

French's Fine Homes



*2 SECLUDED TOWN PROPERTIES
LEFT ON THE RIVER
BRACEBRIDGE*



French's Fine Homes

Welcome to French's Fine Homes.

Each home 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 home builder in Muskoka, both in quality and quantity.

With our years of experience, we offer you a well-refined home. All of our work is done by professional qualified tradesmen. This gives you a quality home 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 models or have us build you a custom home tailored to suit your needs.



French's Fine Homes

THE ENERGY EFFICIENT BUILDER

We have, for many years, been verifying the energy efficiency of every home we build with an EnerGuide Energy Efficiency Evaluation Report and official label. It is conducted by an independent third party through the use of computer modelling and an on site blower door test. This shows the home owner exactly how energy efficient the home is compared to other homes. This "EnerGuide" testing is one more assurance of your best value for your energy dollar.



Typical energy efficiency measures for French's Fine Homes include:

- heat recovery ventilators (HRV's) as a required part of your air management system.
- high efficiency heating systems as applicable to your location.
- furnaces with a 5" pleated media filter for improved indoor air quality.
- minimum of R50 attic insulation.
- R30 exterior walls of 2 x 6 construction enveloped with 1.4" rigid foam to reduce thermal bridging.
- full height basement wall insulation
- windows with Low Emissivity coating, Argon gas fill and warm-edge spacers between glass layers.
- better draft sealing.
- blower door test to identify any possible air leakage points.



THE BEND IN THE RIVER FEATURES

French's Fine Homes has **one vacant lot left on the Muskoka River** in the **town** of Bracebridge. Don't miss the opportunity to have **the convenience of water and sewer but with a view of the river and no sight of the town.**

Imagine **your home** built on this lot with a **view of the river** flowing past your large rakehead windows. The natural landscape is suitable for a walk out basement which will make it even easier to enjoy watersports on the river. From the river you can **access three lakes** for boat cruising - **Lake Muskoka, Lake Joseph, and Lake Rosseau**. A short run upriver takes you to scenic Muskoka Falls. In the other direction, you'll find Bracebridge Bay with the falls under the Silver Bridge, all the downtown attractions, and the public tennis courts. This property is **5.9 acres~**, and gives you **550 ft~ of river frontage**. Best of all, it is **south facing** so get ready to spend time outside enjoying the best of Muskoka in every season.

Choose from a wide array of plans, or bring us a plan you'd like customized.

Expect us to build you a seriously energy efficient home with all the attention to detail that creates a true lifestyle investment.

Prepare to enjoy the view of The Bend In The River.



THE IRONWOOD R-2000 MODEL HOME

BEND IN THE RIVER LOT 2

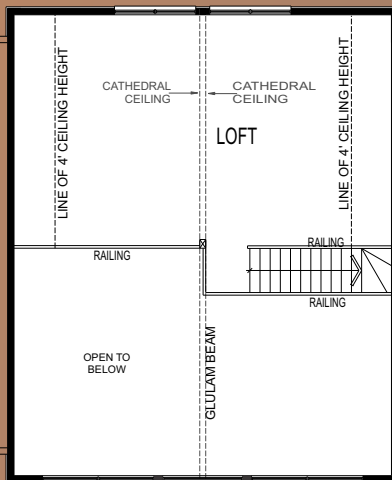


RIVERSIDE ELEVATION

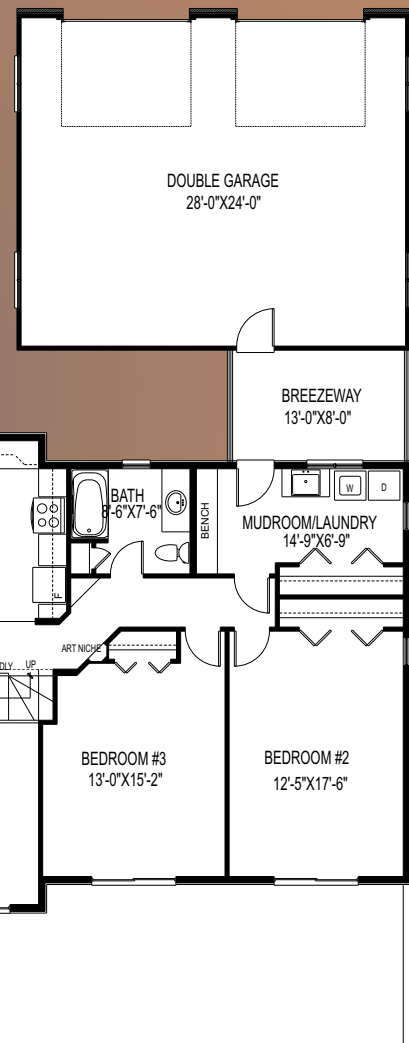


ROADSIDE ELEVATION

2556 SQ. FT.



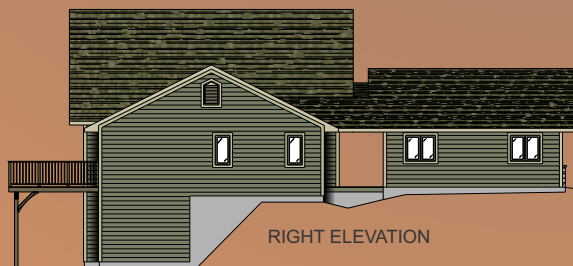
LOFT FLOOR PLAN
344 SQ. FT.
Loft SQ. FT. calculation at 4' ceiling height
Overall 28'x16'6"
Living Area 19'4"x16'6"



MAIN FLOOR PLAN
2212 SQ. FT.
Overall 70'x74'4"
Living Area 70'x34'

\$906,900

+ HST of \$117,897
NET = \$1,024,797
or if this is your
principal residence
NET = \$1,000,797



RIGHT ELEVATION



LEFT ELEVATION



A traditional Muskoka cottage set on the shores of the Muskoka River, the exterior features prefinished cedar siding highlighted with painted cedar shingles in the gables, and natural Muskoka Granite. This is accented by a timber entry and gable truss.

The 12' x 70' cedar deck has a cedar railing with black aluminum spindles and glass inserts for an unobstructed view.

Colour co-ordinated eavestrough complements the house and protects the landscaping.

Carriage house doors with black strap & hinge hardware set off the double garage.

The family entrance from the garage leads through a breeze way and into the mud room.

Inside, the pine clad cathedral ceiling of the great room extends over the open loft, and the vaulted ceiling of the master suite is also pine clad.

Custom kitchen cabinetry, with a large island ensures you'll never cook alone! The view from the kitchen includes a custom pine staircase, and a fireplace set in a stone facade.

Comfort features include the pre-wired security package, pre-wired satellite service, and natural gas on site. With R10 solid foam under the walk-out basement floor, you'll want to finish this area for twice the fun.

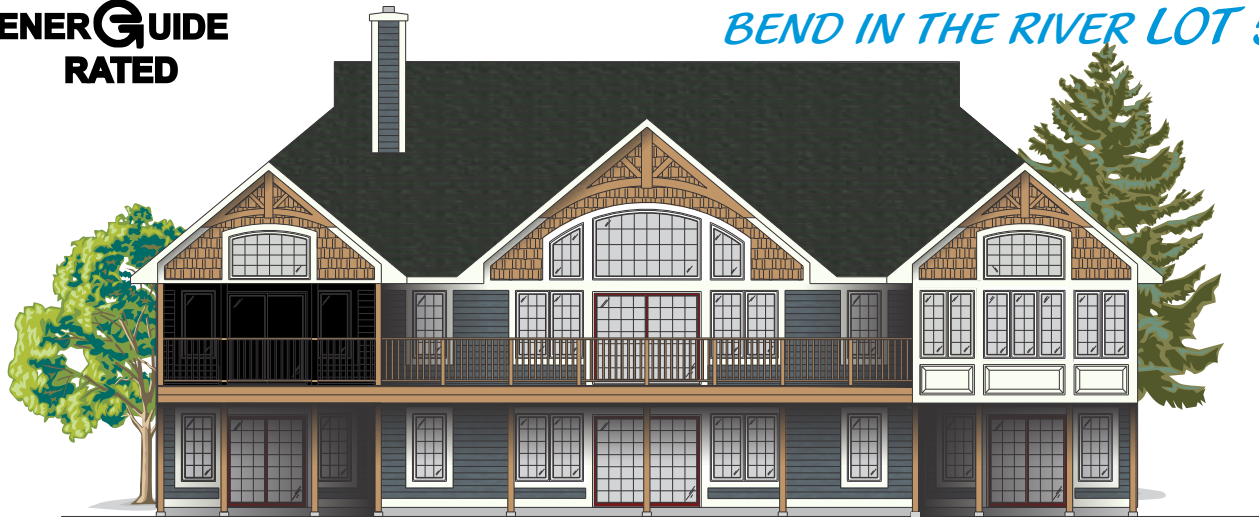
Although this property is just a few minutes from town and has water, sewer, and gas, it provides over an acre and a half of gorgeous river view, and a feeling of being close to nature.



Strong, adaptable, attractive, useful, self-sufficient, welcoming
-that's why we named this cottage after the Ironwood tree.

ENERGUIDE
RATED

BEND IN THE RIVER LOT 5



French's Fine Homes

03/14

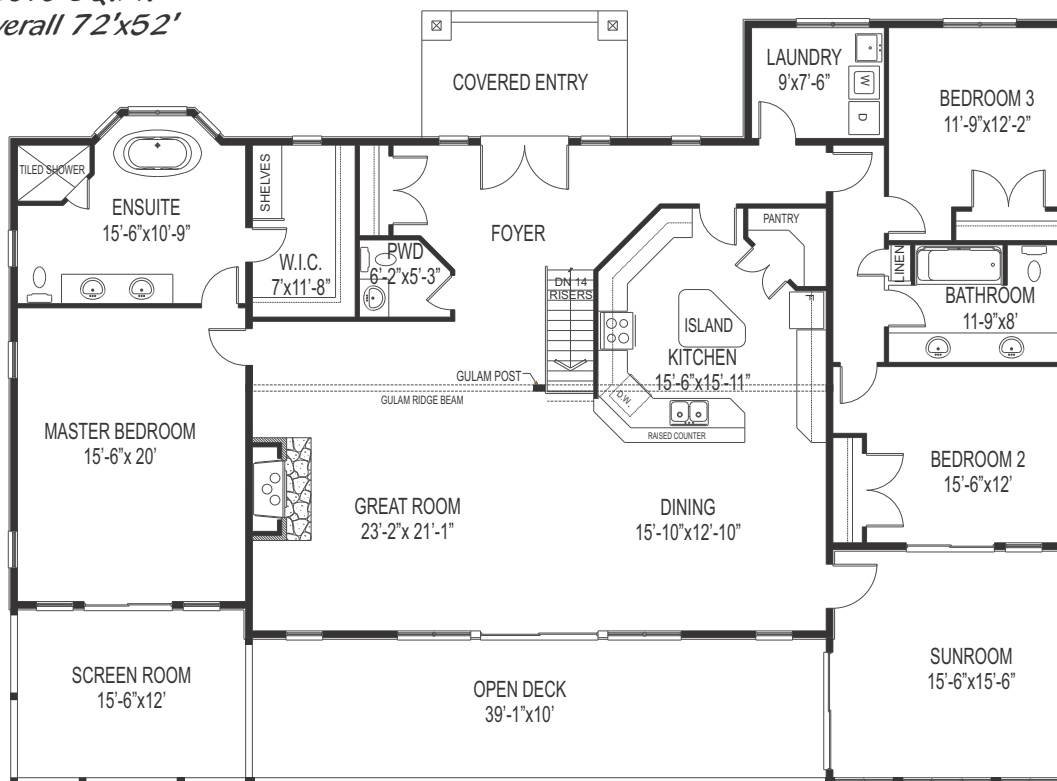
THE ALGONQUIN

2510 SQ. FT.

\$1,007,632

+ HST of \$130,992
NET = \$1,138,624
or if this is your
principal residence
NET = \$1,114,624

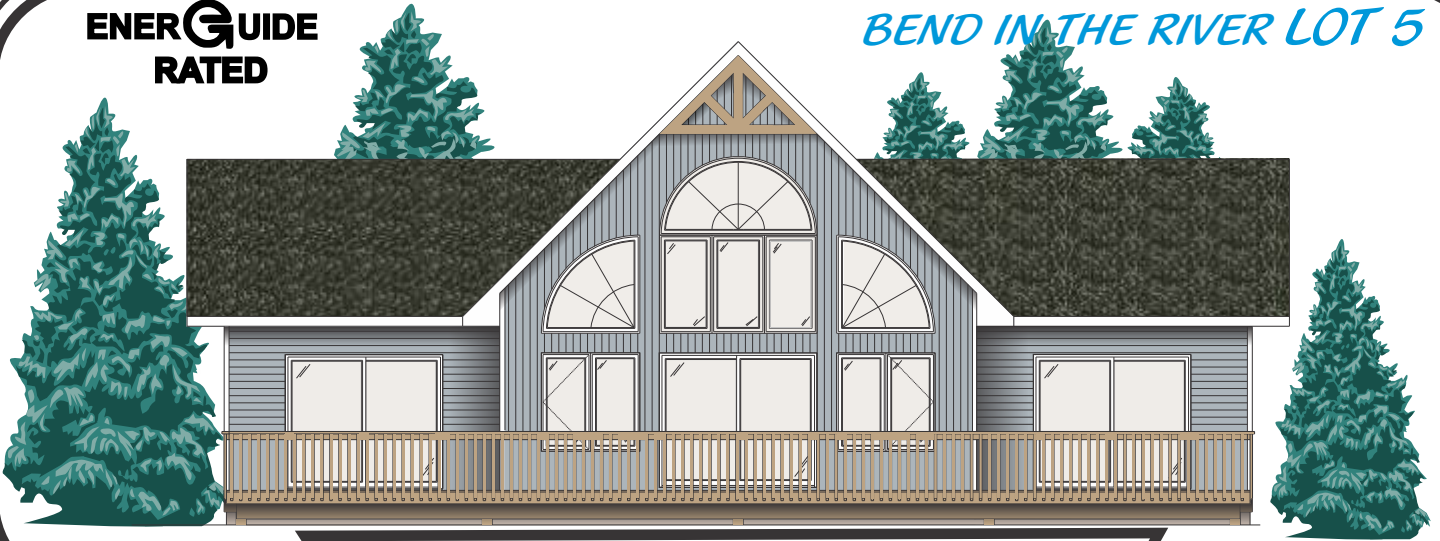
MAIN FLOOR PLAN
2510 SQ. FT.
Overall 72'x52'



We can build you the **Algonquin**
on LOT 5 as featured here
or you can see our Muskoka
Properties catalogue
for other plans, ideas & prices.

**ENERGUIDE
RATED**

BEND IN THE RIVER LOT 5



shown with optional deck

French's Fine Homes

03/14

\$853,961

+ HST of \$111,015
NET = \$964,976
or if this is your
principal residence
NET = \$940,976

THE PORTAGE

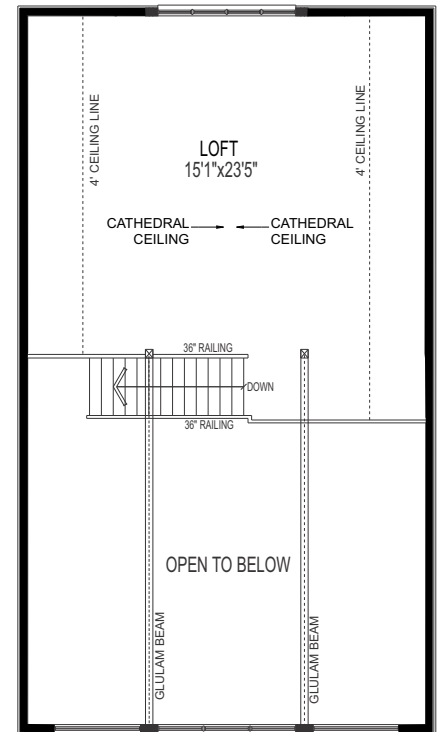
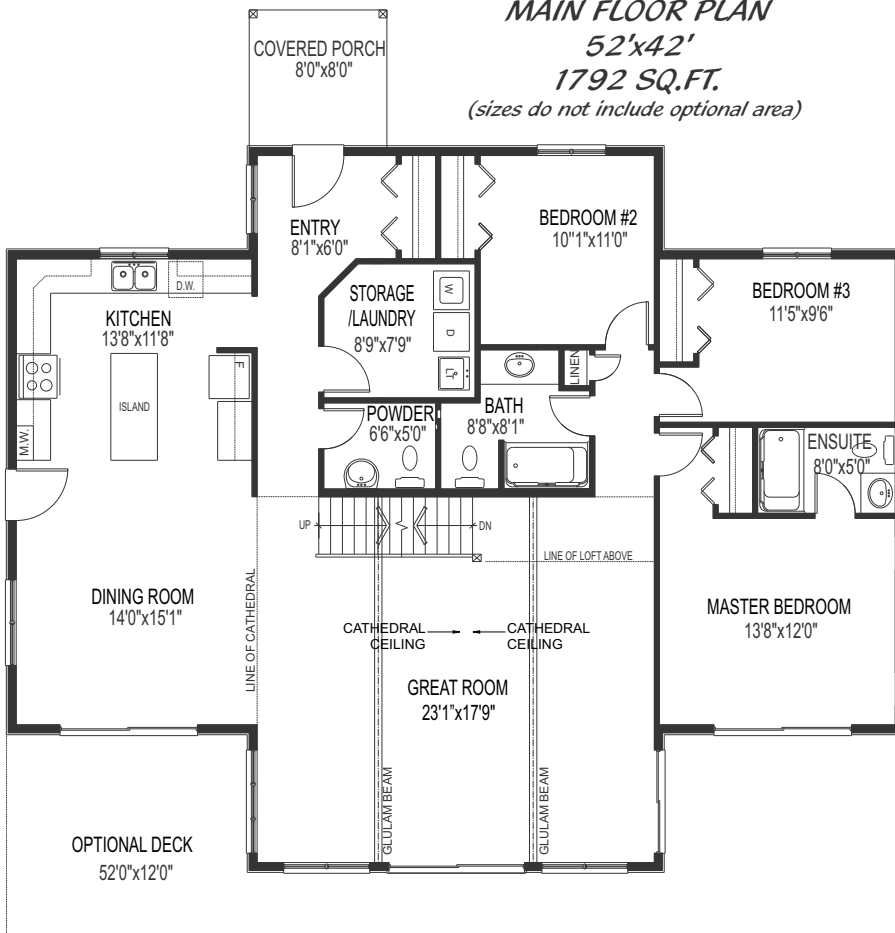
2112 SQ.FT.

MAIN FLOOR PLAN

52'x42'

1792 SQ.FT.

(sizes do not include optional area)



LOFT PLAN

320 SQ.FT.

Overall 24'x42'

Living Area 15'1"x23'5"

Loft SQ.FT. calculation at 4' ceiling height.

We can build you the **Portage**
on LOT 5 as featured here
or you can see our Muskoka
Properties catalogue
for other plans, ideas & prices.

ENERGISE
GUIDE
RATED

BEND IN THE RIVER LOT 5



French's Fine Homes

THE LONGEVITY

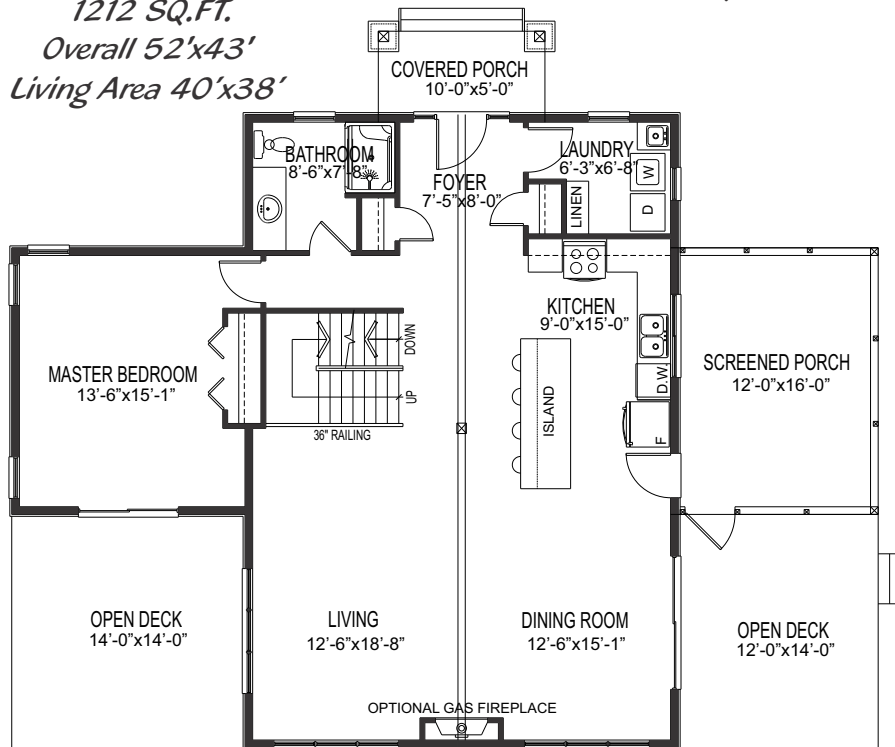
1860 SQ. FT.

MAIN FLOOR PLAN

1212 SQ. FT.

Overall 52'x43'

Living Area 40'x38'



03/14

\$819,799

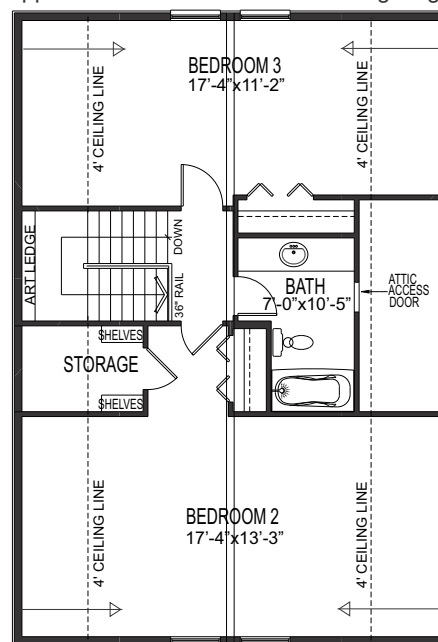
+ HST of \$106,574
NET = \$926,373
or if this is your
principal residence
NET = \$902,373

SECOND LEVEL FLOOR PLAN
648 SQ. FT.

Overall 38' x 26'

Living Area 38' x 17'4"

Upper SQ. FT. calculation at 4' ceiling height



We can build you the **Longevity**
on LOT 5 as featured here
or you can see our Muskoka
Properties catalogue
for other plans, ideas & prices.

FEATURES

French's Fine Homes

BEND IN THE RIVER FEATURES

Excellent craftsmanship by qualified tradespeople.

Seven year new home warranty backed by Tarion Warranty Corporation.

Energy Efficiencies as noted.

8 foot high foundation - 8" poured or 10" concrete block, 12 blocks high with 4-4'x2' windows.

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

R-30 exterior walls are 2 x 6 construction with 1.4" Cladmate.

Zone framed with non-shrink, non-warp manufactured studs at cabinet and ceramic areas.

R-50 insulation in ceilings (R40 in cathedral ceilings) and R-23 insulation in the basement walls.

R-10 rigid insulation under basement concrete floor.

100 amp electrical service with convenient breaker panels.

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

Pre-finished cedar wood, aluminum soffit, fascia (eavestrough extra).

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

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

Two exterior electrical outlets and two frost free water taps.

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

Insulated metal exterior door prepainted white.

Exterior decks & porches pressure treated structure, cedar decking, railings and stairs if applicable.

500 rolls of sod.

Precast concrete walks to the front entry.

Crusher-run stone on the driveway.

Serviced with municipal water, sewer, natural gas, hydro and telephone.

NOTE: Dimensions are approximate and may vary with construction.

Sketches are artists' conception only; certain optional items may be shown.

Brick is portion of front elevation only.

Garages are unfinished but separated from the house with taped only drywall, no paint.

Open stairway to basement has 3' landing at bottom with a door.

Blasting and rock removal not included.

On closing you will be required to pay your legal fees and land transfer tax to your lawyer.

May 6, 2015

FEATURES

French's Fine Homes

BEND IN THE RIVER INTERIOR FINISHING

Up to 8 hours of finishes and design consultation.

Drywall on interior walls with rounded corners; three coats of a paint; customers choice of 2 pastel wall colours.

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

Vinyl-coated, ventilated shelving in all closets.

Upgraded flooring package (allowance).

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

Upgraded custom kitchen 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 bathroom fixtures. Chrome single lever faucets. Anti-scald pressure balanced shower faucet.

Heat recovery ventilation system to provide fresh air at all times.

Clean, high efficiency forced-air gas furnace with and ECM motor with a 5" media air filter.

Digital programmable thermostat.

Natural gas hot water tank on rental basis.

Zero clearance gas fireplace with electronic ignition, 2" natural granite facade, wood mantle.

Stove & dryer are assumed to be electric; preparation for gas connections available at an extra charge.

Single laundry tub (where applicable) and plumbing hook-up for washer; heavy-duty wiring for dryer.

Plumbing roughed-in in basement floor for future washroom (where applicable).

Door chimes.

Brass or satin nickel passage sets.

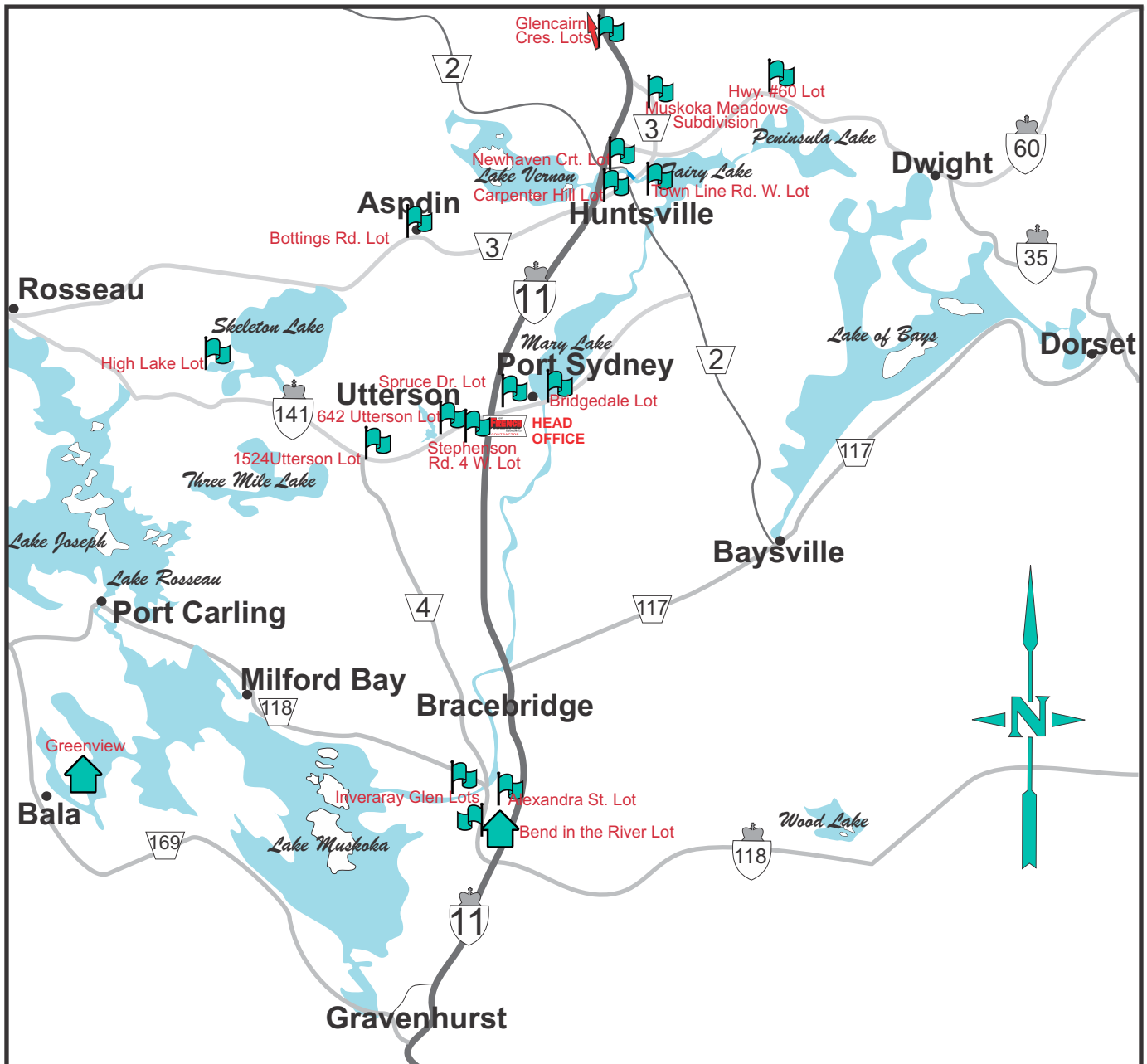
Colonial trim and textured Masonite molded panel doors.

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

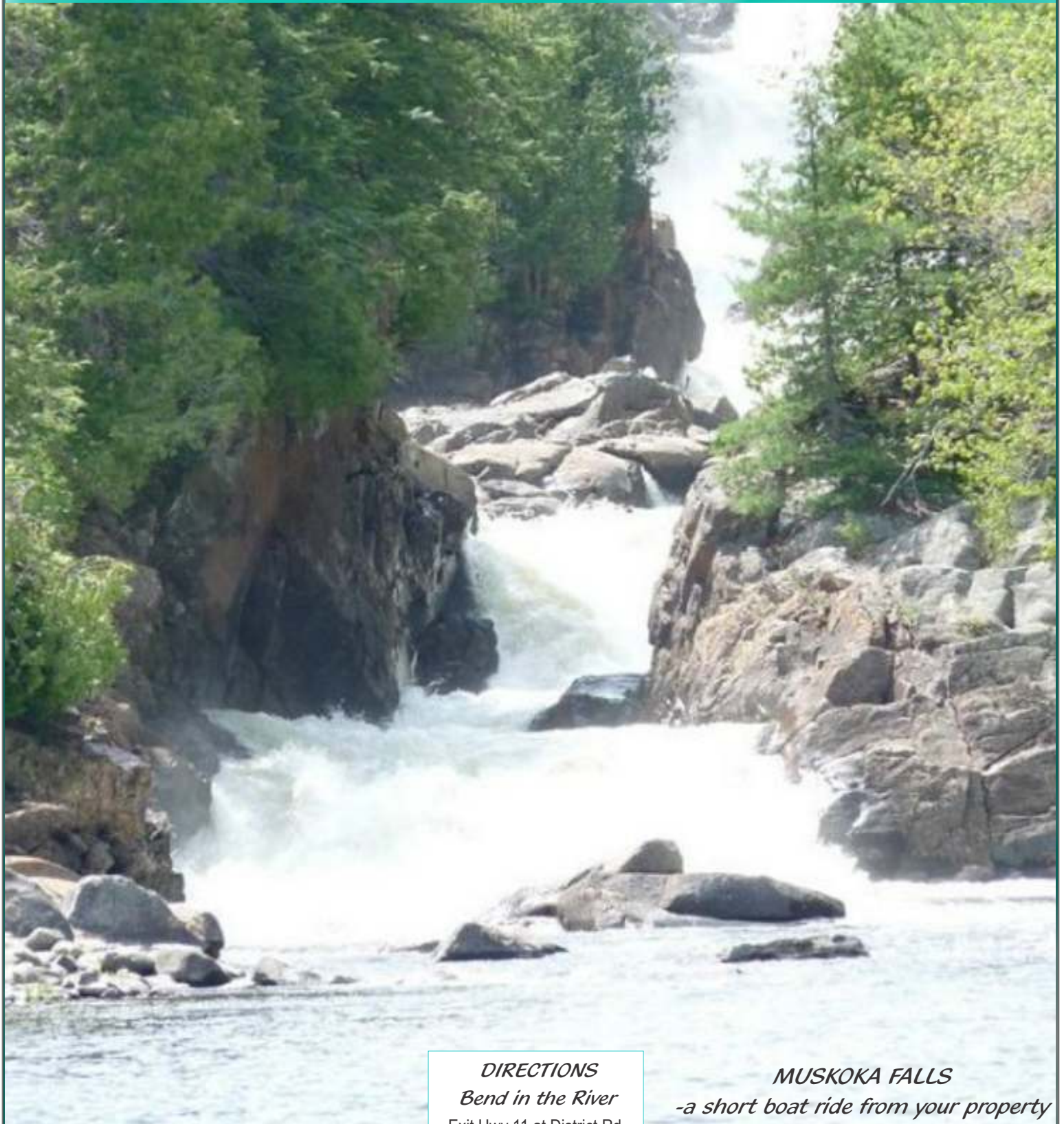
Three telephone jacks and two television outlet rough-ins.

May 6, 2015

MUSKOKA PROPERTIES



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



DIRECTIONS

Bend in the River

Exit Hwy 11 at District Rd
118 W which is
Ecclestone Drive. Turn right
onto Keith Road. Follow the
signs.

MUSKOKA FALLS

-a short boat ride from your property