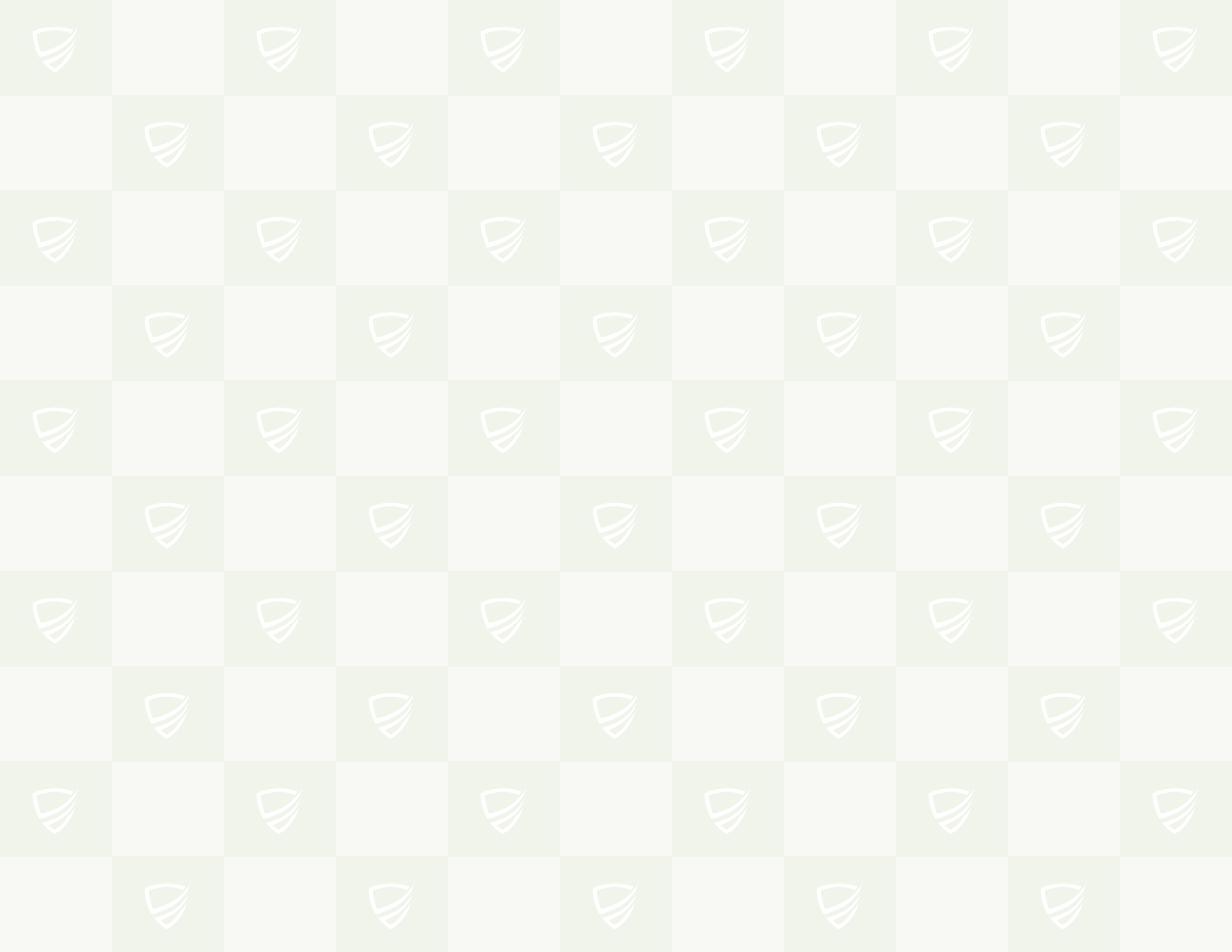




FAIRWAYS



DETACHED HOMES



FOR THOSE
THAT KNOW
WHAT THEY WANT

Nestled in the FAIRWAYS

A community that is fresh and welcoming. This development is in the centre of the Meaford Golf Course and is designed with luxurious DETACHED BUNGALOWS on 60'+ Lots. You are surrounded by ample green space and convenient access to great amenities minutes away. Spectacular views all year long allow you to bask in nature and enjoy the convenience of golf course access.



FAIRWAYS

DETACHED HOMES





Meaford is situated on the Georgian Bay shoreline and is in the heart of Ontario's apple country. A thriving farmer's market adds to the town's unique character in addition to Beautiful Joe Park, Tom Thomson Trail and the Coffin Ridge Vineyard & Winery – just some of the local attractions. It is where life happens on your terms.

MEAFORD

Anchored by NATURE



Move to what *MOVES* you

Whether in the cool spring or the warmth of summer, the sandy beaches and summoning waves of Georgian Bay provide a refreshing break.

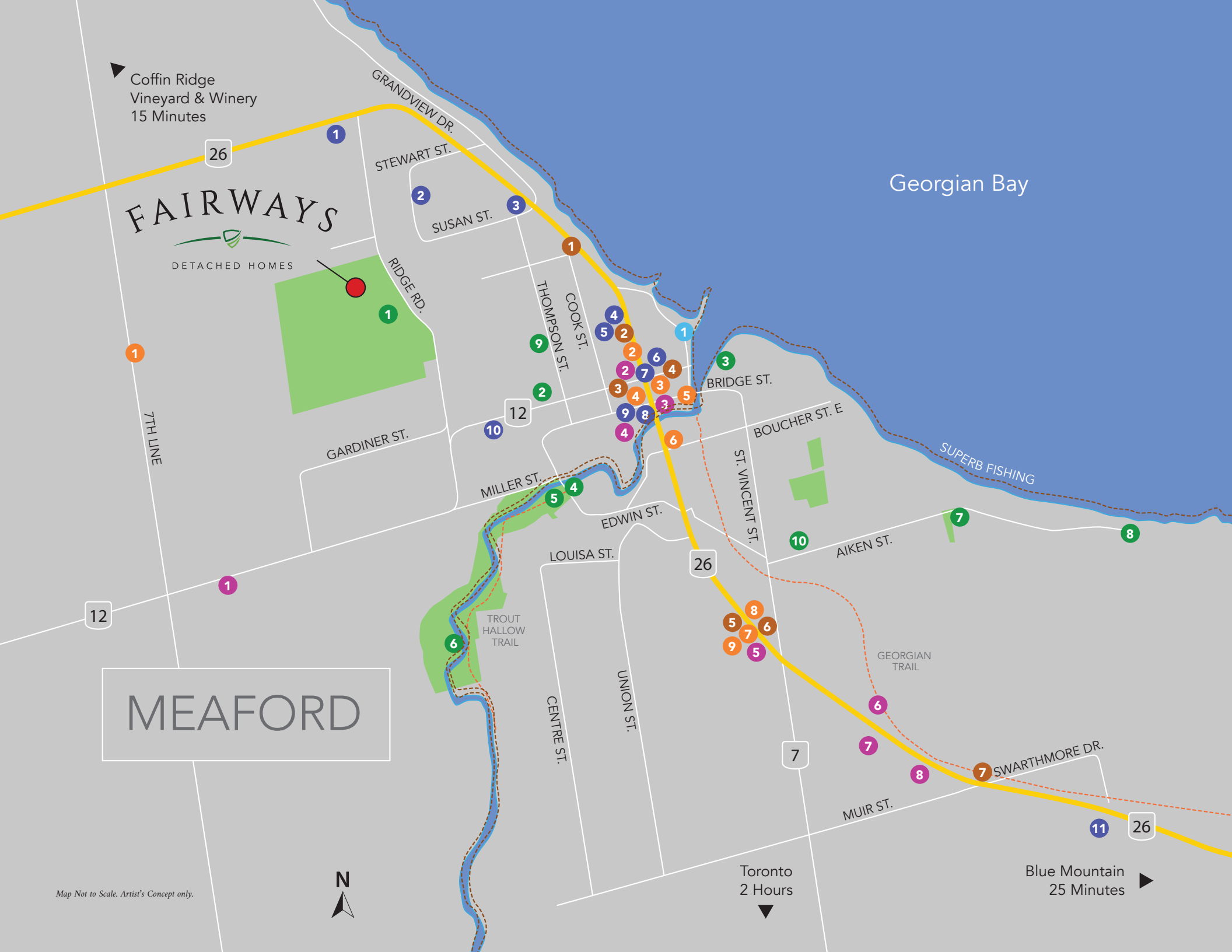
MEAFORD



Fall offers a chance to absorb the bright colours of the leaves and enjoy the season's harvest. Its rich farmland and production of fresh vegetables and fruits, including apples for cider and cold-hardy grapes for vintage wines, have given Meaford the title of "Niagara North".

Come the colder weather, residents hit the trails and ski slopes (Thornbury, Blue Mountain Resort and Collingwood are just a few minutes' drive) and spend their time ice skating, snowmobiling and ice fishing.

As many inhabitants of Meaford have discovered, this is a place that truly has it all: enchanting homes, scenic landscapes, sandy beaches, superb fishing and infinite opportunities for fun and recreation, as well as a flourishing arts and cultural scene.



Area Amenities

DINING

1. Range Road Diner
2. The Leaky Canoe
3. McGinty's Cafe
4. 2go Sushi
5. Meaford Social
6. Perogie Palace
7. McDonald's
8. Sail Restaurant & Catering Company
9. Amici Restaurant Pizzeria

SHOPPING

1. New Meaford Factory Outlet
2. Czech It Out Antiques
3. Creative Country Girl
4. Simply Unique Flowers & Gifts
5. Happy Paws Canine Solutions
6. Pet Valu
7. Macdonald's Furniture & Appliances
8. Knights' Home Building Centre

PARKS & RECREATION

1. Meaford Golf
2. Meaford and St. Vincent Community Centre
3. Meaford Harbour & Marine
4. Beautiful Joe Park
5. Trout Hollow Trail
6. Bighead River Conservation Area
7. Beautiful Joe's Leash-Free Dog Park
8. Meaford Memorial Park
9. Meaford Curling Club
10. Meaford Community Gardens

GROCERY

1. Meaford Convenience & Pet Shop
2. Circle K
3. LCBO
4. Meaford Convenience
5. Beer Store
6. E & R's Bulk Barn
7. Masse's Valu-Mart

SERVICES

1. Don Bumstead Family Medical Centre
2. Meaford and District Fire Department
3. Ontario Provincial Police - Meaford
4. Service Ontario
5. Manulife Bank
6. TD Canada Trust Branch and ATM
7. BMO Bank of Montreal
8. Scotiabank
9. Meaford Post Office/Municipality
10. Meaford General Hospital
11. Ardiel Animal Hospital

AMENITIES

1. Meaford Museum
2. Coffin Ridge Vineyard & Winery



A HOME changes everything



SITE PLAN

Artist's Concept

A modern bedroom interior featuring a bed with a light-colored headboard, a low wooden table, and a window. The room is decorated with a striped rug, a wicker basket, and framed artwork on the wall.

OUR HOMES

Two women with long dark hair are smiling and making a heart shape with their hands. They are wearing light-colored tops. The background is a bright, out-of-focus indoor setting.

Ascot

1,639 SQ.FT.

Plans and specifications subject to change without notice. Room dimensions are approximate. All renderings are Artist's Concept. E.&O.E.

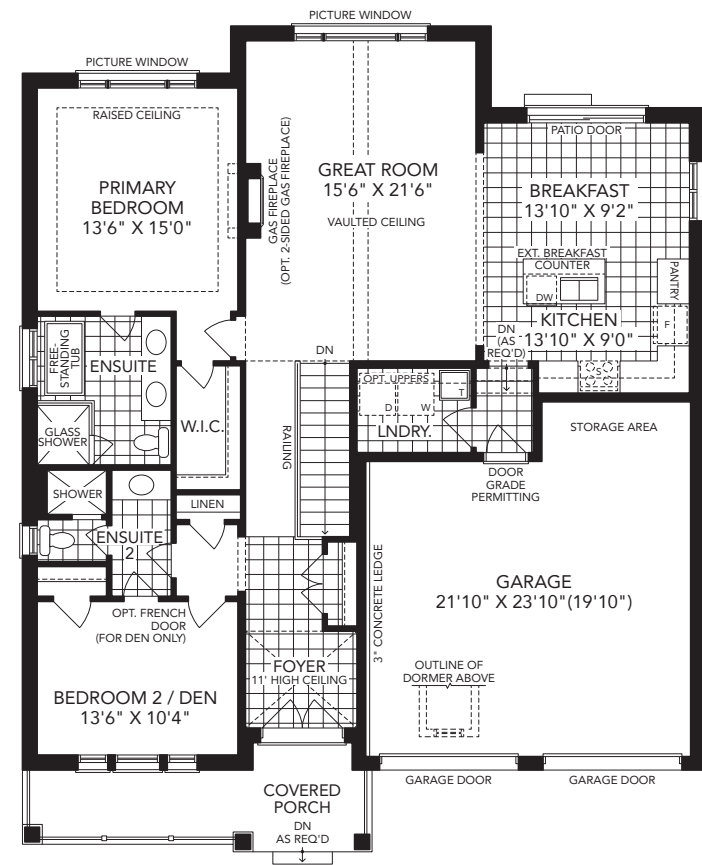
Ascot 1,639 SQ.FT. ELEV. A



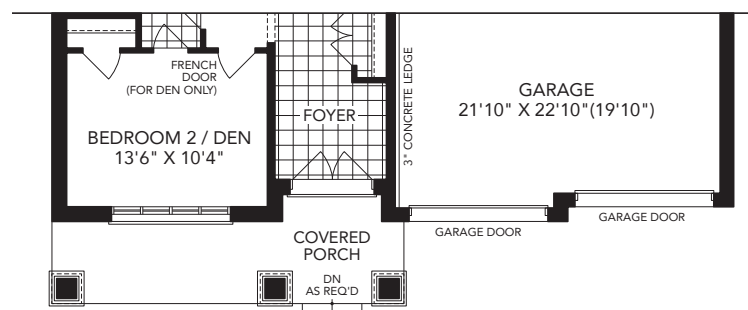
ELEV. B



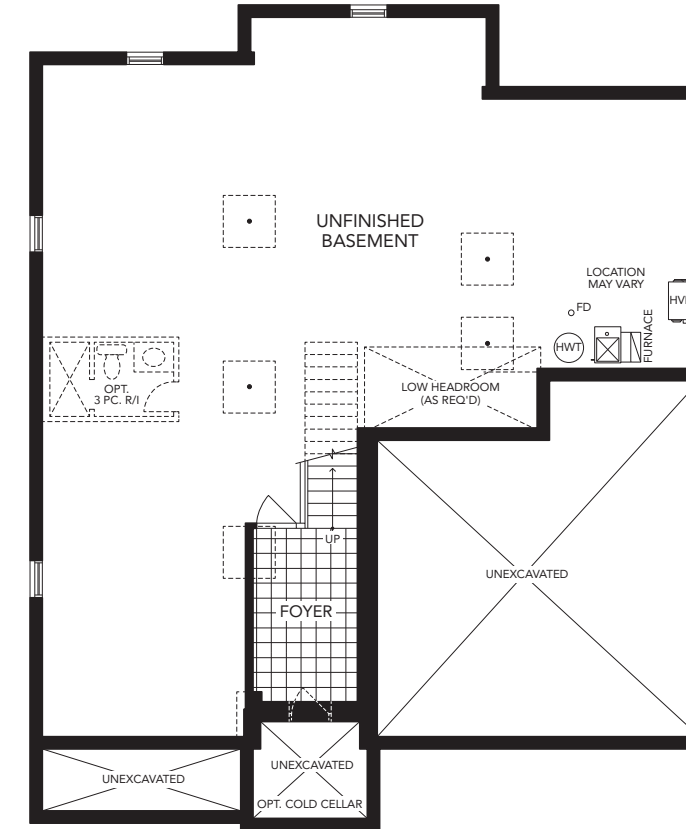
1,639 SQ.FT. +116 Sq.Ft. Finished Basement Foyer OR +1,397 Sq.Ft. Optional Finished Basement



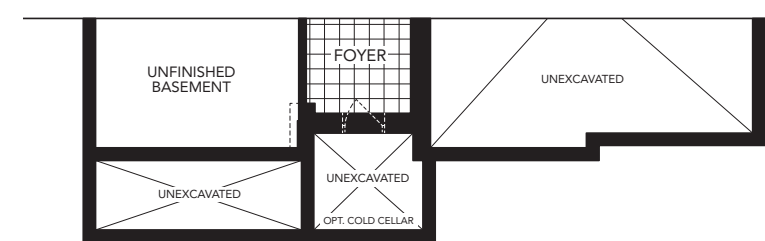
GROUND FLOOR
ELEV. A



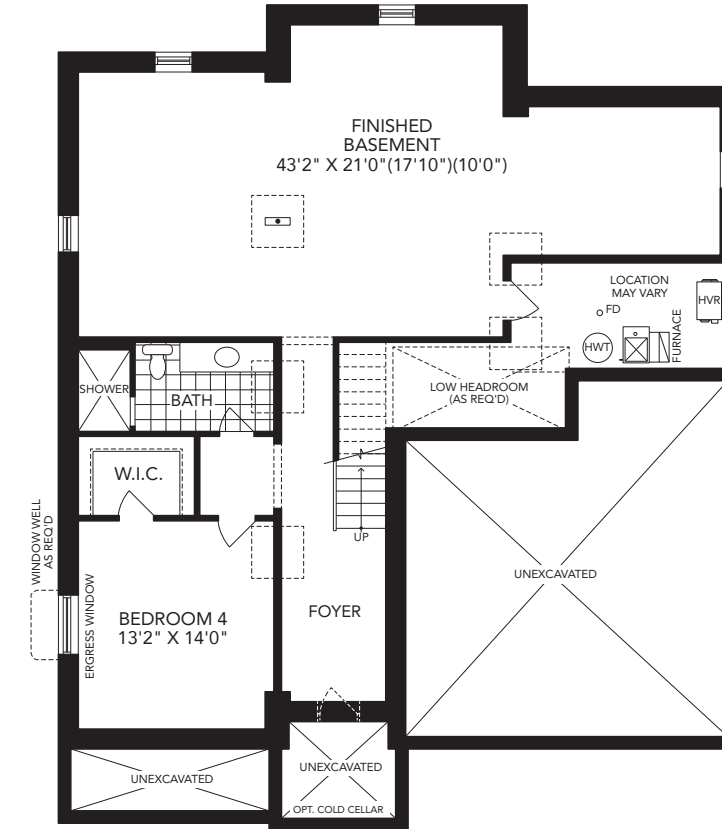
GROUND FLOOR
ELEV. B



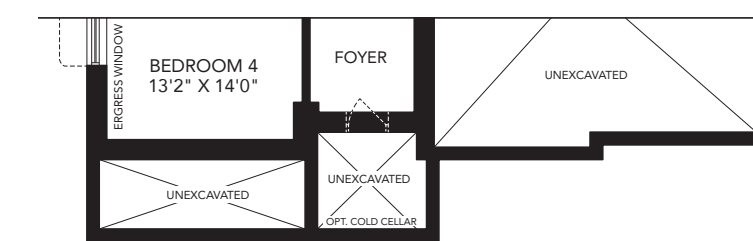
UNFINISHED BASEMENT
ELEV. A



UNFINISHED BASEMENT
ELEV. B



OPT. FINISHED BASEMENT
ELEV. A

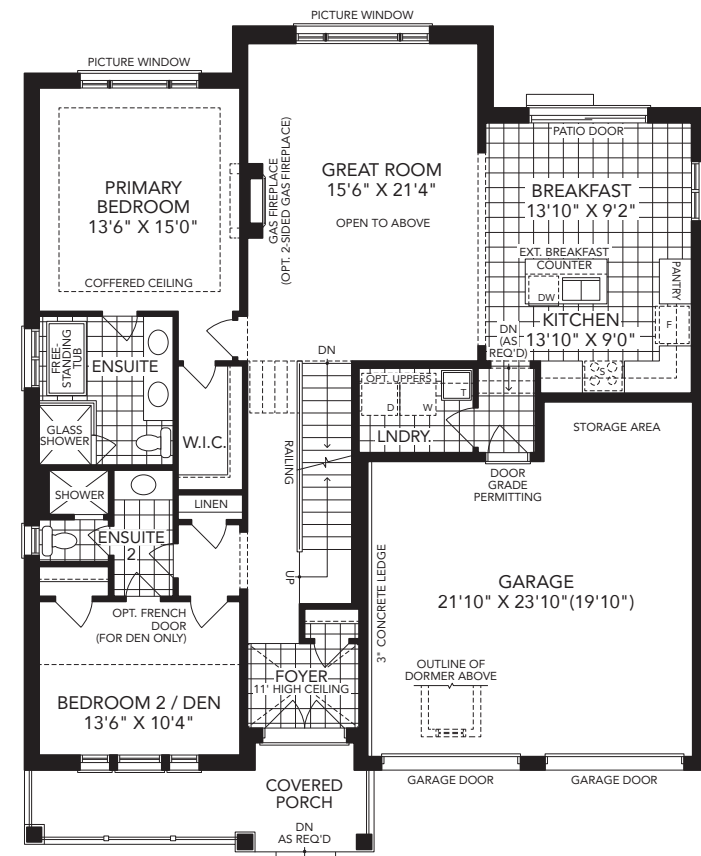


OPT. FINISHED BASEMENT
ELEV. B

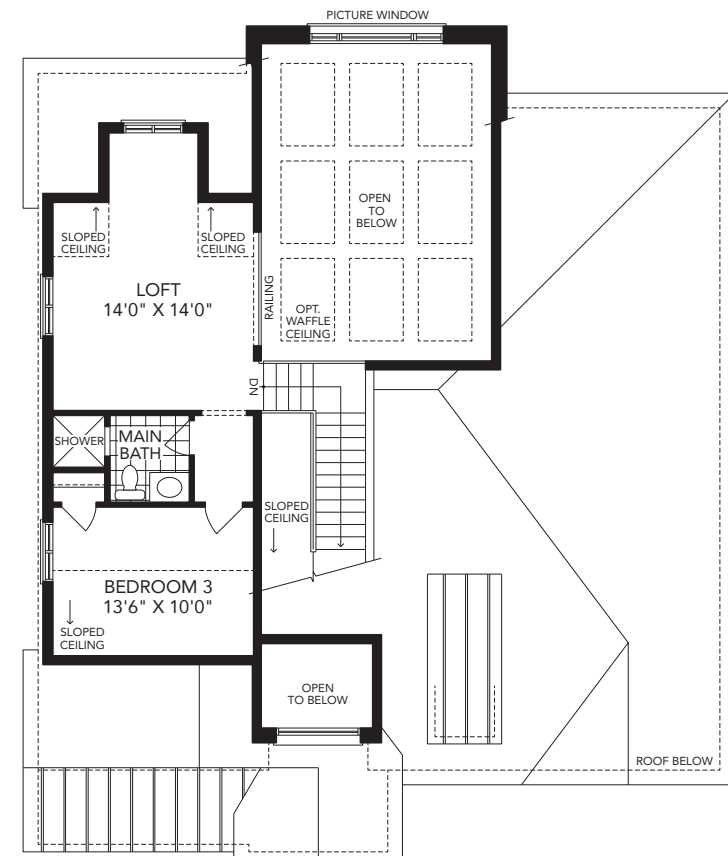
FAIRWAYS
DETACHED HOMES

Ascot

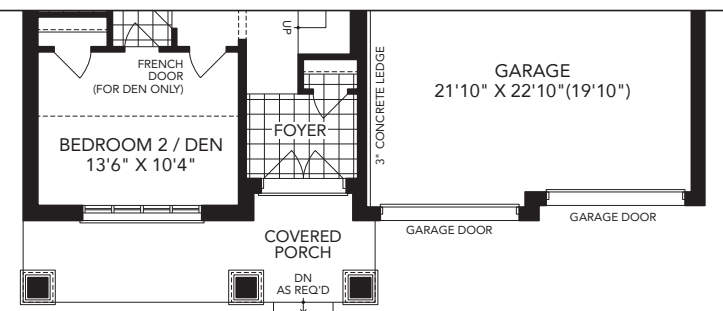
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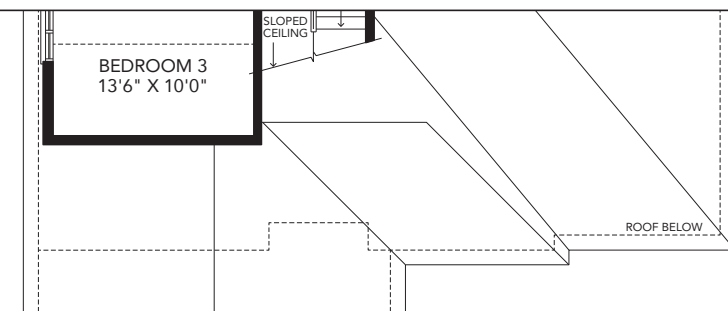
GROUND FLOOR - OPT. LOFT ELEV. A



OPT. LOFT ELEV. A



GROUND FLOOR - OPT. LOFT ELEV. B



OPT. LOFT ELEV. B

LOFT - FRONT ELEVATIONS



LOFT - FRONT ELEV. A



LOFT - FRONT ELEV. B



Bedford

1,824 SQ.FT.

Plans and specifications subject to change without notice. Room dimensions are approximate. All renderings are Artist's Concept. E.&O.E.

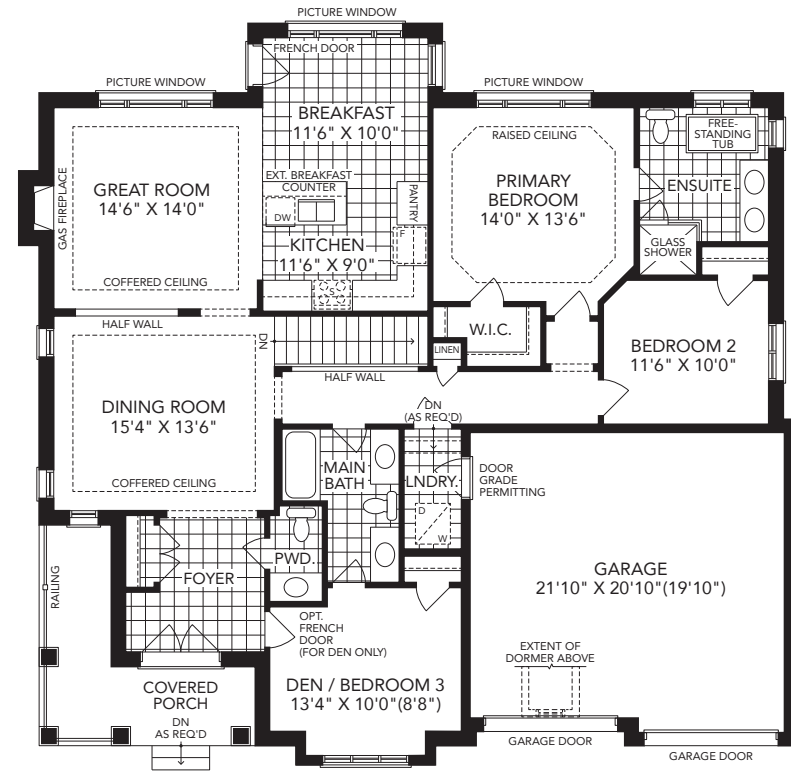
Bedford 1,824 SQ.FT. ELEV. A



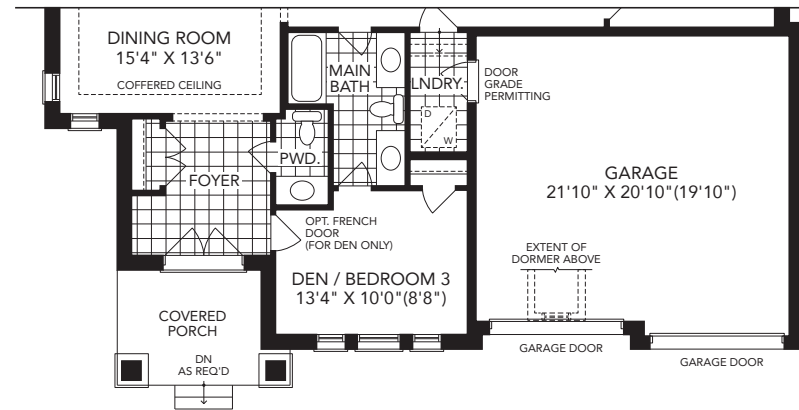
1,811 SQ.FT. ELEV. B



1,824 SQ.FT.(Elev. A) +112 Sq.Ft. Finished Basement Foyer OR +1,628 Sq.Ft. Optional Finished Basement

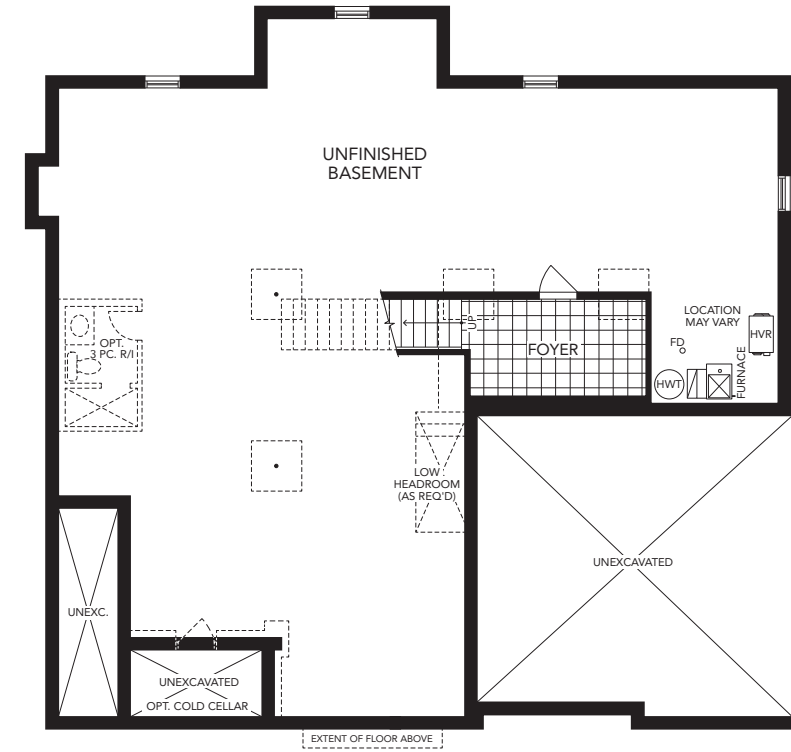


GROUND FLOOR
ELEV. A

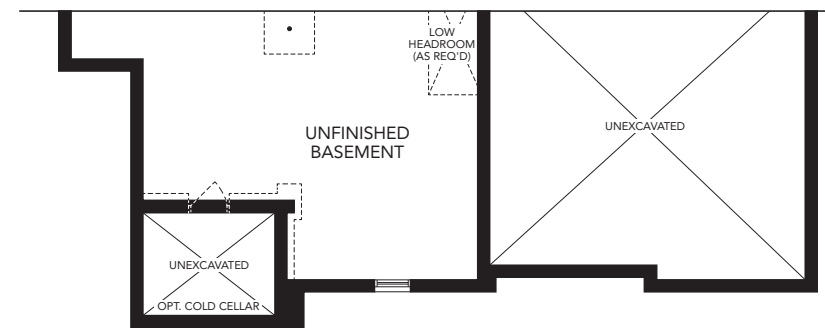


GROUND FLOOR
ELEV. B

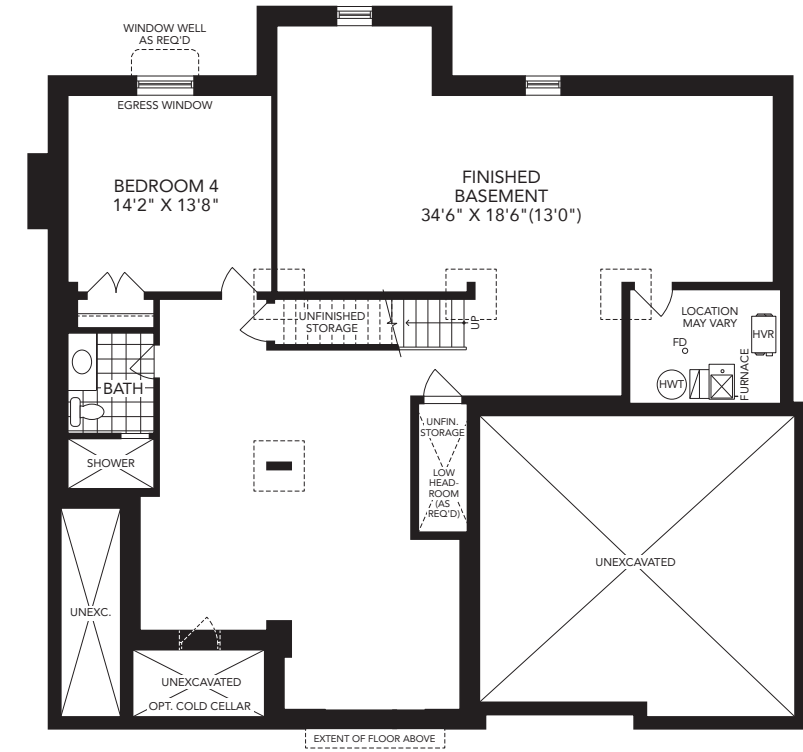
1,811 SQ.FT.(Elev. B) +112 Sq.Ft. Finished Basement Foyer OR +1,628 Sq.Ft. Optional Finished Basement



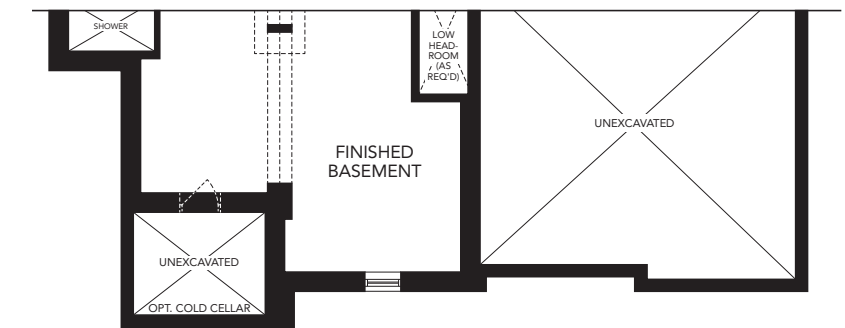
UNFINISHED BASEMENT
ELEV. A



UNFINISHED BASEMENT
ELEV. B



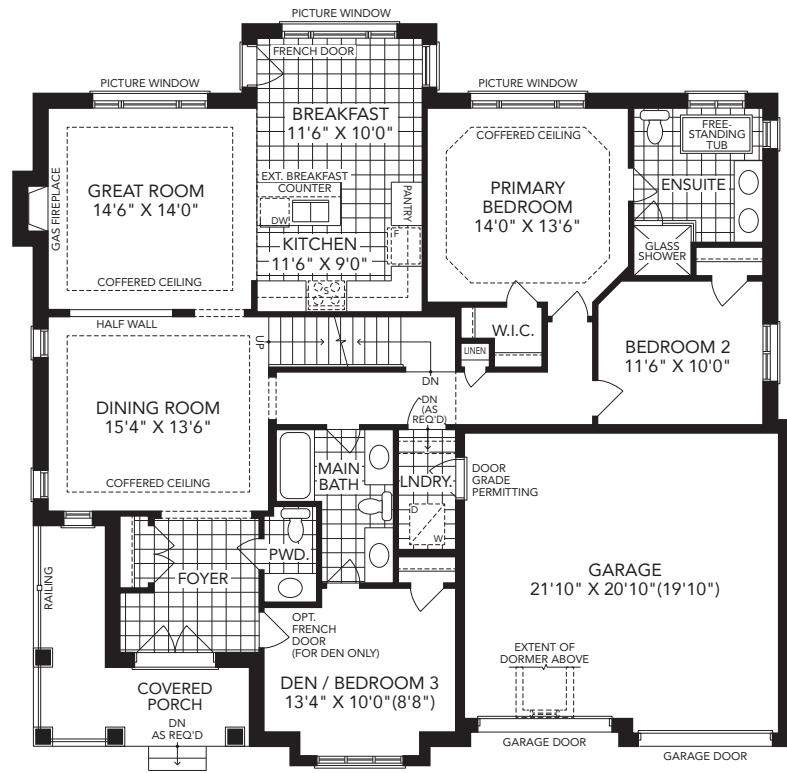
OPT. FINISHED BASEMENT
ELEV. A



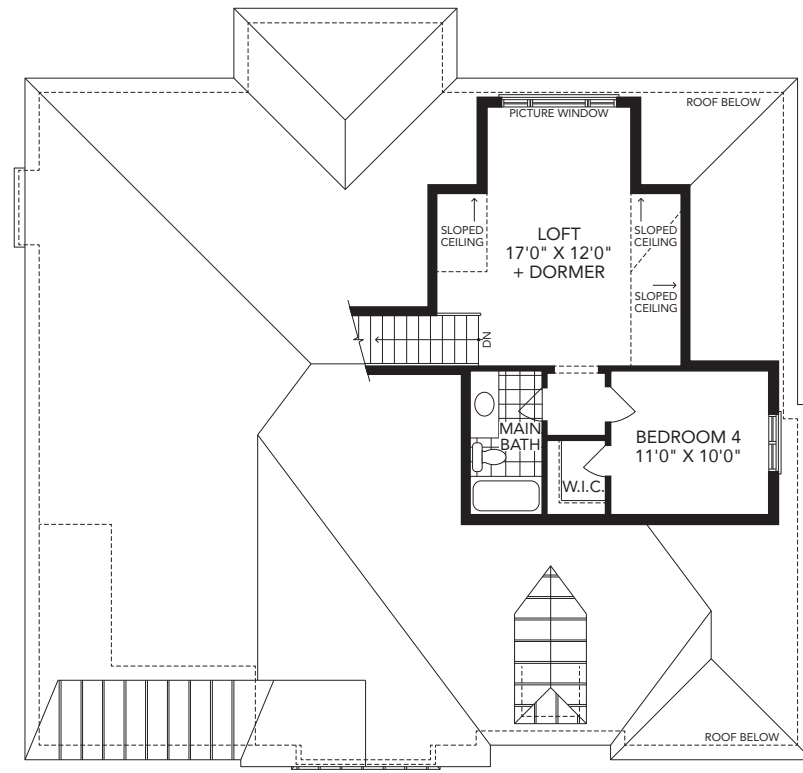
OPT. FINISHED BASEMENT
ELEV. B



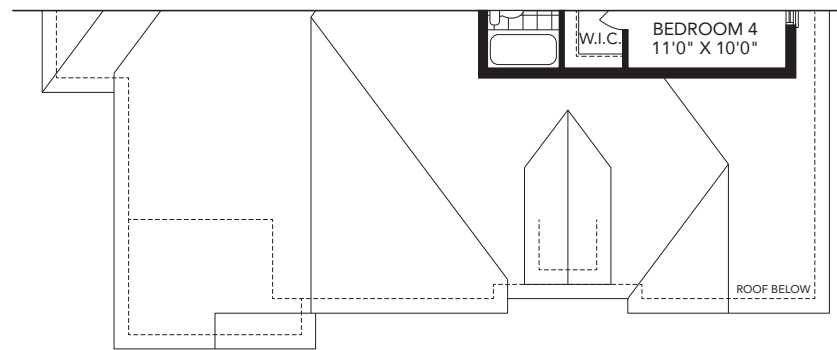
2,353 SQ.FT. (Elev. A) +86 Sq.Ft. Finished Basement Foyer OR +1,620 Sq.Ft. Optional Finished Basement



GROUND FLOOR - OPT. LOFT
ELEV. A

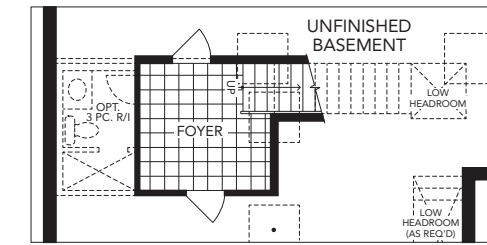


OPT. LOFT
ELEV. A

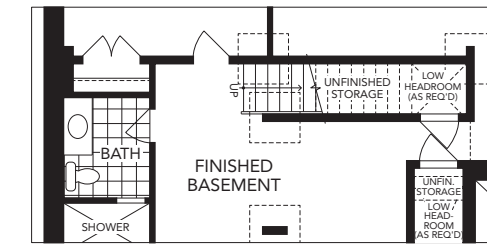


OPT. LOFT
ELEV. B

2,340 SQ.FT. (Elev. B) +86 Sq.Ft. Finished Basement Foyer OR +1,620 Sq.Ft. Optional Finished Basement



UNFINISHED BASEMENT - OPT. LOFT
ELEV. A (ELEV. B SIMILAR)



OPT. FINISHED BASEMENT - OPT. LOFT
ELEV. A (ELEV. B SIMILAR)

LOFT - FRONT ELEVATIONS



LOFT - FRONT ELEV. A



LOFT - FRONT ELEV. B



Mayfair

2,013 SQ.FT.

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Mayfair 2,013 SQ.FT. ELEV. A



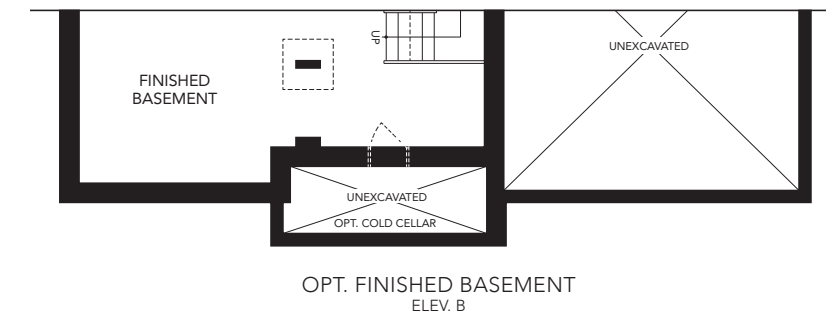
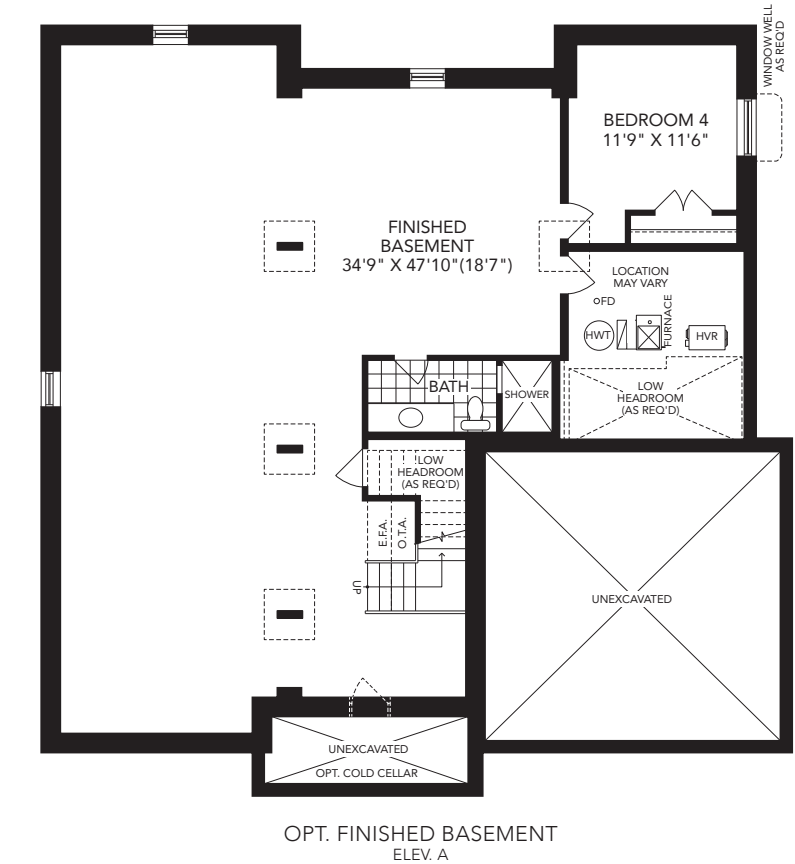
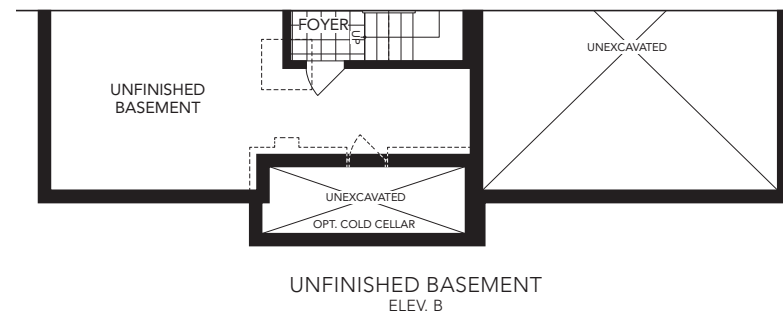
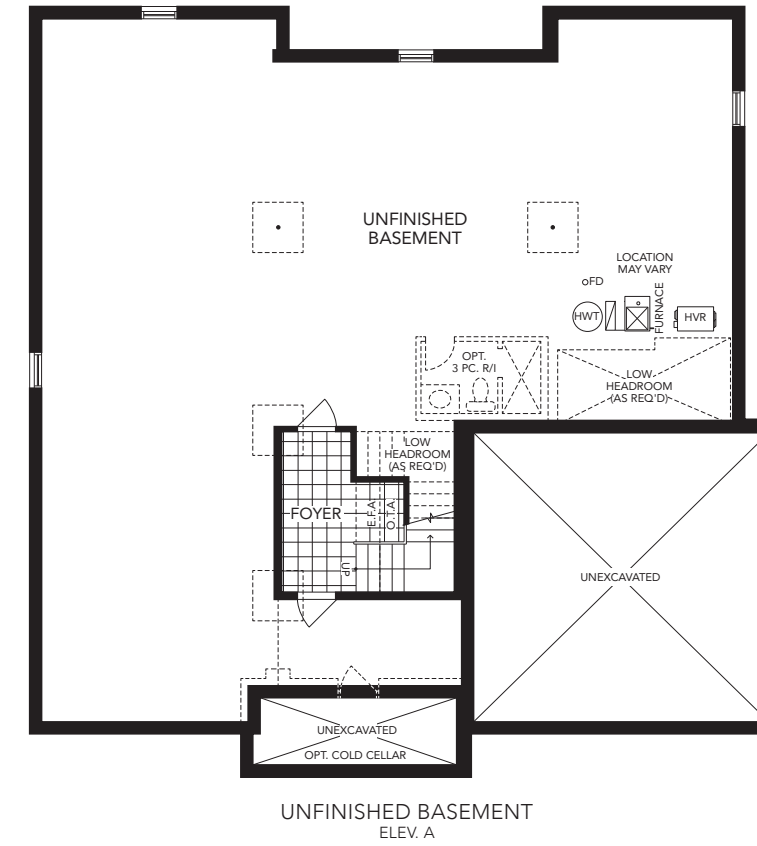
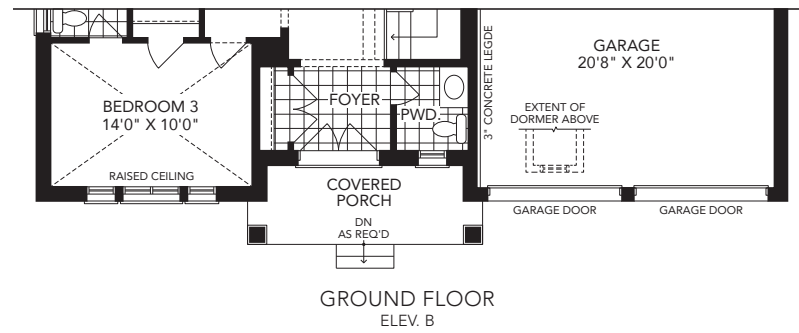
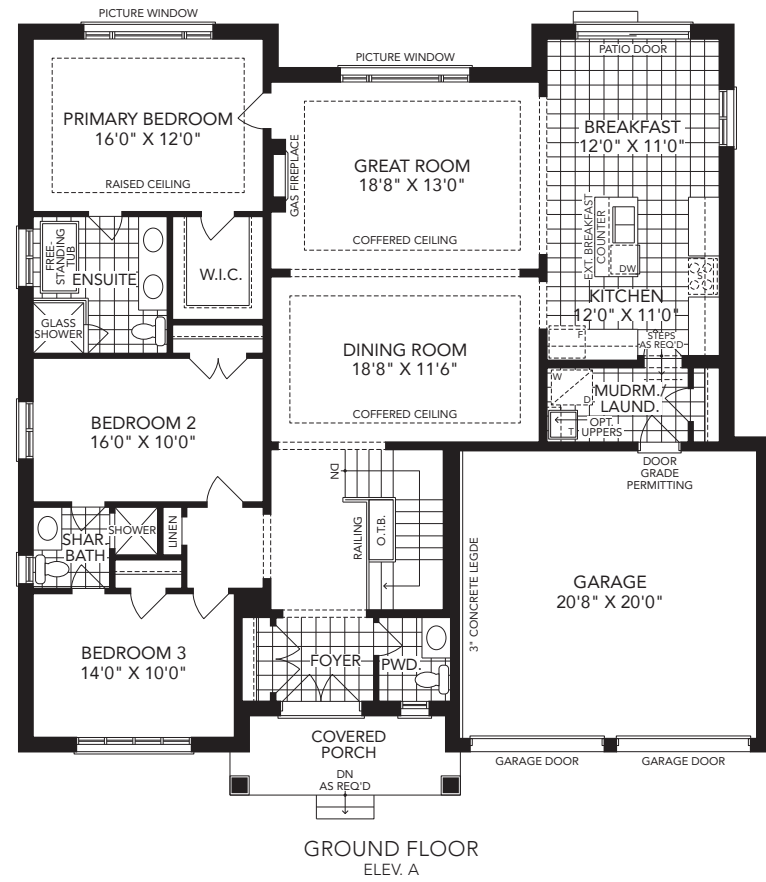
ELEV. B



2,013 SQ.FT. +83 Sq.Ft. Finished Basement Foyer OR +1,756 Sq.Ft. Optional Finished Basement

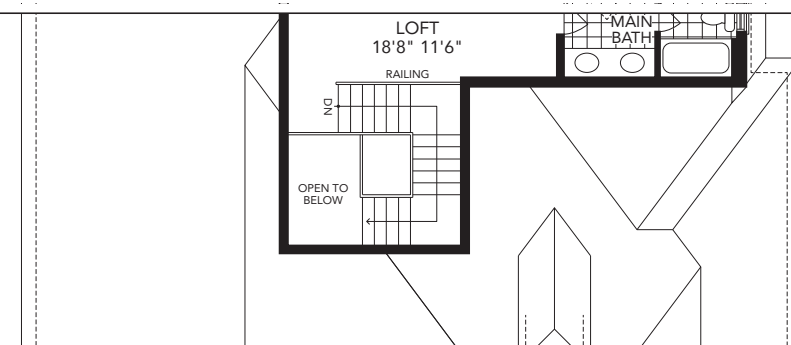
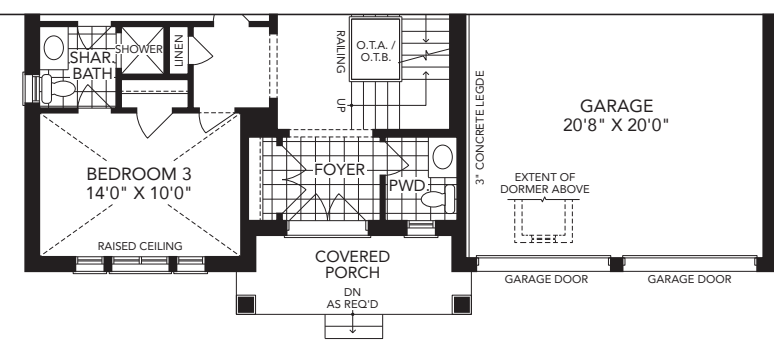
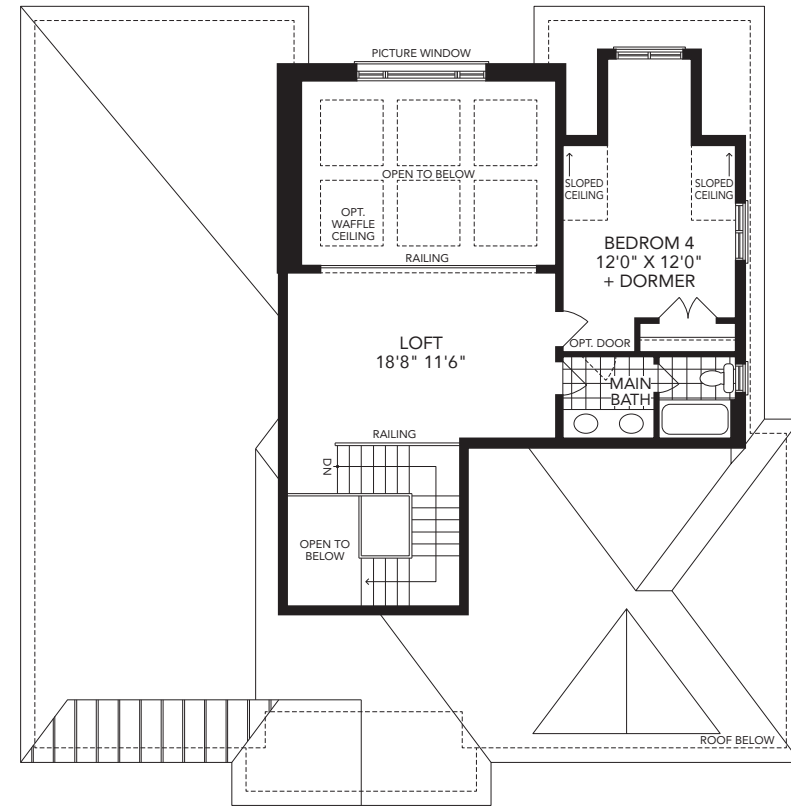
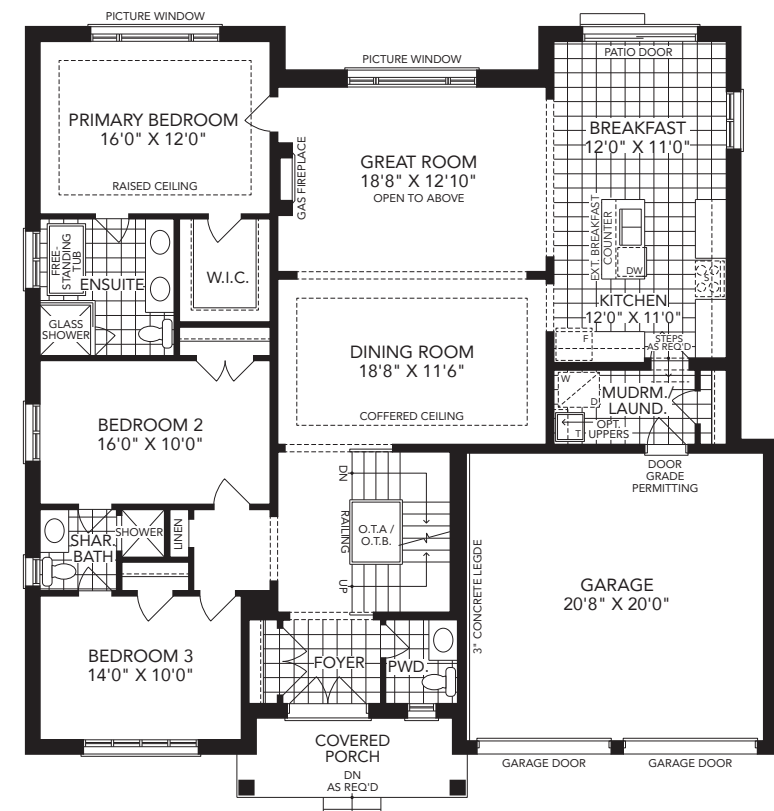


FAIRWAYS
DETACHED HOMES



Mayfair

2,725 SQ.FT. +83 Sq.Ft. Finished Basement Foyer OR +1,756 Sq.Ft. Optional Finished Basement



LOFT - FRONT ELEVATIONS



LOFT - FRONT ELEV. A

LOFT



LOFT - FRONT ELEV. B

LOFT

Mayfair with Optional Loft



Windsor

2,118 SQ.FT.

Plans and specifications subject to change without notice. Room dimensions are approximate. All renderings are Artist's Concept. E.&O.E.

Windsor 2,118 SQ.FT. ELEV. A



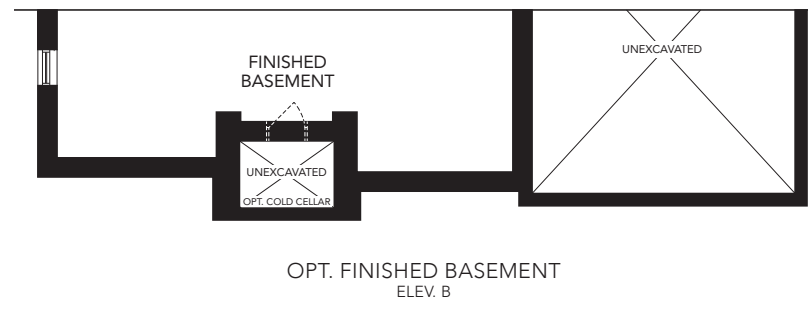
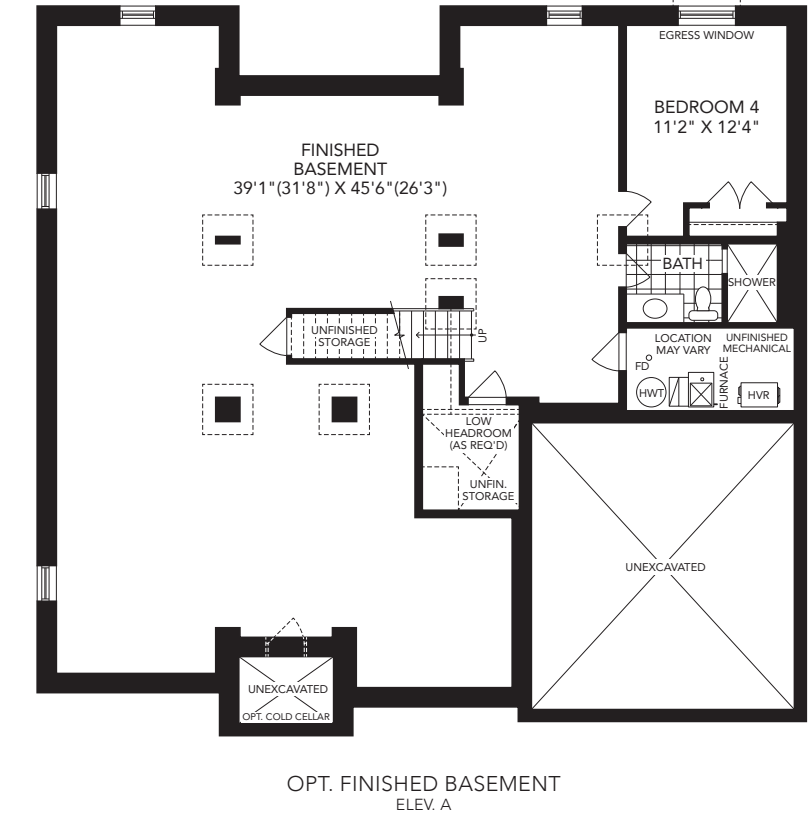
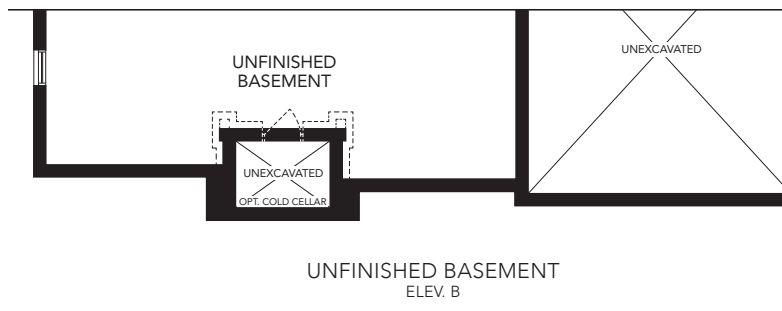
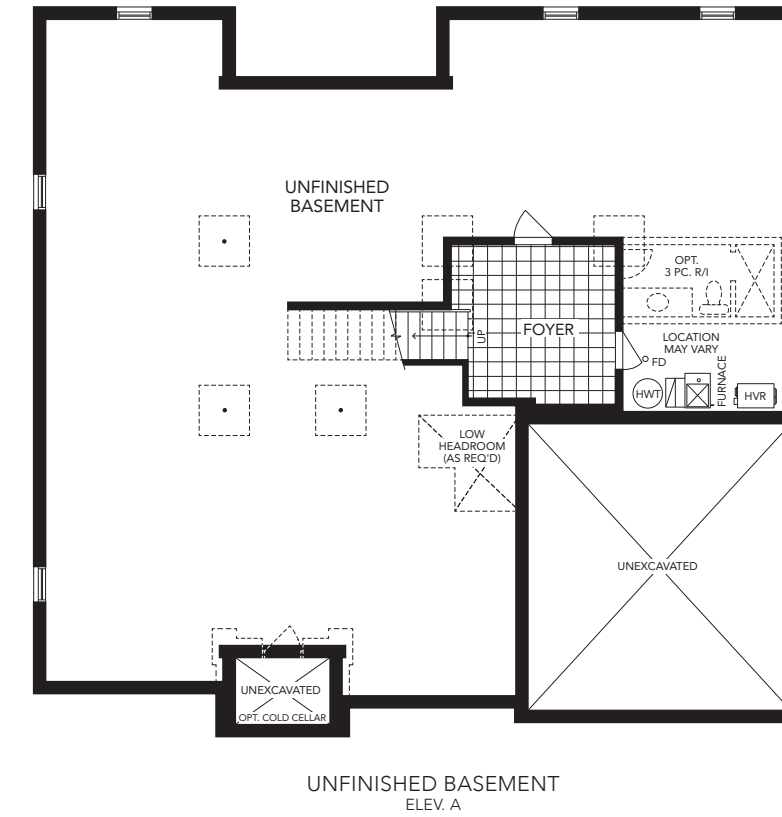
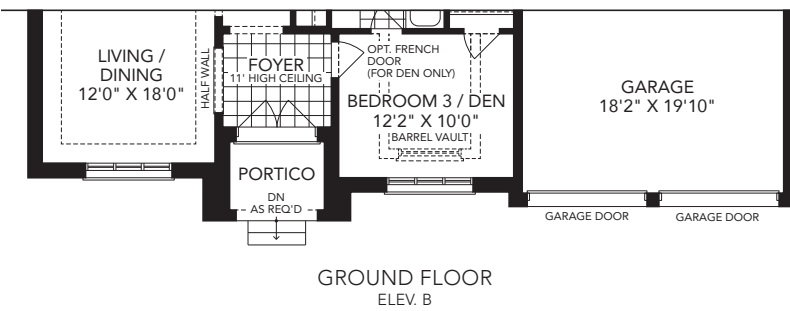
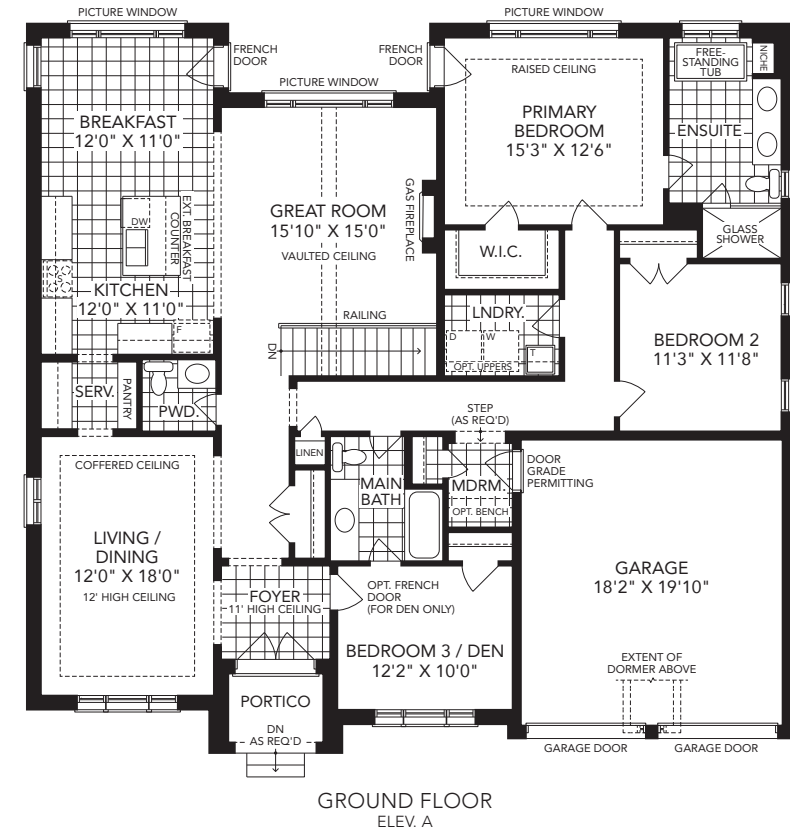
ELEV. B



2,118 SQ.FT. +143 Sq.Ft. Finished Basement Foyer OR +1,929 Sq.Ft. Optional Finished Basement



FAIRWAYS
DETACHED HOMES

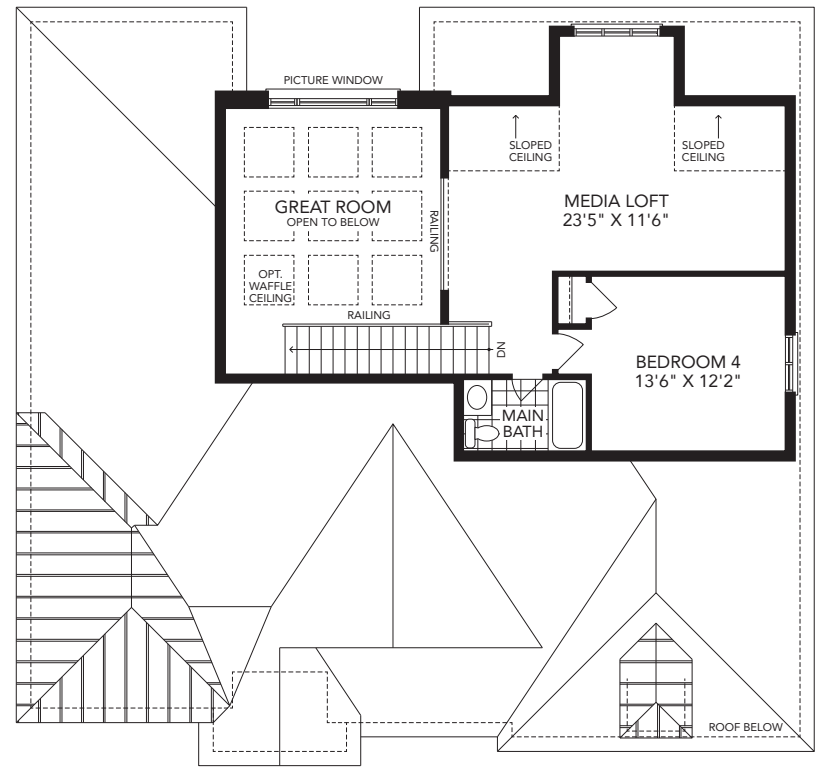


Windsor

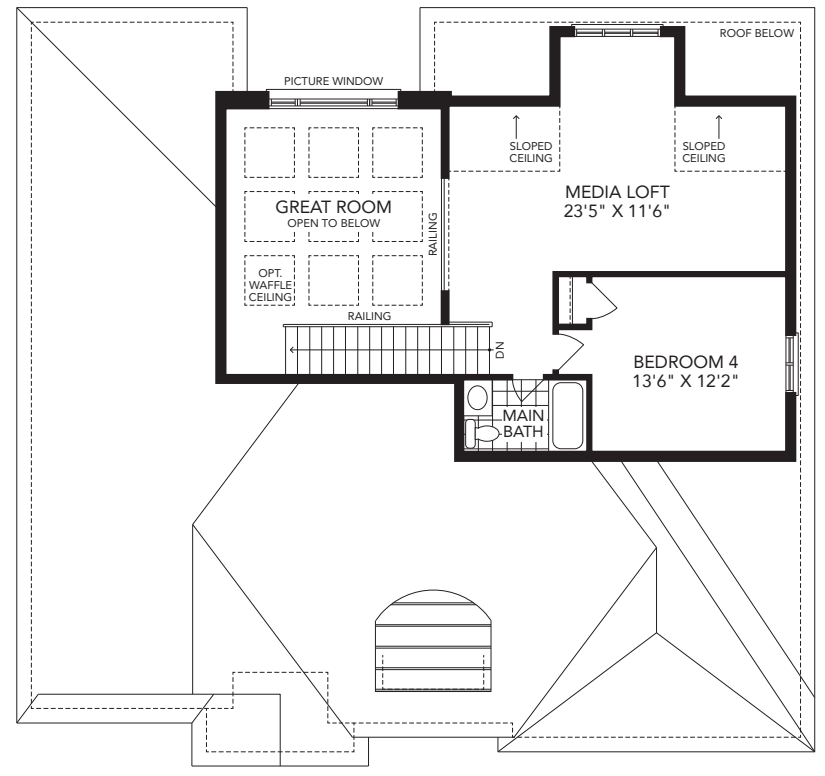
2,858 SQ.FT. +130 Sq.Ft. Finished Basement Foyer OR +1,909 Sq.Ft. Optional Finished Basement



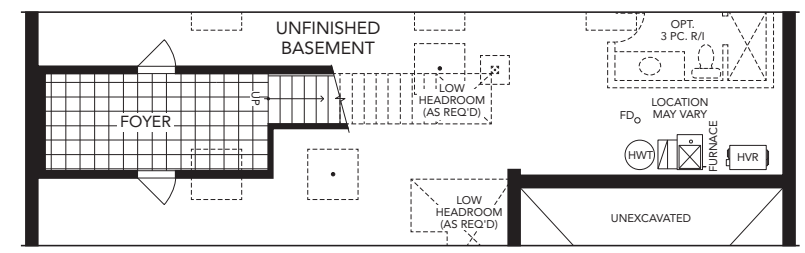
GROUND FLOOR - OPT. LOFT ELEV. A



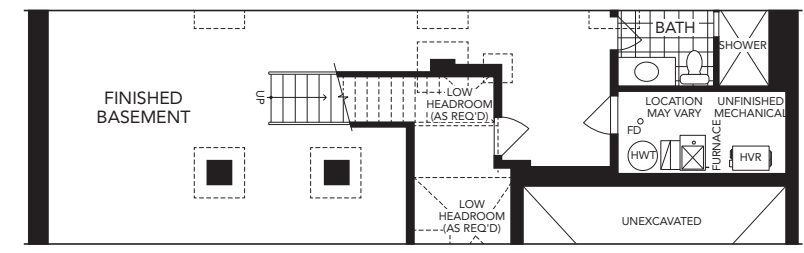
OPT. LOFT ELEV. A



OPT. LOFT ELEV. B



UNFINISHED BASEMENT - OPT. LOFT ELEV. A



OPT. FINISHED BASEMENT - OPT. LOFT ELEV. A

LOFT - FRONT ELEVATIONS



LOFT - FRONT ELEV. A



LOFT - FRONT ELEV. B

Windsor with Optional Loft

Features and Finishes



QUALITY CONSTRUCTION

- Architecturally designed elevations featuring stone, siding and other materials (as per plan/elevation).
- Poured concrete basement walls with drainage membrane for a water tight finish and proper drainage.
- Steel beam supports in basement.
- Poured concrete porches, garage floors (as per plan).
- Exterior house walls to be constructed with 2" x 6" framing.
- Garage walls other than concrete walls to be drywalled and taped.
- Quality self-sealing 25 year shingles.
- Prefinished aluminum soffits, eaves trough, fascia and downspout.
- Maintenance-free aluminum exterior railing (as per plan and grade).
- Paved asphalt driveway.
- Two exterior hose bibs located in garage and at rear of house.
- Lot to be fully graded, top-soiled and sodded.

INTERIOR FINISHING FEATURES

- 10' ceilings on main floor.
- 9' ceilings on loft level (if applicable).
- 9' ceilings in basement (if applicable).
- Standard-high doors and archways on basement, ground floor, and loft levels.
- Natural oak staircase complete with natural oak handrails and rod iron pickets throughout from Vendor's samples.
- Choice of trim and door selections from Vendor's samples (+/- 5" baseboards and 2 3/4" casings).
- Satin nickel finish door levers and hinges on all interior doors.
- White painted doors throughout.
- Choice of interior wall paint colour from Vendor's samples.
- Paint finish in chosen colour for kitchen, bathrooms and laundry room. All other rooms to be painted in flat latex finish in chosen colour.
- Ceilings to be stippled and feature smooth borders (where applicable).
- Natural gas fireplace complete with quality mantle (as per plan).

WINDOWS AND DOOR FEATURES

- Maintenance-free vinyl casement windows throughout (as per plan/elevation).
- Metal insulated double front entry doors with weather stripping.
- Screens and cranks on all operating windows.
- High quality caulking sealant to be used on all windows and exterior doors.
- Double pane sliding glass vinyl windows throughout basement.
- Sliding patio door(s) or French doors with screen (as per plan).
- Roll-up garage doors with decorative windows (as per plan/elevation).
- Metal insulated door from garage to the house (as per plan and where grade permits).

KITCHEN FEATURES

- Choice of quality extended height kitchen cabinetry from Vendor's samples.
- Bulkheads will not be installed, unless required by plan. Bulkheads may be necessary for mechanical and structural requirements.
- Choice of granite or quartz countertops and finished edging from Vendor's samples.
- Centre island with breakfast bar (as per plan).
- Undermount double stainless steel sink with single lever faucet.
- Exhaust hood fan over stove with duct ventilation to the exterior.
- Rough-in plumbing and electrical for dishwasher.
- Heavy-duty wiring and receptacle for stove.
- Electrical outlets provided for refrigerator as well as at counter level for small appliances.

BATHROOM FEATURES

- Choice of quality vanity cabinetry selections from Vendor's samples (exception: pedestal sinks specifically located on plan).
- Choice of granite or quartz countertops from Vendor's samples (exception: pedestal sinks specifically located on plan).
- Chrome single lever faucets for all bathroom sinks, bathtubs and shower stalls.
- Privacy locks on all bathroom doors and powder room.
- Choice of decorative ceramic tiles on all bathtub enclosure walls to ceiling from Vendor's samples.
- Marble surrounding threshold on shower stalls.
- Exhaust fans in all bathrooms, powder room and ensuite toilet room (if applicable).
- Primary ensuite shower with framed clear glass shower door and enclosures, chrome trim and choice of decorative ceramic tiles on shower walls and ceiling with surface mounted shower light fixture (as per plan).
- Future basement bathroom roughed in with 3 piece piping.

LAUNDRY ROOM FEATURES

- Plumbing connection for washing machine.
- Wiring, receptacle and vent for dryer.

FLOORING FEATURES

- Choice of high quality ceramic tiles in front foyer, kitchen, bathrooms, powder room, laundry room from Vendor's samples.
- Engineered pre-finished hardwood flooring on non-tiled areas of main floor from Vendor's samples (as per plan).
- Loft level flooring choice of engineered pre-finished hardwood flooring or 40oz. broadloom with upgraded underpad from Vendor's samples (if applicable).
- Sub-floors sanded and screwed down before application of chosen finished floor.
- Quarter-round installed on ceramic and hardwood floor areas.

ELECTRICAL FEATURES

- 200 AMP electrical service.
- White Decora receptacles and switches throughout.
- Ceiling fixtures in foyer, hallways, kitchen, dining room, family room or great room, den, laundry room, bedrooms, and walk-in closets (as per plan).
- Switch controlled receptacle in living room (as per plan).
- Smoke detectors on ceiling of every floor as per Ontario Building Code.
- Carbon monoxide detector as per Ontario Building Code.
- Ground fault interrupter protection in kitchen, powder room and all bathrooms.
- Electric door chime.
- Central vacuum rough-in.
- Black exterior lamps along front of house (as per plan/elevation).
- Lighting at rear door(s).
- Exterior weatherproof receptacles at the front of house and rear of house.
- Receptacles in garage inclusive of one ceiling receptacle for future garage door openers.
- Rough-in for central air conditioning.

HEATING FEATURES

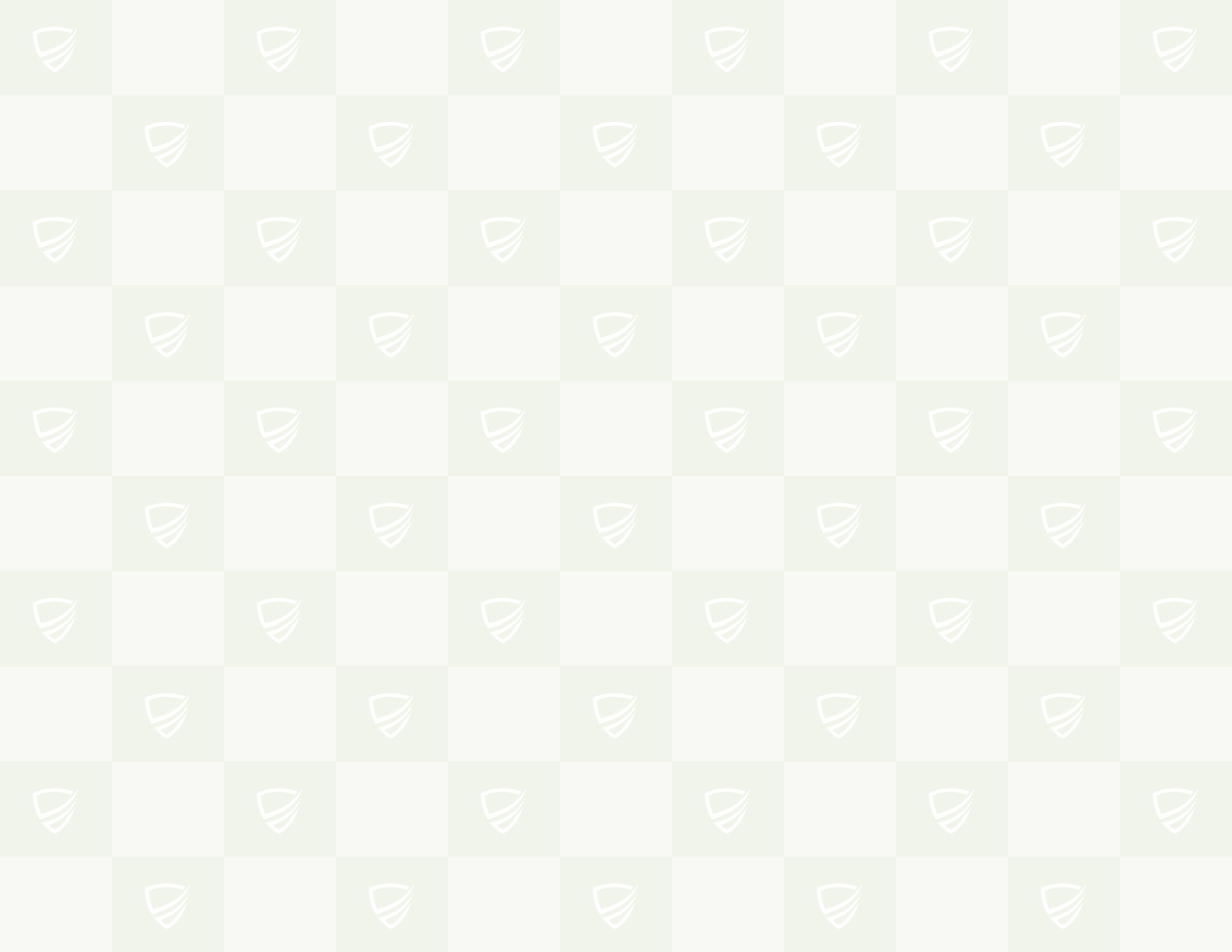
- High efficiency forced air gas furnace with electric ignition and HRV unit.
- Thermostat centrally located on main floor.
- Spray foam insulation added in garage ceiling where livable areas above exist (as per plan).
- Rental hot water tank unit (Purchaser will execute Rental Agreement with Provider).

WARRANTY

Tarion Warranty Program covers all homes as follows:

- Seven (7) year warranty for major structural defects.
- Two (2) year warranty for defects in workmanship and materials on electrical, plumbing, heating and building envelope.
- One (1) year warranty for defects in workmanship and materials.

There are few who can
call FAIRWAYS home...
but you can!



the-fairways.ca

MANORWOOD
HOMES INC.

