



*Luxury Lakeside Club Living
in the Haliburton Highlands*

Price List - Prestige Package

Townhomes

Sierra - \$329,000

Fleetwood - \$369,000

Terra - \$329,000

Wildwood - \$419,000

Fiesta - Sold Out

Rockwood - \$439,000
(Elevator Ready)

Detached - Bungalows and Bungaloffs

New Rosewood - 369,000

Bayside - \$399,000

Oak Ridge - \$439,000

Highlander (Loft or Walk-Out) - \$469,000

Southwind (Loft or Walk-out) - \$489,000

Northland - \$529,000

Breckenridge - \$559,000

Lot Premiums apply to Units 4-9 (Lakeview) & Units 28-29, & 32-34 (Pond view).

Monthly Maintenance Fee - Approx. \$320

Property Tax (Based on 2010 mill rate) - \$632/\$100,000 of assessed value

Annual Sewer User Rate - \$430

Please contact our Sales Office staff for model and lot locations and availability.

Tel.: 705-457-1429 Toll Free: 1-877-472-2082

www.silverbeachdevelopments.com

Prices subject to change without notice.



Silver Beach Developments Ltd.
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Standard Features - **PRESTIGE PACKAGE**

INTERIOR

General Interior Features

- Standard 9 ft. (+/-) ceilings on main level. 8 ft. (+/-) in loft and basement areas
- Gypsum board on interior walls and ceilings. Round Corners on Drywall. Semi-gloss paint on doors and trim
- Choice of interior doors from builder's samples
- Knockdown ceilings in all finished rooms
- Propane fireplace on main level as per plan
- Privacy door locks to all bathrooms
- Cathedral ceilings in loft foyer areas as per plan
- Engineered Hardwood Floors in Dining & Living Rooms
- Ceramic floors in kitchens, bathrooms, powder rooms and laundry areas as per plan
- Choice of Plush Carpet or Berber from builder's samples
- High density upgraded underpad
- Oak railings and pickets where applicable
- Central Vac Rough-in

Kitchen Features

- Double stainless steel sink with American Standard pull-out or pull-down faucet
- Quality Oak or Maple kitchen cabinets with oversized, 40" upper cabinets.
- Granite countertops standard.
- Ceramic tile floors standard
- Whirlpool appliance package;
 - 20.9 cubic ft. Stainless Steel Refrigerator / Freezer
 - Stainless Steel 30" Self-Cleaning Range with ceramic cooktop.
 - Stainless Steel "over-the-range" Microwave Oven with exterior vented kitchen exhaust
 - Stainless Steel "tall tub" built-in Dishwasher (Offered as appliance credit. Installation by others.)

Bathroom Features

- White bathroom plumbing fixtures from builder's standard samples
- Quality bathroom vanities with choice of Granite countertop with undermount sink from builder's standard samples

- American Standard faucets in bathrooms and powder rooms
- Pressure balanced, water saving shower fixtures
- Maintenance free molded tubs and shower enclosures as per plan
- Water efficient toilets
- Vanity mirror
- Bathroom exhaust fan
- Ceramic tile floors

Laundry Features

- Front-Load Washer and Dryer
- Heavy duty electrical outlet and exterior vent for dryer
- Ceramic tile floors (excluding unfinished basement)

Windows and Doors

- Insulated entry doors with glass insert at all entrances with Deadbolt Security Lock and decorator Gripset
- Maintenance free vinyl, Low E Energy Efficient casement and sliding windows (as per plan) and sliding patio doors.
- Metal Insulated sectional roll-up Garage Door(s)

Heating and Air Conditioning

- "Ecologix" Energy Efficient "Hydronic" Heating Systems featuring "Zone comfort system" for the ultimate in energy savings and total home comfort
- Individual set-back thermostats for each zone
- Continuous flow, on-demand hot water from high efficiency condensing boiler
- Central Air conditioning integrated with zone comfort control air handler



Standard Features

INTERIOR cont'd

Electrical Features and Specialty Wiring

- 125 AMP Electrical service with breaker panel
- Copper wiring throughout
- Heavy duty receptacle for dryer and stove
- Bathroom ventilating fans switched separately from lights
- Hardwired interconnected Smoke and Carbon Monoxide detectors per OBC
- Decora receptacles and switches throughout
- Communication Wiring pre-wire for Telephone and ExpressVu Satellite TV (2 Phone & 2 TV locations included)
- Door Chime with Button installed
- Electrical Outlet and Garage Door Opener, standard
- Exterior duplex receptacles front and rear

CONSTRUCTION and EXTERIOR

General Construction

- Exterior walls to be 2 x 6 stud construction
- 2 x 6 Bearing partitions with mid-height blocking
- Engineered Floor Systems by "TJI", glued and nailed to engineers specifications for a superior "Silent" floor experience
- Engineered Roof Trusses where applicable or frame construction as per architect design and specs
- 30 year Fiberglass Architectural Shingles
- Century Stone (tumbled series) by Atlas Block on exterior feature facades
- Pre-treated and pre-finished Fraser Wood Siding with matching wood trim on exterior
- Poured concrete foundations
- Garage Floors c/w fibre mesh reinforcement
- Platon foundation membrane attached to exterior of foundation for additional protection
- Low maintenance aluminum soffits, fascias, eavetroughs and downspouts
- R20 Insulation in 2x6 exterior walls, R40 Attic Insulation and R12 Basement Insulation as per OBC

Exterior Finishes and Landscape

- Lot fully graded with Sod front and rear
- Interlocking Paver Stone front and rear patios as per plan
- Landscape package includes front planting bed with plant material and decorative mulch installed
- Paved asphalt driveways
- Exterior light fixtures at all entrance doors (builders choice)
- Balconies / Decks with Pre-finished aluminum Railings and Tempered Glass inserts

* Please note: All exterior colours and materials are under Architectural Site Controls.

N.B. : Subject to paragraph 4 of the Agreement of Purchase and Sale, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.