



\$779,000

Beds 3 | Bath 2

Area 1606 Sq Ft | Lot 100 Ft x 150 Ft

PRISTINE

1 Dunks Bay Road, Tobermory



Step into the immersive world of **PRISTINE**, where nature meets sophistication. This thoughtfully designed cottage offers an unparalleled living experience with three bedrooms, an ensuite, and a common bath with linen closet. The modishly designed eat-in kitchen with an island seamlessly blends style and functionality. Enjoy the open-concept living and dining areas with a two-story window wall, offering abundant natural light to set the mood right. The unique mono-pitched roof of this model creates a masterpiece that effortlessly merges contemporary style with the tranquility of nature.

FEATURES



9 Feet
Ceiling Height



Mono-pitched
Roof



Two-story
Windows



Covered
Deck and Porch



Walk-in
Closet



Kitchen Island
with Breakfast Bar

floorplan

DIMENSIONS

Living Room	18'0" x 11'0"
Dining Room	18'0" x 11'0"
Kitchen	18'0" x 12'0"
Master Bedroom	14'0" x 14'0"
Ensuite Bath	8'0" x 6'0"
Walk-in Closet	6'0" x 4'0"
Bedroom 2	12'0" x 12'0"
Bedroom 3	12'0" x 12'0"
Common Bath	8'0" x 7'0"
Laundry	8'0" x 6'0"
Mechanical Room	6'0" x 6'0"
Covered Porch	14'0" x 7'2"
Covered Deck	14'4" x 10'0"



Prime
Location.
Prime
Opportunity.



- Free **Incentives** worth \$75,000
- Warranty** up to 7 years
- Closing** 2025
- Smart Home** Integration
- 1-year **Rental Guarantee**
- Free **Property Management**
- No-Interest Instalments for **Upgrades**

Your path to cottage living, just got easier.

Book with only **\$5000**

Payment Schedule

Due	Amount
• On the date of booking	\$5000
• 30 days from booking date	2.5%
• 60 days from booking date	2.5%

Disclaimer:

The payment schedule outlined above is provided for informational purposes only. Please carefully review the agreement for detailed terms, conditions, and any specific payment-related provisions. Your understanding of the payment plan is crucial, and we recommend seeking professional advice if needed. The terms are subject to change, and any modifications will be communicated accordingly.

DURABLE EXTERIOR FINISHES

- Poured concrete foundation walls and basement/crawl space floor
- Damp proofing on foundation walls with below-grade dimpled membrane
- Wood frame construction with exterior elevations featuring vinyl and stone veneer cladding
- Expanding spray foam wall insulation, blown-in attic insulation
- Fiberglass roof shingles in pre-selected colours
- Pre-finished aluminum soffit and fascia, eavestrough, and downspouts
- 8-foot steel-clad insulated front entry door with glass insert/sidelight and weather stripping
- Front entry door with smart door lock and door knob
- ENERGY STAR qualified, low maintenance, low-E, Argon-filled vinyl casement windows with flashing
- Steel-clad exterior door with glass insert and weather stripping
- Graded lot with limestone screening driveway
- Two exterior hose bibs
- Quality exterior light fixtures
- Two exterior electrical outlets
- Pressure-treated lumber deck complete with stairs to grade and aluminum railing
- Poured concrete porch complete with stairs to grade and aluminum railing

DISTINCT INTERIOR FINISHES

- 9-foot ceiling height throughout
- Sag-resistant drywall for the ceiling
- Smooth ceiling throughout
- 12" x 24" porcelain floor tiles in the laundry
- Laminate plank floor covering throughout
- 5-1/2" MDF baseboards with MDF shoe molding
- MDF shaker-style interior doors
- 2-3/4" MDF door and window casings
- Brushed Nickel interior door handles
- Swing/ Sliding closet doors
- One coat of latex primer sealer on all interior walls and ceiling
- Two coats of low-sheen eggshell-finish paint on all interior walls
- One coat of flat-finish white paint on the ceiling
- Two coats of satin-finish white paint on all the interior doors and trim
- Electric fireplace in the living room
- Hard-wired smoke detectors with LED strobe in each bedroom and all floors with living space
- Energy-efficient LED pot lights and light fixtures

LUXURY BATHROOMS

- Moisture-resistant drywall
- 12" x 24" porcelain floor tiles
- Durable acrylic bathtub with 12" x 24" porcelain wall tiles tub surround
- Chrome shower faucets
- Hardrock Maple melamine vanity cabinets
- Thermofoil vanity doors with chrome handles
- Quartz vanity countertops
- Undermount ceramic sinks with chrome faucets
- Comfort-height, elongated toilet bowls

MODERN KITCHEN

- Modern textured-slab kitchen cabinet doors with complimenting handles
- Matching panels, kick plate, light valence
- Hardrock Maple melamine cabinets
- Kitchen island with breakfast bar
- Quartz kitchen and island countertops
- Stainless-steel under-mount kitchen sink with chrome faucet

EFFICIENT HVAC SYSTEM

- High-efficiency ENERGY STAR forced air gas furnace with electronic ignition
- High-efficiency ENERGY STAR air conditioner
- High-efficiency tankless water heater
- Heat Recovery Ventilation (HRV) system for fresh air circulation

SMART HOME INTEGRATION

- Smart security cameras
- Smart entry-door lock
- Smart Nest thermostat
- Smart switches
- Smart receptacles
- Google Nest Hub

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