



FSI
Farmed Star Investment



The **ESTATES** at
BANCROFT RIDGE
GOLF & LIFESTYLE COMMUNITY

AFFILIATE PARTNERS



Bancroft Project Overview



- 170 Acres Project
- 104 Site Plan approved 50' ft Lots
- 136 Natural Acres to explore
- 15 different Model Homes to choose from
- Will be built by Alliance Homes
- Approx. 75 Million Dollar Project
- Current land value 23.4 Million (Based on \$4500 per linear ft. per 50'ft Lot)

Master Plan

MASTER PLAN (Site Plan Approved)

104 LOTS BUILT IN 3 PHASES

- 170 Acres total
- 136 acres natural preserve
- Site Plan approved





Actual Site



- Road has been brush hogged
- 54 Lots backing onto golf course
- 50 Lots backing onto the preserve



FSI
Farmed Star Investment

LIFESTYLE & AMENITIES

Life at the Preserve comes with several places to gather with family and neighbors. The Ridge Clubhouse at the golf course is a natural spot to meet for dining, social and cultural events. Walk your dog on one of the many trails or The Preserve's 2-acre private park. Spend a leisurely afternoon at The Point, where the York River meets Faraday Creek, and enjoy the gorgeous waterfront views. Here are some amazing lifestyle amenities that you can indulge when at The Preserve.

INSPIRING LIFESTYLE AMENITIES



- The Preserve – a private reserve with 136 acres of nature to discover.
- Bancroft Ridge Golf Club - 18 scenic holes, a fully serviced clubhouse and driving range.
- The Point - a place to gather, swim, fish and boat on the majestic York River.
- Docks, canoes, kayaks, and paddleboards for owners to share.
- 2-acre private park, playing field with sports box and a place for your dog to run.
- Scenic Waterfront Trail.
- Direct access to the Heritage Trail offering miles of world class snowmobiling and ATVing.
- Snowshoeing onsite and x-country skiing on the golf course.
- Enjoy a game of Pickle ball and try your hand at a round of Curling.
- The North Hastings Hospital and Health Care Centre is just a 5 minute drive.

Model Home Samples



FSI
Farmed Star Investment

50' SERIES


The Preserve
Bancroft Ridge



The McRae
1,517 square feet

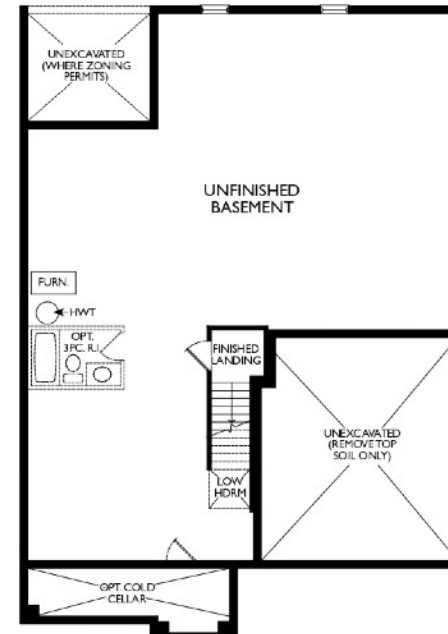
Model Home Samples



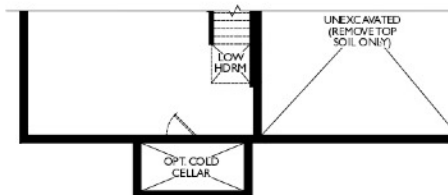
FSI
Farmed Star Investment

The McRae

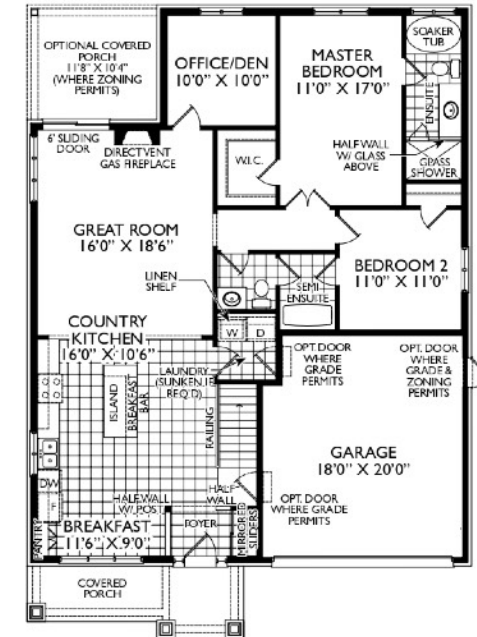
1,517 square feet



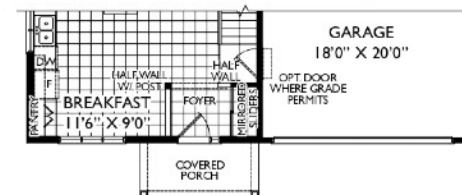
BASEMENT PLAN EL. 'A'



PARTIAL BASEMENT PLAN EL. 'B'



GROUND PLAN EL. 'A'



PARTIAL GROUND FLOOR PLAN EL. 'B' & 'C'



Model Home Samples



FSI
Farmed Star Investment

50' SERIES


The Preserve
Bancroft Ridge



The Mossington
1,657 square feet (2,107 sq/ft with loft)

Model Home Samples



FSI
Farmed Star Investment

The Mossington

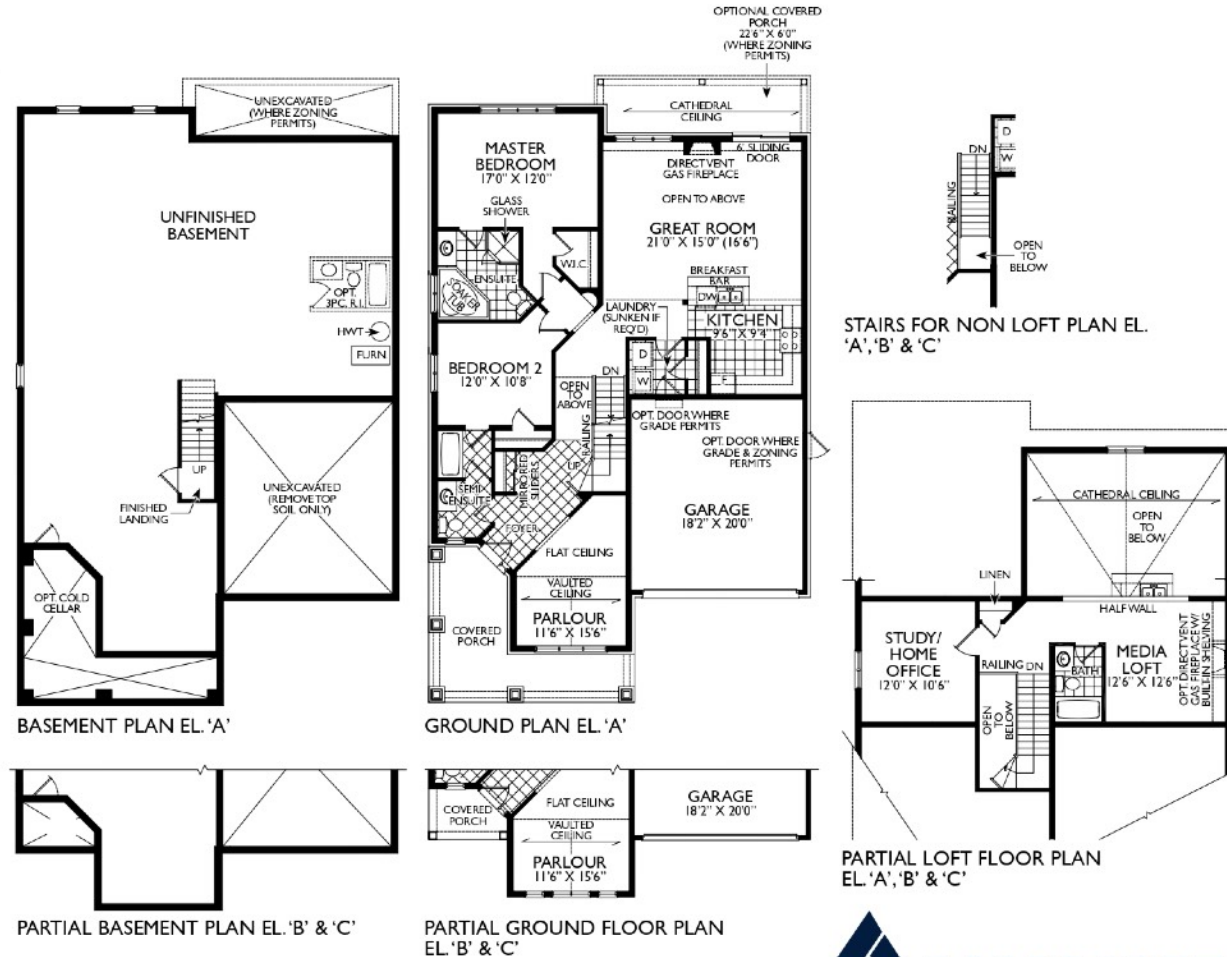
1,653 square feet



Elevation A (with opt. loft 2,095 sq/ft)



Elevation C (with opt. loft 2,095 sq/ft)



Model Home Samples



FSI
Farmed Star Investment

50' SERIES



The Preserve
Bancroft Ridge



The Raines

1,773 square feet (Elevation 'B' 2,380 sq/ft with loft)

Model Home Samples



FSI
Farmed Star Investment

The Raines

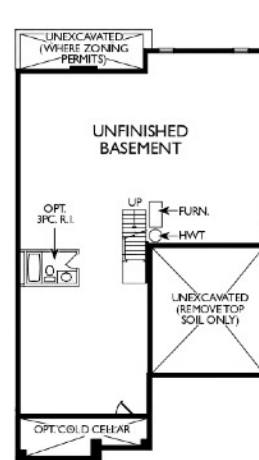
1,773 square feet



Elevation A (with opt. loft 2,369 sq/ft)



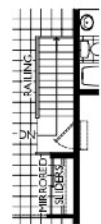
Elevation C 1,775 sq/ft
(with opt. loft 2,371 sq/ft)



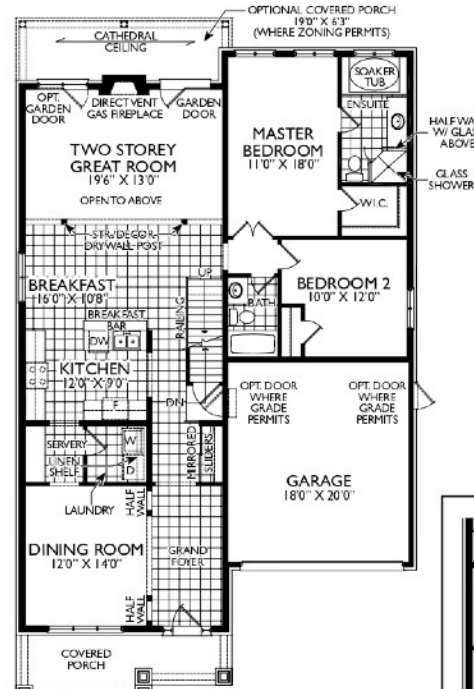
BASEMENT PLAN EL 'A'



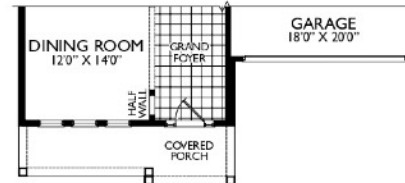
PARTIAL BASEMENT PLAN EL 'B' & 'C'



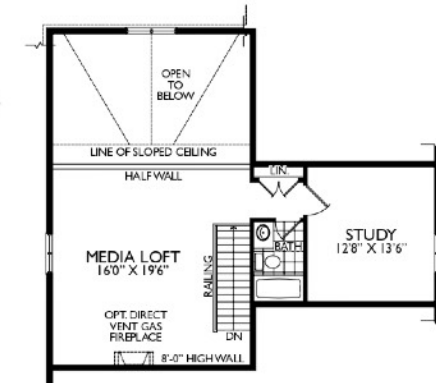
STAIRS FOR NON LOFT PLAN EL 'A', 'B', & 'C'



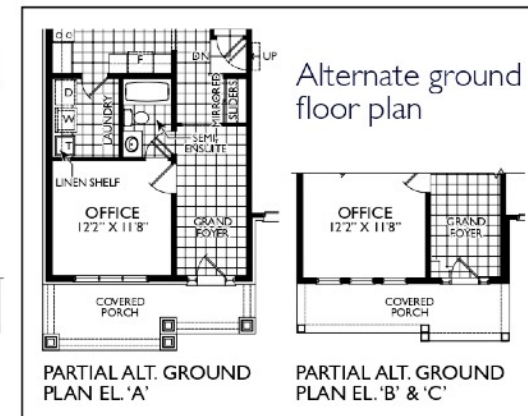
GROUND FLOOR PLAN EL 'A'



PARTIAL GROUND FLOOR PLAN EL 'A'



PARTIAL LOFT FLOOR PLAN EL 'A', 'B', & 'C'



PARTIAL ALT. GROUND PLAN EL 'A'

PARTIAL ALT. GROUND PLAN EL 'B' & 'C'



Model Home Samples



FSI
Farmed Star Investment

50' SERIES



The Preserve
Bancroft Ridge



Elevation C

The Simcoe
2,097 square feet with loft

Model Home Samples



FSI
Farmed Star Investment

The Simcoe

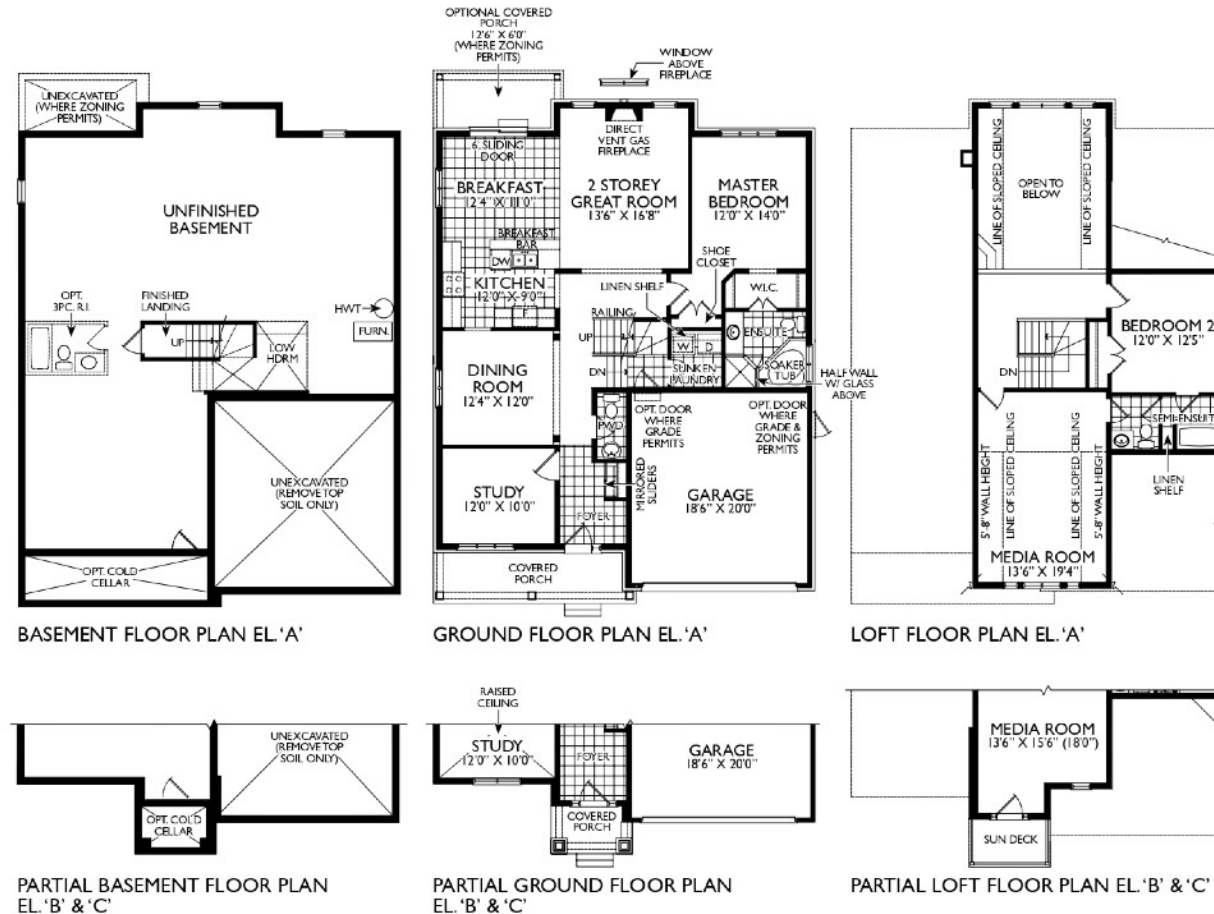
2,119 square feet with loft



Elevation A (2,119 square feet)



Elevation B (2,106 square feet)



Model Home Samples



FSI
Farmed Star Investment

50' SERIES


The Preserve
Bancroft Ridge



Elevation C

The Wheeler
1,795 square feet (2,454 sq/ft with loft)

Model Home Samples



FSI
Farmed Star Investment

The Wheeler

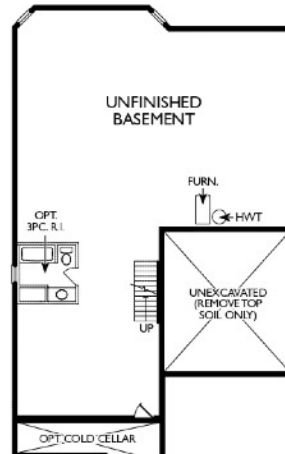
1,795 square feet



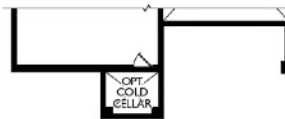
Elevation A (with opt. loft 2,454 sq/ft)



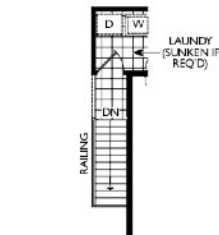
Elevation B (with opt. loft 2,454 sq/ft)



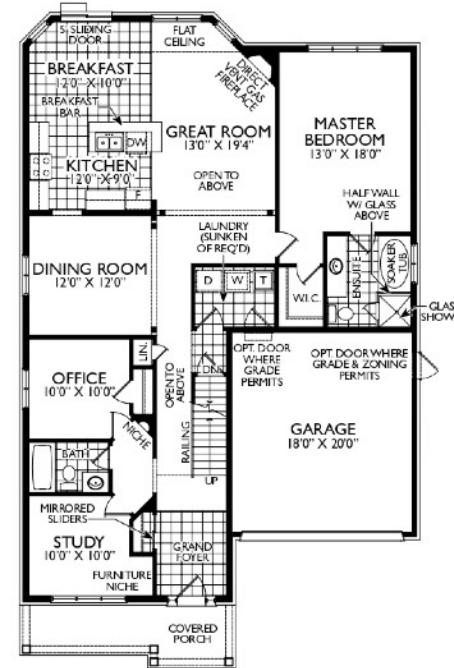
BASEMENT PLAN EL. 'A'



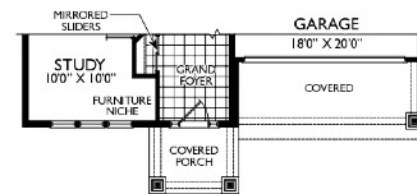
PARTIAL BASEMENT PLAN EL. 'B' & 'C'



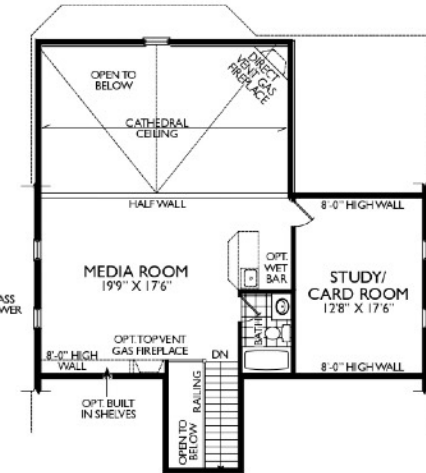
STAIRS FOR NON LOFT PLAN EL. 'A', 'B', & 'C'



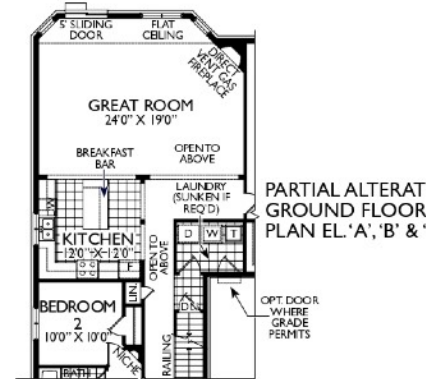
GROUND FLOOR PLAN EL. 'A'



PARTIAL GROUND FLOOR PLAN EL. 'B' & 'C'



LOFT FLOOR PLAN EL. 'A', 'B' & 'C'



PARTIAL ALTERNATE GROUND FLOOR PLAN EL. 'A', 'B' & 'C'



The Preserve Price List



50 FT LOTS

<u>Model</u>	<u>SQ FOOTAGE</u>	<u>ELEV.</u>	<u>SELLING PRICE</u>
The McRae	1517 Square Ft	A	\$639,900.00
	1517 Square Ft	B	\$637,900.00
	1517 Square Ft	C	\$644,900.00
The Moss	1653 Square Ft	A	\$655,900.00
	1657 Square Ft	B	\$653,900.00
	1653 Square Ft	C	\$660,900.00
The Moss (w/l)	2095 Square Ft	A	\$734,900.00
	2107 Square Ft	B	\$732,900.00
	2095 Square Ft	C	\$739,900.00
The Raines	1773 Square Ft	A	\$684,900.00
	1773 Square Ft	B	\$682,900.00
	1775 Square Ft	C	\$689,900.00

50 FT LOTS

<u>Model</u>	<u>SQ FOOTAGE</u>	<u>ELEV.</u>	<u>SELLING PRICE</u>
The Simcoe	2119 Square Ft	A	\$745,900.00
	2106 Square Ft	B	\$743,900.00
	2097 Square Ft	C	\$750,900.00
The Wheeler	1795 Square Ft	A	\$687,900.00
	1795 Square Ft	B	\$685,900.00
	1795 Square Ft	C	\$702,900.00
The Wheeler (w/l)	2454 Square Ft	A	\$810,900.00
	2454 Square Ft	B	\$808,900.00
	2454 Square Ft	C	\$815,900.00

Standard Features



FSI
Farmed Star Investment

Schedule "A"

Bancroft Ridge Phase 1

Exterior Home Features

- Colour co-ordinated, Architecturally controlled exterior treatments from builder samples as per elevation
- Stone driveways to garages
- Virtually maintenance-free aluminum soffits, fascia, eaves troughs, and downspouts
- Exterior areas, front and back, to be fully landscaped, graded and sodded
- Treed areas may be left in natural state (where applicable)
- Walkways to be laid, as per approved Landscape plan
- Self-sealing 25-year asphalt roof shingles with metal valley flashing installed on plywood constructed to withstand seasonal weather as per OBC requirements.
- Sliding glass patio doors or garden door as per plan
- Sectional roll up garage door with window inserts, as per own house plan
- Screens on all opening windows
- Windows double-glazed vinyl casements
- Steel clad insulated exterior main door with weather stripping (excludes patio door)
- Two exterior weatherproof ground fault protected electrical outlets, located at front door and rear patio
- Windows & doors sealed with quality caulking
- Quality exterior light fixtures & door chime
- Pressure treated rear grilling decks, or patio as per grade
- Front entrance steps as per approved Landscape Plan

Interior Appointments

- Luxury Vinyl plank floor throughout main floor and Hallway (same selection), second floor Loft and Hallway to be Carpeted from Builders selections .
- Hardwood stairs with carpet runner to match second floor, handrail and pickets stained to compliment Luxury Plank Vinyl Floor
- Porcelain tile flooring in powder room and washrooms, as per plan
- Textured stucco ceilings with smooth boarder at walls, Bathrooms and Kitchens to be finished with a smooth ceiling.
- All interior walls will be finished with 2 coats including primer coat, designer colours from Bancroft Ridge palette, one color to be selected throughout
- Window and door casing to be 2 1/2" and 4" baseboards
- All interior room doors to be panel style with lever handles
- Closets to be framed and trimmed unless otherwise shown as full-height slider type with drywall corners
- Closet doors to be slab style or sliding doors, as per plan
- Standard Home to be 9-foot ceilings on main floor, second floor Lofts to be 8-foot ceilings or vaulted as per plan.
- Standard Propane Fireplaces installed as per plan

- Pre-wired with latest technology cabling including wide band width video and high speed data
- 2 cable television prewired locations
- 2 telephone prewired locations
- Seasonal exterior soffit receptacle with interior switching
- 3 USB/Outlet combination plugs

Lighting & Wiring

- Smoke and Carbon Monoxide Detector installed as per Ontario Building Code
- White Decora switches and receptacles in finished areas
- 100 amp electrical service, circuit breaker panel and copper wiring throughout
- Heavy-duty wiring and receptacle for stove
- Light fixtures in all rooms with capped ceiling outlet over dining area
- Thermostat wired for furnace and air conditioner

ENERGY RELATED

- All attic ceiling and exterior wall insulation to current OBC requirements
- Forced-air, high-efficiency Heating system
- High-efficiency hot water heater on rental basis
- Energy-efficient water saving showerheads and toilet tanks
- Programmable thermostat for energy savings

Rough Ins for Future

- Rough-in for 3-piece bathroom in lower level available upon request as per plan at an extra charge as an upgraded to the Standard features.

Additional Superior Construction

- Poured concrete foundation wall, protected with damp proofing and wrapped with drainage membrane
- Engineered floor system for more silent floors
- All sub floors screwed down and joints sanded for a very silent floor

General Construction

- Poured concrete basement and garage floors
- Poured concrete basement walls
- Sump pump as required
- Poured concrete garage floors.
- Pre-primed steel beam support as per OBC.
- Plywood 5/8" tongue & groove sub-flooring.
- Quality water supply pipes and ABS drains throughout.
- 2"x 6" wall construction.
- All Construction to meet or exceed OBC regulations.

Kitchen Features

- Kitchen cabinetry offered in a variety of finishes, styles, and colours
- Islands, breakfast bars, pantries and tall uppers cupboards as per plan
- Tiled kitchen backsplash from designer samples
- Bulk Heads may be required for Mechanical and venting purposes
- Hard surface countertops from builder samples.
- Under mount stainless steel sinks with single lever faucet
- Standard stainless steel Appliance Package consisting of Fridge, stove/oven and Dish washer and Miro wave
- Two Speed Stainless Steel Hood Fan with venting to outside over stove area

Bathroom Features

- Bathroom fixtures to be all white ceramic or porcelain fixtures with Hard surface counter and under-mount white sink
- Soaker tub as per plan
- Porcelain or Ceramic wall tile in tub and shower enclosures to ceiling height
- Master ensuite bathroom features framed glass enclosure, with tile base as per plan
- Pressure balance valves in all showers
- Mirrors included in all bathroom and powder rooms
- Builder standard chrome Single lever faucets in all bathrooms.
- Bathroom accessories to include towel bar or towel ring, shower curtain rod and toilet tissue holder
- Privacy locks on all bathrooms
- HRV simplified method – Heat Recovery Ventilation unit

Laundry Room/Mud Room

- Heavy duty electrical outlets for washer and dryer with exterior venting for dryer where plan permits
- Drain and water connections for washer, laundry tub as indicated
- High Quality Washer Dryer either stackable or side by side included as per plan

Technology

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans, specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality shall be made by the Vendor's Architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Home may vary from Vendor's samples as a result of normal manufacturing and installation process.

Purchasers to select from 3 color palettes created by Professional Interior design consultant to ensure and 2 upgraded color palettes will be made available for those wishing to upgrade their Bancroft Ridge home.

Warranty

- Registered builder with Tarion. 1-year, 2-year and 7-year warranties as per Tarion.
- Purchasers agree to pay Tarion enrollment fee on closing as an adjustment.

NOTE:

- Architecturally selected and controlled exterior colour packages.
- Colour selections and upgrade options to be made at the Design Centre from available Vendor's samples – all selections are final.
- Purchaser may be required to reselect colours and/or materials from Vendor's samples as a result of unavailability or discontinuation.
- Homes may be sited standard or reverse as engineering and grading conditions demand.
- Minor variations may occur from Vendor's floor plans, house elevations and samples.
- Location and size of windows and doors may vary with walk-out/deck conditions.
- All dimensions are approximate. Furnace and hot water tank locations may vary from that shown.
- Clothes dryer vents are provided through walls or through main exterior. Purchasers are responsible to attach vents to dryer.
- Square footage measurements are calculated using the formula set out by Tarion Warranty Corporation. Materials and specifications are subject to change. E. & O.E.

Prices and specifications are subject to change without notice. E. & O.E.

February 10, 2022