

Four-Season Living Near Beautiful

Life Couching

Find serenity

Serenity Bay is a new community of townhomes, single family homes, bungalows, and bungalow-lofts at Grayshott & Turnbull Drive in Severn. Set in the lush forest with private access via boardwalk to Lake Couchiching, numerous community trails, and only minutes from Highway 11 and the amenities of Orillia, Serenity Bay is setting a new standard for four-season living.



SERENITY BAY LAKE CLUB
(Future Private Park for Residents)

LAKE COUCHICHING



PROPOSED BOARDWALK



Live near the lake



Map not to scale.

An aerial view of a private lakefront area. A long wooden dock extends into a calm lake. Several people are on the dock, some standing and some sitting. In the water, there are two people in kayaks, one green and one blue. The surrounding area is lush with green trees and grass, with picnic tables and benches scattered throughout. The scene is peaceful and scenic, with reflections on the water.

SERENITY BAY LAKE CLUB

Your own private lakefront

When you live at Serenity Bay, you'll have access to your own private lake club right on Lake Couchiching. Take the designated boardwalk from home to the one-acre lakefront, with private trails, picnic tables, a dock, and canoe, kayak, and paddle board rentals. All of this is available to you exclusively as a resident of Serenity Bay.

Amenities

A BREATH OF FRESH AIR

SHOPPING

- 1 Canadian Tire
- 2 Dollar Tree
- 3 No Frills
- 4 The Brick
- 5 Dollarama
- 6 Costco Wholesale
- 7 The Home Depot
- 8 Best Buy

GAS STATIONS

SCHOOLS & DAYCARES

DINING

- 1 McDonald's
- 2 Tim Hortons
- 3 Starbucks
- 4 Dairy Queen Grill & Chill
- 5 Boston Pizza
- 6 Popeyes Louisiana Kitchen
- 7 Subway
- 8 A&W
- 9 Webers
- 10 Candy Rush Muskoka

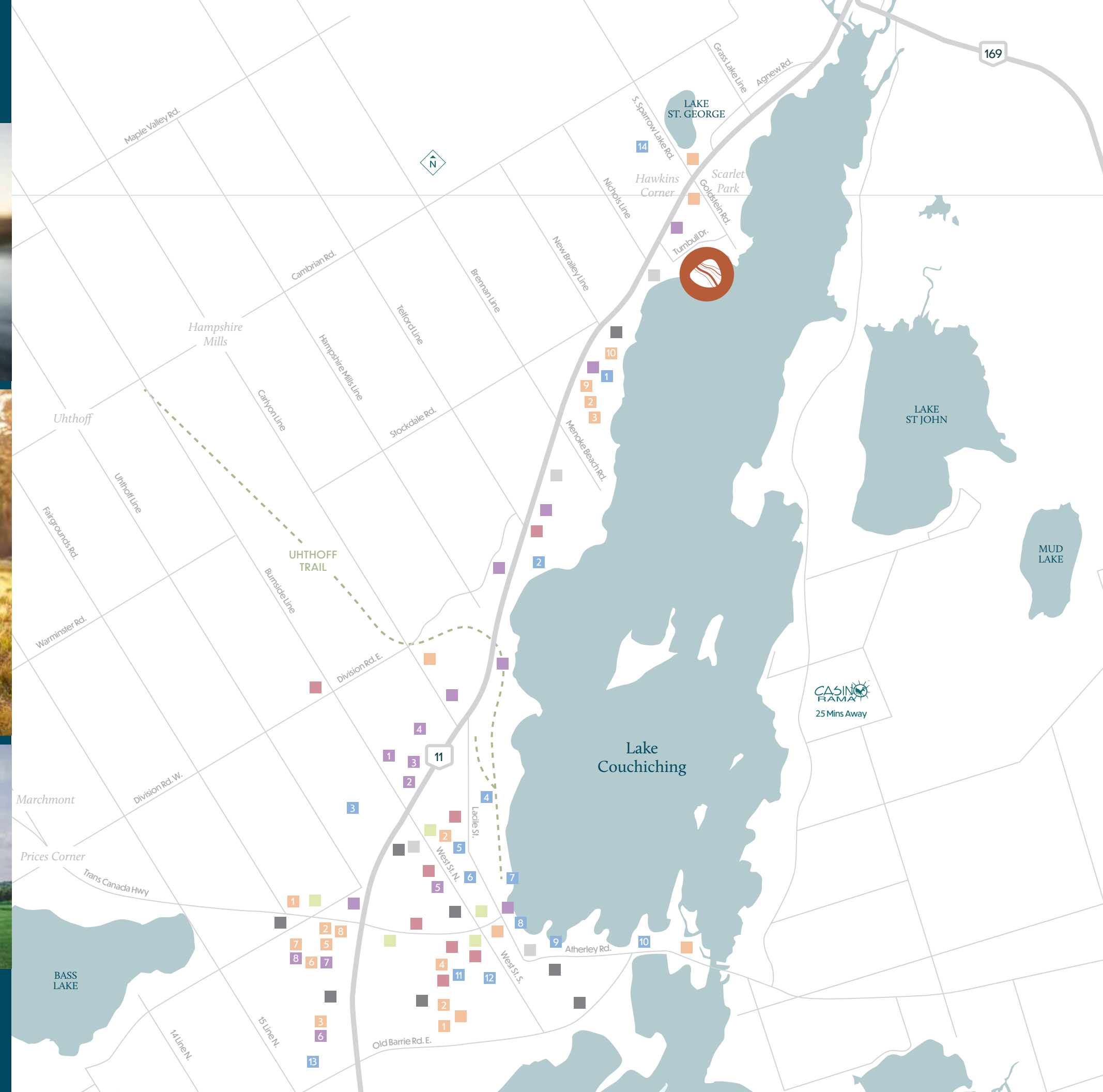
BANKING

MEDICAL & SERVICES

RECREATION

- 1 Timberline Park
- 2 The Grove Trailer Park
- 3 Hawk Ridge Golf & Country Club
- 4 Mac Carter Park
- 5 Couchiching Golf & Country Club
- 6 Hillcrest Park
- 7 A Breath Of Fresh Air Outdoor Sports
- 8 Kiwanis Skate Park
- 9 Champlain Sailing Club
- 10 Barnfield Point Recreation Centre
- 11 McKinnell Square Park
- 12 Orillia Recreation Centre
- 13 West Orillia Sports Complex
- 14 Lake St. George Golf Club

SITE 



THE Sparrow Three

22

49' Lot

Elev. A • 2,023 sq. ft.
Elev. B • 2,009 sq. ft.
Includes 19 sq. ft. of open area.



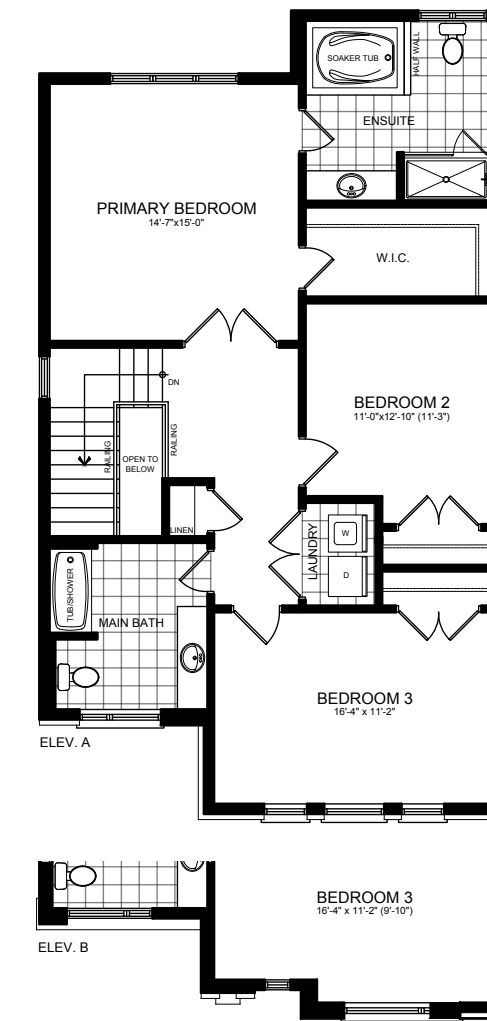
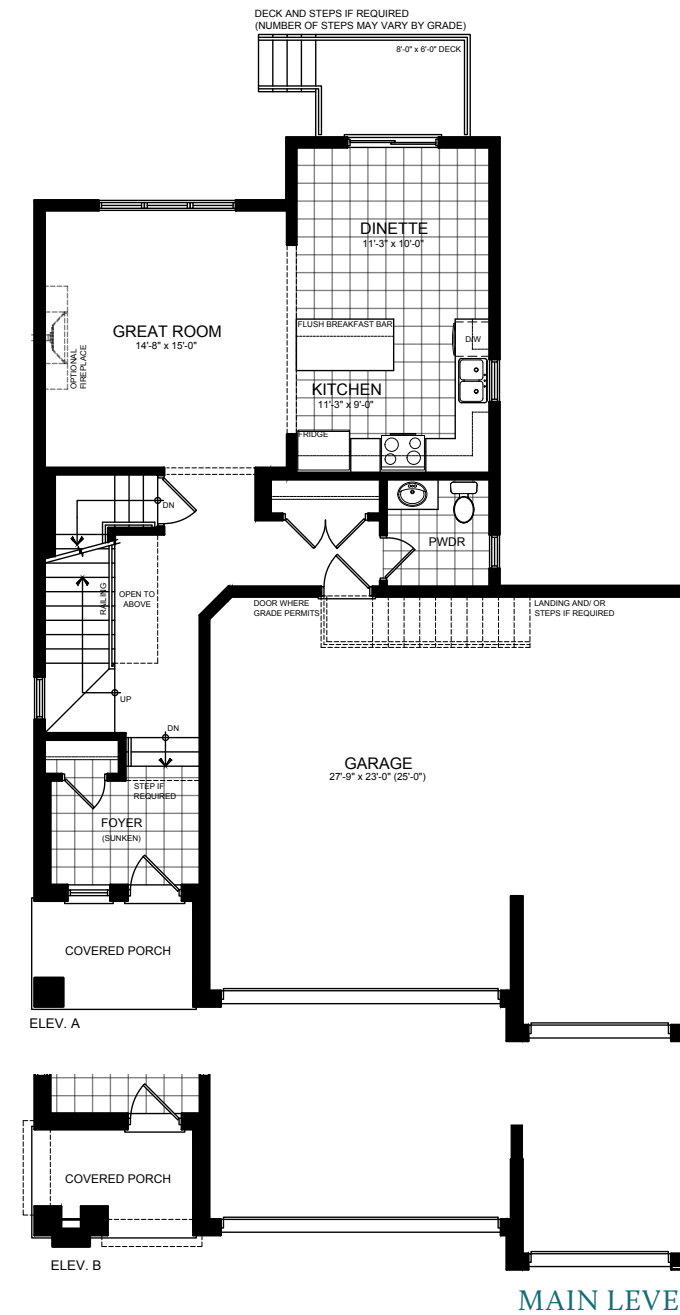
Elevation A • Colour Package 10



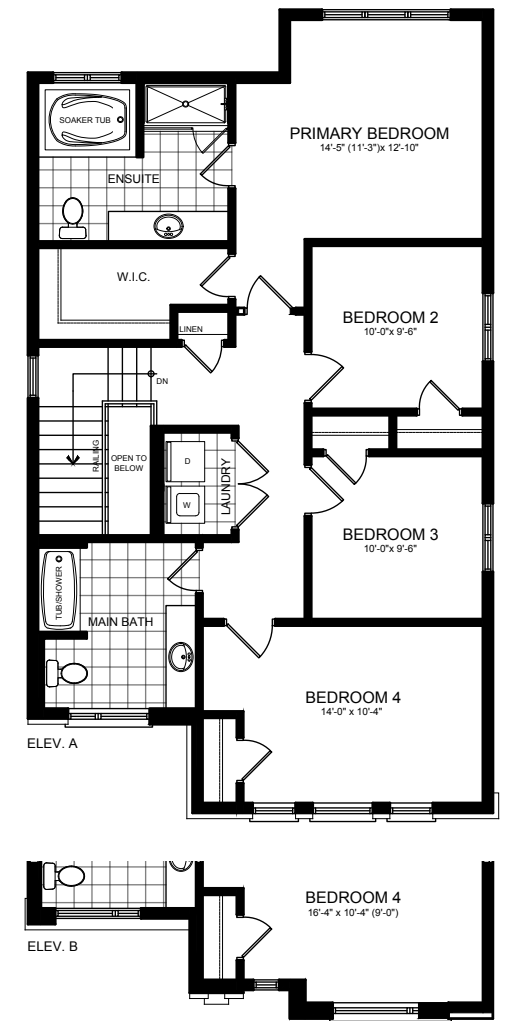
Elevation B • Colour Package 12

Illustrations are artist's concept. All dimensions are approximate. Specifications, terms and conditions are subject to change without notice. Floor plans and room dimensions apply to elevation A of this model type and may vary according to elevation. Plan may be built with mirror image. Location of furnace, hot water tank, support posts and beams are determined by the HVAC designer or architect and may result in drywall boxes on walls and ceilings that are not shown. The size and location of the utility area are approximate. The number of steps at front and rear may vary depending on grading. E. & O. E. • SB49-0001

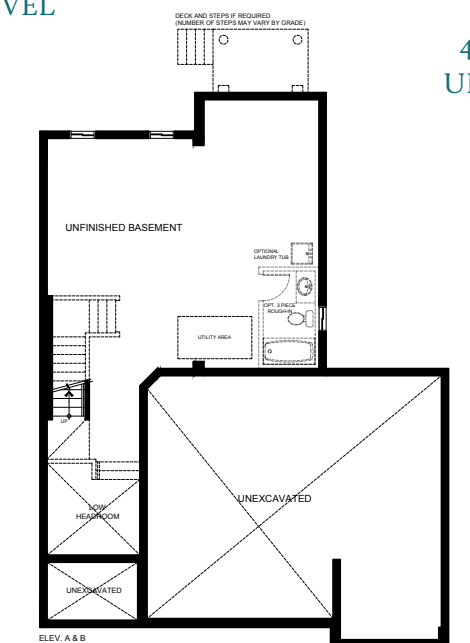
THE Sparrow Three | Elev. A • 2,023 sq. ft. | Elev. B • 2,009 sq. ft. | Includes 19 sq. ft. of open area



UPPER LEVEL



OPTIONAL 4 BEDROOM UPPER LEVEL



LOWER LEVEL

THE Sparrow Five

26

49' Lot

Elev. A • 2,434 sq. ft.
Elev. B • 2,447 sq. ft.

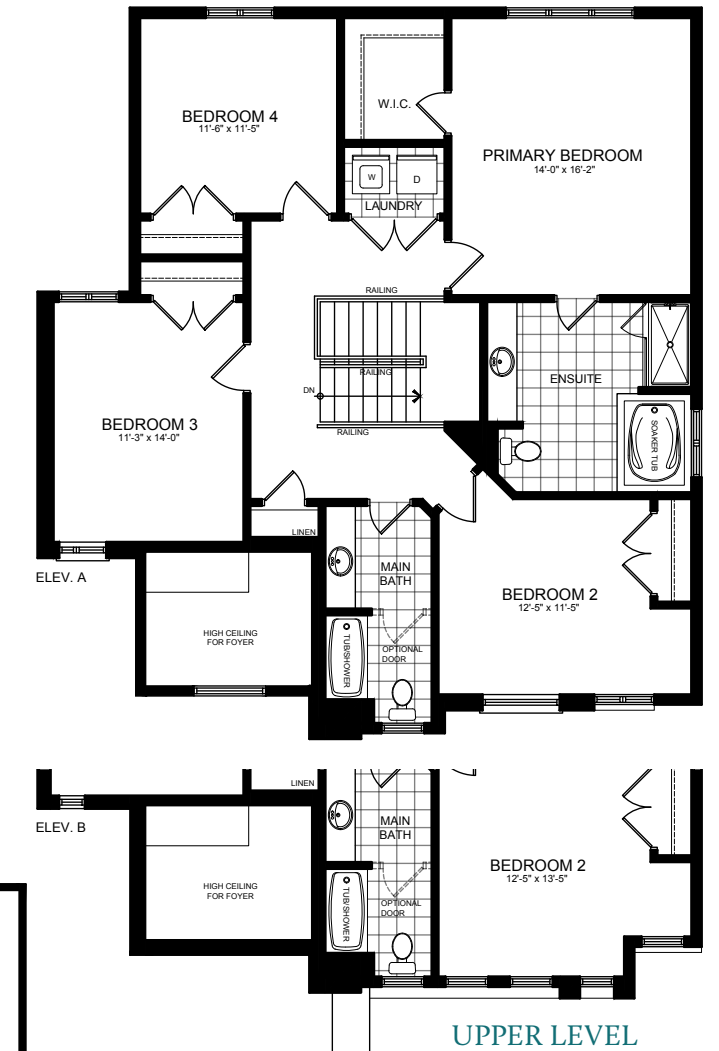
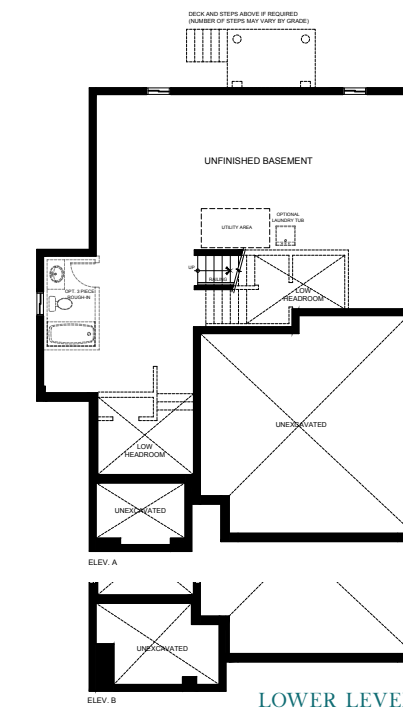
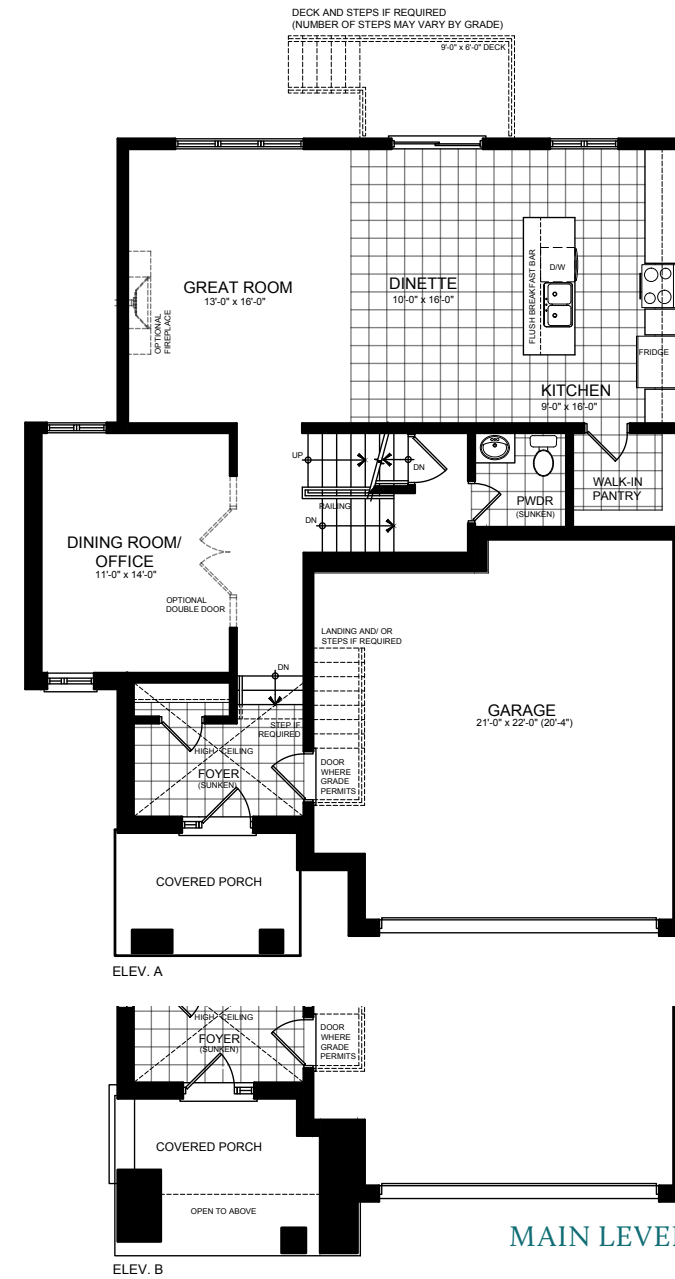


Elevation A • Colour Package 18



Elevation B • Colour Package 20

THE Sparrow Five | Elev. A • 2,434 sq. ft. | Elev. B • 2,447 sq. ft.



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THE Cardinal Three

46

59' Lot

Elev. A • 2,284 sq. ft.
Elev. B • 2,267 sq. ft.



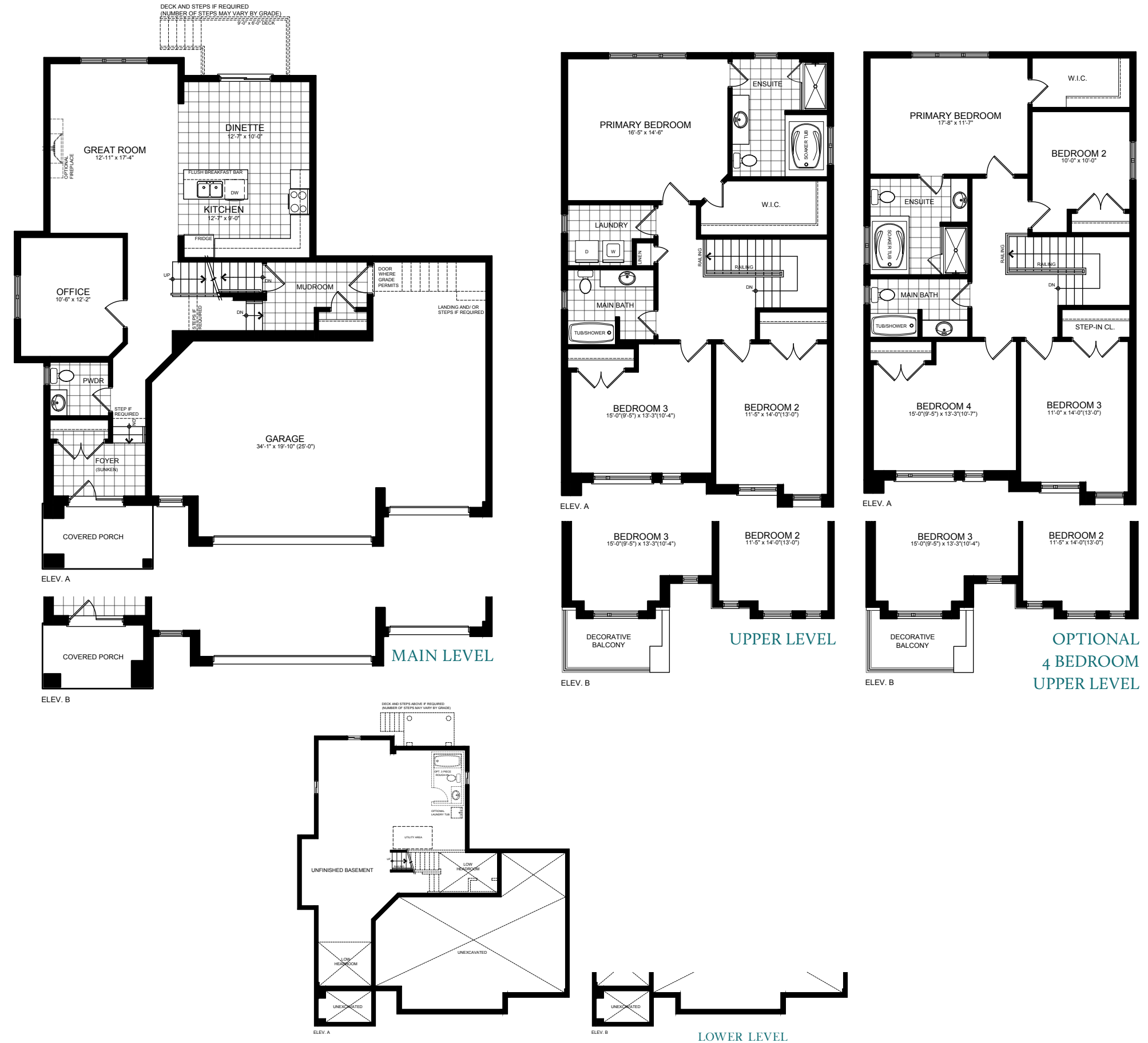
Elevation A • Colour Package 49



Elevation B • Colour Package 51

Illustrations are artist's concept. All dimensions are approximate. Specifications, terms and conditions are subject to change without notice. Floor plans and room dimensions apply to elevation A of this model type and may vary according to elevation. Plan may be built with mirror image. Location of furnace, hot water tank, support posts and beams are determined by the HVAC designer or architect and may result in drywall boxes on walls and ceilings that are not shown. The size and location of the utility area are approximate. The number of steps at front and rear may vary depending on grading. E. & O. E. • SB59-0001

THE Cardinal Three | Elev. A • 2,284 sq. ft. | Elev. B • 2,267 sq. ft.



THE Cardinal Five

50

59' Lot

Elev. A • 2,526 sq. ft.
Elev. B • 2,520 sq. ft.
Includes 6 sq. ft. of open area.



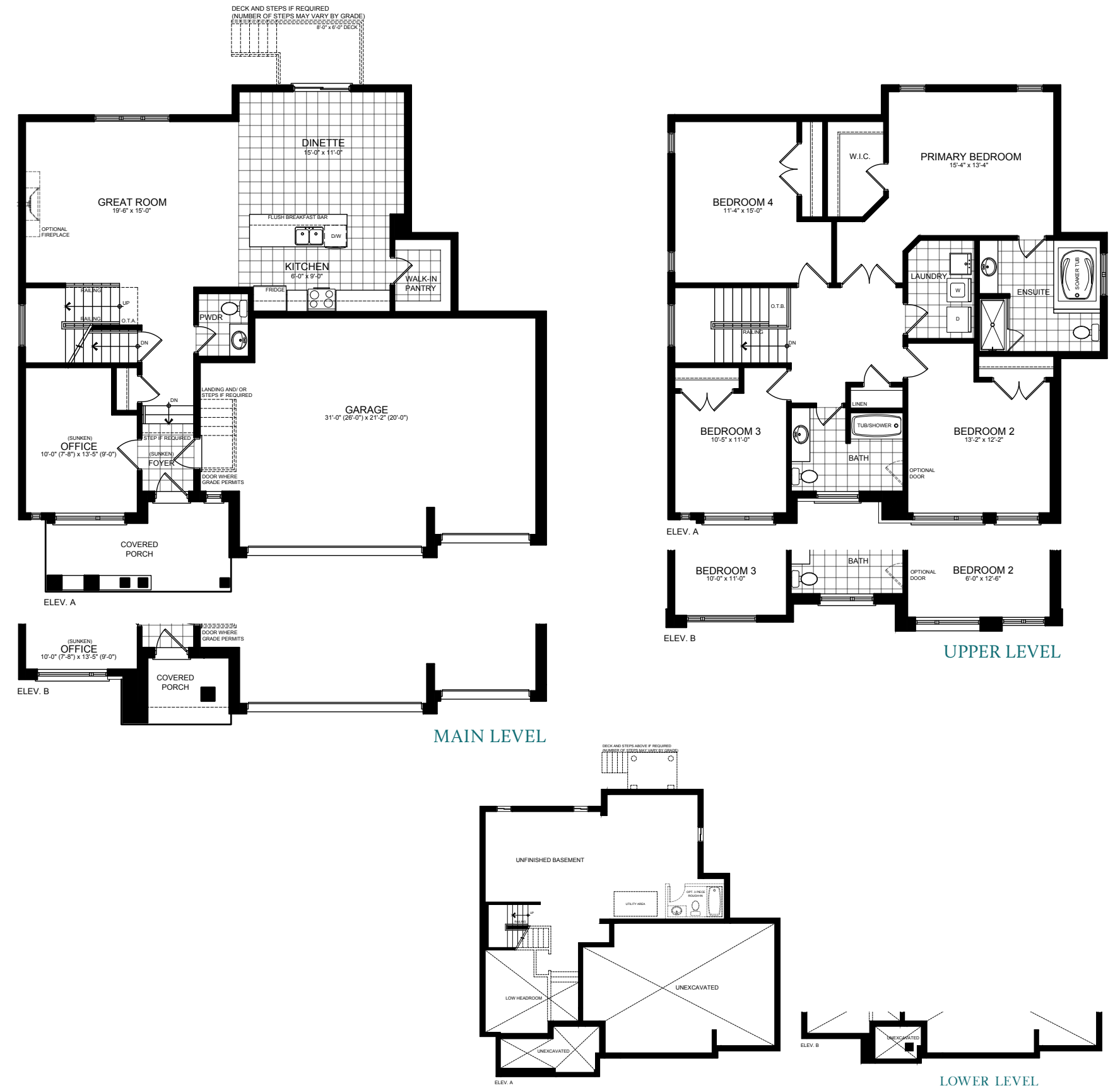
Elevation A • Colour Package 58



Elevation B • Colour Package 59

Illustrations are artist's concept. All dimensions are approximate. Specifications, terms and conditions are subject to change without notice. Floor plans and room dimensions apply to elevation A of this model type and may vary according to elevation. Plan may be built with mirror image. Location of furnace, hot water tank, support posts and beams are determined by the HVAC designer or architect and may result in drywall boxes on walls and ceilings that are not shown. The size and location of the utility area are approximate. The number of steps at front and rear may vary depending on grading. E. & O. E. • SB59-0003

THE Cardinal Five | Elev. A • 2,526 sq. ft. | Elev. B • 2,520 sq. ft. | Includes 6 sq. ft. of open area



Features & finishes

EXTERIOR FEATURES

- Superior architecturally designed homes to include a mix of exterior material types and varieties as per Vendor's model plans. All elevations, exterior colours and materials are architecturally controlled to produce a complementary streetscape. Materials may consist of a combination of brick, stucco, stone, siding, precast concrete surrounds and/or stucco mouldings, as per elevation. Colours to be selected from Vendor's predetermined packages that have been created using professionally approved Architectural guidelines and colours.
- **MODERN EXTERIOR DETAILS INCLUDING MAINTENANCE-FREE VINYL-WRAPPED PVC PLANKS** (or equivalent). Low maintenance vinyl clad thermo-sealed fixed style casement windows throughout. A minimum of one operable window with screen per room, or door (as per plan). Basement windows to be vinyl sliders.
- Vinyl siding at side and rear elevations, as per plan and elevation.
- Insulated **CONTEMPORARY METAL FRONT ENTRY DOOR WITH GLASS INSERTS** and vinyl frame (as per plan), shall receive **UPGRADED WEISER FRONT DOOR HARDWARE IN SATIN NICKEL** and deadbolt lock for your family's added security.
- Convenient **DIRECT ACCESS FROM GARAGE TO HOME** includes an insulated metal door complete with door closure with deadbolt where shown on plans, and only where grade permits.
- Garden patio door(s) or 5' sliding door to rear yard (as per plan).
- **MODERN EXTERIOR WALL SCONCES** to front porch/garage as per model type, or pot lights in lieu of wall sconces where required.
- Pre-finished maintenance-free aluminum soffits, fascia, eavestrough and downspouts (as per elevation).
- Quality self-sealing asphalt shingles with a limited 25-year manufacturer's warranty and pre-finished metal roofing in some areas (as per plan).
- Premium quality metal insulated sectional garage door(s) some with decorative lite top or side panel (as per plan).
- Two (2) exterior weatherproof electrical outlets are included; one at front and one at rear of house.
- Two (2) exterior hose bibs; one in garage and one at rear or side of house.
- Hard surface walkway from driveway to front porch.
- Precast concrete steps at front, sides, and rear entrances as required (as per plan and grading).
- Covered porch with exterior columns (as per elevation) and exterior maintenance free railing with pickets, if required by grade.
- **MODERN EXTERIOR GLASS DECORATIVE RAILING SYSTEM**, excluding grade railing, as per plan.
- Elegant municipal address numbers installed on front elevation.
- 2-stage asphalt paved driveway, base and top-coat, to the width of the garage.
- Professionally graded and sodded front and rear yard. Some gravel may be used between side yards.
- Poured concrete foundations include a sprayed damp-proofing and exterior plastic drainage layer.
- Garage floors are poured concrete complete with steel reinforcement in garage floor (as per plan) to enhance structural integrity.
- Garage finished in drywall and taped on wood framed walls only.
- Superior 2" x 6" exterior walls for strength and stability with exterior insulated sheathing.

INTERIOR FEATURES

- Poured concrete floor in the basement with a floor drain by the furnace area, as per plan.
- Sump pump and drain to exterior to be located in the basement, as required.
- **ALL FRAMED FLOORS WILL BE FRAMED WITH AN ENGINEERED WOOD FLOOR SYSTEM FOR OPTIMAL PERFORMANCE.**
- Subfloor materials and installation meet or exceed Ontario Building Code requirements. **ALL JOINTS TO BE SANDED AND ALL SUBFLOORS TO BE NAILED, SCREWED, AND GLUED.**
- **SHUT-OFF VALVE UNDER EVERY SINK AND TOILET.**
- All exterior windows and doors are foam insulated.

- **9' CEILING HEIGHT ON MAIN FLOOR** and 8' ceiling height on 2nd floor, excluding bulkheads in kitchen and other areas as required (as per plan layout).
- Finished areas to have paint grade stringers, carpeted treads and risers (as per plan).
- **STAIRS DESIGNED WITH EXTRA DEEP 10" TREADS (APPROXIMATE).**
- Stairs to unfinished areas to be painted.
- Solid oak 1 ½" square or traditional spindles and handrail with natural varnished finish on all finished area stairs.
- Decorative smooth round interior columns (as per plan).
- Choice of imported 13"x13" ceramic floor tiles for foyer/entry, bathrooms, laundry room/mudroom, and kitchen/dinette (as per plan), from Vendor's standard samples.
- 35-ounce plush broadloom with 300 Series underpad in all finished areas not covered by a hard surface material, from Vendor's standard samples.
- Choice of interior passage doors available from a selection of Series 800 styles.
- **UPGRADED SATIN NICKEL FINISH LEVERS ON ALL INTERIOR DOORS.**
- **CONTEMPORARY WHITE PAINTED INTERIOR TRIM PACKAGE WITH 2 ¾" CASINGS AND 4" BASEBOARDS THROUGHOUT. SHOE MOULD PROVIDED ON ALL HARD-SURFACE FLOORING.** All half walls are capped and trimmed with 2 ¾" casings.
- **CALIFORNIA KNOCK-DOWN CEILINGS THROUGHOUT** (excluding closets), with 3" smooth border.
- Smooth ceilings in all bathrooms, laundry and kitchen areas.

PAINTING

- Interior walls to be finished with one coat of primer and one finish coat of flat paint.
- Purchaser's choice of two (2) colours for walls throughout chosen from Vendor's standard samples.
- Trim and doors to be painted with white semi-gloss paint.

FINISHED LAUNDRY AREA FEATURES

- Laundry room to have a laundry tub (as per plan).
- Where a laundry tub is not provided (as per plan) there will be an in-wall housing unit allowing for hot and cold water supply and waste disposal outlet for future washer.
- Heavy-duty 220V electrical outlet provided for dryer, vented to exterior.
- Exhaust fan, vented to exterior (where applicable).

MEDIA/COMMUNICATIONS

- Purchaser allowance of seven (7) communication rough-ins with a choice between CAT 5 rough-in (for phone or internet use) and RG6 (cable).
- Homes are roughed in for future security systems.

KITCHEN FEATURES

- Gourmet designer kitchens from choice of quality **OAK, MAPLE, OR HI-GLOSS CABINETRY WITH ANGLED UPPER CORNER AND LOWER CORNER PIANO HINGE CABINETS** from Vendor's standard samples (as per plan).
- Flush breakfast bar on kitchen island or peninsula (as per plan).
- **36" EXTENDED UPPER KITCHEN CABINET HEIGHT.**
- **MICROWAVE SHELF AND 110V PLUG PROVIDED.**
- Choice of laminate countertops from Vendor's standard selections.
- Double stainless-steel sink with **UPGRADED MOEN ALIGN KITCHEN FAUCET WITH SPRAY** in chrome finish.
- Two-speed stainless steel kitchen exhaust fan with light over stove area vented to exterior with 6" exhaust ducting.
- Dishwasher space with plug and plumbing rough-in provided in kitchen.
- Heavy-duty 220V electrical outlet for electric stove.

BATHROOM FEATURES

- Purchaser's choice of quality **OAK, MAPLE, OR HI-GLOSS CABINETRY** for all bathroom vanities, includes laminate countertop and drop-in sink (as per plan) from Vendor's standard samples.
- Cabinet with drop-in sink or white pedestal sink in powder room as per plan.
- Wall mounted mirrors installed in all bathroom(s) above vanities.

- Energy efficient water-saver shower head and toilet tanks.
- Pressure balance valve in all showers.
- Quality white fixtures in all bathrooms with white ceramic bathroom accessories and quality chrome faucets and shower heads.
- **UPGRADED MOEN RIZON MASTER ENSUITE FAUCET, SHOWER, AND/OR TUB FIXTURES** in chrome finish, as per plan.
- **UPGRADED MOEN RIZON POWDER ROOM FAUCET FIXTURE** in chrome finish.
- Master Ensuite to have separate framed shower with acrylic shower base, tiled walls and ceiling, with recessed light (as per plan).
- 5' soaker tub with tile backsplash, and skirt, or soaker tub with tiled backsplash only (as per plan).
- Ensuite shower opening is framed in white quartz with a chrome-framed shower glass door and ceramic tile (as per plan).
- Choice of quality 13"x13" imported ceramic wall and ceiling tile for bathtubs and shower enclosures from Vendor's standard samples.
- Tub/shower combination to have shower curtain rod, as per plan.
- Exhaust fan vented to exterior in all bathrooms and powder room.
- Privacy locks on all bathroom doors.

HEATING/INSULATION & ENERGY EFFICIENT FEATURES

- Forced air high-efficiency gas furnace with electronic ignition, vented to exterior.
- Hot water tank, power vented or direct vent (lease or rental). Note: Purchaser will be required to continue a lease or rental agreement prior to closing.
- **HRV (HEAT RECOVERY VENTILATOR)** promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air.
- Thermostat centrally located on main floor.
- Ductwork is sized to accommodate future central air conditioner.
- Homes are sealed with vapour barrier, as per Ontario Building Code.
- All windows and exterior doors are fully caulked, as per Ontario Building Code.
- Weather-stripping installed on all exterior doors.
- **ALL AIR DUCTS TO BE PROFESSIONALLY CLEANED.**

LIGHTING AND ELECTRICAL FEATURES

- 100 amp electrical panel with breaker switches.
- Elegant white Decora style wall switches and plugs throughout.
- **PREMIUM BRUSHED NICKEL INTERIOR LIGHTING PACKAGE.**
- Switched light fixtures in all rooms (as per plan).
- **INTEGRATED USB RECEPTACLE LOCATED IN KITCHEN.**
- Capped ceiling outlet with switches for vaulted entryway and dining room (as per plan).
- Electrical outlets in all bathrooms and powder room and counter-height kitchen, include Ground Fault Interrupters as per Ontario Building Code.
- Hard-wired, inter-connected smoke detector in main hall, upper hall, basement and bedrooms.
- Hard-wired carbon monoxide (CO) detector installed on levels with bedrooms.
- Heavy-duty stove and dryer receptacles.
- Dedicated receptacles for future refrigerator, dishwasher, and microwave.
- One (1) electrical wall outlet per car space in garage in addition to one (1) in ceiling per garage door (as per plan), for future garage door opener(s).
- Rough-in central vacuum system terminating in basement for future connection.
- Door chime included.

GRADING

~Standard Lot (STD) Conditions

- Where standard typical conditions are applicable the following features are included in the applicable premium:
- Up to 2 precast concrete steps from the rear to grade.

~D1 Conditions

Where D1 conditions are applicable the following features are included in the applicable premium:

- Up to 4 to 6 risers from rear deck to grade.

- Low maintenance pressure treated 8'x6' deck (size may vary, as per plan), with stairs to grade.

~D2 Conditions

Where D2 conditions are applicable the following features are included in the applicable premium:

- Up to 7 to 9 risers from rear deck to grade.
- Low maintenance pressure treated 8'x6' deck (size may vary, as per plan), with stairs to grade.
- 36"x24" upgraded basement windows, as per plan.

~D3 Conditions

Where D3 conditions are applicable the following features are standard and included:

- Up to 10 to 14 risers from rear deck to grade.
- Low maintenance pressure treated 8'x6' deck (size may vary, as per plan), with stairs to grade.
- 36"x24" upgraded basement windows, as per plan.

~Walk-out Basement (WOB) Conditions

Where WOB conditions are applicable the following features are included in the applicable premium:

- Larger rear vinyl casement basement windows.
- Low maintenance pressure treated deck off main floor, no stairs to grade.
- Patio door from basement, directly below matching door from rear of main level, includes patio slabs.
- Additional rear light at patio door and additional exterior electrical outlet on basement level.
- Relocated exterior or side water faucet to basement level.
- Grade below the rear deck shall include additional exterior material (where applicable, as per elevation).

WARRANTY

LIV (Lake Couchiching Residence) LP is backed by the TARION Home Warranty Program Including:

- Complete Customer Service Program for One Full Year.
- Two Year Warranty Protection against defects in workmanship and materials including:
 - o Caulking for windows and doors preventing water penetration;
 - o Electrical, plumbing, heating delivery and distribution systems;
 - o Detachment, displacement or deterioration of exterior cladding; and all violations of the Ontario Building Code's Health and Safety Provisions.

Seven Year Warranty Protection against major structural defects (as defined in the TARION Warranties Plan Act) including:

- o A defect in workmanship and materials that results in the failure of a load bearing part of the home's structure, or
- o Any defect in workmanship of materials that adversely affects your use of the building as a home.

* Warranties are limited to the requirements established by the TARION Warranty Plan Act.

Notwithstanding anything to the contrary set out in this Agreement, the Vendor shall have the right to construct the Dwelling at a grade level different than as depicted in the sales brochures, renderings and other plans and specifications previously reviewed by the Purchaser, necessitating a sunken floor area(s) within the Dwelling, a step or series of steps to or at the front door, side door, rear door, or any door from the garage to the interior of the Dwelling, or the inclusion of landings, decks and railings, and the Dwelling as so constructed is hereby irrevocably accepted by the Purchaser without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligation to construct the Dwelling. Furthermore, the Vendor shall have the right to substitute other products and materials for those listed in the Schedules, provided that the substituted products and materials are of quality equal to or better than the products and materials so listed or so provided. Marble, wood and all natural materials are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern and shade variations.

LIV Where It Matters



LIV Communities is a family-owned business based in Burlington, and one of the largest and best-selling new homebuilders in Ontario. For the past 45 years, LIV Communities has carried the tradition of building luxury homes and master-planned communities, consistently crafted with loyalty, integrity, and vision.



Bosseini Living

Bosseini builds communities that shape remarkable lifestyles. Strategically planned and methodically designed, our homes are sanctuaries entwined with nature.

With a diverse portfolio that spans more than a decade, and a leadership team with over 18 years of construction experience, Bosseini has an incisive understanding of our craft. We pride ourselves on creating unique, innovative communities, where every aspect of design — from interior layouts to streetscapes — is carefully considered.

Your search for a better lifestyle begins and ends with Bosseini Living.

