



**\$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.

## FEATURES



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.







- ▶ \$75,000 in **Incentives**
- ▶ 7-Year **Warranty**
- ▶ ENERGY STAR **Appliances**
- ▶ **Smart Home** Integration
- ▶ **Rental Guarantee** of \$36,000
- ▶ 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, 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
- Sliding patio door/ Steel-clad exterior door with tempered insulated glass and screen
- Two exterior hose bibs
- Energy-efficient exterior light fixtures
- Two exterior electrical outlets
- Poured concrete porch complete with stairs to grade and aluminum railing
- Graded lot with limestone screening driveway

## DISTINCT INTERIOR FINISHES

- 9' ceiling height on the main floor and 8' ceiling height on the upper floor
- 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
- Stained Oak staircase with metal spindles, pickets and handrail
- 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
- Tiled walk-in shower with glass panels and door
- Durable acrylic bathtub with 12" x 24" porcelain wall tiles for tub surround
- Durable acrylic freestanding bathtub
- 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



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