



# The Moorings

*On Cameron Lake*

**INCLUDED IN YOUR MOORINGS LIFESTYLE EXPERIENCE**

**\*\*\*THE SUITES\*\*\***

Upgraded appliance package including gas cooktop or range and wall mounted oven/microwave as per plan

Quality kitchen cabinetry and choice of quartz countertops

Choice of ceramic, glass or continuation of countertop backsplashes

Under cabinet lighting

Elegant range hood vent

Functional kitchen island with built in wine fridge and Silgranit sink as per plan

Multiple washrooms and/ or powder rooms in all suites

Spa inspired ensuite washrooms with choice of soaker tubs or glass enclosed showers

Spacious in-suite laundry rooms with shelving and side by side laundry pair

Upgraded quality doors and trim throughout, finished in primer and semi gloss

Optional fireplace as per plan

Pot lights in living areas as per plan

## The Suites Cont...

Builder lighting fixtures as per plan

Quality engineered hardwood floors

Imported porcelain tiles in washrooms and laundry areas

All interior walls finished in primer and "off white" quality latex paint

Solid core entry doors with premium hardware

All closets equipped with shelving

Minimum suite height approximately 9' or 10' as per plan

Ample use of quality double glazed gas windows and sliding/swing doors to terraces and balconies

Gas BBQ outlet, private hose bib, and electrical power on all terraces

Cable/Internet ready suites

Smoke, heat and carbon monoxide detectors as per code

Individually controlled year-round heating and air conditioning

Smooth finish ceilings

Complimentary design consultation with Home By Tim + Chris

## **\*\*THE BUILDING\*\***

Beautifully situated on the Victoria Trail and the shore of Cameron Lake

Westerly Facing with Stunning Sunsets

Custom designed to enhance our spectacular Kawartha location by the Award Winning Architectural firm of Turner, Fleisher Architects Inc.

Built in **ONE PHASE**, no living with construction mess for **YEARS!!**

Solid concrete/steel structure, No ICF or structural wood, for superior soundproofing and fire safety

Smooth Finish Ceilings

Access to waterfront amenities

Fully underground secure parking garage with dual elevator access to all floors and entry fob system

Garage also features locker units and optional electric vehicle spots

Available second underground parking spot (limited supply)

Ample exterior visitor parking in rear

State of the art fitness centre professionally outfitted with yoga area and nordic sauna

Lavish exterior swim spa and wood fire pit for year round use

Magnificent penthouse lounge for Owners and guests to relax and take in spectacular views

Private penthouse dining room with caterers kitchen suitable for private board meetings or large Family dinners

Two "hotel room" style guest suites to accommodate Owners overnight friends

Convenient covered portico drop off area

Beautiful Designer furnished, front to rear lobby with centre fireplace, comfortable lounge area and mail/package room

Friendly pet spa just off main lobby

Environmentally friendly "tri-sorter" waste separation system on all levels

Enjoy spectacular sunsets from our luxurious outdoor lakeview lounge area with authentic pergolas and cozy firepit

Tennis court and pickle ball court

Beautiful landscaping throughout our four acre property with walkable perimeter

Smart Technology Entry System by **1Valet**

Enclosed storage for bicycles and Recreational Equipment/

Temporary outdoor parking for snowmobiles and ATVs

Conveniently located in beautiful Fenelon Falls with short walks to all conveniences and fine dining

**\*\*THE FINE PRINT\*\***

One Underground Parking spot included with each unit  
(second parking available for purchase limited quantity)

Storage locker included with each unit

Common Area & Maintenance Fees Estimated at \$0.56 per sq  
Includes Heat, Water & Sewage

Development Charges capped at \$ 5,000 for 1 bedroom units, \$ 7,000 for 2 bedroom units  
and \$9,000 for three bedroom units

\$5,000 due at signing  
5% (less \$5,000) due 30 days after signing  
5% due 90 days after signing  
5% due 180 days after signing  
5% due 365 days after signing  
Balance on closing

HST included in price\*

\*owner occupant only.

Reduced Vendor Assignment charges within 90 days of purchase  
Solicitor Fees still apply.

E & O.E.

