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 WASAGA WALK

TOWNHOMES BY THE BEACH

WASAGA WALK

TOWNHOMES BY THE BEACH

THE EAST PHASE SITE PLAN LEGEND

- TRADITIONAL TOWNHOMES
- BACK TO BACK TOWNHOMES

- FUTURE RELEASE



































3 BEDROOMS | 1.5-2.5 BATHROOMS



ELEVATION A

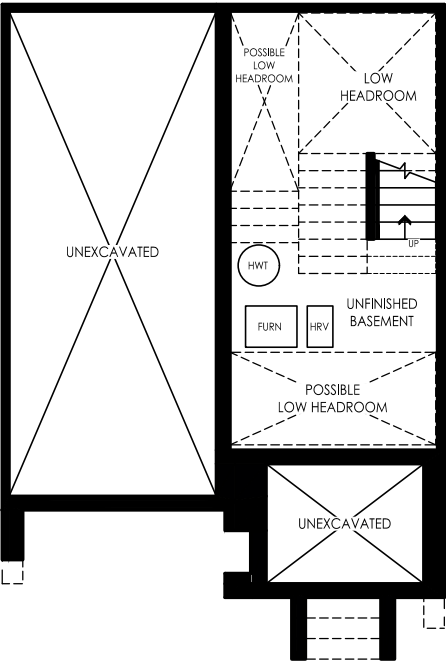
INTERIOR



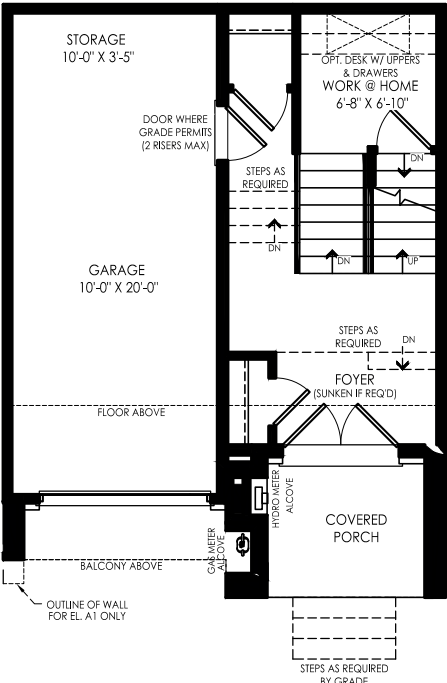
ELEVATION B

INTERIOR

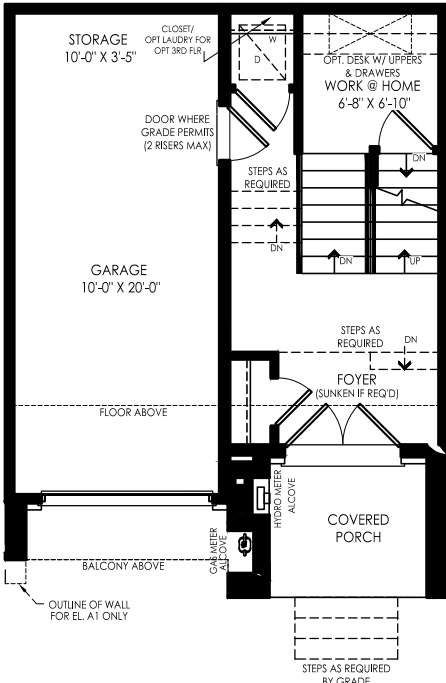
3 BEDROOMS | 1.5-2.5 BATHROOMS



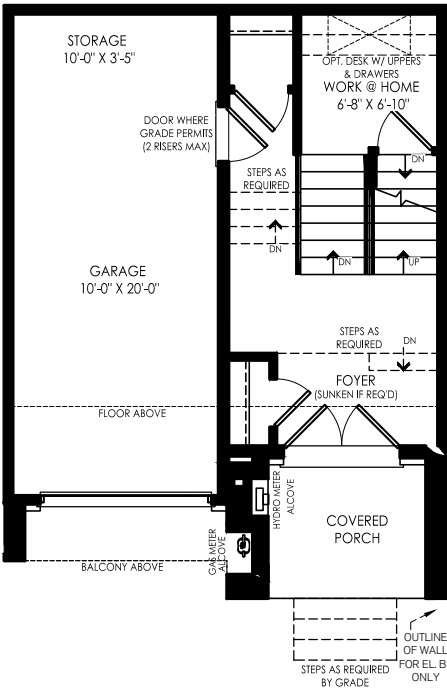
BASEMENT ELEV. A & B



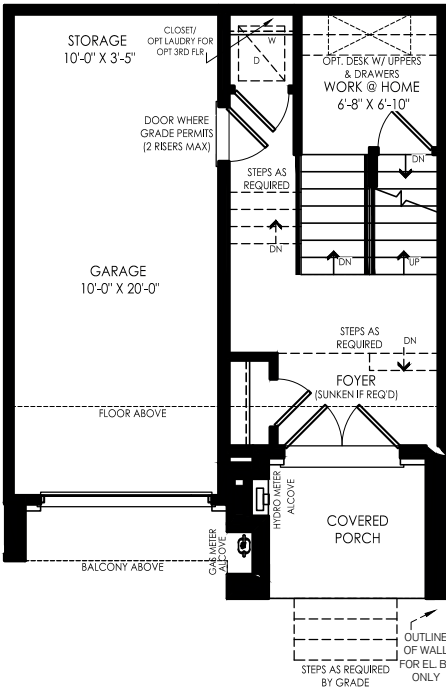
GROUND FLOOR ELEV. A



GROUND FLOOR ELEV. A
(OPTIONAL 2ND BATHROOM)



GROUND FLOOR ELEV. B

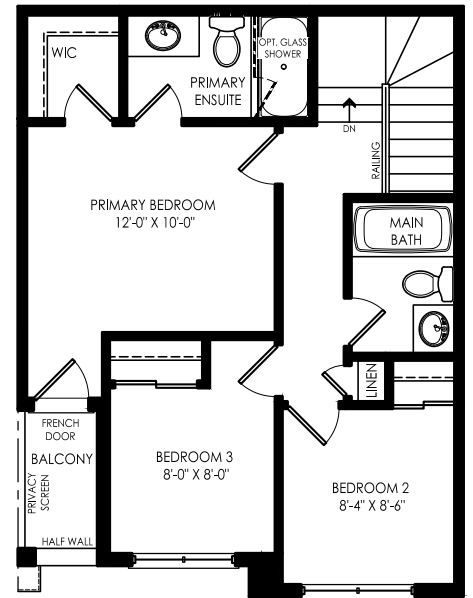
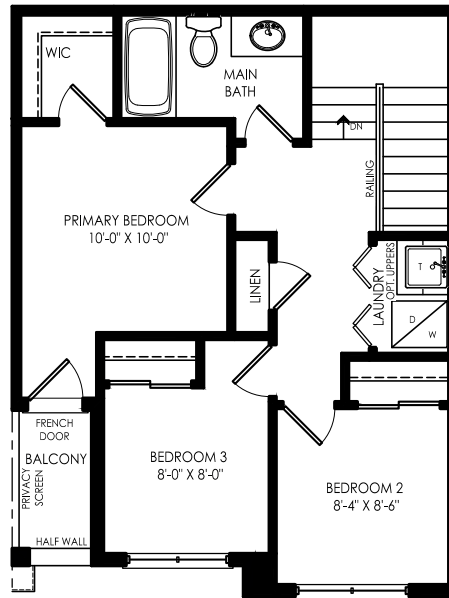
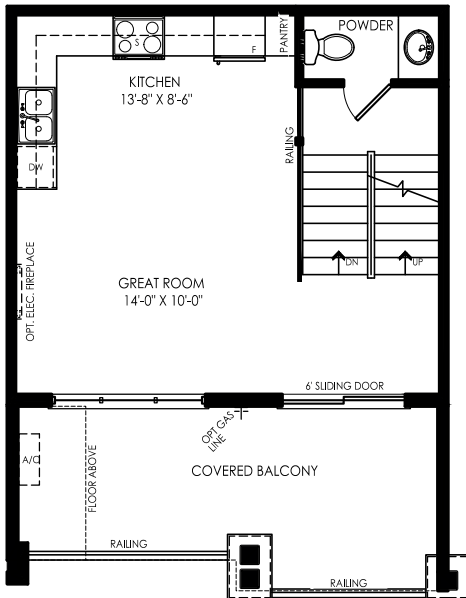


GROUND FLOOR ELEV. B
(OPTIONAL 2ND BATHROOM)

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ELEVATION A
1234 SQ.FT.

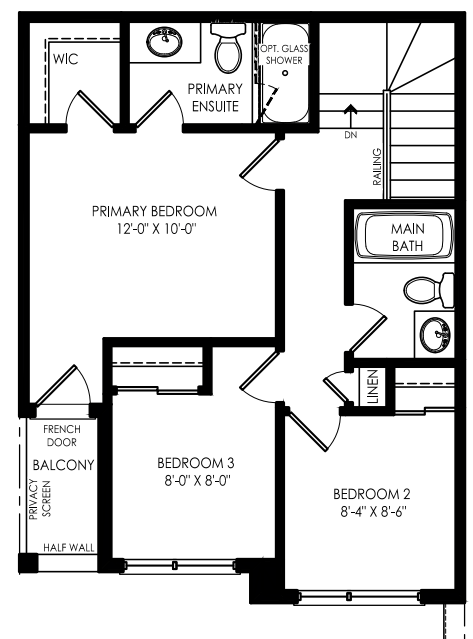
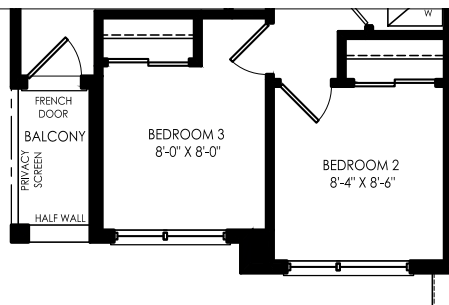
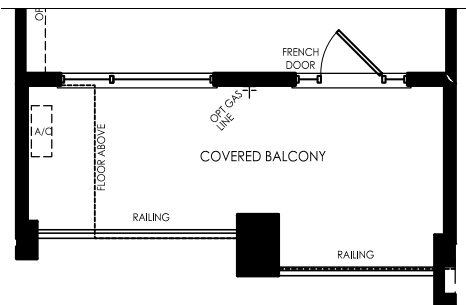
ELEVATION B
1234 SQ.FT.



SECOND FLOOR ELEV. A

THIRD FLOOR ELEV. A

**THIRD FLOOR ELEV. A
(OPTIONAL 2ND BATHROOM)**



SECOND FLOOR ELEV. B

THIRD FLOOR ELEV. B

**THIRD FLOOR ELEV. B
(OPTIONAL 2ND BATHROOM)**

3 BEDROOMS | 1.5-2.5 BATHROOMS



END

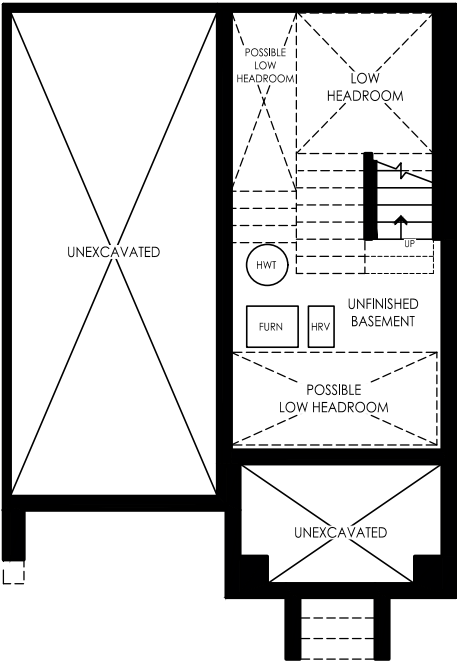
ELEVATION A



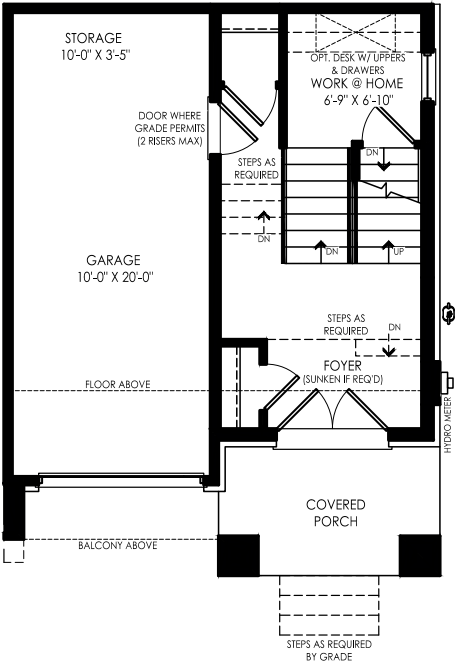
END

ELEVATION B

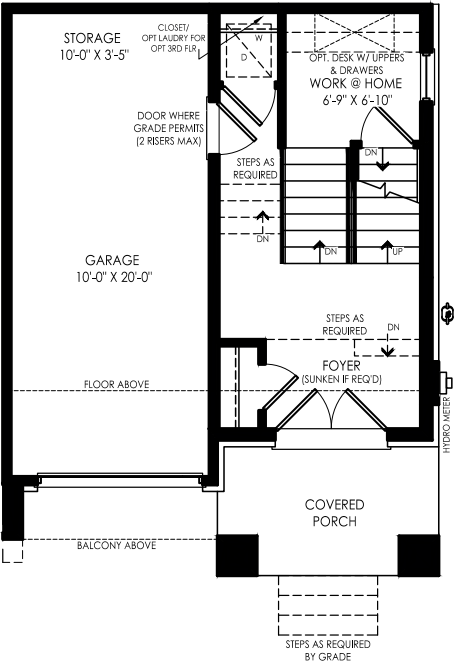
3 BEDROOMS | 1.5-2.5 BATHROOMS



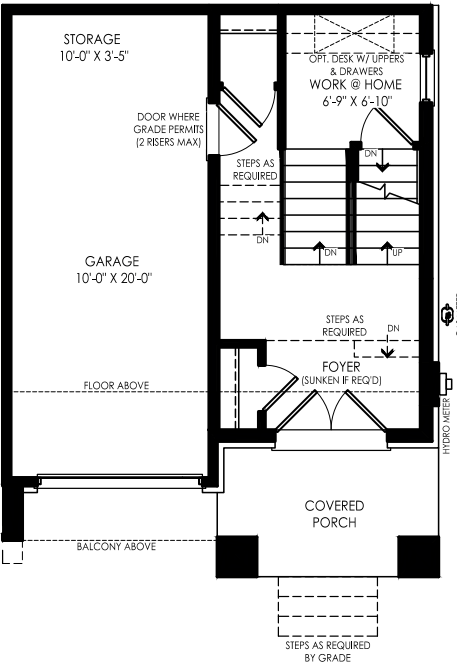
BASEMENT ELEV. A & B



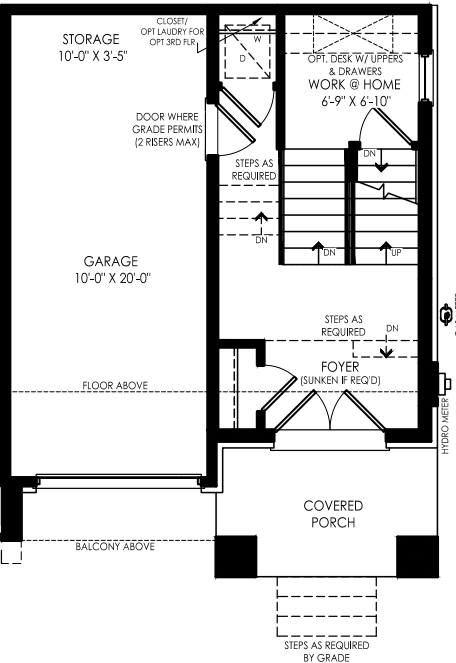
GROUND FLOOR ELEV. A



GROUND FLOOR ELEV. A
(OPTIONAL 2ND BATHROOM)



GROUND FLOOR ELEV. B

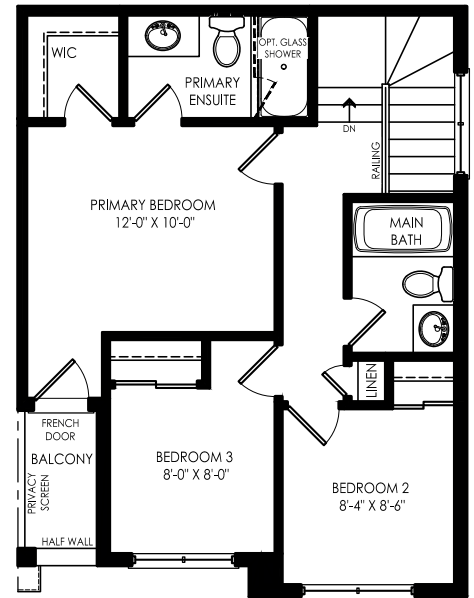
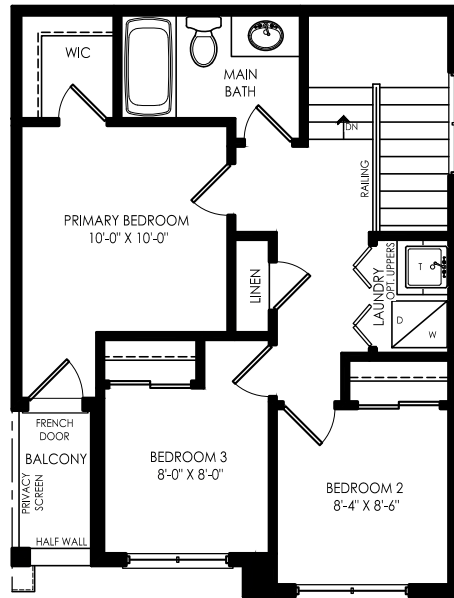
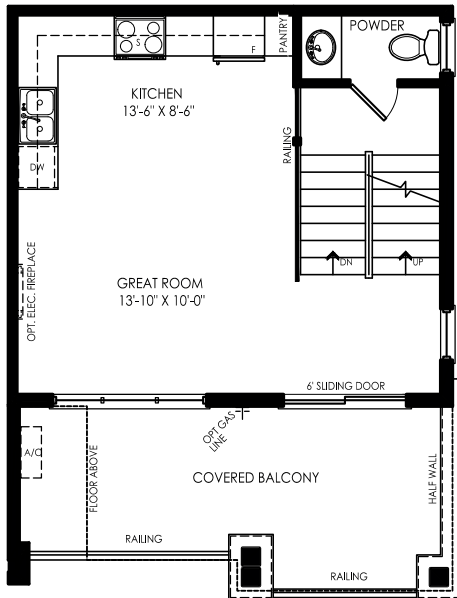


GROUND FLOOR ELEV. B
(OPTIONAL 2ND BATHROOM)

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ELEVATION A
1253 SQ.FT.

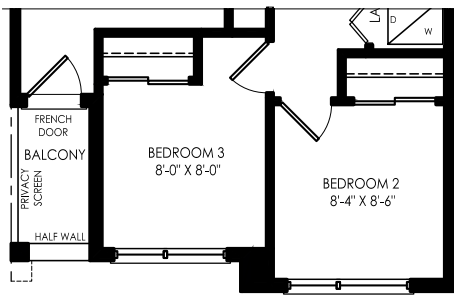
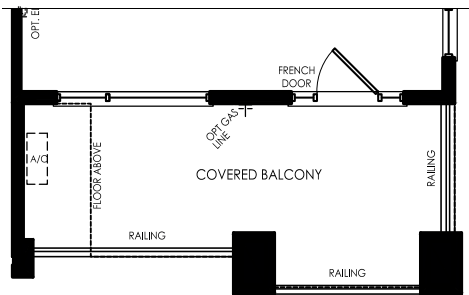
ELEVATION B
1253 SQ.FT.



SECOND FLOOR ELEV. A

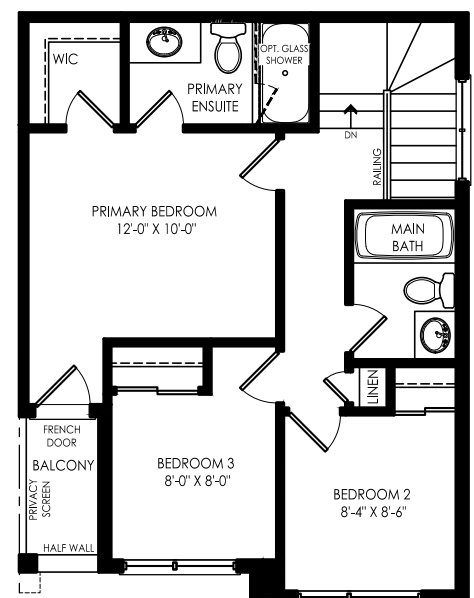
THIRD FLOOR ELEV. A

**THIRD FLOOR ELEV. A
(OPTIONAL 2ND BATHROOM)**



SECOND FLOOR ELEV. B

THIRD FLOOR ELEV. B



**THIRD FLOOR ELEV. B
(OPTIONAL 2ND BATHROOM)**

3 BEDROOMS | 1.5-2.5 BATHROOMS



ELEVATION A

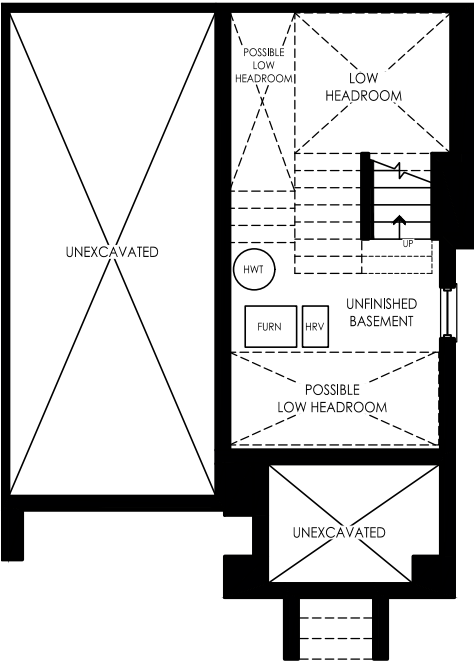
CORNER



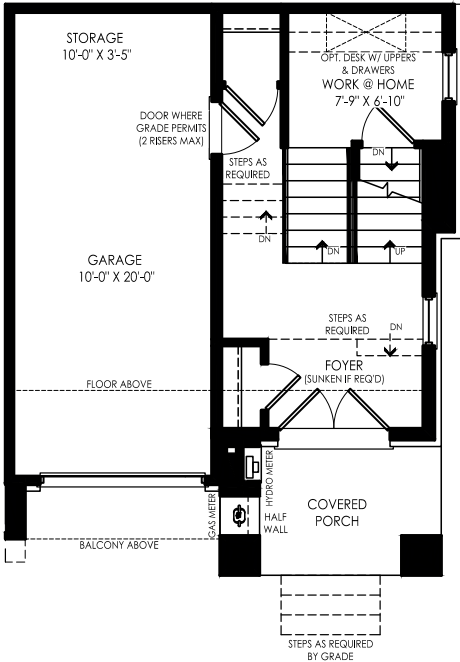
ELEVATION B

CORNER

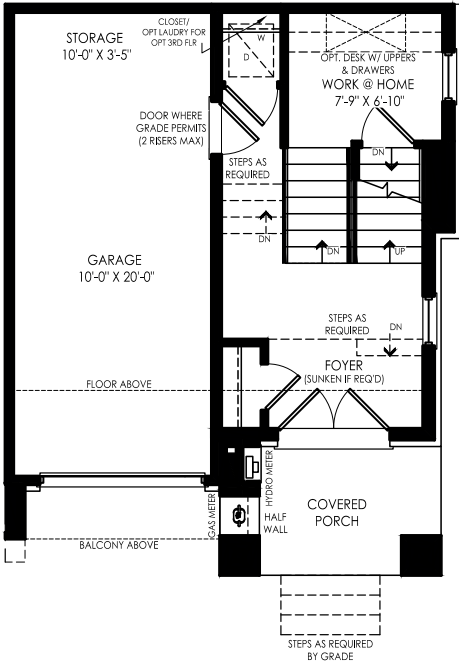
3 BEDROOMS | 1.5-2.5 BATHROOMS



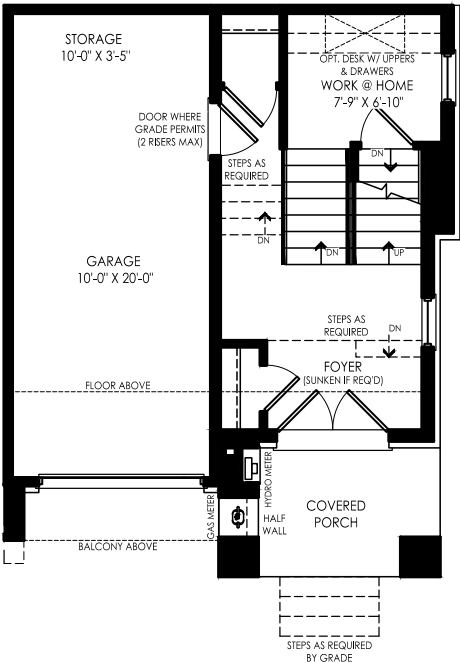
BASEMENT ELEV. A & B



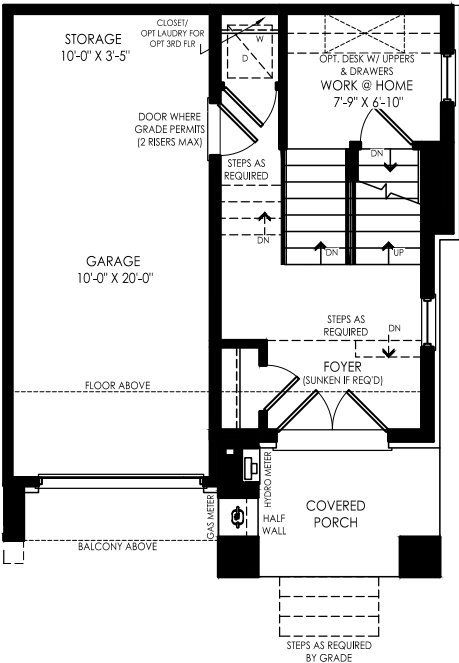
GROUND FLOOR ELEV. A



GROUND FLOOR ELEV. A
(OPTIONAL 2ND BATHROOM)



GROUND FLOOR ELEV. B

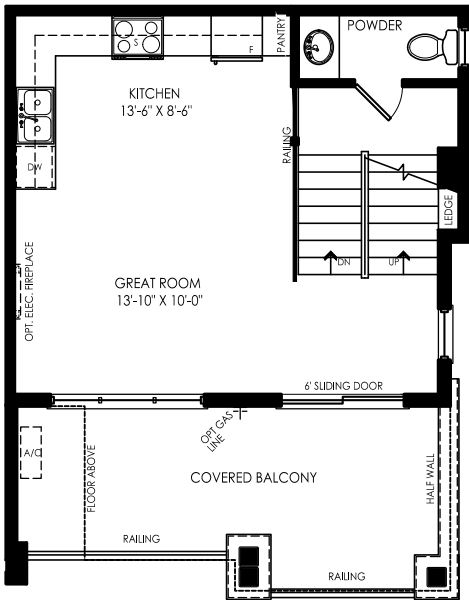


GROUND FLOOR ELEV. B
(OPTIONAL 2ND BATHROOM)

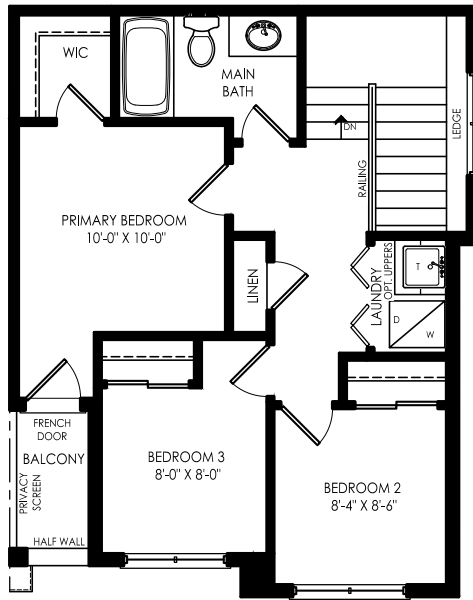
Plan is not to scale and all illustrations are artist concept only. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Suites are sold unfurnished. E.&O.E.

ELEVATION A
1288 SQ.FT.

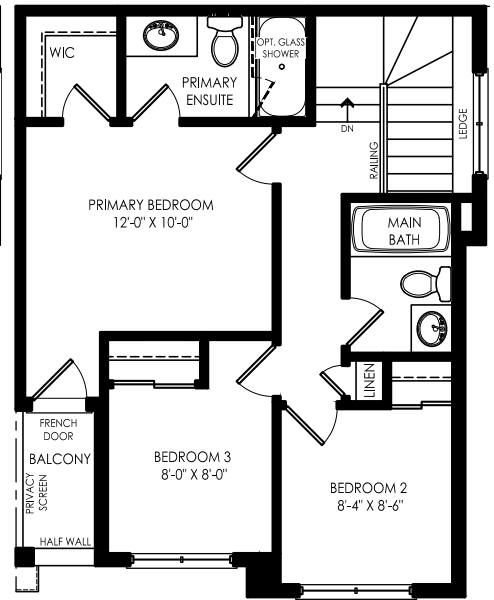
ELEVATION B
1288 SQ.FT.



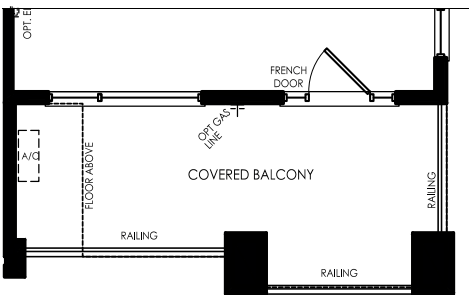
SECOND FLOOR ELEV. A



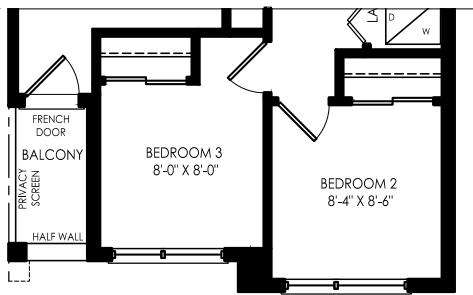
THIRD FLOOR ELEV. A



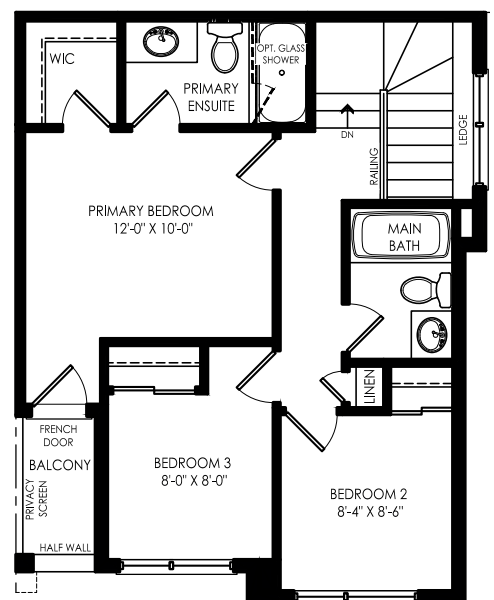
**THIRD FLOOR ELEV. A
(OPTIONAL 2ND BATHROOM)**



SECOND FLOOR ELEV. B



THIRD FLOOR ELEV. B



**THIRD FLOOR ELEV. B
(OPTIONAL 2ND BATHROOM)**



WASAGA WALK

URBAN TOWNHOMES

Model	Elevation	Type	Sq Ft	Bed	Bath	Price	Grand Opening Price
Madison	A1	B2B-0	1234	3	1.5	\$469,990	\$449,990
Madison Corner	A1	B2B-0 Corner	1288	3	1.5	\$519,990	\$499,990

Elevation B \$10,000

Optional 3rd Floor Plan \$15,000

<u>PRIMONT'S DEPOSIT ASSIST PROGRAM</u> \$5,000 with offer \$5,000 in 30 days \$5,000 in 90 days \$5,000 in 150 days \$5,000 in 210 days \$5,000 in 240 days \$5,000 in 270 days Balance of 10% 60 days prior to closing Cheques payable to Wasaga (Lyons Court) Ventures Inc.	Approximate Monthly POTL Fee: \$169 Move in Starting: Fall 2027	<u>GRAND OPENING INCENTIVES</u> 2 Years Free POTL Fees Air conditioning 3 Stainless Steel Kitchen Appliances Capped Development Charges Free Assignment
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Email: wasagawalk@primont.com Phone: 705-220-1543 Address: 3349 Mosley Street, Wasaga Beach, ON

Price excludes HST. Prices and specifications are subject to change without notice. Premiums may apply. Development charges to be capped at \$5,000. Legal Fee applies to Assignment. Kitchen appliances to include fridge, stove, dishwasher. All areas & stated room dimensions are approximate only
E. & O.E May 19, 2026

3-4 BEDROOMS | 2.5-3.5 BATHROOMS



ELEVATION A

INTERIOR



INTERIOR

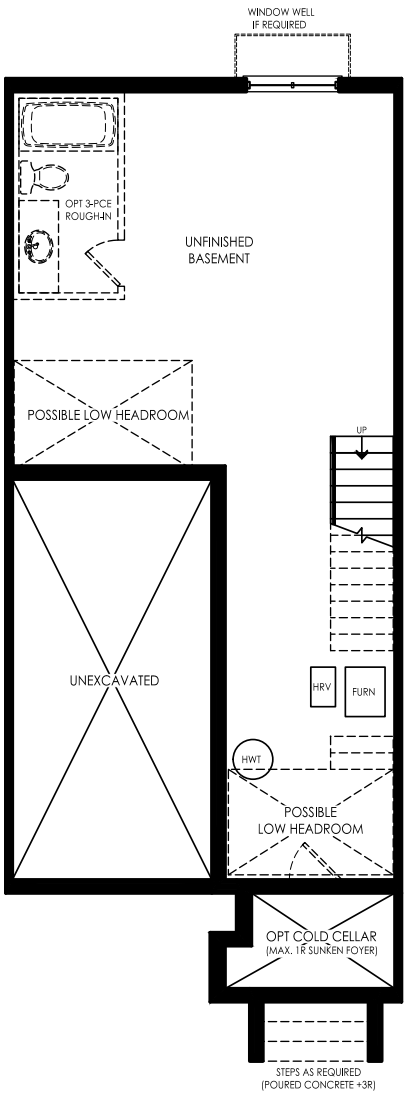
ELEVATION B



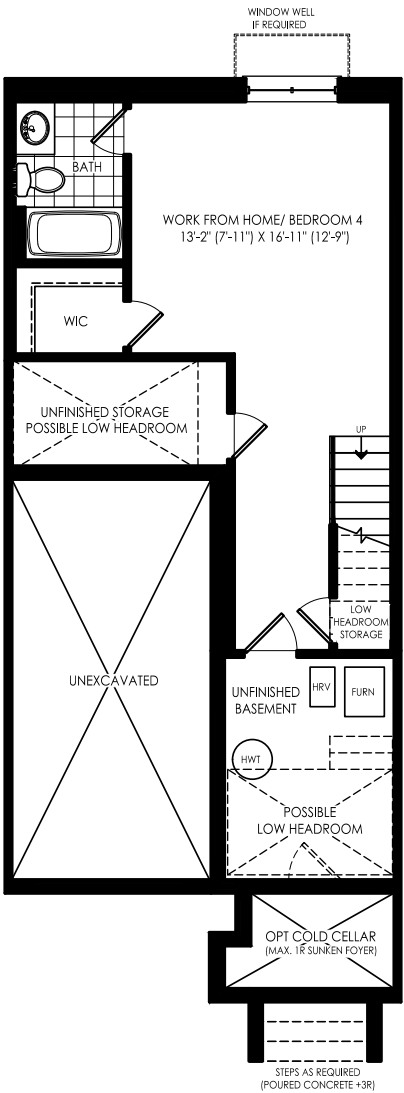
INTERIOR

ELEVATION C

3-4 BEDROOMS | 2.5-3.5 BATHROOMS



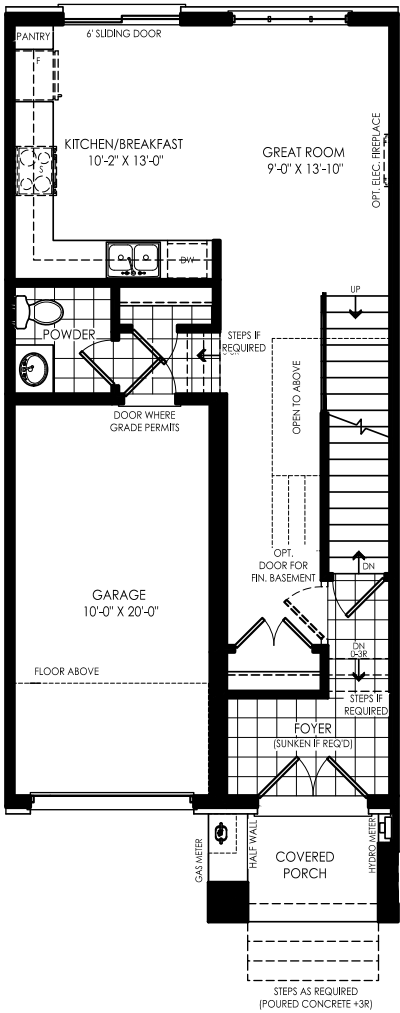
BASEMENT ELEV. A & B & C



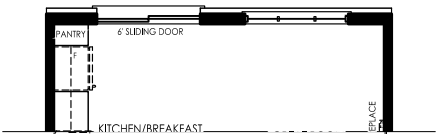
OPT. FINISHED
BASEMENT ELEV. A & B & C

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ELEVATION A
1332 SQ.FT.



GROUND FLOOR ELEV. A

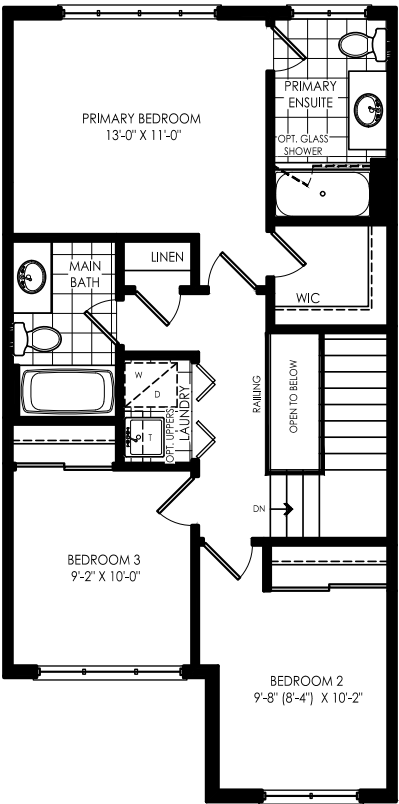


GROUND FLOOR ELEV. B

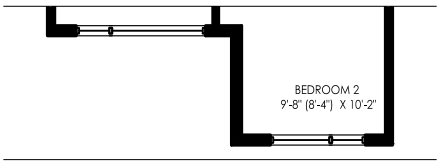


GROUND FLOOR ELEV. C

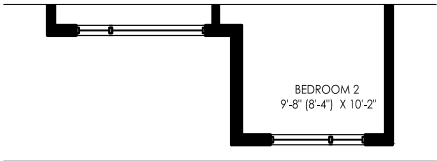
ELEVATION B
1330 SQ.FT.



SECOND FLOOR ELEV. A



SECOND FLOOR ELEV. B



SECOND FLOOR ELEV. C

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3-4 BEDROOMS | 2.5-3.5 BATHROOMS



END

ELEVATION A



END

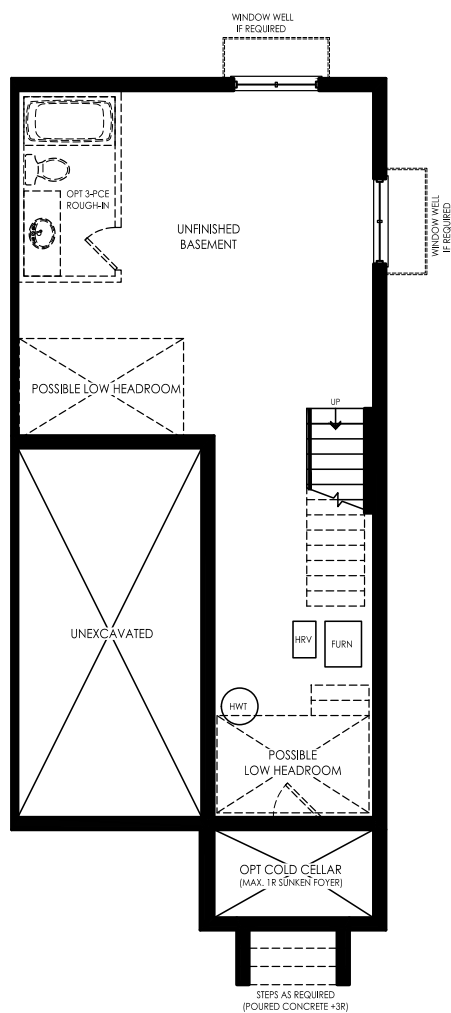
ELEVATION B



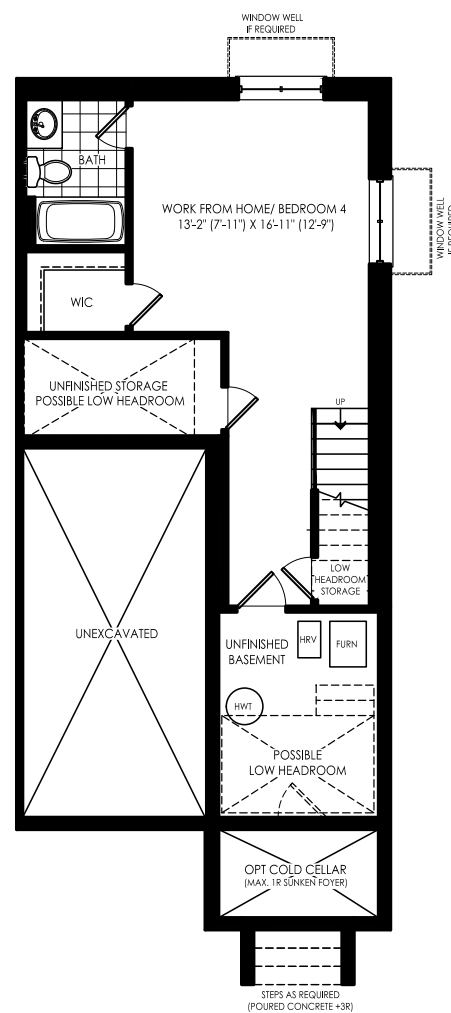
END

ELEVATION C

3-4 BEDROOMS | 2.5-3.5 BATHROOMS



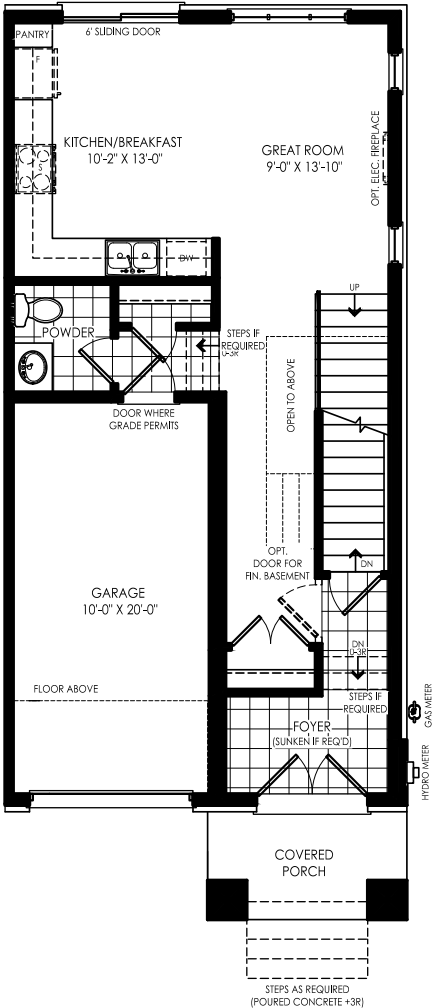
BASEMENT ELEV. A & B & C



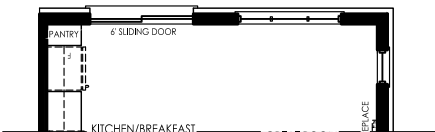
OPT. FINISHED
BASEMENT ELEV. A & B & C

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ELEVATION A
1371 SQ.FT.



GROUND FLOOR ELEV. A



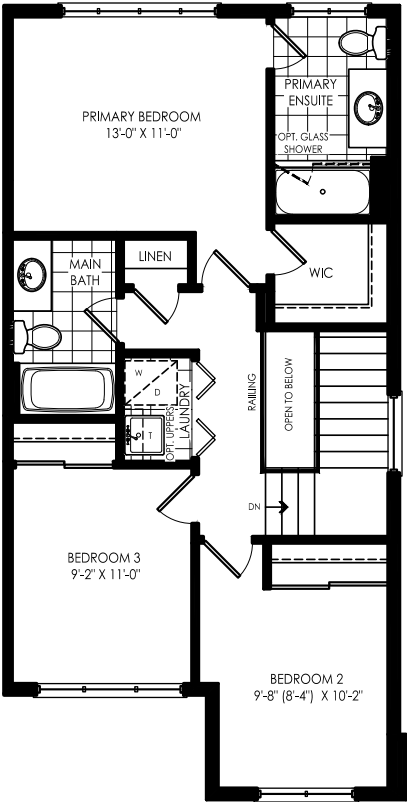
GROUND FLOOR ELEV. B



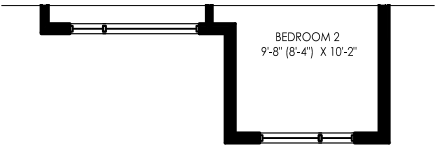
GROUND FLOOR ELEV. C

ELEVATION B
1368 SQ.FT.

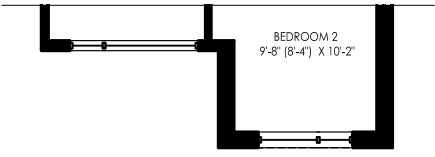
ELEVATION C
1394 SQ.FT.



SECOND FLOOR ELEV. A



SECOND FLOOR ELEV. B



SECOND FLOOR ELEV. C

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3-4 BEDROOMS | 2.5-3.5 BATHROOMS



ELEVATION A

CORNER



ELEVATION B

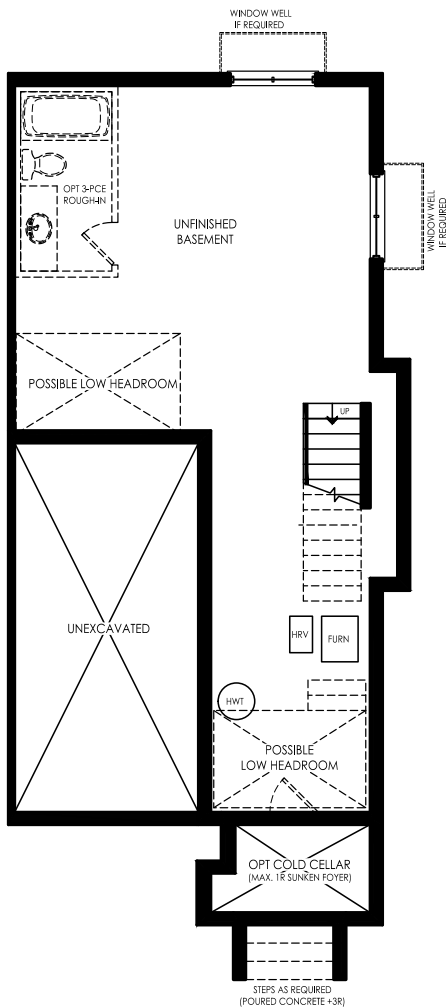
CORNER



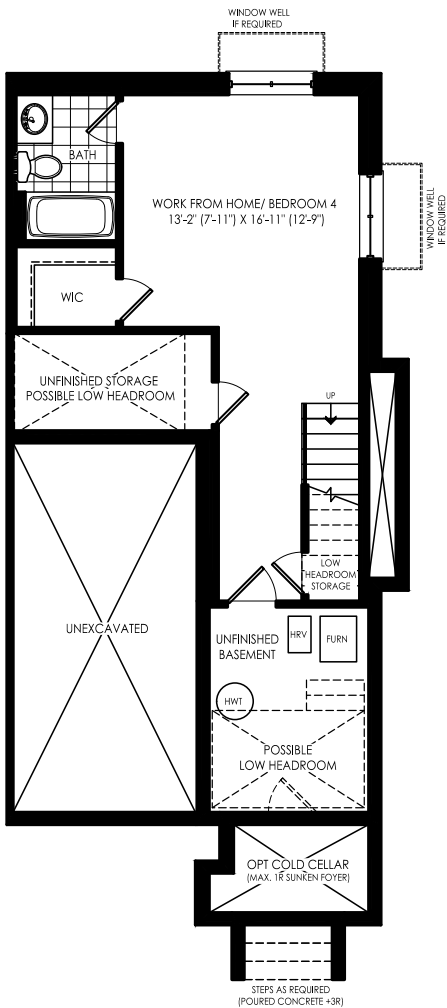
ELEVATION C

CORNER

3-4 BEDROOMS | 2.5-3.5 BATHROOMS



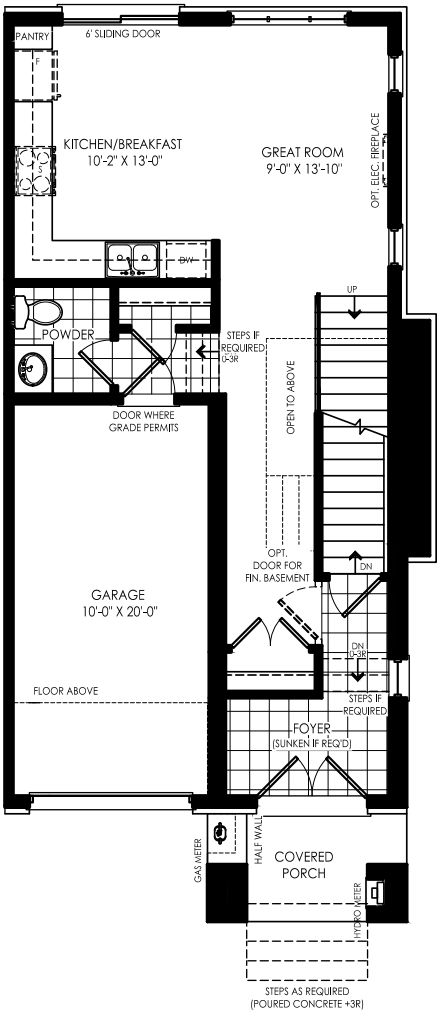
BASEMENT ELEV. A & B & C



OPT. FINISHED
BASEMENT ELEV. A & B & C

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ELEVATION A
1411 SQ.FT.



GROUND FLOOR ELEV. A

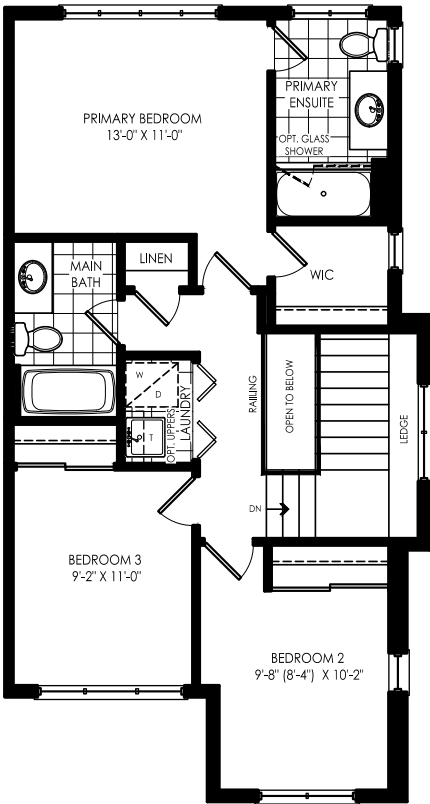


GROUND FLOOR ELEV. B

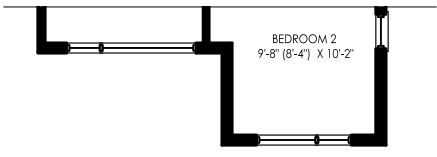


GROUND FLOOR ELEV. C

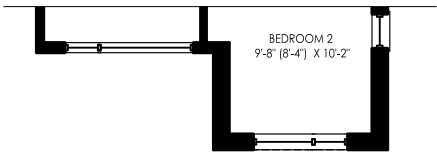
ELEVATION B
1405 SQ.FT.



SECOND FLOOR ELEV. A



SECOND FLOOR ELEV. B



SECOND FLOOR ELEV. C

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3-5 BEDROOMS | 2.5-3.5 BATHROOMS



ELEVATION A

INTERIOR



ELEVATION B

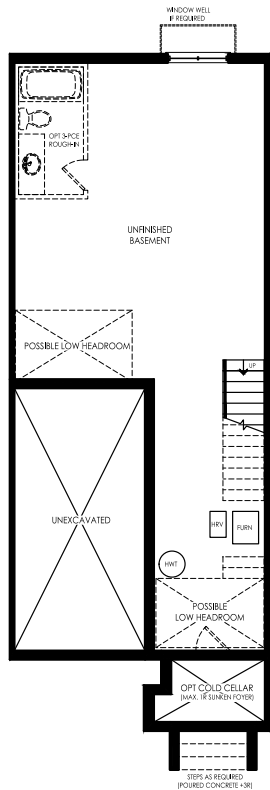
INTERIOR



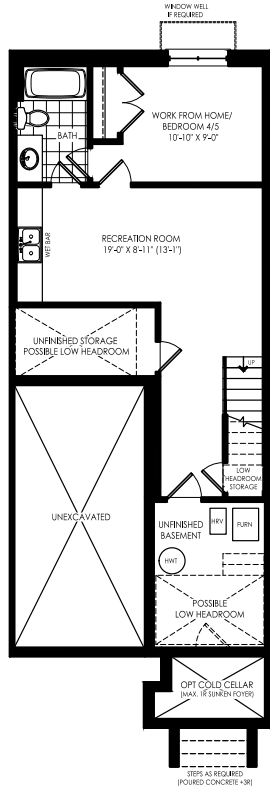
ELEVATION C

INTERIOR

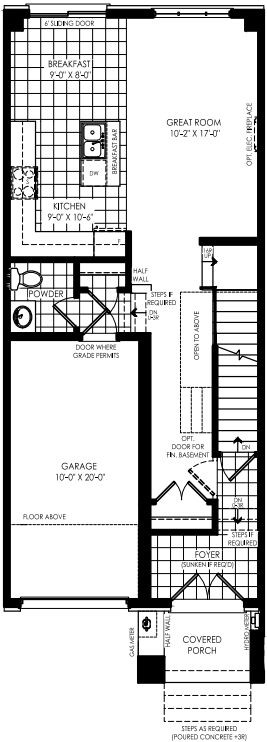
3-5 BEDROOMS | 2.5-3.5 BATHROOMS



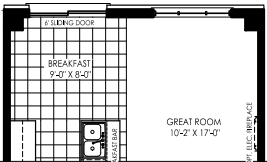
BASEMENT ELEV. A & B & C



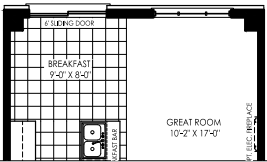
OPT. FINISHED
BASEMENT ELEV. A & B & C



GROUND FLOOR ELEV. A



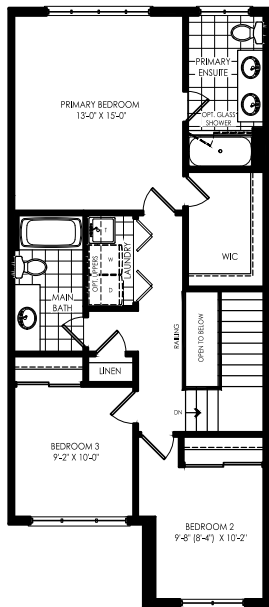
GROUND FLOOR ELEV. B



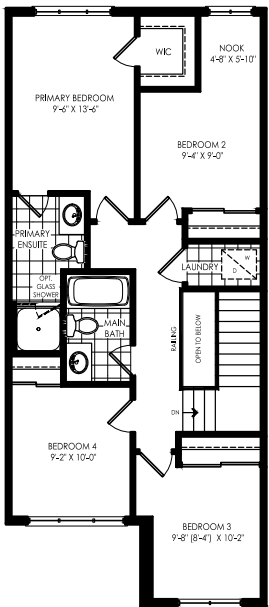
GROUND FLOOR ELEV. C

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ELEVATION A
1551 SQ.FT.

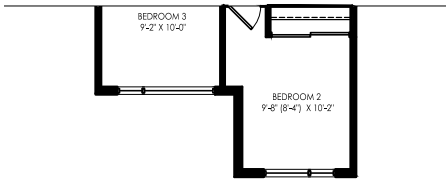


ELEVATION B
1549 SQ.FT.

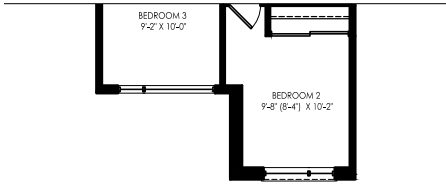


ELEVATION C
1561 SQ.FT.

SECOND FLOOR ELEV. A

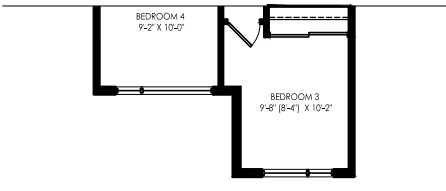


SECOND FLOOR ELEV. B

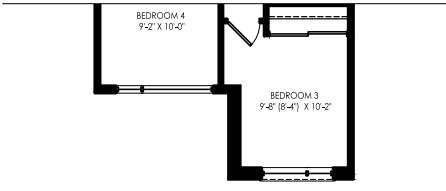


SECOND FLOOR ELEV. C

OPT. 4 BEDROOM 2ND FLOOR
ELEV. A



OPT. 4 BEDROOM 2ND FLOOR
ELEV. B



OPT. 4 BEDROOM 2ND FLOOR
ELEV. C

3-5 BEDROOMS | 2.5-3.5 BATHROOMS



END

ELEVATION A



END

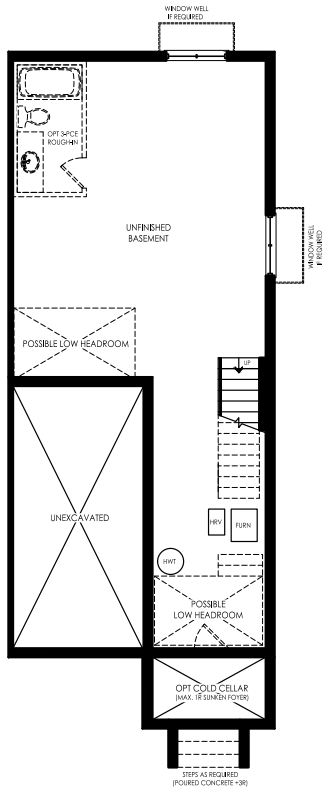
ELEVATION B



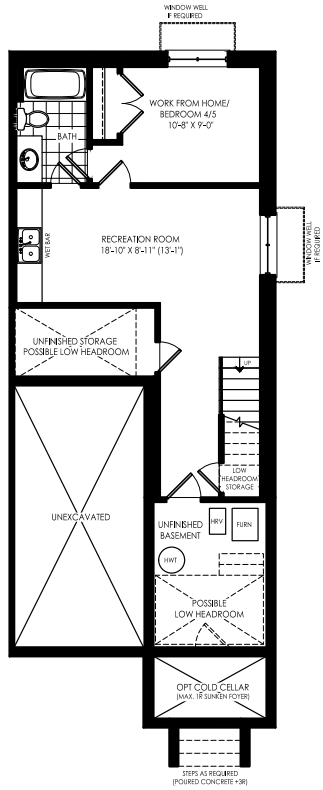
END

ELEVATION C

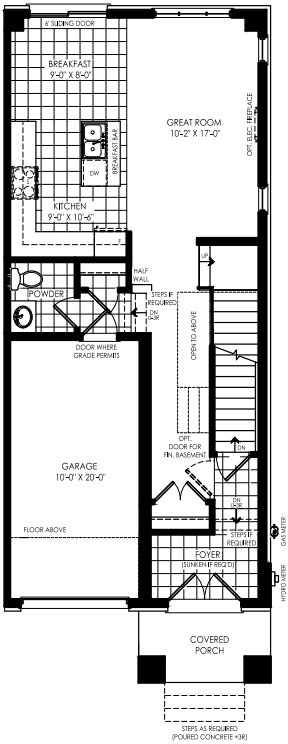
3-5 BEDROOMS | 2.5-3.5 BATHROOMS



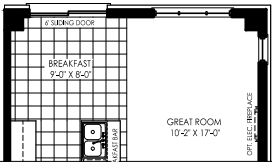
BASEMENT ELEV. A & B & C



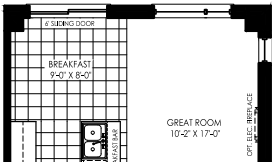
OPT. FINISHED
BASEMENT ELEV. A & B & C



GROUND FLOOR ELEV. A



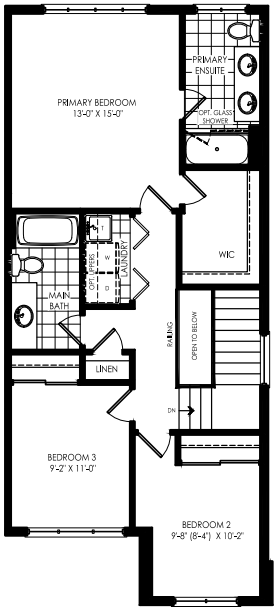
GROUND FLOOR ELEV. B



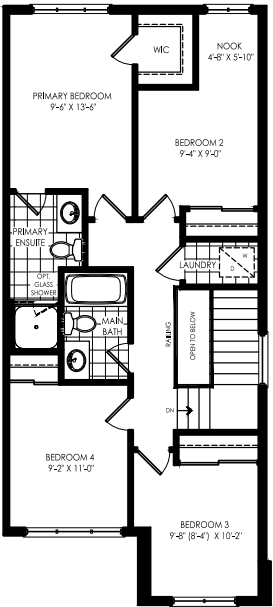
GROUND FLOOR ELEV. C

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ELEVATION A
1593 SQ.FT.

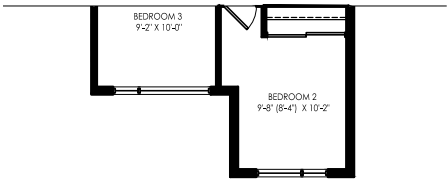


ELEVATION B
1580 SQ.FT.

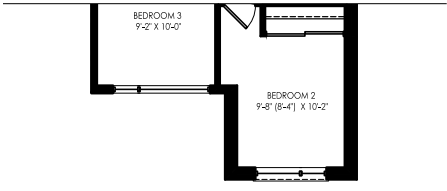


ELEVATION C
1608 SQ.FT.

SECOND FLOOR ELEV. A

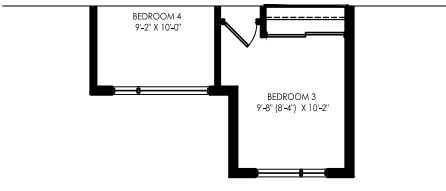


SECOND FLOOR ELEV. B

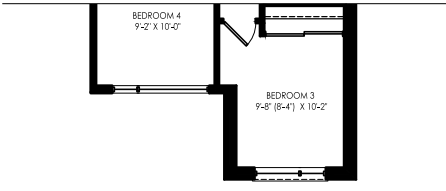


SECOND FLOOR ELEV. C

OPT. 4 BEDROOM 2ND FLOOR
ELEV. A



OPT. 4 BEDROOM 2ND FLOOR
ELEV. B



OPT. 4 BEDROOM 2ND FLOOR
ELEV. C

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3-5 BEDROOMS | 2.5-3.5 BATHROOMS



ELEVATION A

CORNER



ELEVATION B

CORNER



ELEVATION C

CORNER

WINDOW WELL
IF REQUIRED

OPT. SPACE
POSSIBLE

UNFINISHED BASEMENT

POSSIBLE LOW HEADROOM

UP

DOWN

HV

TURN

WHT

POSSIBLE LOW HEADROOM

OPT. COLD CELLAR
(MAX. 18" SUNKEN FLOOR)

STEPS AS REQUIRED
(POURED CONCRETE - 3R)

Floor plan for the second floor of a house. The plan includes a Great Room (10'-2" x 17'-4") with a fireplace, a Kitchen (9'-0" x 10'-6") with a sink, stove, and refrigerator, a Breakfast room (9'-4" x 8'-4"), a Powder room, a Garage (10'-4" x 20'-4"), a Covered Porch, and a Back Porch. Stairs lead up and down, and there are several doors and windows. A note indicates that steps are required for the concrete porch.

WINDOW WELL
F REQUIRED

WORK FROM HOME/
BEDROOM 4/5
10'-6" X 9'-0"

BATH

RECREATION ROOM
18'-10" X 8'-11" (13'-1")

UNFINISHED STORAGE
POSSIBLE LOW HEADROOM

UNEXCAVATED

LOW HEADROOM STORAGE

UNFINISHED BASEMENT

HWT

POSSIBLE LOW HEADROOM

OPT COLD CELLAR
(MAX. IF SUNNED FLOOR)

STEPS AS REQUIRED
POURED CONCRETE - 4" @

REAR PORCH
REAR PORCH WELL

OPTIONAL BATH

OPTIONAL SIDE DOOR

BREAKFAST
9'-0" X 8'-0"

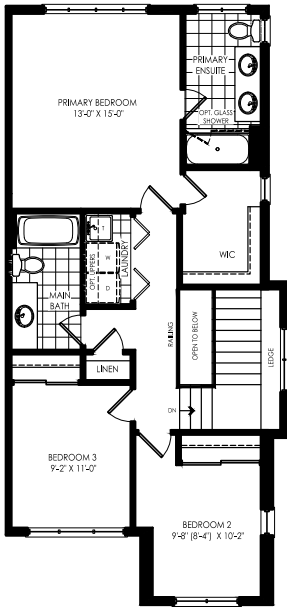
BATHROOM

GREAT ROOM
10'-2" X 17'-0"

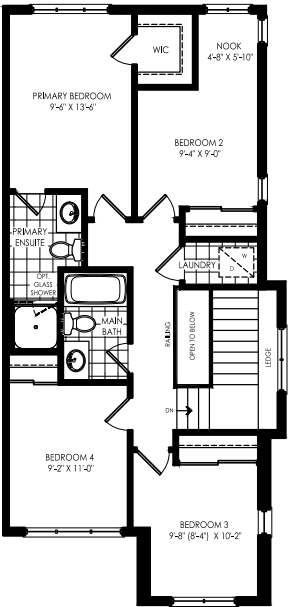
Floor plan for the Great Room, showing a breakfast area and a kitchen area. The breakfast area is 9'-0" x 8'-0" and contains a breakfast bar. The kitchen area is 10'-2" x 17'-0" and contains a breakfast bar. The overall dimensions of the Great Room are 10'-2" x 17'-0".

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ELEVATION A
1634 SQ.FT.

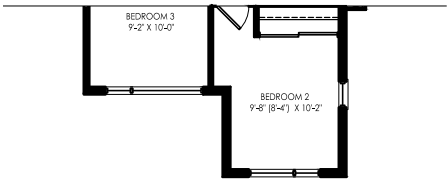


ELEVATION B
1617 SQ.FT.

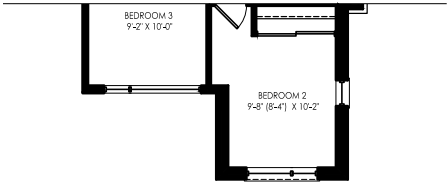


ELEVATION C
1641 SQ.FT.

SECOND FLOOR ELEV. A

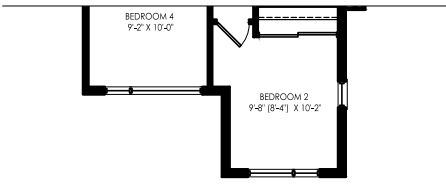


SECOND FLOOR ELEV. B

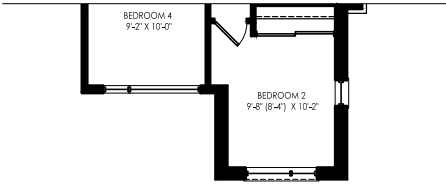


SECOND FLOOR ELEV. C

OPT. 4 BEDROOM 2ND FLOOR
ELEV. A



OPT. 4 BEDROOM 2ND FLOOR
ELEV. B



OPT. 4 BEDROOM 2ND FLOOR
ELEV. C

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WASAGA WALK

TRADITIONAL TOWNHOMES

Model	Elevation	Type	Sq Ft	Bed	Bath	Price	Grand Opening Price
Oliver	A1	TH-0	1330	3	2.5	\$529,990	\$499,990
Oliver End	A2	TH-0 End	1368	3	2.5	\$559,990	\$539,990
Oliver Corner	A2	TH-0 Corner	1405	3	2.5	\$579,990	\$559,990
Ethan	A1	TH-1	1549	3	2.5	\$549,990	\$529,990
Ethan End	A2	TH-1 End	1580	3	2.5	\$579,990	\$569,990
Ethan Corner	A2	TH-1 Corner	1617	3	2.5	\$599,990	\$589,990
Ethan Special 5 Bedroom	A1	TH-1 Finished Basement	2046	5	3.5	\$579,990	\$559,990
Ethan Special End 5 Bedroom	A2	TH-1 End Finished Basement	2096	5	3.5	\$619,990	\$599,990
Ethan Special Corner 5 Bedroom	A2	TH-1 Corner Finished Basement	2130	5	3.5	\$629,990	\$619,990

Elevation B \$10,000

Optional 2nd Floor Plan \$15,000

Optional Finished Basement \$50,000

<u>PRIMONT'S DEPOSIT ASSIST PROGRAM</u> \$5,000 with offer \$5,000 in 30 days \$5,000 in 90 days \$5,000 in 150 days \$5,000 in 210 days \$5,000 in 240 days \$5,000 in 270 days Balance of 10% 60 days prior to closing Cheques payable to Wasaga (Lyons Court) Ventures Inc.	Approximate Monthly POTL Fee: \$169 Move in Starting: Fall 2027	<u>GRAND OPENING INCENTIVES</u> 2 Years Free POTL Fees Air conditioning 3 Stainless Steel Kitchen Appliances Capped Development Charges Free Assignment
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Email: wasagawalk@primont.com Phone: 705-220-1543 Address: 3349 Mosley Street, Wasaga Beach, ON

Price excludes HST. Prices and specifications are subject to change without notice. Premiums may apply. Development Charges to be capped at \$ 5,000. Legal Fee applies to Assignment. Kitchen appliances to include fridge, stove, dishwasher.

All areas & stated room dimensions are approximate only E. & O.E May 19, 2026

Features & Finishes

Townhouse

DISTINCTIVE EXTERIOR/CONSTRUCTION FEATURES

1. Elegant architectural upgraded exteriors surpassing community architectural guidelines.
2. Genuine clay brick elevations with precast window sills, exquisite brick detailing, soldier coursing and other masonry, stone detailing together with maintenance free modern siding and panels (as per plan).
3. Pre-selected exterior colour package.
4. Molded sectional roll-up garage door with decorative lite inserts (as per plan). Garage door installed with heavy-duty springs and long life rust resistant hardware.
5. Metal insulated slab entry door(s) with glass insert(s) and weather stripping.
6. Energy Star qualified windows and doors with Low-E glass, argon filled space and screened opening windows. Vinyl thermopane sliders, including screens in basements of conventional townhouses only.
7. Self-sealed asphalt shingles with limited lifetime manufacturer's warranty.
8. Energy conserving insulation to all exterior walls and ceilings to meet or surpass Ontario Building Code requirements.
9. 3/8" plywood roof sheathing and 5/8" OSB sheathing for terrace and balcony areas, as per plan. Terrace and balcony areas to receive durable exterior outdoor terrace decking.
10. Pre-finished maintenance free aluminum, soffits, fascia, eavestrough and downspouts.
11. Walkways, precast slabs and steps at front and patio rear area where applicable. The number of steps may vary from that shown according to grading conditions and municipal requirements and cannot be guaranteed.
12. One exterior hose bib in garage area and one additional exterior hose bid for traditional townhouses. Builder to determine location.
13. Dead bolts on the main entry door and garage access door where applicable, as per plan.
14. Yard to be sodded.
15. Asphalt driveways (as per Schedule "I").
16. 2" x 6" exterior wall construction for extra rigidity factor.
17. Exterior light fixtures are provided at the front door, balconies, garage overhead door and rear sliding door, as per plan. Location of fixture to be determined by the Builder.
18. Satin nickel finish grip set to main entrance only.
19. Primont municipal address plaque provided.
20. Metal insulated garage access door into home if grade permits.

BASEMENT FEATURES

21. Poured concrete foundation walls and steel beam support as required by plan.
22. Heavy-duty damp proofing on all exterior foundation walls including a drainage layer.

INTERIOR FEATURES

23. Traditional townhouses to have approximately nine (9') foot ceilings on the ground floor and eight (8') foot ceiling heights on the second floor. Urban townhouses to have approximately nine (9') foot ceilings on the ground and second floor and eight (8') foot ceilings on the third floor. These heights exclude any dropped areas due to low headroom, mechanical and structural requirements as per model type.
24. One paint colour throughout.
25. 2-panel "Cambridge Series" approximately 6' 8" tall doors to be painted white. Trim work to be painted white.
26. Interior doors to include satin nickel finish levers.
27. Smooth finish ceilings throughout ground floor for the traditional townhouses and ground and second floor for the urban townhouses. Stipple ceilings (white) with smooth border throughout balance of unit.
28. Modern flat stock trim package including 4" baseboards and 2-1/2" casings, to be painted white.
29. Oak staircase with closed risers and oak veneered stringers and risers throughout finished areas. All referenced oak veneer in natural finish.
30. Oak railings, posts and nosings with 1-5/16" square pickets in natural finish throughout finished areas.

FLOORING FEATURES

31. All tongue and groove 5/8" sub-floors to be sanded and fastened with nails and screws.
32. Purchaser's selection of luxury vinyl tiles in foyer, powder room, washrooms and laundry/mud room in finished areas, for urban townhouses as per plan, selected from Builder's standard samples.
33. Purchaser's selection of imported ceramic floor tiles (approximately 13" x 13") in foyer, kitchen, breakfast area, powder room, washrooms, laundry area and garage door entry, where permitted, for traditional townhouses, as per plan, selected from Builder's standard samples.
34. Purchaser's selection of quality broadloom throughout all non-tiled areas of second floor of traditional townhouses and third floor of urban townhouses, selected from Builder's standard samples with one colour throughout. Broadloom provided with under pad.
35. Luxury natural finish look laminate flooring, throughout all non-tiled areas on the ground floor of traditional townhouses and all non-tiles areas on the ground and second floor of the urban townhouses.

LAUNDRY FEATURES

36. Single white laundry tub set in a white melamine base cabinet with a laminate countertop and chrome two handle faucet. Washing machine hookups and drain provision to be provided (base cabinet is not included when laundry is located in the unfinished basement).
37. Dryer venting and heavy-duty wiring and receptacle for dryer.

Features & Finishes

Townhouse

KITCHEN FEATURES

- 38. Double stainless steel with single lever faucet.
- 39. Stainless steel finish hood exhaust fan over stove area vented to the exterior.
- 40. Heavy-duty wiring and receptacle for stove.
- 41. Rough in, plumbing (space left open in kitchen cabinetry) and electrical wiring, for future dishwasher.
- 42. Purchaser's selection of premium kitchen cabinets and laminate countertop from, selected from Builder's standard samples.
- 43. Extended upper cabinets in kitchen (approximately 36" in height).
- 44. Extended breakfast bar(s), as per plan.

BATHROOM FEATURES

- 45. White plumbing fixtures in all bathrooms.
- 46. Chrome faucet for all bathroom, powder room vanities and showers selected from Builder's standard samples. Showers to have pressure balanced and temperature control valves.
- 47. Primary ensuite to include separate shower with preformed shower base.
- 48. Deep acrylic tubs throughout, as per plan.
- 49. Purchaser's selection of premium vanity cabinets and laminate countertops in all bathrooms and powder room, selected from Builder's standard samples.
- 50. Exhaust fans in all bathrooms.
- 51. Privacy locks on all bathroom doors.
- 52. Plate mirrors above vanities in all bathrooms
- 53. For traditional townhouses Purchaser to have choice of 8" x 10" imported bathroom wall tiles for tub and shower enclosure, selected from Builder's standard samples.
- 54. For the urban townhouses the tub wall enclosure and shower walls, as per plan, will have a luxury prefinished maintenance free acrylic enclosure.

HEATING/INSULATION FEATURES

- 55. Forced air handling is high efficiency for traditional townhouses and a high velocity mechanical system for the urban townhouses. Thermostat locations to be determined by the Builder.
- 56. Standard Air Conditioning to be provided.
- 57. Water heating equipment (gas) on a rental basis.
- 58. Thermostat located in a central location on the ground floor for the traditional townhouses and on the main floor of the urban townhouses. Location to be determined by the Builder.
- 59. Insulation to be as per Ontario Building Code at time of issuance of building permits.
- 60. Spray foam insulation over garage ceilings, with habitable space above.
- 61. Complete duct cleaning.

ELECTRICAL FEATURES

- 62. All homes with 100-amp breaker panel service.
- 63. LED light bulbs for light fixtures throughout the interior and exterior of the unit.
- 64. White Decora switches and receptacles throughout the unit.
- 65. All wiring in accordance with the Ontario Hydro Standards.
- 66. Standard light fixtures throughout, locations to be determined by the Builder.
- 67. Smoke detectors with built in carbon monoxide detector as per Ontario Building code.
- 68. One exterior receptacle in garage wall area and one at all front and rear exterior door(s), locations to be determined by Builder.
- 69. One ceiling mounted electrical outlet in the garage for each overhead garage door.

FUTURA FEATURES

- 70. One electrical outlet is located in the kitchen and each bedroom to be equipped with built in USB/USBC outlet. Location to be determined by the Builder.
- 71. Exterior front door light fixture to be motion activated.
- 72. Smart Thermostat to be provided, location to be determined by the Builder. *
- 73. Electrical doorbell located at the front door integrated with a camera. *
- 74. Conduit rough in for future electrical vehicle. Location to be determined by the Builder.

BUILDER'S WARRANTY/COVERAGE

- 75. Primont is backed by the Taron Warranty Corporation and has attained the Customer Service Excellence Rating.
- 76. Seven (7) years – major structural defects.
- 77. Two (2) years – plumbing, heating and electrical systems.
- 78. As per Taron Warranty Corporation program requirements.

* This feature requires an active wifi system to be functional.