



French's Fine Homes

705-385-2311

Welcome to French's Fine Homes.

Each boathouse, bunkie or garage has been especially selected to meet our high design standards and to provide years of comfort and enjoyment.

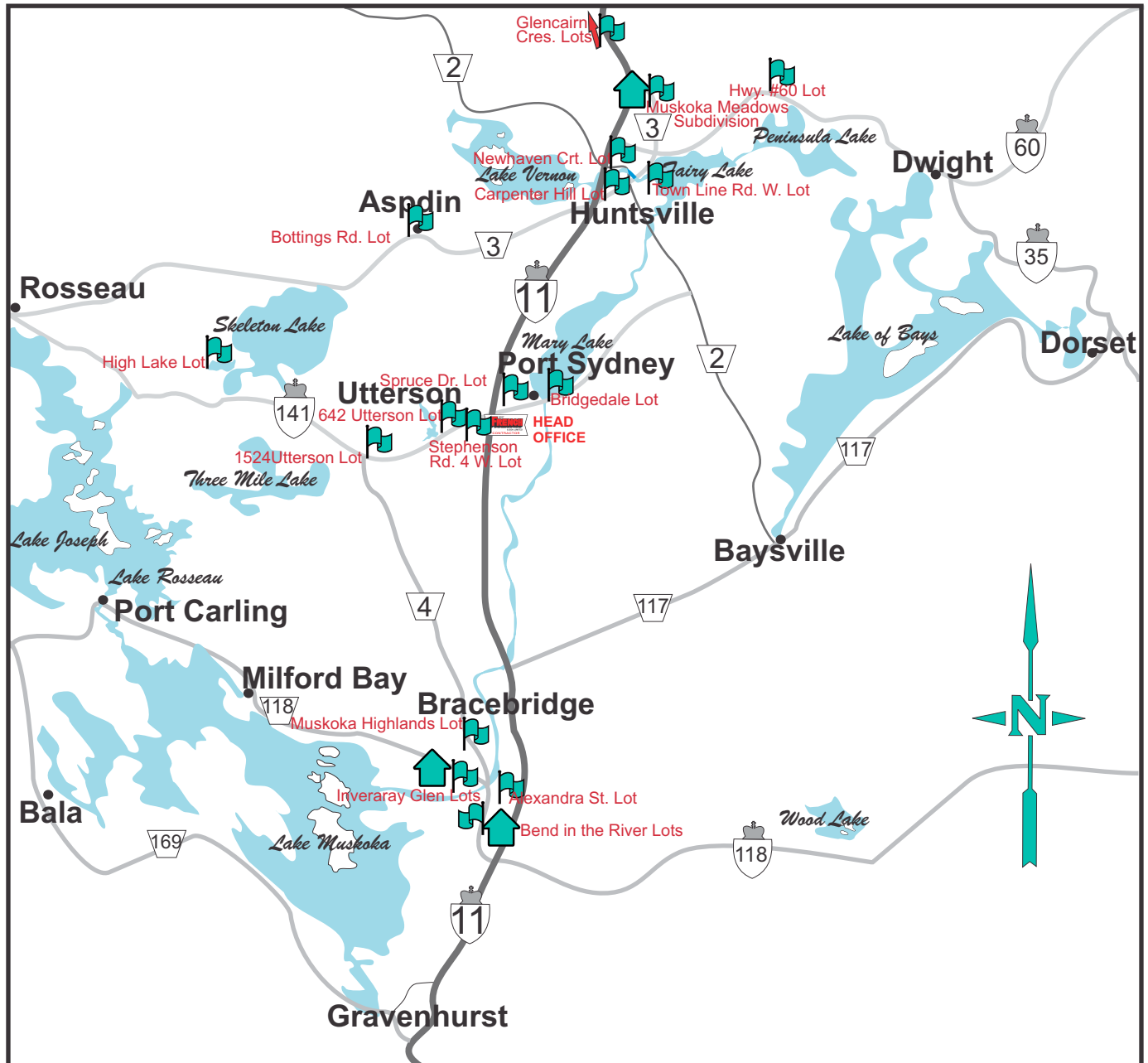
Bert French & Son Limited, serving Muskoka since 1970 and incorporated in 1973, is a leading builder in Muskoka, both in quality and quantity.



With our years of experience, we offer you a well-refined building. All of our work is done by professional qualified tradesmen. This gives you a quality building which will be trouble-free and enjoyable for a lifetime.

We use local tradespeople and local suppliers--people who care because they are your neighbours.

Choose one of our popular designs or have us customize a plan tailored to suit your needs.

MUSKOKA PROPERTIES



-  Properties that we can build on for you
-  Models and homes ready for immediate occupancy

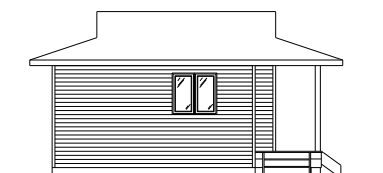
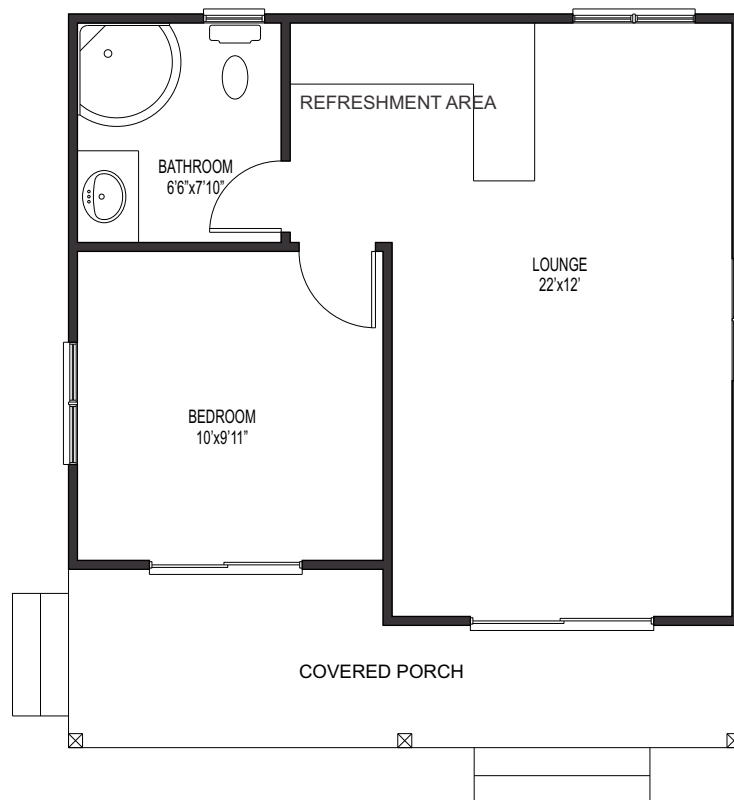


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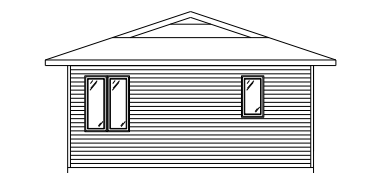
BUNKIE # 1

421 SQ. FT.

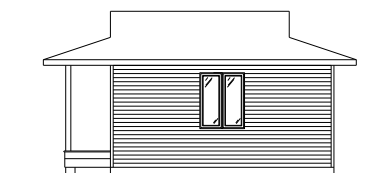
MAIN FLOOR PLAN
Overall 22'x24'
Living Area 22'x20'



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

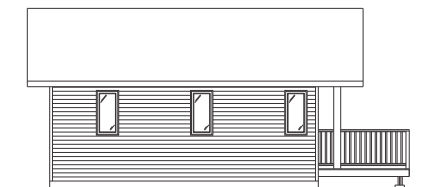
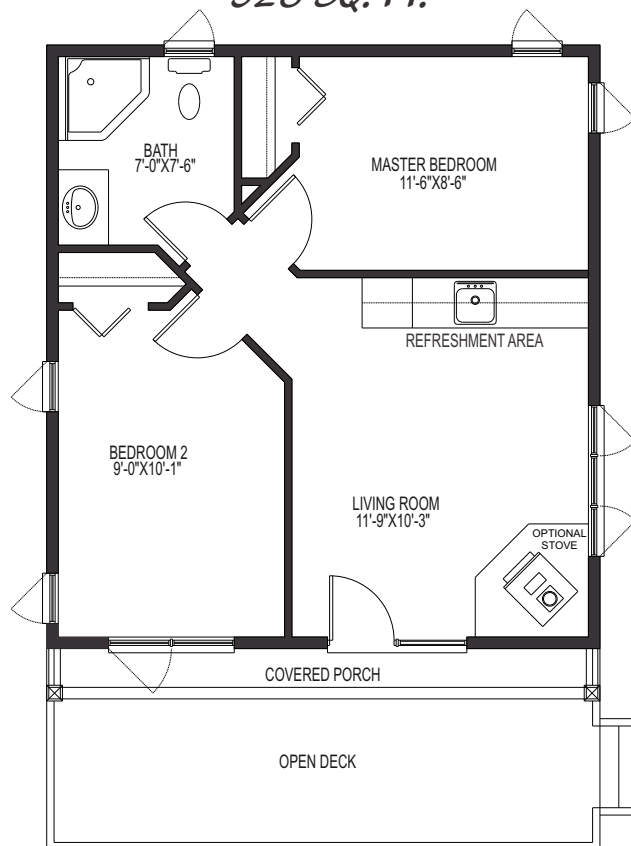


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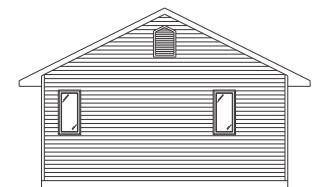
BUNKIE # 2

528 SQ. FT.

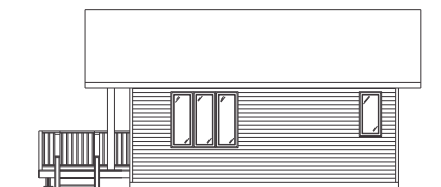
MAIN FLOOR PLAN
Overall 22'x32'
Living Area 22'x24'



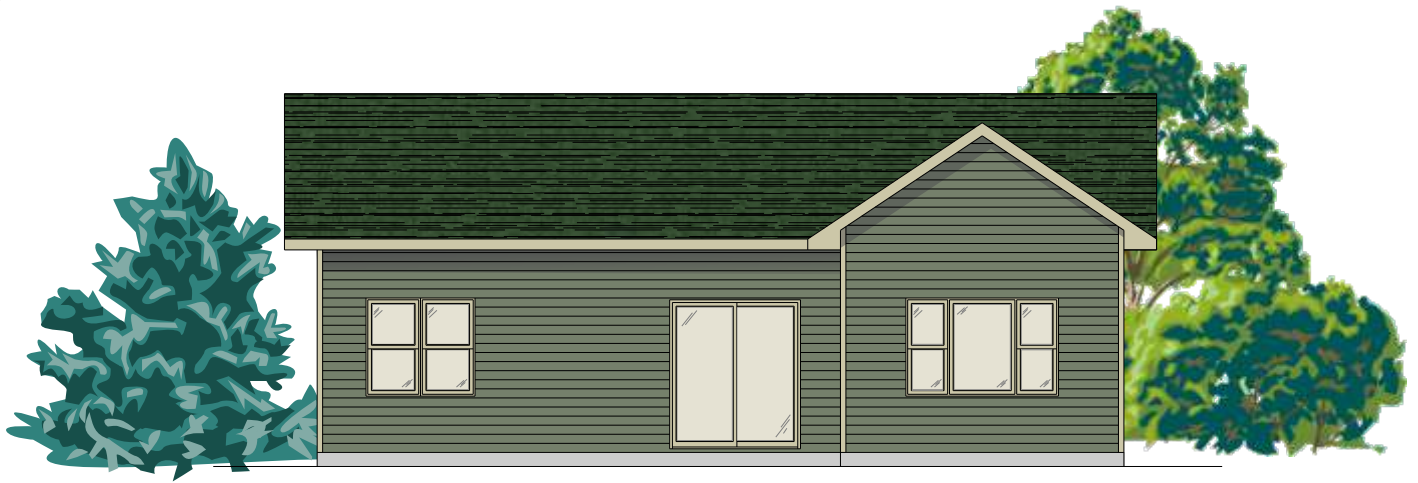
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

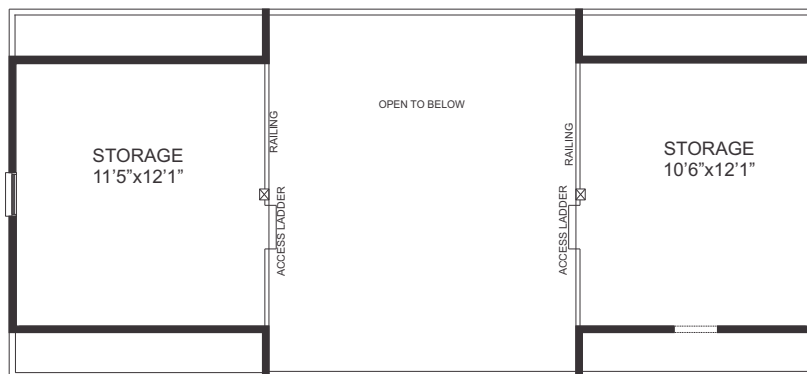
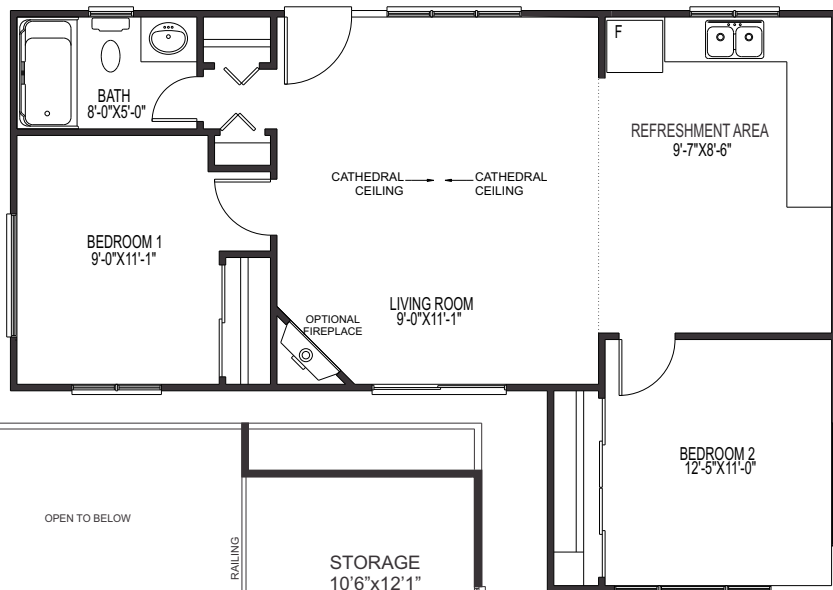


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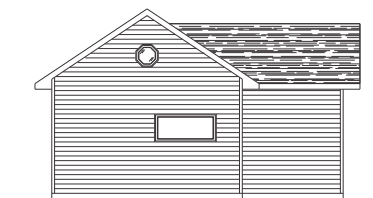
BUNKIE # 3

746 SQ. FT.

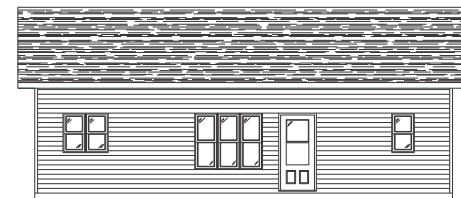
MAIN FLOOR PLAN
Living Area 37'x26'



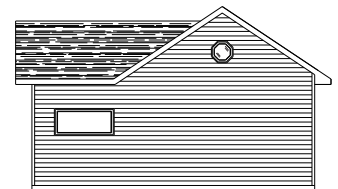
STORAGE AREA
300 sq ft



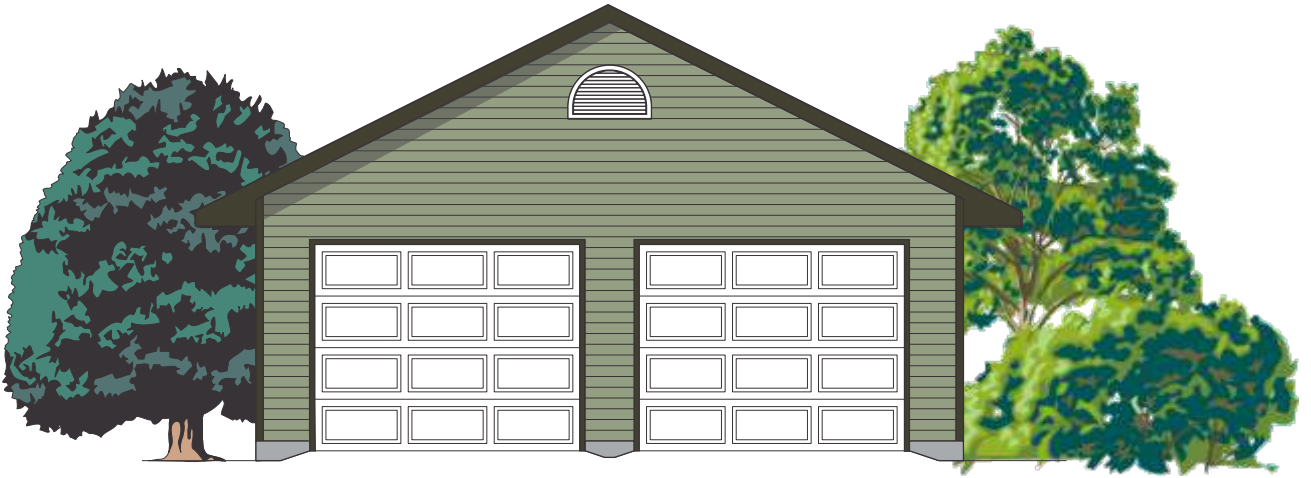
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

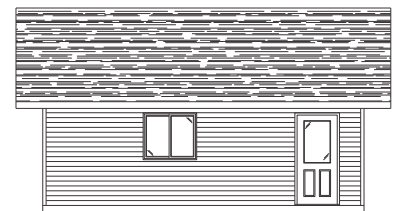
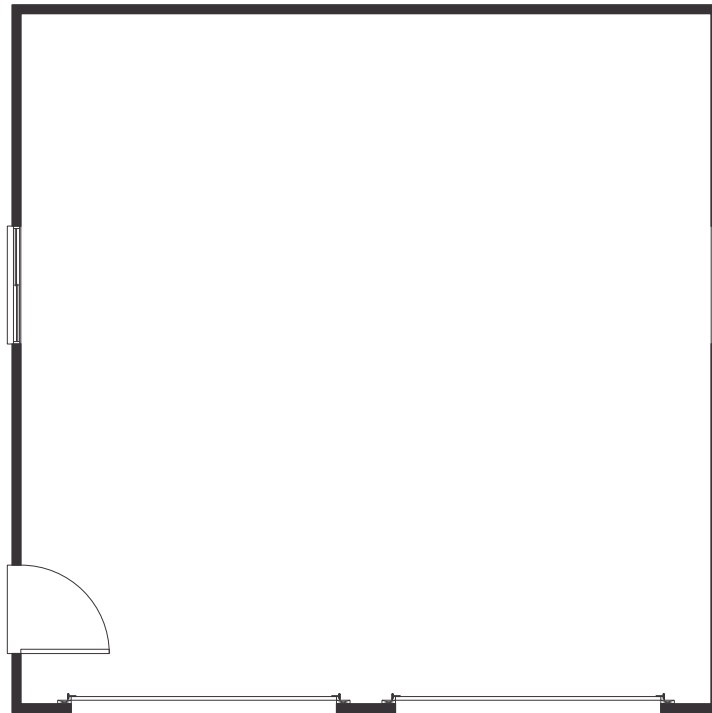


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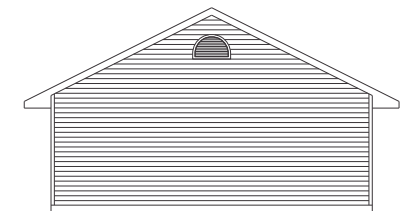
GARAGE # 1

576 SQ. FT.

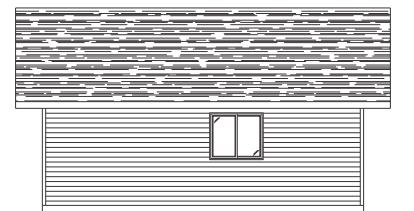
*576 SQ.FT.
Overall 24'x24'*



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



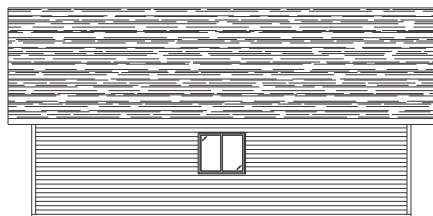
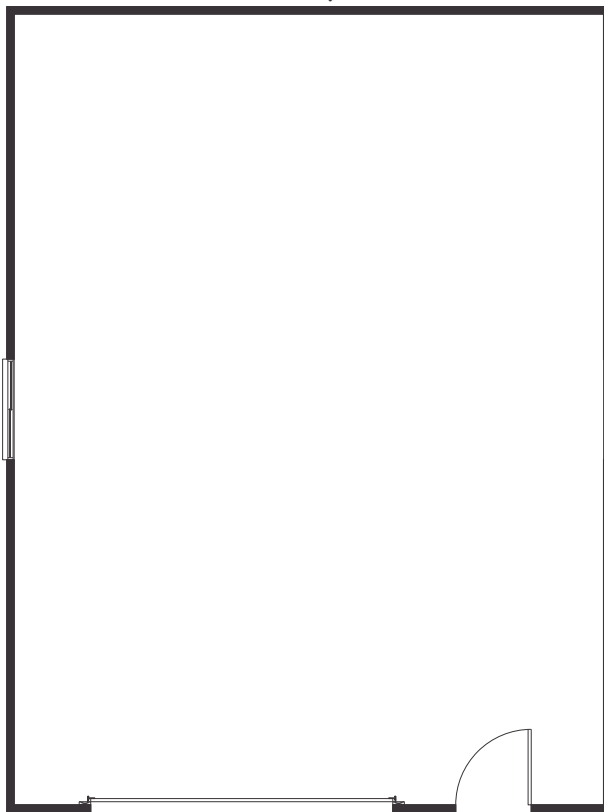
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GARAGE # 2

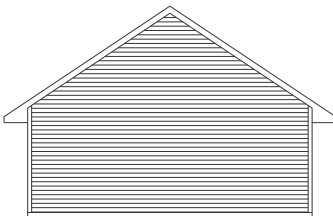
WITH STORAGE LOFT

768 SQ. FT.

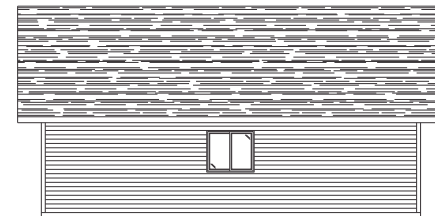
MAIN FLOOR PLAN
768 SQ.FT.
Overall 24'x32'



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



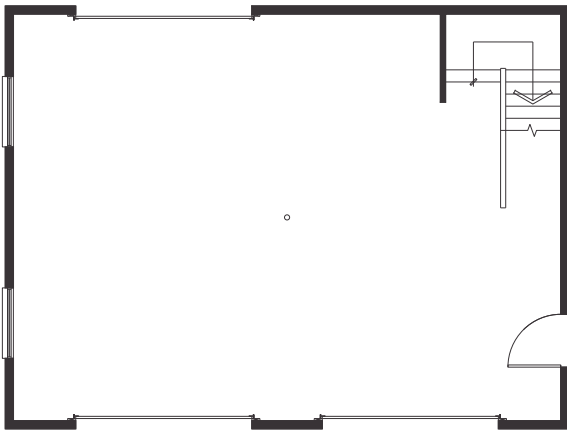
French's Fine Homes

GARAGE # 3

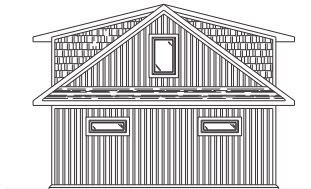
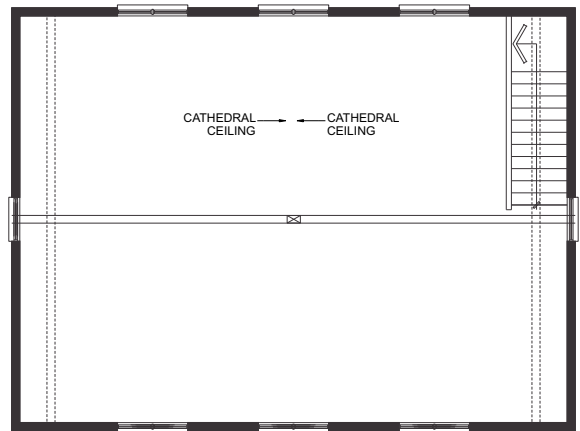
WITH STORAGE LOFT

768 SQ. FT.

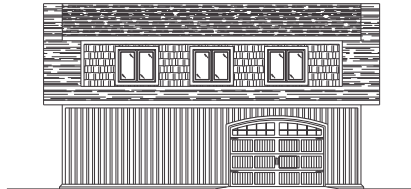
GARAGE
768 SQ.FT.
Overall 32'x24'



STORAGE LOFT
768 SQ.FT.
Overall 32'x24'



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



French's Fine Homes

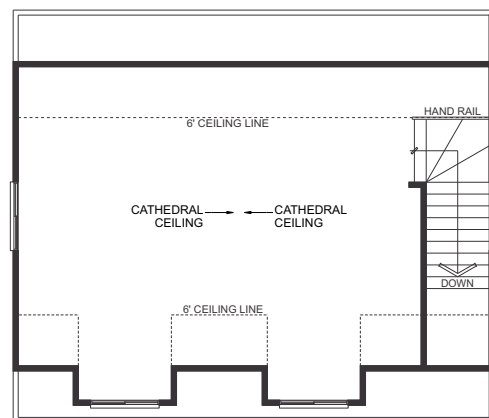
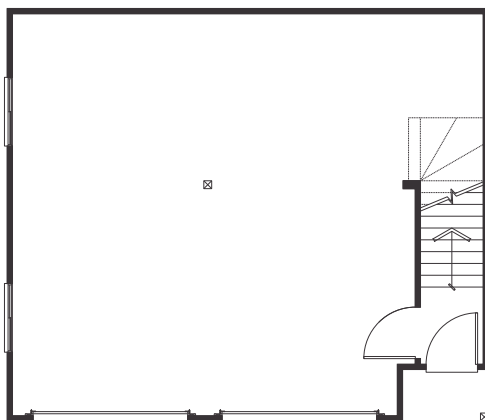
GARAGE # 4

WITH STORAGE LOFT

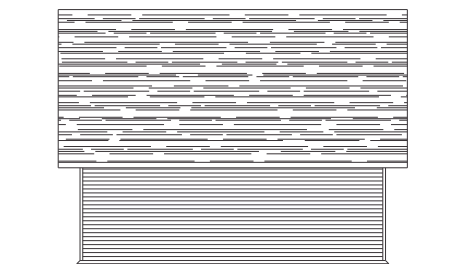
657 SQ. FT.

GARAGE
657 SQ.FT.
Overall 28'x24'

STORAGE LOFT
528 SQ.FT.
Overall 28'x24'



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



French's Fine Homes

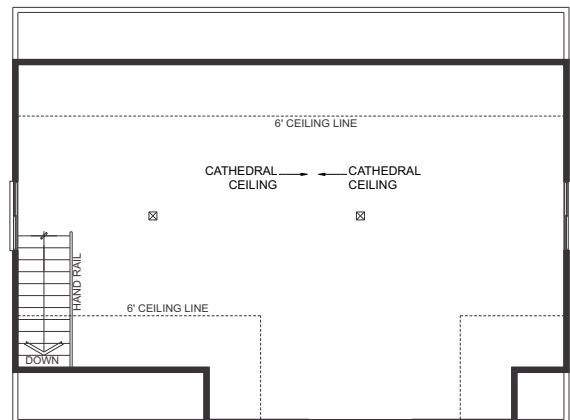
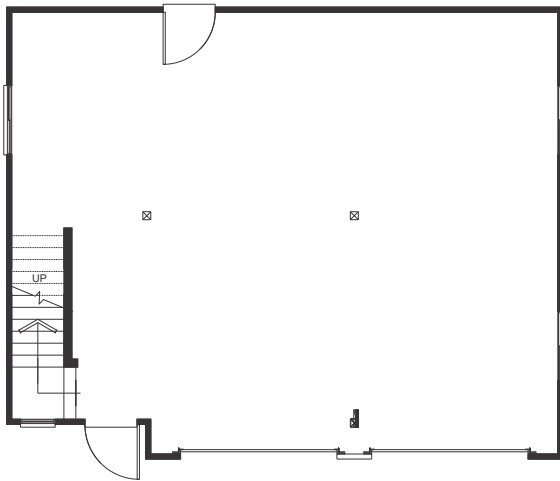
GARAGE # 5

WITH STORAGE LOFT

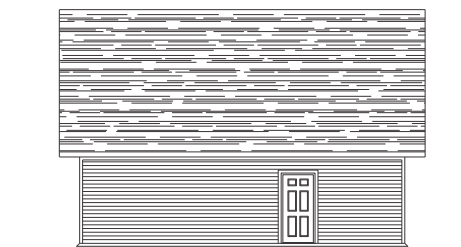
816 SQ. FT.

GARAGE
816 SQ.FT.
Overall 32'x26'

STORAGE LOFT
630 SQ.FT.
Overall 32'x21'



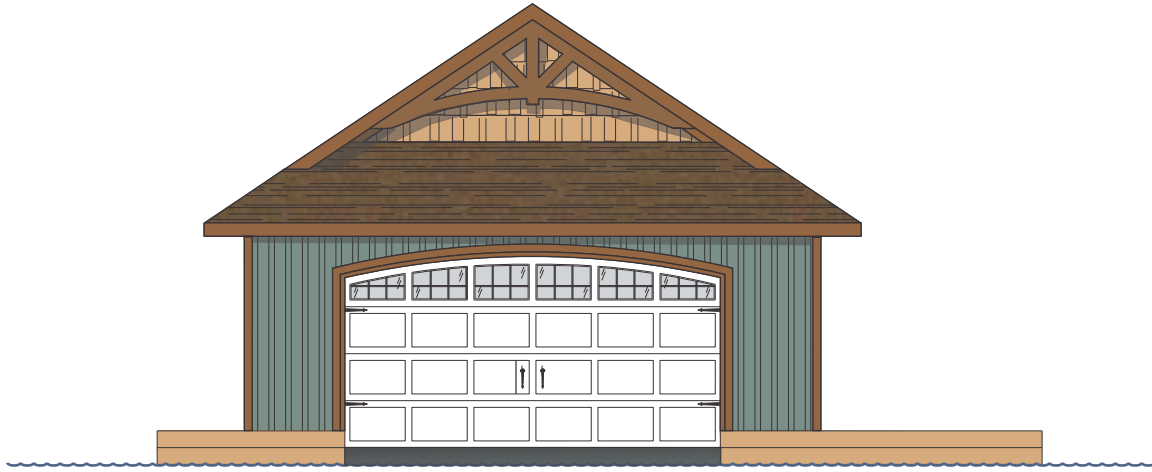
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



French's Fine Homes

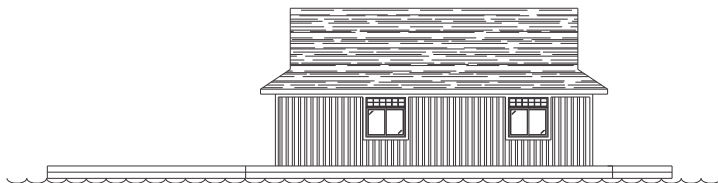
BOATHOUSE # 1

704 SQ. FT.

DOCK AREA - 930 SQ. FT.

BOATHOUSE
NOT INCLUDING DOCK
 704 SQ.FT.
 Overall 22'x32'

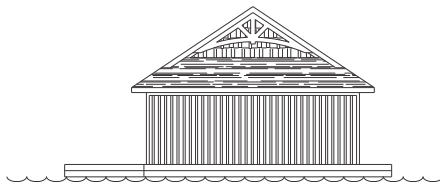
OPTIONAL
 WALKWAY
 TO SHORE



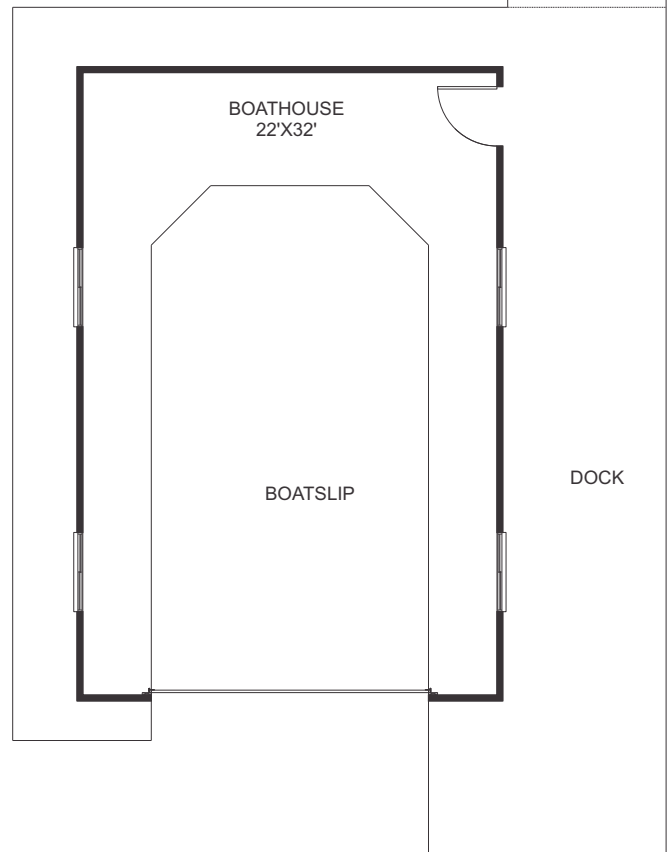
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

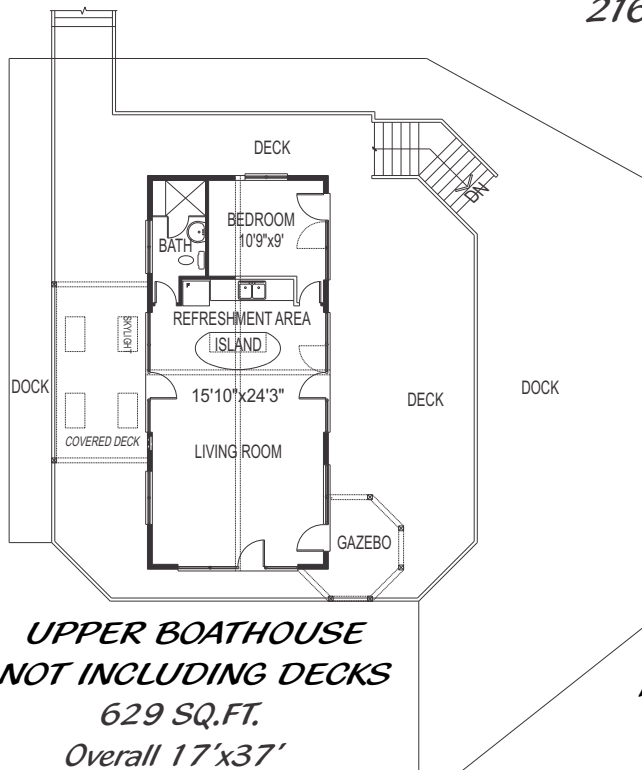




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BOATHOUSE # 2

2168 SQ. FT.



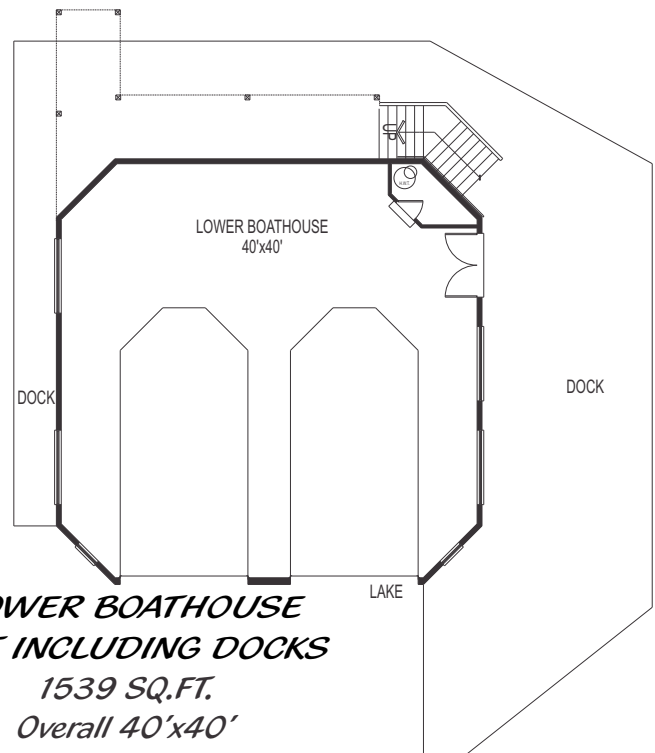
**UPPER BOATHOUSE
NOT INCLUDING DECKS**

629 SQ.FT.

Overall 17'x37'

DECKS 985 SQ. FT.

COVERED DECK 153 SQ. FT.



**LOWER BOATHOUSE
NOT INCLUDING DOCKS**

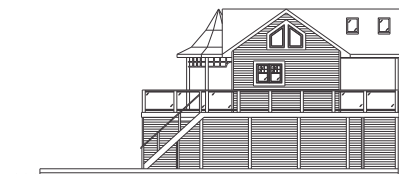
1539 SQ.FT.

Overall 40'x40'

DOCKS 1590 SQ. FT.



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



French's Fine Homes

BOATHOUSE # 3

1978 SQ. FT.

**LOWER BOATHOUSE
NOT INCLUDING DOCKS**

1330 SQ.FT.

Overall 35'x38'

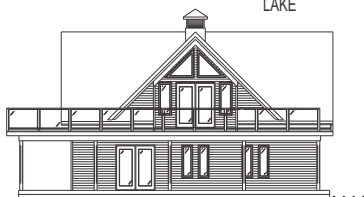
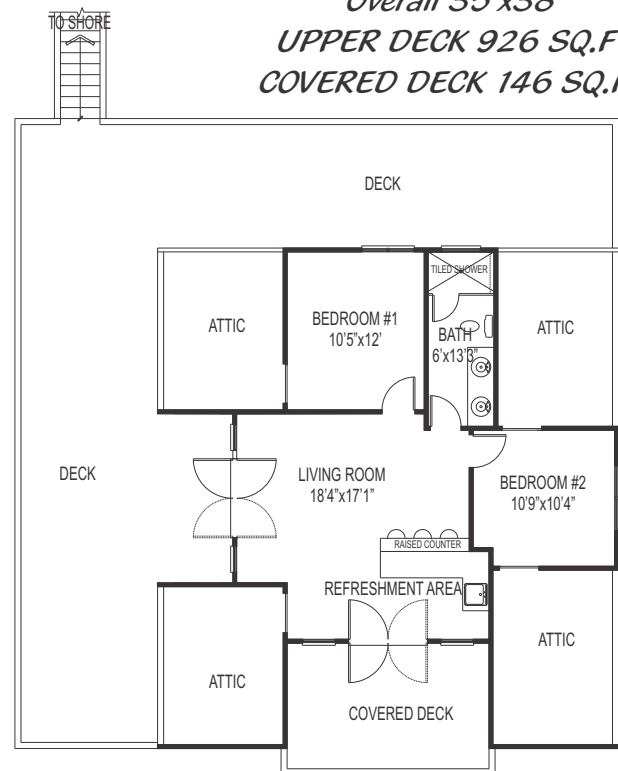
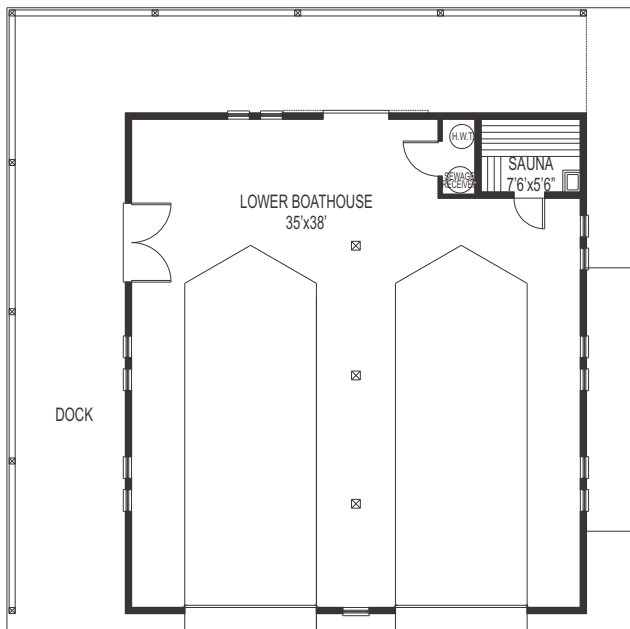
DOCK 1720 SQ. FT.

**UPPER BOATHOUSE
NOT INCLUDING DECKS**

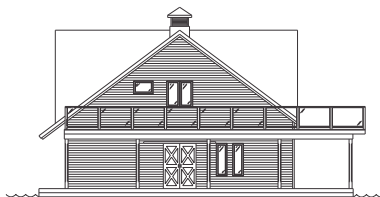
648 SQ.FT.

Overall 35'x38'

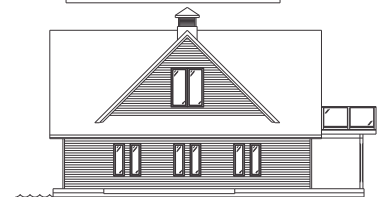
**UPPER DECK 926 SQ.FT
COVERED DECK 146 SQ.FT.**



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



French's Fine Homes

BOATHOUSE # 4

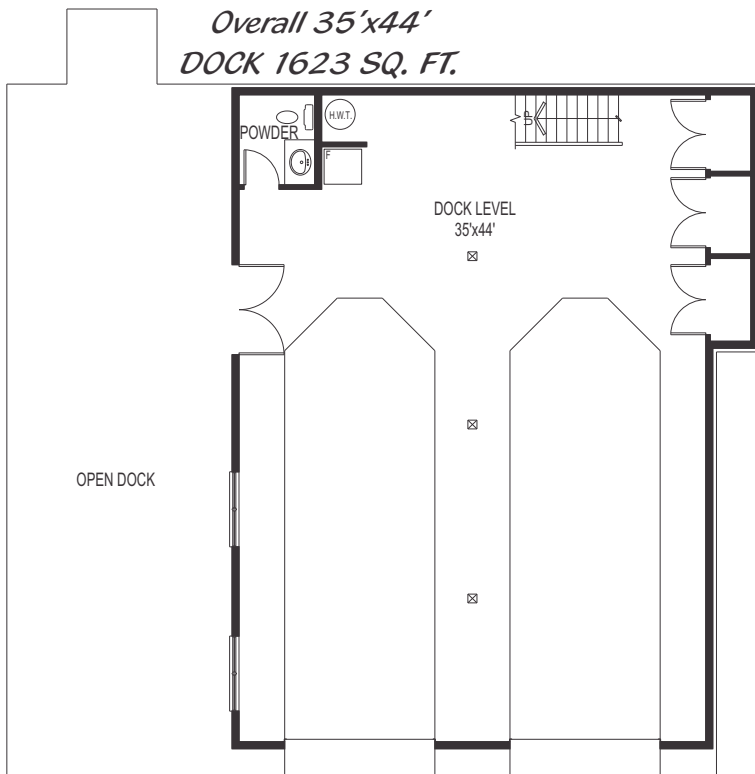
2350 SQ. FT.

**LOWER BOATHOUSE
NOT INCLUDING DOCK**

1460 SQ.FT.

Overall 35'x44'

DOCK 1623 SQ. FT.

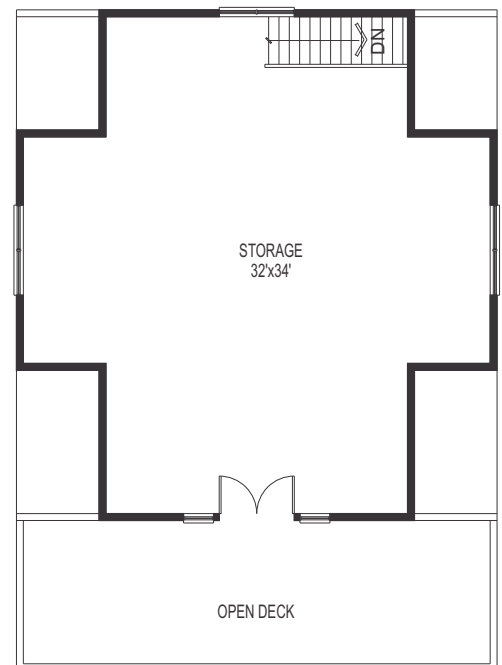


**UPPER BOATHOUSE
NOT INCLUDING DECK**

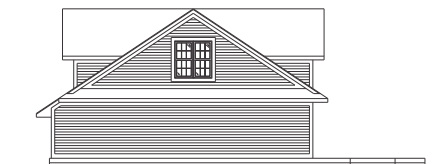
890 SQ.FT.

Overall 32'x34'

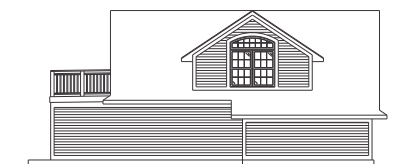
DECK 320 SQ. FT.



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

FEATURES

French's Fine Homes

BUNKIES, GARAGES & BOATHOUSES

Excellent craftsmanship by qualified tradespeople.

Garage Foundations - Poured concrete slab, 48" frost wall on grade with perimeter footing.

Bunkie Foundations - Crawl Space

Boathouse Foundations - Steel Allowance

Manufactured wood I-joist - "Boise Floor System" where applicable.

Exterior walls are 2 x 4 construction with 7/16 OSB sheathing.

Bunkies & Boathouses have R-40 insulation in ceilings where applicable.

R-12 insulation in walls where applicable.

25 yr., 225 lb. self-sealing fibreglass asphalt shingles; colours pre-determined by the purchaser.

Maintenance-free vinyl siding, aluminum soffit, fascia (eavestrough extra) on Bunkies and Garages.

Prefinished cedar siding, aluminum soffit and fascia (eavestrough extra) on Boathouses.

Custom designed and crafted exteriors with a choice of trim and wall treatments.

Exterior dock and decks in pressure treated lumber.

Good quality, thermal, all PVC, Low-E/Argon filled windows with warm edge spacers.

One exterior electrical outlet.

Sectional steel garage doors prepainted white, chocolate, ivory or sandtone where applicable.

Insulated metal exterior door prepainted white.

PRICE BASED ON:

- Customer's cleared level lot with water, sewer, and electrical service to the building.
- Maximum 35' front yard set back.
- Excavated material remaining on site.
- Development charges paid by Customer.
- Utilities set up by Customer and fees and usage paid for by customer.
- Additional costs paid by customer for seasonal construction or due to site conditions i.e. rock, accessibility or high water table.
- Prices subject to change without notice.
- No driveway.

NOTE: Dimensions are approximate and may vary with construction.
Sketches are artists' conception only; certain optional items may be shown.
Garages and garage lofts are unfinished.
Boathouses not guaranteed against ice damage.

FEATURES

French's Fine Homes

BUNKIES & BOATHOUSES INTERIOR FINISHES

Finishes and design consultation - 2 hours for garages, 4 hours for bunkies and boathouses.

Drywall on interior walls; three coats of a paint; customer's choice of 2 pastel wall colours.

Rounded drywall corners.

French's Fine Homes' soft spray textured ceilings in all finished rooms.

Storage areas unfinished.

Vinyl-coated, ventilated shelving in all closets.

36 oz. broadloom throughout, except in kitchen, bathroom and foyer where there will be no-wax vinyl flooring.

Hard surface finished flooring allowance in boathouse living spaces.

Double, stainless steel sink in refreshment area with single lever Moen or Delta faucet.

Custom cabinets and bathroom vanities with choice of counter-tops and finishes (appliances extra).

Acrylic tub/shower enclosures; ceramic towel bar and tissue dispenser.

Large mirror over vanities.

White name brand china bathroom fixtures. Chrome single lever faucets. Anti-scald pressure balanced shower faucet.

Bathroom fan.

Electric baseboard heat.

Electric Hot Water Tank purchased.

Stove & Dryer assumed to be electric.

Brass or satin nickel passage sets.

Colonial trim and textured Masonite molded panel doors.

Decora light switches. Light fixtures will have compact fluorescent lamps where applicable.

NOTE: Finished interiors only as indicated on plan.

FEATURES

French's Fine Homes

BUNKIES, GARAGES & BOATHOUSES OPTIONS

Additional finishes & design consultation time.

Increase R value in walls, attic or under floor. Sound insulation in partition walls.

Automatic garage door opener; garage finishing; insulated garage door; garage door windows.

Increase building size by increments of 2' on length.

Decks; balconies; screened porches.

Special sidings and shingles; additional brick; eaves trough.

Custom painting of garage and front doors.

Shutters; gable vents; window grilles.

Extra landscaping.

Finished lower levels (where applicable).

Cathedral, vaulted or tray ceilings.

Air conditioning.

Gas or wood fuelled fireplaces and chimneys.

Security system; sound system; additional telephone jacks and television outlets.

Plumbing fixture upgrades; kitchen sink waste disposer.

Upgrade light fixtures.

Additional shelves in closets; melamine shelving.

Mirrored closet doors.

Ceramic tile; marble; cork or hardwood flooring. Upgraded carpet and underpad.

Natural wood trim in pine or oak. Specialty mouldings such as chair mould or ceiling mould.

Customized kitchen cabinetry.

Appliances.

NOTE: Ask our sales representative for applicable charges or credits.