



GATES OF  
MEAFORD

GATESOFMEAFORD.COM



**NORTERRA**  
Development Group Inc.

**BOSLEY**  
REAL ESTATE | EST 1928



The  
Property  
LinQ  
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## WELCOME TO THE GATES OF MEAFORD

Perched on a hilltop overlooking Meaford's downtown, the masterplanned community at the Gates of Meaford is only a walk away from a historic main street and bustling harbour. With only a 7-minute drive to Thornbury or a 15-minute drive to the Blue Mountains, there are endless opportunities for recreation, entertainment, and leisure. Whether it's for the first time buyer, move-up buyer, or the move-over buyer, homeowners at the Gates of Meaford will benefit from the vibrant lifestyle of Southern Georgian Bay Region.



Situated on the southern shore of Georgian Bay, the Municipality of Meaford is a fascinating, four-season destination that has it all – great live theatre and concerts, fresh local food, unique shopping, nature at your door step, a beautiful harbour and so much more. There is no shortage of things to do and places to discover. In addition to the countless year-round, outdoor activities available nearby, enjoy a variety of options for the family in the heritage town of Collingwood, quaint village of The Blue Mountains, the sandy shores of Wasaga Beach, and the rustic charm of Clearview.





**DETACHED MODELS**



ICONS/PROPERTY INFO GO HERE

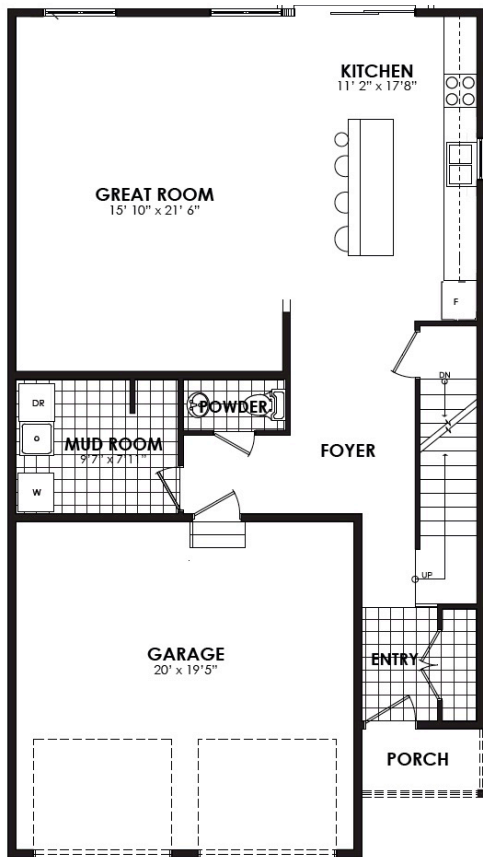




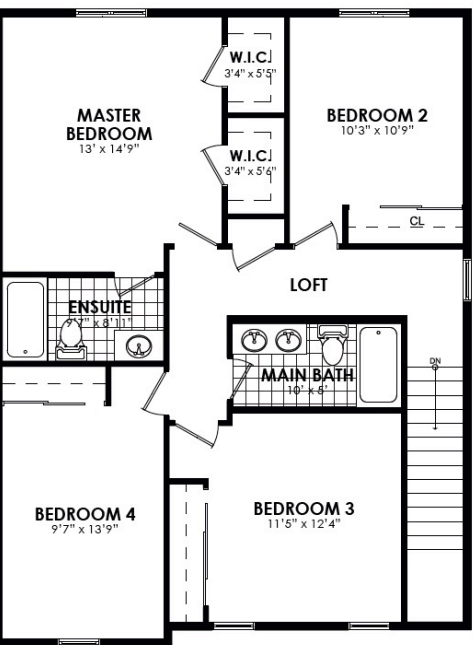
DETACHED FLOORPLANS

THE KIMBERLEY  
2000 SQ.FT.

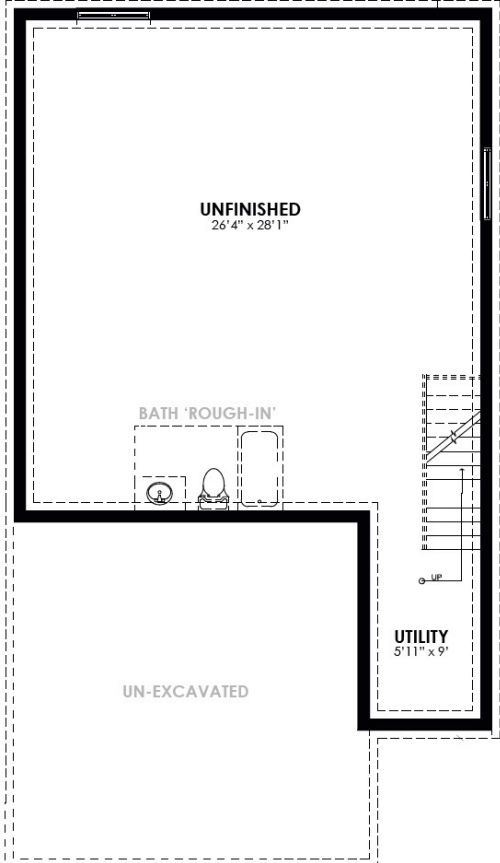
MAIN FLOOR - 965 SF



UPPER FLOOR - 1,035 SF

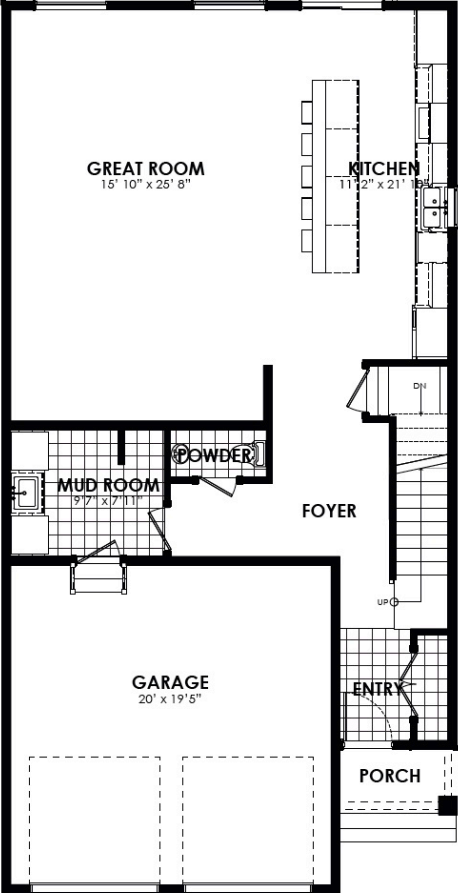


BASEMENT - 878 SF

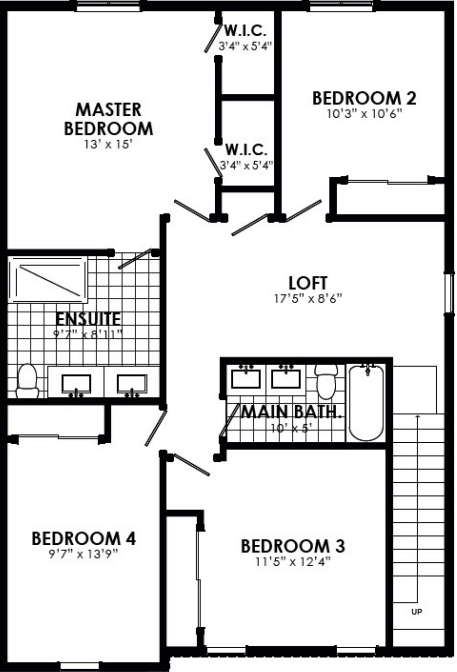


THE RAVENNA  
2250 SQ.FT.

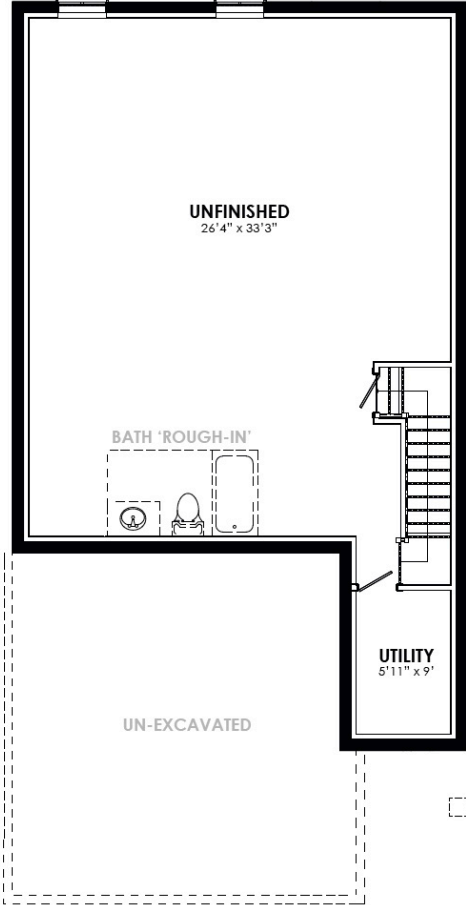
MAIN FLOOR - 1,085 SF



UPPER FLOOR - 1,165 SF



BASEMENT - 973 SF

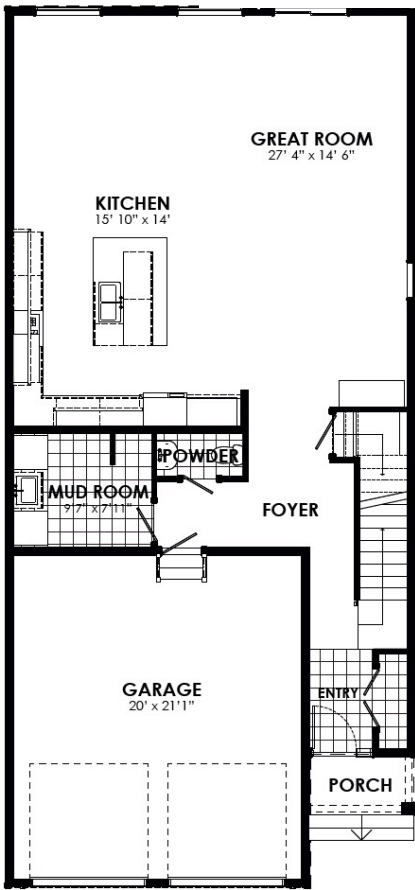




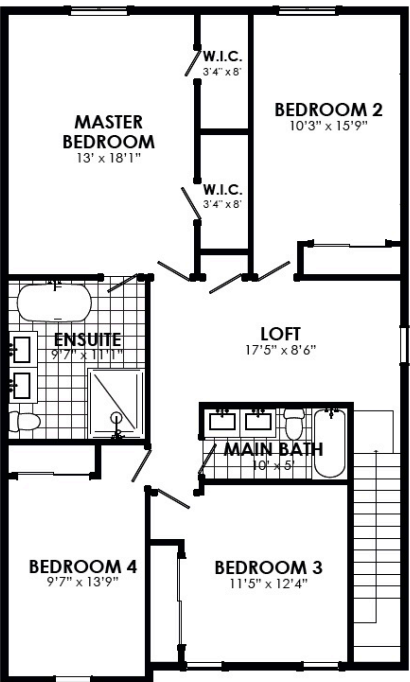
DETACHED FLOORPLANS

THE BAYVIEW  
2500 SQ.FT.

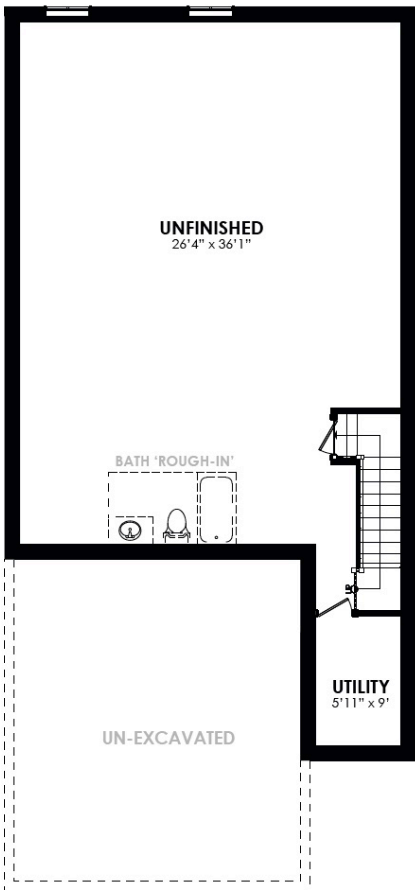
MAIN FLOOR - 1,316 SF



UPPER FLOOR - 1,184 SF



BASEMENT - 1,084 SF







**SEMI-DETACHED MODELS**



ICONS/PROPERTY INFO GO HERE





SEMI-DETACHED FLOORPLANS

THE ROCKLYN: PLAN-A  
1537 SQ.FT.



THE ROCKLYN: PLAN-B  
1537 SQ.FT.







## SITE MAP





FEATURES & FINISHINGS (INCLUDED IN PURCHASE PRICE)

EXTERIOR

- Elevations includes maintenance free vinyl siding
- 50 Year Limited Warranty for vinyl siding product
- Maintenance-free aluminum soffit, downspouts, fascia and eaves trough all colour co-ordinated
- Architectural styled Laminate fiberglass shingles with a 30-year manufacturer’s limited warranty
- All white (interior and exterior) vinyl casement windows, or fixed windows throughout
- Sliding patio door
- All windows double glazed - 20 year manufacturer’s warranty: Low e-value
- Architecturally inspired 8’ fiberglass insulated front entry door with glazed panel and deadbolt lock in satin nickel
- All operating windows are complete with screens
- Moulded steel panel garage door insulated sectional roll-up equipped with springs and rust resistant door hardware
- Basement windows 48” x 14” as per plan
- Professionally sodded and graded lot
- Pre-cast concrete slabs to front door
- One exterior water bib in garage and one exterior water bib at rear

- Individual house numbers
- Exterior windows and doors sealed with high grade caulking and complete with weatherstripping on all exterior doors

KITCHEN

- Purchaser’s choice of luxurious crafted cabinetry offered in a variety of styles and colour options from Vendor’s standard samples
- Granite counter tops (Vendor’s standard samples) with under mount double sink and single lever pull out faucet in kitchen
- Shut off valve to the kitchen sink
- Split receptacles at counter level for future small appliances
- 36” Refrigerator opening & 30” stove openings
- Rough in for future dishwasher with plumbing and electrical connections, final hook ups to dishwasher not included

BATHS

- Tub/shower area to receive water resistant gypsum-board to approximately 60” high
- White acrylic tubs
- Purchaser’s choice of luxurious crafted cabinetry offered in a variety of styles and colour options (Vendor’s standard samples) excluding powder
- Granite counter tops in bathrooms
- White bathroom fixtures from vendor’s standard selection including efficient 4.8L low-consumption toilet
- Exhaust fans vented to exterior in all bathrooms, powder room and laundry
- Privacy locks on all bathrooms and powder room
- Standard white porcelain undermount sink with chrome single lever faucet, as per vendor’s standard
- Pedestal sink in powder room
- 13” x 13” ceramic wall tile from Vendor’s standard selection, up top the ceiling for tub/shower enclosures
- Pressure balance valves to all shower stalls and tub/showers
- Shutoff valves for all bathrooms and powder room

INTERIOR TRIM

- Flat white smooth ceilings throughout the home
- 5/8” tongue and groove plywood subfloors, nailed and glued to floor joists
- Quality carpet to be selected from Vendor’s samples located in all bedrooms and bedrooms hallways
- Moulded panel interior passage doors throughout finished areas (purchaser’s choice from Vendor’s standard collection)
- Elegant 4” baseboard throughout with 3/8” profile door stop trim in all tiled areas
- Door hardware throughout, satin nickel lever handles and hinges
- MDF Shelving in bedroom and linen closets

LAUNDRY CLOSET

- Wall mounted plumbing hookups and shutoff valves for washer and dryer
- 4” exhaust duct to exterior



ELECTRICAL

- White Decora style switches and receptacles throughout finished areas
- 200 Amp Electrical service with breaker panel and copper wiring throughout home
- All electrical to meet ESA (Electrical Safety Authority) standards
- One garage electrical outlet for each parking space. One ceiling outlet in garage for each garage door for future garage door opener
- Ceiling mounted light fixtures in kitchen/breakfast area, halls, finished laundry room, family room, great room, dining room and all bedrooms where applicable
- Switch controlled receptacles in living room
- Decora style dimmer control in front hallway
- Wire smoke detectors and carbon monoxide detectors with strobe (as per Ontario Building Code)
- Builder to provide finished Cat6 Data line to great room to accommodate future cable, telephone and internet connection
- 220 Volt heavy-duty receptacle for future stove and dryer
- Waterproof recessed pot light to all shower enclosures
- Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear

PAINTING

- White paint throughout

FLOORING

- Choice of 13” x 13” ceramic floor tile in foyer, powder room, mudroom and bathrooms Vendor’s standard selection.
- Laminate in choice of color from Vendor’s standard selection throughout finished areas excluding tiled areas.
- Carpet on stairs and second level
- Concrete basement floor with drain
- Concrete garage floor

ADDITIONAL FEATURES

- 9’ high ceilings on main floor and 8’ high ceilings on upper floor, except in areas where architectural designs, mechanical or ductwork require ceiling heights to be lowered
- Architecturally pre-determined fittings and exterior colours in conformance with applicable zoning and architectural control guidelines
- Poured concrete foundation walls with drainage membrane and weeping tile
- Fully ducted mechanical system including high efficiency forced gas central heating
- Heat Recovery Ventilator (HRV) installed and interlocked with furnace

- Central air conditioning
- Gas fired rental hot water heater
- Garage common walls of home to be insulated and gas proofed
- R22 Fiberglass thermal insulation on all exterior walls including basement exterior walls
- R22 Fiberglass thermal insulation on main floor ceiling areas
- Loosefill Cellulose Insulation in attic areas
- Spray polyurethane foam insulation to garage exposed ceiling areas
- Basement washroom plumbing rough in for future 3-piece bathroom (hot and cold water lines excluded)

WARRANTY

Tarion is a not-for-profit consumer protection organization established by the Ontario government to administer the province’s new home warranty program. For over 40 years, Tarion has served new home buyers and new homeowners by ensuring that one of their life’s biggest investments is protected. By law, all new homes built in Ontario are provided with a warranty by the builder. Tarion’s role is to ensure that buyers of newly built homes in Ontario receive the coverage they are entitled to under their builder’s warranty. Tarion’s responsibilities include:

- Protecting consumers when builders fail to fulfill their warranty obligations;



- Educating new home buyers and new home owners about their warranty rights and responsibilities;
- Administering the MyHome online portal, which allows homeowners to manage their warranty and report defects to the builder and Tarion;
- Facilitating the fair resolution of disputes between homeowners and builders over warranty coverage, repairs or customer service;
- Assessing warranty claims to determine if they are valid either through an on-site inspection or alternative method of investigation;
- In cases where a builder fails to address a valid warranty claim, resolving the claim directly with the homeowner either through compensation or repairs by a third party; and
- Managing a guarantee fund to protect new home buyers, out of which compensation for warranty claims is paid.



# UPGRADES & ARCHITECTURAL CHOICE OPTIONS

## RAILINGS & STAIRS

- Stair Finish Upgrade 1 - Paint Grade
- Stair Finish Option 2 - Stain Grade
- Stair Handrail Upgrade 1 - Paint Grade
- Stair Handrail Upgrade 2 - Stain Grade
- Stair Stringer Upgrade 1 - Paint Grade
- Stair Stringer Upgrade 2 - Stain grade

## INTERIOR TRIM & DOORS

- Hardware Upgrade Option 1
- Hardware Upgrade Option 2
- Hardware Upgrade Option 3
- Trim Upgrade 1
- Trim Upgrade 2

## FIREPLACE

- Main Level - Gas Fireplace
- Principal Bedroom - Gas Fireplace

## ELECTRICAL & FIXTURES

### Pot Lighting

- Pot Lights - per pot light selection
- Exterior Soffit Pots

### Electrical Outlets

- Electrical Outlets - per outlet selection
- Electrical Closet Outlet for vacuum charging
- 240 Volt heavy-duty garage receptacle for future electrical car charge

### Flush Mount Lights

- Upgrade Option 1
- Upgrade Option 2

### Kitchen

- Island Fixture - as per builder's selections
- Dining Fixture - as per builder's selections
- Cabinet Undermount Lighting

### Bathrooms

- Vanity Light - as per builder's selections

## PLUMBING FIXTURES

### Kitchen

#### Kitchen Sink

- Upgrade Level 1
- Upgrade Level 2
- Upgrade Level 3

#### Kitchen Faucet

- Upgrade Level 1
- Upgrade Level 2
- Upgrade Level 3

### Pot Filler

- Selections from Builder's options

### Powder Room

#### Sink

- Upgrade Level 1 - Pedestal Upgrade Level 1
- Upgrade Level 2 - Pedestal Upgrade Level 2
- Upgrade Level 3 - Vanity (as per builder's selections)

#### Faucet

- Upgrade Level 1
- Upgrade Level 2
- Upgrade Level 3

### Toilets

- Upgrade Level 1
- Upgrade Level 2

### Principal Bathroom / Main Bathroom

#### Sink/Faucet

- Upgrade Level 1
- Upgrade Level 2
- Upgrade Level 3

#### Toilet

- Upgrade Level 1
- Upgrade Level 2

#### Tub / Toilet Fixtures

- Upgrade Level 1
- Upgrade Level 2

## SHOWER ENCLOSURES

### Principal Bathroom

- Shower - Glass Partition Upgrade Level 1
- Shower - Glass Partition Upgrade Level2

### Main Bathroom

- Shower / Tub Surround - Tile Upgrade Level 1
- Shower / Tub Surround - Tile Upgrade Level 2
- Shower / Tub Surround - Tile Upgrade Level 3

## CARPET, HARDWOOD & LAMINATE

### Hardwood/Laminate

- Flooring Upgrade Package 1A - Main Level Option 2 (Laminate Level 2)
- Flooring Upgrade Package 1B - Main Level Option 2 (Engineered Hardwood Level 1)
- Flooring Upgrade Package 1C - Main Level Option 2 (Engineered Hardwood Level 2)
- Flooring Upgrade Package 2A - Second Level (Laminate Level 2)
- Flooring Upgrade Package 2B - Second Level (Engineered Hardwood Level 1)
- Flooring Upgrade Package 2C - Second Level (Engineered Hardwood Level 2)



FLOOR & WALL TILES

Tile - Entryway / Powder Room / Bathrooms

- Upgrade Tile Level 1
- Upgrade Tile Level 2
- Upgrade Tile Level 3

Kitchen Backsplash

- Upgrade Tile Level 1
- Upgrade Tile Level 2
- Upgrade Tile Level 3
- Upgrade Granite Backsplash Level 1
- Upgrade Quartz Backsplash Level 1
- Upgrade Quartz Backsplash Level 2

Principal Bathroom

- Shower / Tub Surround - Tile Upgrade Level 1
- Shower / Tub Surround - Tile Upgrade Level 2
- Shower / Tub Surround - Tile Upgrade Level 3

Main Bathroom

- Shower / Tub Surround - Tile Upgrade Level 1
- Shower / Tub Surround - Tile Upgrade Level 2
- Shower / Tub Surround - Tile Upgrade Level 3

FINISHES

Accent Walls

- Entry Way
- Living Room

- Dining Room
- Principal Bedroom
- Bedroom 1
- Bedroom 2

CABINETS & COUNTERTOPS

All Cabinets (where applicable)

- Cabinet Door Style - Upgrade Level 1
- Cabinet Door Style - Upgrade Level 2
- Cabinet Door Style - Upgrade Level 3
- Cabinet Door Style - Upgrade Level 4

- Countertop Colour - Upgrade Level 1 - Quartz
- Countertop Colour - Upgrade Level 2 - Quartz
- Countertop Colour - Upgrade Level 1 - Quartz
- Countertop Colour - Upgrade Level 2 - Quartz

Extras

- Cabinets - Taller uppers
- Cabinets - Drawers / Pot Drawers
- Cabinets - 6” Top Drawers
- Cabinets - Crown Moulding
- Cabinets - Light Valance
- Cabinets - Reveal
- Countertops - Thickness Upgrade 1 (3 cm)
- Countertops - Thickness Upgrade 2 (4cm)
- Countertops - Edge Profile Features

- Countertops - Waterfall Feature
- Drawer Pulls - Level 1
- Drawer Pulls - Level 2
- Drawer Pulls - Level 3

Built-Ins

- Living Room Option
- Dining Area Option
- Main Floor Closet Option
- Principal Closet Option
- Principal Bedroom Option
- Bedroom 1 Closet Option
- Bedroom 2 Closet Option
- Laundry Closet Option

APPLIANCES

- Appliance Package - Level 1
- Appliance Package - Level 2

EXTERIOR

- Asphalt Driveway
- Backyard Deck Option 1
- Backyard Deck Option 2
- Backyard Fence
- Garage Door - Motorized Chain Drive System
- Front Door Hardware Upgrade - various selection from builder’s selections



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