



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.

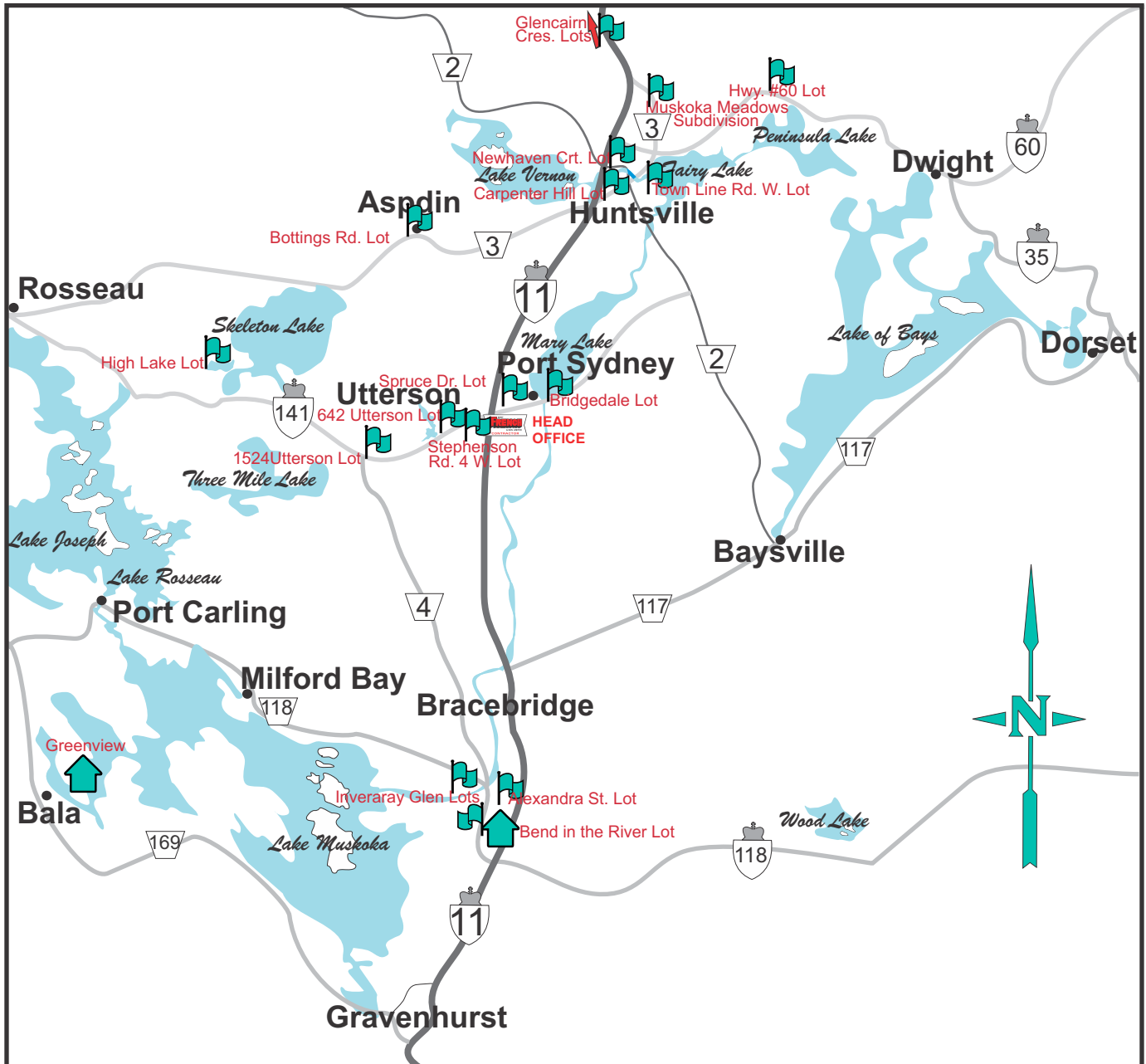
With our years of experience, we offer you a well-refined home. All of our work is done by professional qualified tradesmen. This gives you a quality home which will be trouble-free and enjoyable for a lifetime.

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

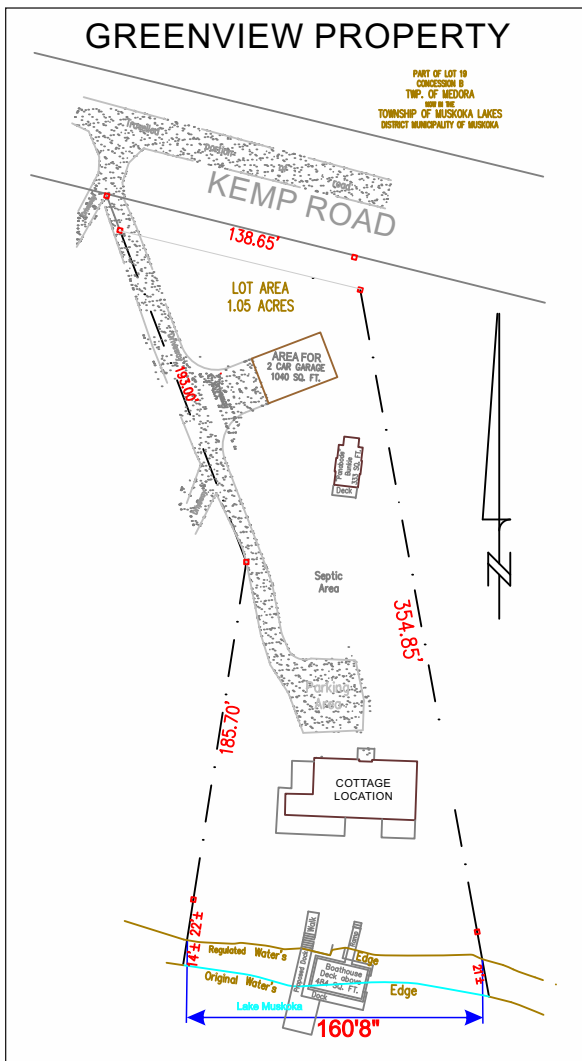
Waterfront GREENVIEW



JUST LISTED!!

\$2,452,000

\$2,169,912+ HST of \$282,088 = \$2,452,000



1045-1 Kemp Road, Bala

Located on the southern shore of Acton Island, this exciting offering can be accessed year round via the Acton Island bridge. This lot enjoys lots of privacy and is just minutes by car or boat from Port Carling, golf courses and clubs.

Views of the lake from this newly built cottage, sunbathing on the single slip boathouse roof, and the existing Panabode guest house combine for an ideal Muskoka lifestyle. This superb cottage site with 160 feet of frontage and approximately 1 acre of level land on Lake Muskoka will be the place to enjoy friends and family for years to come.

FOR FURTHER INFORMATION AND PRICE SEE OUR
GREENVIEW BROCHURE

Waterfront

1348 HIGH LAKE LOT RAYMOND

.91 ACRES



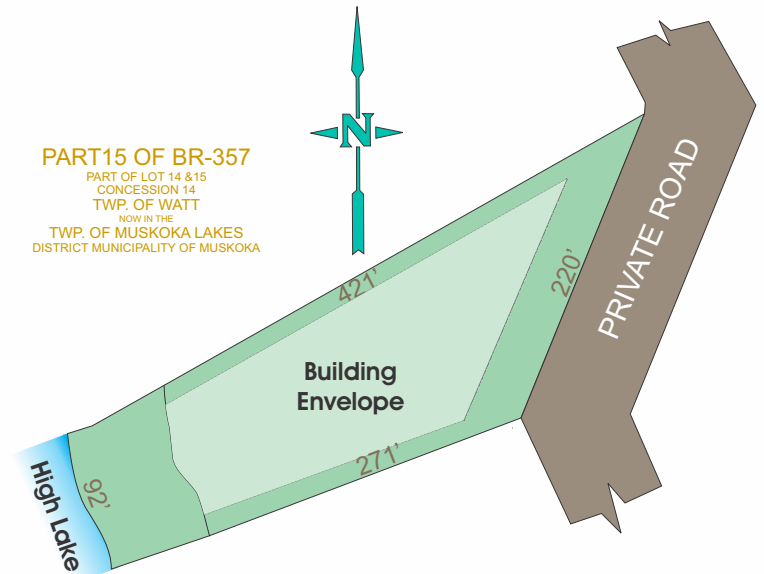
Imagine yourself looking over a clear, quiet lake nestled in the forests of Muskoka from one of our beautiful, open concept cottages. The scenery through all those windows while you're comfy in the great room, or the view while you're relaxed on the deck lets you enjoy the tranquility of the north, away from the city.

One lot only - don't miss your chance to own your very own piece of Muskoka on the water.



Less than 2 km from the lot there is a respectable boat launch and parking area

PART 15 OF BR-357
PART OF LOT 14 & 15
CONCESSION 14
TWP. OF WATT
NOW IN THE
TWP. OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA



DIRECTIONS TO HIGH LAKE:

From Hwy 141 turn right onto Fish Hatchery Road. (stay left at camp) Drive 3.6 km. (keep right at fork) Turn right at #1348 Drive 200 m. The site is on the right.

THE BEND IN THE RIVER

MUSKOKA RIVER PROPERTIES



French's Fine Homes has 1 **lot left** (not including our Luxurious Model Home on lot 2) **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.

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 **2 acres**, and gives you **200 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.

FOR FURTHER
INFORMATION
AND PRICES SEE OUR
BEND IN THE RIVER
CATALOGUE

DIRECTIONS

Bend in the River

Exit Hwy 11 at District Rd 118 W which becomes Ecclestone Drive. Turn right onto Keith Road. Follow Keith Road until the end.



THE BEND IN THE RIVER

The Ironwood R-2000 Model Cottage on lot 2

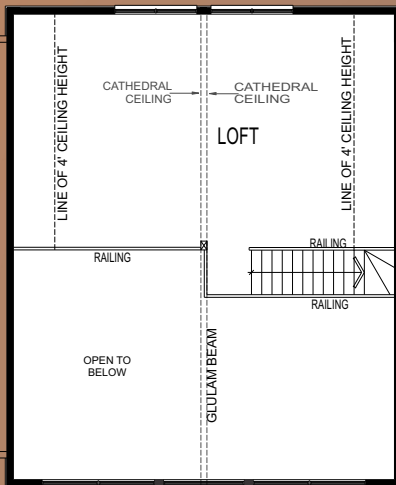


RIVERSIDE ELEVATION



ROADSIDE ELEVATION

2556 SQ. FT.

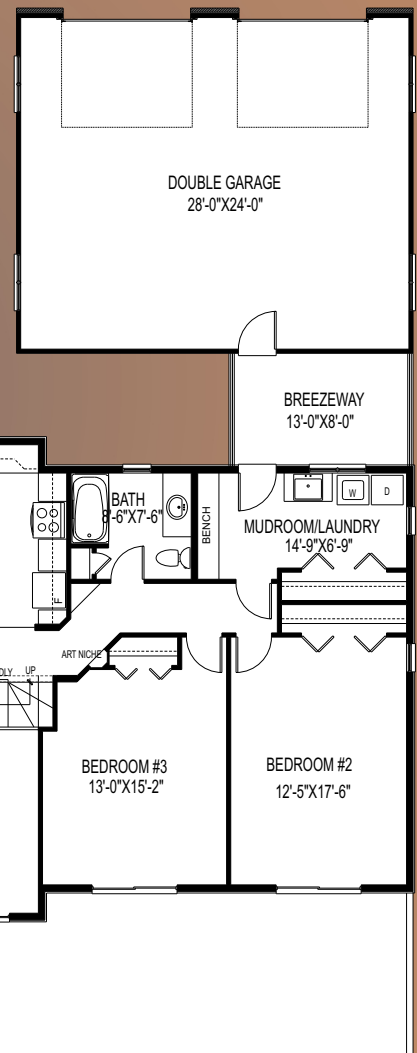


LOFT FLOOR PLAN 344 SQ. FT.

Loft SQ. FT. calculation at 4' ceiling height

Overall 28'x16'6"

Living Area 19'4"x16'6"

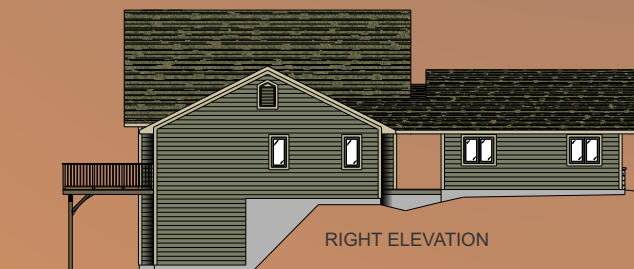


MAIN FLOOR PLAN 2212 SQ. FT.

Overall 70'x74'4"

Living Area 70'x34'

\$906,900.00
+ HST



RIGHT ELEVATION



LEFT ELEVATION

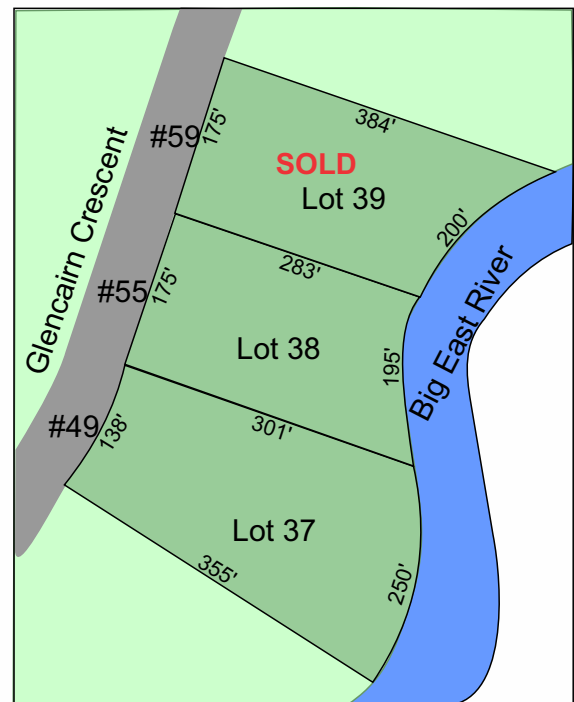
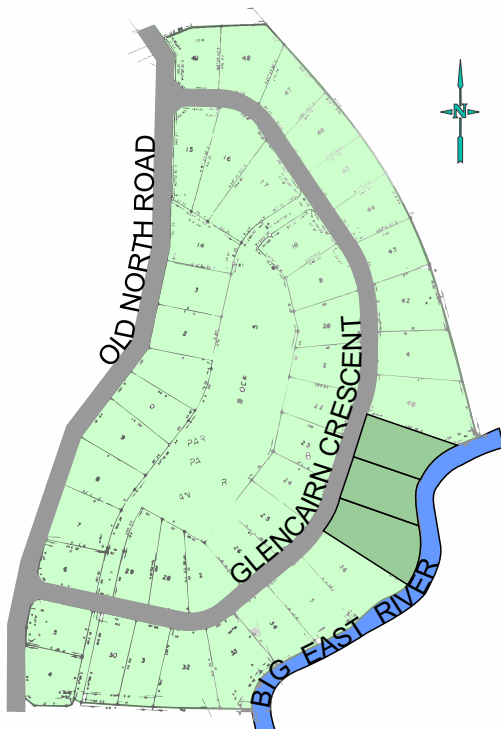
Waterfront

GLENCAIRN CRESCENT

2 PROPERTIES AVAILABLE
ON THE BIG EAST RIVER, HUNTSVILLE



FOR FURTHER
INFORMATION
AND PRICES SEE OUR
GLENCAIRN
CATALOGUE

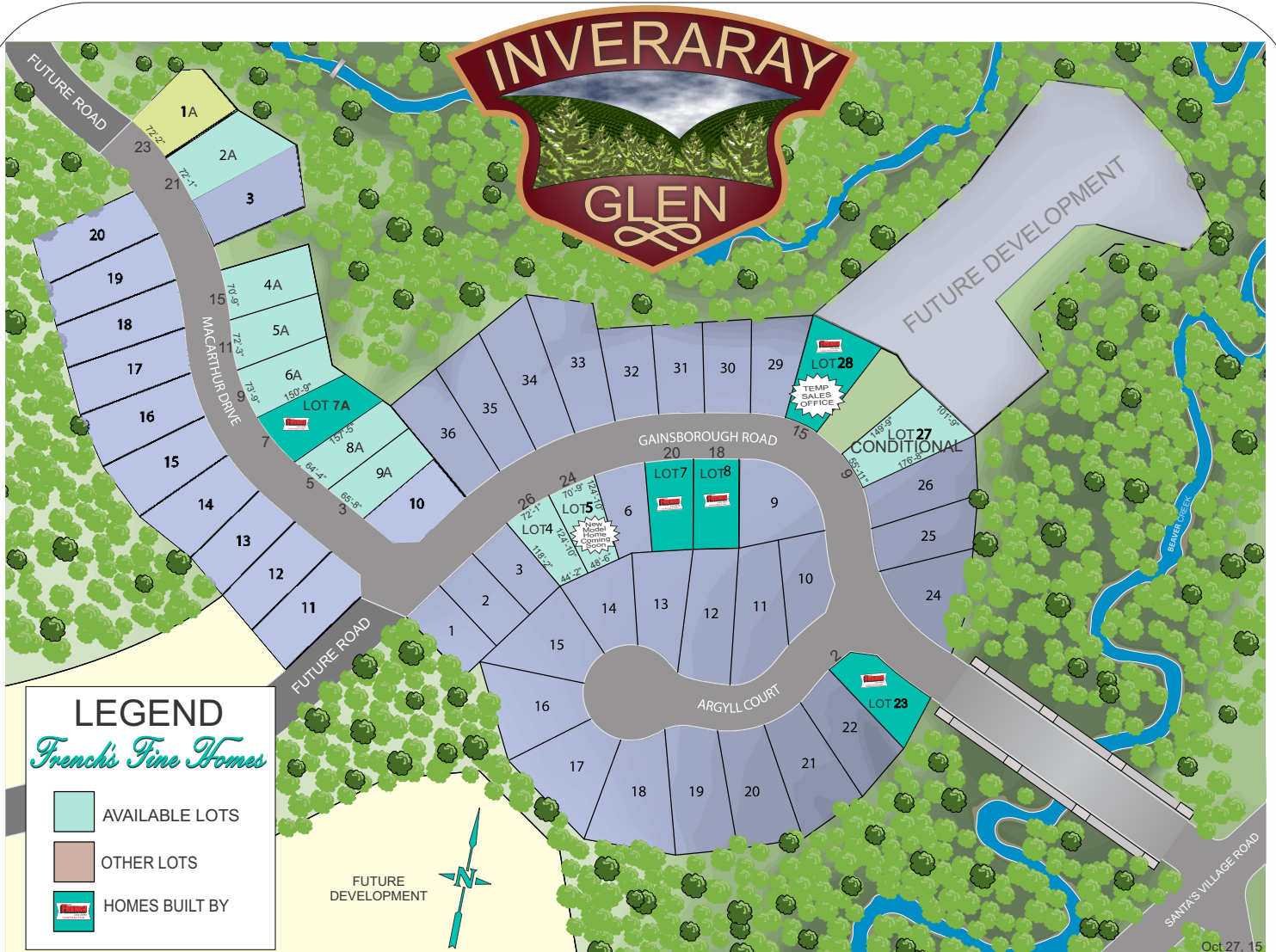


NEW OPPORTUNITY to build on the river and live close to town. 1 1/4 to 1 3/4 acre lots just made available. Each lot provides a generous building envelope for situating your new home, while maintaining the country feeling with trees and activity areas.

Lots are elevated well above the Big East River in a beautiful natural setting with mature trees. You'll find it hard to believe that 'town' is a short drive away.

Take a drive along Glencairn Crescent, then call us today to browse our selected models or call us about your vision for the ideal home.

Let us help you make the move from dreaming to living.



Inveraray Glen is a lifestyle community on the banks of Beaver Creek. This town and country community is close to all the amenities of downtown Bracebridge.

FOR FURTHER
 INFORMATION
 AND PRICES SEE OUR
 INVERARAY GLEN
 CATALOGUE

**NEW MODEL
 COMING SOON!
 TO INVERARAY**



24 Gainsborough Road

111 SPRUCE DRIVE

PORT SYDNEY

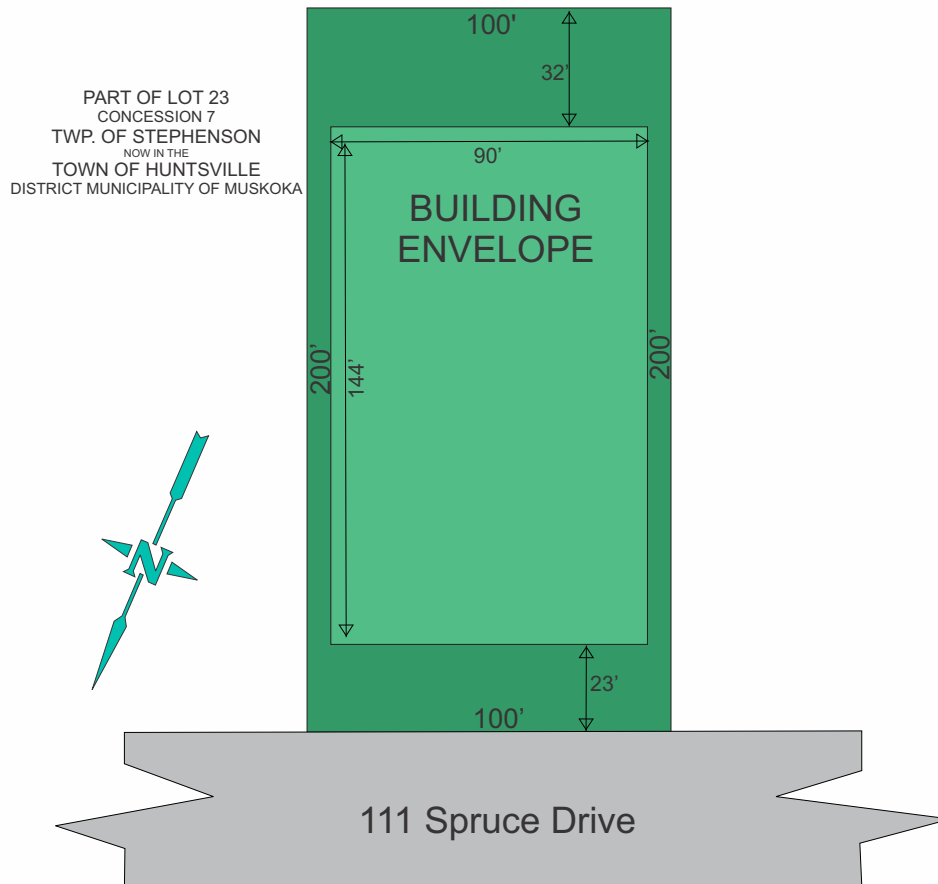
In the village and only minutes walk from Mary Lake's sandy public beach. This lot is a great find!



DIRECTIONS

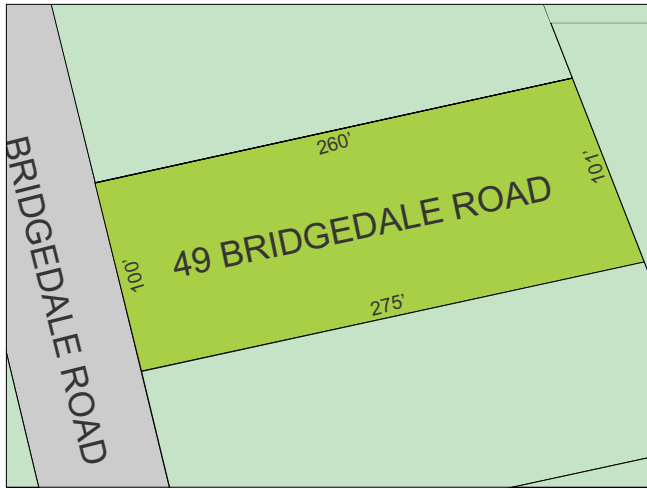
From Hwy 11 take exit 207(Muskoka Road 10) Drive. 1.5 km on Muskoka Road 10. Turn left onto Spruce Drive. Drive 550 m. Lot is on the right. # 111

This heavily treed lot is only a two minute drive from Highway 11. Better yet - it's only a 5 minute walk to the beautiful sandy public beach of Mary Lake, and the village centre. This pretty little village has a full social schedule of family events all year. There are lots of public trails to walk, and countless photo ops. Visit Port Sydney for a few hours, and you'll want to stay for a life time.



49 BRIDGEDALE ROAD

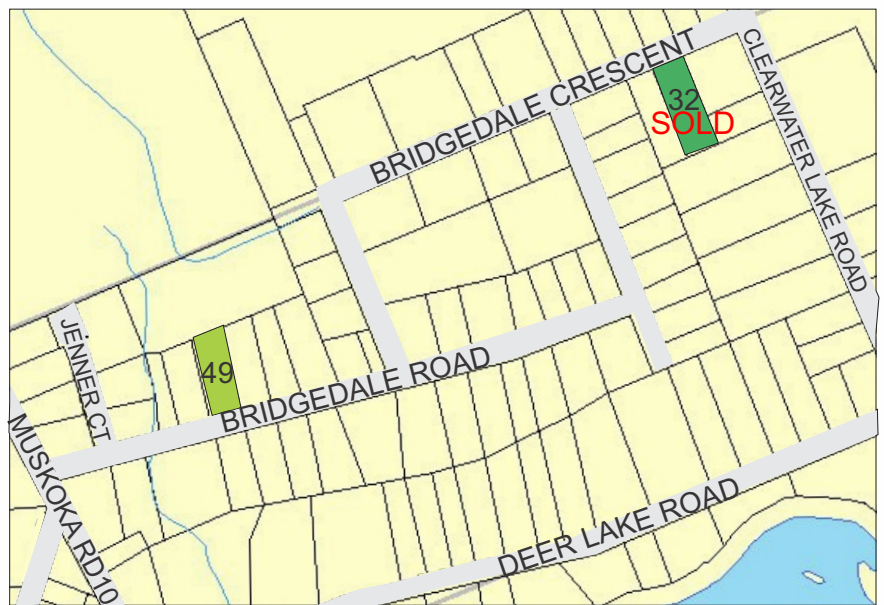
PORT SYDNEY



Bridgedale Lot 49

From Hwy 11 exit at Hwy 141/
Port Sydney/Utterson (exit 207)
Drive 500 m. Turn east onto Muskoka Road 10
towards Port Sydney.
Drive 4 km. Keep left over the bridge
to stay on Muskoka Road 10.
Drive 450 m. Turn right onto Bridgedale Road.
Drive 250 m. The lot will be on the right.

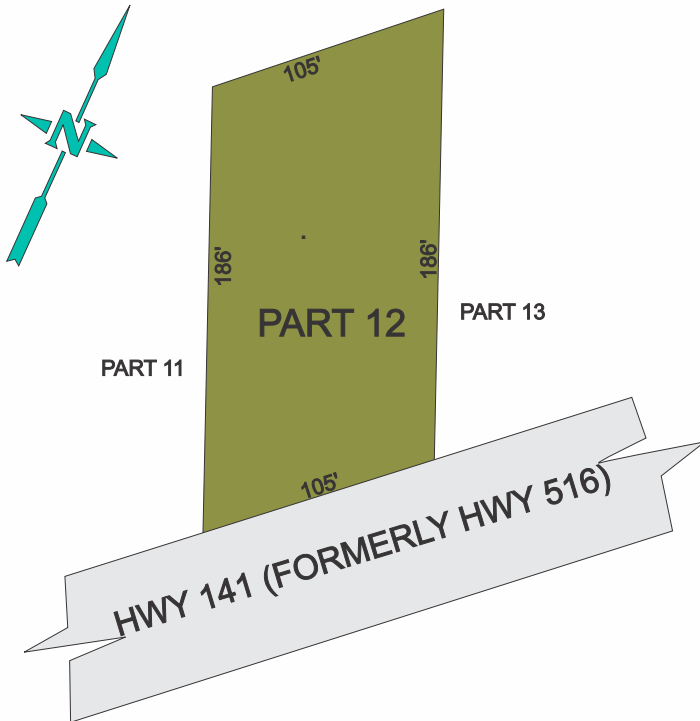
This lot is located in an established subdivision approximately halfway between Huntsville and Bracebridge. It is near the public access to Mary Lake for playtime convenience.



642 Highway 141

UTTERSON

Part 12, on Plan BR296 (PCL 16263) except Unit 6 D101
Part Lot 11 Con VI, Township of Stephenson



642 Hwy 141

Exit Hwy 11 at Hwy 141
and go west toward
Utterson. Drive for 3.4 km.
642 Hwy 141 is on right.

This is a nice level lot
with easy access to
Hwy 11 and within
walking distance to
public swimming.

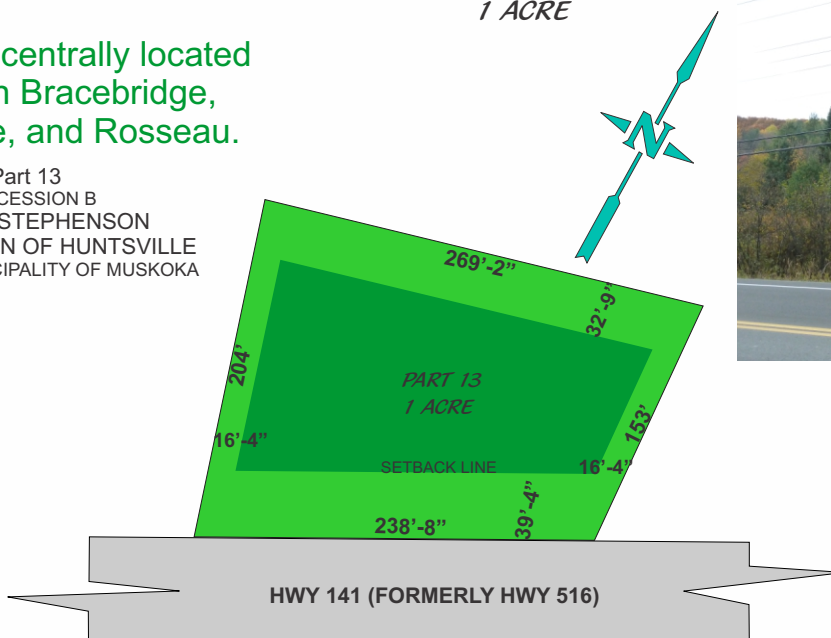
1524 Highway 141

(PATTERSON'S CORNER)
UTTERSON

1 ACRE

This lot is centrally located
between Bracebridge,
Huntsville, and Rosseau.

Part 13
CONCESSION B
TWP. OF STEPHENSON
NOW IN THE TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA

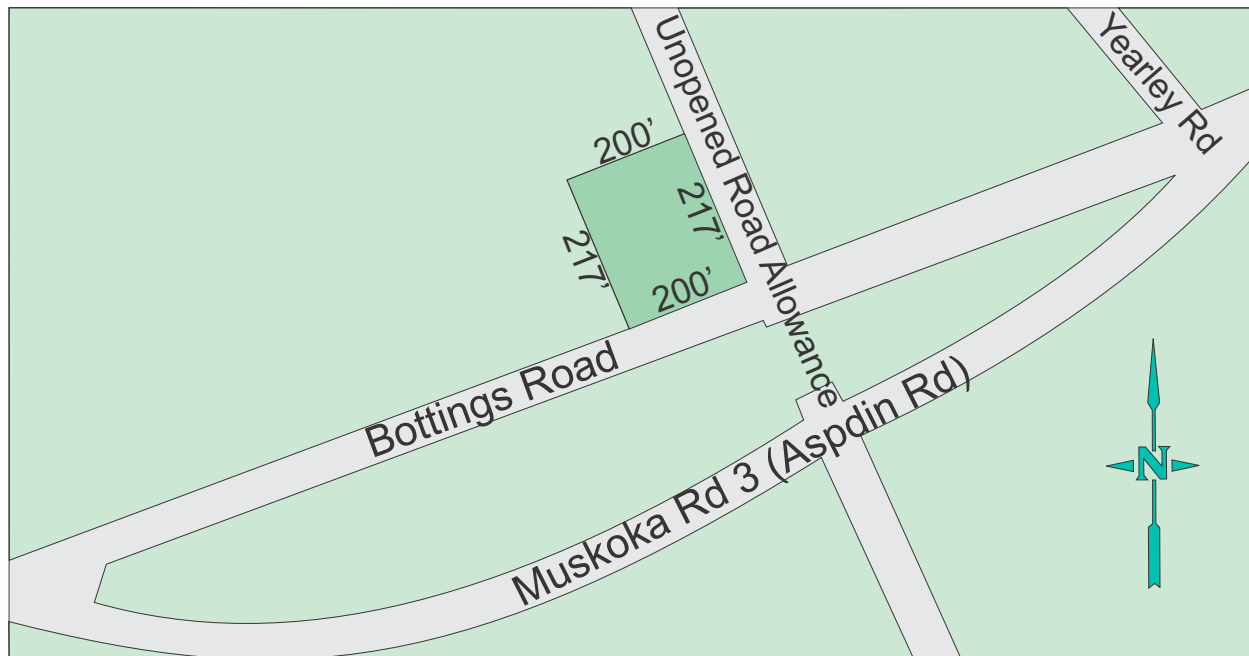


1524 Hwy 141

Exit Hwy 11 at Hwy 141
and go west toward
Utterson. Drive for 7 km.
The lot is on the right.

64 BOTTINGS ROAD

ASPDIN



DIRECTIONS to

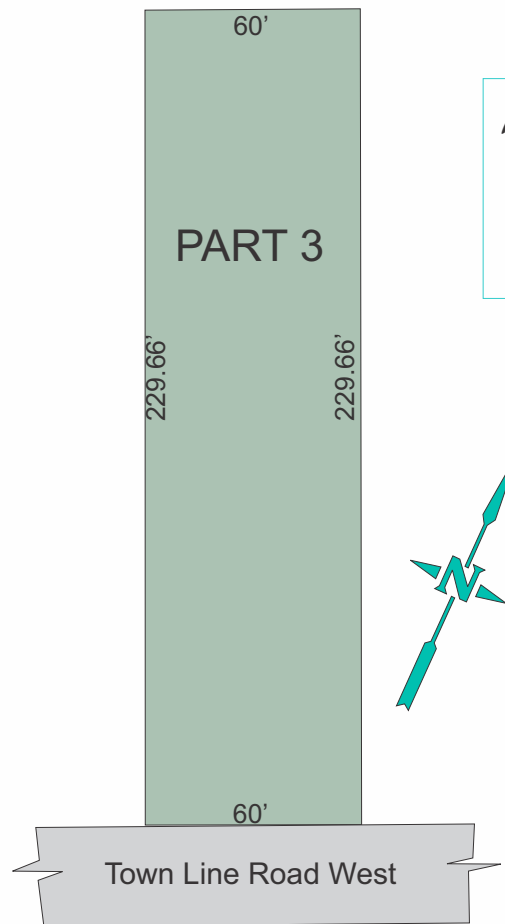
64 Bottings Road

From Hwy 11 take (exit 219)
Turn left onto Aspdin Road/
Muskoka Rd 3. Drive 11.8 km.
Turn right at Yearley Road.
Drive 64 m. Turn left onto
Bottings Rd. Drive 300 m. #64

NESTLED IN THE LITTLE VILLAGE OF ASPDIN,
THIS 1 ACRE LOT IS ONLY A 10 TO 15 MINUTE DRIVE TO HUNTSVILLE.
IT IS ACROSS THE ROAD FROM THE COMMUNITY CENTRE
AND NEAR A HISTORIC CHURCH.

216 TOWN LINE ROAD WEST

HUNTSVILLE



Directions to Town Line Road West
From Hwy 11 exit at Muskoka Rd 3 (Exit 219)
Turn right. Drive 1.4 km to Yonge St S.
Turn right and drive 750 m.
Follow road left onto Town Line Rd W.
Drive 750 m to
216 Town Line Rd W on left.

**PART LOT 12, CON 1, CHAFFEY TWP
PART 3, PLAN 35R-20727**

*THIS LOT IS IN A GREAT LOCATION FOR RAISING A FAMILY;
IT IS CLOSE TO PRIMARY AND SECONDARY SCHOOLS,
THE SUMMIT CENTER, POOL, GYM AND SHOPPING.
THE LOT IS TOWN SERVICED, AND IT IS JUST THE RIGHT
SIZE FOR A STARTER HOME.*

8 NEWHAVEN COURT

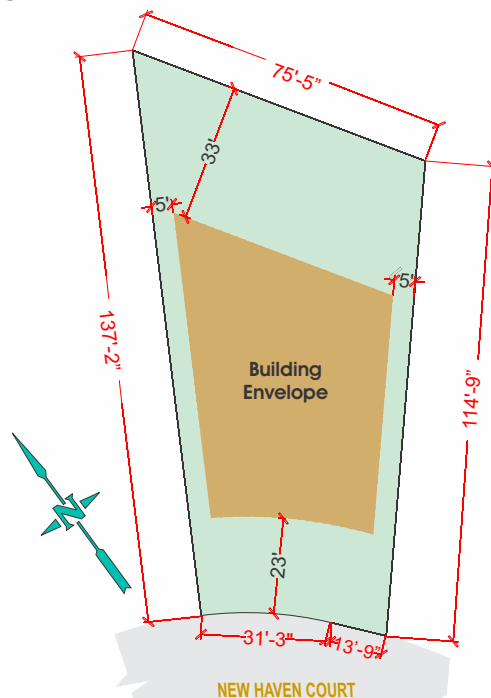
HUNTSVILLE



FEATURES OF NEWHAVEN COURT

This lot is in the town of Huntsville, near schools, churches, shopping and it is hidden away in a quiet neighbourhood with town services.

Located on a quiet cul de sac, this lot has town services and is suitable for a walkout basement. It is close to many amenities.



Newhaven Court

Exit Hwy 11 at Muskoka Road 2. Turn right towards town. Turn right at Hodges Ln, Turn right at Newhaven Court.

8 NEWHAVEN COURT
HUNTSVILLE, ON

1940 HARP LAKE ROAD

HUNTSVILLE



This large, 2.1 acre, fully treed property with lots of exposure on Hwy 60 would be a great location for a home based business.

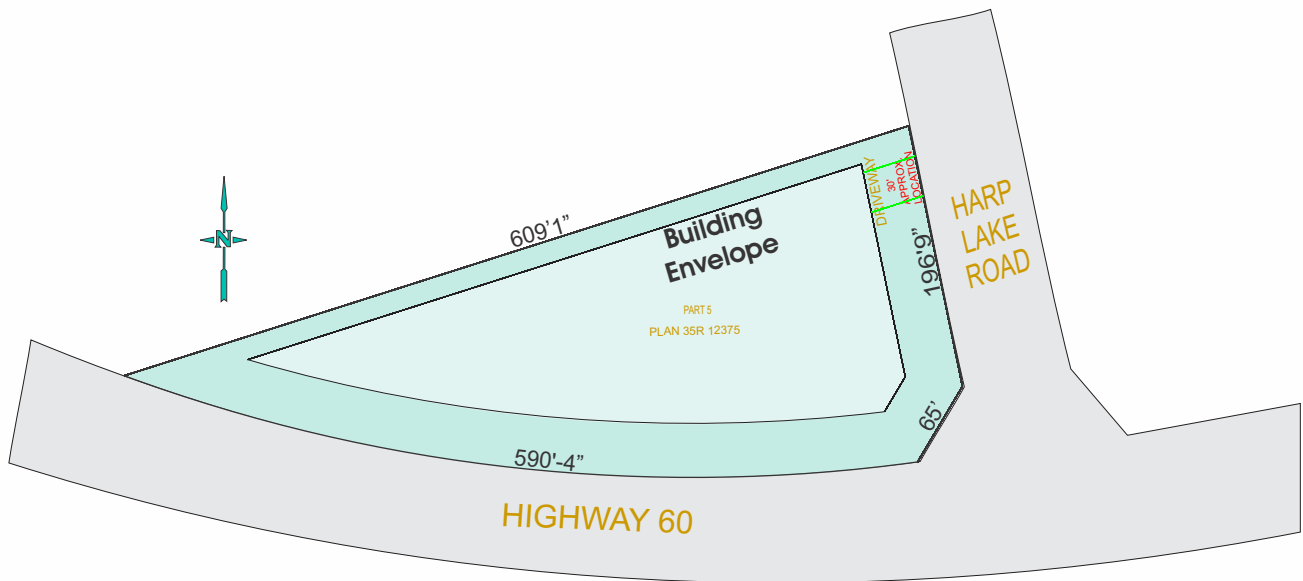
Your home can be built here to take advantage of a great view. The Georgian Bay II would be a great choice.

The property is only five minutes from the Huntsville town centre.

Harp Lake Road

Exit from Hwy 11
onto Hwy 60 (exit 223).

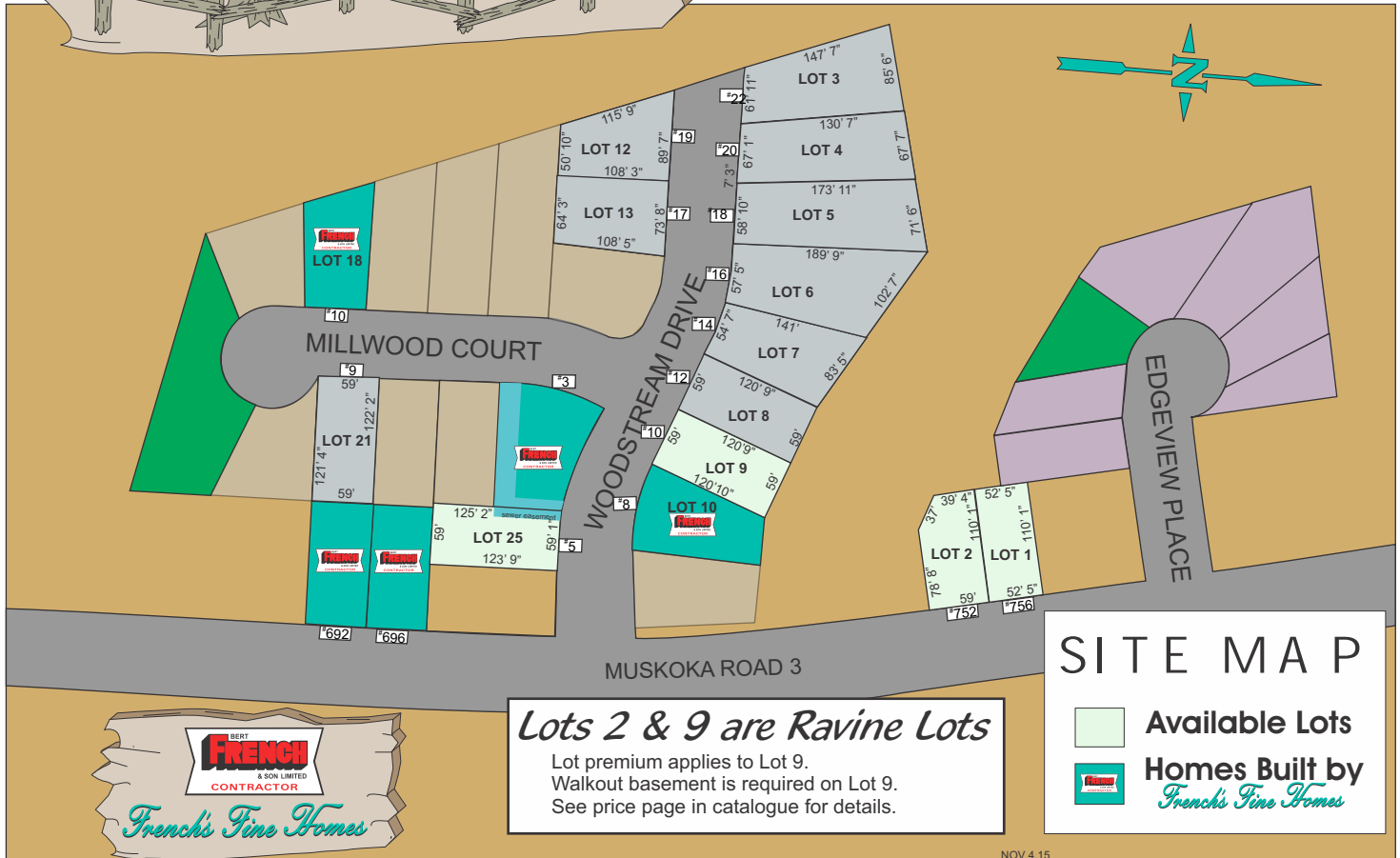
Drive 10 km to
Harp Lake Rd (on left).
First Property on the left.



PART OF LOT 35
CONCESSION 2
TWP. OF CHAFFEY
NOW IN THE
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY
OF MUSKOKA



Quality homes on
fully serviced lots



Location, location, location: The Muskoka Meadows location combines the convenience of town living with the safety and peace of country living. This cul-de-sac is a low traffic area safe for children and adults alike to walk and play. This convenient location near schools, shopping and all other amenities makes it a perfect place to settle.

Availability and convenience: Muskoka Meadows lots are town serviced. All homes are on municipal streets and will have sidewalks, curb and gutter and street lighting. Water and sewer, natural gas, hydro and cable television are provided through underground services. Each lot is unique in its dimensions and provides us and you, the customer, with many options for building. An individual home with a natural landscape, some which back onto a ravine is to be expected in this subdivision. Bring your list of dreams, and let us make it reality.

Customize your size: Homes must meet the minimum standard of 1138 square feet.

We invite you to visit our sales office in Bracebridge or the head office in Port Sydney and find out more about the possibilities at Muskoka Meadows. You can pick up one of our plan catalogues for the area, and speak to our sales representative about your custom-building options.

DIRECTIONS TO MUSKOKA MEADOWS:
From Hwy 11 turn right onto Hwy 60.
Go 2.7 km. Turn left onto Muskoka Rd 3 N.
Go 1.6 km. Destination is on the left.



LAKE SIDE

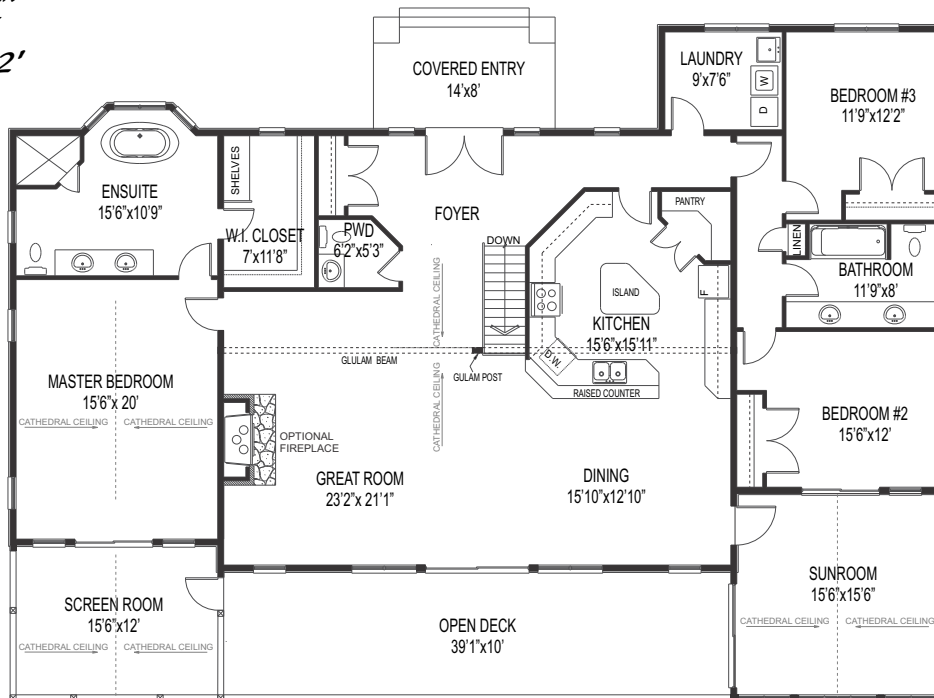
French's Fine Homes

09/13

THE ALGONQUIN

2510 SQ. FT.

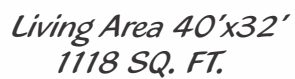
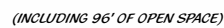
MAIN FLOOR PLAN
2510 SQ. FT.
Overall 72'x52'

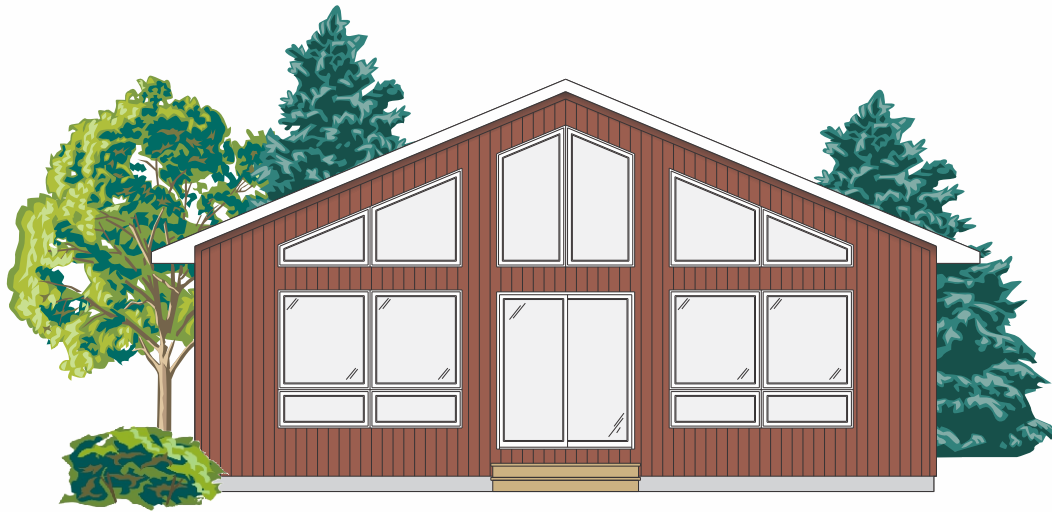


ROAD SIDE



2214 SQ. FT.

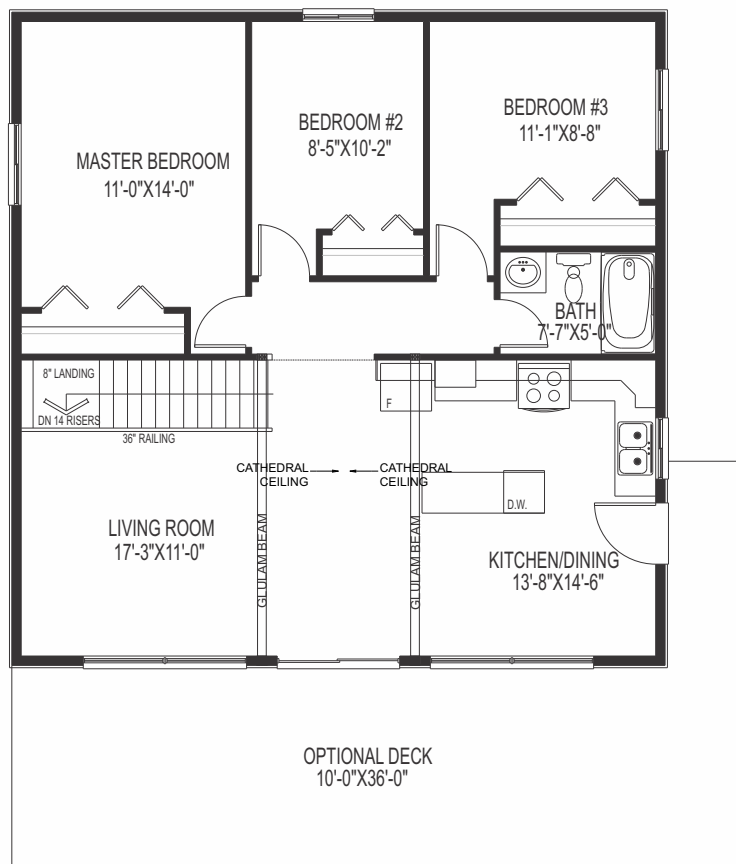




French's Fine Homes

THE BELLEVUE

1024 SQ. FT.



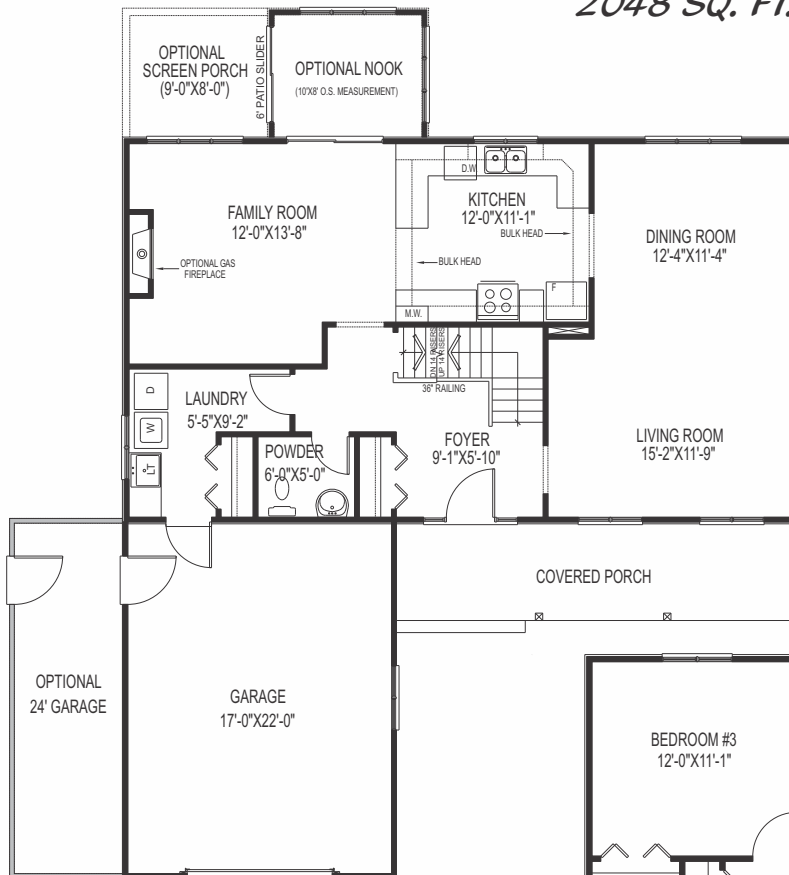
*MAIN FLOOR PLAN
32'x32'*



French's Fine Homes

THE BRITTANY II

2048 SQ. FT.



MAIN FLOOR PLAN

Overall 42'x46'

Living Area 42'x24'

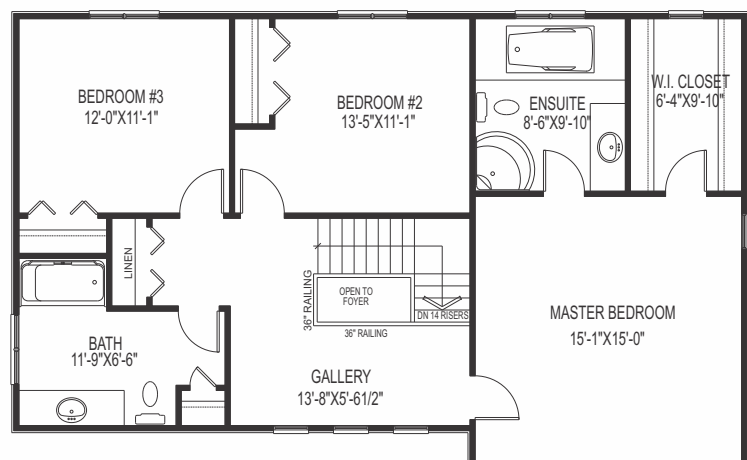
1008 SQ.FT.

(sizes do not include optional area)

SECOND FLOOR PLAN

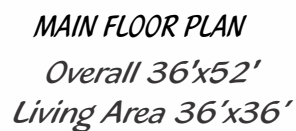
42'x26'

1040 SQ.FT.





1218 SQ. FT.





French's Fine Homes

THE BROOKSIDE II

1366 SQ. FT.

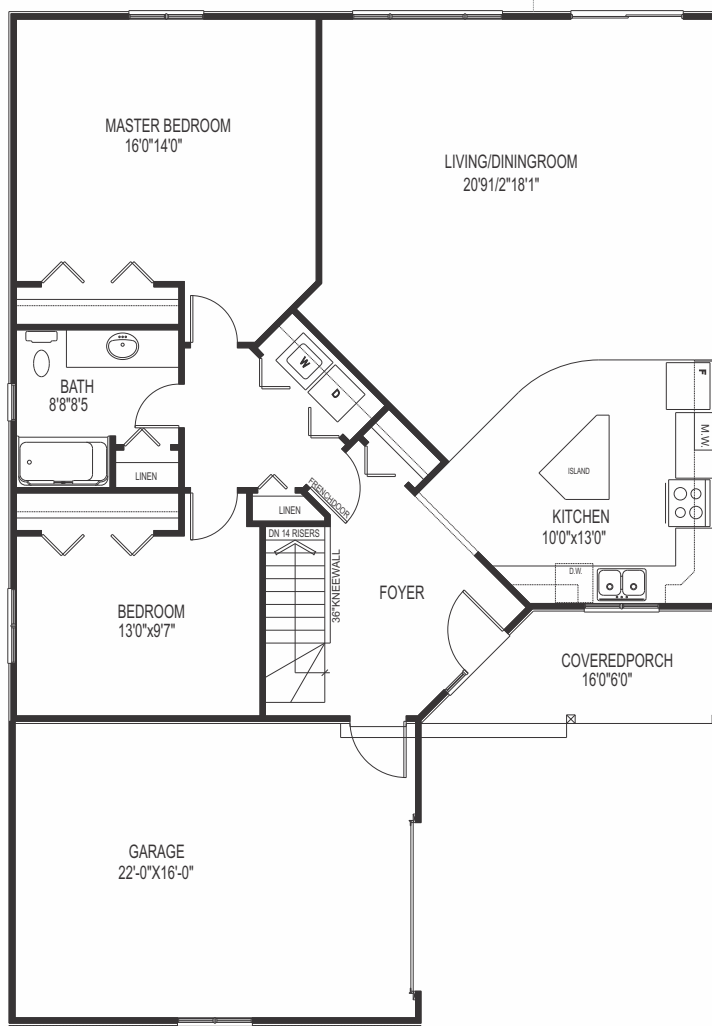
OPTIONAL DECK
100'x100'

MAIN FLOOR PLAN

Overall 38'x54'

Living Area 38'x38'

(sizes do not include optional area)



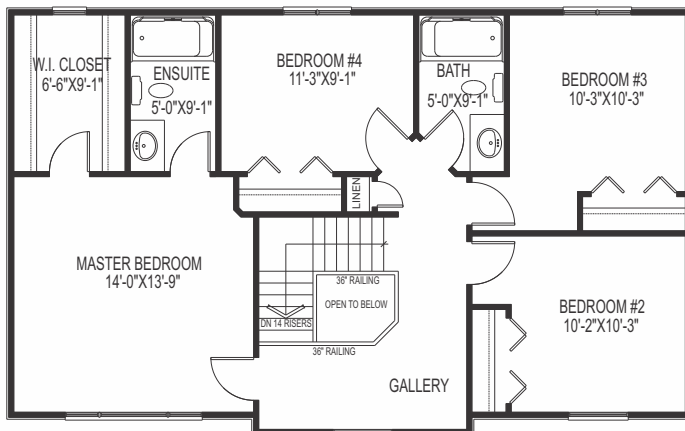
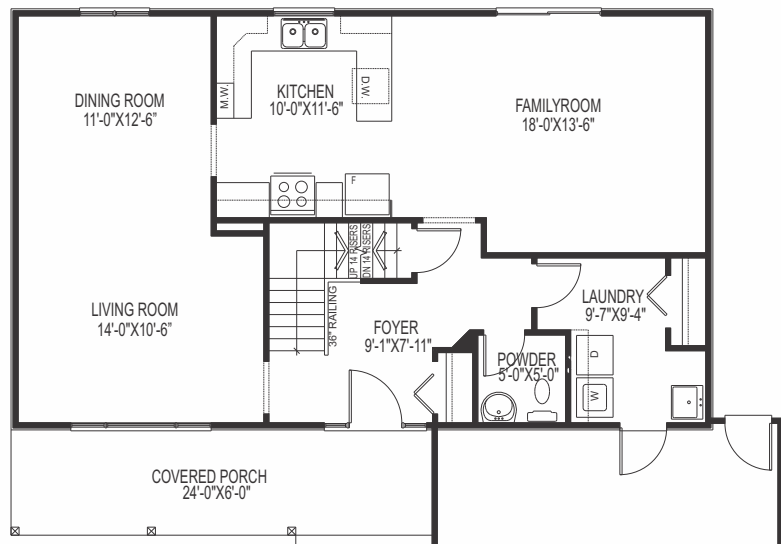


French's Fine Homes

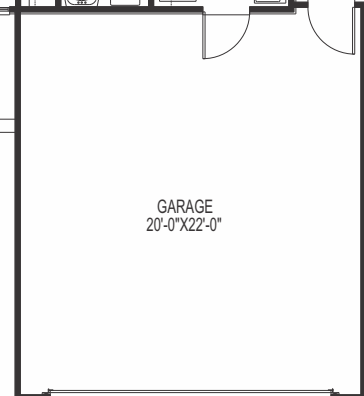
THE BRUNEL II

1932 SQ. FT.

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



SECOND FLOOR PLAN
40'x25'
972 SQ.FT





French's Fine Homes

THE CABOT

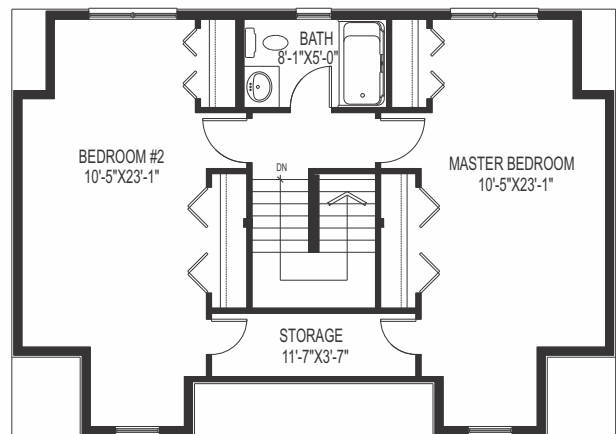
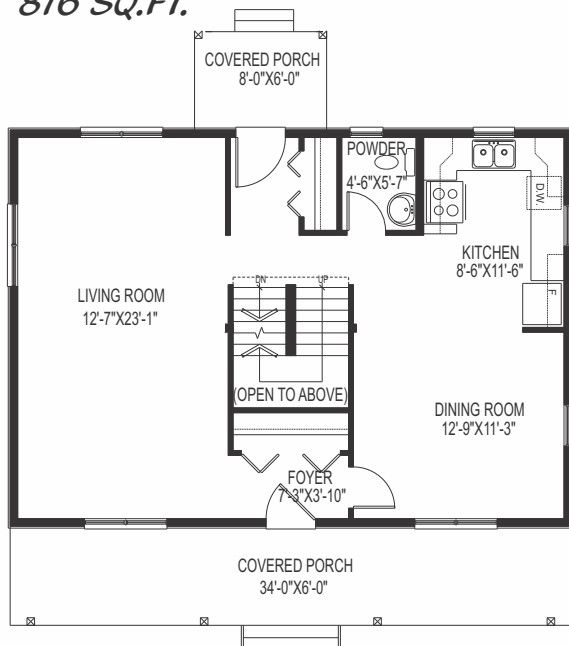
1490 SQ. FT.

MAIN FLOOR PLAN

Overall 34'x30'

Living Area 34'x24'

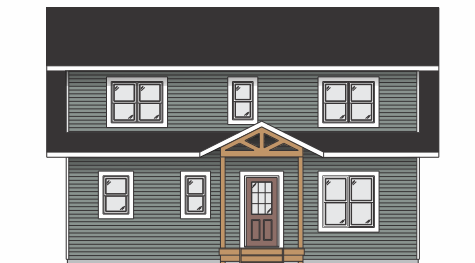
816 SQ.FT.



SECOND FLOOR PLAN

34'x24'

674 SQ.FT.



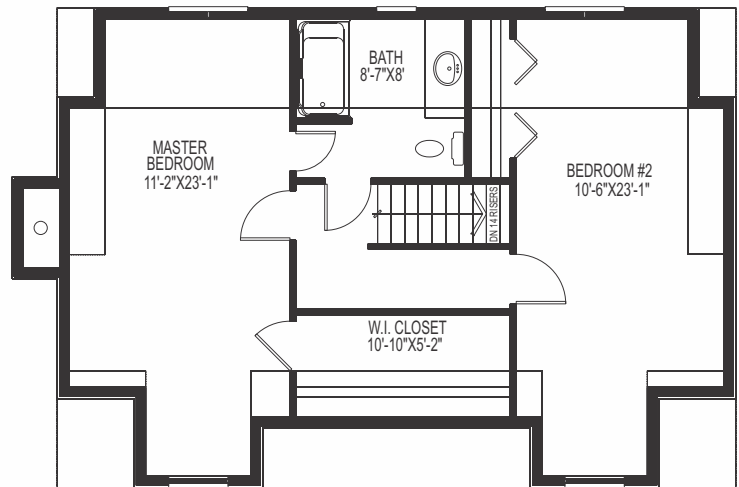
THE CABOT

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.

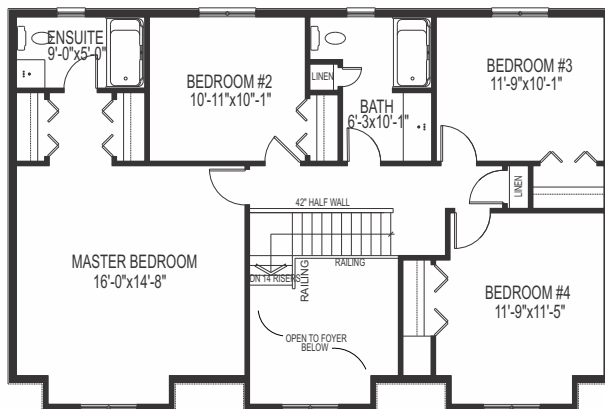
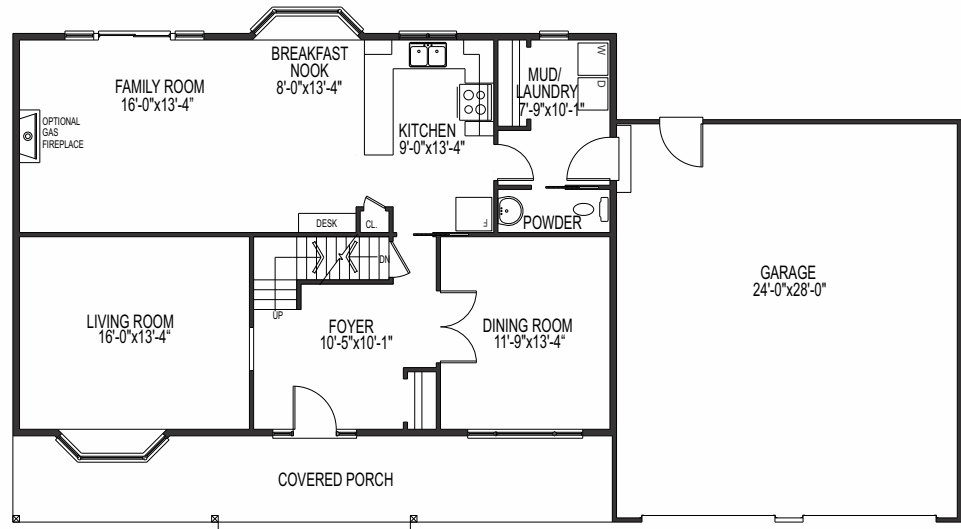


French's Fine Homes

THE CHATELAINE

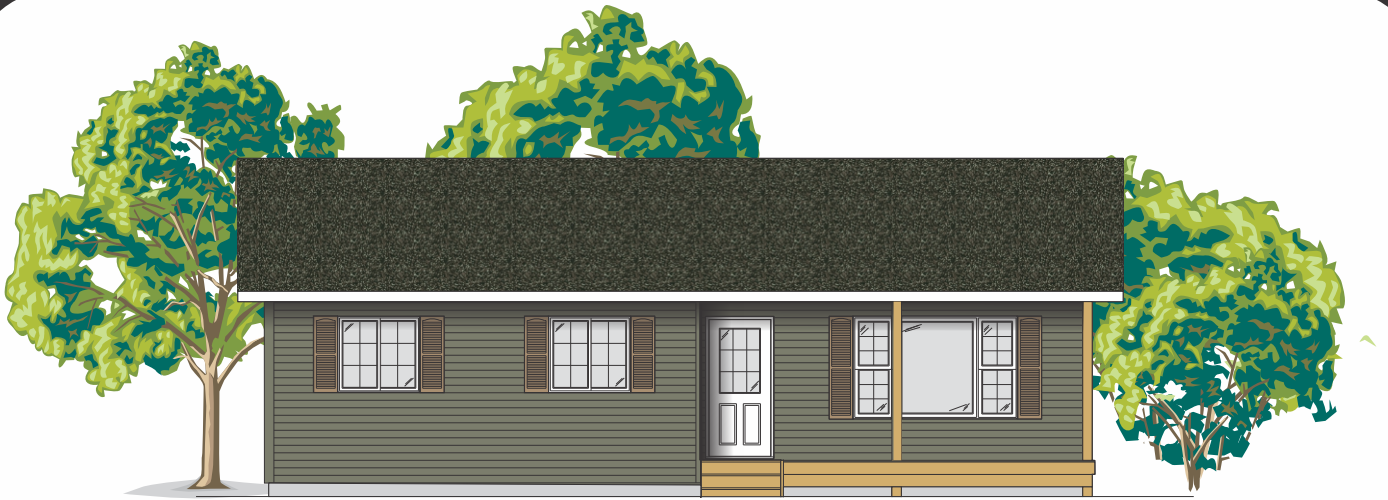
2294 SQ. FT.

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



SECOND FLOOR PLAN
42'x26'
1118 SQ.FT

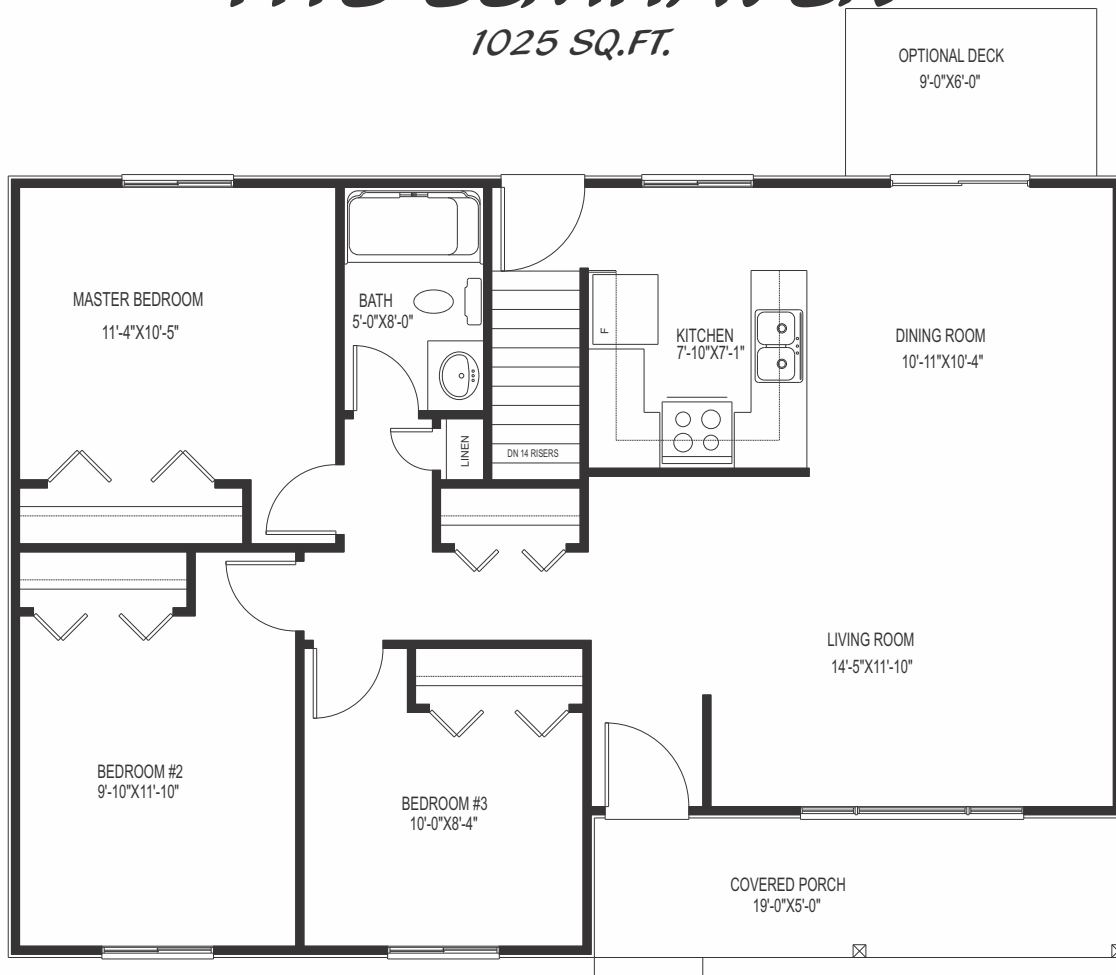
(INCLUDING OPEN SPACE)



French's Fine Homes

THE ELMHAVEN

1025 SQ.FT.

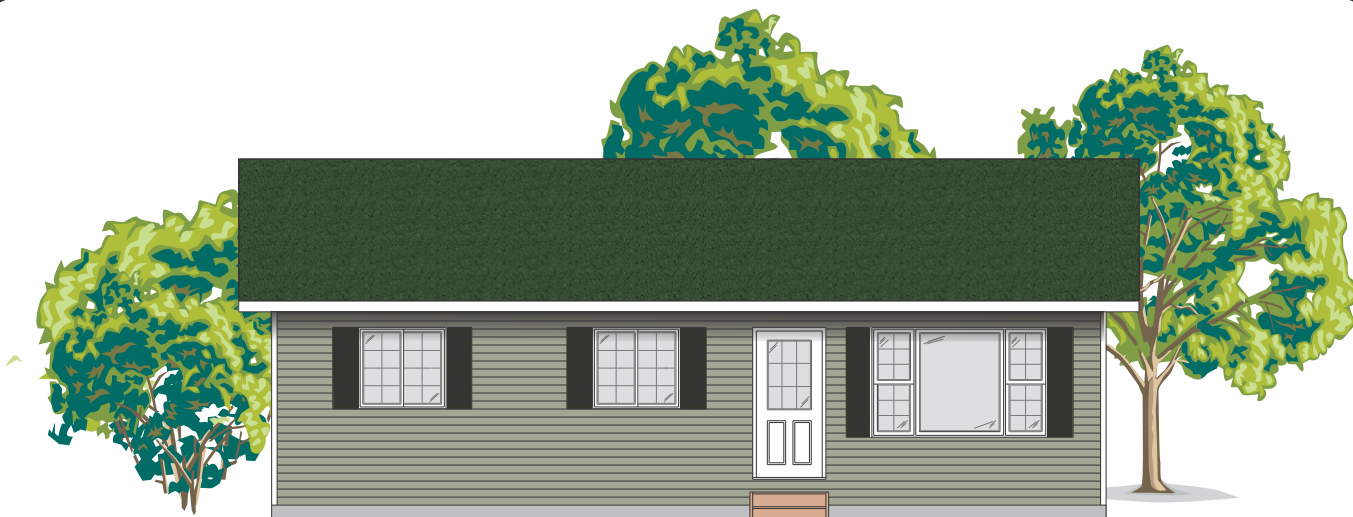


MAIN FLOOR PLAN

40'x28'

1025 SQ.FT.

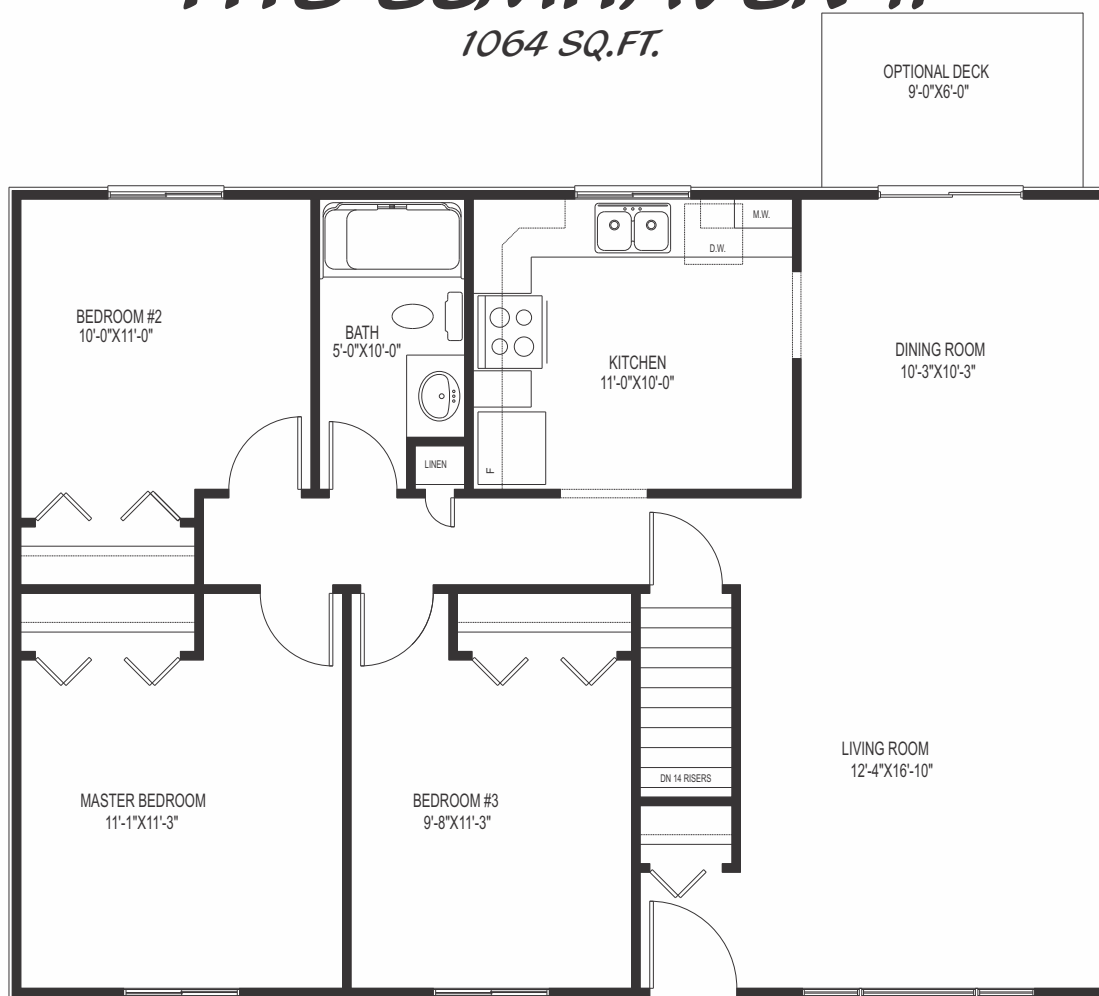
(sizes do not include optional area)



French's Fine Homes

THE ELMHAVEN II

1064 SQ.FT.



MAIN FLOOR PLAN

38'x28'

1064 SQ.FT.

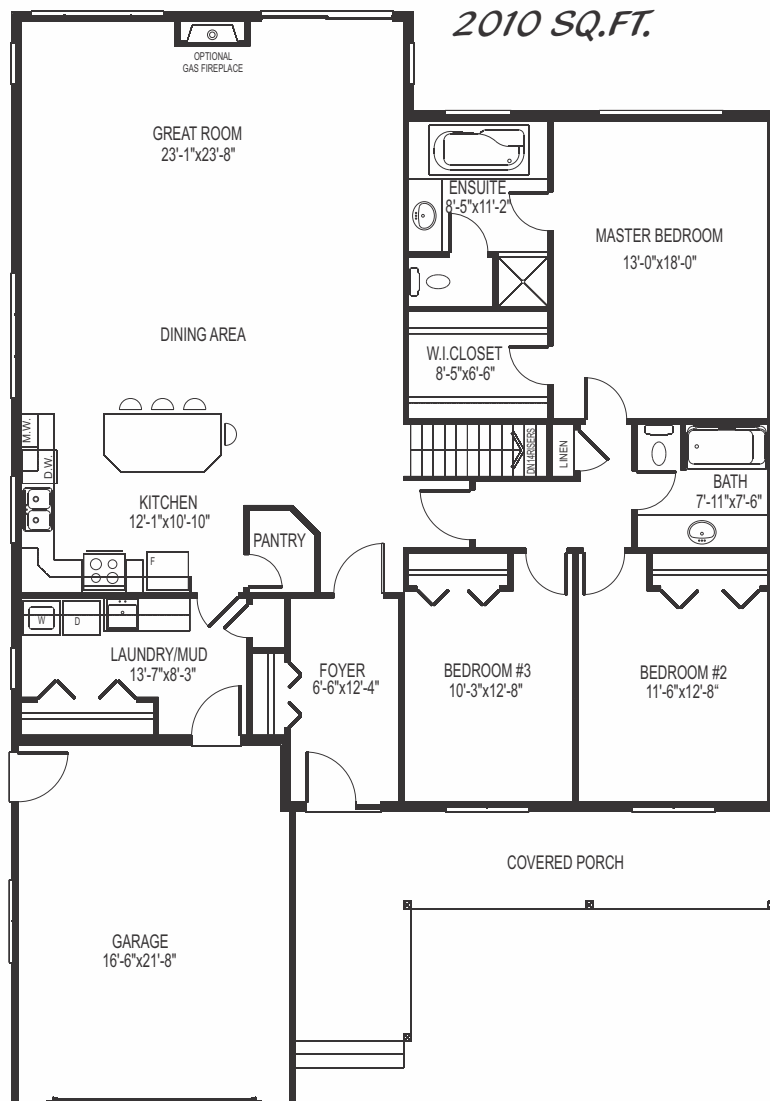
(sizes do not include optional area)



French's Fine Homes

THE ENDURANCE

2010 SQ.FT.



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

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



French's Fine Homes

THE ESSENCE III

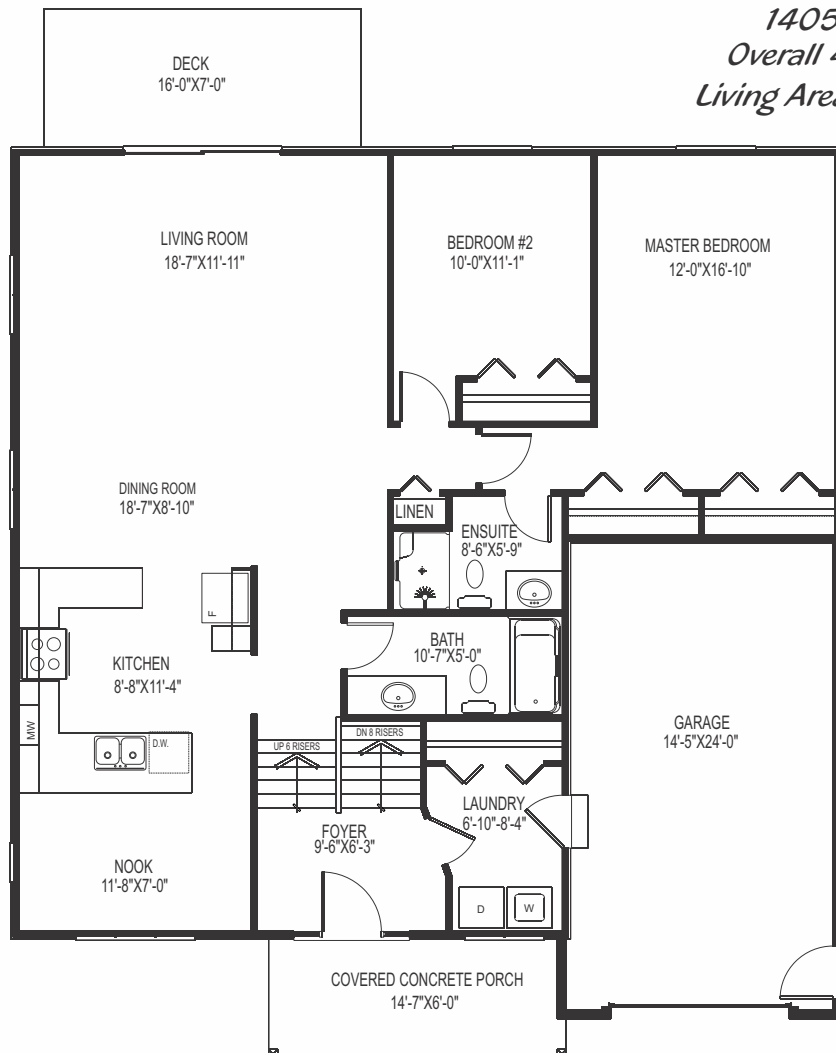
1405 SQ. FT.

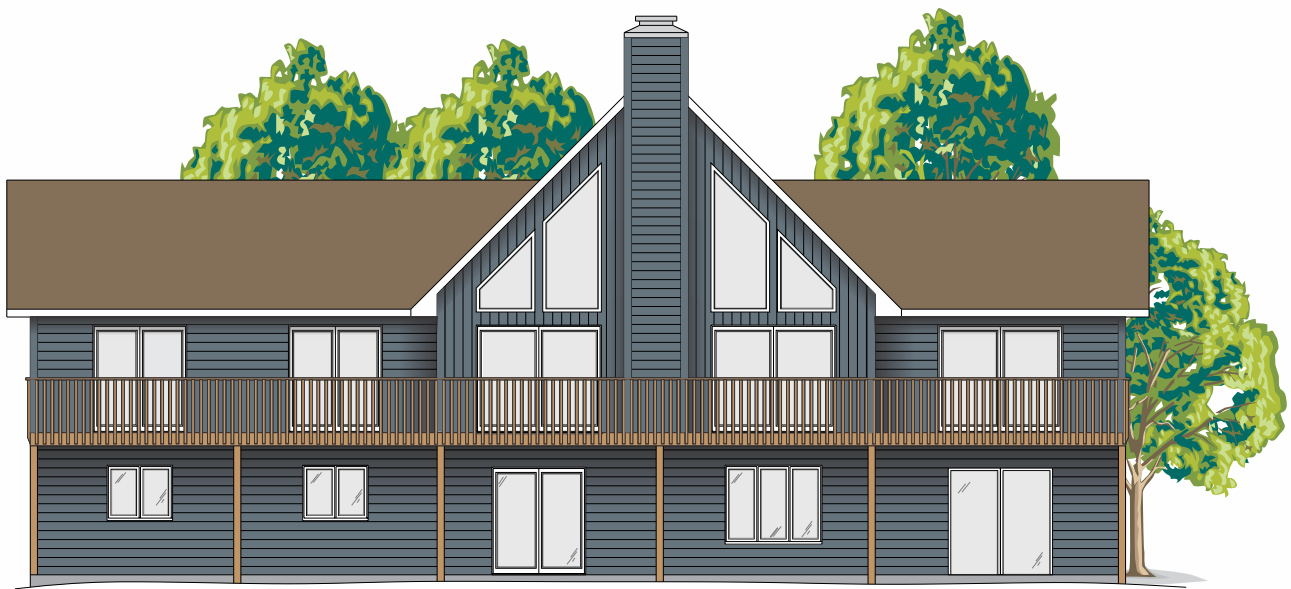
MAIN FLOOR PLAN

1405 SQ.FT.

Overall 42'x53'

Living Area 42'x40'





shown with optional
deck, fireplace & walkout

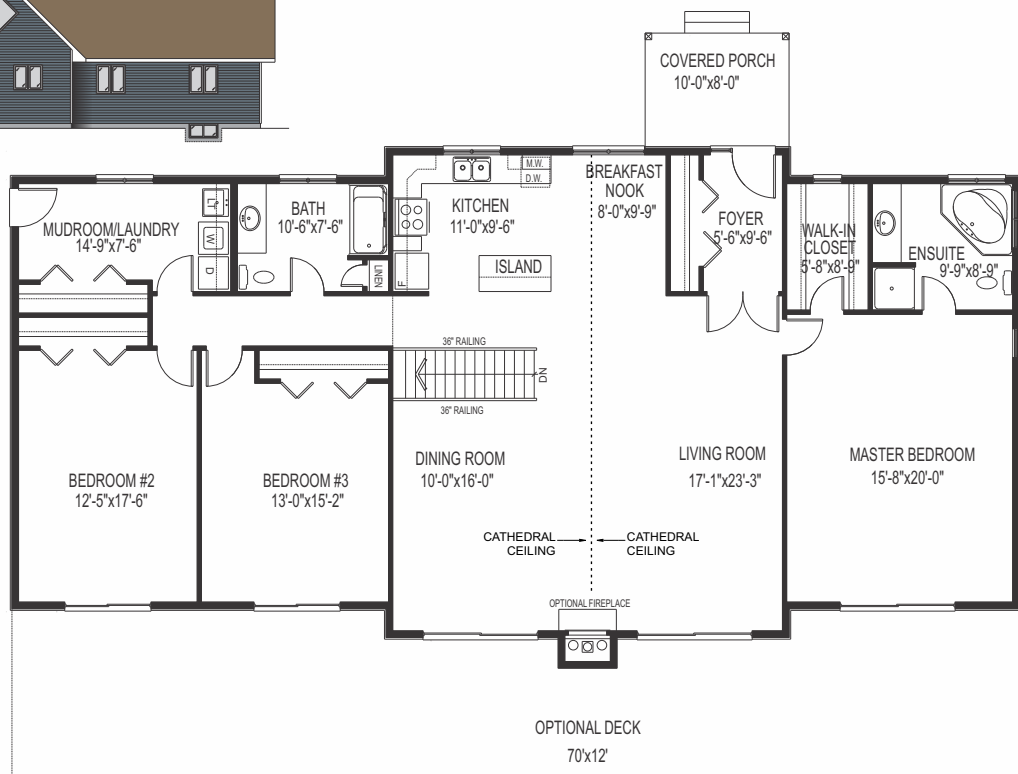
French's Fine Homes

THE GEORGIAN BAY

2212 SQ.FT.



ROAD SIDE



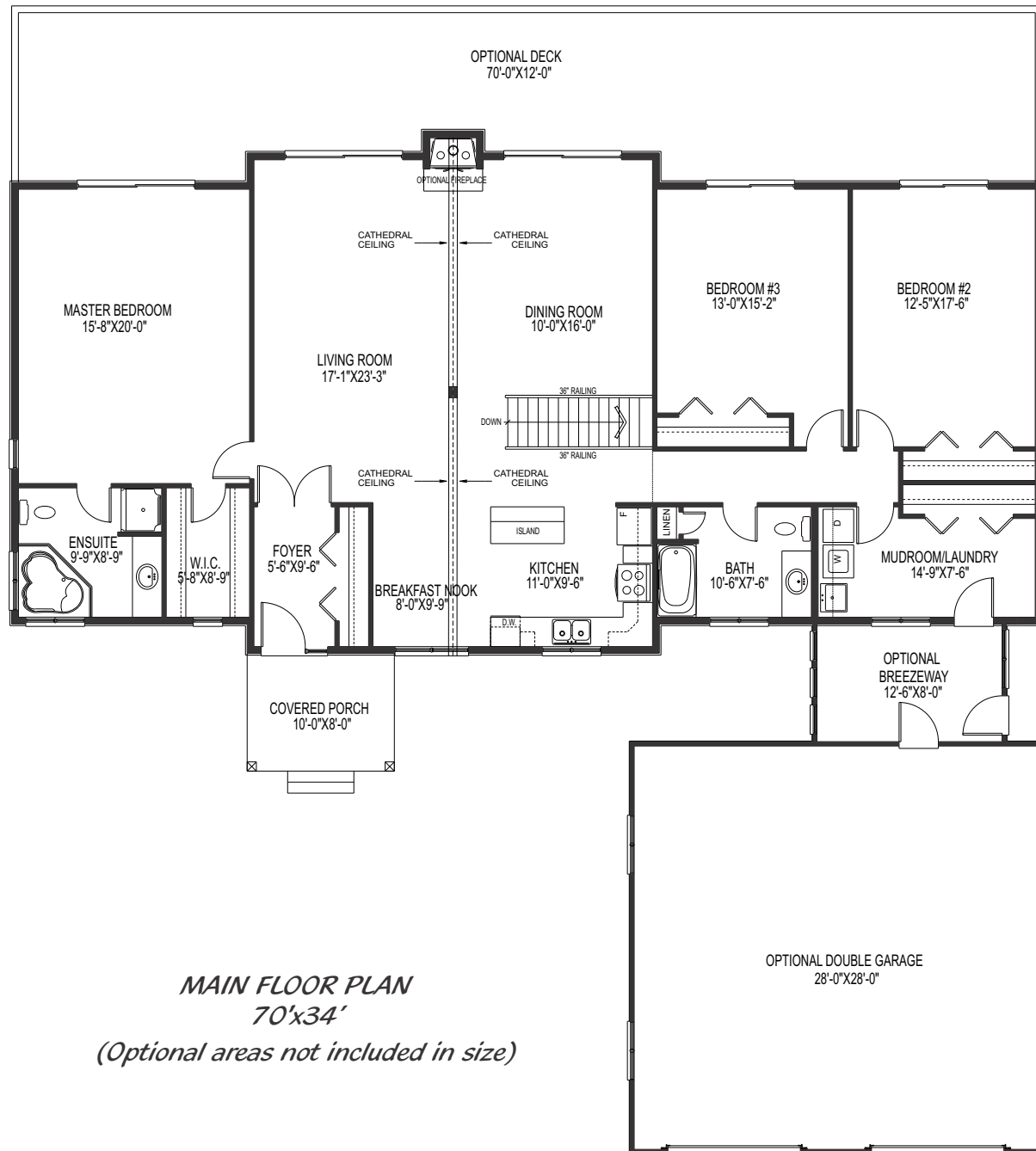
MAIN FLOOR PLAN

(sizes do not include optional area) 70'x34'

THE GEORGIAN BAY

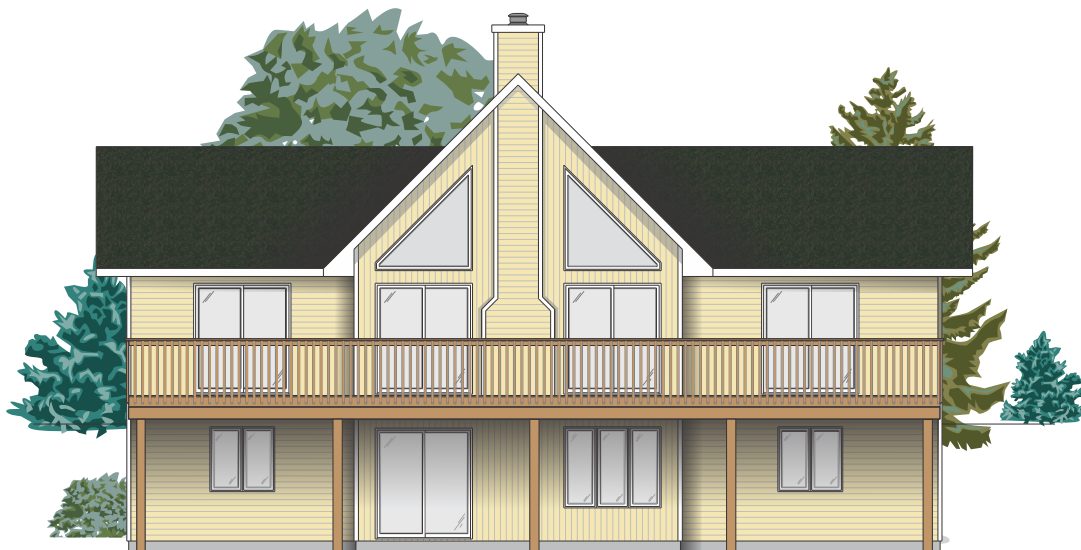
Main Floor Shown with Optional Garage

2212 SQ.FT.



*MAIN FLOOR PLAN
70'x34'*

(Optional areas not included in size)



shown with optional
deck, fireplace & walkout

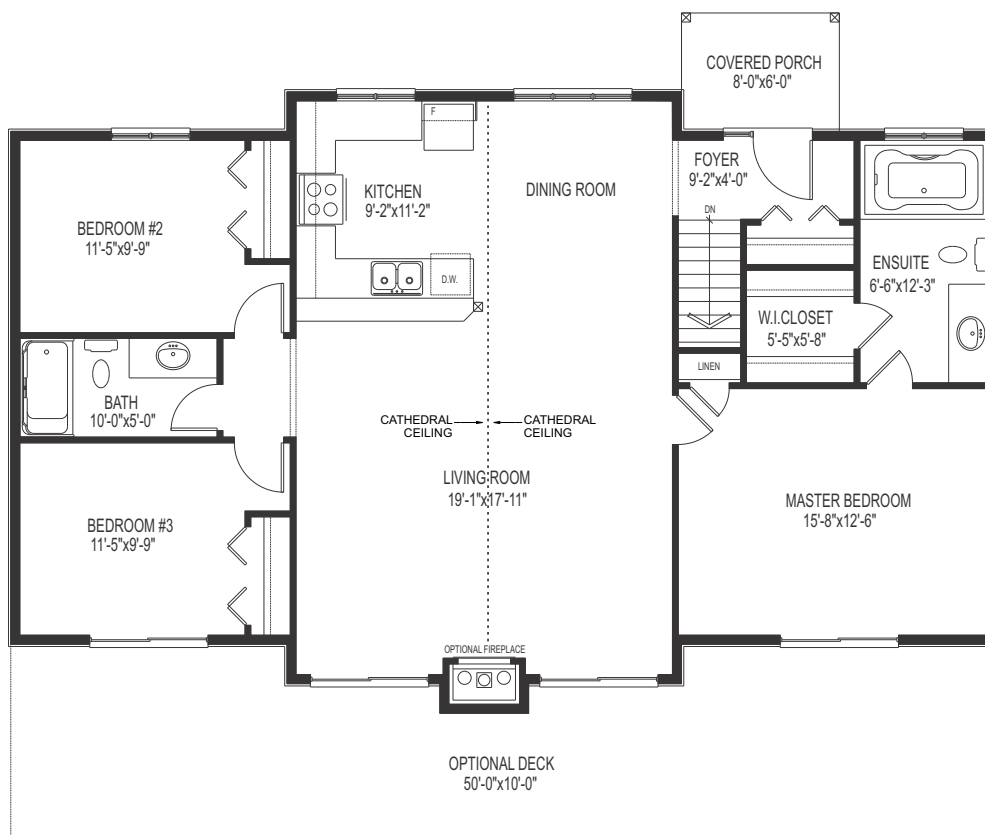
French's Fine Homes

THE GEORGIAN BAY II

1380 SQ.FT.

MAIN FLOOR PLAN
50'x30'

(sizes do not include optional area)





LAKE SIDE

shown with optional
deck, fireplace & walkout

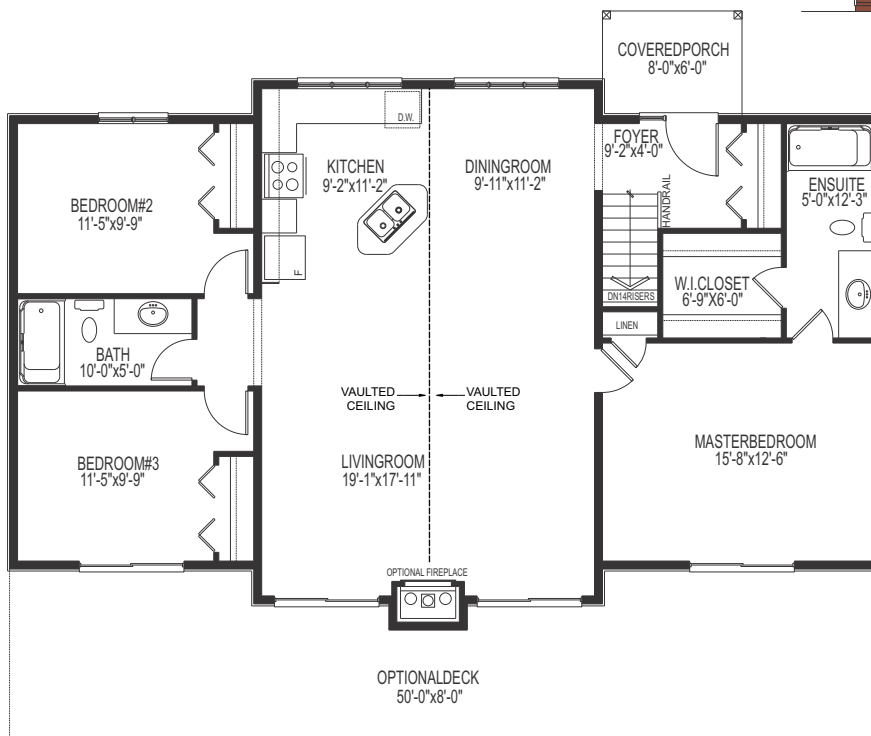
French's Fine Homes

THE GEORGIAN BAY III

1380 SQ.FT.



ROAD SIDE

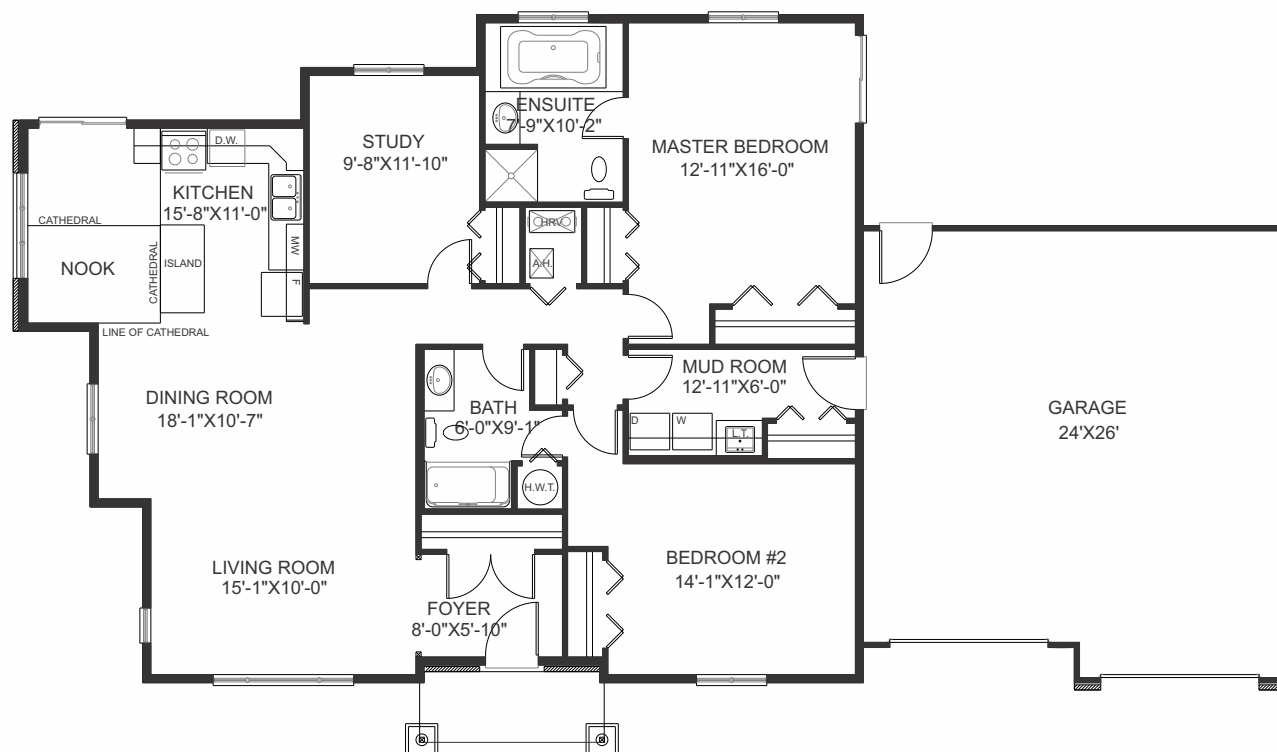


MAIN FLOOR PLAN
50'x30'

(sizes do not include optional area)



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

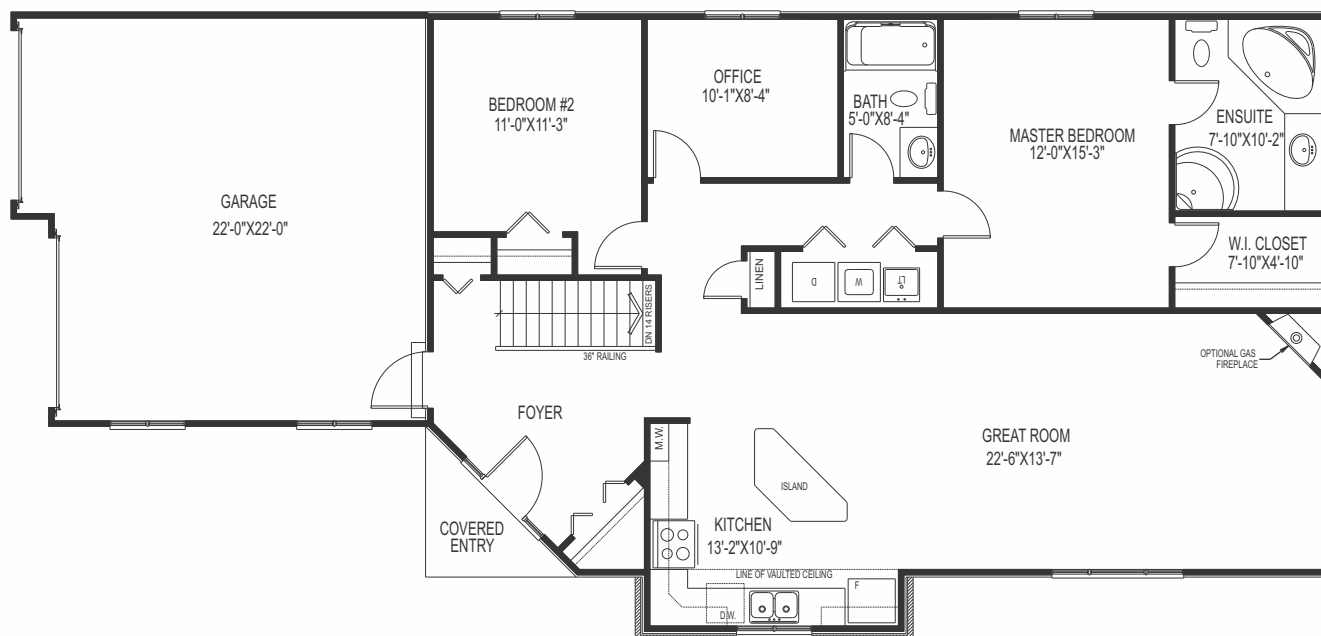




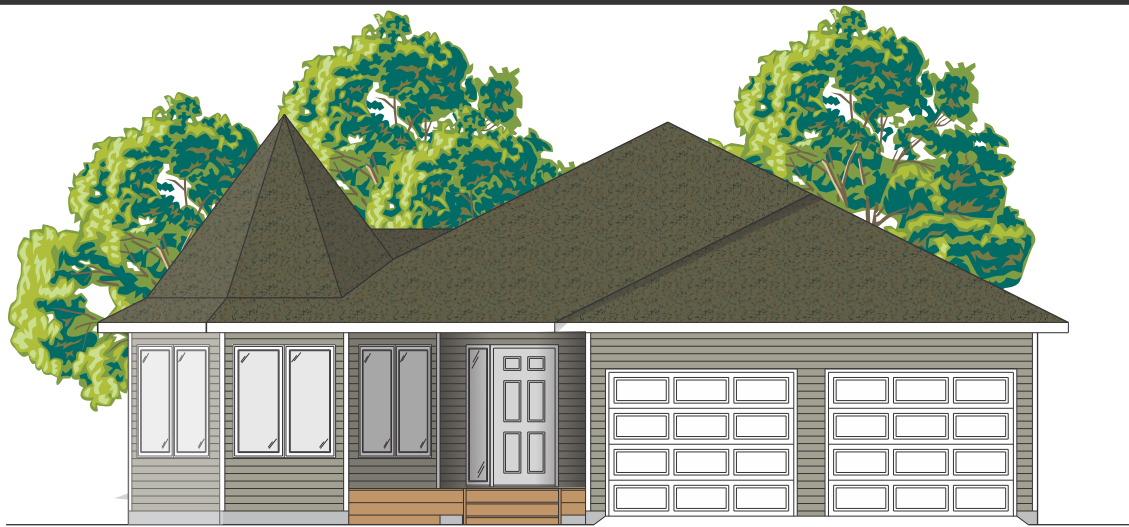
French's Fine Homes

THE IDEAL

1450 SQ.FT.



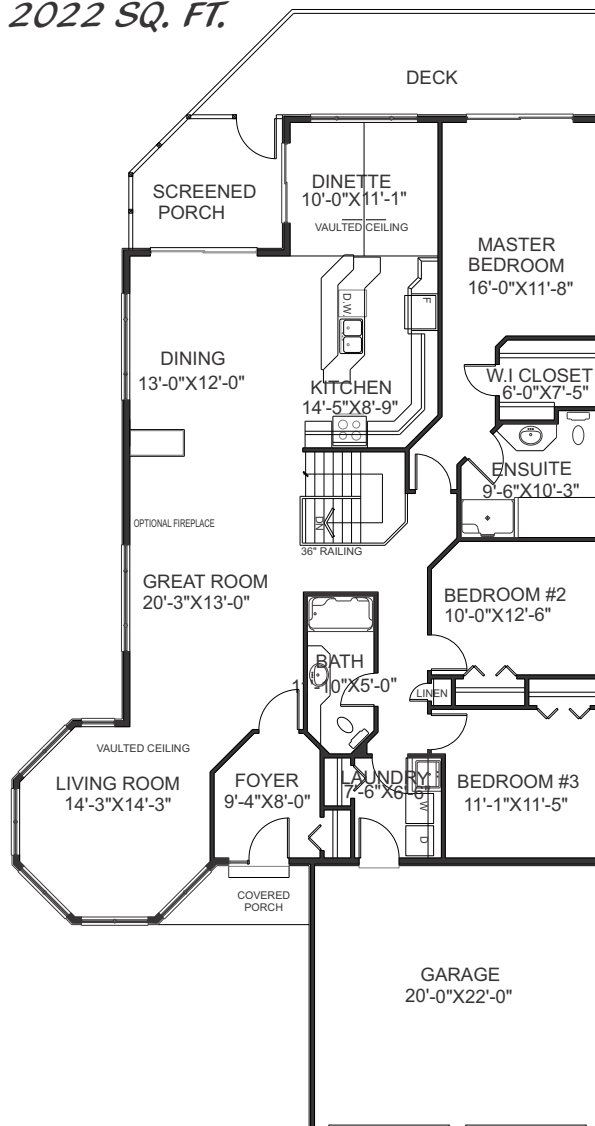
Overall 70'x33'
Living Area 48'x33'



French's Fine Homes

THE INSPIRATION

2022 SQ. FT.



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

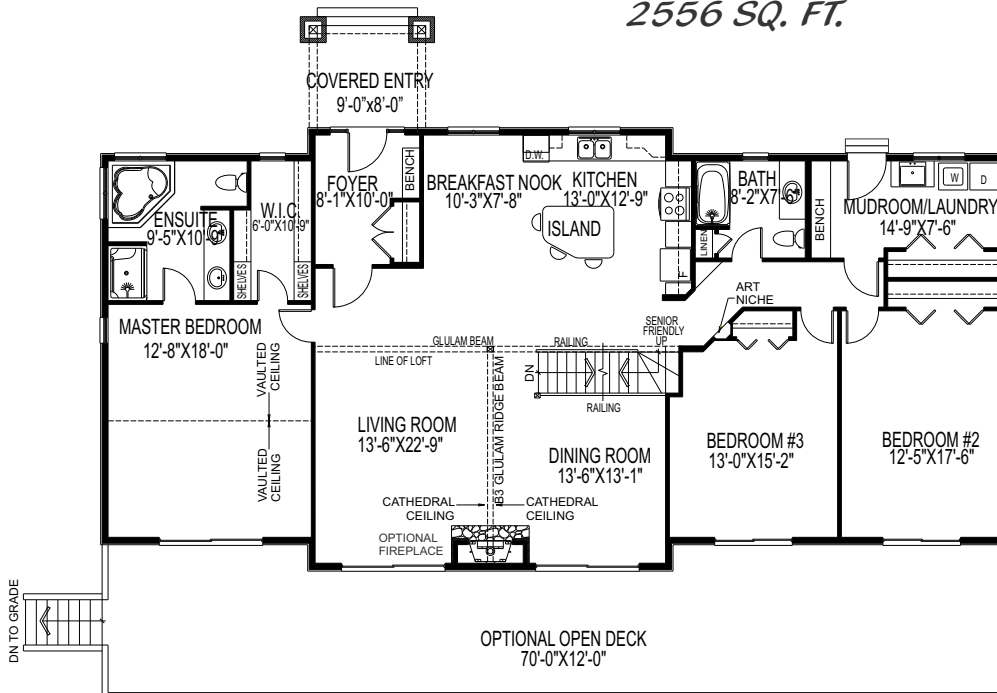


Lakeside view shown with optional walkout and deck

French's Fine Homes

THE IRONWOOD

2556 SQ. FT.



MAIN FLOOR PLAN

2212 SQ. FT.

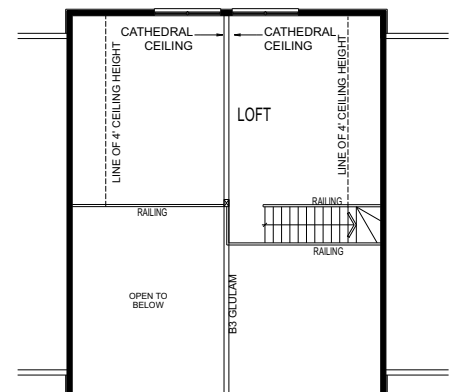
Overall 70'-0" x 52'-8"

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

LOFT FLOOR PLAN

344 SQ. FT.

Loft SQ. FT. calculation at 4' ceiling height

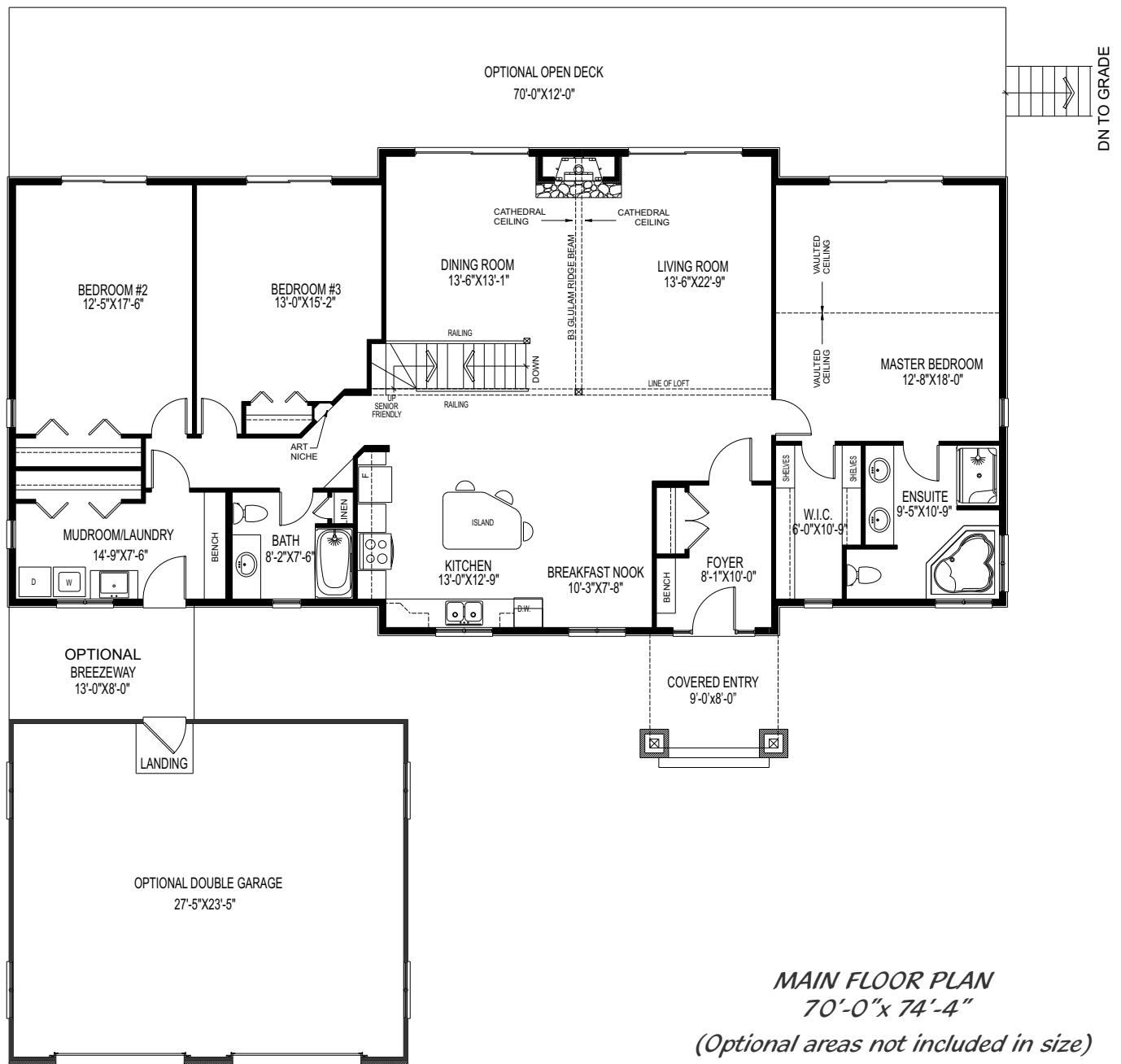


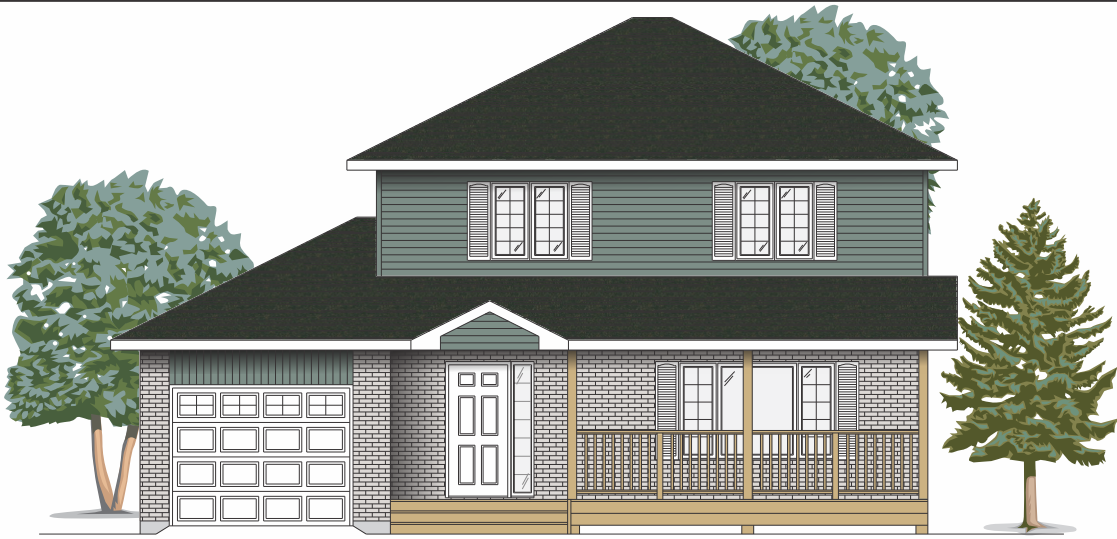
Overall 28' x 34'

Living Area 28' x 16'-6"

THE IRONWOOD

Main floor shown with Optional Garage
2212 SQ.FT.

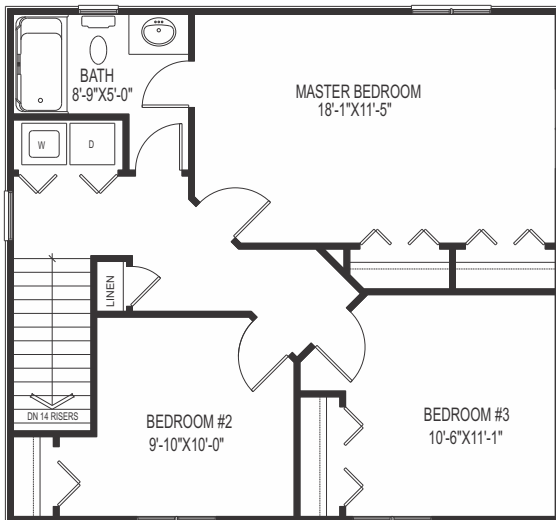




French's Fine Homes

THE LANSDOWNE

1456 SQ.FT.



SECOND FLOOR PLAN

728 SQ.FT

28'x26'

(sizes do not include optional area)

MAIN FLOOR PLAN

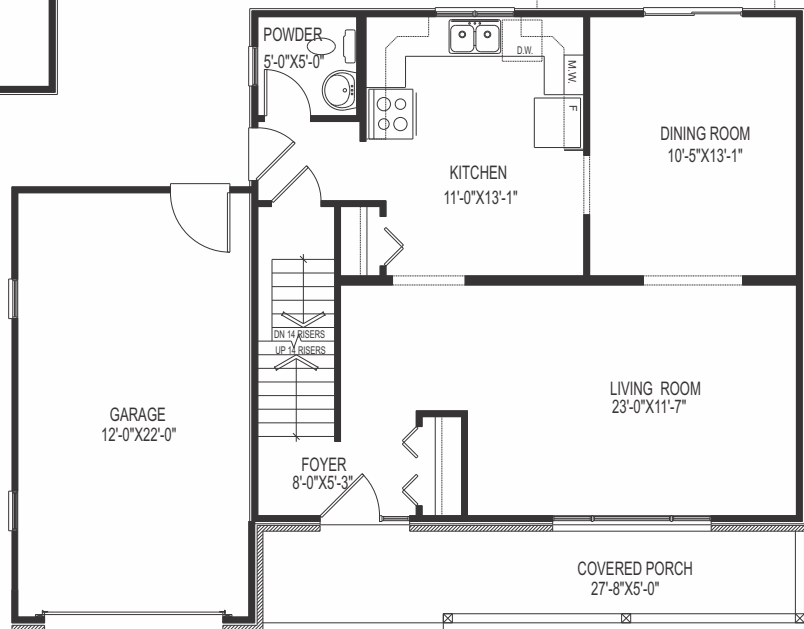
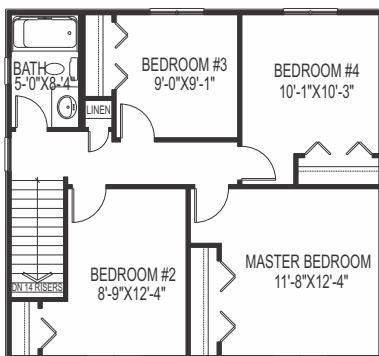
728 SQ.FT.

Overall 40'x31'

Living Area 28'x26'

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

OPTIONAL SECOND FLOOR PLAN





Lakeside Elevation

French's Fine Homes

03/14

THE LONGEVITY

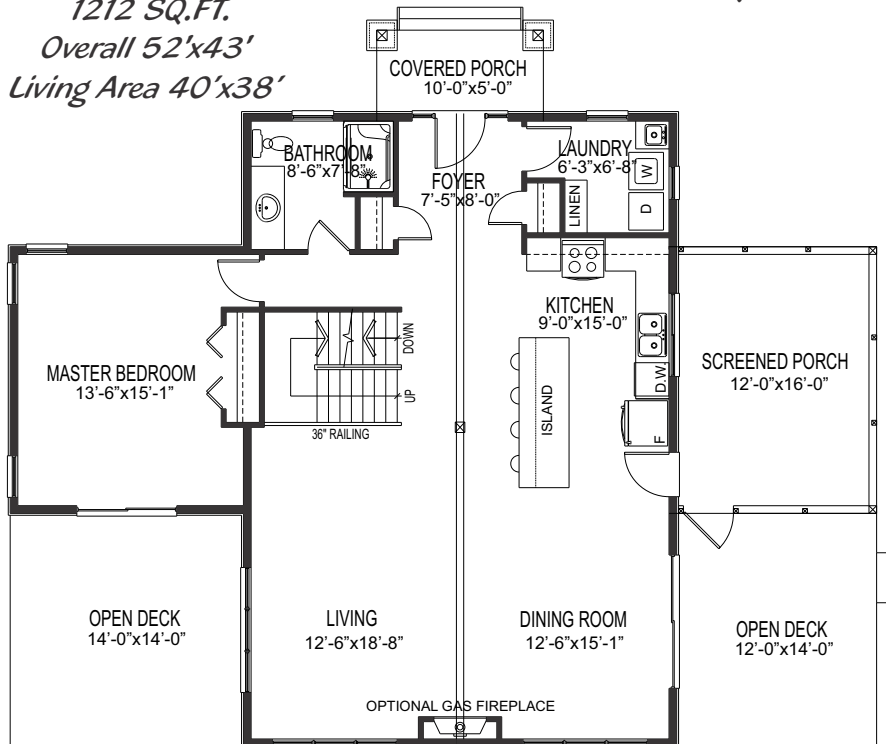
1860 SQ. FT.

MAIN FLOOR PLAN

1212 SQ. FT.

Overall 52'x43'

Living Area 40'x38'

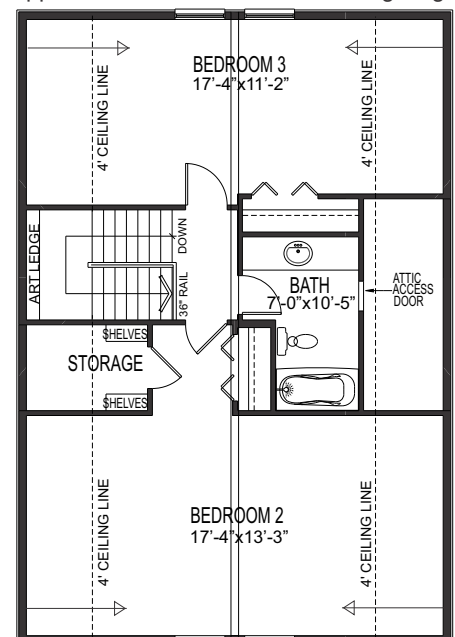


SECOND LEVEL FLOOR PLAN
648 SQ. FT.

Overall 38' x 26'

Living Area 38' x 17'4"

Upper SQ. FT. calculation at 4' ceiling height



Roadside Elevation

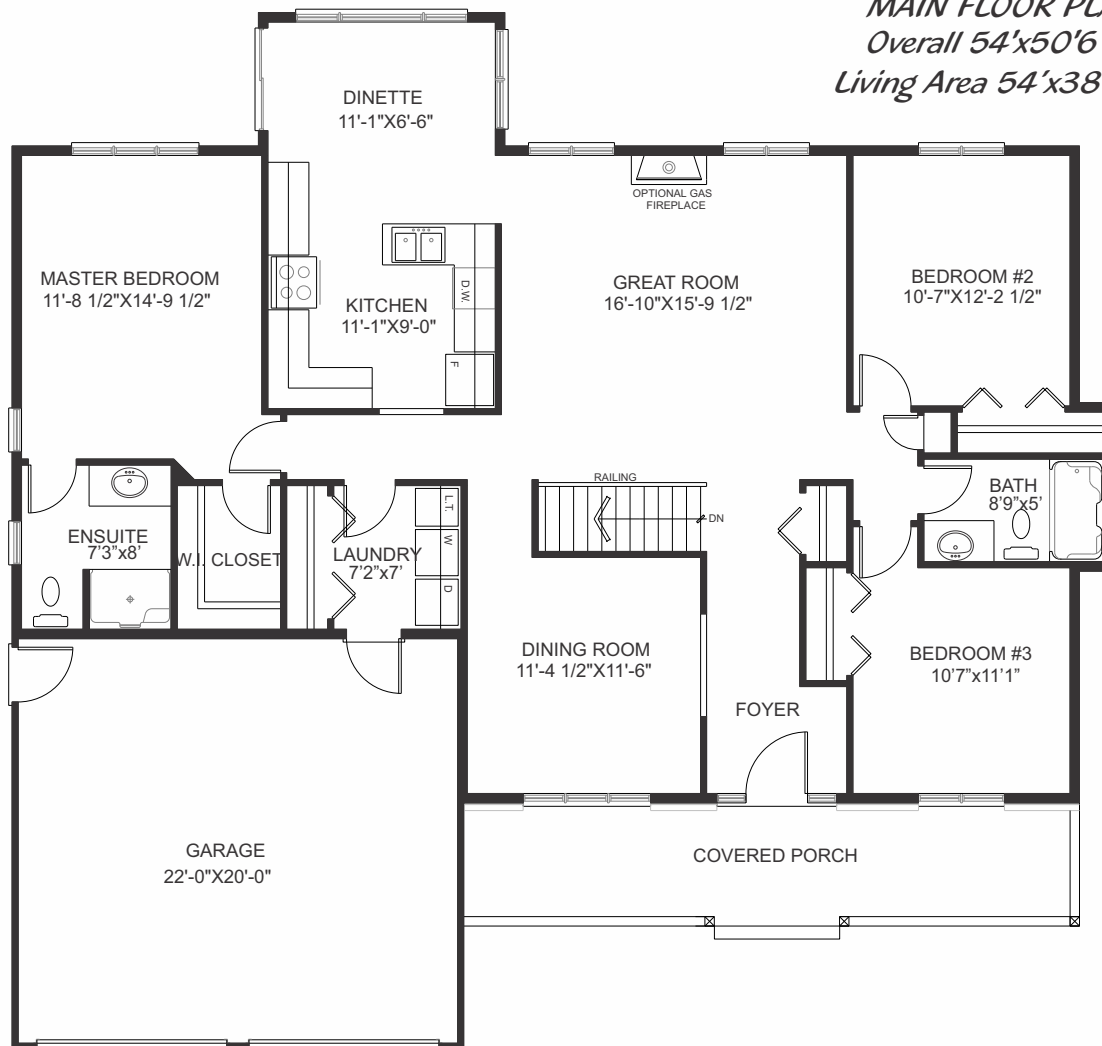


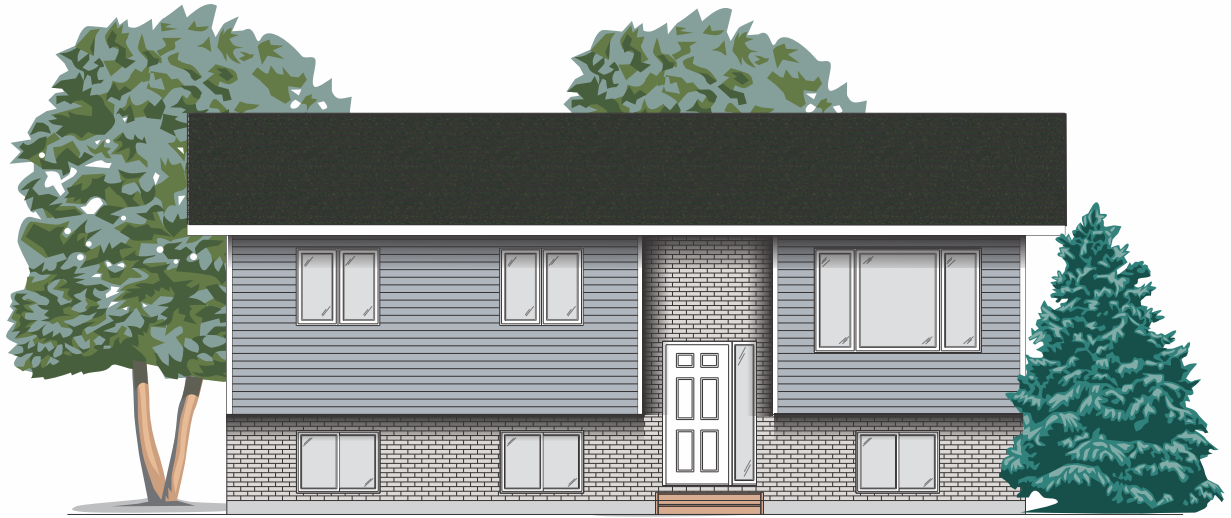
French's Fine Homes

THE MARQUETTE

1570 SQ.FT.

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



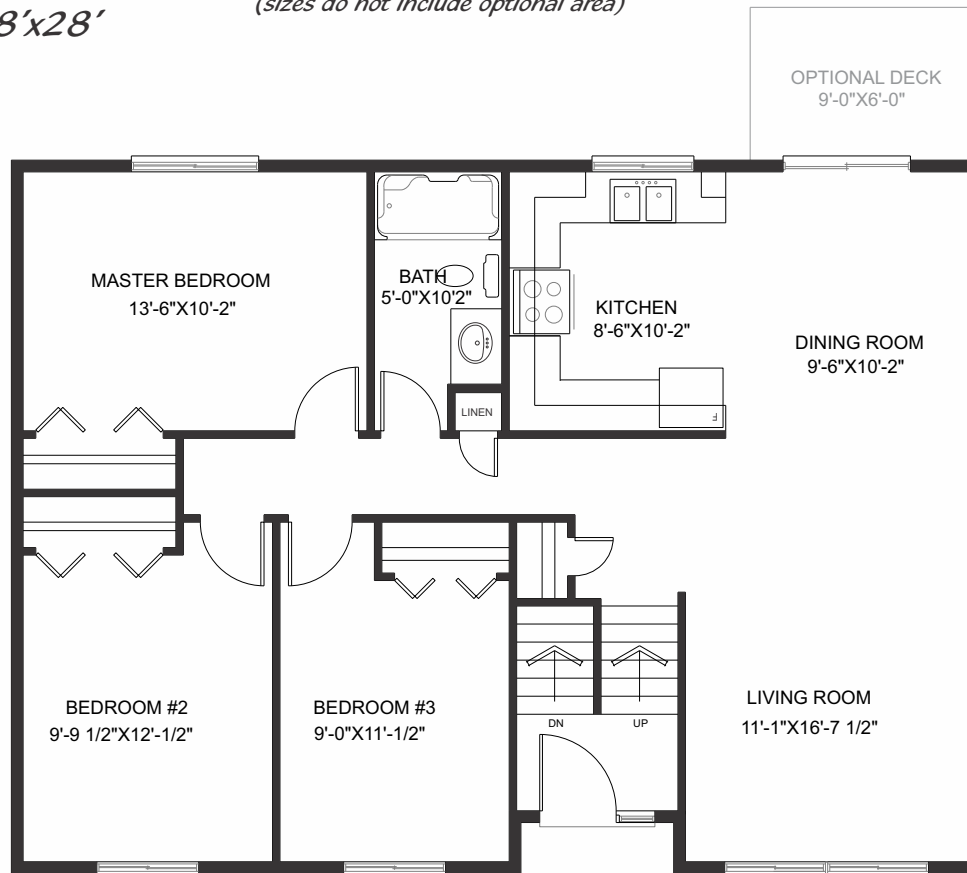


French's Fine Homes

THE MICHENER

1052 SQ.FT.

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





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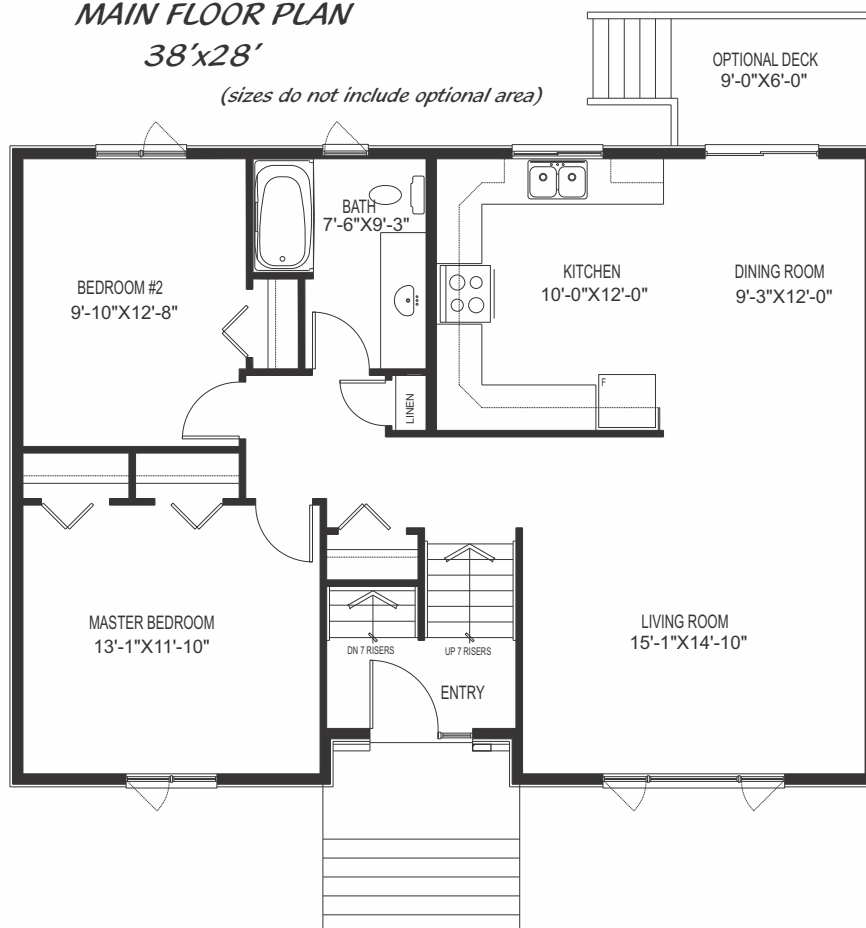
THE MICHENER II

1048 SQ. FT.

MAIN FLOOR PLAN

38'x28'

(sizes do not include optional area)





French's Fine Homes

THE MILLENNIUM

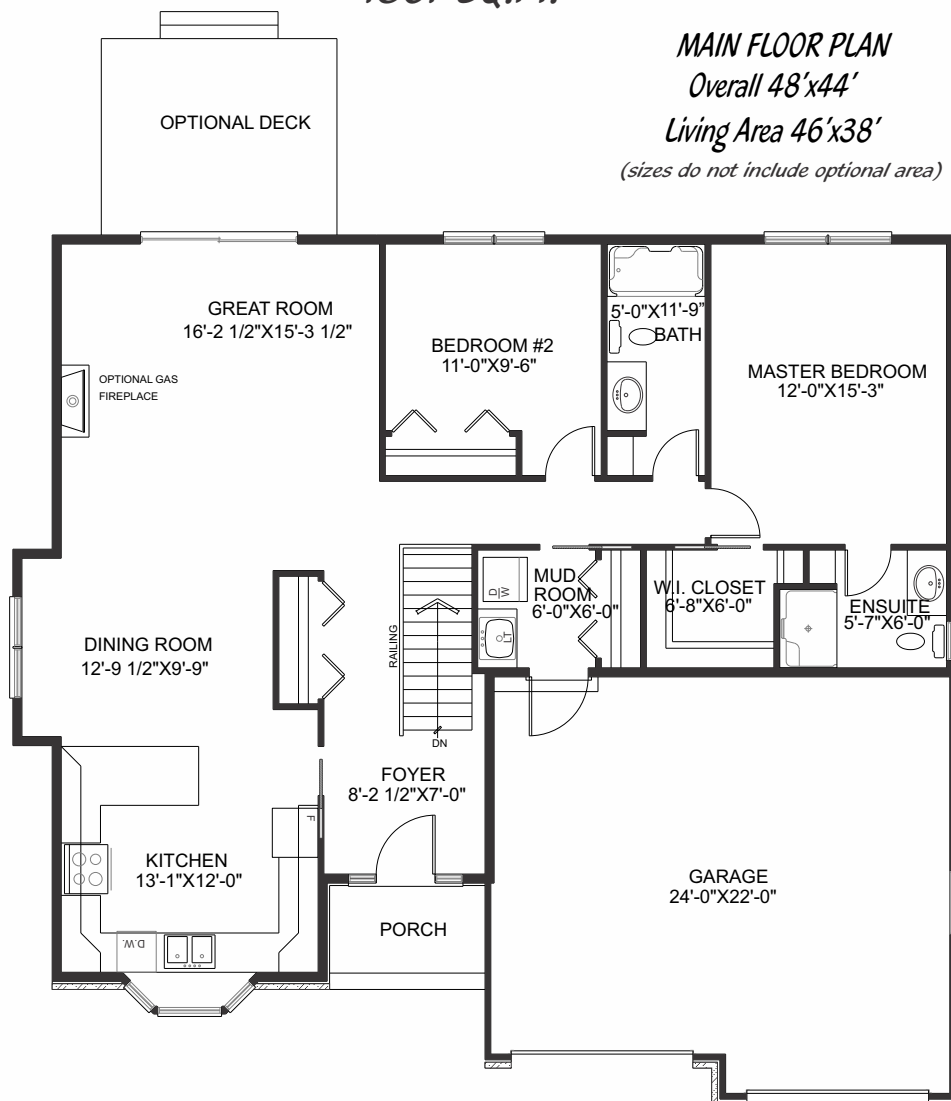
1361 SQ.FT.

MAIN FLOOR PLAN

Overall 48'x44'

Living Area 46'x38'

(sizes do not include optional area)





French's Fine Homes

THE MILLENNIUM II

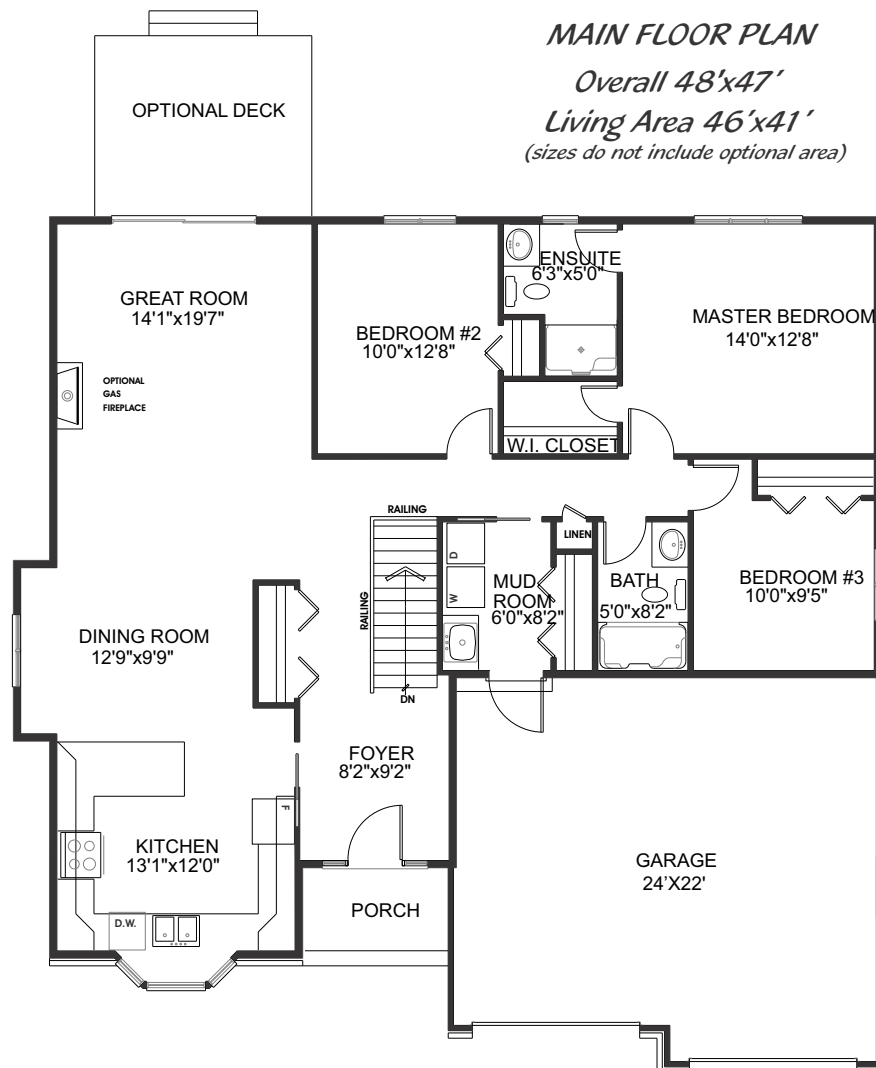
1508 SQ. FT.

MAIN FLOOR PLAN

Overall 48'x47'

Living Area 46'x41'

(sizes do not include optional area)



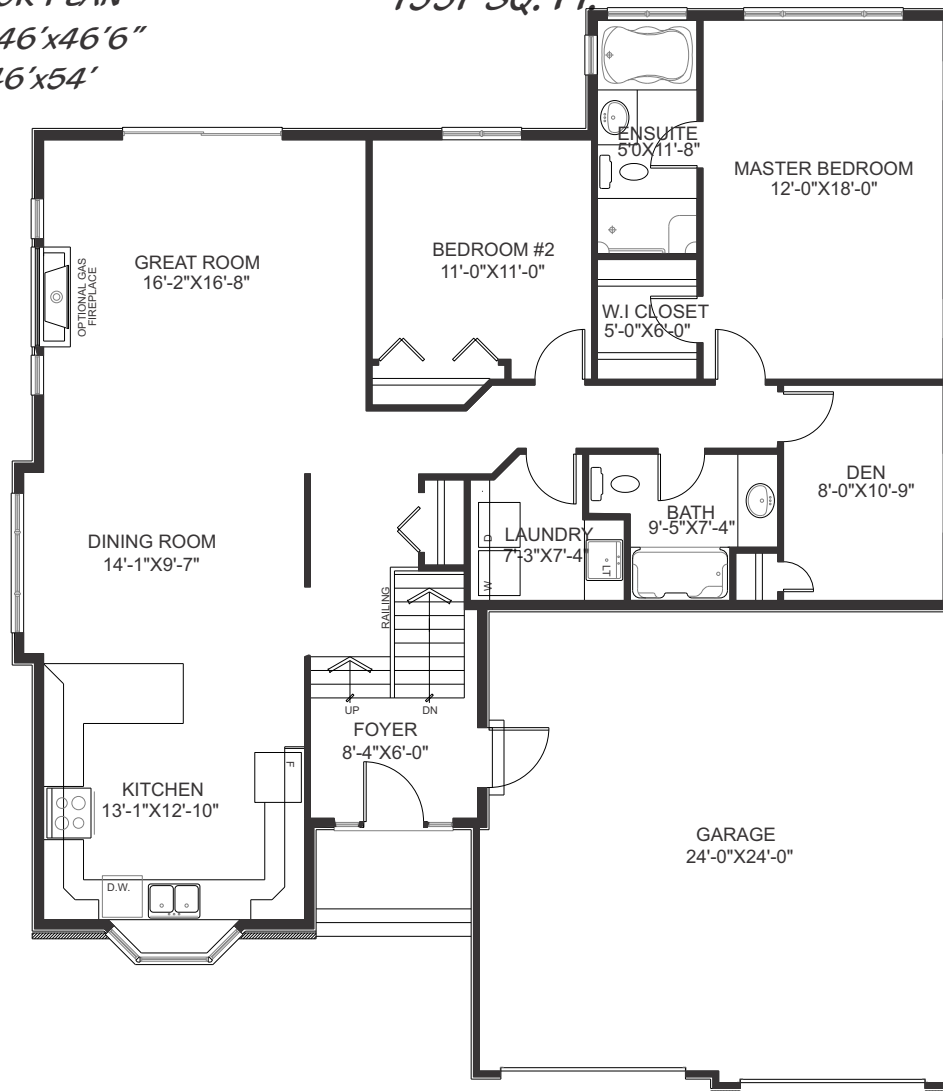


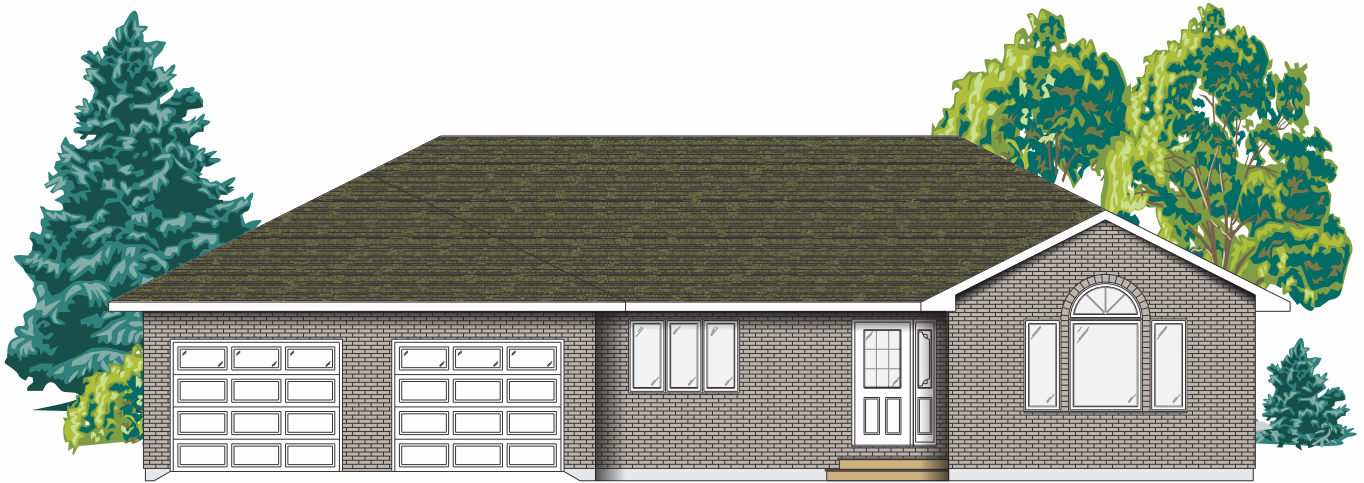
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THE MILLENNIUM III

MAIN FLOOR PLAN
Living Area 46'x46'6"
Overall 46'x54'

1551 SQ. FT.





French's Fine Homes

THE MONTE CRISTO

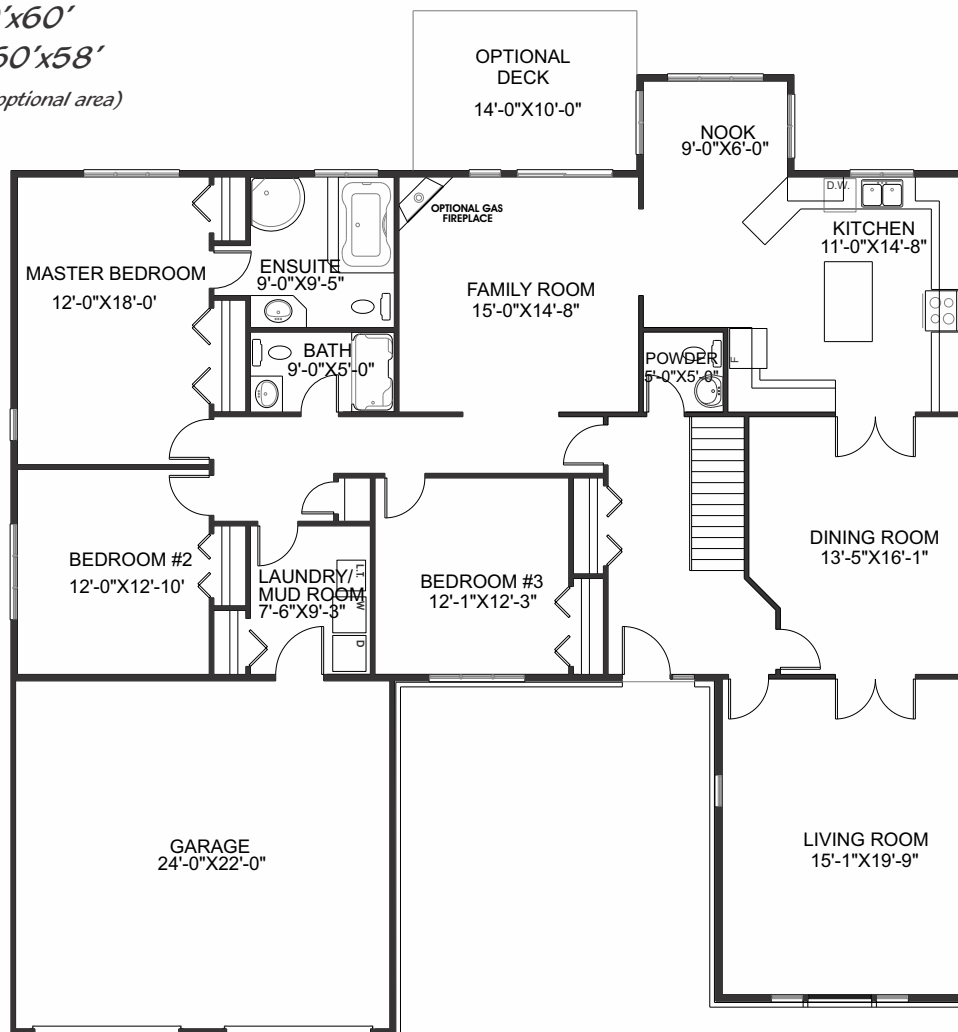
2300 SQ.FT.

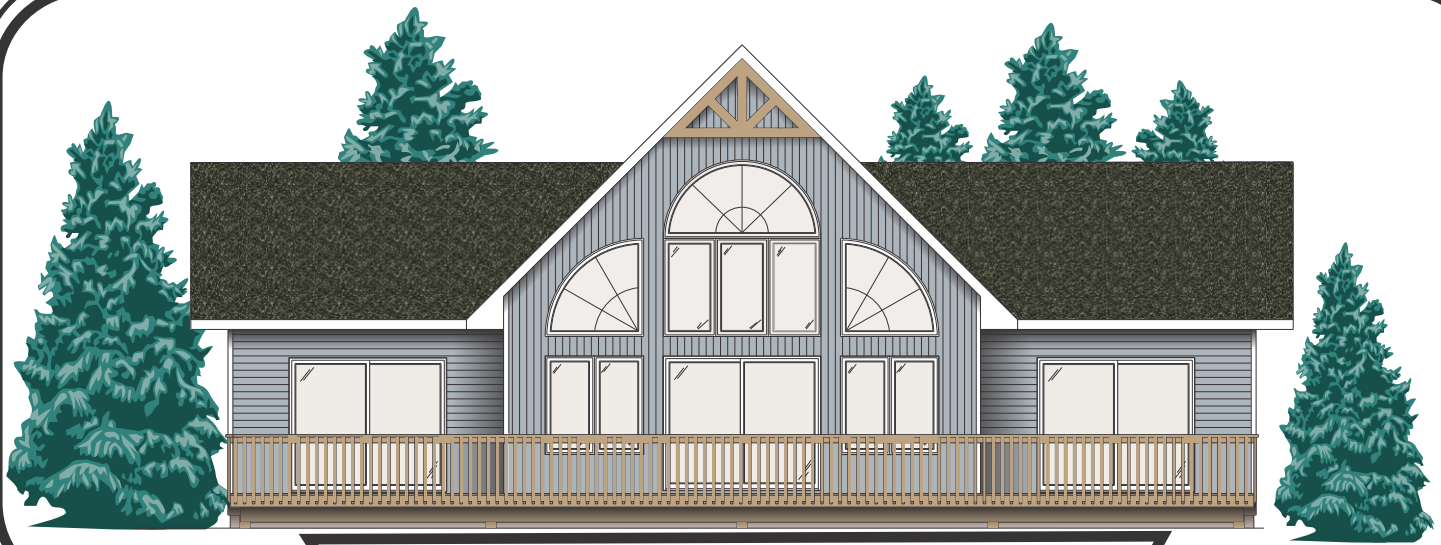
MAIN FLOOR PLAN

Overall 60'x60'

Living Area 60'x58'

(sizes do not include optional area)





LAKE SIDE

shown with optional deck

French's Fine Homes

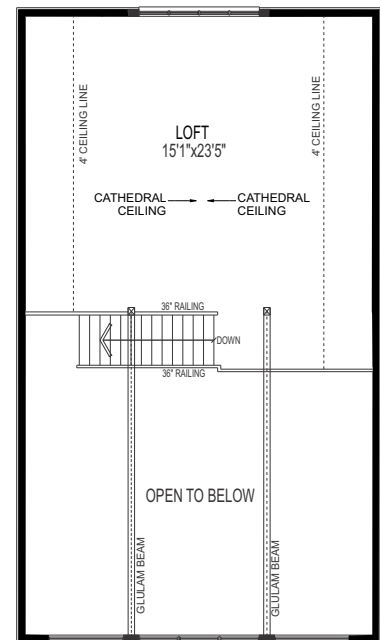
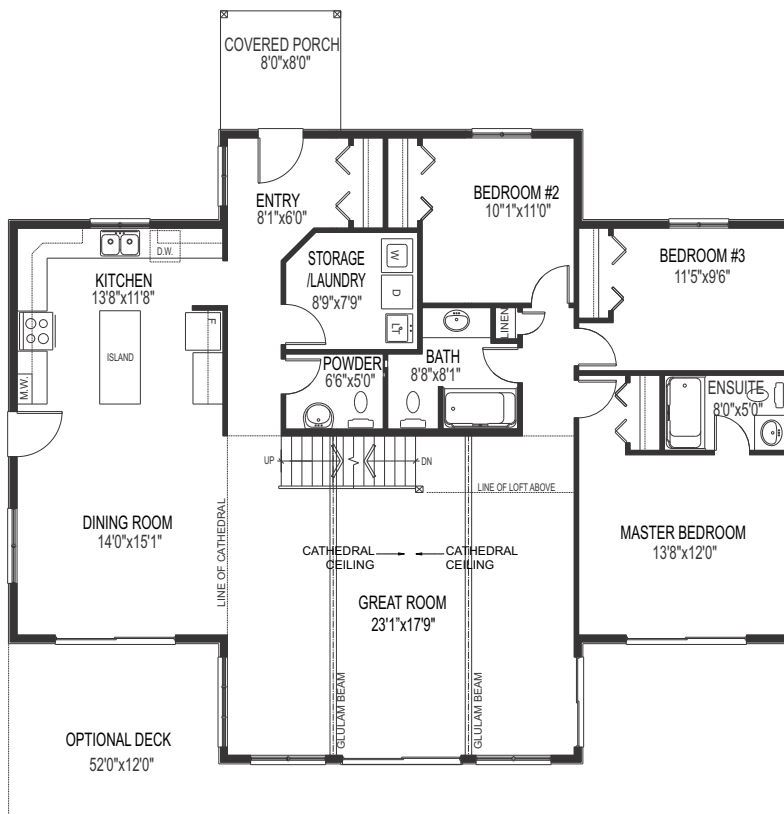
10/14

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"x23'5"

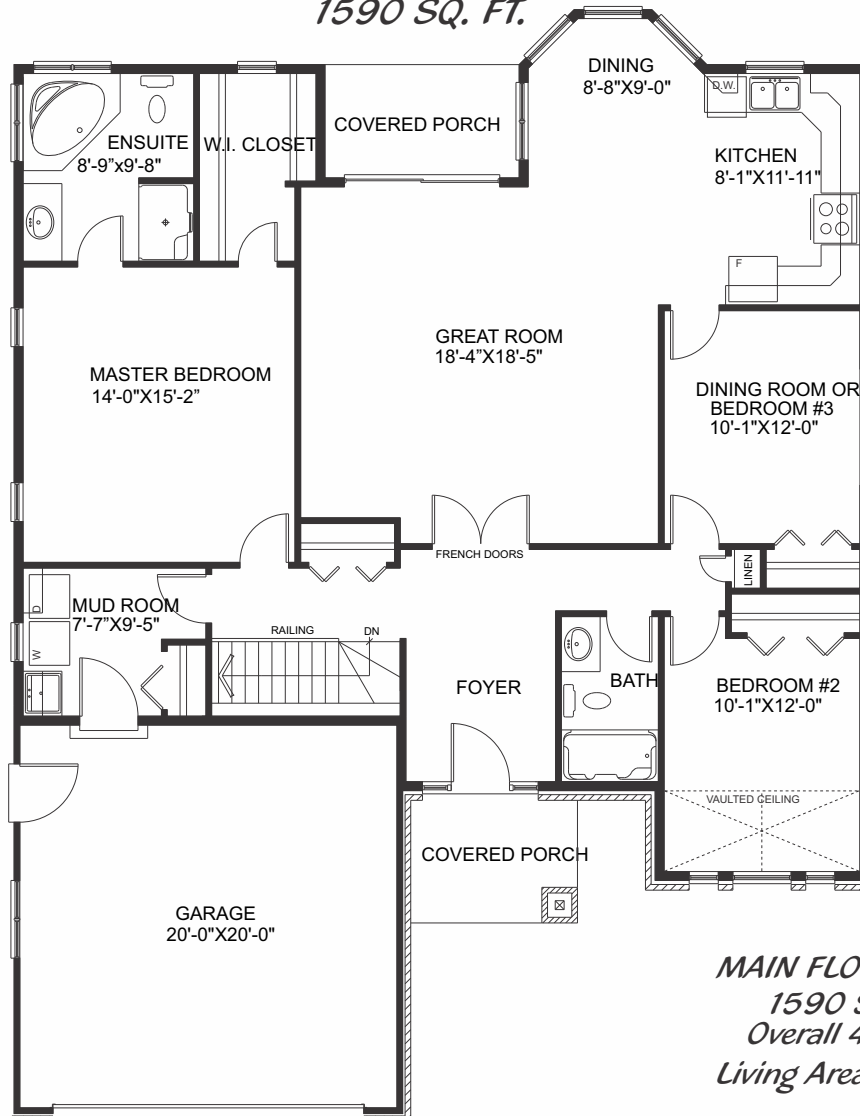
MAIN FLOOR PLAN
52'x42'
1792 SQ.FT.
(sizes do not include optional area)



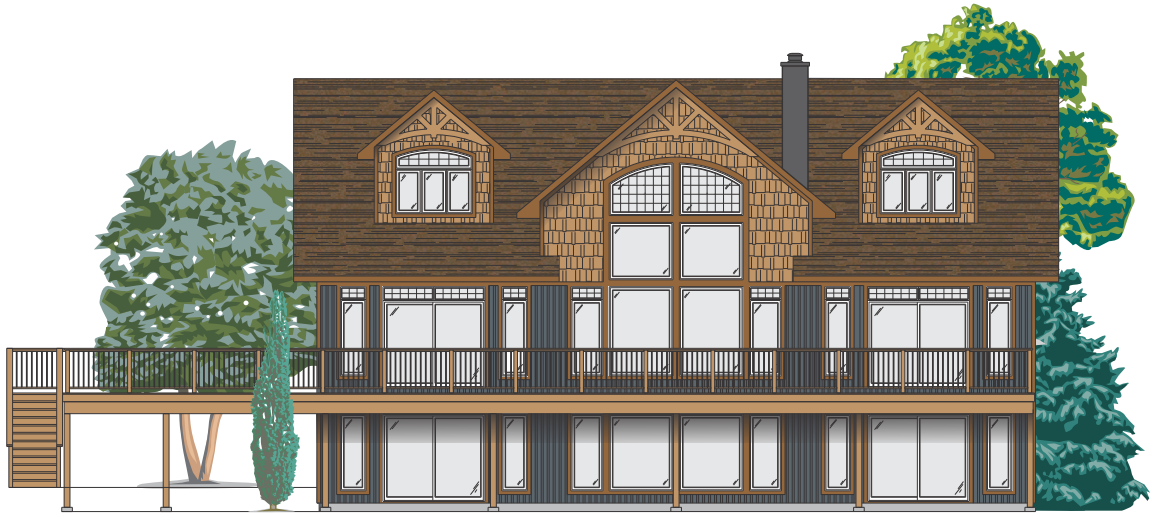
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THE RADIANCE

1590 SQ. FT.



MAIN FLOOR PLAN
 1590 SQ. FT.
 Overall 44'x54'
 Living Area 44'x42'



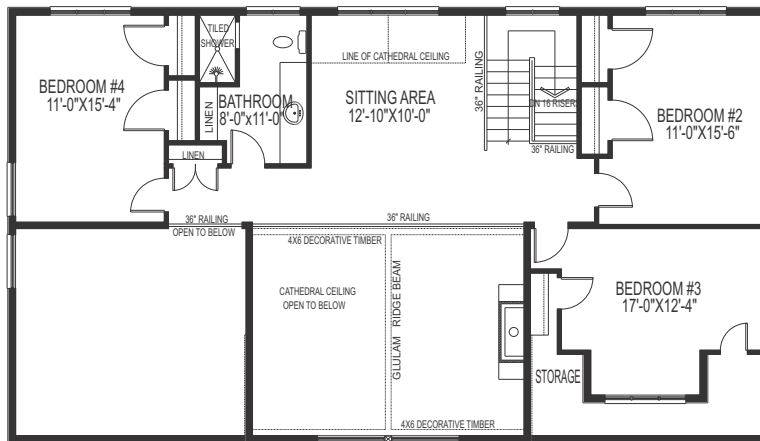
LAKE SIDE

shown with optional
deck & walkout

French's Fine Homes

THE ROSEHALL

2897 SQ.FT.



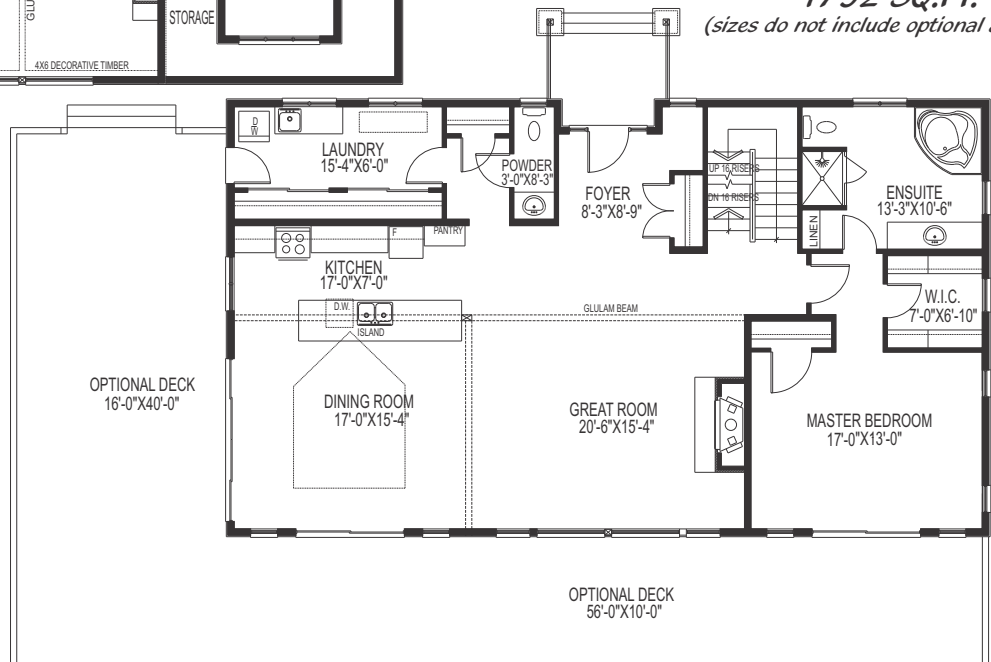
SECOND FLOOR PLAN
56'x32'
1105 SQ.FT.



ROAD SIDE

MAIN FLOOR PLAN
58'x32'

1792 SQ.FT.
(sizes do not include optional area)





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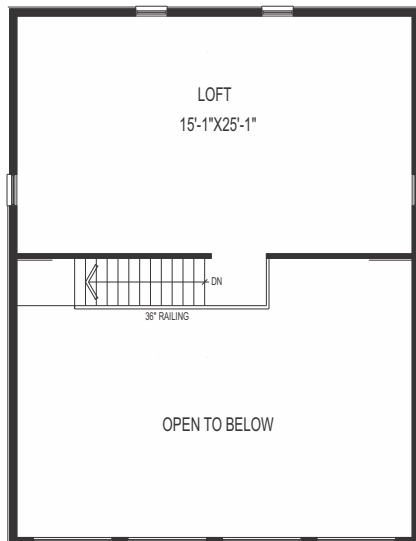
THE ROSSEAU

1300 SQ.FT.

(sizes do not include optional area)

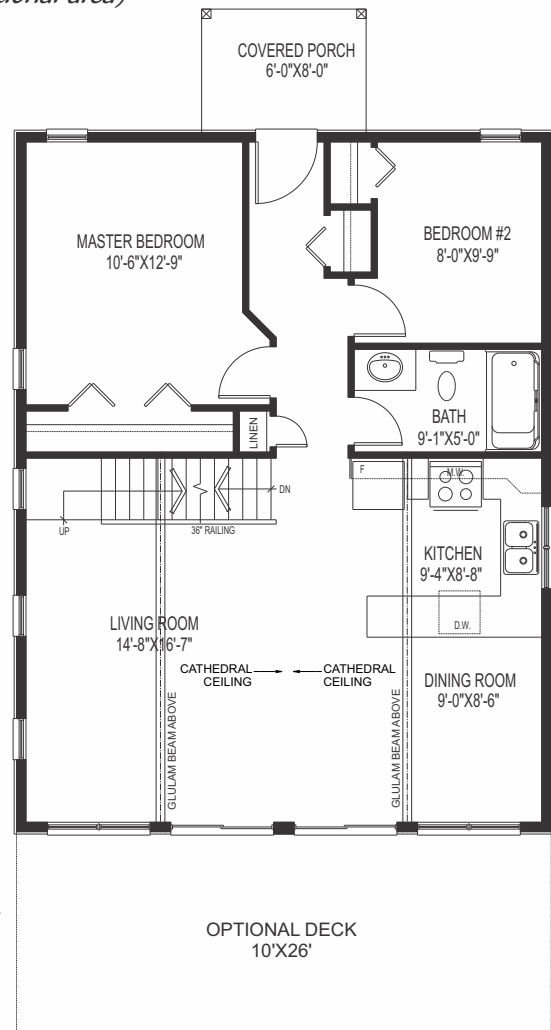


ROAD SIDE



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

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

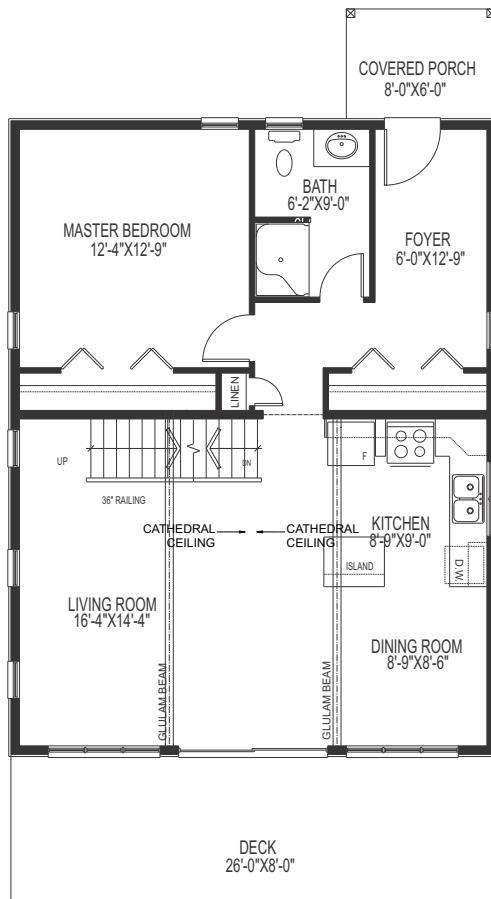




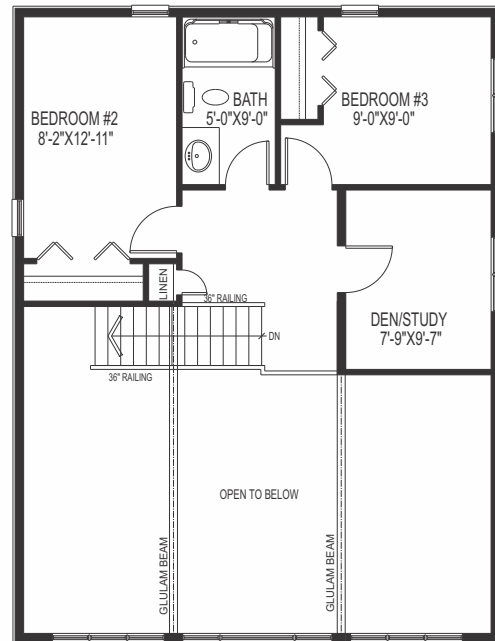
French's Fine Homes

THE ROSSEAU II

1317 SQ.FT.



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



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



ROAD SIDE



French's Fine Homes

THE SERENITY

2380 SQ. FT.

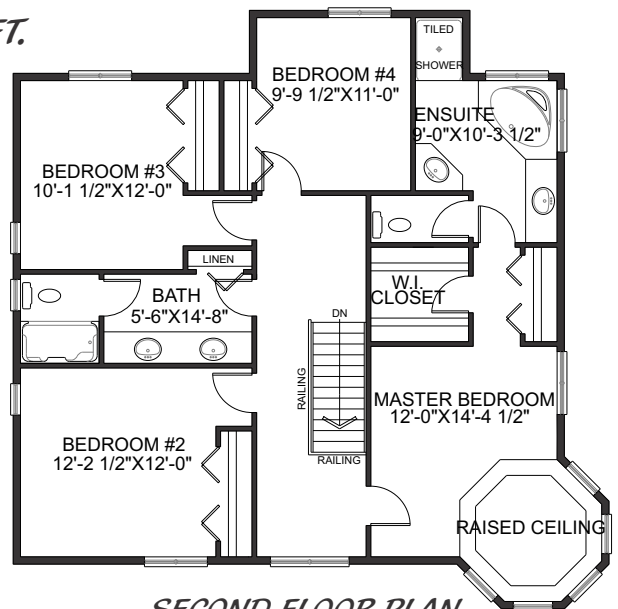
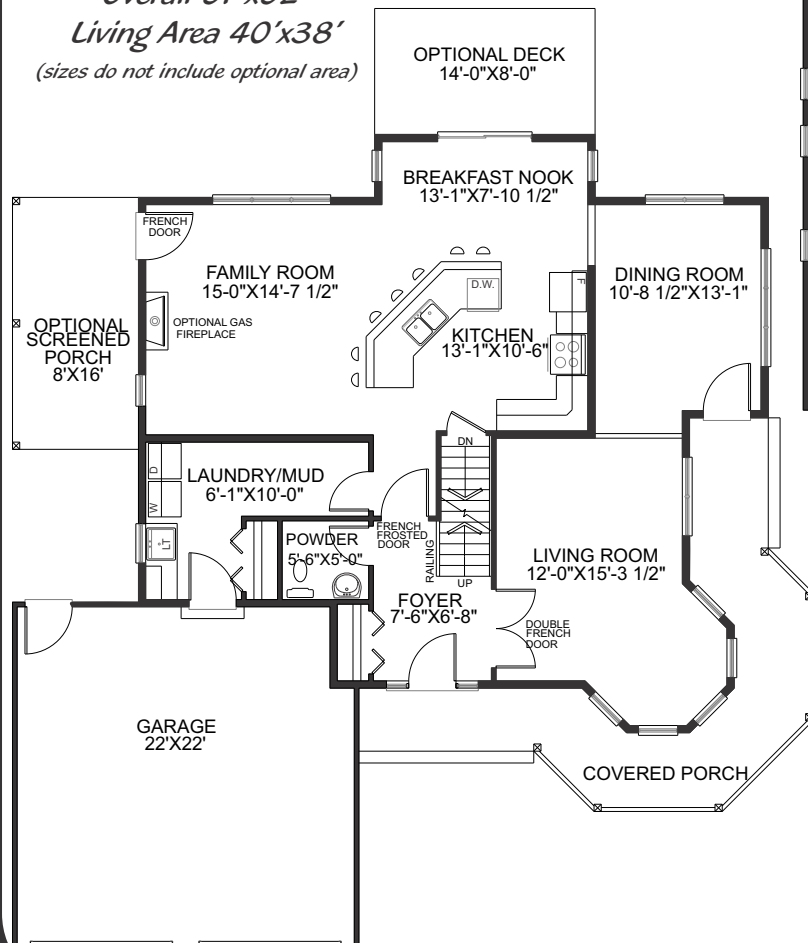
MAIN FLOOR PLAN

1190 SQ. FT.

Overall 51'x52'

Living Area 40'x38'

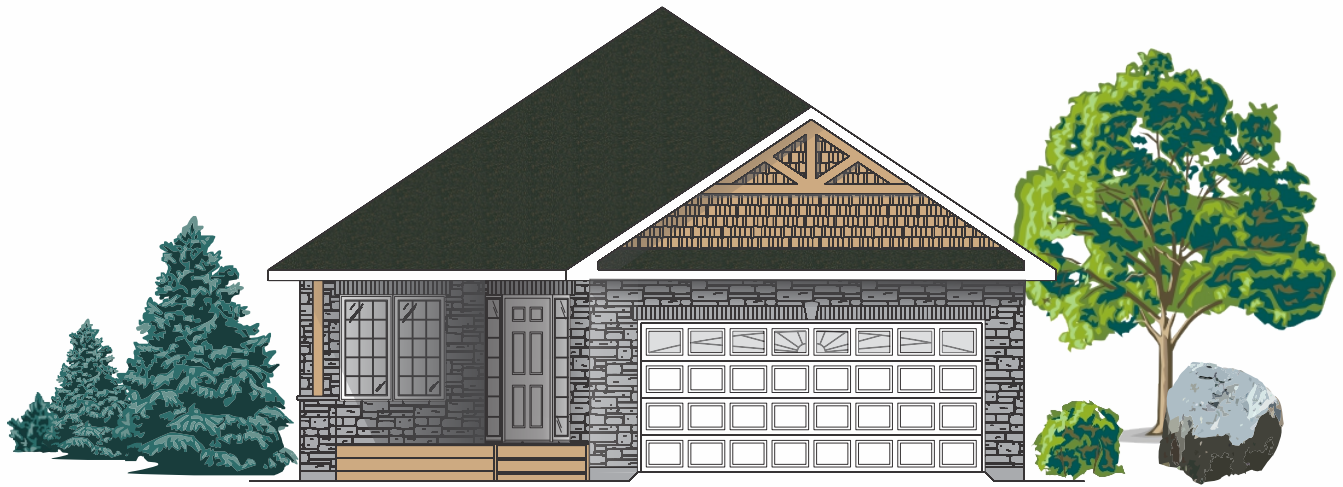
(sizes do not include optional area)



SECOND FLOOR PLAN

38'x38'

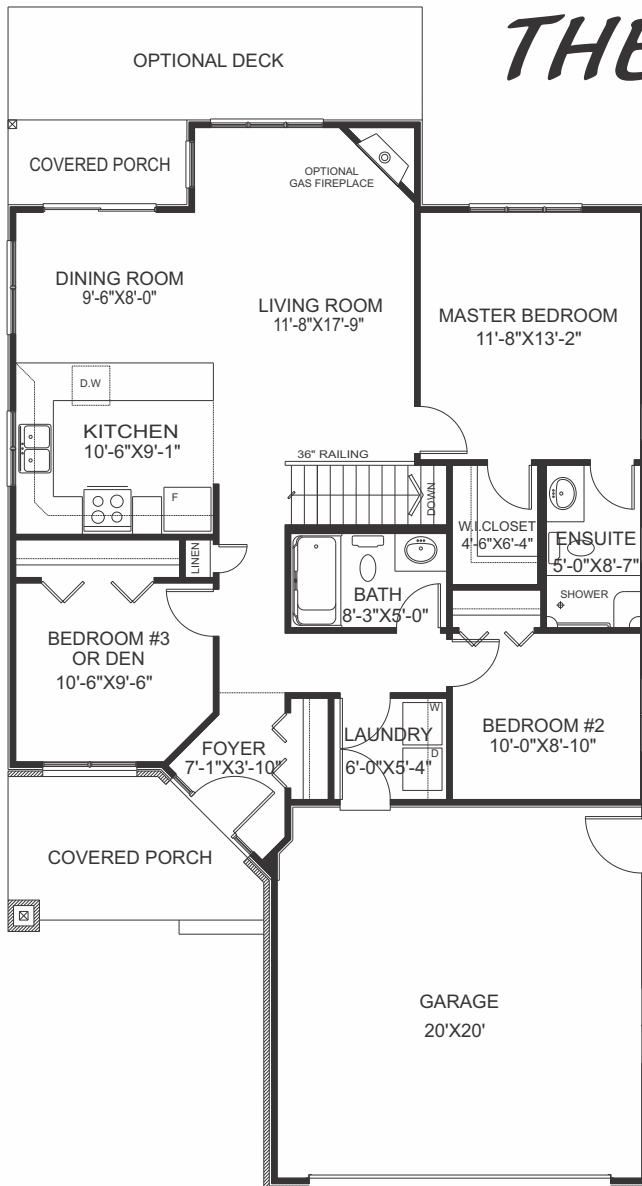
1190 SQ. FT.



French's Fine Homes

THE SOMMERSET

1138 SQ. FT.



MAIN FLOOR

Overall 34'x56'

Living Area 34'x36'

(sizes do not include optional area)

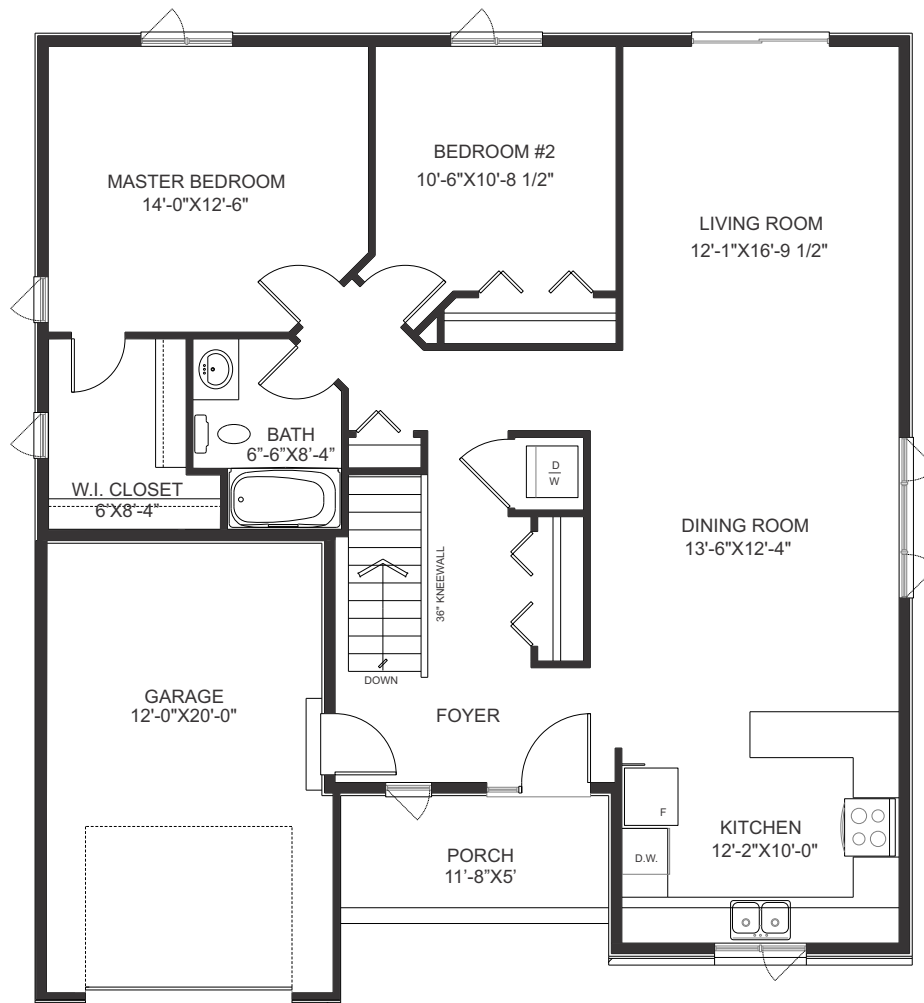


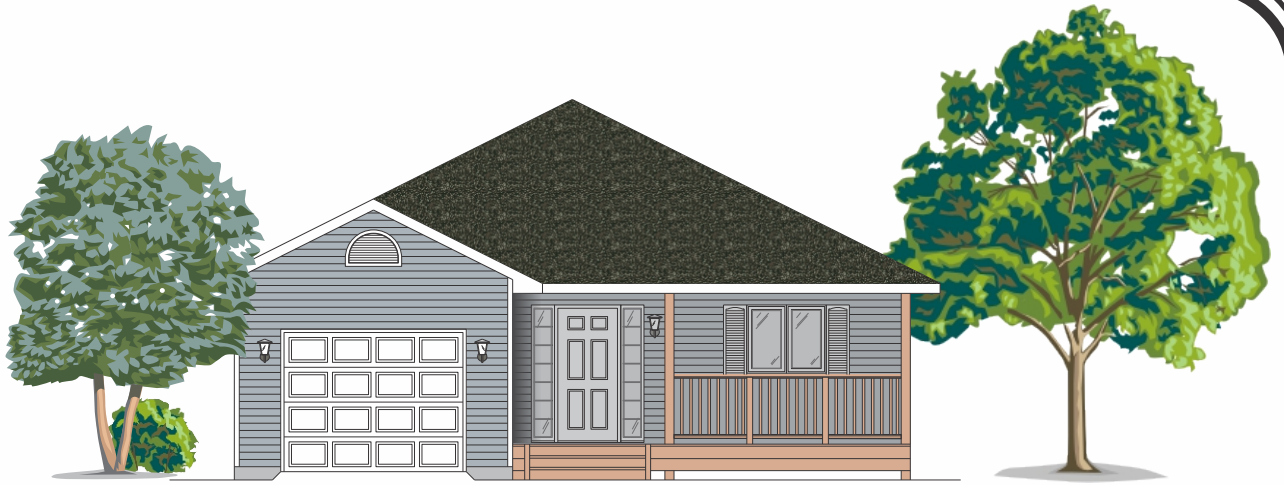
French's Fine Homes

THE SOUTH MEADOW

1212 SQ.FT.

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





French's Fine Homes

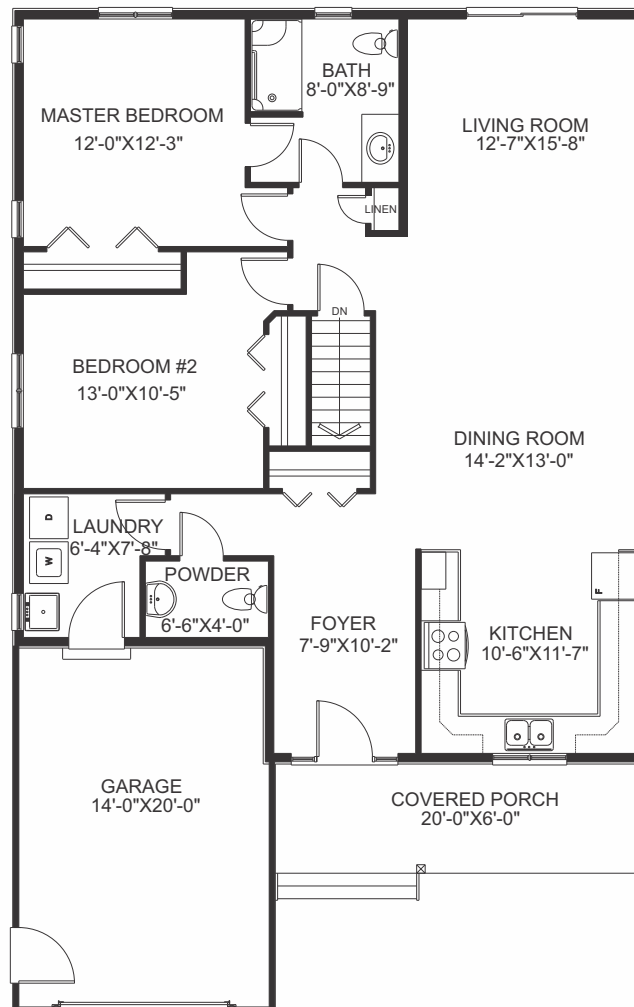
THE SOUTH MEADOW III

1279 SQ. FT.

MAIN FLOOR PLAN

Overall 34'x54'

Living Area 34x40'



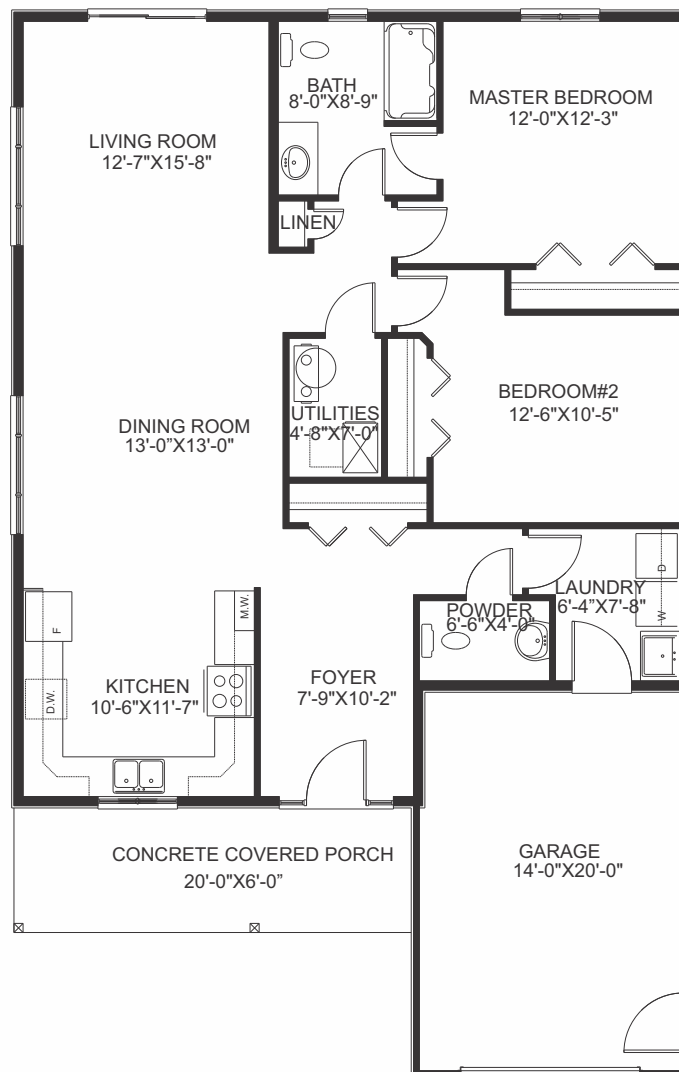


French's Fine Homes

THE SOUTH MEADOW III

(SLAB ON GRADE)
1279 SQ. FT.

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





1574 SQ. FT.





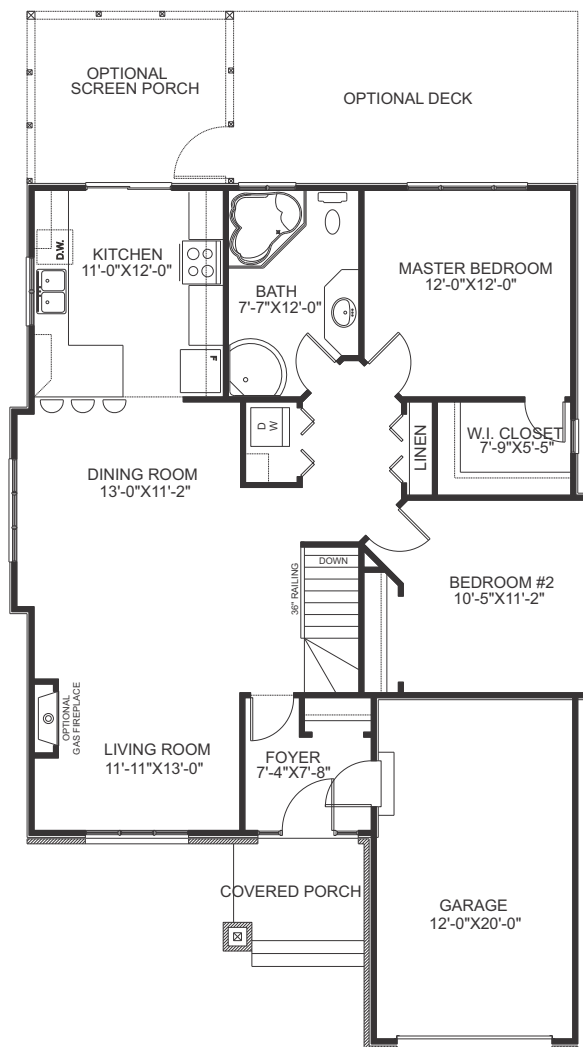
French's Fine Homes

THE WESTBURY

1 147 SQ. FT.

(sizes do not include optional area)

MAIN FLOOR PLAN
Overall 34'X50'-5"
Living Area 34'X38'



FEATURES

French's Fine Homes

MUSKOKA PROPERTIES

Excellent craftsmanship by qualified tradespeople.

Seven year new home warranty,  ty Corporation.

EnerGuide tested and labeled.

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 heat) 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 pre-painted white, chocolate, ivory or sandtone where applicable.

Insulated metal exterior door pre-painted white.

500 rolls of sod.

Precast concrete walks to the front entry.

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

PRICE BASED ON:

Property being your primary residence. No rebates apply for secondary residences.

Maximum 35' front yard set back.

Price does not include landscaping 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.

FEATURES

French's Fine Homes

MUSKOKA PROPERTIES INTERIOR FINISHES

Up to 8 hours of finishes and design consultation.

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

Rounded drywall corners.

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 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 or natural gas furnace with an ECM motor with a 5" media air filter.

Digital programmable thermostat.

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

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

MUSKOKA PROPERTIES 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.

OCT 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

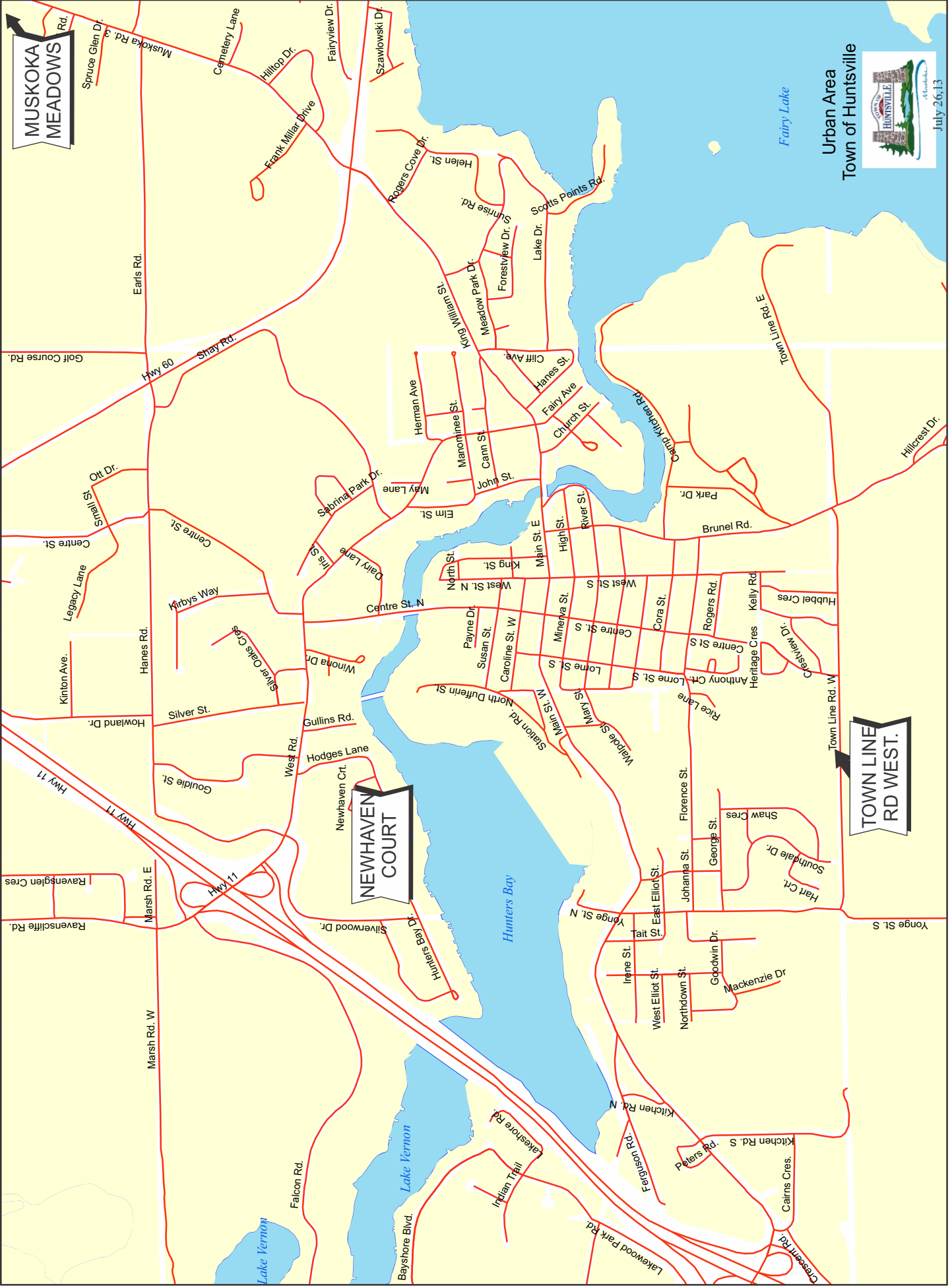
****THIS PROPERTY MUST BE YOUR PRIMARY RESIDENCE FOR THE REBATES TO APPLY****

****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



MUSKOKA
MEADOWS

Urban Area
Town of Huntsville



July 26, 13

NEWHAVEN
COURT

TOWN LINE
RD WEST.

