



**\$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.







- ▶ \$75,000 in **Incentives**
- ▶ 7-Year **Warranty**
- ▶ ENERGY STAR **Appliances**
- ▶ **Smart Home** Integration
- ▶ **Rental Guarantee** of \$30,000
- ▶ Free **Property Management**
- ▶ No-Interest Instalments for **Upgrades**
- ▶ **Closing** - 2025



**Book**  
with only  
**\$5000**



Only  
**5% deposit**  
till closing

**Disclaimer:** The information provided here is not exhaustive, and is conditional upon various factors and subject to change. Please read the agreement of purchase and sale carefully for comprehensive details, including all applicable incentives and their terms and conditions.



# Your path to cottage living, just got easier.

## Deposit Structure

Due	Amount
■ On the signing date	\$5000
■ 30 days from signing	2.5%
■ 60 days from signing	2.5%

### Disclaimer:

The payment schedule outlined above is provided for informational purposes only. Please carefully review the agreement of purchase and sale 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
- S.P.F. grade wood frame construction with exterior elevations featuring vinyl, and stone veneer cladding
- Fiberglass roof shingles in pre-selected colours
- Pre-finished aluminum soffit and fascia, eavestrough, and downspouts
- Steel-clad insulated front entry door with glass insert/ sidelite and weather stripping
- ENERGY STAR certified, low maintenance, low-E, Argon-filled vinyl casement windows with flashing
- Steel-clad exterior door with glass insert and weather stripping
- Two exterior hose bibs
- Energy-efficient exterior light fixtures
- Two exterior electrical outlets
- Poured concrete porch complete with stairs to grade and aluminum railing
- Pressure-treated lumber deck complete with stairs to grade and aluminum railing
- Graded lot with limestone screening driveway

## DISTINCT INTERIOR FINISHES

- 9' ceiling height throughout
- Smooth ceiling throughout
- Expanding spray foam wall insulation, blown-in attic insulation
- Click laminate plank floor covering throughout
- 12" x 24" porcelain floor tiles in the laundry
- MDF baseboards with matching shoe-molding
- MDF shaker-style interior doors
- MDF door and window casings
- Satin Nickel interior door handles
- Swing/ Sliding closet doors
- Closets equipped with wire-mesh shelf and hanger rods
- Latex primer and sealer on all interior walls and ceiling
- Low-sheen eggshell finish paint on all interior walls
- Flat finish white paint on the ceiling
- Satin finish white paint on all the interior doors and trim
- Energy-efficient LED pot lights in the living, kitchen, and dining areas
- Energy-efficient flush mount ceiling lights in other areas
- Electric fireplace in the living room
- Hard-wired smoke detectors with LED strobe, as per plan



## LUXURY BATHROOMS

- Moisture-resistant drywall
- 12" x 24" porcelain floor tiles
- Durable acrylic bathtub with 12" x 24" porcelain wall tiles for tub surround
- Thermofoil vanity doors
- Quartz vanity countertops
- Illuminated vanity mirrors
- Under-mount ceramic sinks
- Polished Chrome faucets throughout
- Comfort-height, elongated toilet bowls
- Exhaust fans in all bathrooms

## MODERN KITCHEN

- Modern textured-slab kitchen cabinet doors with complimenting handles
- Matching panels, kick plate, and light valence
- Kitchen island with breakfast bar
- Quartz kitchen and island countertops
- Stainless-steel, single bowl, under-mount kitchen sink
- Polished Chrome sink faucet
- ENERGY STAR certified kitchen appliances - refrigerator, cooking range, exhaust hood, and dishwasher

## EFFICIENT HVAC SYSTEM

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

## SMART HOME INTEGRATION

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



 905.265.9393

 connect@meliohomes.ca

 www.meliohomes.ca

 116 Corstate Ave, Vaughan  
Ontario L4K 4X2, CANADA



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