
Grand Marina	1227	560	2 Bed + 1 Den	AC	S	\$ 810,900
Grand Marina	1410	799	3 Bed	AH	SW	\$ 936,900
Grand Marina	1420	675	3 Bed	Y	NES	\$ 947,900
Harbourview	1403	730	3 Bed + 1 Den	P HA	NS	\$ 1,024,900

\*Price increases vary per floor. Additional units available, See Sales Representative for full details

\*Some units may be subject to additional Terrace/Balcony/view premiums

### Building Highlights

151 Units between two buildings, the Grand Marina

and the Harbourview Building, 5 levels

Suite Sizes Ranging From 635 SF – 1420 SF

1 Bed + Den, 2 Bed, 2 Bed + Den Units, 3 Bed and 3 Bed + Den units

Resort Style Amenities Including Luxurious Indoor Lap Pool With Hot Tub, Outdoor Dining & BBQ Area overlooking Lake,

Private Exclusive Use Pebble Beach on Lake Simcoe

Stunningly Designed Lounge and Party Room That Opens To Pool Area

Light Infused Lobby With Natural Stone and Wood Accents, Two Lounge Seating Areas, and 24 Hour Concierge

Fitness Area Complete With Change Rooms and Steam room



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## VIP PREVIEW OPENING INCENTIVES

FREE ASSIGNMENT

+

LEASE DURING OCCUPANCY

+

CAPPED DEVELOPMENT CHARGES

(\$7500/UNIT)



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## THE SOUTH SHORE

# FEATURES AND FINISHES

### BUILDING FEATURES

- To be built to LEED Gold Standards LEED stands for "Leadership in Energy and Environmental Design" LEED is a set of standards for the design, construction, operation and maintenance of Green buildings in 150 countries across the world. LEED is a rating system in which buildings are inspected and given points in different areas for meeting or exceeding standards. LEED works because it recognizes that sustainability should be the heart all buildings in their design, construction and operation
- Double glazed low "E" argon gas windows, exterior sliding doors and exterior doors with glass inserts
- Each occupant/owners to receive two electronic encrypted security devices for access to the building and elevator to their individual suite
- Access control in lobby to enable communication by resident from individual suite
- Virtual Concierge 24 hours daily
- In person Concierge for 8 hours daily including weekends
- Full sprinkler system in all suites, corridors and amenity areas
- 24 Barrier free accessibility suites available in various designs, as per plan

### STANDARD SUITE FEATURES

- Category 5 voice and data wiring and RG6 coaxial cable wiring
- Suites feature + 8ft. 10 inch ceiling height excluding mechanical bulkheads and any other required boxing. Some areas may be + 9ft. 10 inch as per applicable plan
- Efficient LED Electric fireplace featuring classic wood paint grade mantel
- 7ft. + high 2 panel Masonite interior swinging doors to be painted latex semi-gloss white, or choice of mirrored sliding doors where applicable (closets) from Vendor's samples
- Lever passage interior door hardware in brushed nickel or brass finish from Vendor's samples
- Solid core wood suite entry doors painted or stained as per Builder's requirements
- Quality latex low emission paint, "designer's white" throughout. Eggshell finish on walls in kitchen, bathrooms, laundry, and powder room
- Ceilings to be smooth painted finish
- Suites to be trimmed in paint grade 5 1/4 inch baseboard with 3 inch casings
- Wood window and door sills where applicable to be painted white
- White Decora style switches and receptacles throughout, locations in accordance with Ontario Building Code standards
- Cable and telephone rough-in in bedrooms, living room and den where applicable
- Rough-in wiring to enable residents to identify visitors on CCTV system displayed on their television
- Waterline in kitchen to permit for upgraded fridge
- LED lighting throughout
- LEED Compliant High Efficiency white Toilets
- Individual digital hydro and water meters permitting occupant to control energy use
- Individual electrical service circuit breaker panel
- Water efficient Kohler shower head(s), kitchen sink faucet(s), and bathroom sink faucet(s)
- Smoke detectors, carbon monoxide detectors and fire alarm systems to Building Code regulations
- Pressure balanced and thermostatic controlled valve and trim with shower head
- 1 capped central ceiling outlet
- 1 recessed waterproof pot light over shower, where applicable
- Chrome towel bar, towel ring, toilet paper holder
- Exhaust fan vented to exterior
- White toilet, tub and sink fixtures

### GUEST & MAIN BATHROOM

- Choice of quality ceramic flooring as per Vendor's standard samples
- Vanity cabinet with single under mount vanity sink and choice of granite countertop, as per Vendor's samples
- Light fixture above full width vanity mirror
- Frameless clear glass shower enclosure with marble or glazed ceramic tile base as per applicable plan
- Chrome single lever handle with thermostatic balance valve and trim with shower head and tub spout
- 1 capped central ceiling outlet, where applicable
- 1 recessed waterproof pot light over shower, where applicable
- Ceramic tile flooring as per Vendor's samples
- Beveled wall mounted frameless mirror
- 2 ft. wall mounted electrical fixture above mirror

- White toilet, tub and sink fixtures

### LAUNDRY ROOMS AND SUITE STORAGE ROOM FEATURES

- Stacked front loading washer dryer or side-by-side washer and dryer per applicable plan
- Ceramic tile flooring as per Builder's samples
- Base cabinet with drop in tub and double handle faucet
- Shelving to be coated wire where indicated on plans
- Soft-white LED fluorescent ceiling fixture in laundry room as per plan

### BALCONY TERRACE AND PATIO FEATURES

- Garden doors or glass sliding doors as per plan
- Gas BBQ quick connection on all terraces and balconies (to local Building Requirements)
- Switched exterior wall sconce at each exterior door
- Exterior receptacle on all terraces, balconies and walkout patios, as per plan
- Individually controlled central heating and cooling system (VRF Variable Refrigerant Flow State of the Art Japanese Technology) for year round on demand heating and cooling comfort and superior indoor air quality. Individual AC units in closet of each unit
- Ceiling light fixtures in entry hallway, storage closet, bedroom(s), kitchen, den and laundry as per applicable plan, as supplied by Vendor
- Vinyl coated wire shelving in closets and storage areas
- Energy Star kitchen and laundry appliances

### LIVING ROOM, DINING ROOM & DEN

- Pre finished engineered flooring or choice of Plush 50 oz. nylon OR nylon Berber carpet (selection from Vendor's samples) with 1/2 inch foam under pad
- 1 capped switched ceiling outlet in dining room (location determined by Vendor)

### KITCHEN

- Soft closing doors and drawers with one bank of pot and pan drawers where plan permits
- 36 inch or 30 inch refrigerator as per plan; slide-in electric oven range with glass cook top, built-in dishwasher and microwave hood fan
- Granite counter tops selection from Vendor's samples
- Extra wide countertop on peninsula or island, where applicable
- Double stainless steel under mount sink
- Pullout faucet with integrated vegetable spray, in chrome finish
- Extra depth cabinet over refrigerator where design permits
- Choice of tiled backsplash, from Vendor's standard samples
- 2 capped switched ceiling outlets for drop lights over kitchen peninsula or island, where applicable
- Valance LED strip lighting under wall kitchen cabinets
- Pantry (as per Vendor's specifications) in certain models, as per plan

### BEDROOMS

- Choice of plush 50 oz. nylon carpet OR nylon Berber carpet with 1/2 inch under pad, as per Vendor's standard samples
- 1 capped switched ceiling outlet and 2 switched wall outlets for bedside lamps, rough-in telephone, 1 additional outlet for wall TV and cable outlet
- Walk-in closet (s), as indicated on plan
- Switched soft-white fluorescent ceiling fixture in walk-in-closet, as per plan
- Linen closet with wire shelving, as per plan

### ENSUITE BATHROOM

- Tiled flooring in a selection of colours, with a selection of ceramic or glazed porcelain wall tiles in shower enclosures, and tub surrounds, as per Vendor's samples
- Single under mount sink as supplied by Vendor, Vanity cabinetry with and granite countertops to be selected from Vendor's samples
- Single lever faucet in a chrome finish
- Soaker tub with ceramic surround
- Frameless glass shower door, with ceramic tile base as per Vendor's standard samples

### WARRANTY

- Ontario TARIION Warranty Program warranty for new construction

DEVELOPED BY:



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