



— GATES OF —
MEAFORD

DETACHED
SEMI-DETACHED
& BUNGALOF MODEL



Welcome to Gates of Meaford
Your new home in Ontario's
four-season playground



Matthew Lidbetter, Broker | mlidbetter@sothebysrealty.ca | 705.443.7250





Historic & Cultural

Downtown century-old landmark Meaford Hall has been stunningly restored and renovated. Home to live theatre, concerts, art, the Meaford film festival and Visitor Centre, you can find it steps away from the downtown core.

Beautiful Joe, artist Tom Thomson friend of the Group of Seven, and John Muir all have their place in the history of Meaford.



Meaford Waterfront

Aside from the marina, Meaford's waterfront hosts the seasonal farmers market, Meaford Museum, playgrounds, beaches and volleyball courts. It's also the start point for the Georgian Trail to Collingwood and the Tom Thomson trail which takes you to Owen Sound.



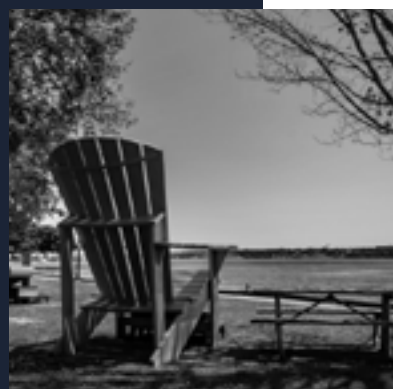
GATES OF
MEAFORD

Pet Friendly Playground

Meaford has gained a reputation for being one of the best places to take your dog on vacation. Canada's most famous dog, Beautiful Joe, has an 8.5 acre park dedicated to him and Meaford's listed and certified on the 'Better Cities for pets' website.

Meaford boasts a swimming area specifically for dogs, pet friendly trails and there are numerous pet friendly businesses, events and activities for your furry friend.





Experience Meaford

With an abundance of trails, The Big Head River, the gently rolling hills of Meaford Golf Course, the Big Red Chair Tour and, of course, the beautiful Georgian Bay shoreline, you're never far from a host of activities.

In the heart of Ontario's apple country, u-pick farms and the annual scarecrow invasion, Meaford has a unique character. A place you can call home.

Business & Dining

Downtown shopping along with wining and dining in the Meaford area is an experience not to be missed.

From the family owned Dam Pub, Leaky Canoe, Ted's Range Road Diner, Fish & Chips and numerous other cafe and dining experiences, to Coffin Ridge Boutique Winery, Sheardown's Wine Bar, Duxbury Cider Co and craft beer from Still Fields Brewery, Meaford has you covered.



Semi-detached, Bungalow & Detached models
with 2, 3 or 4 bedrooms

Matthew Lidbetter, Broker | mlidbetter@sothebysrealty.ca | 705.443.7250



THE WOODFORD

1,314 SQ FT

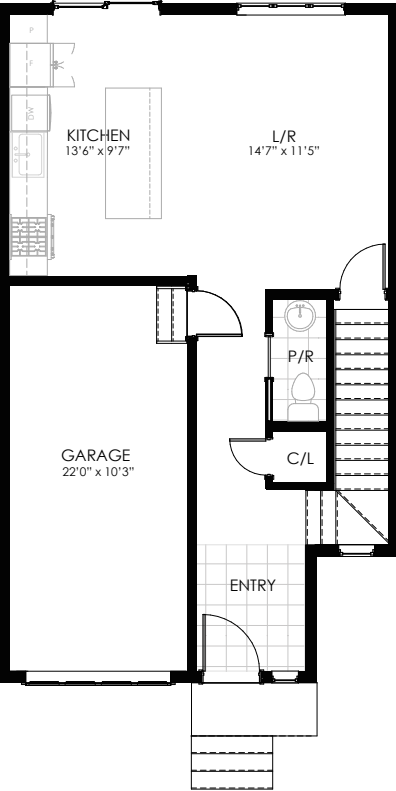


Semi-Detached  3 Bedrooms  2.5 Bathrooms

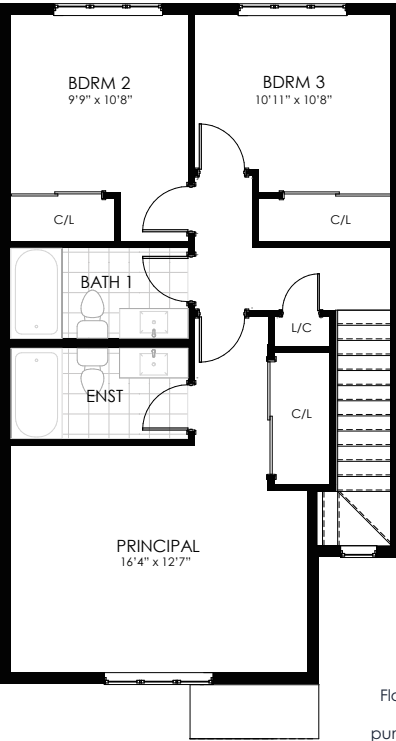


ELEVATION - A

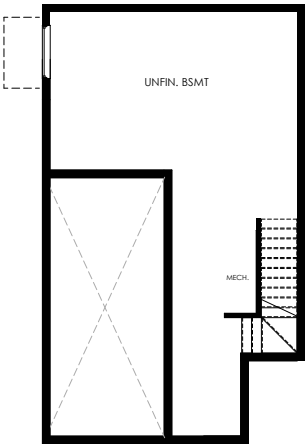
MAIN FLOOR - 560 SQ.FT.



SECOND FLOOR - 754 SQ.FT.

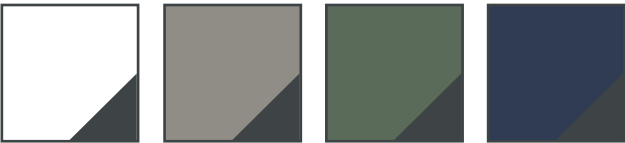


BASEMENT - 560 SQ.FT.



Floor plans including any furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Basement floorplans are not to scale E & OE

4 Colour options



THE FAIRMOUNT - Plan A

1,340 SQ FT

THE FAIRMOUNT - Plan B

1,448 SQ FT

Bungalow  2 Bedrooms  2.5 Bathrooms

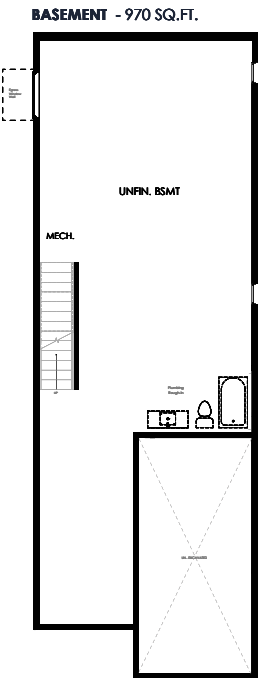
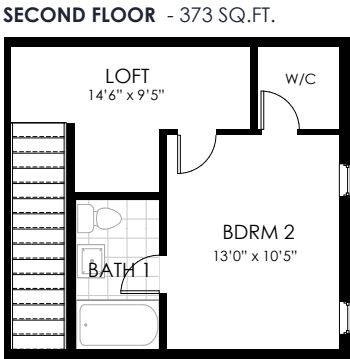
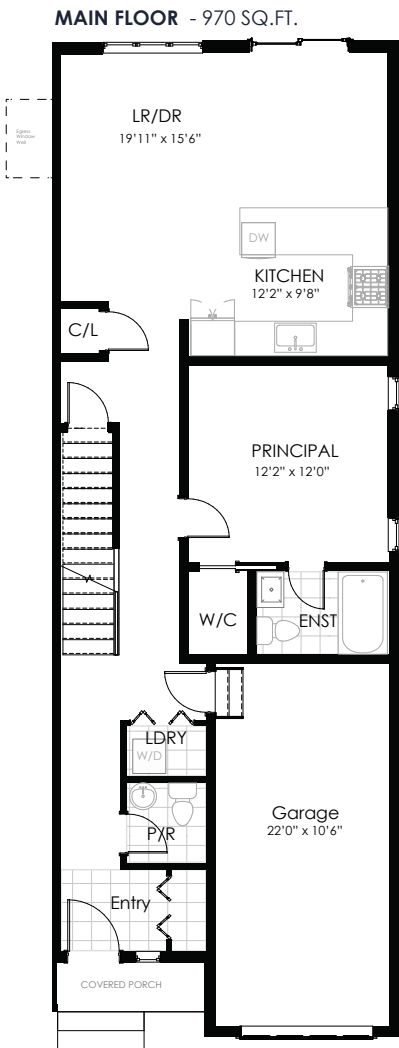
Bungalow  3 Bedrooms  2.5 Bathrooms



ELEVATION - A

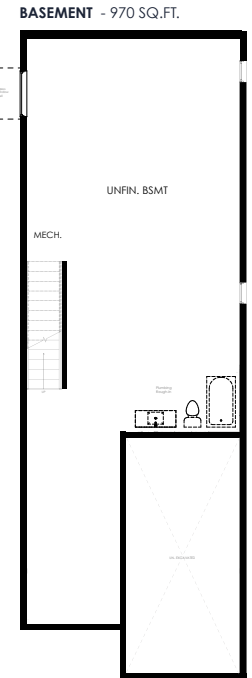
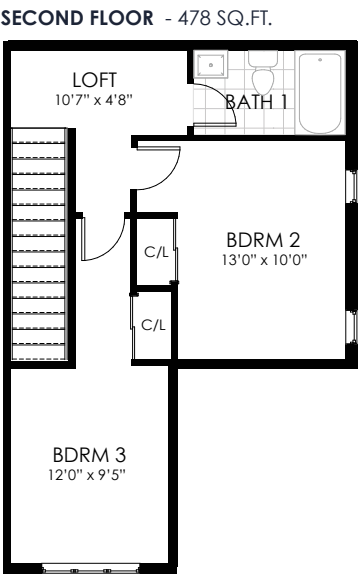
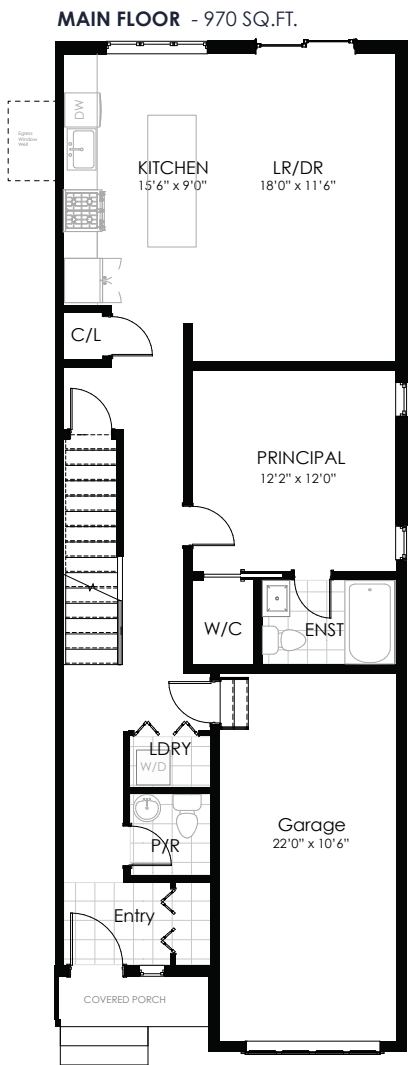
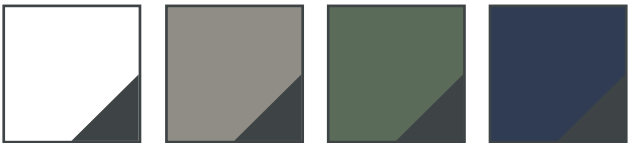


ELEVATION - B

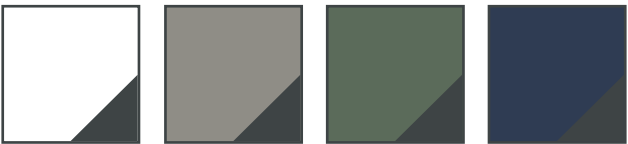


Floor plans including any furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Basement floorplans are not to scale E & OE

Plan A - 4 Colour options



Plan B - 4 Colour options



Floor plans including any furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Basement floorplans are not to scale E & OE

THE ROCKLYN - Plan A

1,537 SQ FT

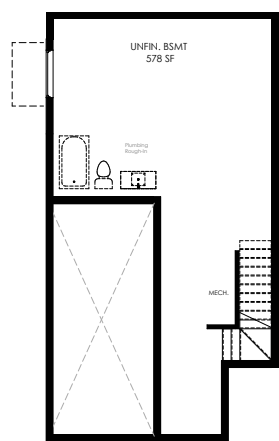
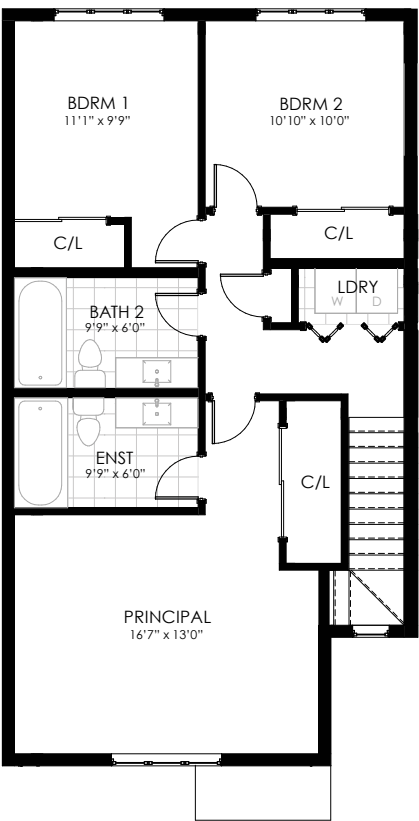
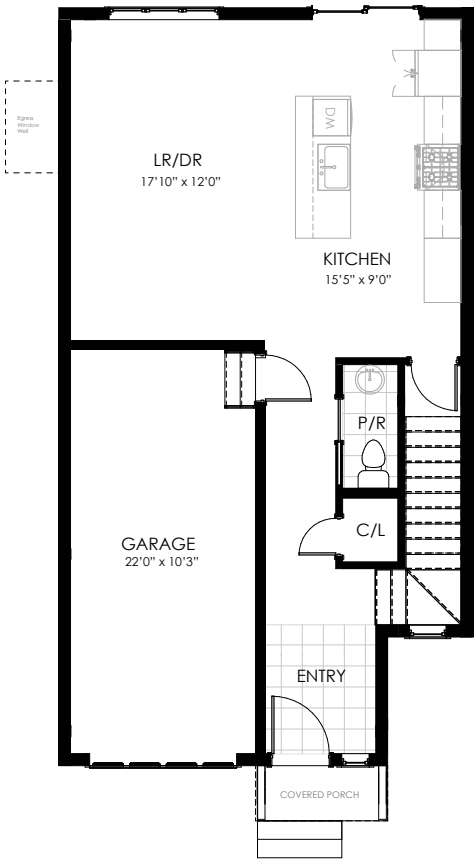
Semi-Detached  3 Bedrooms  2.5 Bathrooms



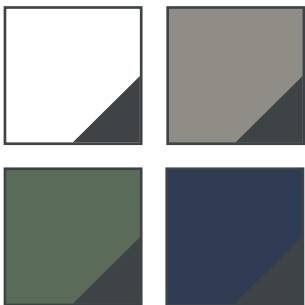
MAIN FLOOR - 645 SQ.FT.

SECOND FLOOR - 892 SQ.FT.

BASEMENT - 578 SQ.FT.



Plan A - 4 Colour options



Floor plans including any furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Basement floorplans are not to scale E & OE

THE ROCKLYN - Plan B

1,537 SQ FT

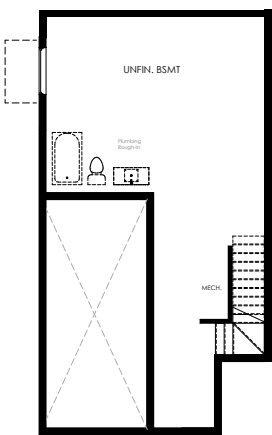
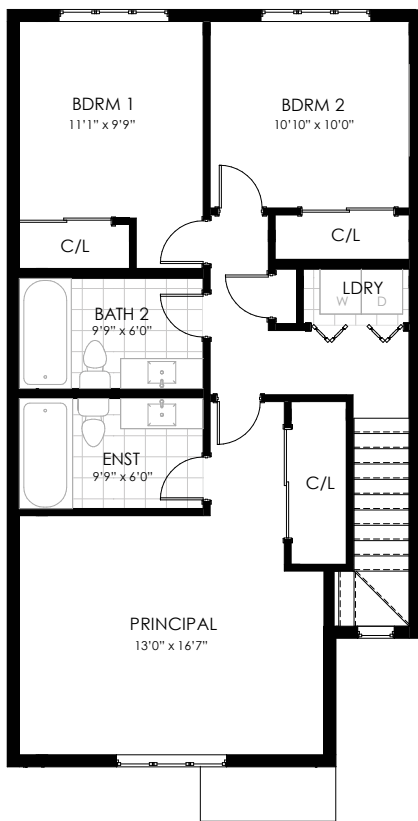
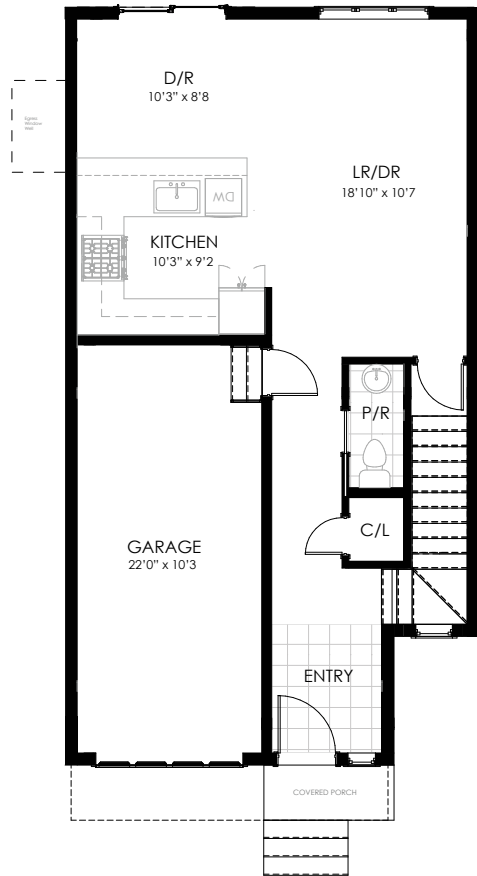
Semi-Detached  3 Bedrooms  2.5 Bathrooms



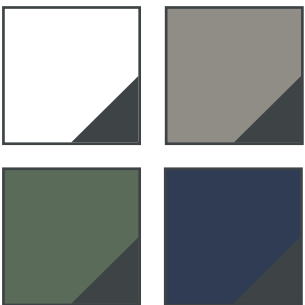
MAIN FLOOR - 645 SQ.FT.

SECOND FLOOR - 892 SQ.FT.

BASEMENT - 578 SQ.FT.



Plan B - 4 Colour options



Floor plans including any furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Basement floorplans are not to scale E & OE

THE ARNOTT - Plan A

1,757 SQ FT

THE ARNOTT - Plan B

1,757 SQ FT

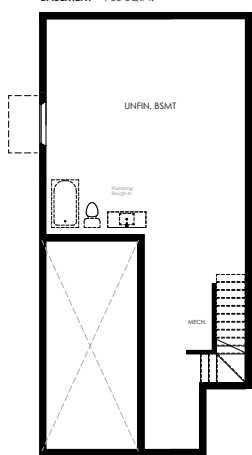
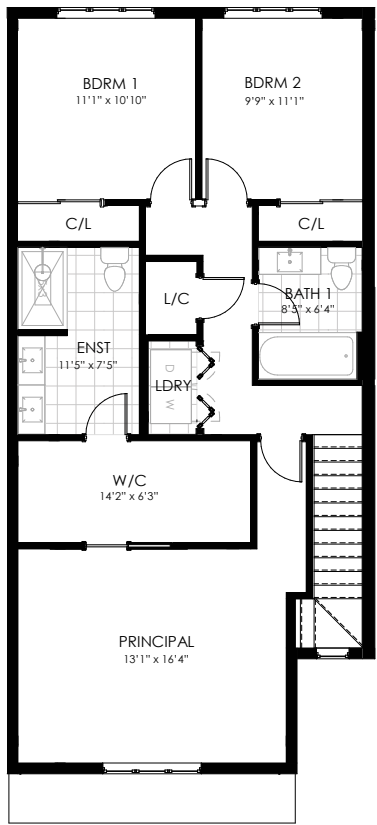
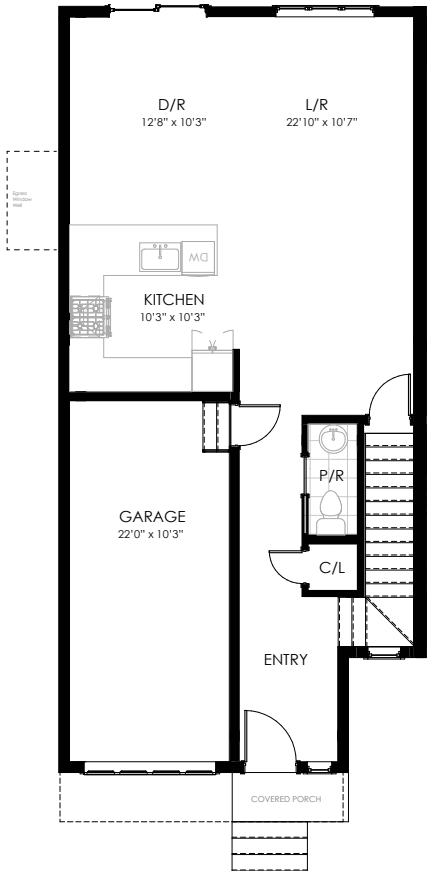
Semi-Detached  3 Bedrooms  2.5 Bathrooms



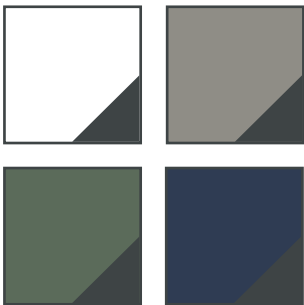
MAIN FLOOR - 760 SQ.FT.

SECOND FLOOR - 997 SQ.FT.

BASEMENT - 760 SQ.FT.



Plan A - 4 Colour options



Floor plans including any furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Basement floorplans are not to scale E & OE

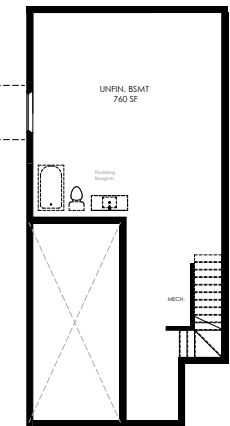
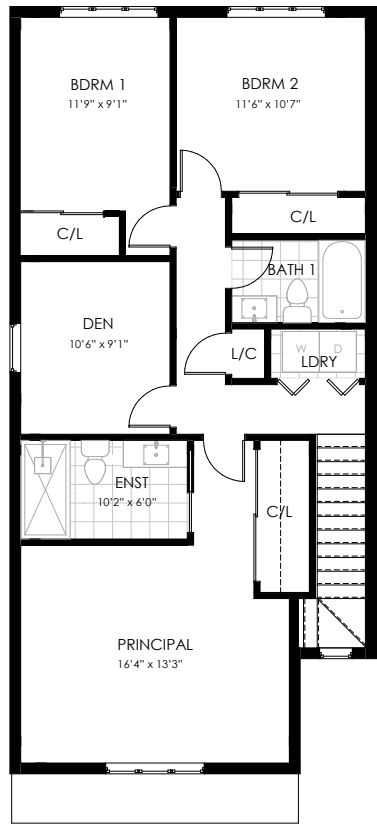
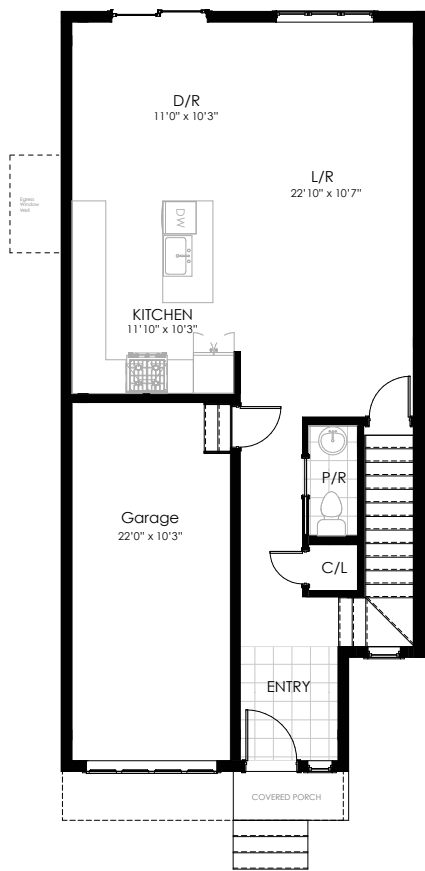
Semi-Detached  3 Bedrooms + Den  2.5 Bathrooms



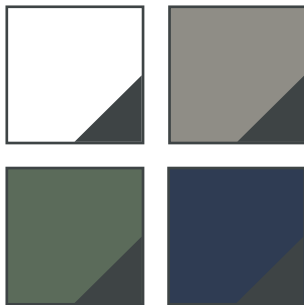
MAIN FLOOR - 760 SQ.FT.

SECOND FLOOR - 997 SQ.FT.

BASEMENT - 760 SQ.FT.



Plan B - 4 Colour options



Floor plans including any furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Basement floorplans are not to scale E & OE

THE Annan

2,000 SQ FT



Semi-Detached 3 Bedrooms + Den 2.5 Bathrooms
 4 Bedrooms 2.5 Bathrooms





THE KIMBERLEY

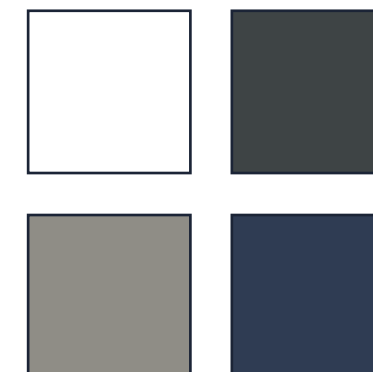
2,000 SQ FT



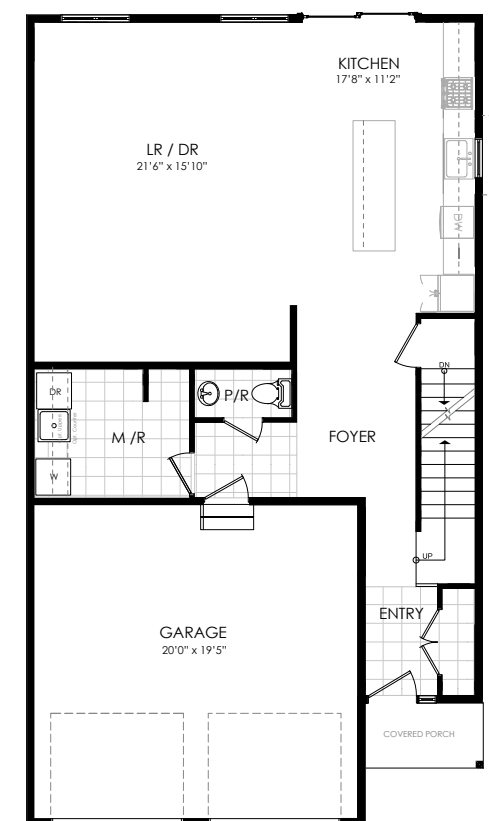
Detached  4 Bedrooms  2.5 Bathrooms



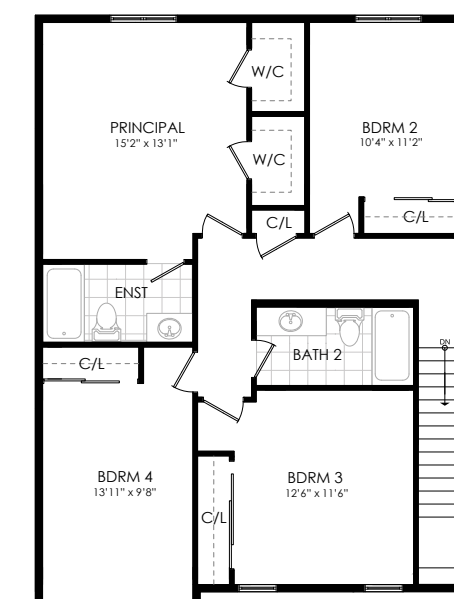
4 Colour options



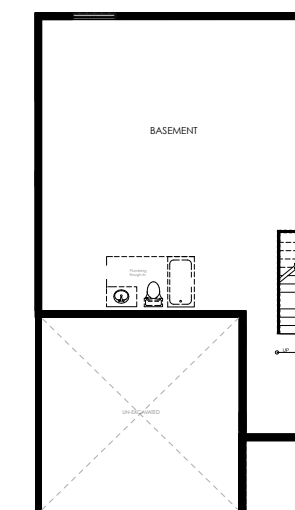
MAIN FLOOR - 960 SQ. FT.



SECOND FLOOR - 1040 SQ. FT.



BASEMENT - 950 SQ. FT.



Floor plans including any furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Basement floorplans are not to scale E & OE

THE RAVENNA

2,250 SQ FT

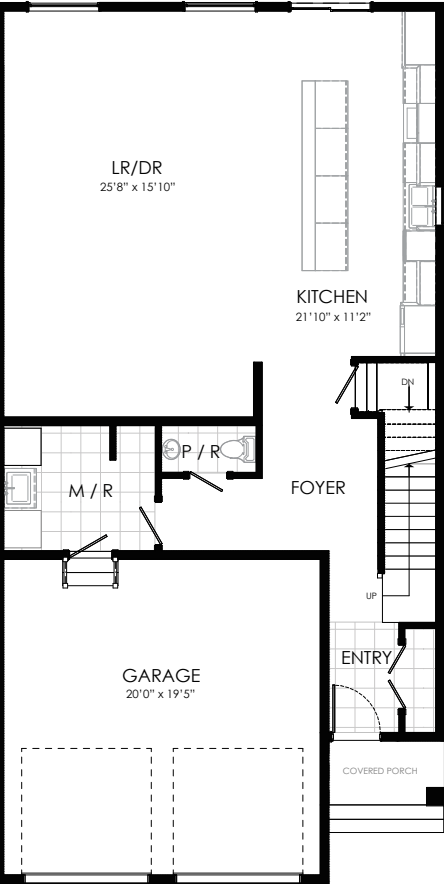


Detached  4 Bedrooms  2.5 Bathrooms

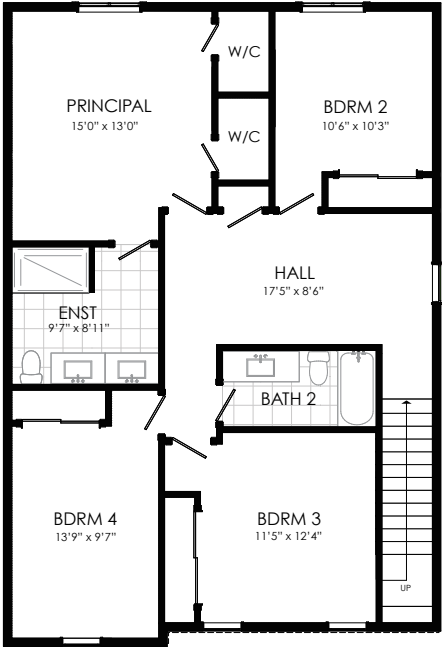


4 Colour options

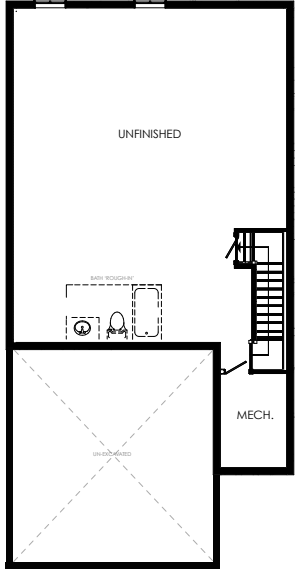
MAIN FLOOR - 1,085 SQ. FT.



SECOND FLOOR - 973 SQ. FT.



BASEMENT - 973 SQ. FT.



Floor plans including any furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Basement floorplans are not to scale E & OE





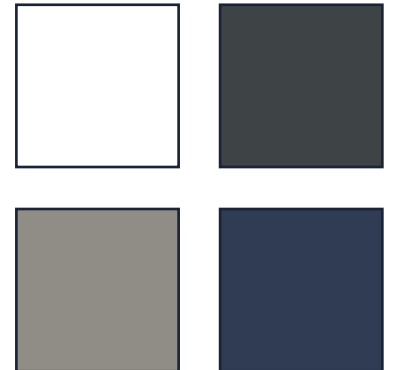
THE BAYVIEW

2,500 SQ FT

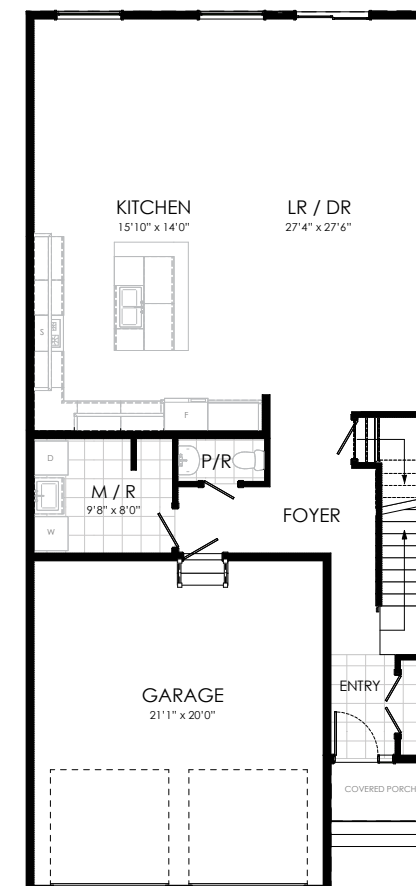
Detached  4 Bedrooms  2.5 Bathrooms



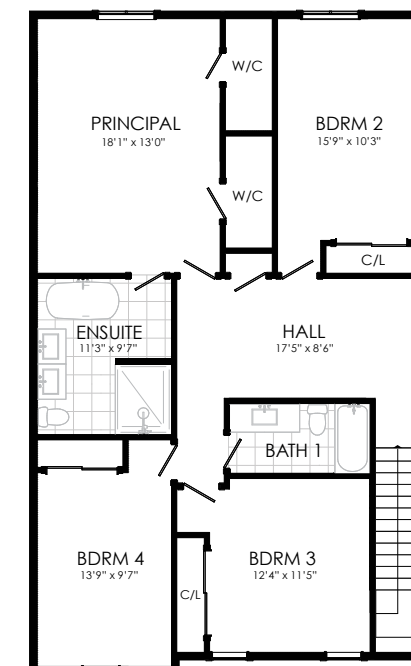
4 Colour options



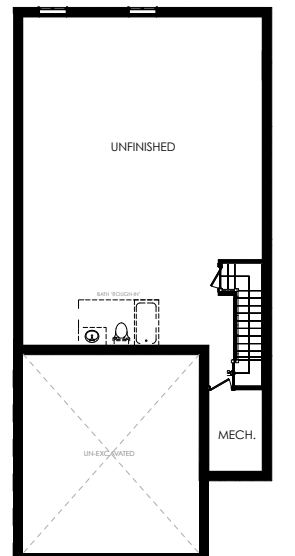
MAIN FLOOR - 1,316 SQ. FT.



SECOND FLOOR - 1,184 SQ. FT.



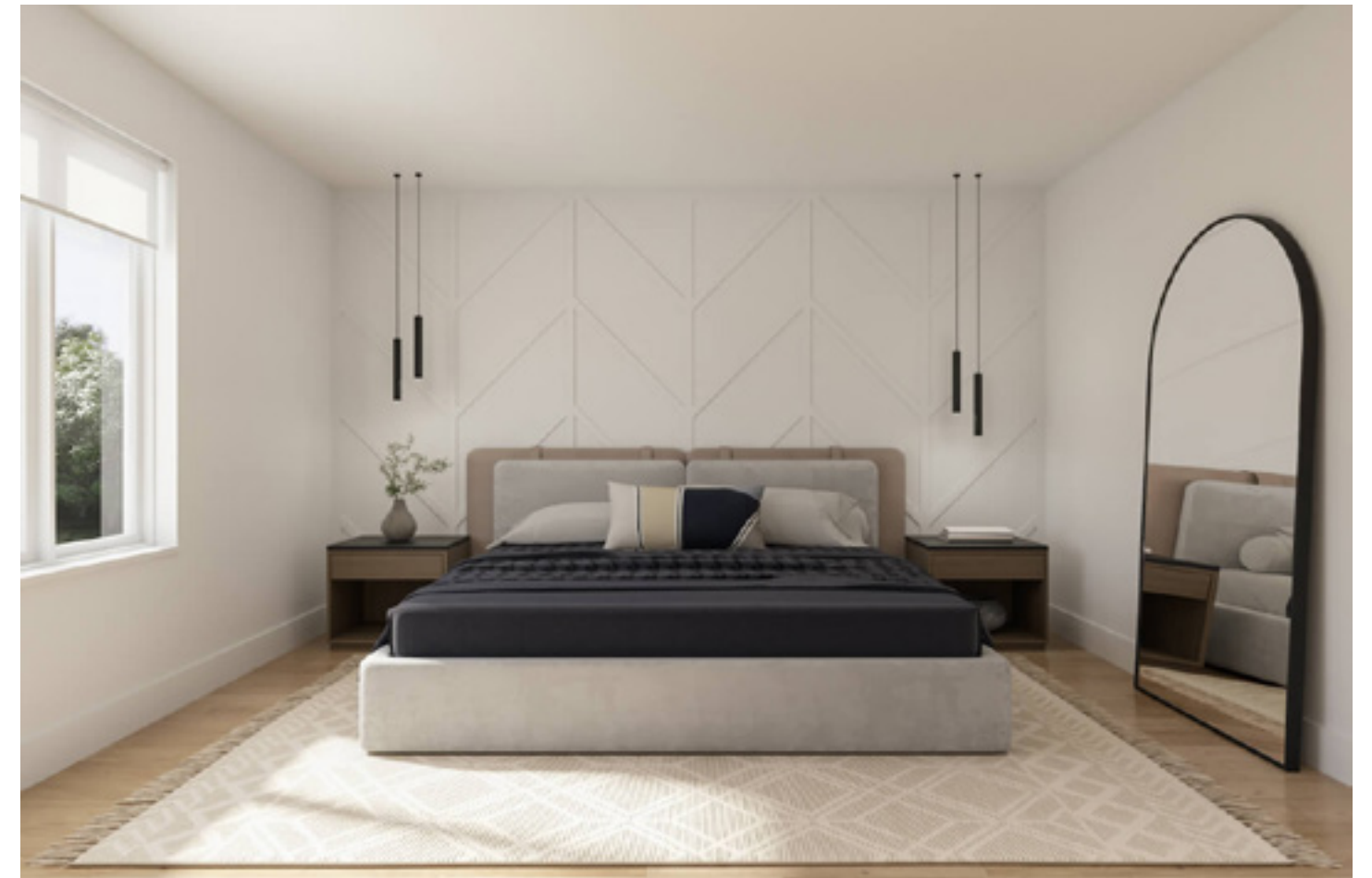
BASEMENT - 1,084 SQ. FT.



Floor plans including any furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Basement floorplans are not to scale E & OE

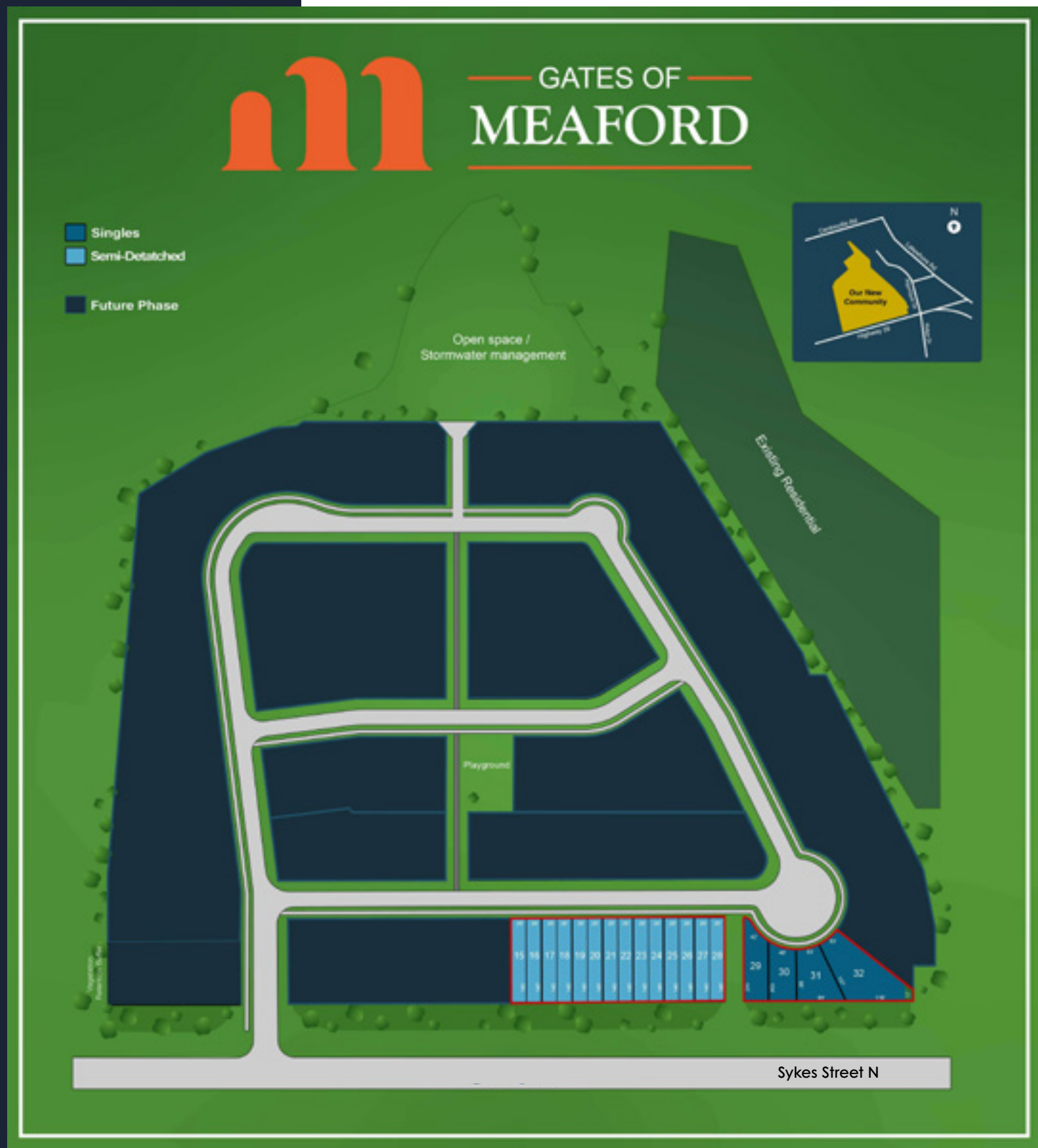
Matthew Lidbetter, Broker | mlidbetter@sothebysrealty.ca | 705.443.7250







Lot Layout Phase 1



Phase 1 Luxury Standard Features & Finishes

EXTERIOR

- Elevations includes maintenance-free vinyl siding
- Maintenance-free aluminum soffit, downspouts, fascia and eaves trough all colour co-ordinated
- Architectural styled Laminate Fiberglass shingles with 30-year manufacturer's limited warranty
- All white (interior and exterior) vinyl windows, or fixed windows throughout as per plan
- All windows double glazed - Low e-value
- Architecturally inspired 8' insulated fiberglass front entry door and glazed panel and deadbolt lock in satin nickel
- All operating windows are complete with screens
- Moulded steel panel insulated garage door(s)
- Basement windows as per plan
- Professionally sodded and graded lot
- Pre-cast concrete slabs to front door
- One exterior water bib in garage and one exterior water bib at rear
- Individual house numbers
- Exterior windows and doors sealed with high grade caulking and complete with weatherstripping on all exterior doors

KITCHEN

- Purchaser's choice of luxurious crafted cabinetry offered in a variety of styles and colour options from Vendor's standard samples
- 2cm granite counter tops (Vendor's standard samples) with undermount double sink and single lever pull out faucet in kitchen
- Shut-off valve to the kitchen sink
- 36" refrigerator opening and 30" stove opening
- Rough-in for future dishwasher with plumbing and electrical connections, final hook-ups to dishwasher not included

BATHS

- Tub/shower area to receive water resistant gypsum-board
- White acrylic tubs as per plan
- Purchaser's choice of luxurious crafted cabinetry offered in a variety of styles and colour options (Vendor's standard samples) excluding powder room
- White bathroom undermount sink and white efficient 4.8L low-consumption toilet
- 2cm granite counter tops (Vendor's standard samples)
- Exhaust fans vented to exterior in all bathrooms, powder room and laundry
- Privacy locks on all bathrooms and powder room
- Standard white porcelain undermount sink with chrome single lever faucet (Vendor's standard selection)
- Pedestal sink in powder room
- 13" x 13" ceramic wall tile (Vendor's standard selection)
- Pressure balance valves to all shower stalls and tub/showers
- Shut-off valves for all bathrooms and powder room

INTERIOR TRIM

- Flat white smooth ceilings throughout the home
- 5/8" tongue and groove plywood subfloors, nailed and glued to floor joists
- Quality carpet to be selected from Vendor's samples, located in all bedrooms and bedroom hallways, as per plan
- Moulded panel interior passage doors throughout finished areas
- Elegant 4" baseboard throughout with 3/8" profile door stop trim in all tiled areas
- Door hardware throughout, satin nickel level handles and hinges
- MDF shelving in bedrooms and linen closets

PAINTING

- White paint throughout

LAUNDRY

- Wall mounted plumbing hook-ups and shut-off valves for washer and dryer, final hook-ups to washing machine and dryer not included
- 4" exhaust duct to exterior

ELECTRICAL

- White Decora style switches and receptacles throughout finished areas
- 200 amp electrical service with breaker panel and copper wiring throughout the home
- All electrical to meet ESA (Electrical Safety Authority) standards
- One garage electrical outlet for each parking space. One ceiling outlet in garage for each garage
- 220 volt heavy-duty receptacle for future stove and dryer
- Builder to provide (1) finished Cat 6 Data line to great room to accommodate future cable, telephone internet connection
- Electrical outlet for vacuum appliance charging in laundry
- Switch controlled receptacles in living room, as per plan
- Decora style dimmer control in kitchen/dining areas, as per plan
- Split receptacles at counter level for future small appliances
- Hard wired smoke detectors and carbon monoxide detectors with strobe (as per Ontario Building Code)
- A total of (9) pot lights with round white trim, as per plan, and excluding shower/tub enclosures
- Waterproof recessed pot light to all shower/tub enclosures, as per plan
- Two exterior weather-proof electrical outlets with ground fault interrupter, as per plan
- Ceiling mounted light fixtures in dining area, living area, entryway, finished laundry closet and all bedrooms, where applicable, as per plan

FLOORING

- Choice of 13" x 13" ceramic floor tile in foyer, powder room, mudroom and bathrooms as per plan (from Vendor's standard selection)
- Laminate in choice of colour (from Vendor's standard selection) throughout finished areas excluding tiled areas
- Carpet on stairs (main floor to second floor)
- Concrete basement floor with drain

ADDITIONAL FEATURES

- 9' high ceilings on main floor and 8' high ceilings on upper floor, except in areas where architectural designs, mechanical or duct work require ceiling heights to be lowered
- Architecturally pre-determined fittings and exterior colours in conformance with applicable zoning and architectural control guidelines
- Poured concrete foundation walls with drainage membrane and weeping tile
- Fully ducted mechanical system including high efficiency forced gas central heating
- Heat Recovery Ventilator (HRV)
- Gas fired rental hot water heater
- Garage common walls of home to be insulated and gas proofed
- R22 fibreglass thermal insulation on all exterior walls including basement exterior walls
- R22 fiberglass thermal insulation on main floor ceiling areas
- Loosefill cellulose insulation in attic areas
- Spray polyurethane foam insulation to garage exposed ceiling areas
- Basement washroom plumbing rough-in for future 3-piece bathroom (hot and cold lines excluded), as per plan

WARRANTY

- Home warranty backed by TARION (Ontario New Home Warranty Program)

Features & Finishes are subject to change.
To be confirmed in agreement of purchase and sale. E & OE

Sotheby's | Canada
INTERNATIONAL REALTY

Matthew Lidbetter

Broker, Senior Vice President - Sales

705.443.7250

mlidbetter@sothebysrealty.ca

Sotheby's International Realty Canada, Brokerage
243 Hurontario Street
Collingwood
ON L9Y 2M1

Sotheby's International Realty Canada is Independently Owned & Operated



NORTERRA