



LIVE LIFE LAKE SIDE



Bobcaygeon has always been known as the hub of the Kawartha Lakes. Its unique landscape is surrounded by two predominant lakes within the area, Pigeon and Sturgeon Lake. Living by the water has always been the most significant feature of living in this beautiful community. This lovely town is great for the nature lover with a unique landscape like no other.

There are plenty of sights to see and things to do as it has something for everyone, from retirees, cottagers and families alike.

Naturally being so close to the water, you will find an abundance of water activities to enjoy. With many nearby marinas, you can watch the boats go by as you sip on a locally crafted brew or hang out with the family at the newly redeveloped waterfront beach park. Or maybe you'd like to get out onto the water with a kayak, or try fishing and other water sports right on the lake. The possibilities are endless.

The town has many unique shops and mouth-watering restaurants and pubs to enjoy. Bobcaygeon is home to the very first Kawartha Dairy Ice Cream. For shopping, the famous Bigley's Shoe and Clothing Store is always frequented when people come to town. If you like having fresh produce or baked goods, the Farmers Market that happens every Saturday is where you can find a wonderful selection of fruits and vegetables and other great items locally grown and made.

Bobcaygeon is the hidden gem that everybody loves. A place where it always feels like vacation. Instead of traveling to a destination area, why not come home to it?



ABOUT THE BUILDER

With over 20 years of development and building experiences, Apex Development Group can provide the knowledge and talent to take a project from its raw state and bring it to its memorable completion. The team is anchored by company principal Michael Spinosa, who will work personally with each client to ensure overall project success.

The process of development can be complicated. With a large pool of qualified consultants and engineers we are always ready to move the project in the right direction. Apex Developments can provide the integral staff to deal with design, sales and construction for residential and commercial projects.

As a development and construction team, we have been a part of over 50 sites and 700 homes. Apex Development Group strives to continue the success of all development projects. Many of the projects have involved TRAC or a conservation authority. Apex developments group has been able to work with the Conservation Authority to develop and build projects which are profitable and environmentally conscious. This relationship has made for a positive impact for our clients and the environment.



At Apex Development Group our top priority is satisfaction of the developer, builder, client and purchaser. We focus on sustainable development and we are always environmentally conscious. We believe that a concise design for ideal living along with efficient planning and professional development strategies, is what propels our projects into the highest level of success.



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IRIS GROVE

BOBCAYGEON

LOCATION MAP



SITE MAP



IRIS GROVE

BOBCAYGEON

PHASE 1



Artist's concept. Site Plan is not to scale and is provided for general information only. Sidewalk locations may vary. All details should be confirmed with Sales Representative and municipality. Artists concept only E.&O.E. © 2022 Apex Development Group. All rights reserved.



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VIP INCENTIVES

3% COMMISSION

\$10,000 DECOR DOLLARS

FREE ASSIGNMENTS

CAP DEVELOPMENT

ASSIGNMENT

DEPOSIT STRUCTURE

10% TOTAL OF PURCHASE PRICE

\$10,000 WITH OFFER (CHEQUE - BANK DRAFT) – INITIAL
DEPOSIT

2.5% IN 30 DAYS –MINUS 10,000 FROM INITIAL DEPOSIT

2.5% IN 60 DAYS

2.5% IN 90 DAYS

2.5% IN 180 DAYS

**10% DEPOSITS STRUCTURE FOR PURCHASE AND SALE
AGREEMENT**



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FINISHES AND FEATURES

200 AMP SERVICE WITH ROUGH IN FOR FUTURE ELECTRIC CHARGING STATION IN GARAGE

STONE COUNTER TOPS ON ALL CABINTRY FROM BUILDER'S STANDARDS

HARDWOOD FLOORING THROUGHOUT FIRST FLOOR FROM BUILDER'S STANDARDS

8' ENTRY DOOR WITH 84" EXTENDED HEIGHT INTERIOR DOORS 1ST FLOOR

SMOOTH CEILINGS THROUGHOUT

FRAMELESS GLASS SHOWER ENCLOSURE IN ENSUITE

SOFT CLOSE HINGES FOR ALL CABINETRY



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IRIS GROVE COMMUNITY

Schedule ‘A’

QUALITY APPOINTMENTS OF CONSTRUCTION

- Exterior finishing features: Artisan Stone, Metal feature cladding with designer clay brick, concrete pre-cast sills, pre-cast concrete, designs may include bricked arches, soldier course, covered porches, PVC / steel cladding features, ornamental columns as per applicable elevation/plans
- Architectural priority has been given to elevations to have transitional treatments and a semi-modern custom home design
- All elevations are under strict architectural control, for all exterior colours and cladding selections, which are preselected by vendor.
- Exterior cladding is designed to be extremely low maintenance
- 9’ ceilings on 1st floor, 8’ ceilings for 2nd floor loft and basement
- 2x6 Exterior wall construction with a continuous air barrier and increased R22 insulation for improved energy efficient
- All sub floors sheathing will be 5/8” tongue and groove subflooring, secured with glue, nails and screws
- Elite engineered I-Joist floor system
- Foundation walls are wrapped rubber membrane with weeping tile to prevent leakage and minimize humidity.
- All foundation walls will be brush coated for smooth finish, including interior of garage
- Upgrade quality vinyl casement windows with low e glazing and large
- window transoms as per elevation and plan
- Large Low E, argon filled vinyl basement windows
- Maintenance free aluminum and/or vinyl soffit fascia, 5” eaves trough
- and downspouts as per applicable elevation
- R-60 insulation in attic with full height R20 basement blanket insulation, garage ceiling R31 spray foam insulation applied as required per plan
- Quality roof shingles with manufacturer's limited lifetime warranty
- All exterior window and door frames openings sealed with professional quality exterior caulking and spray foam
- Durable steel insulated garage doors 12’x8’ or 10’x8’ or 8’x8’ with windows as per plan
- Homes feature insulated, Classic style 8-foot metal entry doors with large glass inserts as per plan
- Exterior details include, decorative exterior cladding treatments, exterior coach lights, front door grip set with deadbolt lock and civic address number
- All garage walls are finished with drywall, taped and primed
- 200 AMP electrical services with circuit breaker panel, entire home wired with copper wiring and ESA approved layouts
- Designer selected lighting is included with standard center ceiling light in all bedrooms, bathrooms, kitchen, hallways and dining room. (as per builder's lighting plan)
- Ground Fault Interrupter receptacle installed for all bathrooms and kitchen, split receptacles above counters
- Rough in electrical wiring for future dishwasher including hydro panel breaker
- ESA compliant smoke alarms and CO2 detectors are installed on each floor and each bedroom, all units are hard wired to the panel
- 3 Standard Rough-in for Cat 6 locations
- weatherproof exterior receptacles at front porch and rear patio door
- White Decor style switches and receptacles throughout
- Ceiling receptacles for future garage door opener
- Rough in piping for future electrical car charging station
- Dedicated electrical outlets for stove, dryer with heavy duty wiring
- Rough-in central vacuum piped to garage

HIGH EFFICIENCY HEATING/ COOLING SYSTEM

- 96 Percent High Efficiency, 2 pipe propane furnace with ECM motor
- All air ducts are designed to accommodate A/C
- Programmable thermostat conveniently located on main floor
- HRV system with filter installed
- Furnace and Hot Water tank may be relocated at vendor's
- Discretion
- Balanced heating system distribution
- All interior air ducts professionally cleaned prior to closing
- All washrooms and laundry rooms are equipped with exhaust fans

PREMIUM CABINETRY FEATURES

- Exceptional kitchen layouts with 40" Upper Cabinets
- Kitchen Appliances available for purchase from builder packages
- Stone counter tops for kitchen counters (from vendor's standard samples) Stone counter tops included in all washrooms (from vendor's standard samples).
- Kitchen cabinetry features bank drawers, spacious storage and under-counter area for dishwasher, large kitchen island with breakfast bar as per plan
- Hood fan cabinet above stove from vendor's samples, 6" vent pipe, vented directly to exterior
- Elegant cabinetry featured in Ensuite and all washrooms with colour coordinated kickplate as per plan, pedestal sink for powder room as per plan
- Washer and Dryer available for purchase from builder packages
- Soft close hinges for all cabinetry

INTERIOR TOUCHES AND FINISHINGS

- Washable flat paint with 1 colour for all walls and semi-gloss white for all doors and trim
- 2 7/8" beveled step casing with backbend on all door and window openings
- 2 7/8" beveled step casing with backbend on all main floor archways.
- 5 1/4" baseboards on 1st floor, 2nd floor and basement
- Square 2-panel extended height (84") doors on main floor as per plan and 80" doors for second floor loft and basement
- Satin nickel lever door handles /hinges on all interior doors.
- All washrooms include locking Satin nickel hardware
- Natural finish Oak Stairs on first floor as plan
- Natural finish upper Oak Staircase when purchased with loft model as per plan
- Wood pickets and elegant square posts with stained finish as per plan
- Wide plank Laminate flooring throughout 1st and 2nd floor loft and when loft option is purchased, except tiled areas as per plan
- Carpet flooring in basement finished area and stairs, when purchased with finished basement
- Smooth ceilings throughout home
- Wide selection of imported quality 12"x24" ceramic tiles in all bathrooms, kitchen, foyer and laundry room as indicated per plan, as per Builder's sample

ELITE PLUMBING FIXTURES

- Single lever Chrome Moen faucets and American Standard toilets installed as per plan
- Quality acrylic tubs installed in all bathrooms as per plan
- Large standalone tub with tub deck mounted Moen faucet in Ensuite washroom as per plan
- Large double basin under mount stainless steel kitchen sink with single lever faucet (from vendor's samples)
- Laundry Tub and washing machine pipe connections as per plan
- Water mixing valve for scold protection installed on hot water tank
- Two exterior water hose bibs. (One in garage and one at rear of unit)
- Electronic water meter reading system as per regional requirements
- Elegant pedestal sink or cabinet sink in powder room, as per plan
- 3/4" water service connection to home

ADDITIONAL EXTRAS

- Base coat asphalt installed on driveway
- Smooth finish garage slab with relief cuts, steel grade beams and wire mesh
- Sodded property with concrete paver at front walkway and rear patio pavers as per grading plan – Juliet Railing will be installed for unit which require decks
- Steel insulated garage entry door to home with self closer (grade permitting)
- 50 gal. propane hot water tank system installed on a rental basis (tankless system available from vendor's supplier)
- 2 Propane storage tanks at side of house on a rental basis
- Superior after sales customer service, impeccable standing with Tarion
- New Home Warranty Program, which includes a 7 Year Tarion Warranty with the home.

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All selections of colours and finishing are to be made from vendor's available standard samples. Selections and alterations to vender's standard sample may occur at vendors' discretion. Alterations to walls, ceilings, boxes and room sizes may occur to accommodate elevations, mechanical, plumbing and structural systems. All room sizes on floor plan are approximate and may vary at vendor's discretion; all elevations are artist's concept only.



Finished Basement Schedule A

BASEMENT OPTION

- 8' ceilings on Basement level
- Increased size egress basement windows for bedrooms as per plan with window wells as required by grading
- Wood pickets and elegant square posts with stained finish as per plan
- Carpet flooring installed on basement stairs and finished area with painted stringers
- Complete 3 piece washroom with 12x24 ceramic tiles, tub, vanity cabinet, stone top, vanity mirror and quality moen fixtures
- Soft close hinges for all cabinetry
- Smooth ceilings throughout
- 2 7/8" beveled step casing with backbend on all door and window openings
- 5 1/4" baseboards in basement with 80" doors (were possible)
- Washable flat paint with 1 colour for all walls and semi-gloss white for all doors and trim
- Rough-in central vacuum piped to garage
- White Decor style switches and receptacles throughout
- Designer selected lighting is included with standard center ceiling light in all bedrooms, bathrooms, kitchen, hallways (as per builder's lighting plan)
- Ground Fault Interrupter receptacle installed in bathroom
- ESA compliant smoke alarms and CO2 detectors are installed on each floor and each bedroom, all units are hard wired to the panel
- Washrooms are equipped with exhaust fans



Loft Schedule A

LOFT OPTION

- 8' ceilings on 2nd floor level
- Open to below area as per plan with railing and nosing
- Laminate flooring throughout 2nd floor
- Upper Oak staircase with Natural finish, when purchased with loft model as per plan
- Wood pickets and elegant square posts with stained finish as per plan
- Complete 3 piece washroom on 2nd floor with 12x24 floor tile ceramic tiles, tub, vanity cabinet, stone top, vanity mirror and quality moen fixtures
- Soft close hinges for all cabinetry
- Smooth ceilings throughout
- 2 7/8" beveled step casing with backband on all door and window openings
- 5 1/4" baseboards on 2nd floor with 80" doors
- Washable flat paint with 1 colour for all walls and semi-gloss white for all doors and trim
- Rough-in central vacuum piped to garage
- White Decor style switches and receptacles throughout
- Designer selected lighting is included with standard center ceiling light in all bedrooms, bathrooms, kitchen, hallways (as per builder's lighting plan)
- Ground Fault Interrupter receptacle installed in bathroom
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IRIS GROVE COMMUNITY - BOBCAYGEON

PRICE LIST

Model	Size-Sq.ft (+Balcony)	Starting Price
Stoney	1391 - 1408	\$839,500.00
Cameron	1528	\$879,500.00
Sturgeon	1669	\$948,500.00
Pigeon	1696	\$962,500.00
Buckhorn	1811	\$1,019,500.00
Balsam	1756	\$995,500.00
Chemong	1742	\$989,500.00
Scugog	1751	\$992,500.00
Clear	1717	\$978,500.00

DEPOSIT STRUCTURE

10% TOTAL OF PURCHASE PRICE
\$10,000 WITH OFFER (CHEQUE - BANK DRAFT) –
INITIAL DEPOSIT
2.50% IN 30 DAYS –MINUS 10,000 FROM INITIAL
DEPOSIT
2.50% IN 60 DAYS
2.50% IN 90 DAYS
2.50% IN 180 DAYS

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PREMIUM LOT PRICE LIST

LOT	FEATURE	PRICE
55	PREMIUM SIZE	\$20,000.00
56	PREMIUM SIZE	SOLD
57	PREMIUM SIZE	SOLD
58	PREMIUM SIZE	\$20,000.00
59	PREMIUM SIZE	\$15,000.00
60	PREMIUM	\$15,000.00
61	PREMIUM	\$15,000.00
62	PREMIUM	\$15,000.00
63	PREMIUM SIZE	\$45,000.00
64	PREMIUM SIZE	HOLD
65	PREMIUM SIZE	\$20,000.00
70	PREMIUM SIZE	\$20,000.00
71	PREMIUM SIZE	\$15,000.00
72	PREMIUM SIZE	\$15,000.00
73	PREMIUM SIZE	\$10,000.00
74	PREMIUM SIZE	\$10,000.00
75	PREMIUM SIZE	\$10,000.00
76	PREMIUM SIZE	\$10,000.00
81	PREMIUM SIZE	\$15,000.00

All prices are subject to change without notice E. &O.E. Price includes HST net of any rebate.



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