



*French's Fine Homes*

705-385-2311

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.

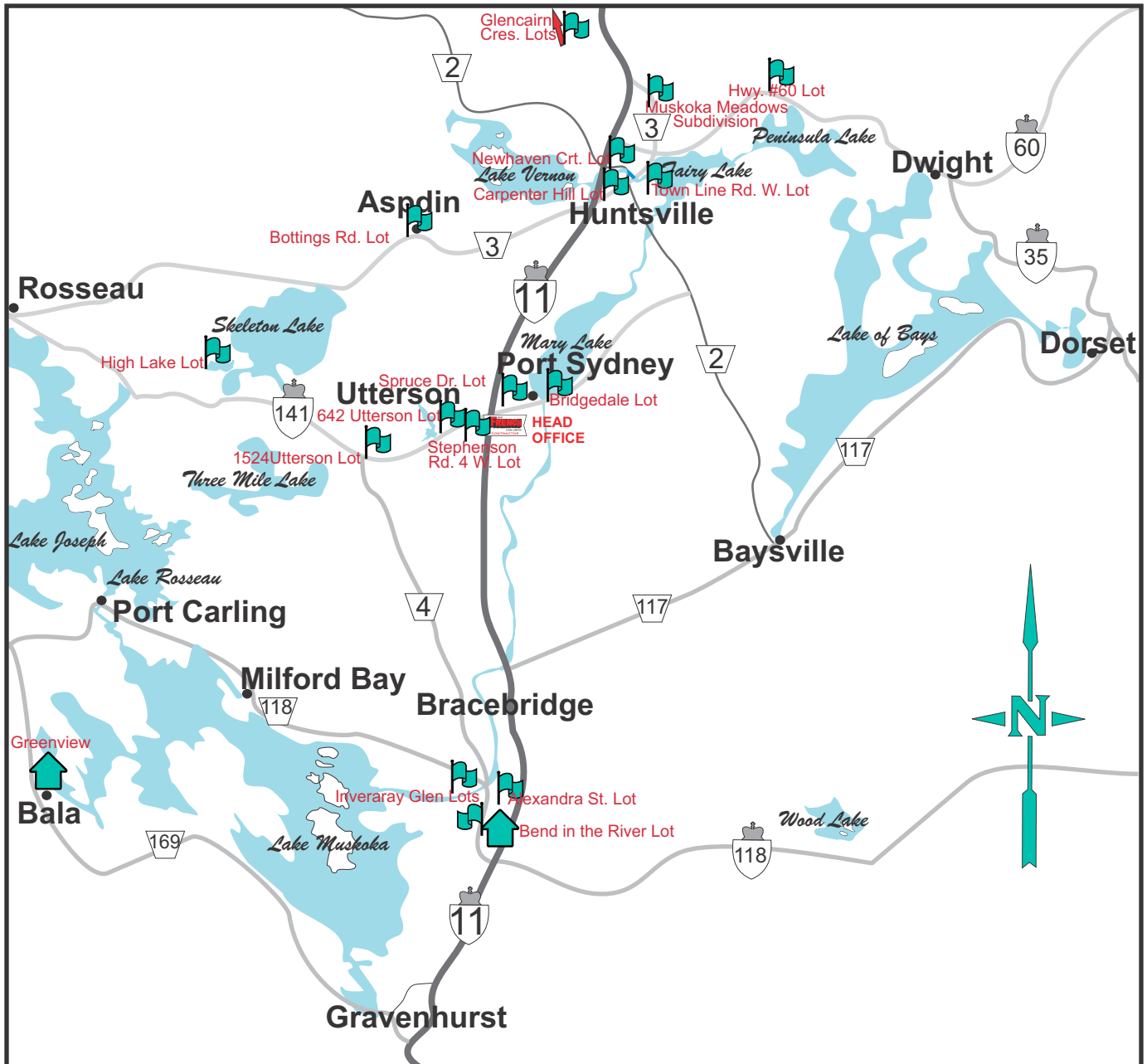
With our years of experience, we offer you a well-refined home. All of our work is done by professional qualified tradesmen. This gives you a quality home which will be trouble-free and enjoyable for a lifetime.

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

Choose one of our popular designs or have us build you a custom home tailored to suit your needs.



## MUSKOKA PROPERTIES



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

# 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.



### ENERGY STAR OPTION

ENERGY STAR Homes are approximately  
**20% more energy efficient**  
than those built to the minimum Ontario Building Code.

- ☆ Government backed quality assurance
- ☆ Lower impact on the environment (Reduced greenhouse gases)
- ☆ Lower energy bills
- ☆ Improved comfort
- ☆ Higher resale value
- ☆ ENERGY STAR label & certificate



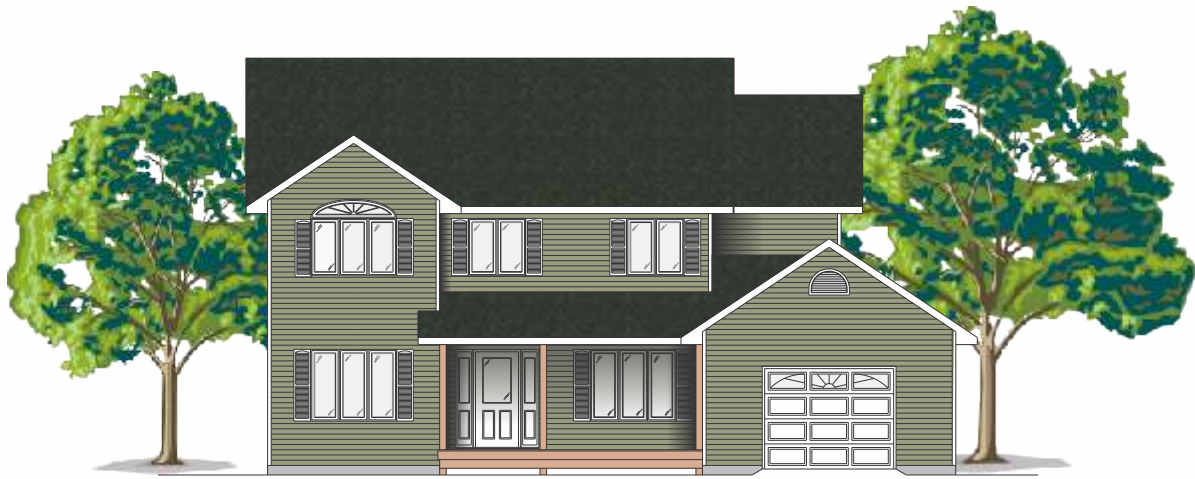
### R-2000 OPTION

R-2000 homes are best in class energy efficient homes that include high levels of insulation, clean air features and measures to help protect the environment. This translates into energy savings, increased comfort and a healthier environment for the homeowner.

**This is an upgrade that we highly recommend.**

R-2000 Upgrade Package Includes:

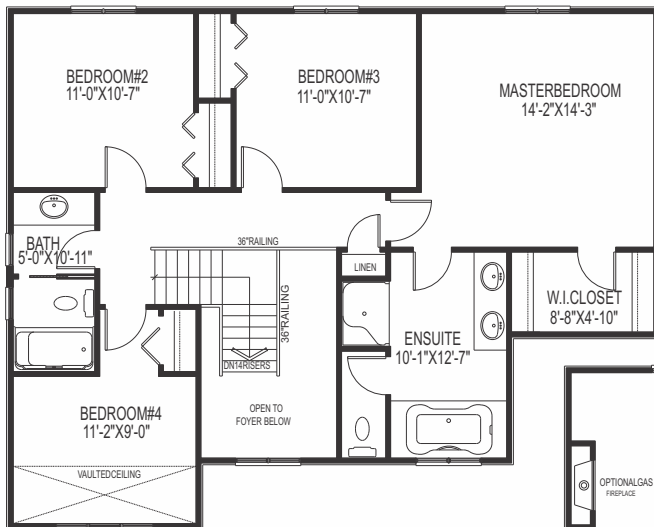
- R10 Rigid Foam Insulation Under Basement Floor
- Double Core Heat Recovery Ventilator
- Dampered and Balanced Heating and Ventilation System
- R-2000 Air & Vapour Seal
- R-2000 Testing & Certification



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# THE AMBIANCE

2214 SQ. FT.

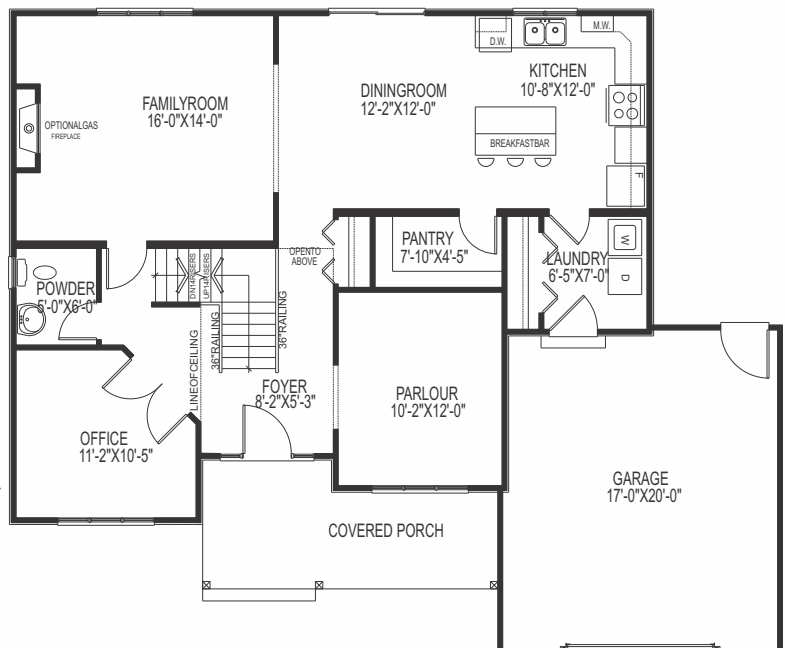


## SECOND FLOOR PLAN

40'x32'

1096 SQ. FT.

(INCLUDING 96' OF OPEN SPACE)



## MAIN FLOOR PLAN

Overall 48'x40'

Living Area 40'x32'

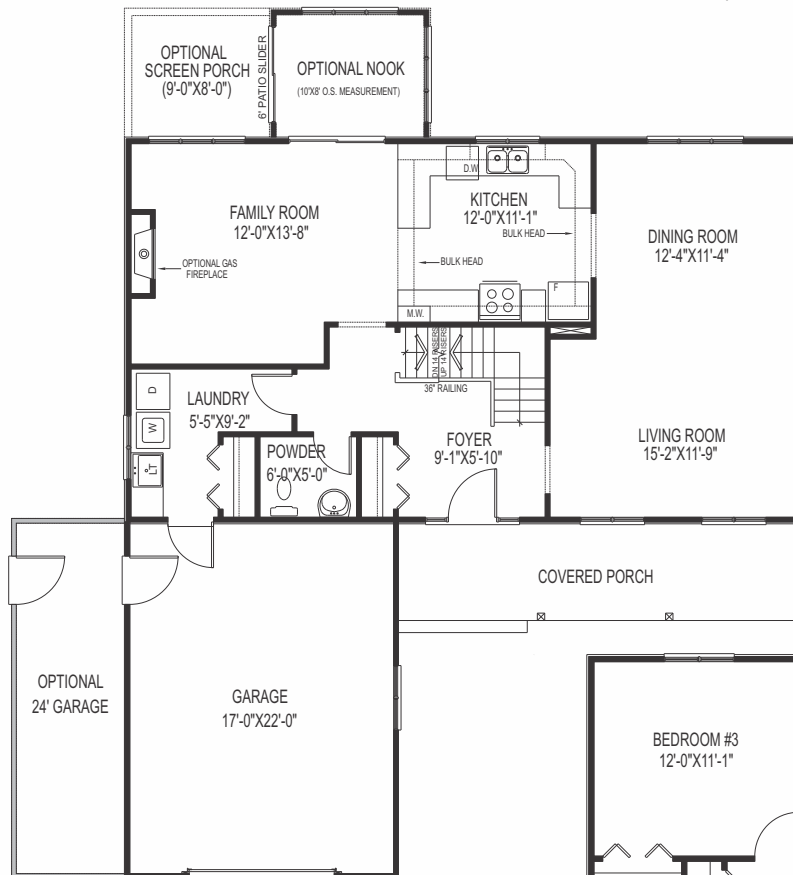
1118 SQ. FT.



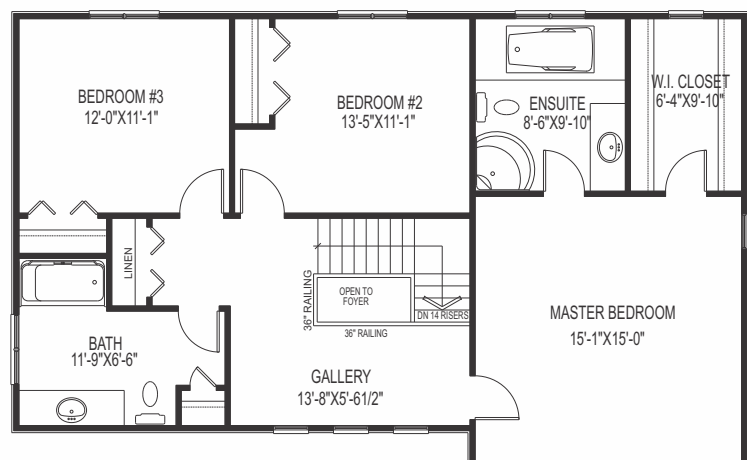
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# THE BRITTANY II

2048 SQ. FT.



**MAIN FLOOR PLAN**  
 Overall 42'x46'  
 Living Area 42'x24'  
 1008 SQ.FT.  
 (sizes do not include optional area)



**SECOND FLOOR PLAN**  
 42'x26'  
 1040 SQ.FT.



*1218 SQ. FT.*

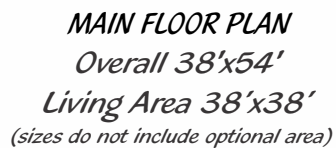






1366 SQ. FT.

OPTIONAL DECK  
10'0" x 10'0"



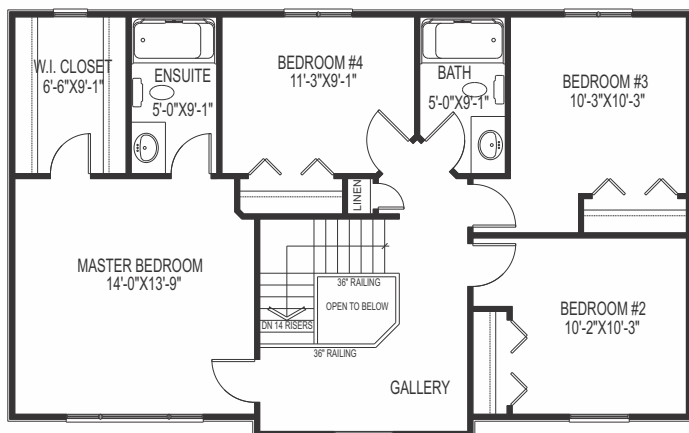
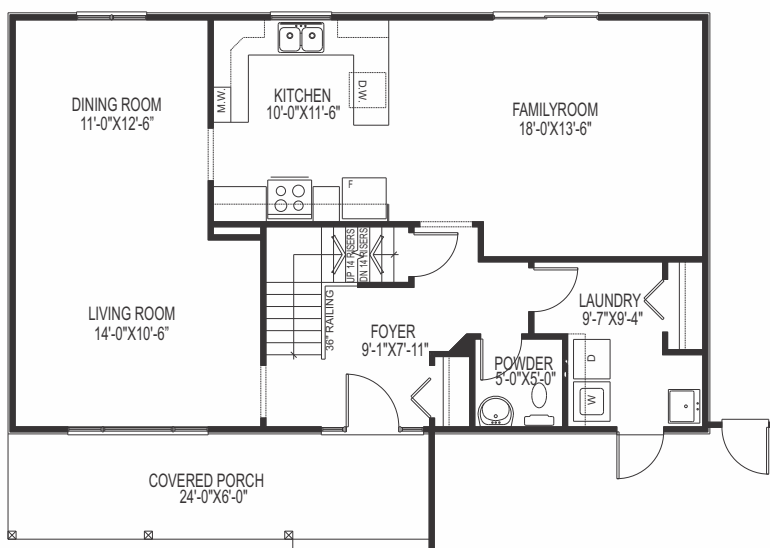


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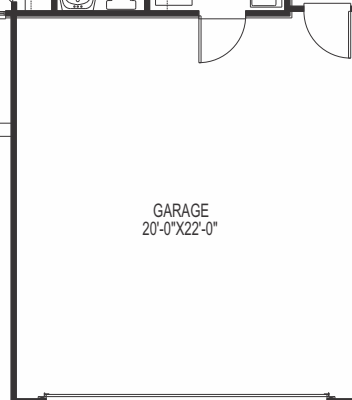
# THE BRUNEL II

1932 SQ. FT.

**MAIN FLOOR PLAN**  
Overall 44'x46'  
Living Area 40'x24'  
960 SQ.FT.



**SECOND FLOOR PLAN**  
40'x25'  
972 SQ.FT





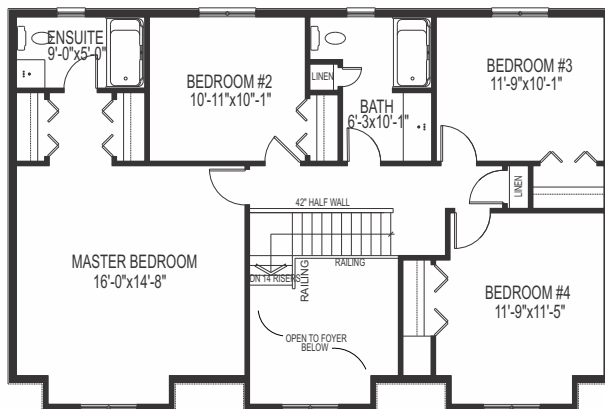
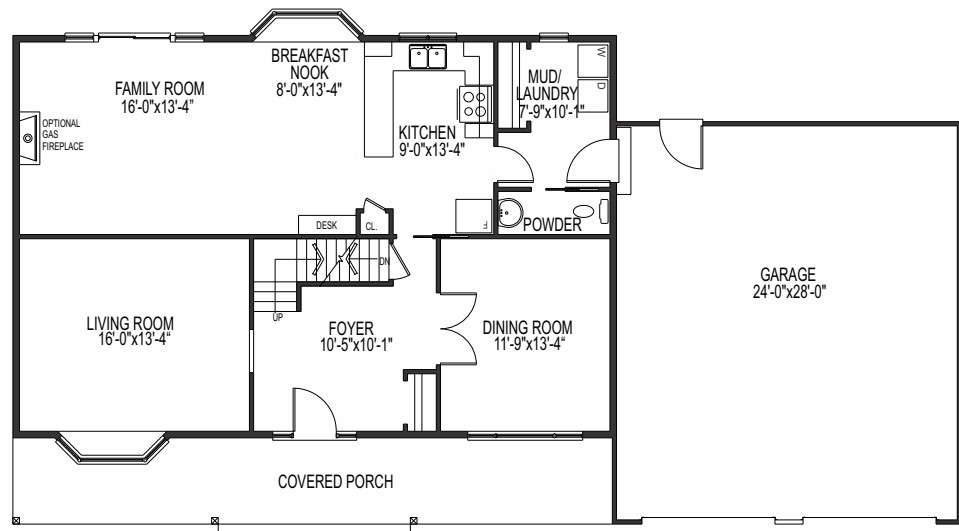


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## THE CHATELAÏNE

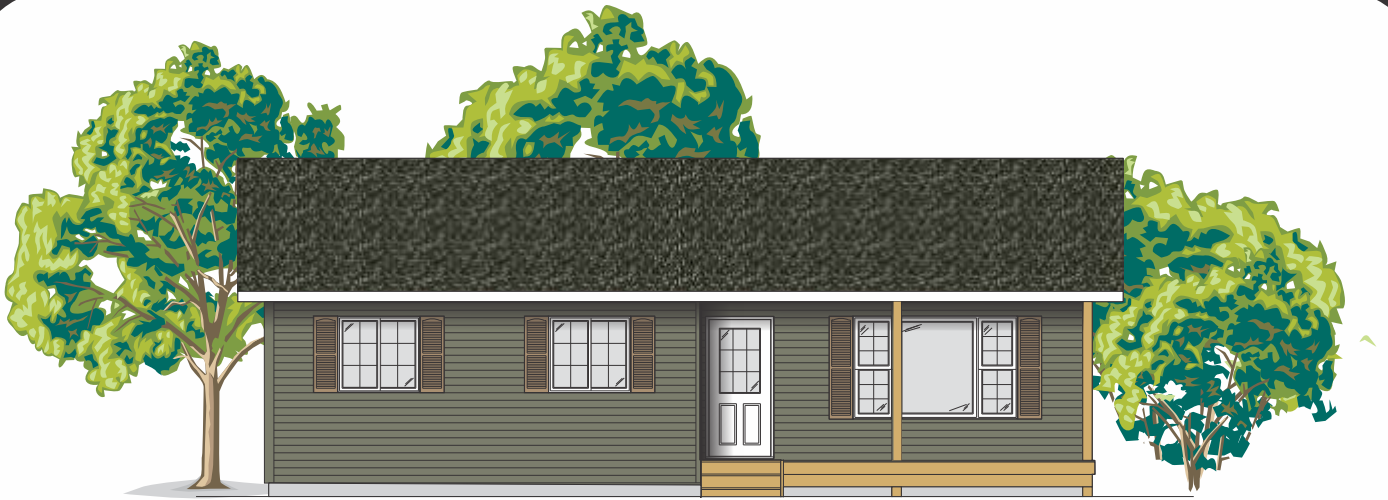
2294 SQ. FT.

**MAIN FLOOR PLAN**  
Overall 66'x34'  
Living Area 42'x26'  
1176 SQ.FT.



**SECOND FLOOR PLAN**  
42'x26'  
1118 SQ.FT

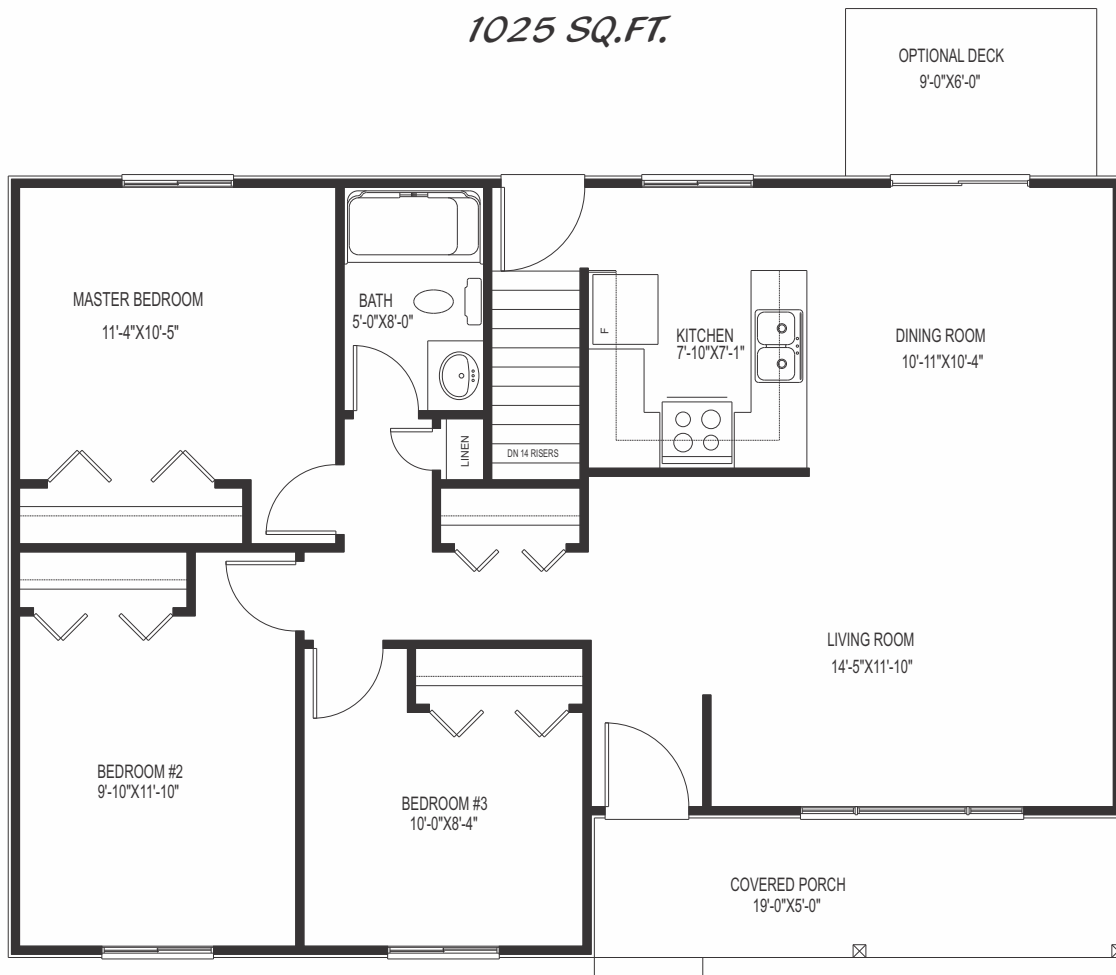
(INCLUDING OPEN SPACE)



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# THE ELMHAVEN

1025 SQ.FT.

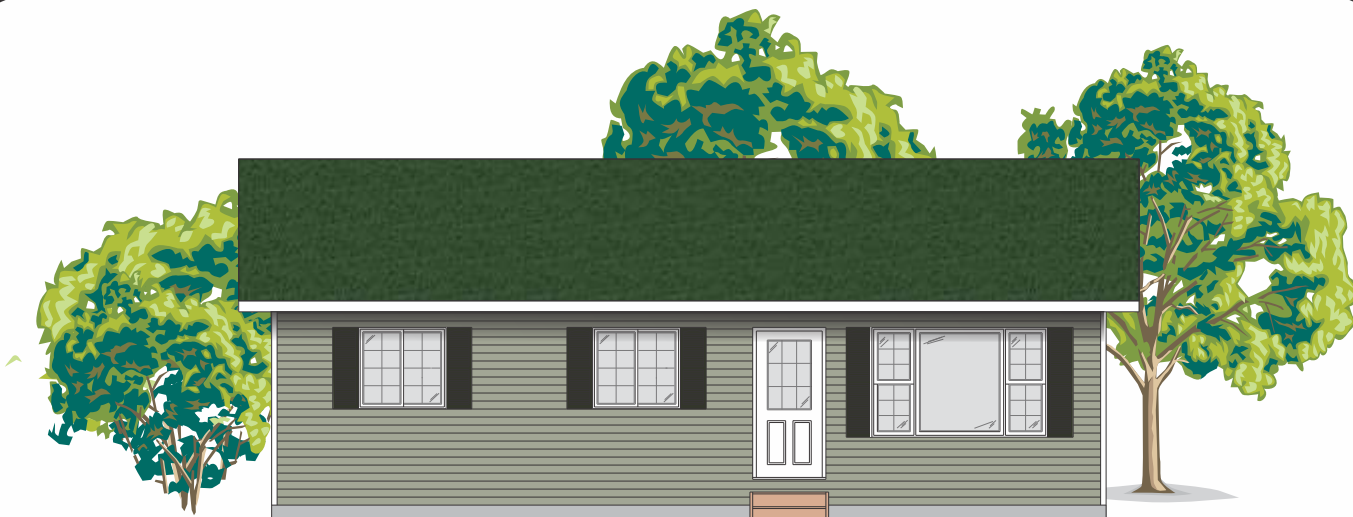


MAIN FLOOR PLAN

40'x28'

1025 SQ.FT.

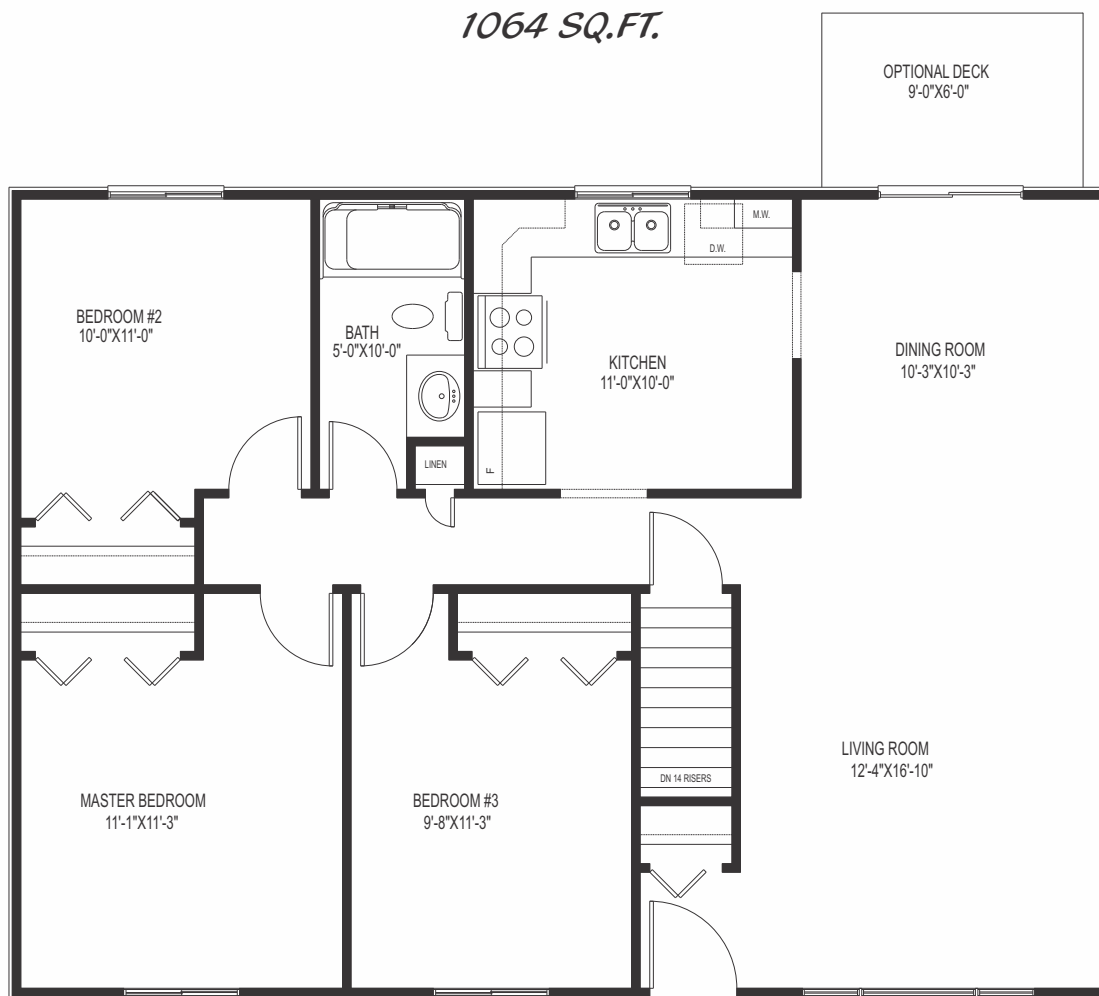
(sizes do not include optional area)



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## **THE ELMHAVEN II**

1064 SQ.FT.



**MAIN FLOOR PLAN**

**38'x28'**

**1064 SQ.FT.**

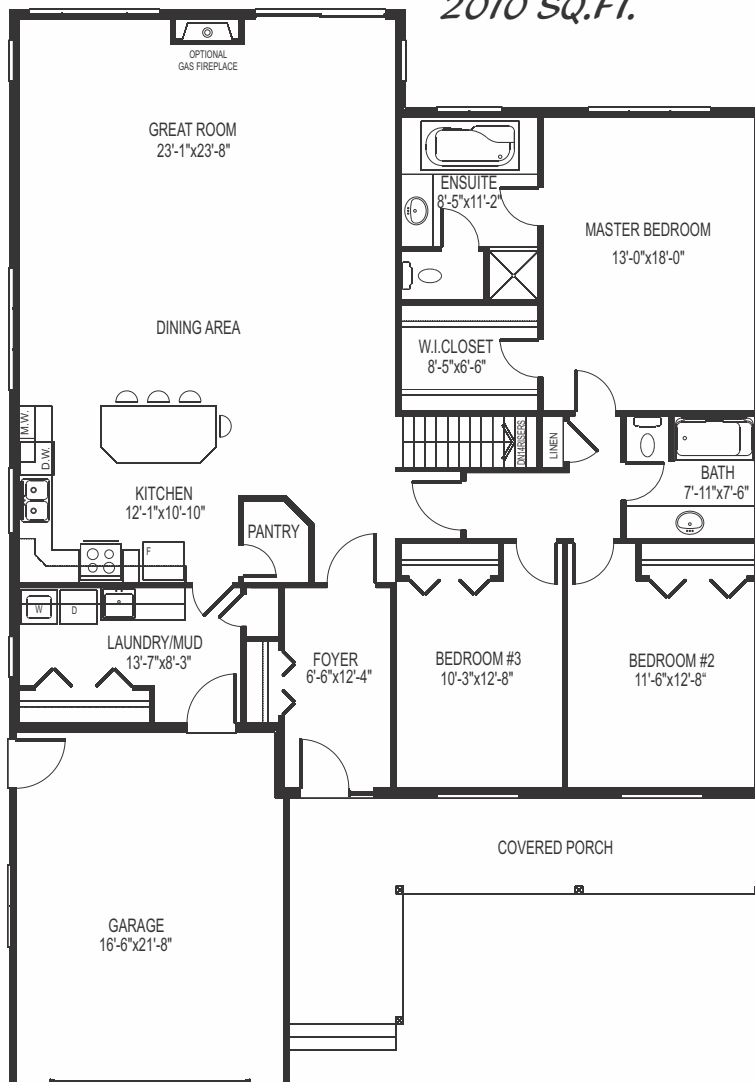
*(sizes do not include optional area)*



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## *THE ENDURANCE*

2010 SQ.FT.



*MAIN FLOOR PLAN*  
*Overall 46'x66'*  
*Living Area 46'x48'*





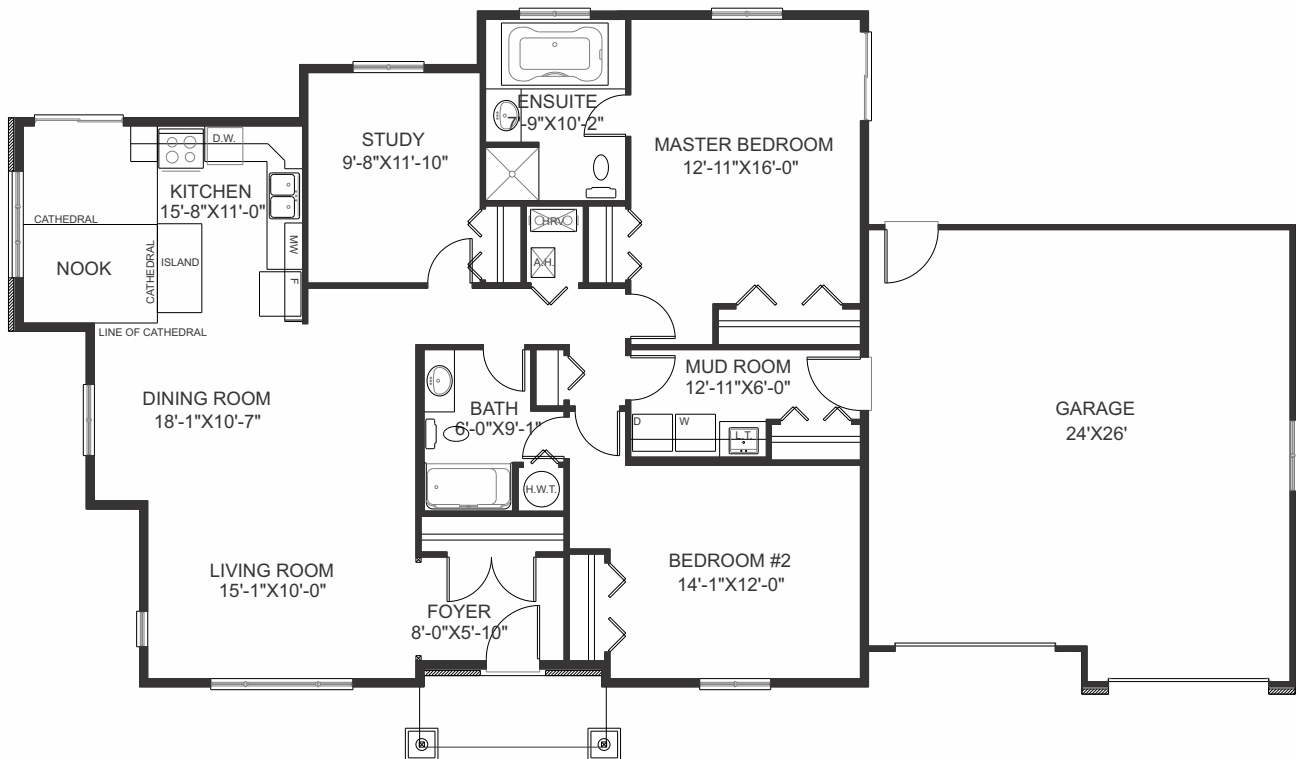
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## *THE HERITAGE*

1578 SQ. FT.

SLAB ON GRADE

Overall 72' x 42'  
Living Area 48' x 38'



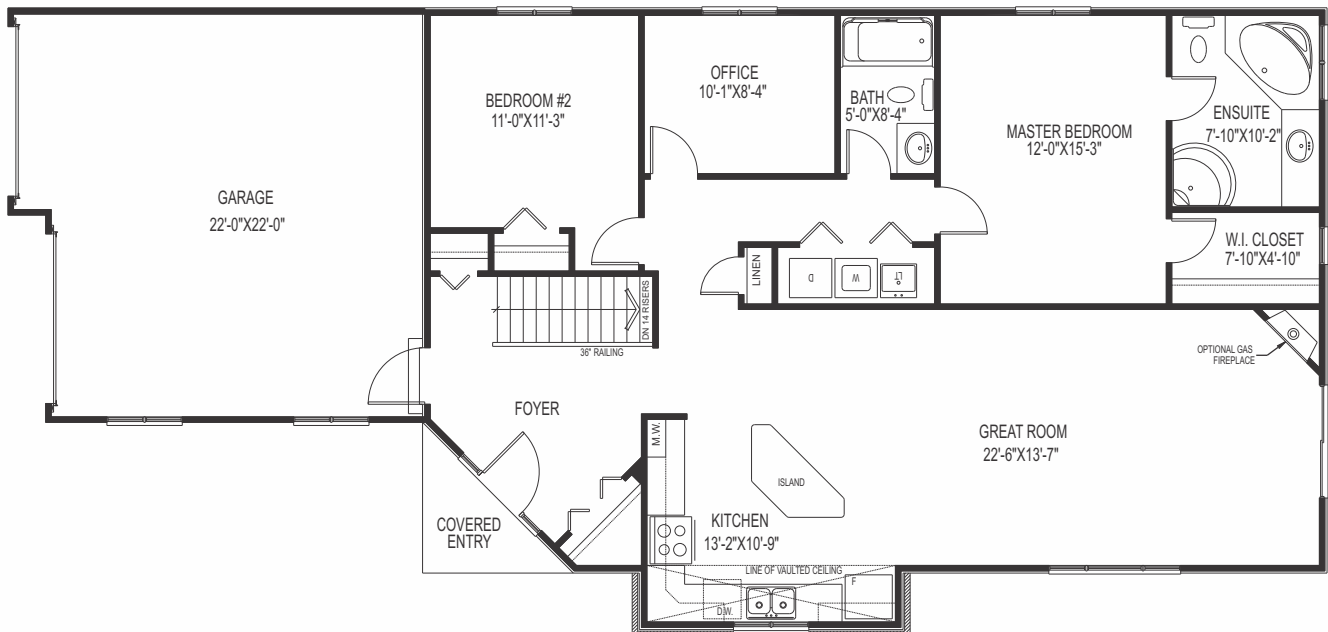




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## *THE IDEAL*

1450 SQ.FT.



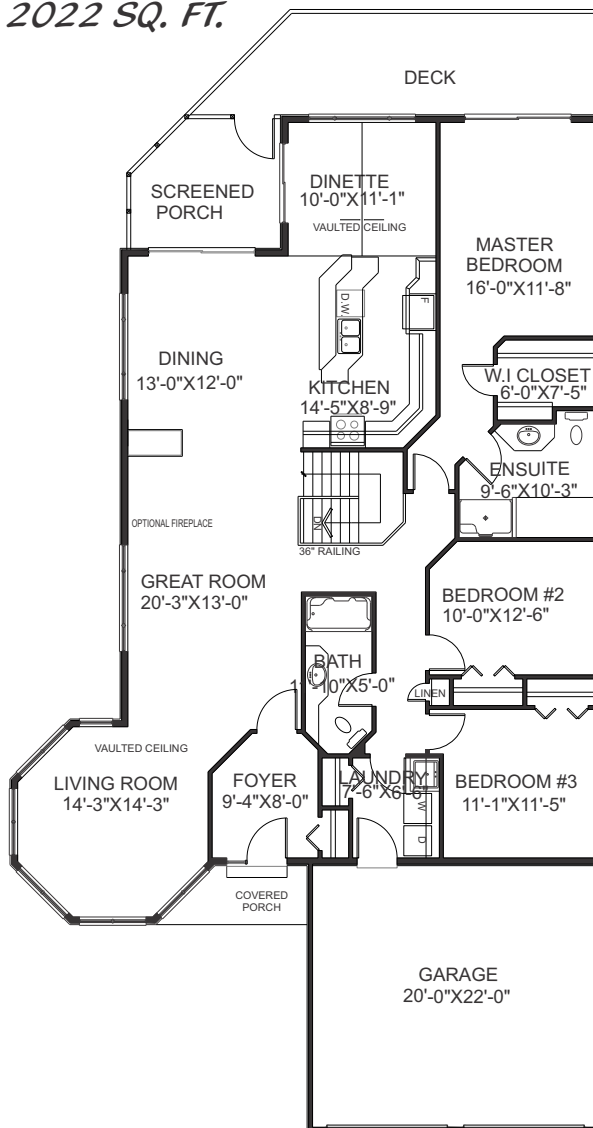
Overall 70'x33'  
Living Area 48'x33'



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# THE INSPIRATION

2022 SQ. FT.



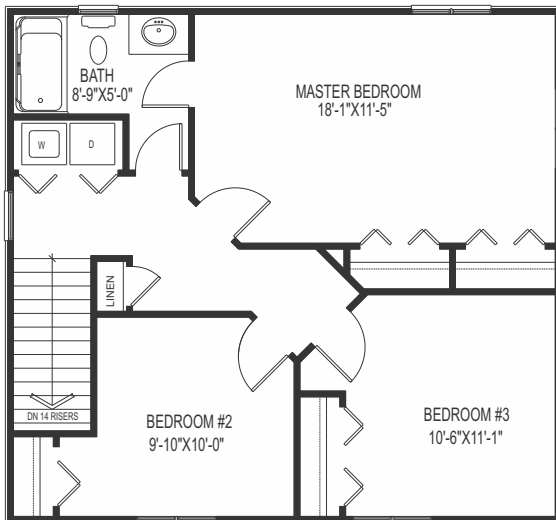
**MAIN FLOOR PLAN**  
Overall 44'x76'  
Living Area 44'x60'



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# THE LANSDOWNE

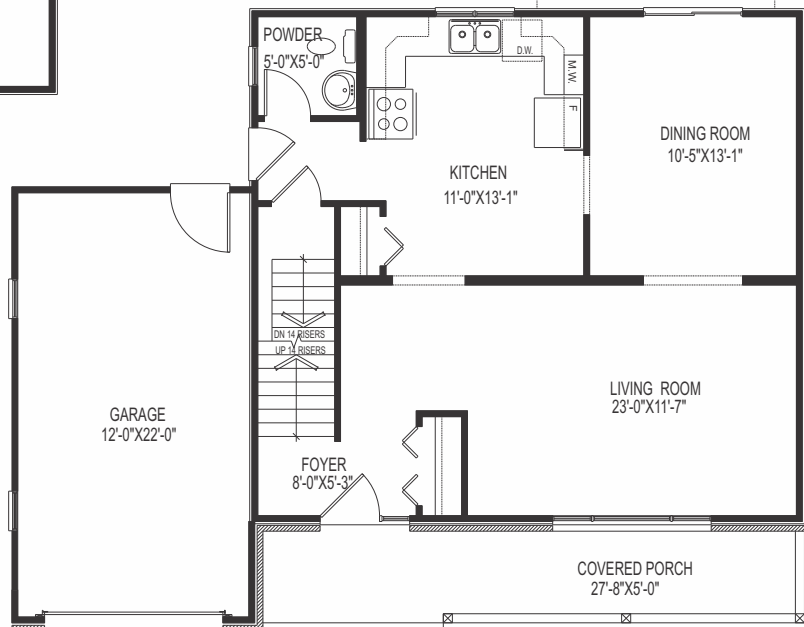
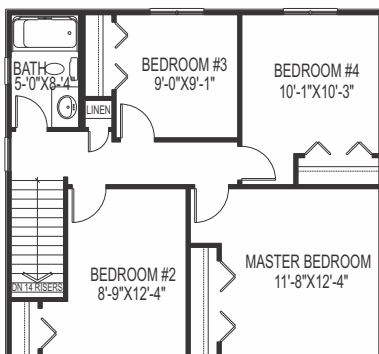
1456 SQ.FT.



**MAIN FLOOR PLAN**  
728 SQ.FT.  
Overall 40'x31'  
Living Area 28'x26'

OPTIONAL DECK  
12'-0"X10'-0"

## OPTIONAL SECOND FLOOR PLAN



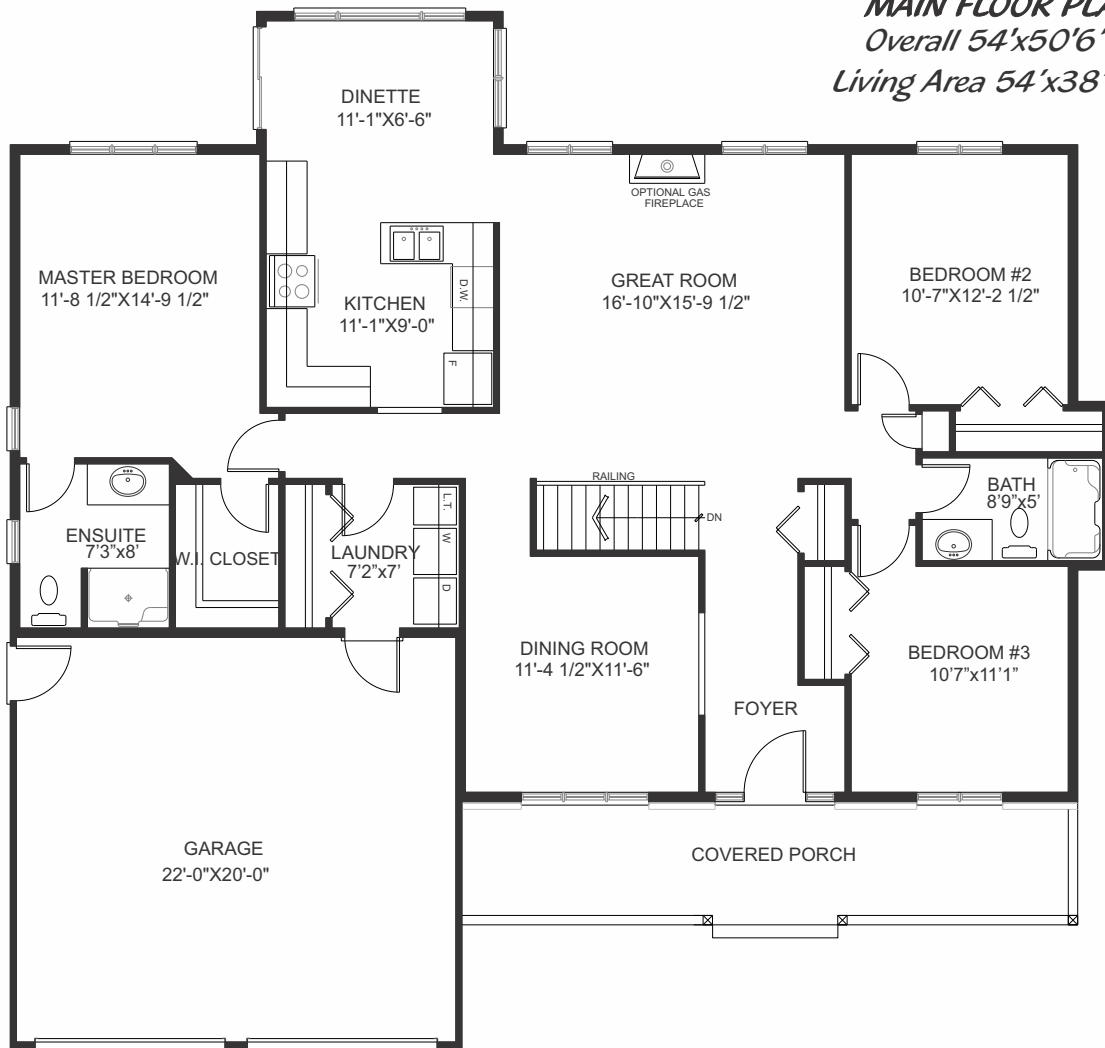


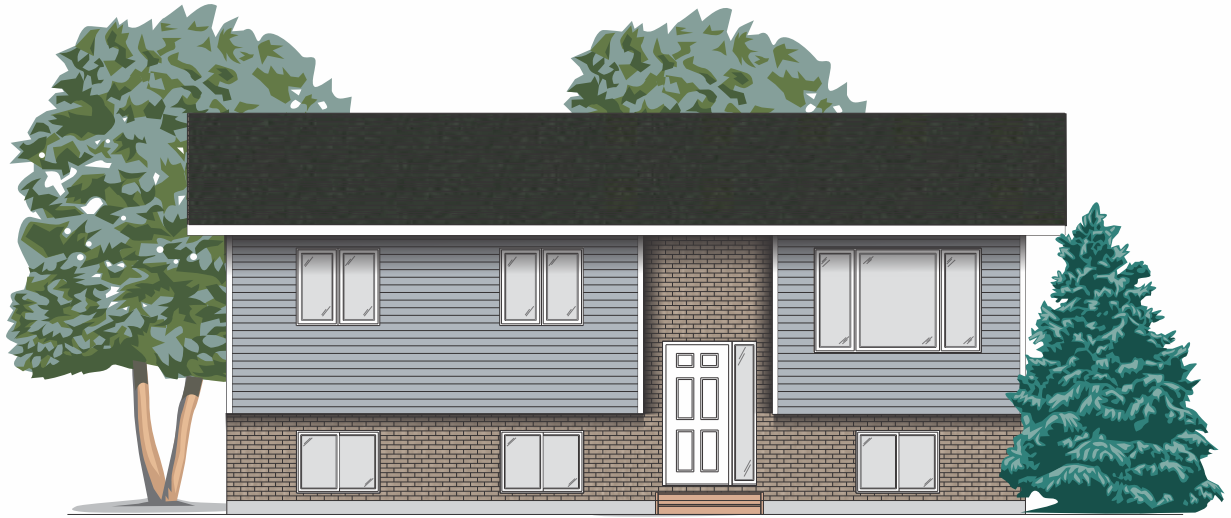
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# THE MARQUETTE

1570 SQ.FT.

**MAIN FLOOR PLAN**  
 Overall 54'x50'6"  
 Living Area 54'x38'6"



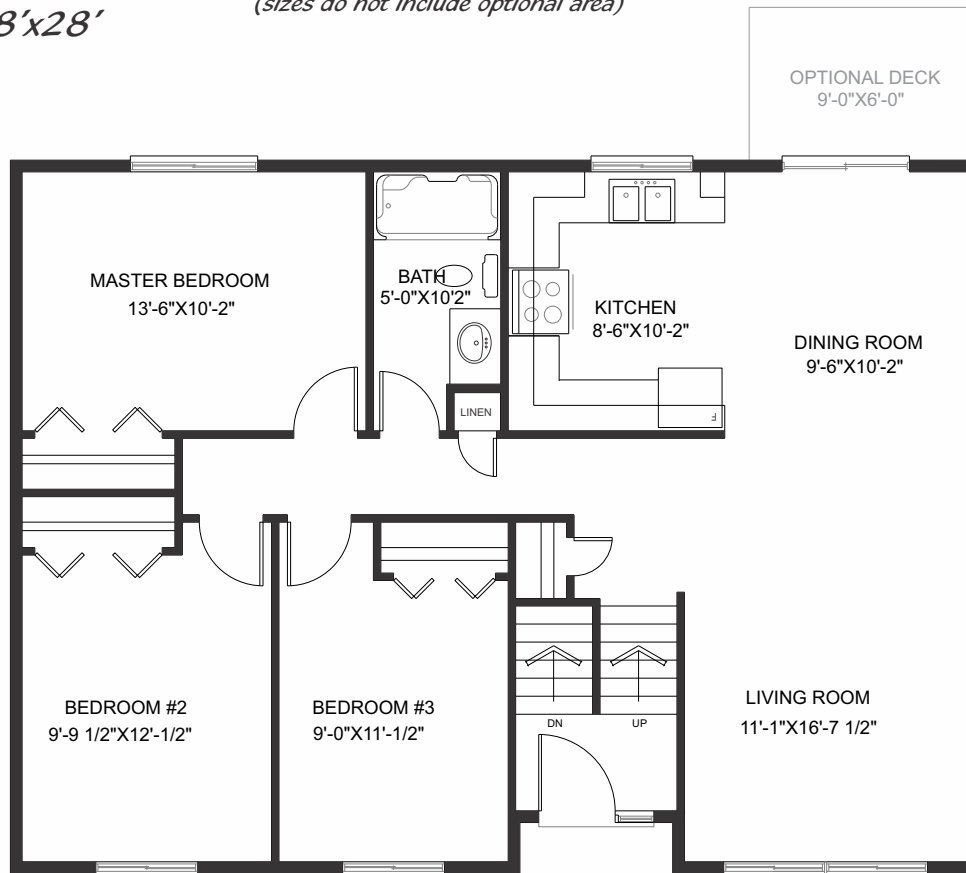


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# **THE MICHENER**

1052 SQ.FT.

**MAIN FLOOR PLAN**  
38'x28' (sizes do not include optional area)





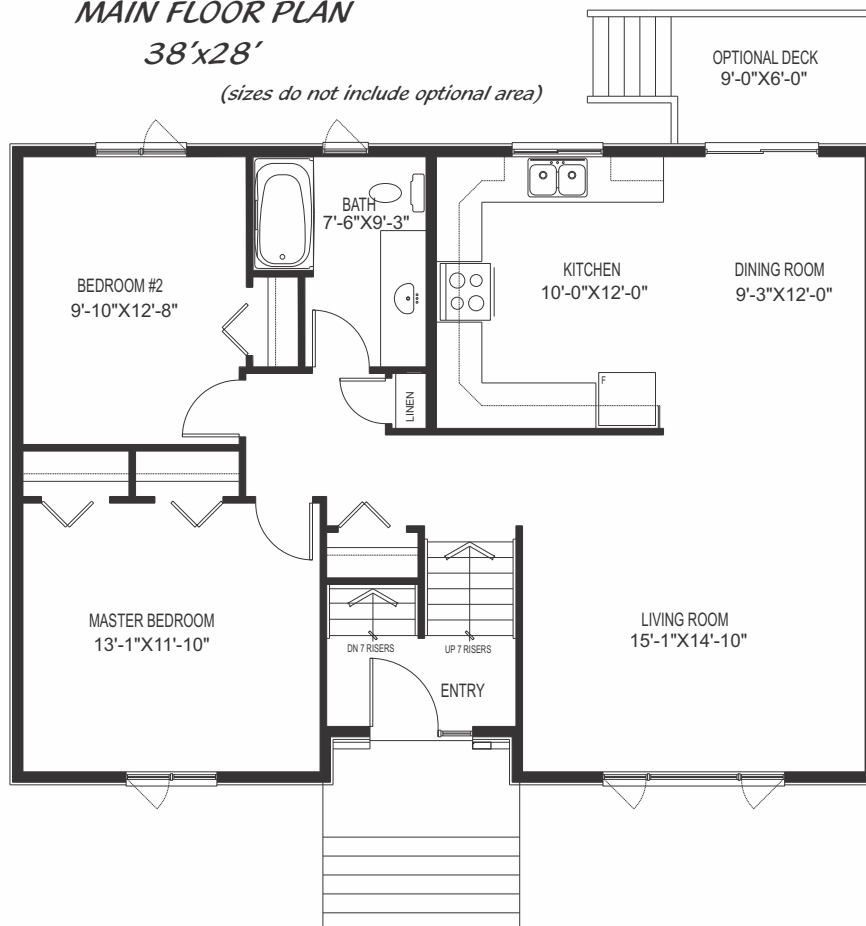
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## **THE MICHENER II**

1048 SQ. FT.

### **MAIN FLOOR PLAN** **38'x28'**

*(sizes do not include optional area)*







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# THE MILLENNIUM

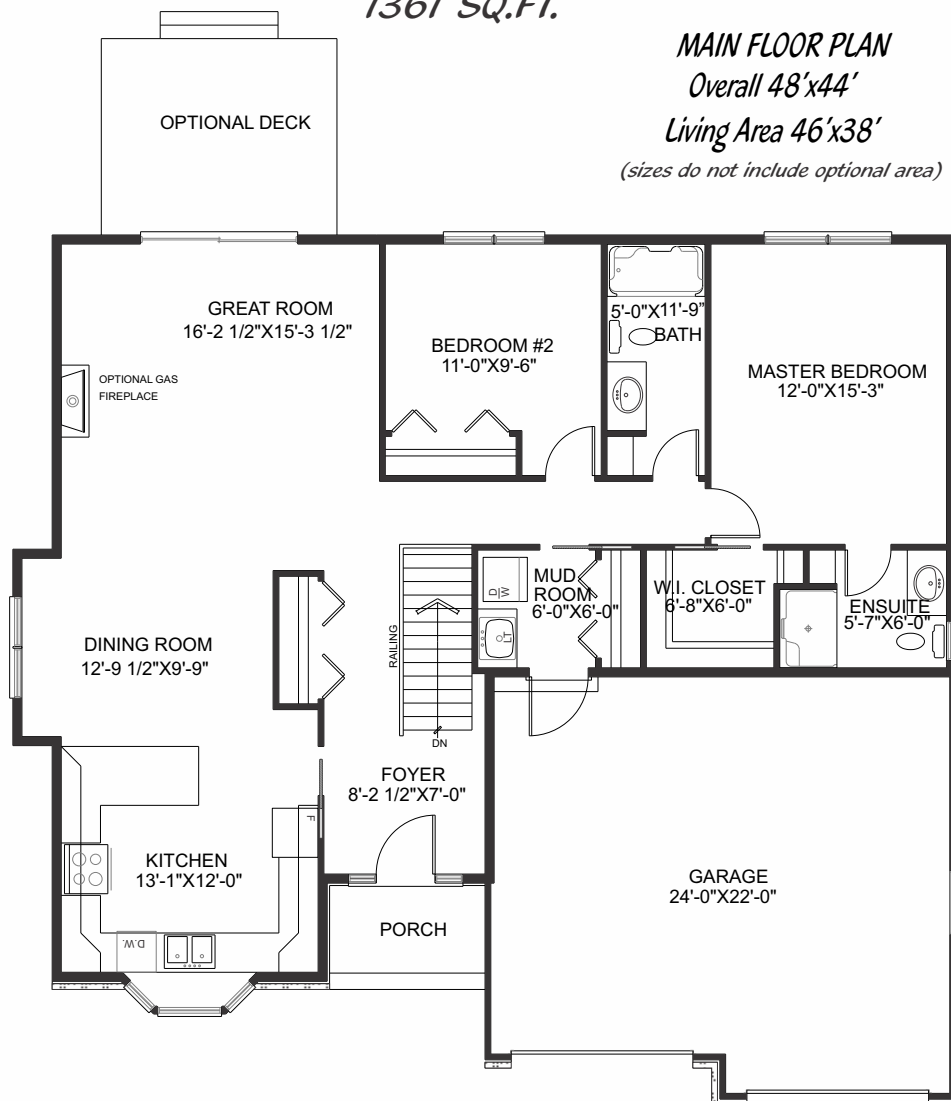
1361 SQ.FT.

MAIN FLOOR PLAN

Overall 48'x44'

Living Area 46'x38'

(sizes do not include optional area)





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# THE MILLENNIUM II

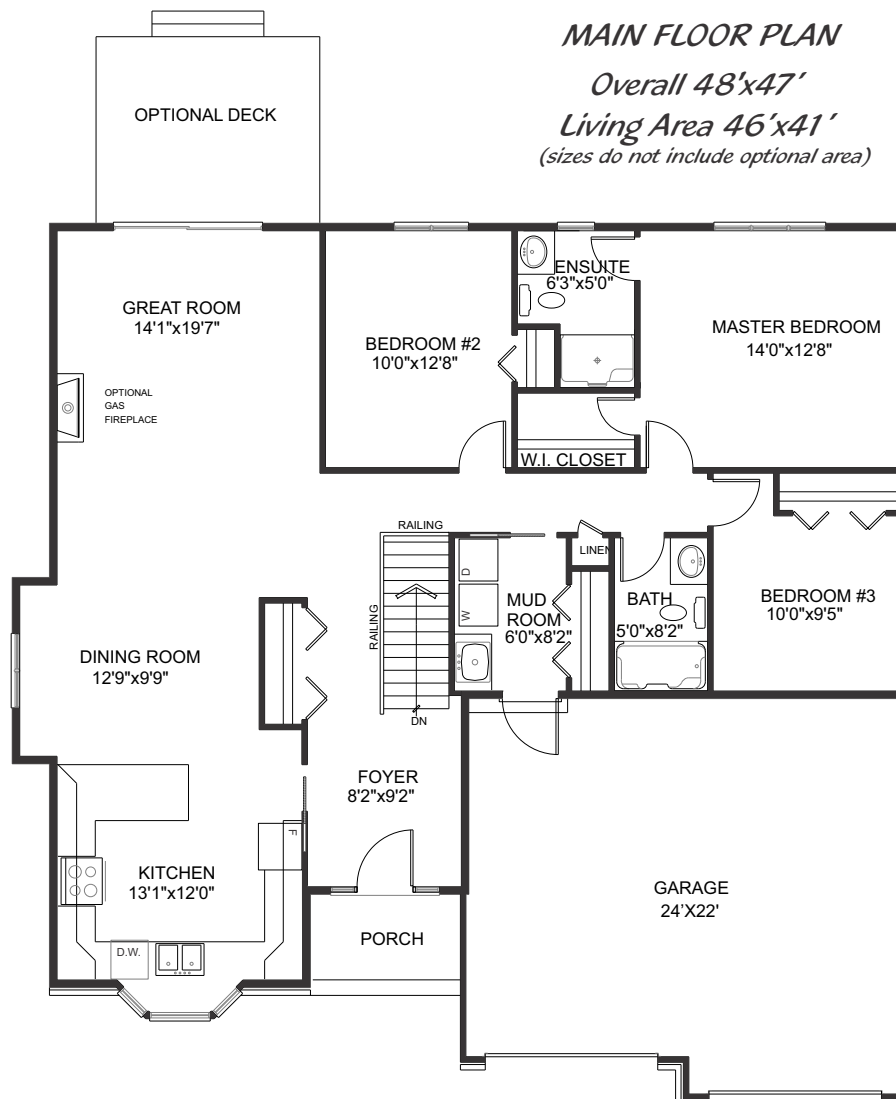
1508 SQ. FT.

## MAIN FLOOR PLAN

Overall 48'x47'

Living Area 46'x41'

(sizes do not include optional area)





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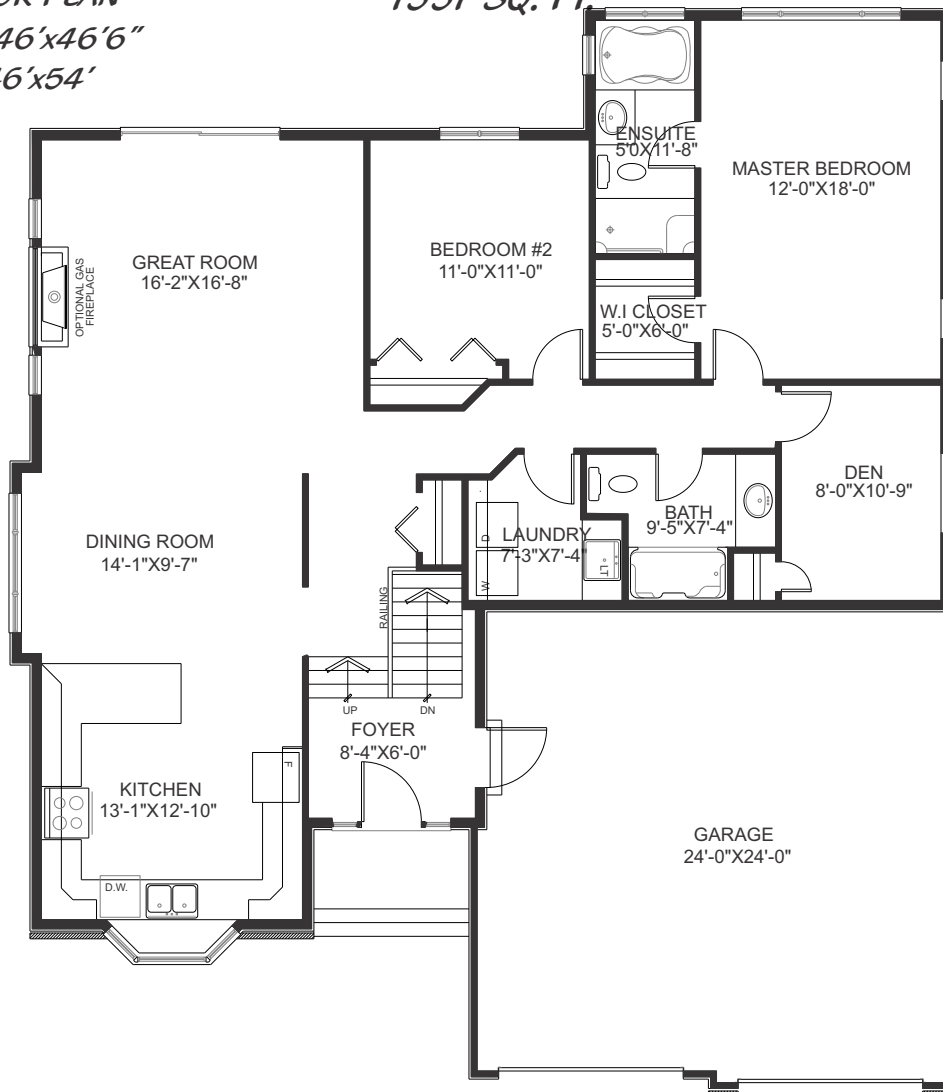
## THE MILLENNIUM III

MAIN FLOOR PLAN

1551 SQ. FT.

Living Area 46'x46'6"

Overall 46'x54'





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## THE MONTE CRISTO

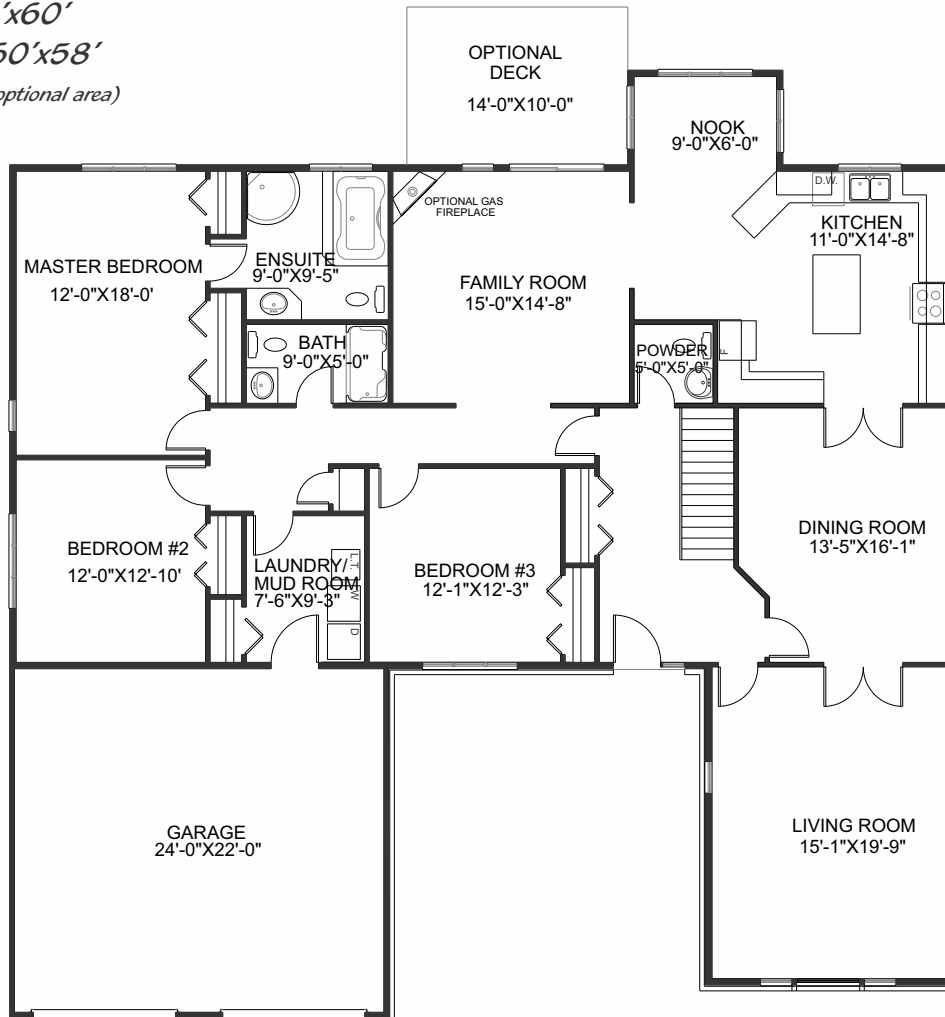
2300 SQ.FT.

### MAIN FLOOR PLAN

Overall 60'x60'

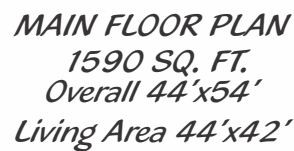
Living Area 60'x58'

(sizes do not include optional area)

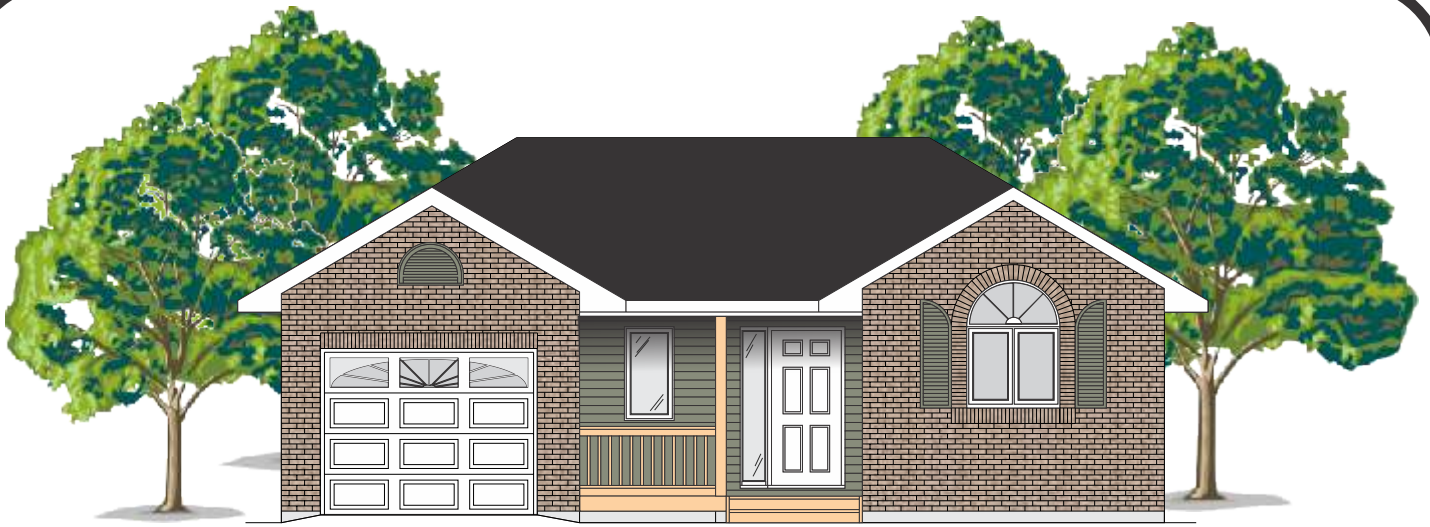




*1590 SQ. FT.*





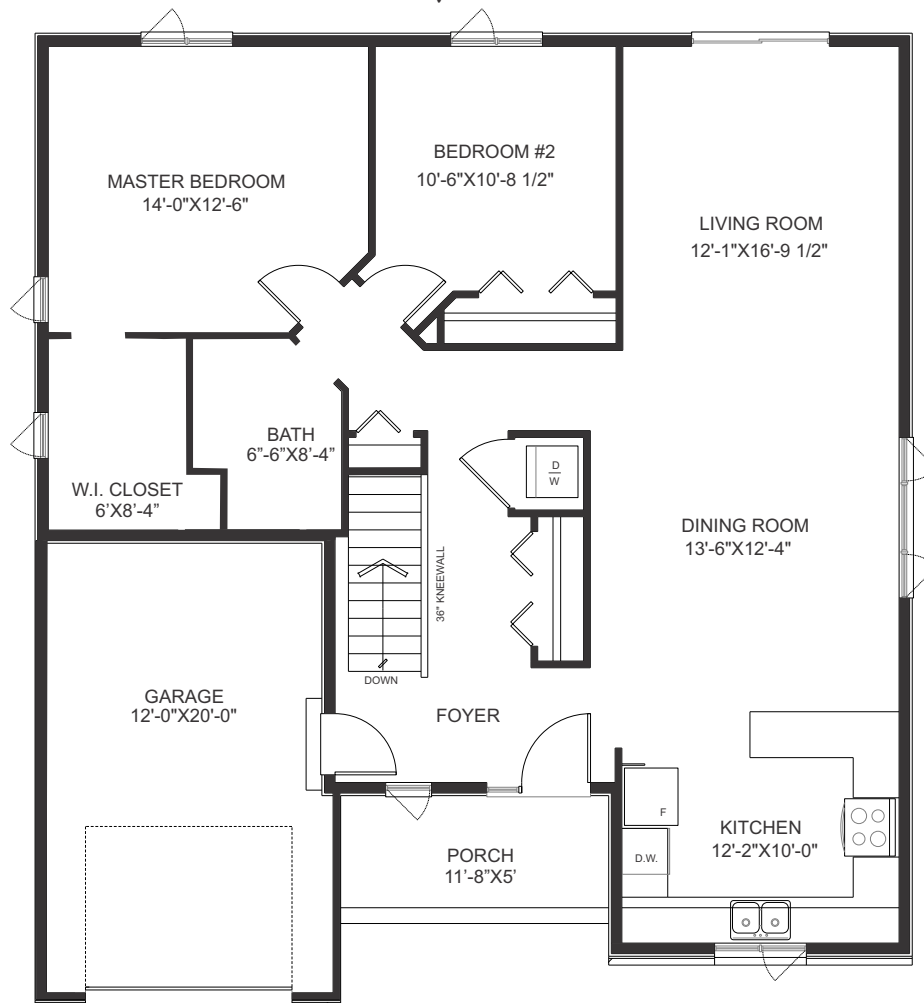


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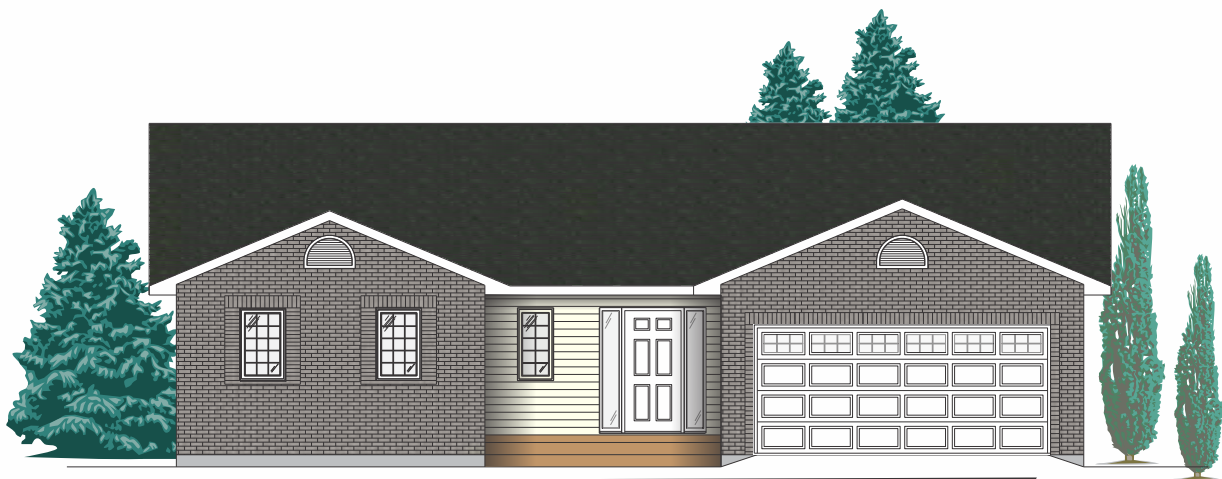
## THE SOUTH MEADOW

1212 SQ.FT.

MAIN FLOOR PLAN  
Overall 38'x42'  
Living Area 38'x40'



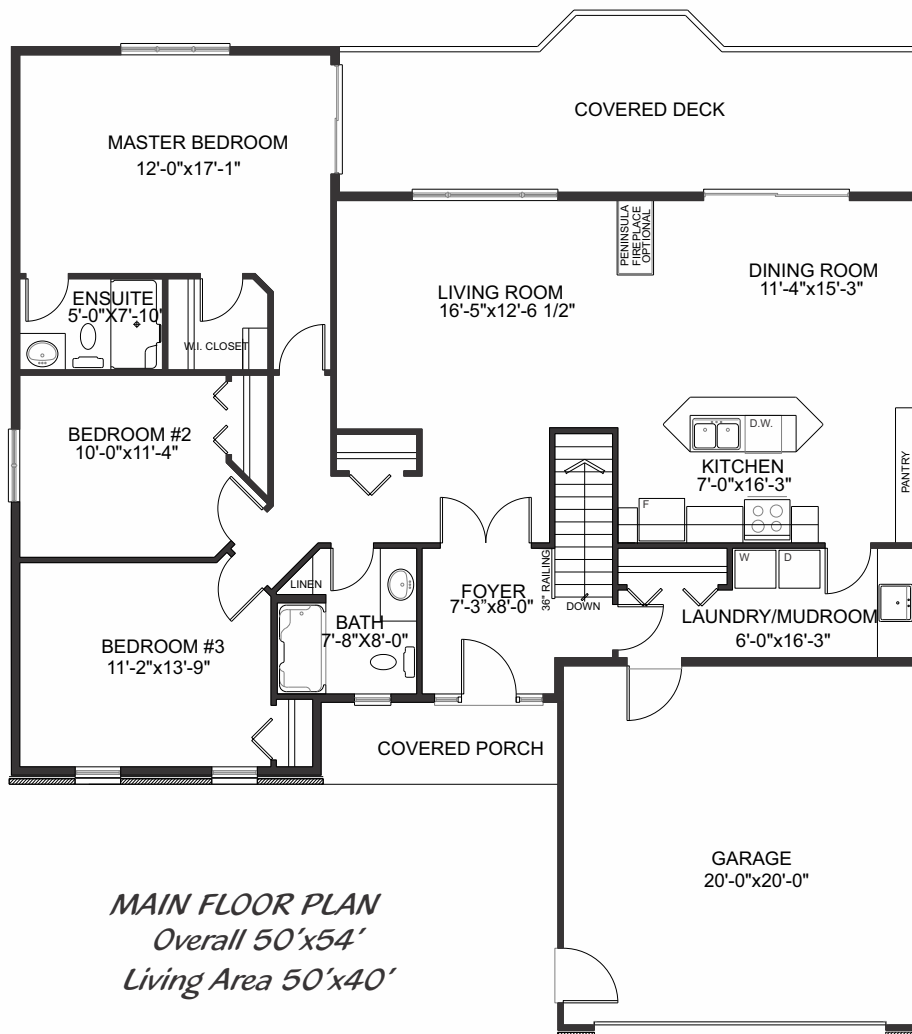




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## **THE VIBRANCE**

1574 SQ. FT.



**MAIN FLOOR PLAN**  
Overall 50'x54'  
Living Area 50'x40'

# FEATURES

*French's Fine Homes*

## FAVOURITES

Excellent craftsmanship by qualified tradespeople.

Seven year new home warranty backed by Tarion Warranty Corporation.

EnerGuide tested and labeled. **ENERGUIDE**

8 foot high foundation - 8" poured or 10" concrete block, 12 blocks high with 4- 4'x 2' windows.

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

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

R-50 insulation in ceilings and R-23 insulation in the basement walls.

100 amp electrical service (200 amp with electric furnace) with convenient breaker panels. Up to 100' of secondary hydro service cable.

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

Maintenance-free vinyl siding, 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.

500 rolls of sod.

Precast concrete walks to the front entry.

Driveway 50' by 12' with crusher-run stone topping.

### 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, 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.
- Open stairway to basement has 3' landing at bottom with a door.
- If this is to be your primary residence you may be able to apply for some tax rebates.

# *FEATURES*

*French's Fine Homes*

## *FAVOURITES INTERIOR FINISHES*

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.

French's Fine Homes' exclusive soft spray textured 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 with single lever Moen or Delta faucet.

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 china 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 propane gas furnace with an ECM motor with a 5" media air filter. (If natural gas is available credit will be given.)

Digital programmable thermostat.

Propane hot water tank purchased. (If natural gas is available tank will be a rental, credit will be given.)

Stove & Dryer 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*

## *FAVOURITES OPTIONS*

Upgrade to R-2000.

Upgrade to ENERGY STAR.

Additional finishes and design consultation time.

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

Single or double car garage; 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 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; 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.

October 30, 2013

# 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 Tarion 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

