



## *French's Fine Homes* and Cottages Too

Welcome to French's Fine Homes.

Each cottage 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 cottage. All of our work is done by professional qualified tradespeople. This gives you a quality cottage which will be trouble-free and enjoyable for a lifetime.

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

Choose one of our popular designs or have us build you a custom cottage 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.





LAKE SIDE

shown with optional walkout

*French's Fine Homes*

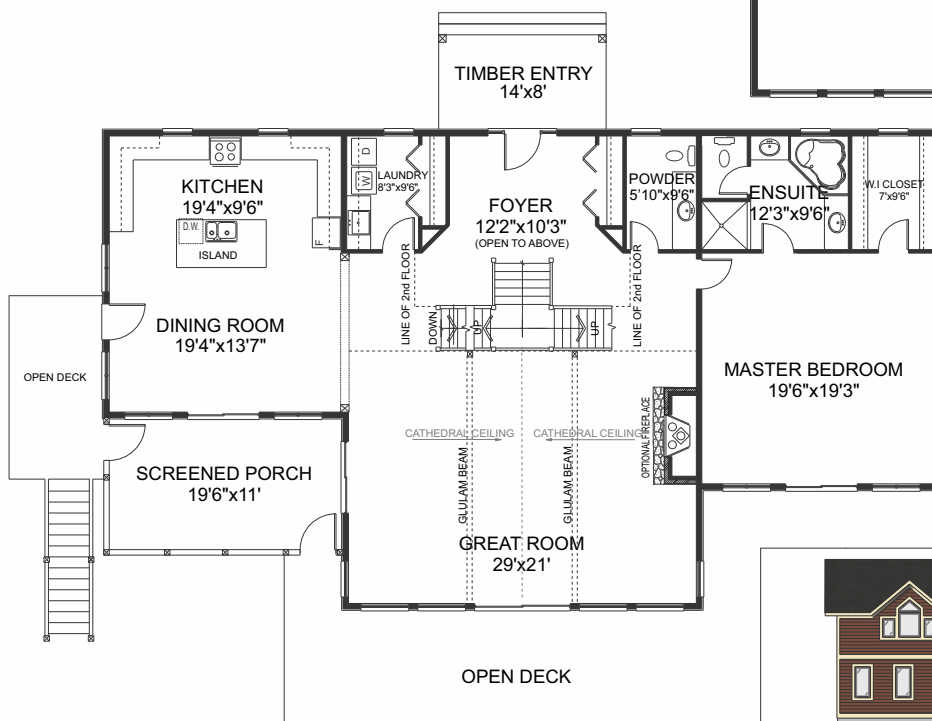
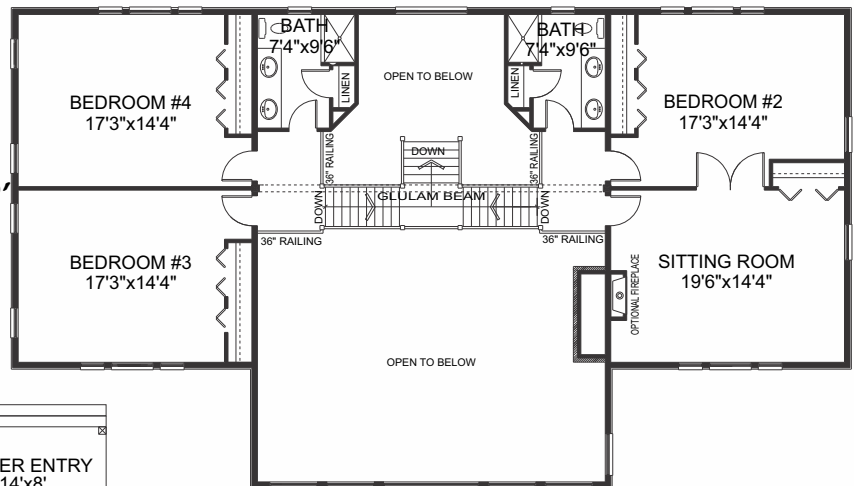
05/13

# THE ADVENTURE

3768 SQ. FT.

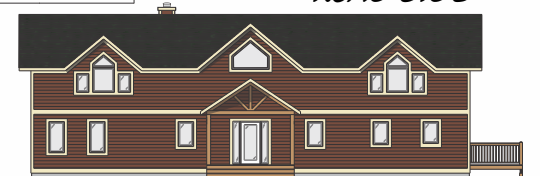
(NOTE: THIS HOME CAN BE  
6168 SQ. FT. WITH THE 2400 SQ. FT.  
WALKOUT BASEMENT FINISHED)

**SECOND FLOOR**  
1488 SQ.FT.  
LIVING AREA 70'X40'



**MAIN FLOOR**  
2280 SQ.FT.  
OVERALL 79'X58'  
LIVING AREA 70'X40'

ROAD SIDE





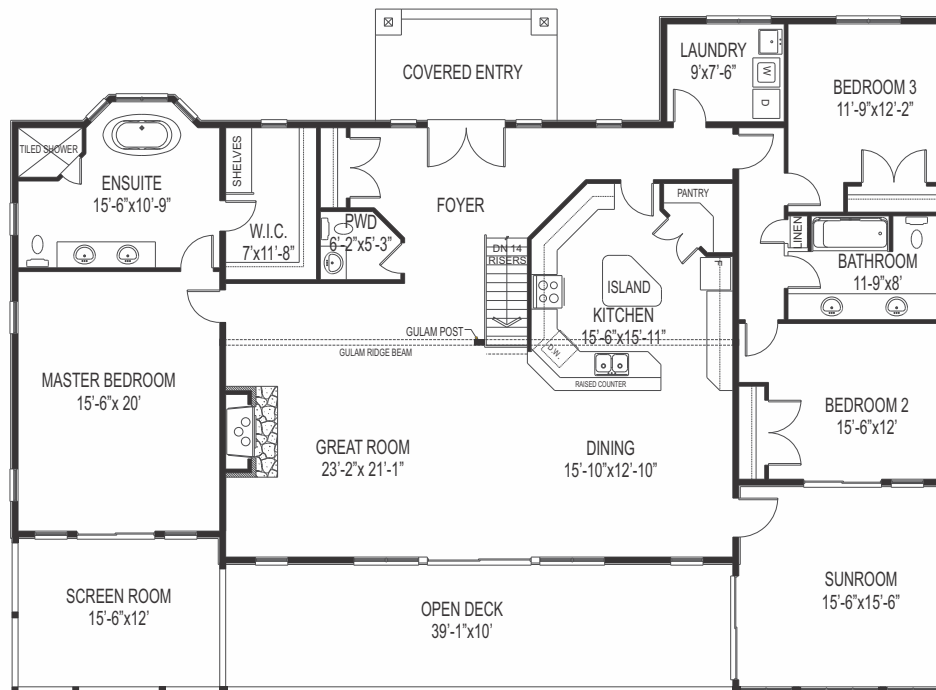
LAKE SIDE

## French's Fine Homes

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

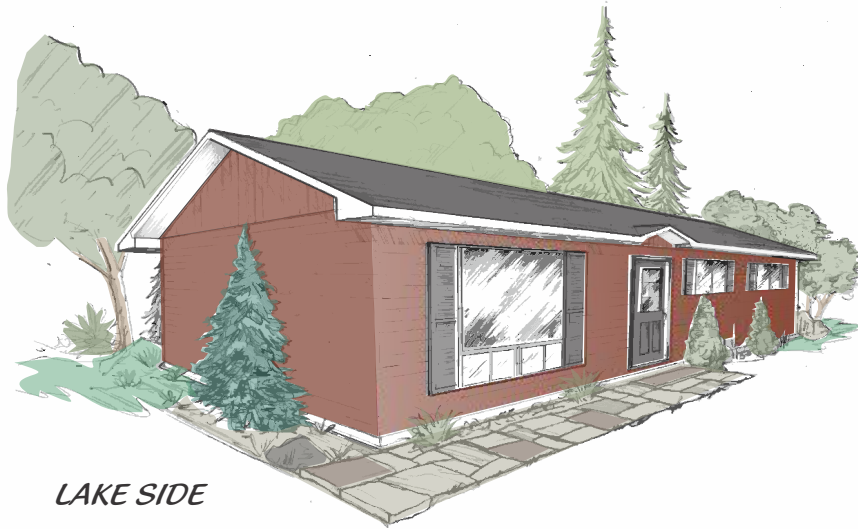
# THE ALGONQUIN

2510 SQ. FT.



ROADSIDE





*French's Fine Homes*

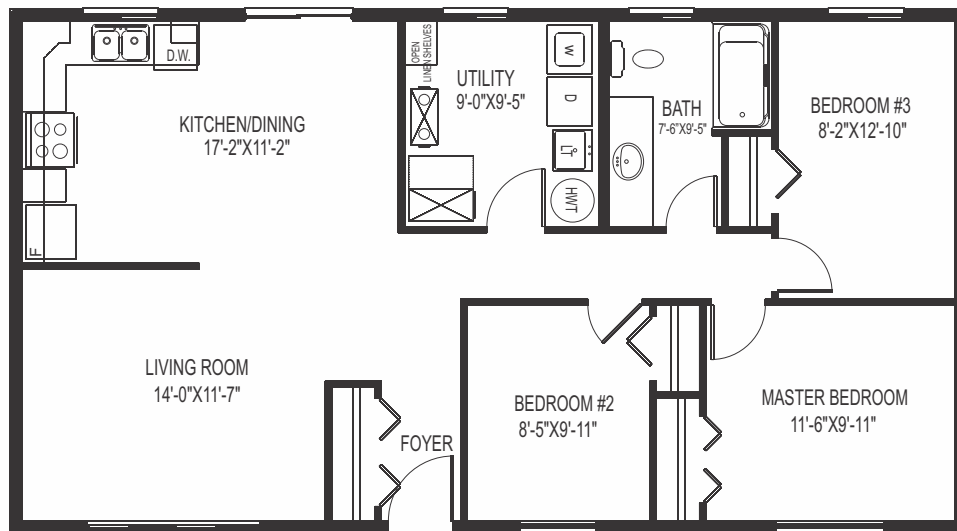
# THE BEECH

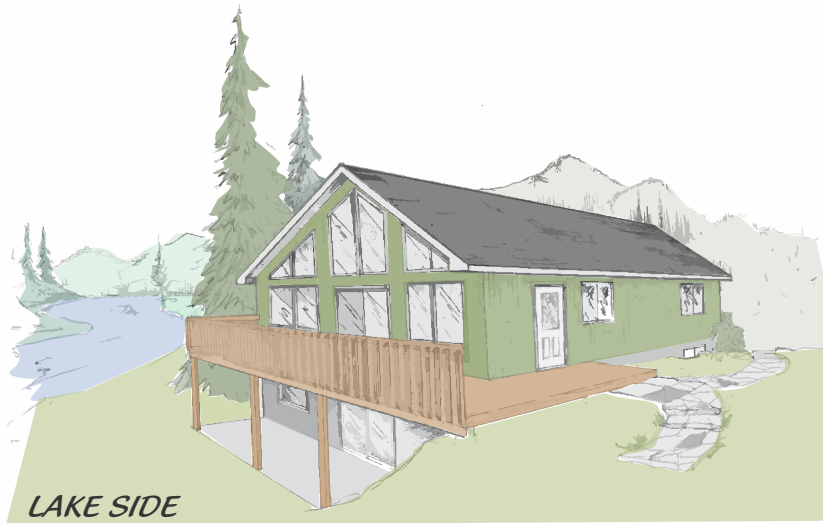
1056 SQ.FT.

MAIN FLOOR PLAN

(slab on grade)

44'x24'





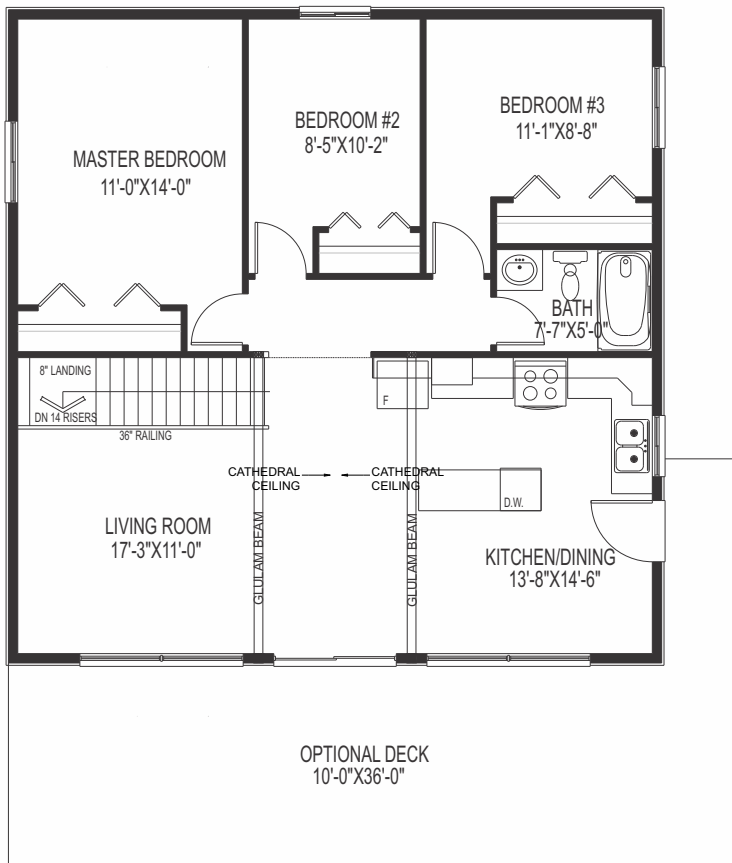
LAKE SIDE

shown with optional  
deck & walkout

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# THE BELLEVUE

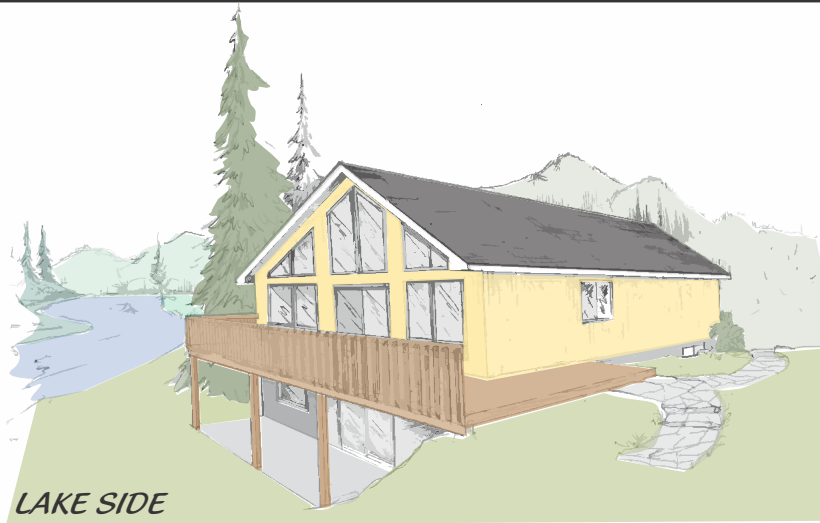
1024 SQ. FT.



MAIN FLOOR PLAN  
32'x32'  
(sizes do not include optional area)



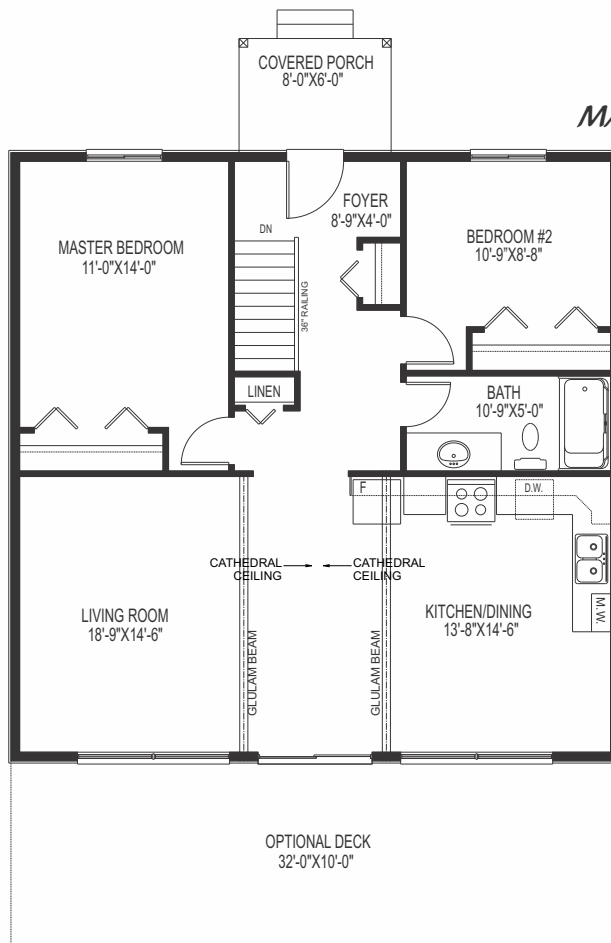
ROAD SIDE



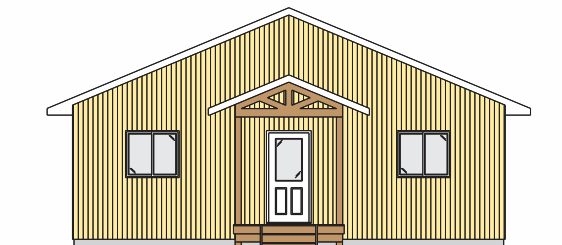
*French's Fine Homes*

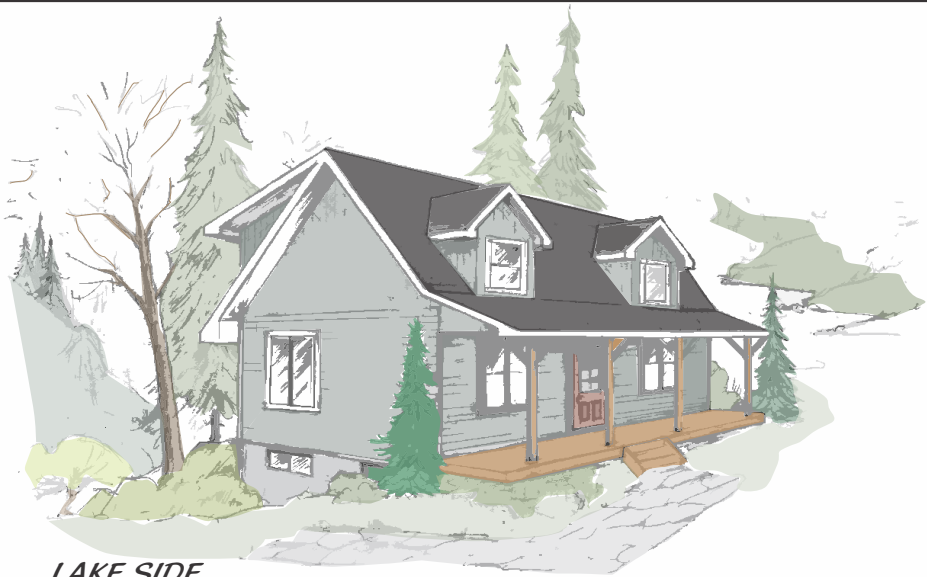
# THE BELLEVIEW II

1024 SQ. FT.



MAIN FLOOR PLAN  
32'x32'





LAKE SIDE

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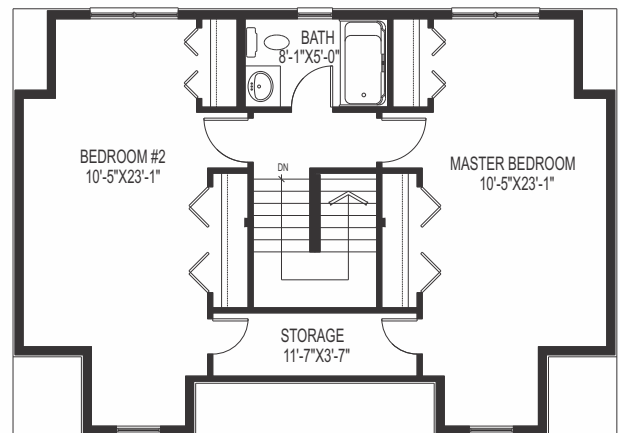
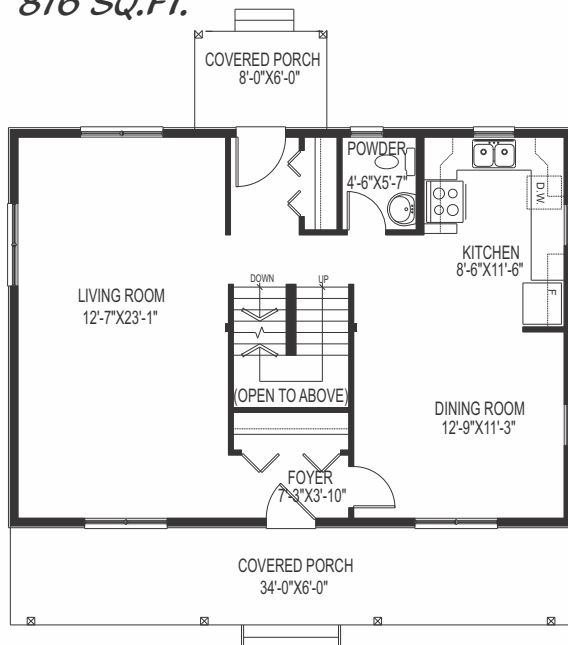
## THE CABOT

1490 SQ. FT.

### MAIN FLOOR PLAN

Overall 34'x30'  
Living Area 34'x24'

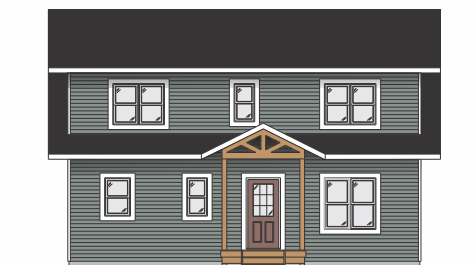
816 SQ.FT.



### SECOND FLOOR PLAN

34'x24'

674 SQ.FT.



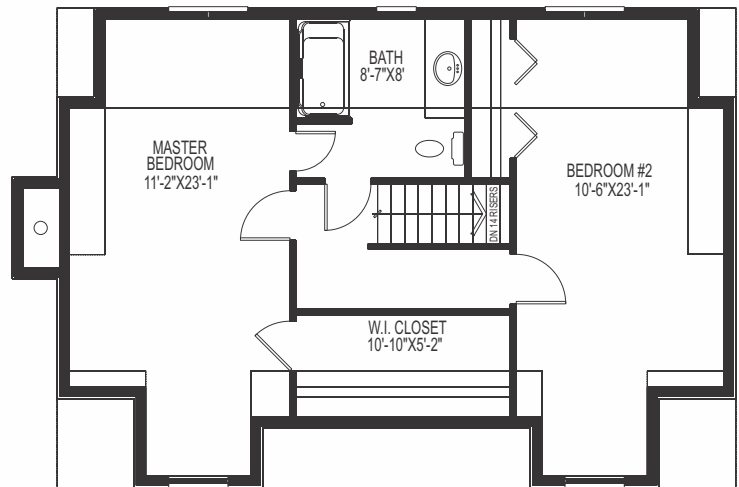
ROAD SIDE

# *THE CABOT*

## *Optional Floor Plan*

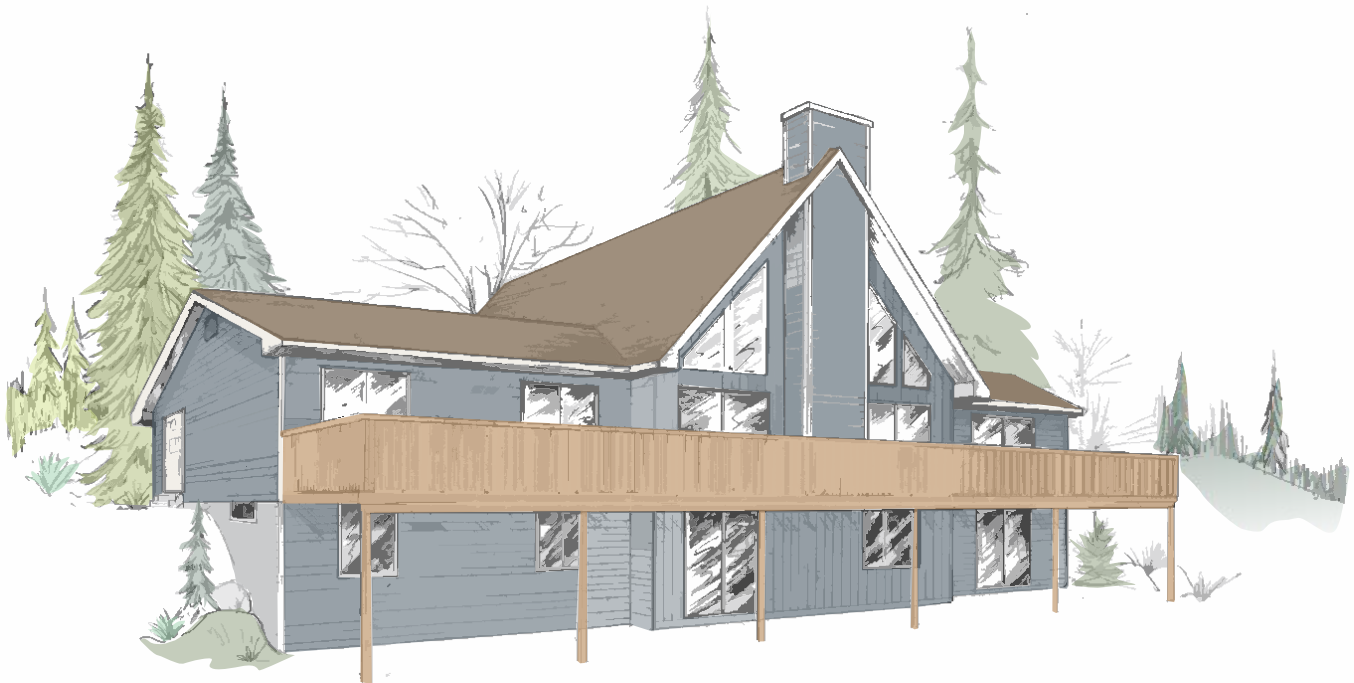
1490 SQ. FT.

*SECOND FLOOR PLAN*  
34'x24'  
674 SQ.FT.



*MAIN FLOOR PLAN*  
Overall 34'x30'  
Living Area 34'x24'  
816 SQ.FT.





LAKE SIDE

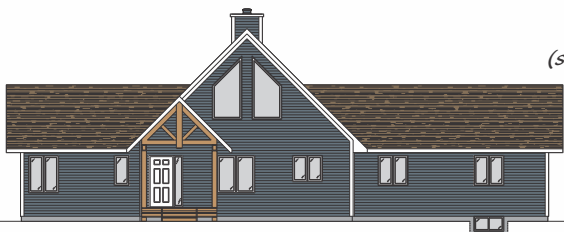
shown with optional  
deck, fireplace & walkout

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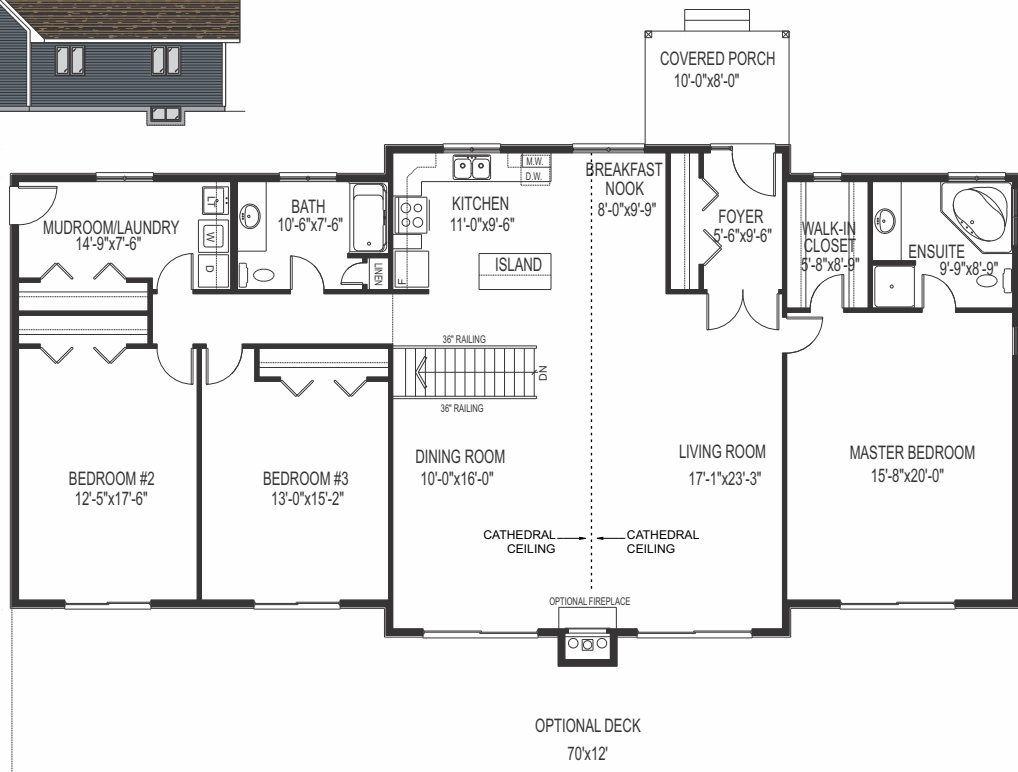
# THE GEORGIAN BAY

2212 SQ.FT.

(sizes do not include optional area)



ROAD SIDE



MAIN FLOOR PLAN  
70' x 34'

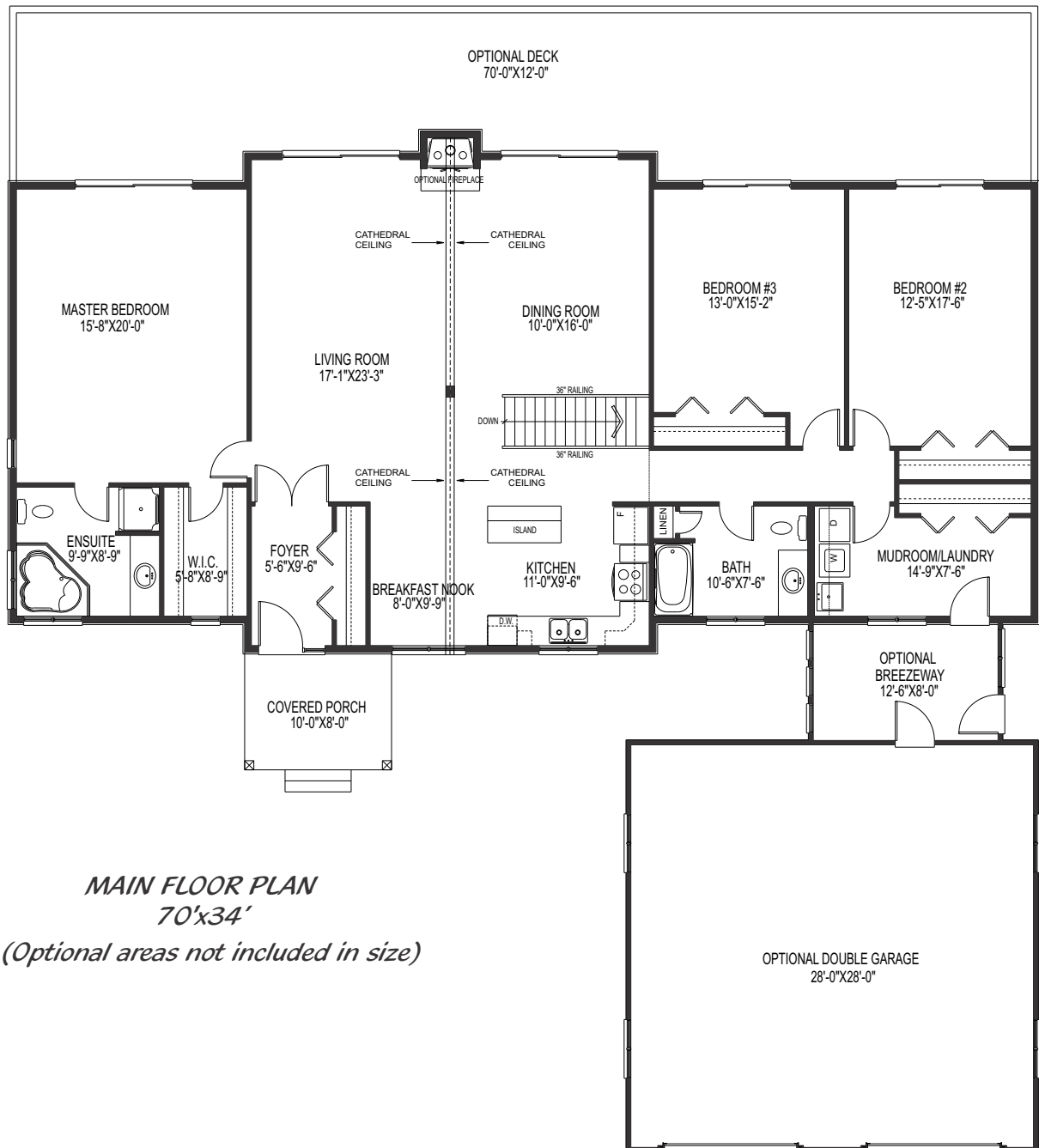
# *THE GEORGIAN BAY*

## *Main Floor Shown with Optional Garage*

2212 SQ.FT.



ROAD SIDE



MAIN FLOOR PLAN  
70'x34'

(Optional areas not included in size)



LAKE SIDE

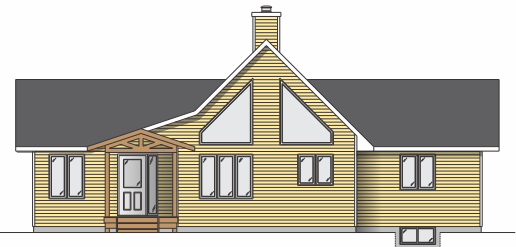
shown with optional  
deck, fireplace & walkout

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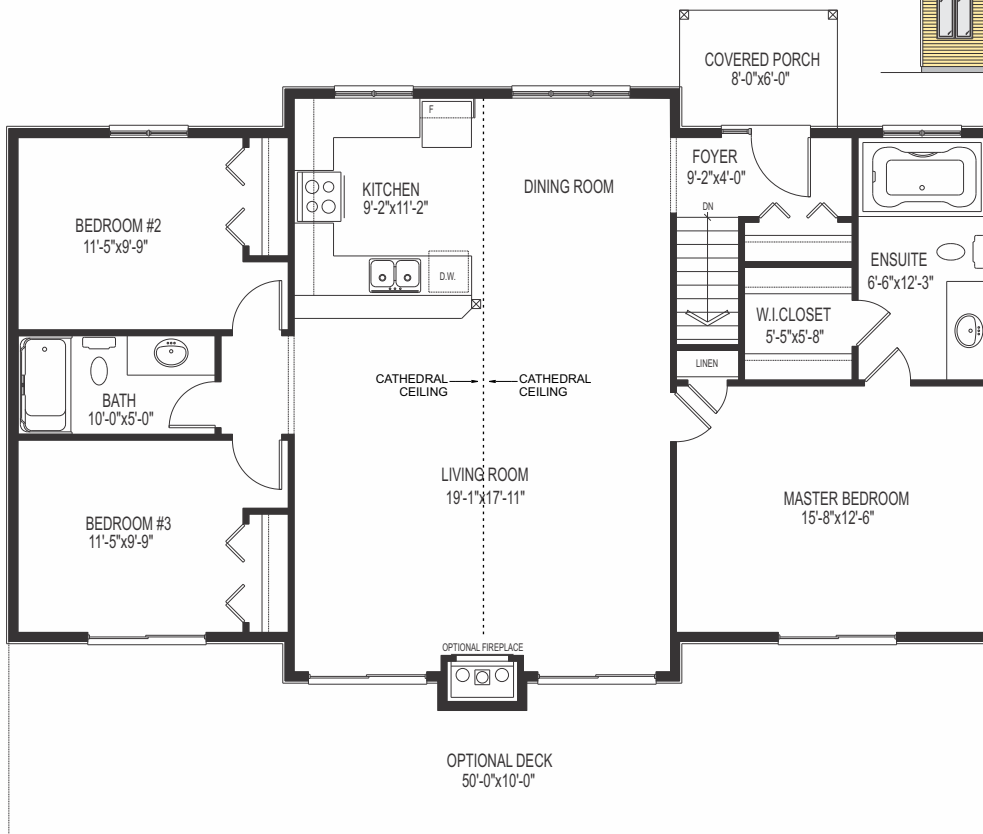
# THE GEORGIAN BAY II

1380 SQ.FT.

(sizes do not include optional area)



ROAD SIDE



MAIN FLOOR PLAN  
50'x30'



LAKE SIDE

shown with optional  
deck, fireplace & walkout

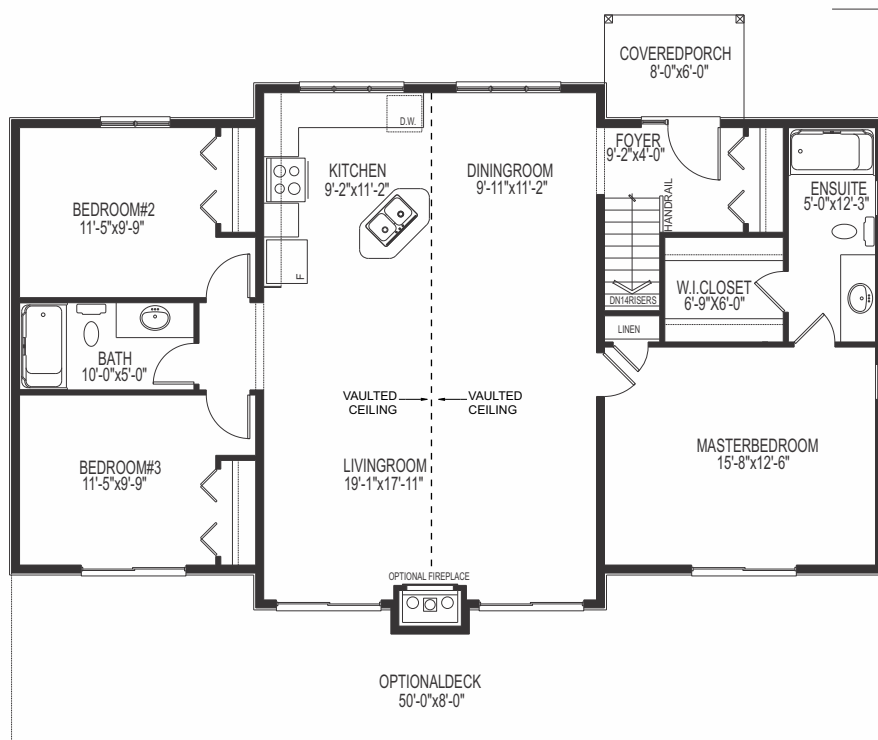
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# THE GEORGIAN BAY III

1380 SQ.FT.



ROAD SIDE



MAIN FLOOR PLAN  
50'x30'

(sizes do not include optional area)



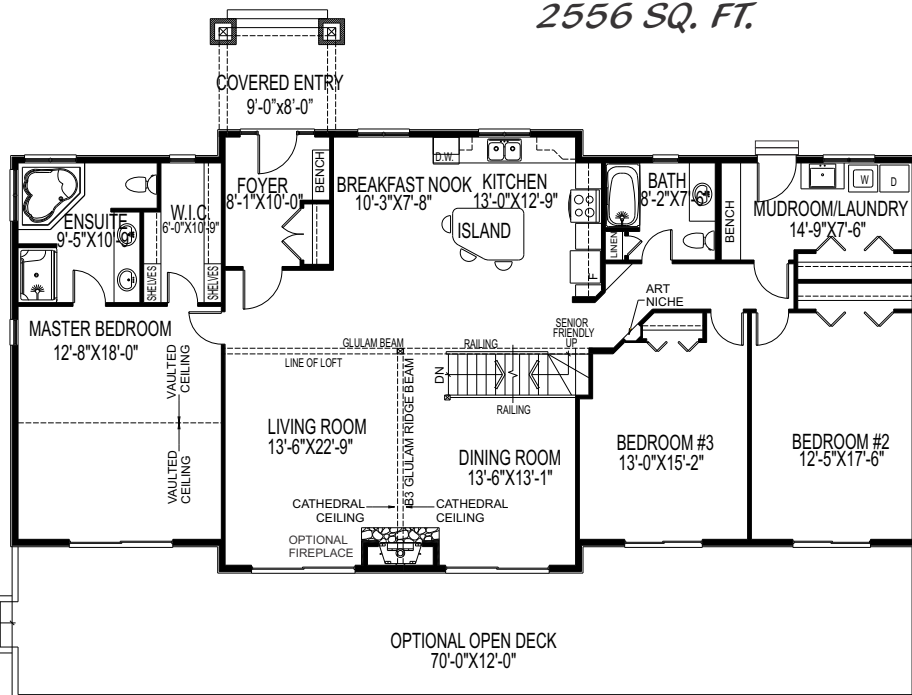
LAKE SIDE

Lakeside view shown with optional walkout and deck

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# THE IRONWOOD

2556 SQ. FT.

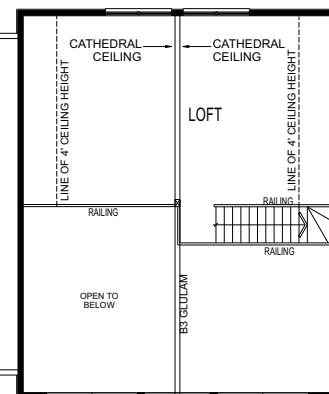


MAIN FLOOR PLAN  
2212 SQ. FT.

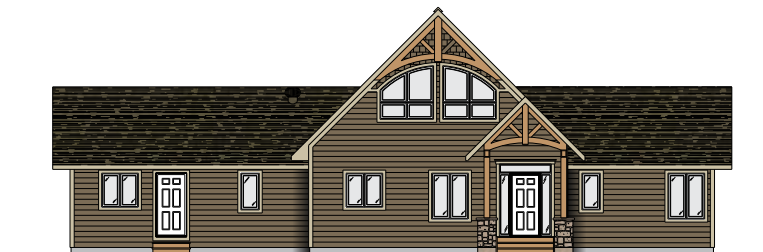
Overall 70'-0" x 52'-8"  
Living Area 70'-0" x 34'-8"

LOFT FLOOR PLAN  
344 SQ. FT.

Loft SQ. FT. calculation at 4' ceiling height



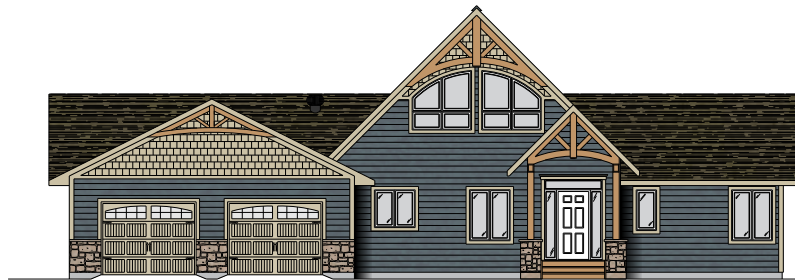
Overall 28'x34'  
Living Area 28'x16'-6"



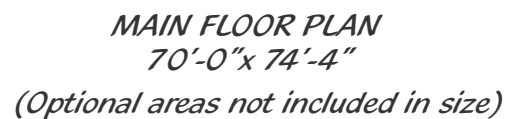
ROAD SIDE



*2212 SQ.FT.*



*ROAD SIDE*





Lakeside Elevation

*French's Fine Homes*

03/14

# THE LONGEVITY

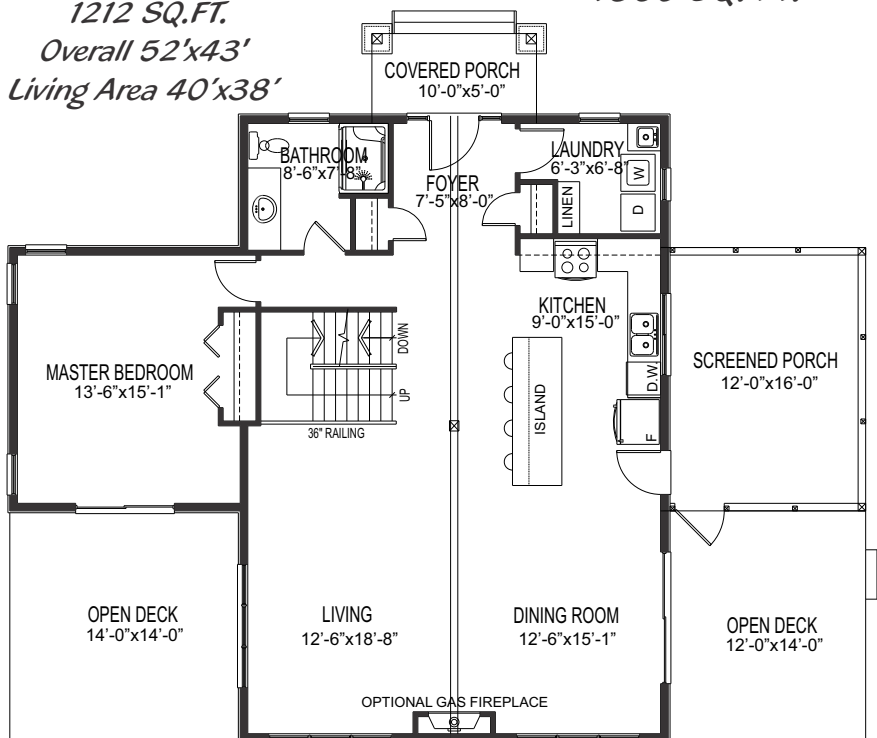
1860 SQ. FT.

MAIN FLOOR PLAN

1212 SQ. FT.

Overall 52'x43'

Living Area 40'x38'

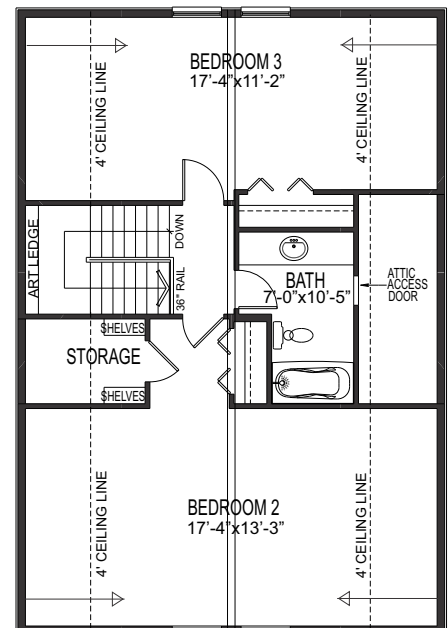


SECOND LEVEL FLOOR PLAN  
648 SQ. FT.

Overall 38' x 26'

Living Area 38' x 17'4"

Upper SQ. FT. calculation at 4' ceiling height



Roadside Elevation

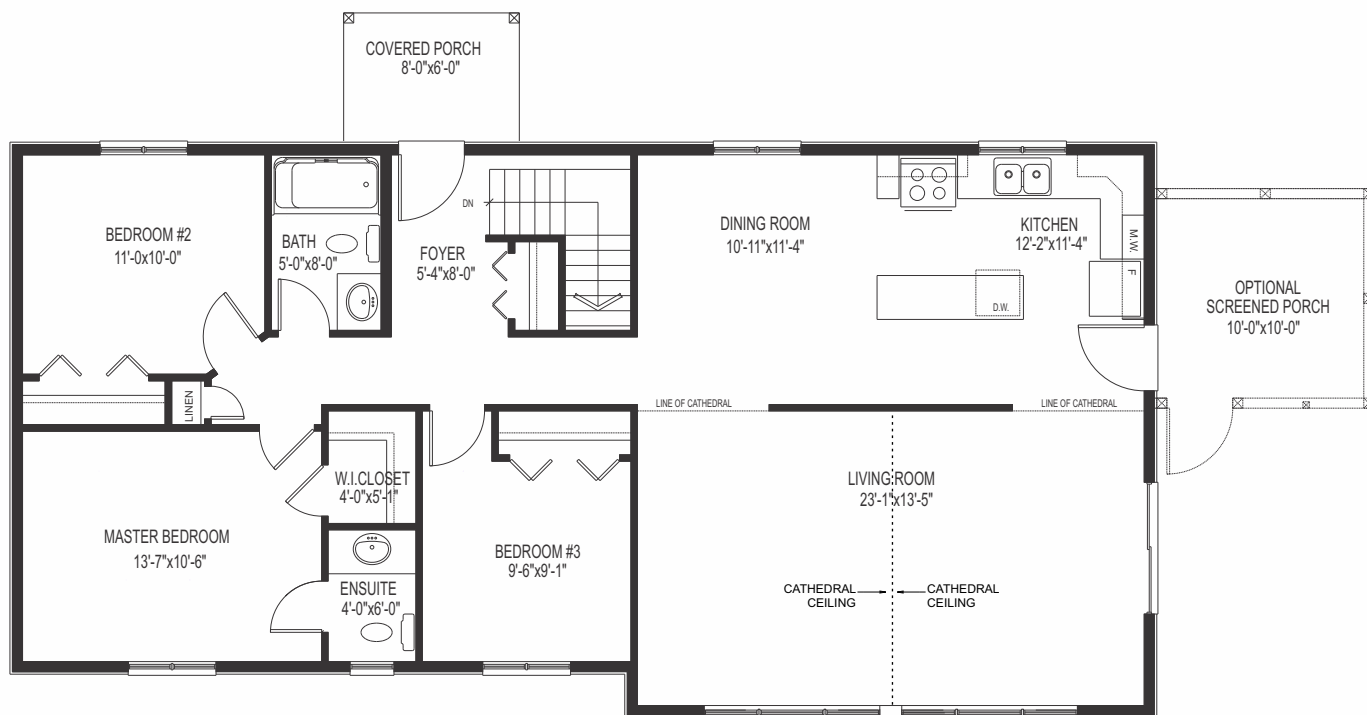


LAKE SIDE

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# THE MUSKOKAN

1296 SQ.FT.



MAIN FLOOR PLAN

52'x26'

(Optional areas not included in size)



ROAD SIDE



LAKE SIDE

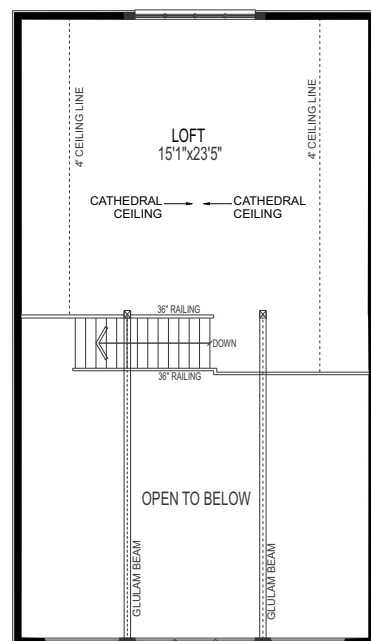
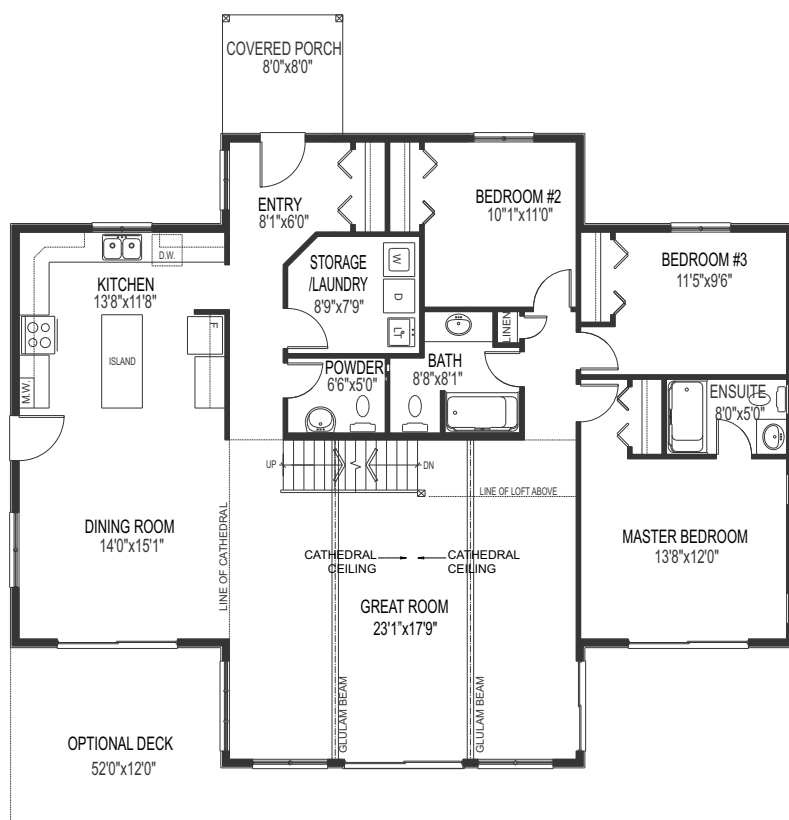
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## THE PORTAGE

2112 SQ.FT.



ROAD SIDE



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

**LOFT PLAN**

**320 SQ.FT.**

**Overall 24'x42'**

**Living Area 15'1" x 23'5"**

**MAIN FLOOR PLAN**

**52'x42'**

**1792 SQ.FT.**

(sizes do not include optional area)



LAKE SIDE

shown with optional  
deck & walkout

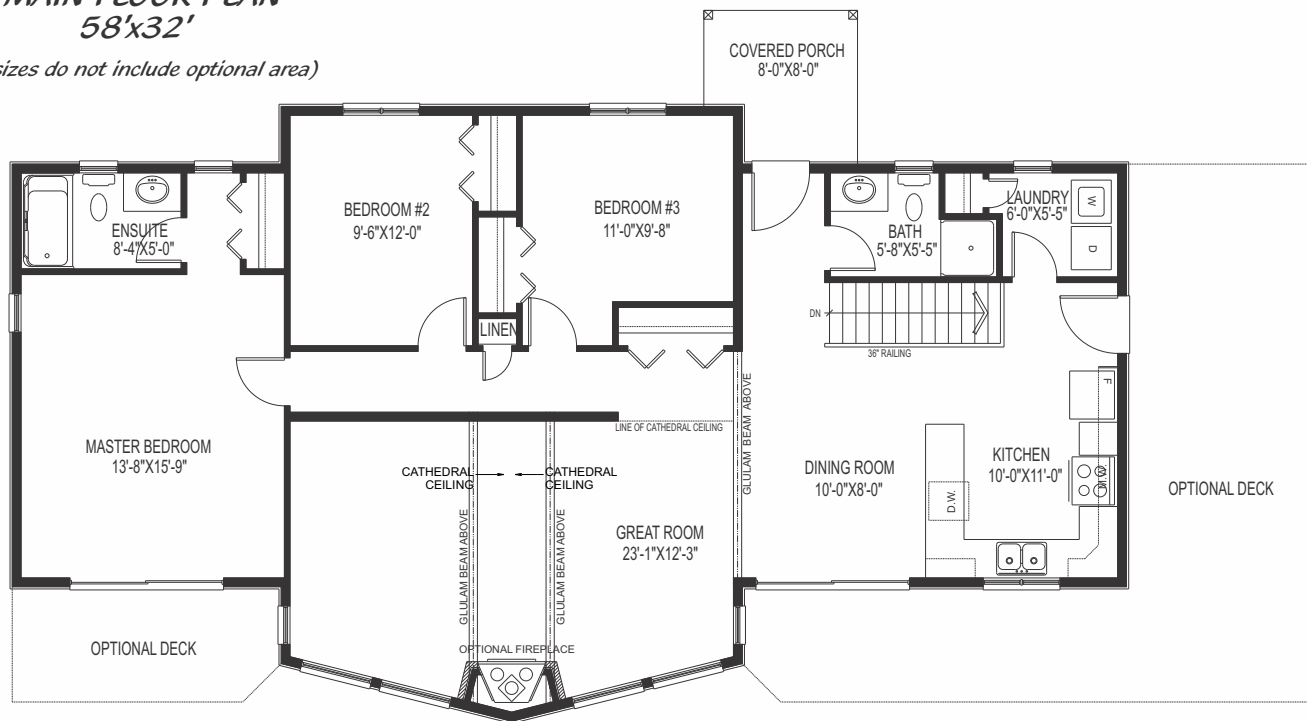
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# THE RAMONA

1480 SQ.FT.

## MAIN FLOOR PLAN 58'x32'

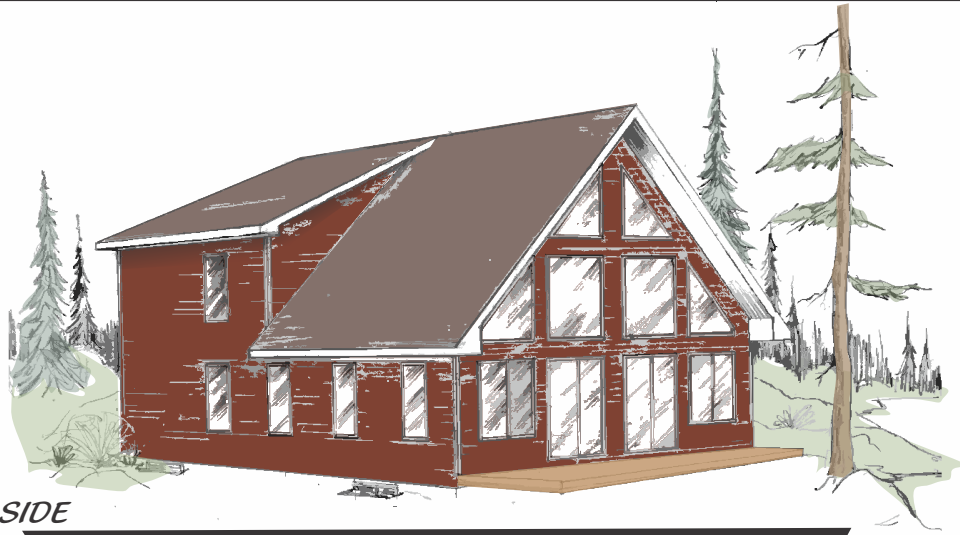
(sizes do not include optional area)



ROAD SIDE



OPTIONAL DECK  
56'-0"X10'-0"



LAKE SIDE

*French's Fine Homes*

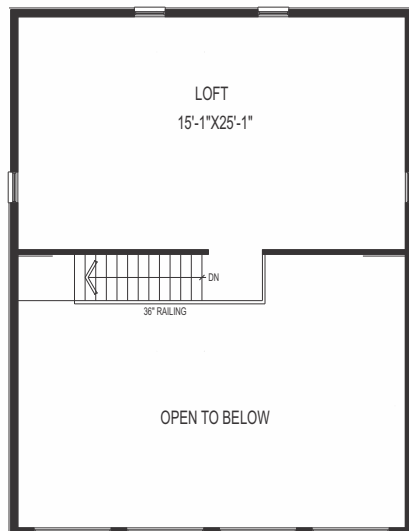
# THE ROSSEAU

1300 SQ.FT.

(sizes do not include optional area)

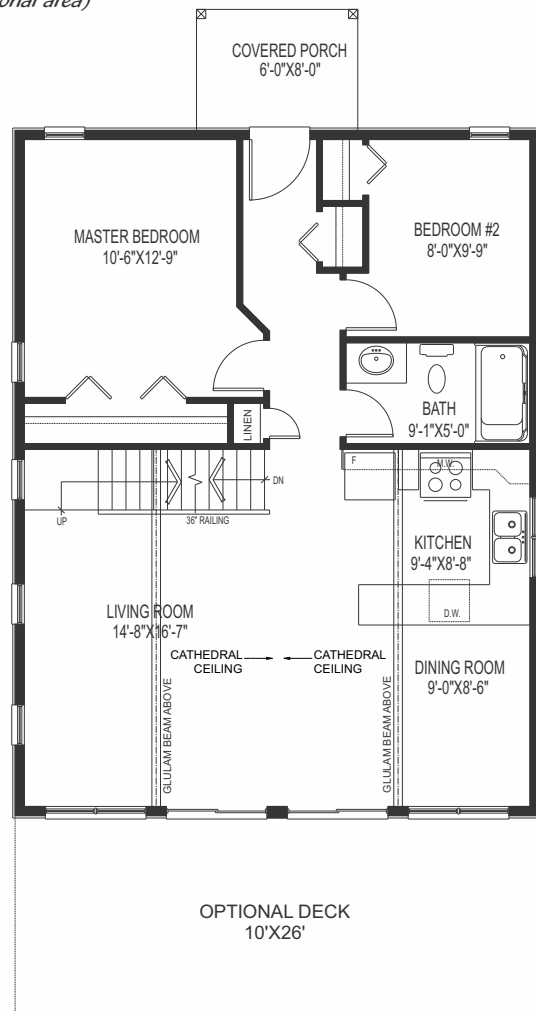


ROAD SIDE



**MAIN FLOOR PLAN**  
26'x34'  
884 SQ.FT.

**SECOND FLOOR PLAN**  
26'x34'  
416 SQ.FT.



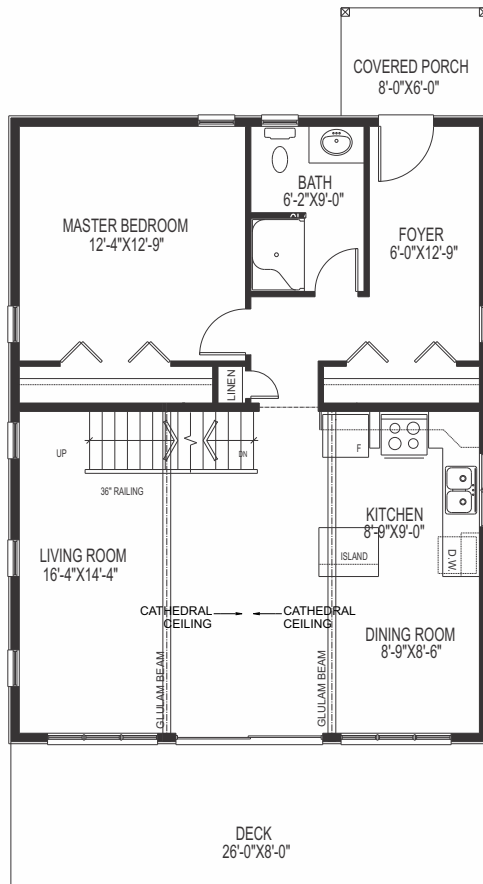


LAKE SIDE

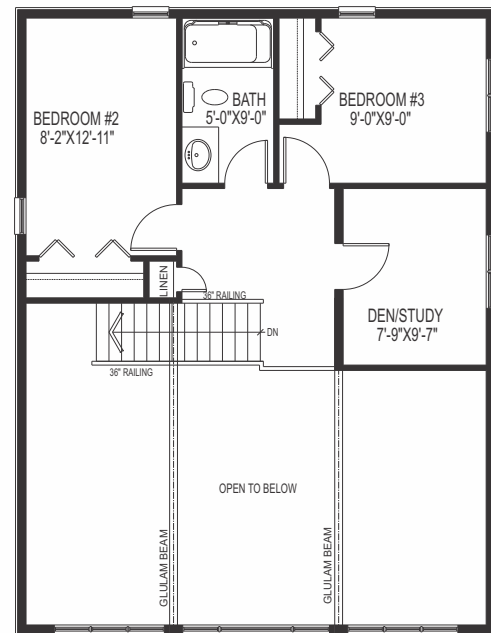
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# THE ROSSEAU II

1317 SQ.FT.



MAIN FLOOR PLAN  
26'x34'  
884 SQ.FT.



SECOND FLOOR PLAN  
26'x34'  
433 SQ.FT.



ROAD SIDE



# THE TIMEOUT

A stylized illustration of a green house with a brown roof. The house has a small front porch with a brown door and a small window. The roof is dark brown with a lighter brown gable. The house is surrounded by a green lawn and a grey sidewalk.

*ROAD SIDE*

PT COVERED DECK  
11'x8'

POWDER  
10'x8'8"

FOYER  
5'6"x4'

36" RAILING

OPEN RISERS

UP 14" RISERS

DOWN 14" RISERS

KITCHEN  
11'x15'6"

ISLAND

MLW.  
DW.  
F

LIVING ROOM  
30'x13'6"

OPTIONAL BISULTRA  
WOODBURNING  
FIREPLACE

OPTIONAL DECK  
36'x10'

The second floor plan includes the following areas and features:

- MASTER BEDROOM:** 15'3"x9,11"
- BEDROOM #2:** 9'4"x15'3"
- BATH:** 9'4"x5'
- OPEN CLOSET:** Two closets are located near the staircase.
- 36" RAILING:** A railing runs along the edge of the floor.
- OPEN TO BELOW:** Three large areas are designated as open to the floor below.

**SECOND FLOOR PLAN**  
**30'x30'**  
**485 SQ.FT.**

# FEATURES

*French's Fine Homes*

## THE COTTAGE FEATURES

Seven year new home warranty backed by Tarion Warranty Corporation.

EnerGuide tested and labeled. 

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 of 2 x 6 construction with 1.4" Cladmate.

R-50 insulation in ceilings (R-40 in cathedral ceilings) and R-23 insulation in the basement walls.

100 amp electrical service with convenient breaker panels.

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

Cedar or pressure treated wood siding, aluminium soffit & fascia, (eavestrough extra).

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

Two exterior electrical outlets and two frost free water taps.

Steel sectional garage doors pre-painted white.

Insulated metal exterior doors pre-painted white.

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

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

Digital programmable thermostat.

### PRICE BASED ON:

- Customer's cleared level lot with water, sewer, and electrical service to lot line at maximum 8' depth.
- 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 cost for seasonal construction or due to site conditions i.e. rock or high water table to be paid by customer.
- Price does not include septic, well and pressure system, tree clearing, landscaping, plot plan, driveway, topsoil, hydro cable, and eavestrough.
- Prices subject to change without notice.

### NOTE:

- Dimensions are approximate and may vary with construction.
- Sketches are artists' conception only; certain optional items may be shown.
- Garages are unfinished but separated from the house with taped only drywall, no paint.
- EnerGuide not available on shell packages.
- If this is to be your primary residence you may be able to apply for some tax rebates.

**"Shell Only" includes:** building framed with siding, soffit and fascia complete, interior studs only and spruce stairs, ready for mechanical trades (no insulation), basement with concrete floor but no interior studs. No EnerGuide Energy Efficiency rating.

May 5, 2015

# *FEATURES*

*French's Fine Homes*

## *COTTAGE INTERIOR FINISHING*

Up to 8 hours of finishes and design consultation.

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

Rounded drywall corners.

Soft spray texture ceilings in all finished rooms.

Vinyl-coated, ventilated shelving in all closets.

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

Double, stainless steel sink in kitchen.

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

Electric hot water tank on rental basis.

Stove & dryer are assumed to be electric; preparation for gas connections available as 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.



# *FEATURES*

*French's Fine Homes*

## *COTTAGES OPTIONS*

Upgrade to R-2000.

Additional finishes and design consultation time.

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

Increase building size by increments of 2' on length.

Additional windows and doors.

Decks; balconies; screened porches.

Special sidings and shingles; architectural features; eaves trough.

Custom painting of front doors.

Shutters; gable vents; window grilles.

Landscaping; site grading;, driveways.

Finished lower levels and/or bathrooms. Walkout basement (where lot suitable).

Cathedral, vaulted or tray ceilings.

Air conditioning; heat pump; hepa filter.

Central vacuum system.

Gas or wood fuelled fireplaces and chimneys.

Security system; sound system; additional telephone jacks and television outlets; wiring for satellite.

Plumbing fixture upgrades.

Upgrade light fixtures.

Addition of ceiling fans.

Additional shelves in closets; melamine shelving.

Emergency generator back-up systems.

Mirrored closet doors.

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

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

Customized kitchen cabinetry.

Additional garages, boathouses, bunkies, docks.

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

July 19, 2011

# HARMONIZED SALES TAX AND REBATES

## *French's Fine Homes*

### HOW THE TAX AND REBATES WORK

A rebate of some portion of the HST paid on the purchase of your property and home may be available to you subject, of course, to government rules.

If you are purchasing both the home and the property from us, then the rebate will be assigned to French's Fine Homes and credited toward the sale amount on closing.

If you are contracting us to build a home on your property, then you must apply for the rebate within 2 years of the possession date (as stated on your Tarrion warranty) and the government issues the payment to you. We will supply you with the necessary forms to submit your claim, and will be pleased to guide you through the process.

In order to calculate what your rebate would be when building on your own property, you would need to add the final amount of your contract with us to the price of the land and any work that you did yourself.

Below are some samples of what the rebate could be depending on whether or not you paid HST on your land.

| CONTRACT AMOUNT | LAND - NO HST PAID | HST       | PAID FOR HOUSE & LAND | FEDERAL REBATE | PROVINCIAL REBATE | NET AMOUNT |
|-----------------|--------------------|-----------|-----------------------|----------------|-------------------|------------|
| 200,000.00      | 50,000.00          | 26,000.00 | 276,000.00            | 3,600.00       | 15,000.00         | 257,400.00 |
| 225,000.00      | 50,000.00          | 29,250.00 | 304,250.00            | 4,050.00       | 16,000.00         | 284,200.00 |
| 250,000.00      | 50,000.00          | 32,500.00 | 332,500.00            | 4,500.00       | 16,000.00         | 312,000.00 |
| 275,000.00      | 75,000.00          | 35,750.00 | 385,750.00            | 4,950.00       | 16,000.00         | 364,800.00 |
| 300,000.00      | 75,000.00          | 39,000.00 | 414,000.00            | 5,400.00       | 16,000.00         | 392,600.00 |
| 325,000.00      | 75,000.00          | 42,250.00 | 442,250.00            | 5,850.00       | 16,000.00         | 420,400.00 |
| 350,000.00      | 75,000.00          | 45,500.00 | 470,500.00            | 6,300.00       | 16,000.00         | 448,200.00 |
| 375,000.00      | 75,000.00          | 48,750.00 | 498,750.00            | 0.00           | 16,000.00         | 482,750.00 |
| 400,000.00      | 100,000.00         | 52,000.00 | 552,000.00            | 0.00           | 16,000.00         | 536,000.00 |

| CONTRACT AMOUNT | LAND - HST PAID AT 13% | HST       | PAID FOR HOUSE & LAND | FEDERAL REBATE | PROVINCIAL REBATE | NET AMOUNT |
|-----------------|------------------------|-----------|-----------------------|----------------|-------------------|------------|
| 200,000.00      | 50,000.00              | 32,500.00 | 282,500.00            | 4,500.00       | 15,000.00         | 263,000.00 |
| 225,000.00      | 50,000.00              | 35,750.00 | 310,750.00            | 4,950.00       | 16,500.00         | 289,300.00 |
| 250,000.00      | 50,000.00              | 39,000.00 | 339,000.00            | 5,400.00       | 18,000.00         | 315,600.00 |
| 275,000.00      | 75,000.00              | 45,500.00 | 395,500.00            | 6,300.00       | 21,000.00         | 368,200.00 |
| 300,000.00      | 75,000.00              | 48,750.00 | 423,750.00            | 4,725.00       | 22,500.00         | 396,525.00 |
| 325,000.00      | 75,000.00              | 52,000.00 | 452,000.00            | 3,150.00       | 24,000.00         | 424,850.00 |
| 350,000.00      | 75,000.00              | 55,250.00 | 480,250.00            | 1,575.00       | 24,000.00         | 454,675.00 |
| 375,000.00      | 75,000.00              | 58,500.00 | 508,500.00            | 0.00           | 24,000.00         | 484,500.00 |
| 400,000.00      | 100,000.00             | 65,000.00 | 565,000.00            | 0.00           | 24,000.00         | 541,000.00 |

**\*\*THIS PROPERTY MUST BE YOUR PRIMARY RESIDENCE FOR THE REBATES TO APPLY\*\***

**\*\*IF THIS IS NOT YOUR PRIMARY RESIDENCE NO REBATES ARE AVAILABLE\*\***

**\*\*PLEASE BE ADVISED THAT THIS IS A GUIDELINE ONLY\*\***

**\*\*E&OE\*\***

MARCH 7, 2014