



**\$849,000**

Beds 4 | Bath 3.5

Area 2522 Sq Ft | Lot 154 Ft x 295 Ft

**SIERRA**

44 Maple Golf Crescent, Tobermory



**SIERRA** captivates with its impactful structure, seamlessly blending modern design with a harmonious connection to nature. An attractive floorplan boasts four bedrooms, including a rare two ensuite baths— one a luxurious 4-piece bath— and a common bath, complemented by a convenient powder room. Two-story windows flood the space with natural light, highlighting a well-designed eat-in kitchen with an island. The open concept living showcases spacious living and dining areas, creating a home that effortlessly balances elegance with functionality.

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## FEATURES

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9 Feet  
Ceiling Height



27 Feet  
Covered Porch



Two-story  
Windows



Two  
Ensuite Baths



Two  
Walk-in Closets



Kitchen Island  
with Breakfast Bar

# floorplan

## main floor

### DIMENSIONS

|                |               |
|----------------|---------------|
| Foyer          | 10'0" x 8'0"  |
| Living Room    | 17'6" x 16'0" |
| Dining Room    | 12'0" x 9'6"  |
| Kitchen        | 16'0" x 14'0" |
| Master Bedroom | 16'0" x 16'0" |
| Ensuite Bath   | 9'6" x 9'6"   |
| Walk-in Closet | 12'0" x 4'6"  |
| Powder Room    | 6'0" x 6'0"   |
| Laundry Room   | 9'6" x 6'0"   |
| Covered Porch  | 27'6" x 7'0"  |



# floorplan

## second floor

### DIMENSIONS

|                |               |
|----------------|---------------|
| Bedroom 2      | 14'0" x 13'6" |
| Ensuite Bath   | 10'0" x 5'0"  |
| Walk-in Closet | 10'0" x 5'0"  |
| Bedroom 3      | 14'0" x 13'0" |
| Bedroom 4      | 16'0" x 14'0" |
| Common Bath    | 10'0" x 7'0"  |



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 double 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
- Sliding patio doors with tempered insulated glass and screen
- 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 (Optional)
- Poured concrete porch complete with stairs to grade

## DISTINCT INTERIOR FINISHES

- 9-foot ceiling height on the main floor and 8-foot ceiling height on the upper floor
- Sag-resistant drywall for the ceiling
- Smooth ceiling throughout
- 12" x 24" porcelain floor tiles in the foyer and 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
- Stained solid oak treads with oak veneer risers complete with metal pickets and handrail
- 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
- Tiled walk-in shower with glass panels and door
- 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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expertise • discipline • precision



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