

Assignment Sale

Mariner's Pier Orillia



*Property under construction. Photos of actual unit not yet available.

WELCOME

Incredible opportunity to purchase a freehold unit at the highly anticipated Mariner's Pier in Orillia. This gorgeous town home is modern in all ways, loaded with upgrades and it includes a private oversized boat slip along with a roof top terrace.

Closing

- May 2024

Deposits

- Total deposit paid: \$150k + paid
- Total amount of upgrades paid for: \$22,822.61
- For upgrades - only \$5k+HST remaining to be paid on closing for the upgrades

Unit Types

- 3 Bedroom 4 Bathrooms Luxury Townhome with Roof-Top Terrace and Boat Slip - Freehold POTL

Suite Sizes

- 1,680 sq ft





ADDITIONAL INFO

Amenities

- Personal private boat slip allocated to your home on title
- Private boat launch ramp
- Private dock
- Private swimming pool
- Private clubhouse
- Private fire pit area with chairs facing lake front

Upgrades Included (\$22,000 Total)

- Upgraded powder room cabinet
- Upgraded master bathroom cabinets
- Upgraded full kitchen cabinets
- Upgraded common bathroom cabinets
- Upgraded undermount sinks
- Upgraded countertops all bathrooms
- Upgraded countertops full kitchen
- Upgraded ceramic wall tiles master bathroom
- Upgraded modern interior doors all
- Upgraded rooftop terrace flooring and pergola with gas line
- Upgraded master shower flooring
- Upgraded master shower frameless glass
- Upgraded rare boat slip width - 30 ft

Appliances Included

- Rangehood
- Hood fan
- Laundry centre combo



*Images are for illustrative purposes only



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FEATURES & FINISHES

Strikingly Modern Exteriors

- Modernist architecture showcases the warm beauty of glass, metal, stone and/or brick exteriors with contemporary flat roof design as per elevations.
- Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
- Sprawling terraces and spacious lower balconies complete with modular decking, as per builder standard sample.
- Architectural partitions between terrace suites, as per applicable plan.
- Sleek and modern glass and aluminum railings on terrace and balcony suites as per applicable plan.
- Modern front entry door makes a design statement with glass insert and transom, complete with contemporary grip and deadbolt set.
- Sophisticated architectural wall sconce at front entry and garage where elevation permits.
- Quality coloured vinyl casement windows per architectural package.
- Maintenance-free Low-E Argon vinyl windows with operators and screens on all floors.
- Pre-finished, maintenance-free soffits, fascia, eavestroughs and downspouts are colour-coordinated to complement the exterior colours of each home.
- Architecturally inspired garage door is designed to complement the exterior, with clean-face, low maintenance metal finish and glass inserts.
- Durable paved driveway (one coat).
- Garden door(s) to exterior and/or balconies, as per applicable plan.

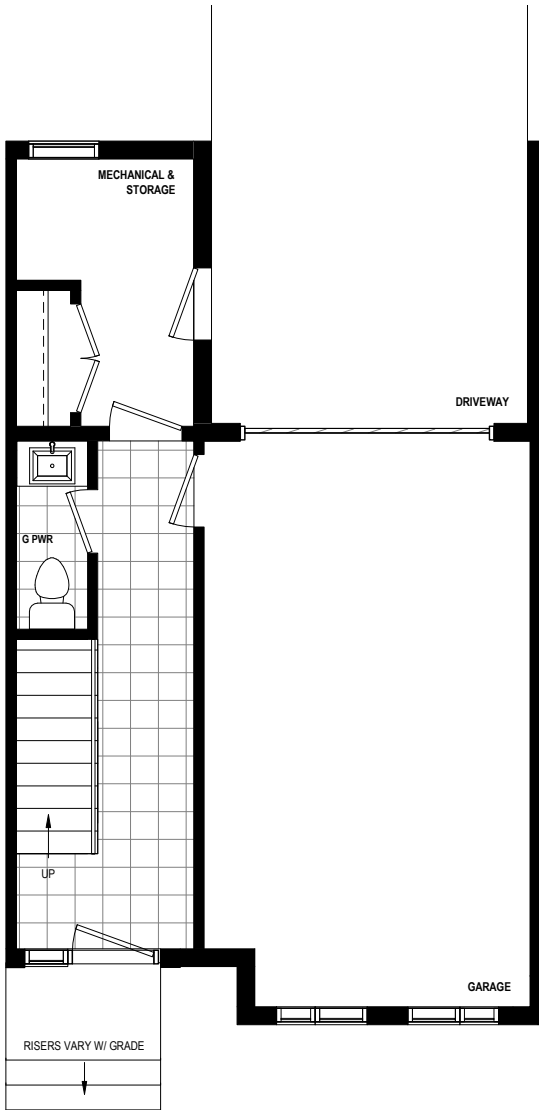
- Conveniently located exterior hose bibs in garage. Rear loading townhomes will also receive one at the rear yard.
- Waterproof electrical outlets as per standard ESA guidelines (one per exit door).
- Decorative exterior wall sconce as per standard ESA guidelines (one per exit door), as per builder standard sample.
- Traditional Rear Lane Townhomes come complete with sod at front and rear yards.
- Back to Back Townhomes will receive sod at front yard only where grade permits.

Inspired Interiors

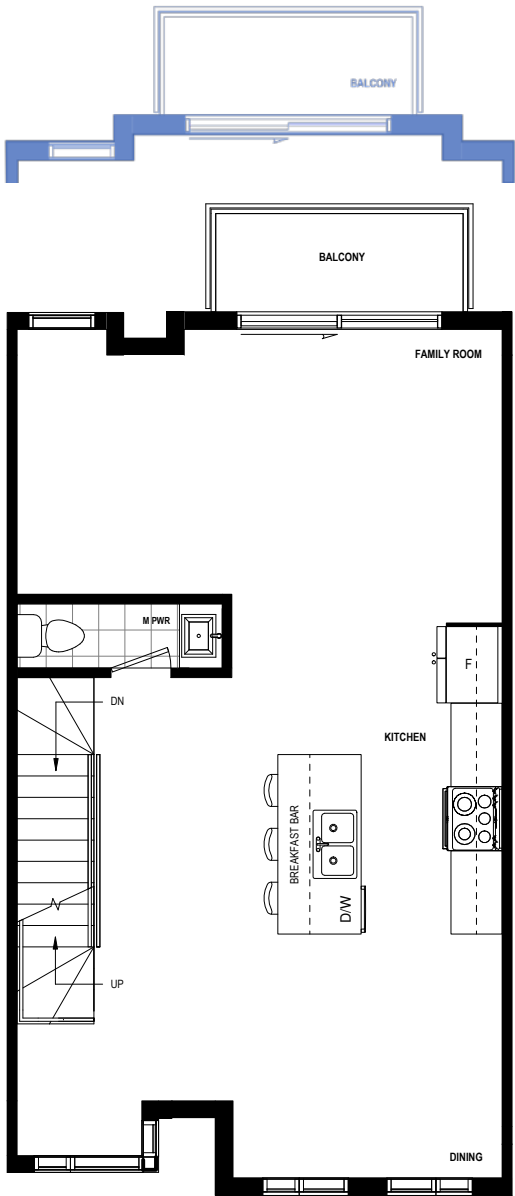
- 8' ceilings at ground level (excluding structural and mechanical drops) – for Back to Back Townhomes Blocks A, B and C.
- 9' ceilings at ground level (excluding structural and mechanical drops) – for Traditional Rear Lane Townhomes Blocks D, E, and F.
- 9' high ceilings on main floor and upper level – applicable to all blocks.
- Your choice of durable Luxury Vinyl Plank (LVP) flooring, from builder's standard samples. Locations include staircase landing(s), ground floor, main floor (including kitchen), and upper floor hallway only (excludes tiled areas, bedrooms, and mechanical areas). Back to Back Townhomes will receive at terrace hallway, as well (applies to Blocks A, B and C).
- Natural oak handrail with stylish iron pickets, as per builder standard sample.
- Natural oak finish staircase throughout all three levels, from builder's standard samples (for Traditional Rear Lane Townhomes).

- Your choice of colour berber carpet on staircase throughout all three levels, from builder's standard samples (for Back to Back Townhomes).
- Your choice of colour berber carpet in all bedrooms, from builder's standard samples.
- Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tiles in foyer, from builder's standard samples.
- Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tiles in laundry closets/rooms, from builder's standard samples.
- Floor drain to be installed in any main floor laundry room, as per plan (raised entry may be required).
- 4" baseboards with 2 1/4" casing (paint-grade MDF), as per builder standard sample.
- Contemporary two-paneled smooth interior doors.
- Designer-selected satin-nickel lever handles for interior doors only, excluding exteriors.
- Vinyl closet sliders or swinging closet doors, as per applicable plan.
- Melamine shelving in closets.
- Ceiling-mounted light fixtures in all bedrooms including Master Bedroom, Laundry, Foyer, and Hallways.
- Functional capped ceiling outlet in Dining Room, as per applicable plan.
- White 'Decora style' receptacles and switches throughout.
- One-colour, off-white quality paint on interior walls (includes one coat primer and one finished coat).
- Smooth ceilings on Main Floor and all Bathrooms. All remaining ceilings to be stipple ceiling with 4" border.

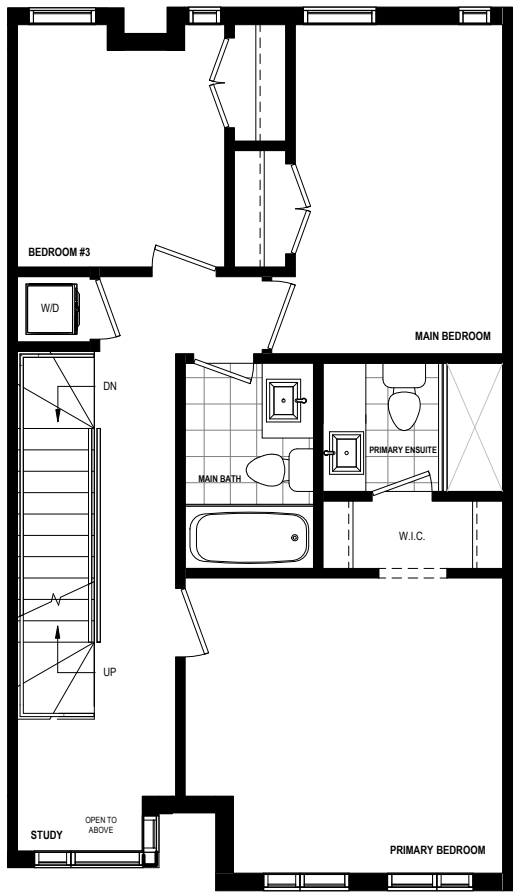
FLOOR PLAN



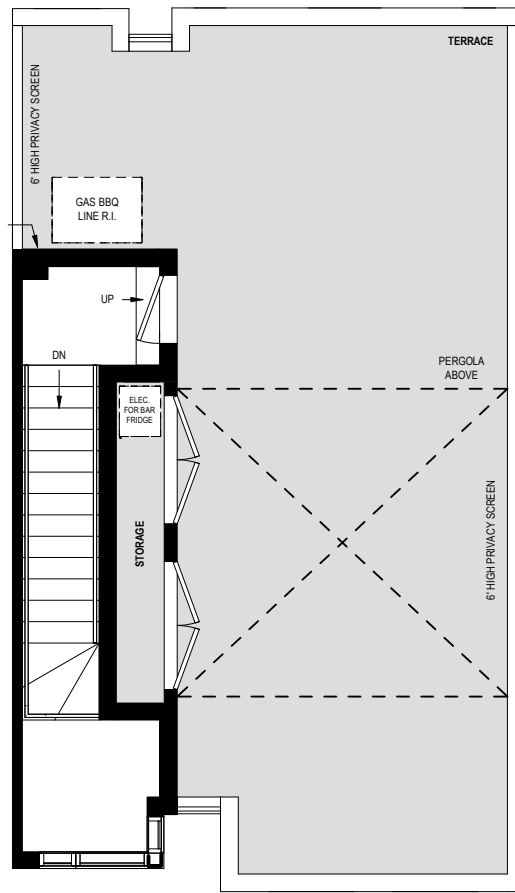
Ground



Main



Upper



Terrace

ELEVATION

- DENOTES FIXED GLAZING ON WINDOWS
- DENOTES EXTERIOR DOORS UPGRADED TO SWING DOORS

Front



Back



SITE PLAN





OUTDOOR

PARKS

- 1 Tudhope Park
- 2 Couchiching Beach Park
- 3 Moose Beach
- 4 Port of Orillia
- 5 Mara Provincial Park
- 6 Brian Orser Park

RECREATION

- 7 Orillia Outdoor Skating Rink
- 8 Splash On Water Park
- 9 Hawk Ridge Golf Club
- 10 Paved Bike/Walking Trails
- 11 Kitchener Off Leash Dog Park
- 12 Orillia YMCA

RESTAURANT/DINING

FINE DINING, WINE & CRAFT BREWERIES

- 13 St Gremain's Steakhouse
- 14 Era 67
- 15 Lot 88 Steakhouse & Bar
- 16 Couchiching Craft Brewing Co

CASUAL DINING

- 17 Kensington Burger Bar
- 18 Brewery Bay Food Co
- 19 Studabakers
- 20 The Common Stove
- 21 Rustica Pizza Vino

CAFE & WALK IN

- 22 Kawartha Dairy
- 23 Mariposa Market
- 24 Mark IV Brothers
- 25 Shine Juice Bar & Café

LIFESTYLE

ARTS & ENTERTAINMENT

- 26 Casino Rama
- 27 Orillia Opera House
- 28 Mariposa Art Theatre
- 29 Orillia Museum of Art and History
- 30 Orillia Fairgrounds Farmer's Market

RETAIL

- 31 Metro
- 32 LCBO
- 33 The Beer Store
- 34 Costco
- 25 Walmart
- 36 Home Depot
- 37 Orillia Square Mall

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is worth in today's market?
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Isaiah Bayley-Hay

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- Rouge Valley Health System Foundation and Club
- Tennis Canada
- Erindale Little League Tennis Canada
- Heartland Dragons Minor Hockey Association
- Mississauga Girls Hockey League
- Tender Years Co-op
- The Mississauga Tigers
- Port Credit Skating Club
- Batter Up Baseball School
- The Art of Giving
- Family Jingle and Mingle
- Niators - Youth Uniting the Community

Sam McDadi Real Estate Brokerage **is proud** **to donate a portion** **of each sale to the**



In 2018, Team McDadi donated \$250,000
to Trillium Health Partners Foundation.
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