



*The* BAYSIDES



Welcome to  
*— — — — —* The BAYSIDES



*Stunning*  
Luxury Townhome Collection

THE BAYSIDES is a stunning luxury townhome collection in the Town of Thornbury. The site, at the water's edge, is in a wonderful central location in the heart of town. This exclusive enclave is home to only six spacious and beautifully appointed residences, meticulously detailed with selective finishes to complement the architectural tone of the two existing residences. The ambience of the neighbourhood with established private homes and green space adds to the appeal of the beautiful locale along the bay.

Perfect as a year round home, a weekend retreat or a serene vacation escape, the boutique luxury of The Baysides is a natural choice for the discerning home owner.

In Beautiful Thornbury



*Gateway to*  
Four Seasons Living

Thornbury is in the heart of Ontario's favourite playground, where there is a world of things to do. From skiing to golfing, cycling to hiking – it's all within a short scenic drive. The Blue Mountain Resort and private ski clubs – Georgian Peaks, Osler, Craigeith and Alpine, are all in the area and offer a variety of winter activities. But in addition to this many all-season activities are available. Championship golf is close by at Lora Bay and the Georgian Bay Club. Boating and fishing on Georgian Bay have become very popular activities as well. But to many, the most inspiring aspect of the Baysides is the always present water views.

Right on  
Thornbury Harbour



Right in Town

Thornbury - the gateway to four season living - is also the business centre for the "Town of Blue Mountain". This picturesque town is well known for its local artisan studios, antique markets, boutique shops and unique dining experiences as well as seasonal farmer's markets. It has become a focal point in the area for finer fare in both dining and shopping and features an impressive marina, both private and public.

Incorporated in 1831, Thornbury has always played an important role in the area. It was first a shipping and processing centre for local agricultural produce especially apples through its harbour on Georgian Bay. A small fishing fleet operated from the harbour as well. The coming of the railroad in 1855 further expanded trade and made the town a desirable summer resort for the wealthy from Toronto.

Shopping



Dining



Golfing



## On the Bayside



Located on the junction of the Beaver River and Nottawasaga Bay, a sub-bay within Georgian Bay, the site backs right onto the water's edge. This spectacular central location on a private cul-de-sac is conveniently linked via a pedestrian bridge to the harbour - the home of the Thornbury Yacht Club and municipal marina. Residents are just a short walk away from enjoying the waterfront parks, tennis courts, beaches and swimming pier.

A great deal of thought has gone into every aspect of planning and design. Nothing has been overlooked, from the architectural detailing and siting of the residences to the exterior colour palettes to ensure that the homes relate perfectly to one another and the environment. This includes the entrance gates that flank the private driveway and the lush landscape on the grounds.

## Site Plan



# The Edgewater

The BAYSIDES



## Artful Architecture

The Baysides architectural style is an artful modern-day interpretation of traditional design – a spirited dialogue between old and new. These are homes for all seasons – efficient, beautifully designed and constructed, and available in a variety of floor plans to suit every lifestyle. The rear elevation with its large windows and balconies has been carefully crafted in both its concept and layout to take advantage of the natural setting and water views, to provide a rich living experience.

Artist's Concept

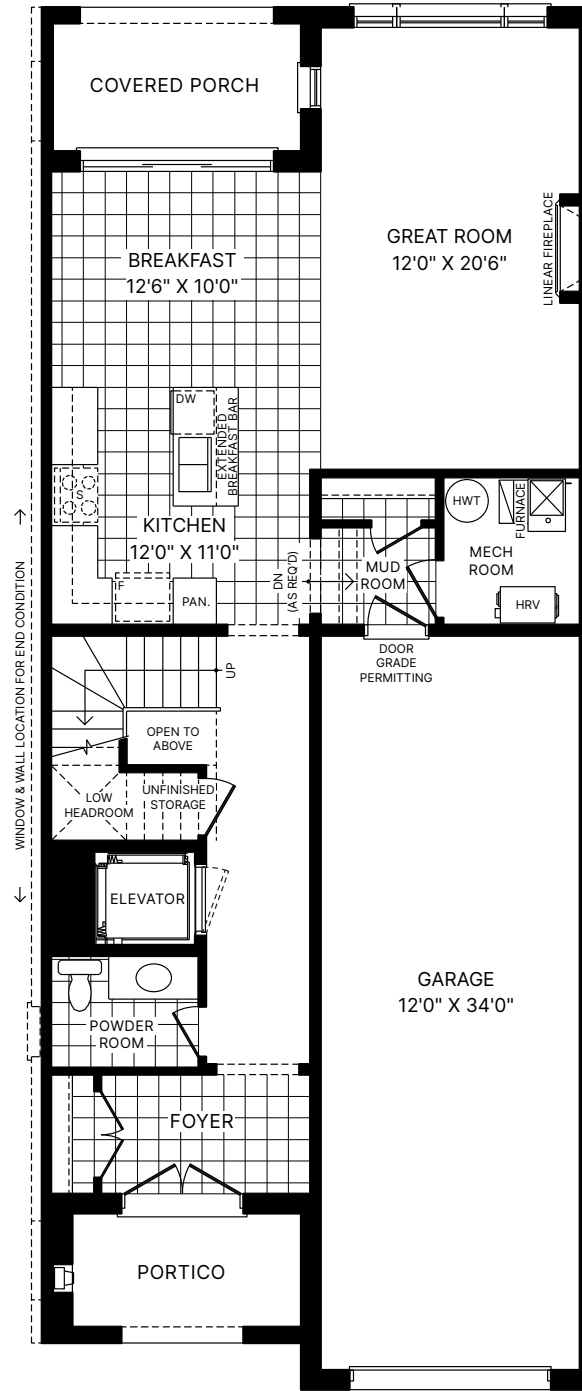
# The Edgewater

3,208 SQ.FT. • END 3,275 SQ.FT.

OPT GROUND 3,332 SQ.FT.

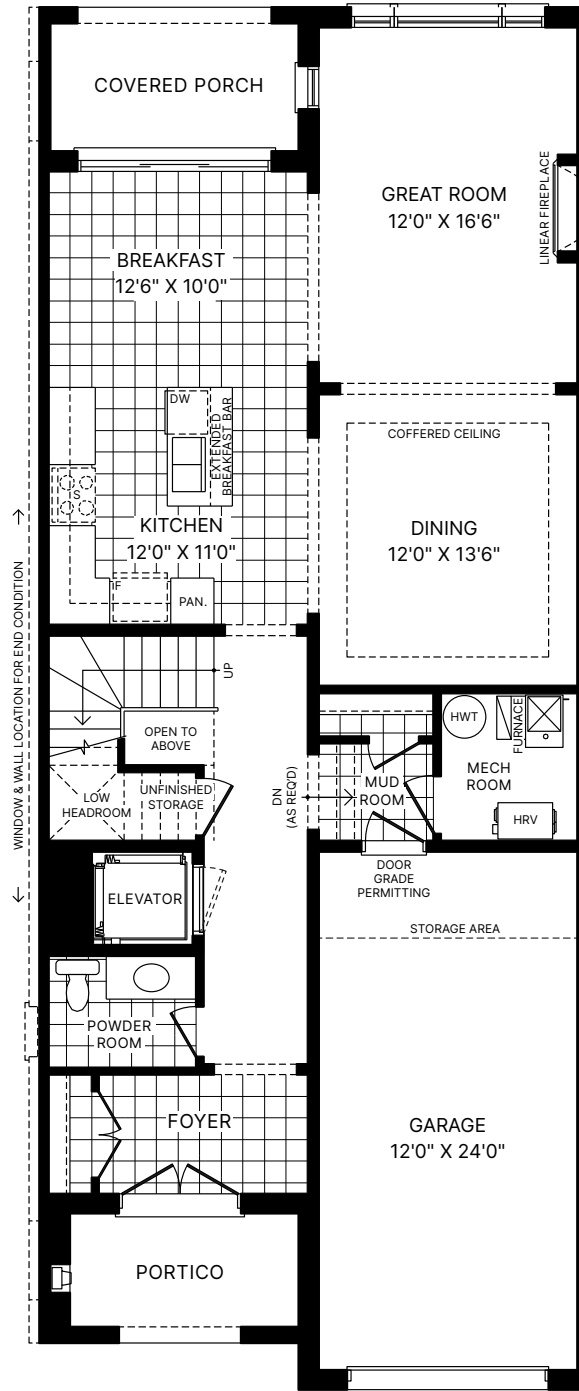
OPT GROUND END 3,399 SQ.FT.

The BAYSIDES



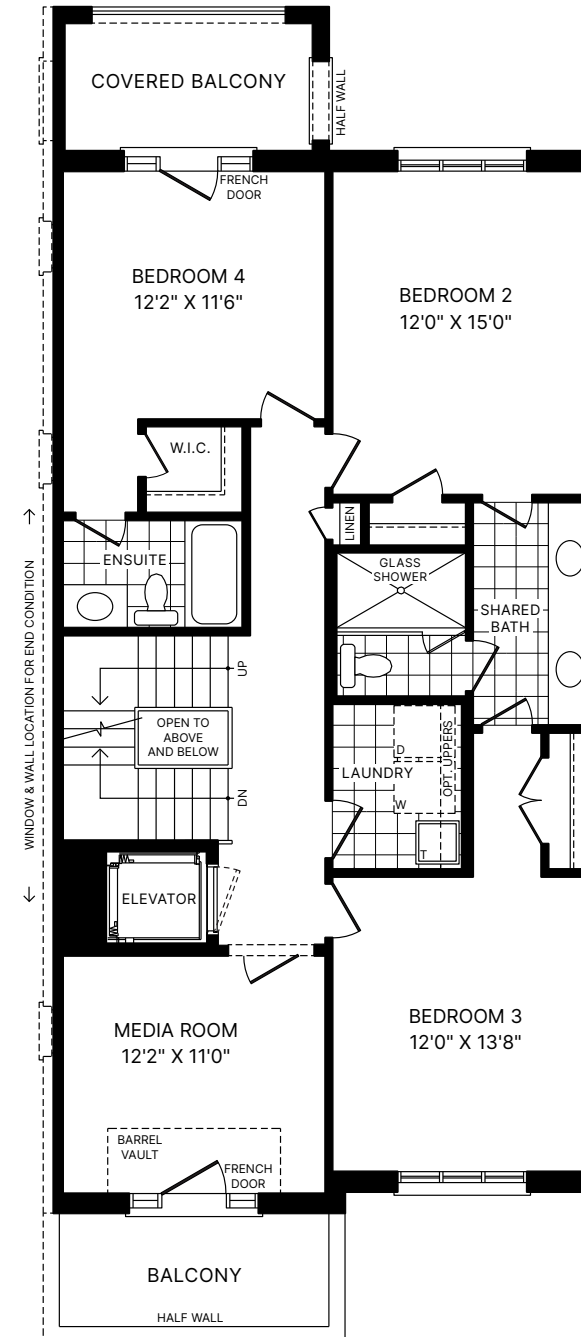
GROUND FLOOR

ELEV. A



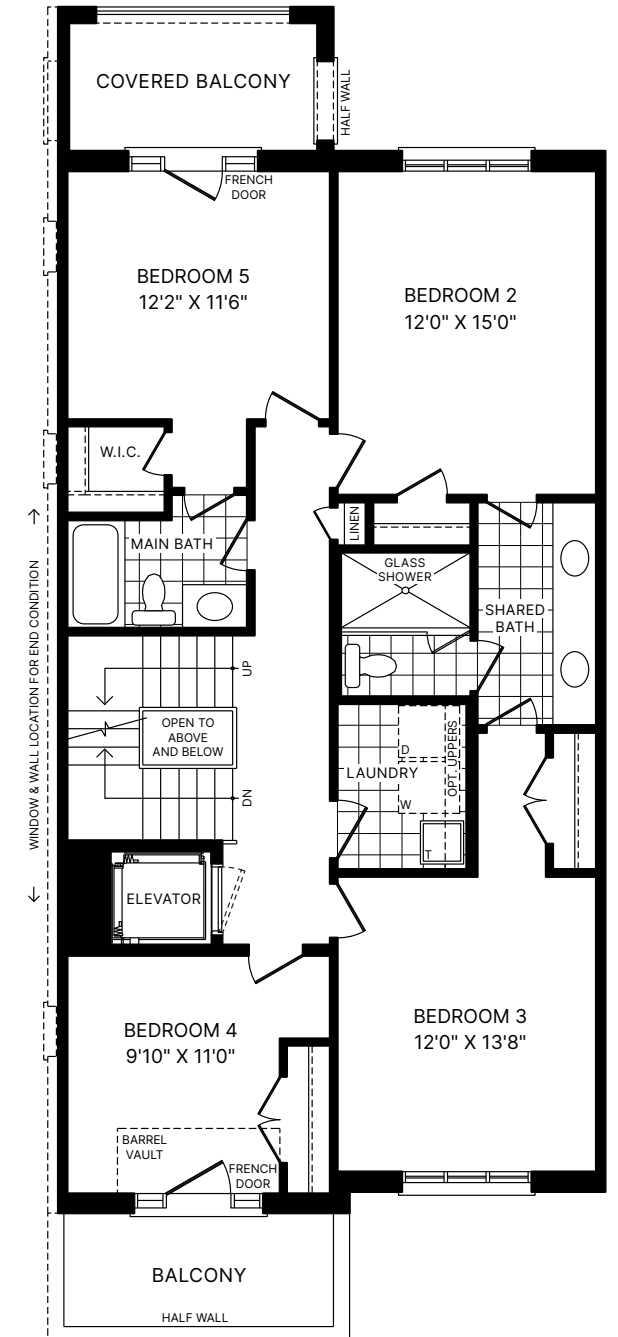
OPT. GROUND FLOOR

ELEV. A



SECOND FLOOR

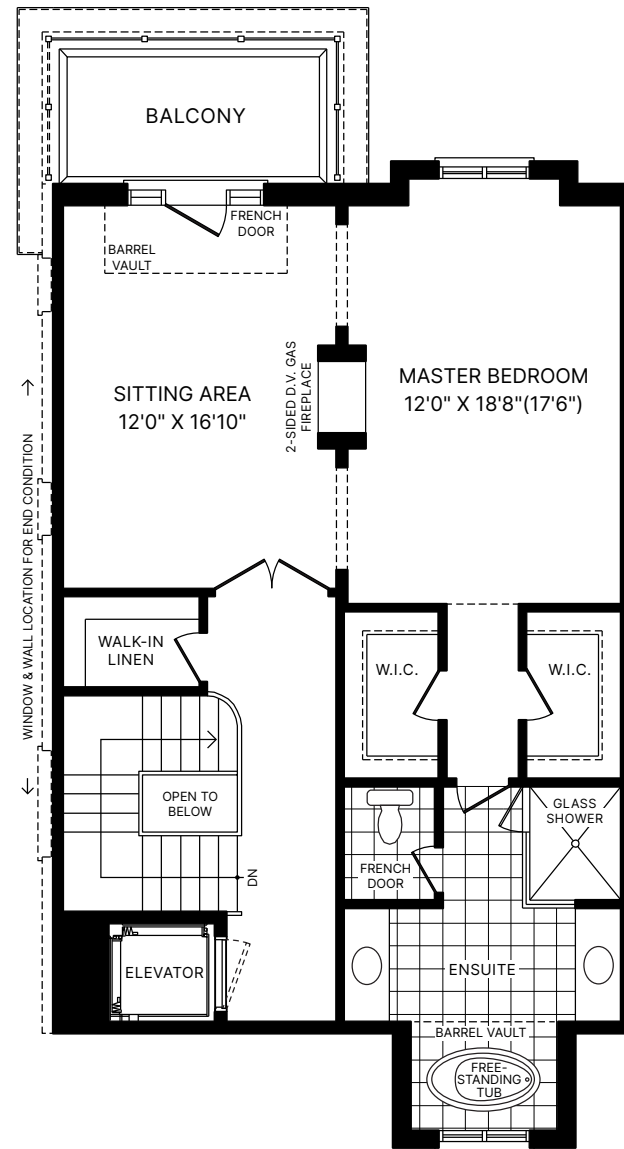
ELEV. A



OPT. SECOND FLOOR – WITH 5 BEDROOMS

ELEV. A

# The Edgewater



THIRD FLOOR  
ELEV. A



The Edgewater REAR VIEW

Artist's Concept

# The Newport



## Classic Style

The Baysides residences are designed to create a living experience that is both luxurious and comfortable by the attention to detail and features that make these homes truly different. Exterior quality materials, smooth finished ceilings, a frameless glass enclosed shower in the master bath, are just a few of the well-appointed standard finishes. To further achieve the look and feel you may desire, there are additional upgrade options available to you during your Design Studio experience.



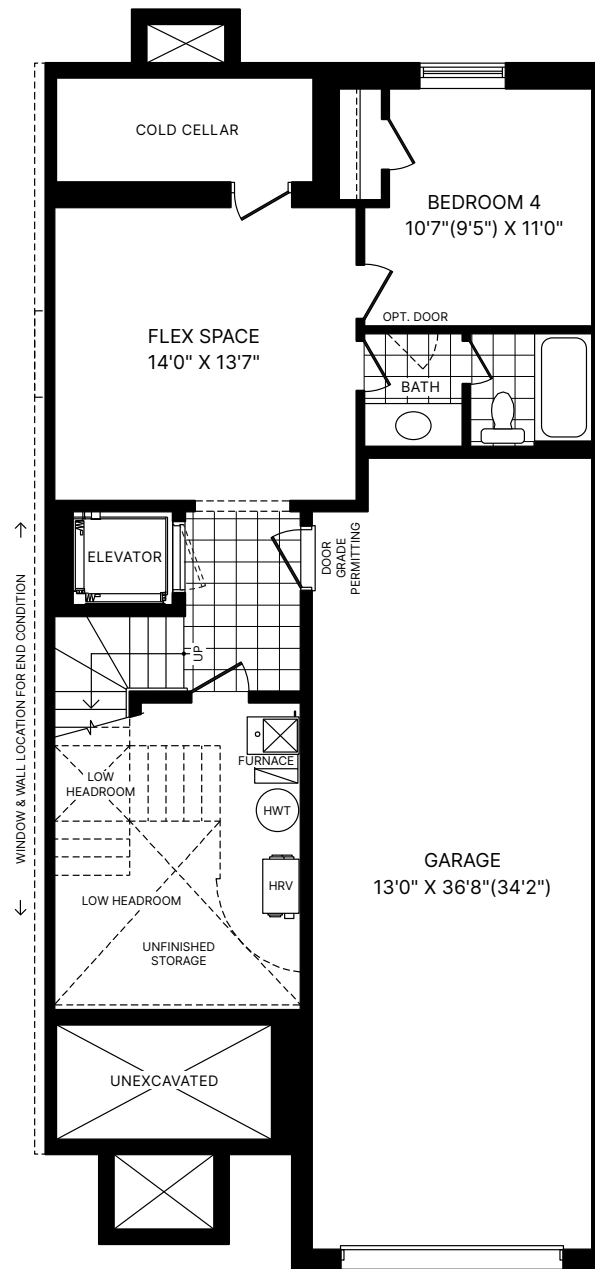
# The Newport

2,883 SQ.FT.

END 2,931 SQ.FT.

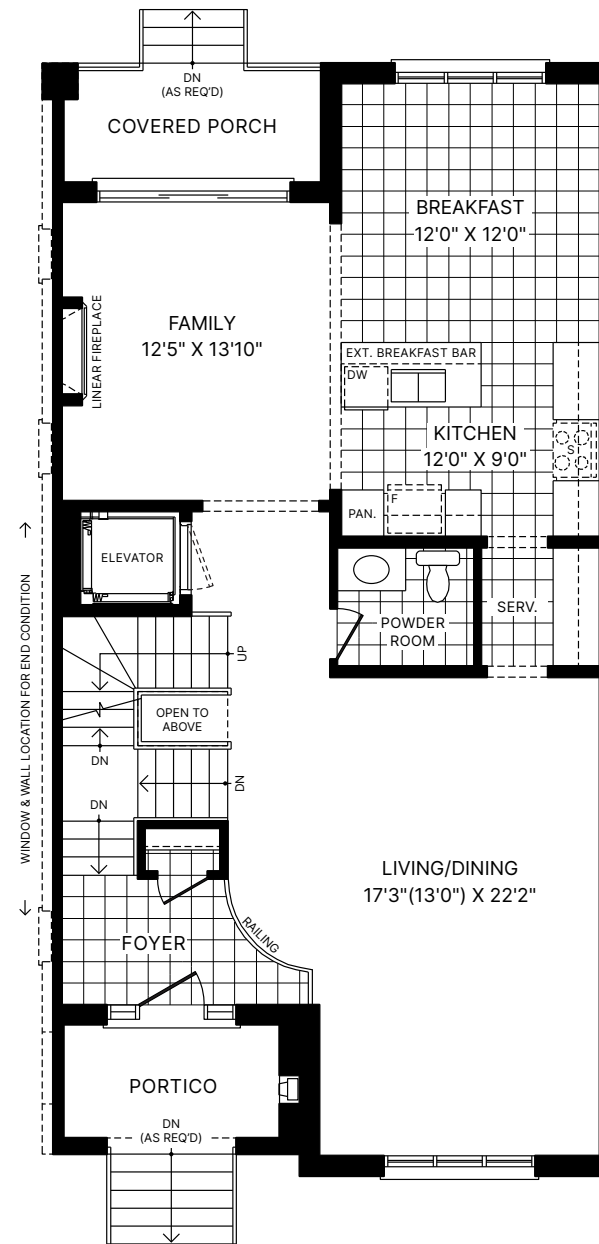
MOD 2,983 SQ.FT.

The BAYSIDES



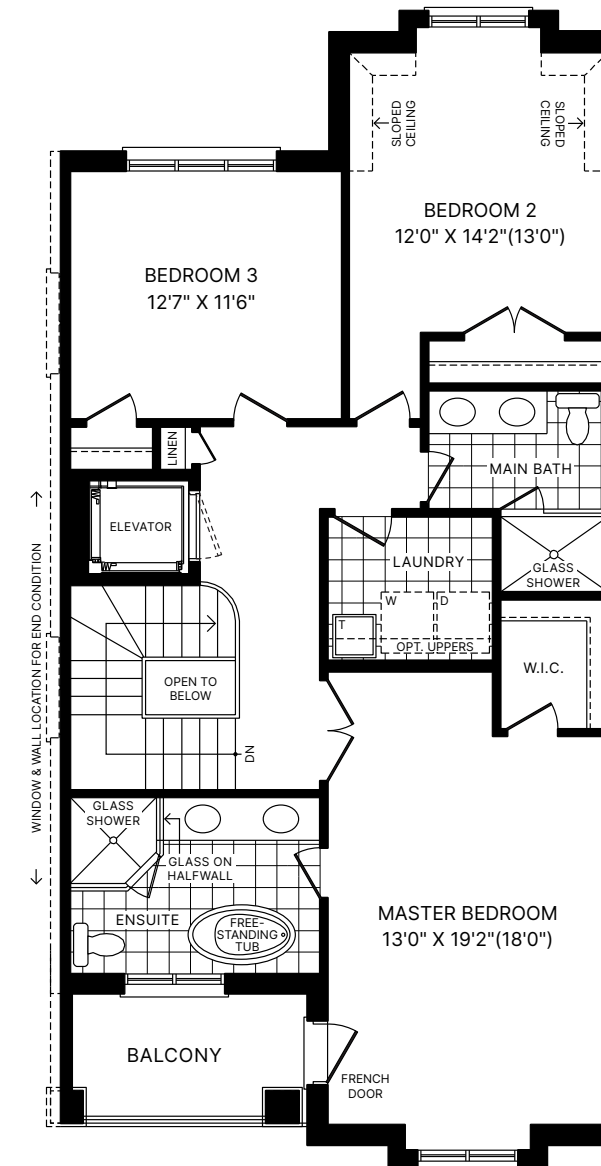
GROUND FLOOR

ELEV. A



MAIN FLOOR

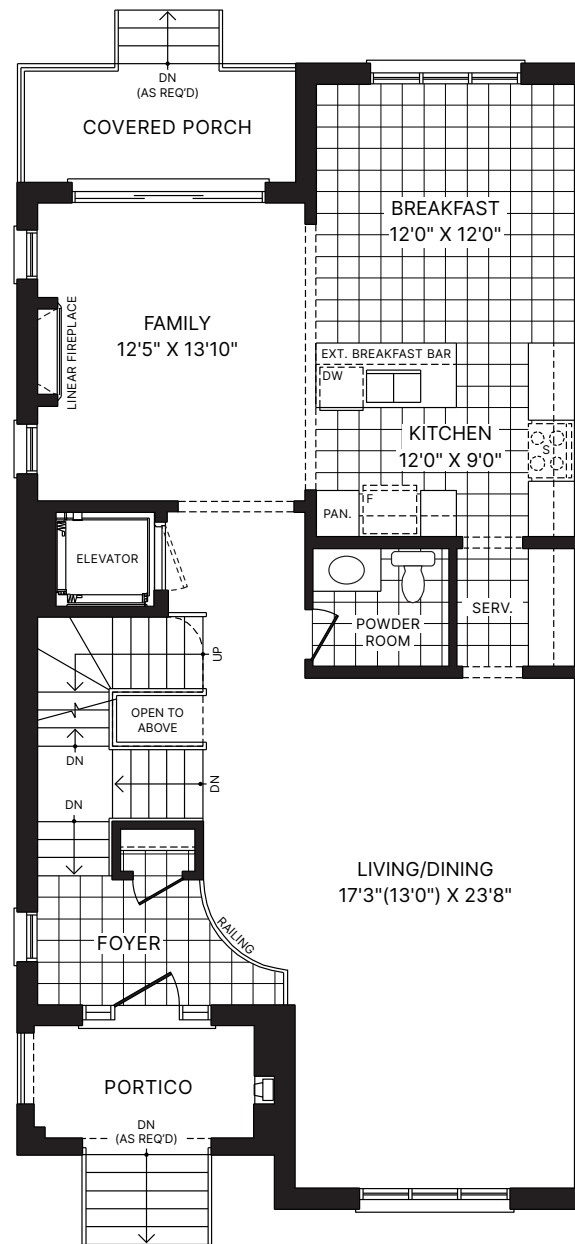
ELEV. A



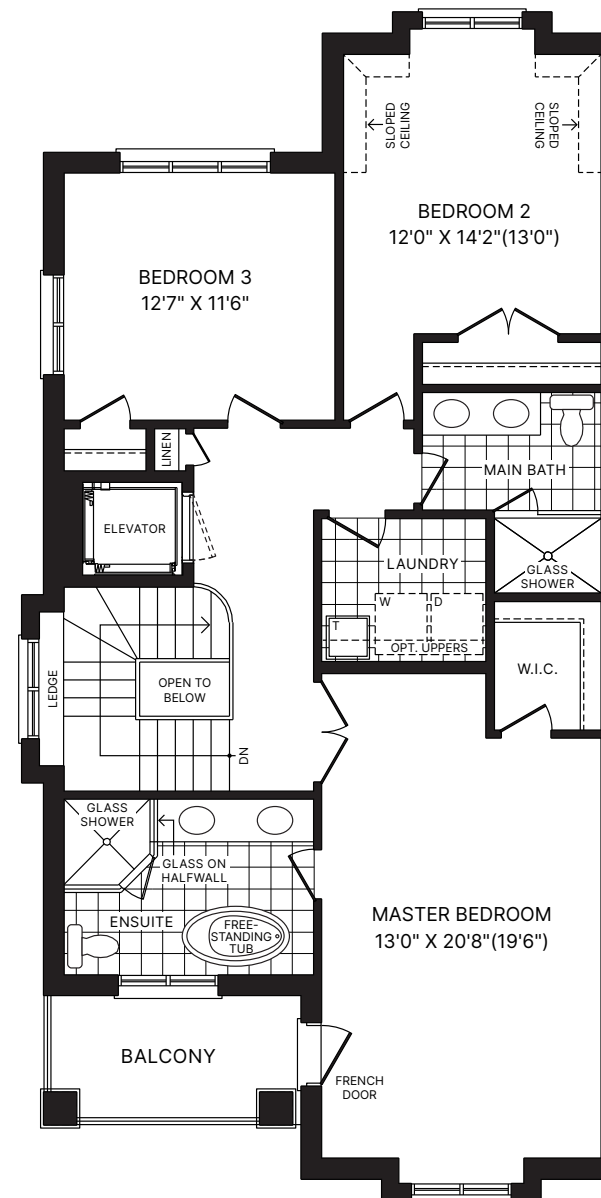
THIRD FLOOR

ELEV. A

The Newport



MAIN FLOOR  
ELEV. A – MOD



THIRD FLOOR  
ELEV. A – MOD



<b>10</b>	<b>9</b>	<b>8</b>
ELEV. A (END-REV)	ELEV. A (REV)	ELEV. A (MOD.)

The Newport REAR VIEW

Artist's Concept

## QUALITY CONSTRUCTION

- Architecturally designed elevations featuring Stucco and Renaissance Stone (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).
- Fully 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 FINISHINGS FEATURES

- 10' ceilings on main floor.
- 9' ceilings on bedroom level.
- Natural oak staircase complete with natural oak handrail throughout.
- 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 semi-gloss painted doors throughout.
- Choice of four interior wall paint colour from Vendor's samples.
- Semi-gloss paint finish in chosen colour for kitchen, bathrooms and laundry room. All other rooms to be painted in flat latex finish in chosen colour.
- Smooth ceilings throughout.
- Balance of ceilings to be stippled and feature smooth borders.
- Natural gas fireplace complete with quality mantle (as per plan).

## WINDOWS AND DOORS FEATURES

- Maintenance-free vinyl casement windows throughout, inclusive of grills on front elevation, transoms and window arches (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.
- 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).
- All white bathroom fixtures.
- 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.
- Marble surrounding threshold on shower stalls.
- Exhaust fans in all bathrooms, powder room and ensuite toilet room.
- Master 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).

## 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 and mudroom (entrance landing from garage area).
- 3" by 3/4" natural pre-finished oak hardwood flooring on non-tiled areas of main floor.
- Upper level flooring choice of 3" by 3/4" natural pre-finished oak hardwood or 40oz. broadloom with upgraded underpad.
- 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, walk-in closets and mudroom (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 wiring for telephone in bedrooms, kitchen and family or great room.
- Rough-in for cable TV in family room and master bedroom.
- 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).
- Rough-in gas line for future barbeque connection at rear of house.

## 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.



## The Team

The BAYSIDES is a boutique development of luxury townhomes that reflect a new standard of quality in charming Thornbury.

### THE DEVELOPER | [manorwoodhomes.ca](http://manorwoodhomes.ca)

Manorwood Homes Inc. takes pride in building homes for real families. Involved in several successful in the area and internationally. They strive to customize each project to fit the lifestyle of their home buyers.

### THE ARCHITECT | [huntdesign.ca](http://huntdesign.ca)

The award winning firm of Hunt Design Associates Inc. has designed these homes with beautiful architectural features and functional spaces. Attention to detail has been built into every aspect of the home design from the interior room layouts to the dramatic exterior facades.

### THE BROKER

Maria Casale from Royal LePage brings years of expert sales and marketing experience. Her team of professionals offers a vast range of knowledge and can assure success in any type of project.

### THE AD AGENCY | [terramedia.ca](http://terramedia.ca)

Terra Media Design Ltd. is a full-service advertising agency specializing in the real estate industry for over 40 years. The firm offers a wealth of experience in all aspects of successful residential marketing.

Another project by

**MANORWOOD**  
HOMES INC.