



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.

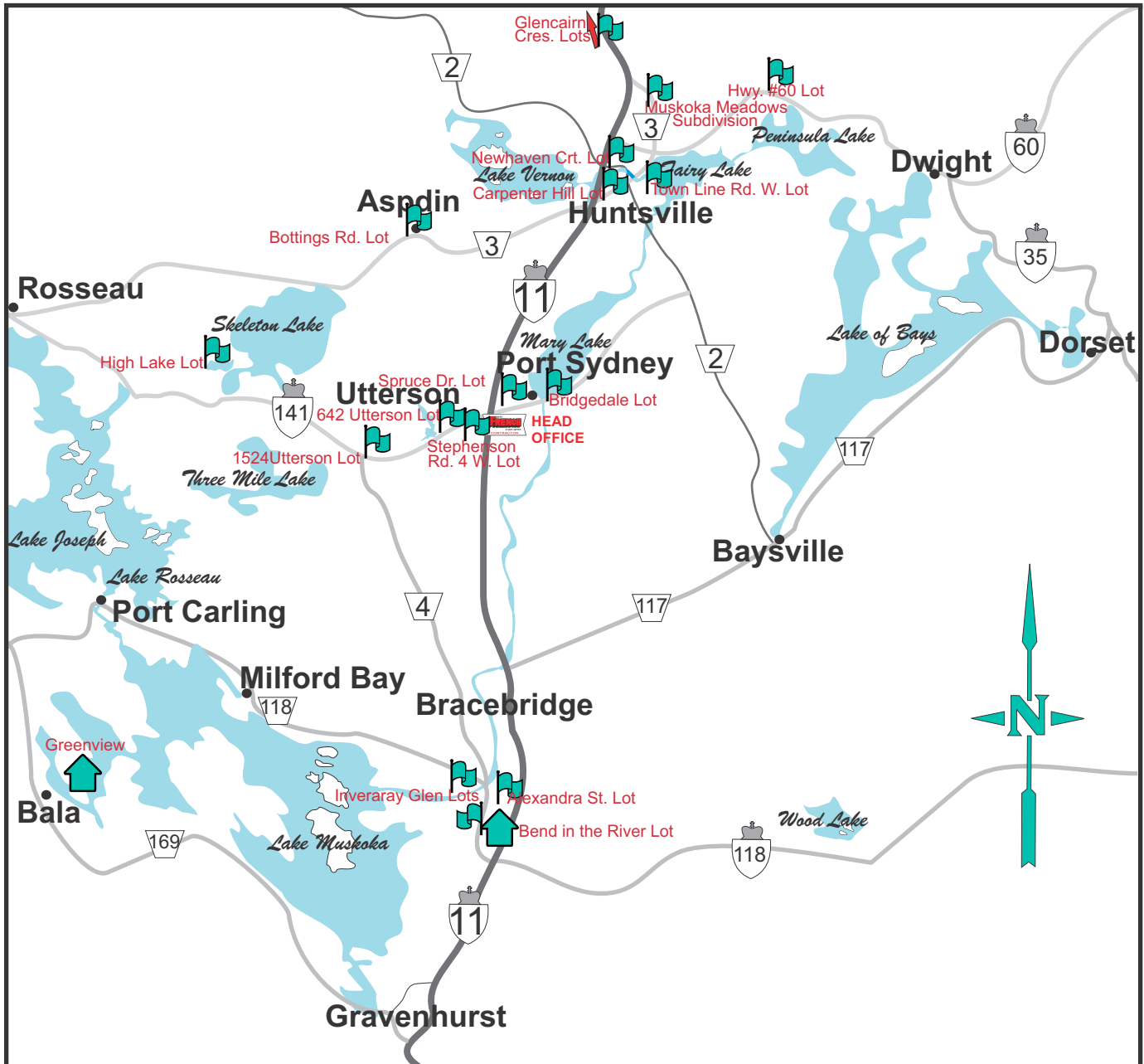
With our years of experience, we offer you a well-refined home. All of our work is done by professional qualified tradesmen. This gives you a quality home which will be trouble-free and enjoyable for a lifetime.

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

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French's Fine Fines

HOMES BUILT BY



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
Dampened and Balanced Heating and Ventilation System
R-2000 Air & Vapour Seal
R-2000 Testing & Certification



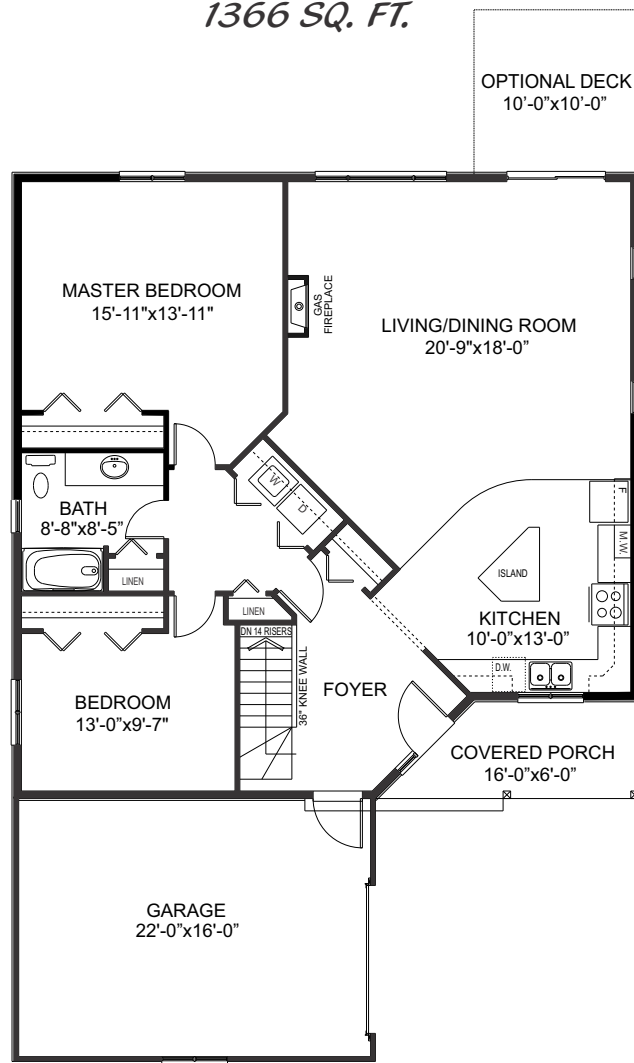
French's Fine Homes

11/13

THE BROOKSIDE II (1G)

1366 SQ. FT.

MAIN FLOOR PLAN
 Overall 38'x54'
 Living Area 38'x38'
 (sizes do not include optional area)



MAIN FLOOR PLAN
Overall 54'x60'
Living Area 46'x42'



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THE MILLENNIUM (IG)

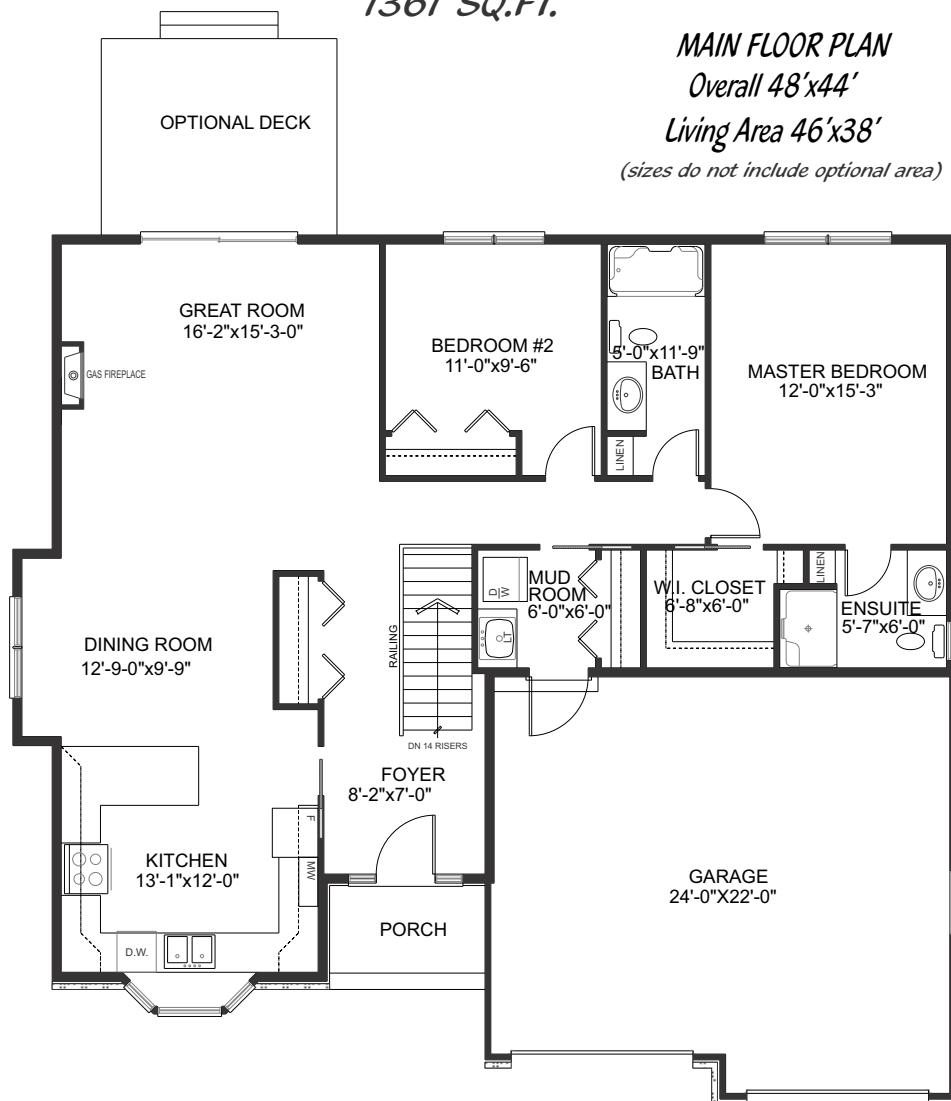
1361 SQ.FT.

MAIN FLOOR PLAN

Overall 48'x44'

Living Area 46'x38'

(sizes do not include optional area)





French's Fine Homes

11/13

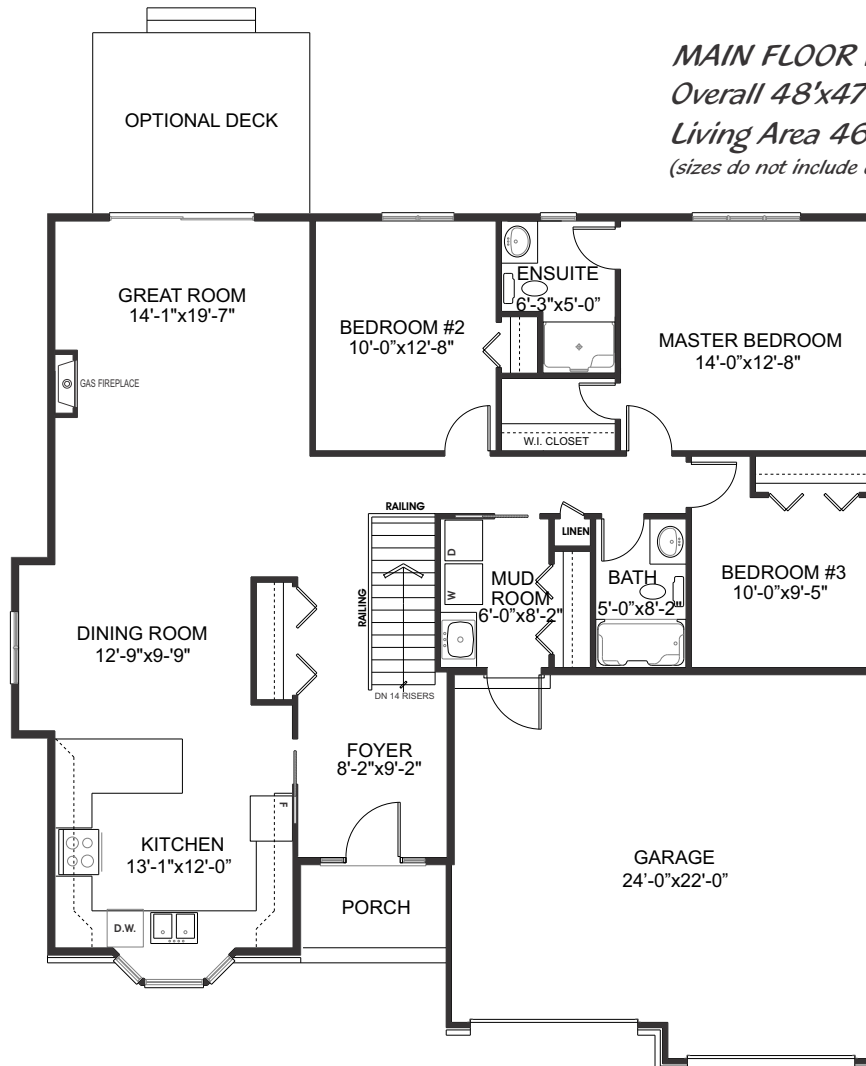
THE MILLENNIUM II (IG) 1508 SQ. FT.

MAIN FLOOR PLAN

Overall 48'x47'

Living Area 46'x41'

(sizes do not include optional area)

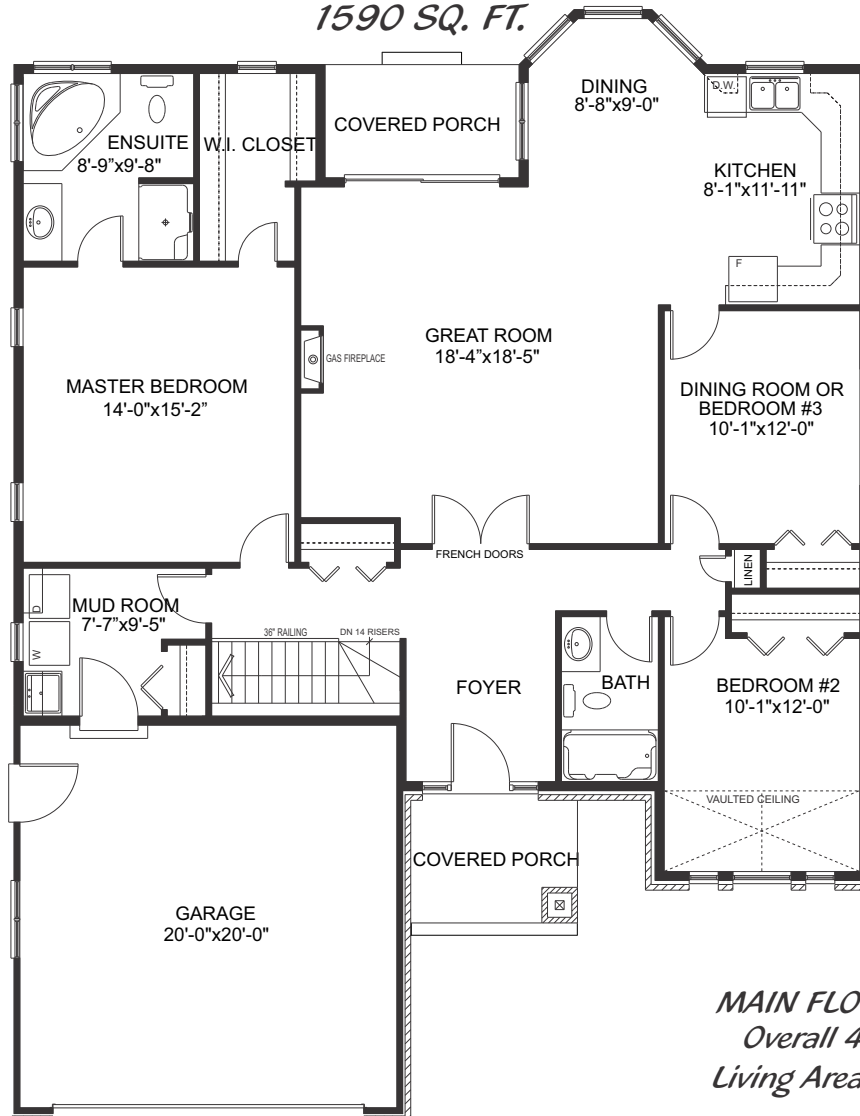




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THE RADIANCE (1G)

1590 SQ. FT.



MAIN FLOOR PLAN
Overall 44'x54'
Living Area 44'x42'

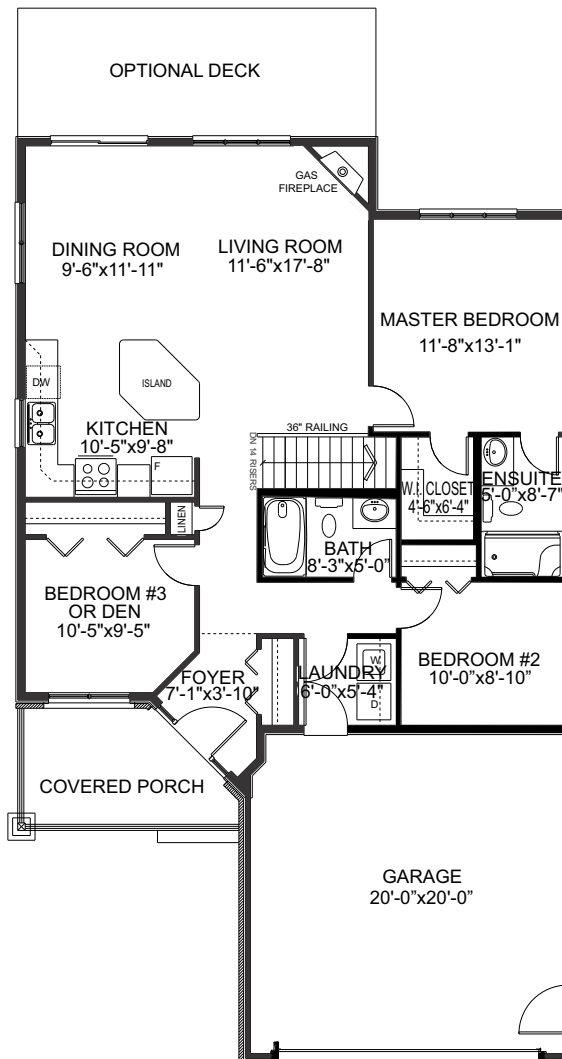


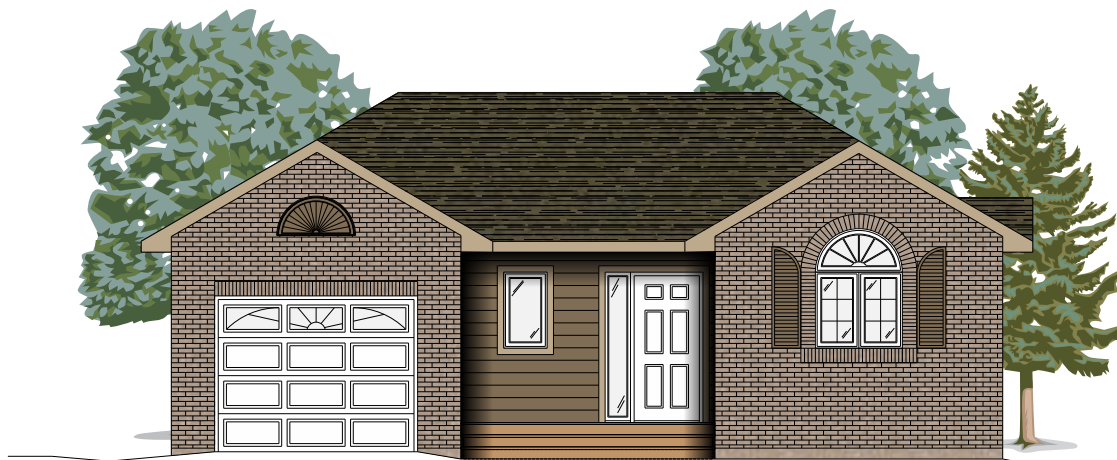
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THE SOMMERSET II (IG) 1179 SQ. FT.

MAIN FLOOR PLAN
Overall 34'x52'
Living Area 34'x32'
(sizes do not include optional area)





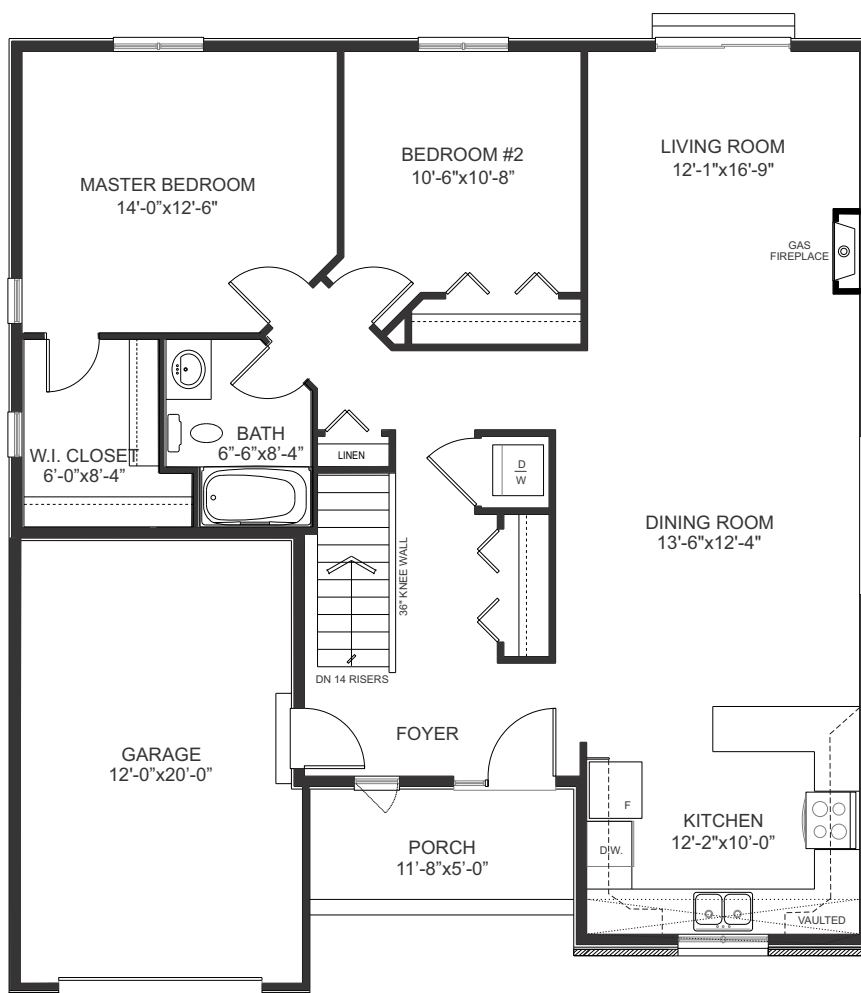
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11/13

THE SOUTH MEADOW (1G)

1212 SQ. FT.

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

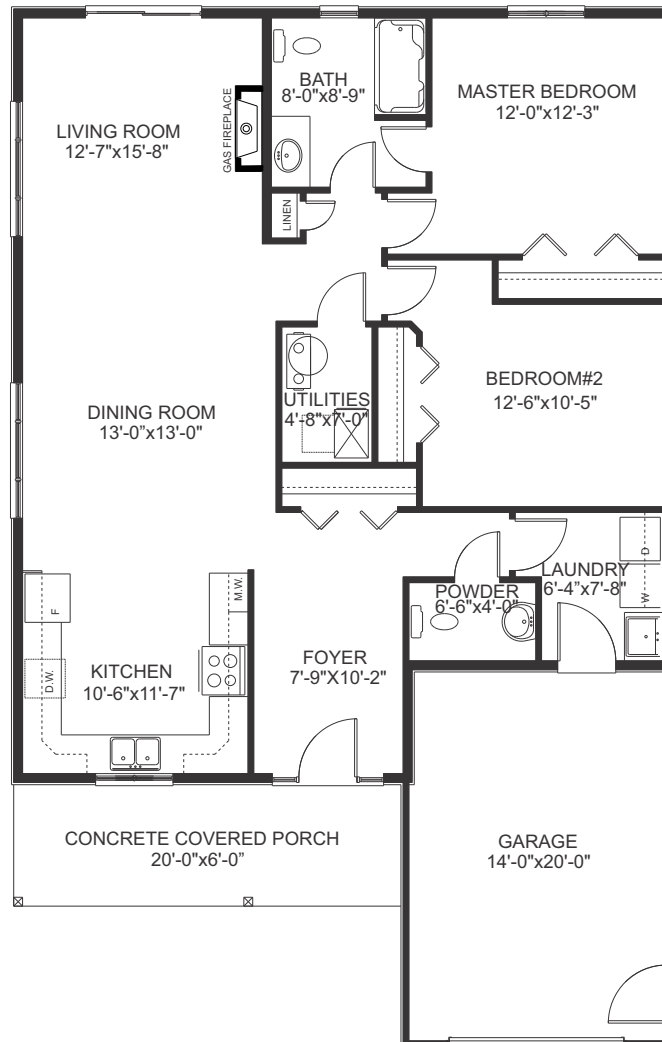




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THE SOUTH MEADOW III (IG) **(SLAB ON GRADE)** 1279 SQ. FT.

MAIN FLOOR PLAN
Overall 34'x54'
Living Area 34x40'





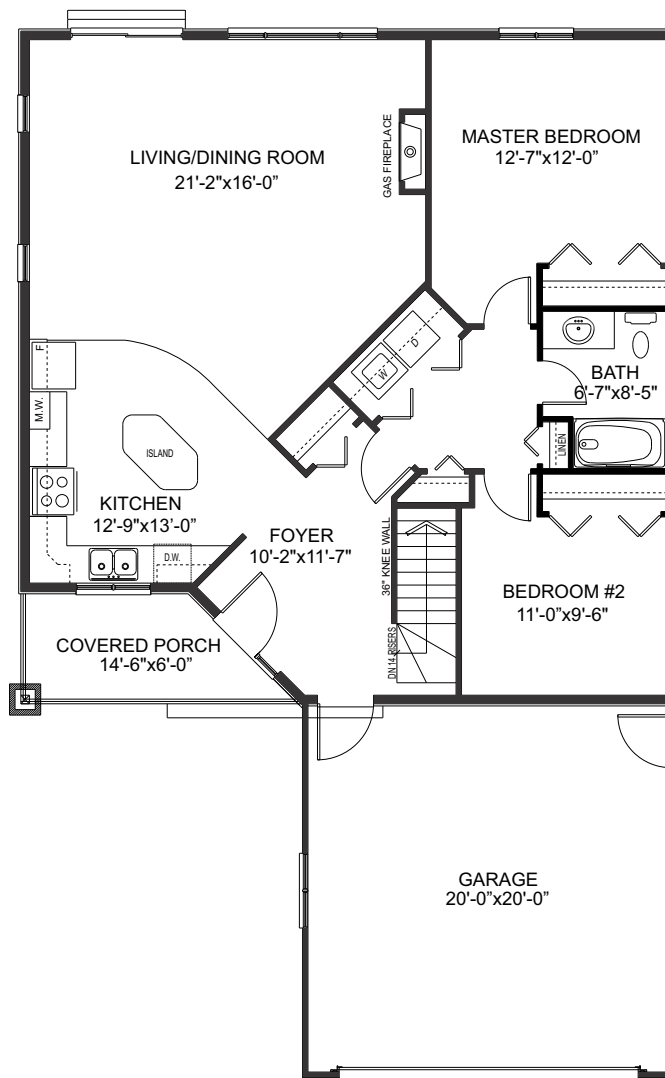
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11/13

THE STONEBROOK (1G)

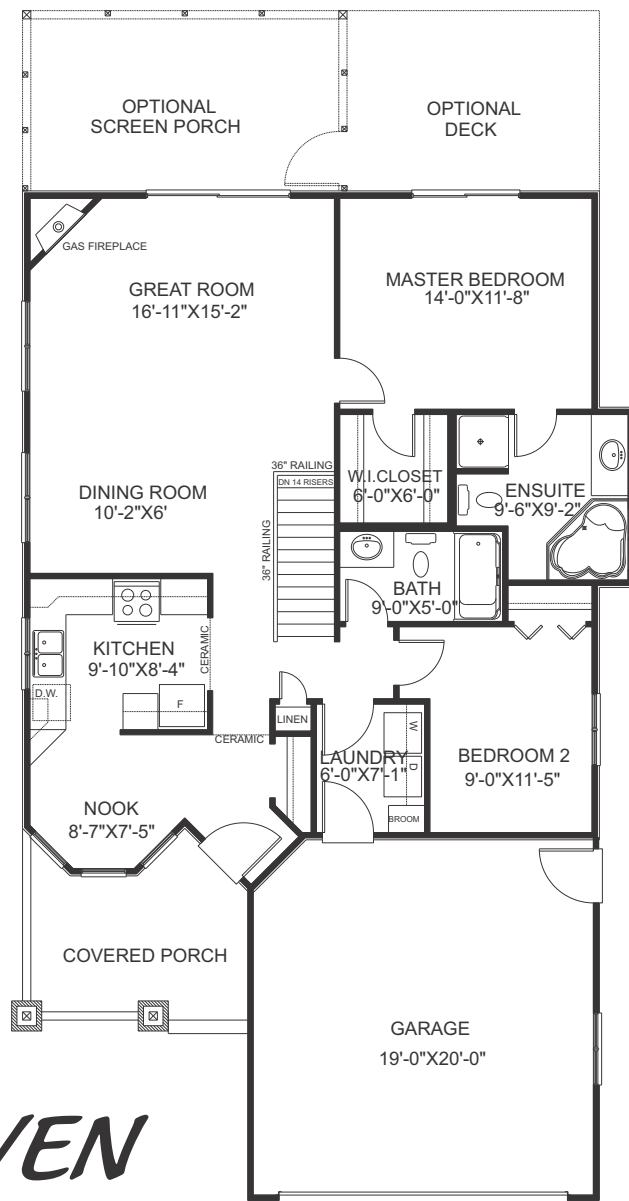
1188 SQ. FT.

MAIN FLOOR
 Overall 34'x52'6"
 Living Area 34'x32'





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1 192 SQ. FT.

(sizes do not include optional area)

MAIN FLOOR PLAN

Overall 34'x56'

Living Area 34'x35'

THE STONEHAVEN



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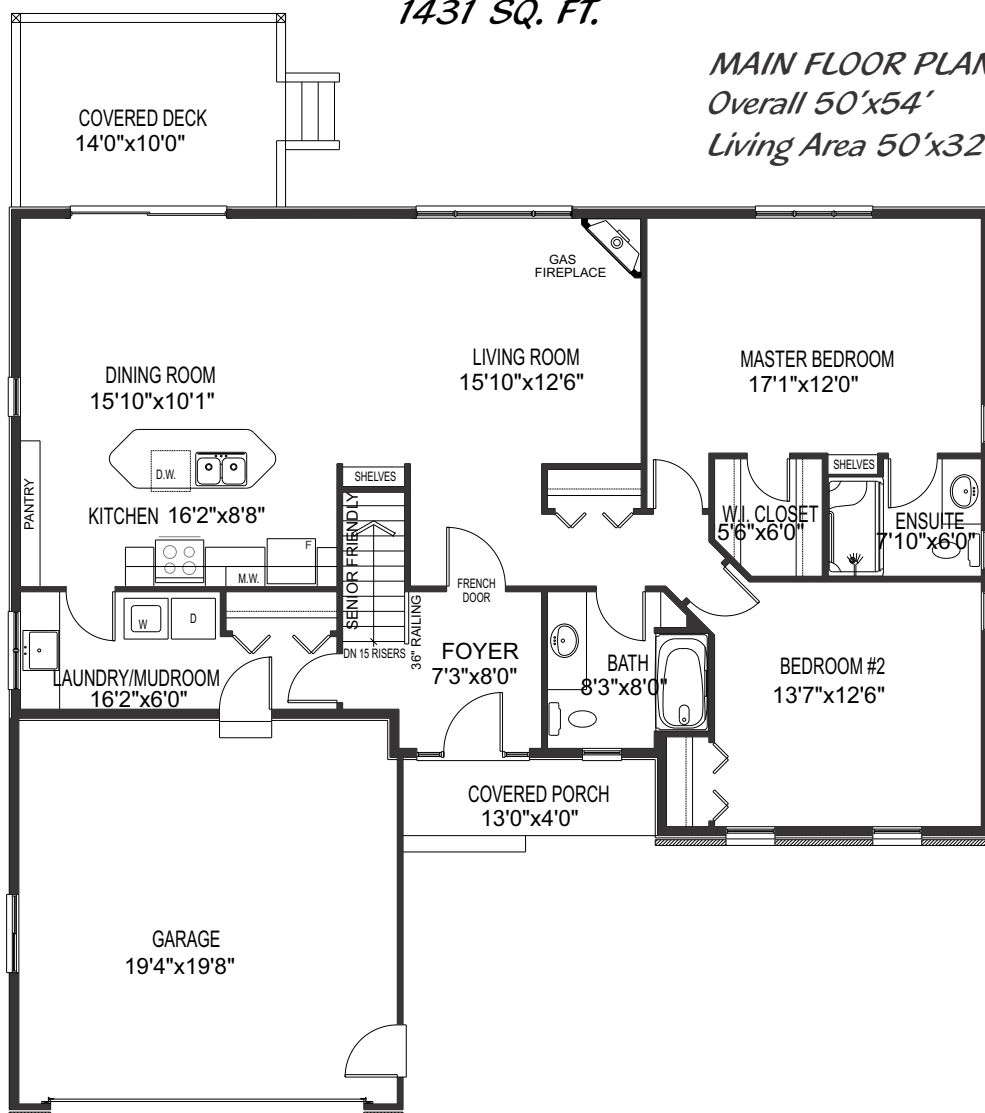
THE VIBRANCE II (IG)

1431 SQ. FT.

MAIN FLOOR PLAN

Overall 50'x54'

Living Area 50'x32'



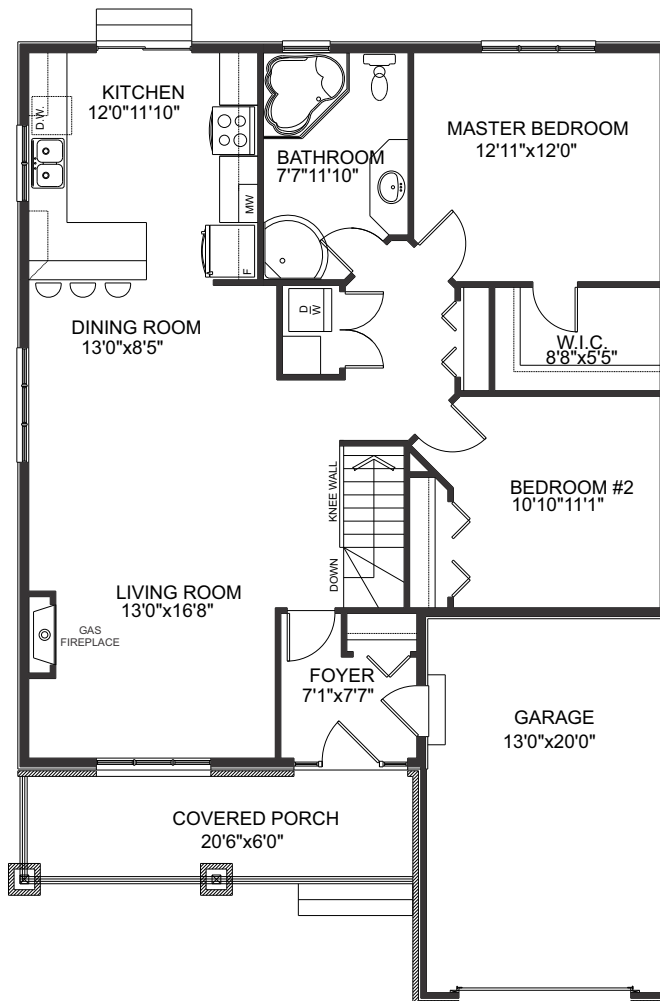


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THE WESTBURY II (IG)

1187 SQ. FT.

MAIN FLOOR PLAN
Overall 34'X50'
Living Area 34'X38'





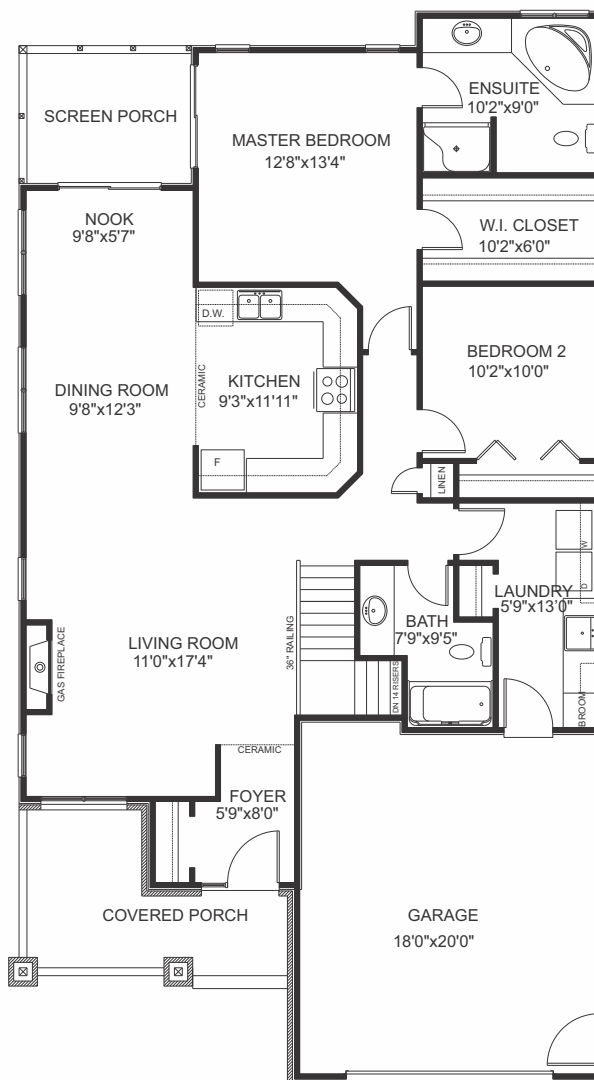
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THE WILTSHIRE

1409 SQ. FT.

MAIN FLOOR PLAN

Overall 34'x62'
Living Area 34'x50'



FEATURES

French's Fine Homes

INVERARAY GLEN

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'x2' 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 with convenient breaker panels.

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

Royal Colorscapes vinyl siding and highlight trims, aluminum soffit and 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.

Dark sky exterior lighting.

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.

850 sq ft asphalt driveway.

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.

FEATURES

French's Fine Homes

INVERARAY GLEN INTERIOR FINISHES

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.

36 oz. broadloom throughout house, except in kitchen, bathroom and foyer where there will be ceramic tile 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 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 an ECM motor with a 5" media air filter.

Digital programmable thermostat.

Natural gas hot water tank on rental basis.

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.

Natural gas zero clearance fireplace with electronic ignition, painted surround & mantle.

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

INVERARAY GLEN 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.

Additional windows and doors; Low E argon filled glass.

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.

Oct 30, 2013

LOT/HOUSE DESIGNATION

French's Fine Homes

INVERARAY GLEN LOT/HOUSE DESIGNATION

Inverary Glen Lot/House Designation

MODEL	LOT #	4	5	27	1A	2A	4A	5A	6A	8A	9A
Brookside II		●		●	●	●	●	●	●	●	●
Endurance II				●	●	●	●	●	●	●	●
Millennium				●	●	●	●	●	●	●	●
Millennium II				●	●	●	●	●	●	●	●
Radiance				●	●	●	●	●	●	●	●
Sommerset II	●	●		●	●	●	●	●	●	●	●
South Meadow	●			●	●	●	●	●	●	●	●
South Meadow III	●			●	●	●	●	●	●	●	●
Stonebrook	●			●	●	●	●	●	●	●	●
Stonehaven	●			●	●	●	●	●	●	●	●
Vibrance II				●	●	●	●	●	●	●	●
Westbury II	●			●	●	●	●	●	●	●	●
Wiltshire	●			●	●	●	●	●	●	●	●



& *French's Fine Homes*

would like to help you celebrate the purchase of your new home with this
SPECIAL PROMOTION

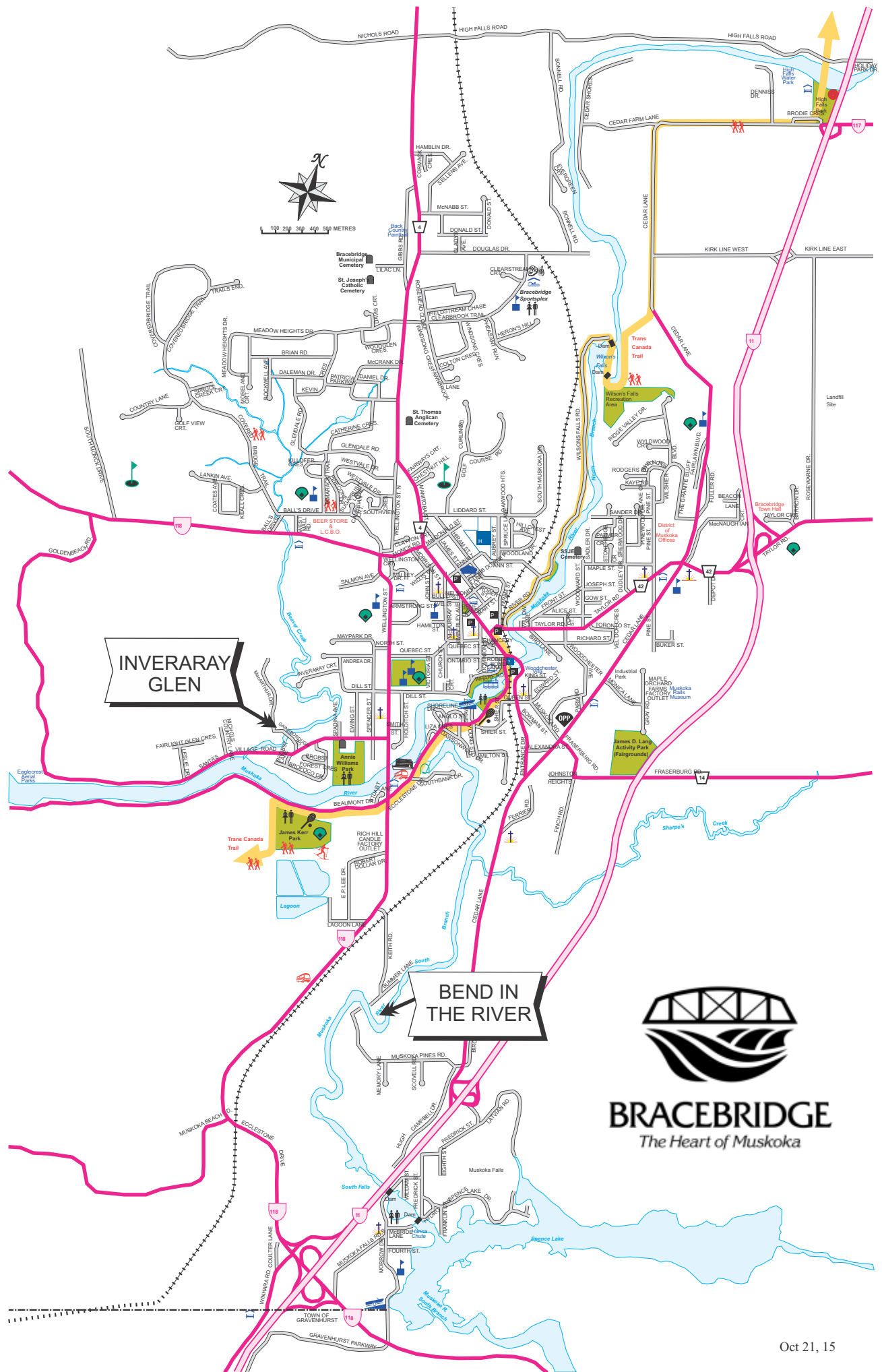
CABLE TELEVISION - Free activation of cable, plus 3 months of Digital Value Pack channels,
plus 12 months Free HD receiver rental

INTERNET ON CABLE - Free activation of Internet plus 3 months of free High Speed internet

DIGITAL PHONE SERVICE - 3 months of free Digital phone service including unlimited calling
in North America, and the 5 most wanted calling features

*This offer is valued at \$550.00
COGECO will contact you 30 days prior to move-in date to arrange activation.*

Feb 19,15



BRACEBRIDGE
The Heart of Muskoka