



French's Fine Homes

MUSKOKA'S MOST ENERGY EFFICIENT BUILDER

Newsletter

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Smith's Ultramar is back!

Finally! On June 26th, the French's fleet lined up at the pumps and became the first customer's at the new Smith's Ultramar.

The Lee family held a barbeque that day to welcome back all their customers, and to thank the community for the immense support that they received from friends and strangers when the fire destroyed their home and their livelihood.

Completion of the exterior work delayed the opening - gas pumps to calibrate and sync to the cashier; paving that got delayed repeatedly because of Mother Nature; the sign permit delay (the sign was being installed while they barbequed for the grand opening).

Inside, there was the final frantic push to completion - paint touch-ups; missing electrical plates; back-ordered bathroom accessories; missed the telephone jack in Hyu's office; push to finish the railing on the residential deck; where's the range hood????

It was a very intense closing, but all ended well, and although we will be happy to look after any warranty items that might come up, our visits to the jobsite now are to fill up with gas, and buy sundry items from their amazing selection in the convenience store. It's wonderful to go over just to say hi to Hyu, Sunny, Jin and Christine. Kyung A is also a great help and has recently returned to Korea.



Happy Endings

Jim and Heather added a new garage to their cottage, with a couple bedrooms above, so that more of the family can join them to enjoy their amazing location. Okay, so the garage led to a few other things... you know how that goes!



Mark is loving his "northern office" and Chris is loving their beautiful new cottage - or will that become 'home'??? Children, grandchildren, beach, Muskoka - what more could you ask?



Tom and Elizabeth live in Alberta, but they've managed some good summer weeks in their new cottage, and have had lots of family enjoying Muskoka with them.



How Easily We Forget!



REDUCTION IN DEVELOPMENT CHARGES!

If you haven't heard already fees charged by the District of Muskoka to anyone looking to build in the region were reduced by 50% over values that have been in place since 2009. This action was taken in response to very low rates of development experienced throughout the District of Muskoka in recent years.

The province's Development Charges Act permits the district to collect development charges on new construction to offset the cost of increasing the capacity of roads, sewage lagoons, water plants and sewer plants to service that new construction.

This will encourage the potential buyer and add a sense of urgency - Let's not miss out!

HUMOUR CORNER



French's Real Estate 'this week'



20 Gainsborough Road, Bracebridge
\$383,894 HST INCLUDED
1508 SQ. FT. Bungalow

Choose your
own interior
finishes!

NEW
LOWER
PRICE



18 Gainsborough Road, Bracebridge
\$385,124 HST INCLUDED
1429 SQ. FT. Bungalow

Model Home
Immediate
Occupancy!

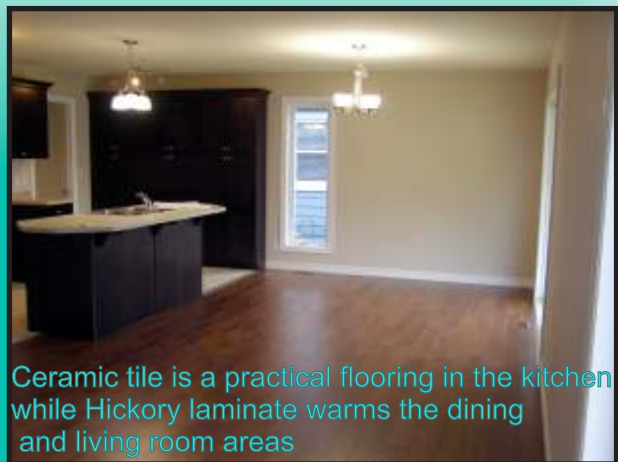
NEW
LOWER
PRICE

"To celebrate the reduction in development charges we have lowered these house prices to match."

The Vibrance II at 18 Gainsborough Rd, Bracebridge. 1,431 sq ft of convenience!



Mission styled Oak Espresso cabinets employ a full wall of pantry, and a convenient microwave shelf to keep countertops clear for generous workspace.



Ceramic tile is a practical flooring in the kitchen while Hickory laminate warms the dining and living room areas



The basement has been studded, insulated, wired and ready for drywall. The rough-in for a basement washroom has also been installed.



This natural gas fireplace in the living room adds an intimate ambience, and works when the power is out!

Maintenance Checklist

July

Clean HRV filter
Clean air conditioner filter
Check exhaust fans
Check water heater for leaks
Check and reset GFCI
Test smoke alarms and carbon monoxide detectors
Fertilize lawns



August

Clean air conditioner filter
Check HRV filter
Inspect doors and locks
Check and reset GFCI
Test smoke alarms and carbon monoxide detectors
Clean range hood filter
Inspect driveways and walks



September

Check exterior finishes
Check garage door tracks and lubricate bearings
Check caulking for air and water leaks
Plant new lawn
Check fireplace and chimney
Check basement or crawl space
Have humidifier, furnace and HRV serviced
Check clothes dryer vent
Check and reset ground fault circuit interrupter (GFCI)
Test smoke alarms and carbon monoxide detectors



**** The 4" and 5" pleated media filters for your furnace are available at Dean's Home Hardware in Port Sydney.**

About this Newsletter

We mail out this quarterly newsletter to our customers, past, present and future.

We hope you find it helpful and informative.

If you would prefer to get this newsletter by e-mail, send your e-mail address to build@frenchsfinehomes.ca

If you no longer want to receive this newsletter, simply e-mail us at build@frenchsfinehomes.ca or call us at (705) 385-2311 and we will remove your name from our mailing list.

If you have some comments you would like to share, please send them to the office or e-mail them to us.

HUNTSVILLE & BRACEBRIDGE

MODEL HOMES

DIRECTIONS AND HOURS

Open

Wed. to Fri. 12pm to 4pm

Saturday 10am to 4pm

Sunday 12pm to 4pm

Inveraray Glen Hours: Sat. 10-4, Sun-Tues. 12-4

\$499,900
HST INCLUDED
REBATES ASSIGNED TO
French's Fine Homes



Huntsville Model

8 Woodstream Drive

To reach our model from Hwy 11, exit Hwy. 11 at Hwy. 60. Left onto Muskoka Rd. 3 N. Go 2 km. Watch for Muskoka Meadows sign on left.

Call 705-788-3141



\$906,900
PLUS HST



River Front Property

Bracebridge Model

135 Keith Road

To reach our model from Hwy 11, exit at District Rd 118 W (Ecclestone Drive). Turn right onto Keith Road. Watch for signs.

Call 705-645-6717



\$385,124
HST INCLUDED
REBATES ASSIGNED TO
French's Fine Homes



Bracebridge Model
18 Gainsborough Road

To reach our model from Hwy 11, exit Hwy. 11 at District Road 118 W which becomes Wellington Street. Turn left onto Santa's Village Road. Turn right on Gainsborough Road.

Call 705-637-0811



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