

**The Residences at Muskoka Bay**  
(Subject to availability)

Model	Type	View	Sq Ft	Bal/Terr	VIP Price
A1	Studio	South West	390	167	\$282,900
A1	Studio	South West	390	100	\$267,900
A1+	Studio	South West	425	167	\$303,900
A1+	Studio	South West	425	100	\$288,900
A1+	Studio	South West	425	100	\$290,900
A1+	Studio	South West	425	100	\$290,900
A1+	Studio	South West	425	100	\$300,900
A1+	Studio	South West	425	100	\$300,900
A1+	Studio	South West	425	100	\$300,900
B1	1-Bed	South West	490	207	\$344,900
B1	1-Bed	South West	490	207	\$344,900
B1	1-Bed	South West	490	124	\$329,900
B1	1-Bed	South West	490	124	\$329,900
B1	1-Bed	South West	490	124	\$329,900
B1	1-Bed	South West	490	124	\$331,900
B1	1-Bed	South West	490	124	\$331,900
B1	1-Bed	South West	490	124	\$341,900
B1	1-Bed	South West	490	124	\$341,900
B1	1-Bed	South West	490	124	\$341,900
B1	1-Bed	South West	490	124	\$341,900
B1	1-Bed	South West	490	124	\$341,900
B1	1-Bed	South West	490	124	\$341,900
B2	1-Bed+Den	South West	530	207	\$374,900
B2	1-Bed+Den	South West	530	124	\$361,900
B3	1-Bed+Den	South West	570	207	\$396,900
B3	1-Bed+Den	South West	570	207	\$396,900
B3	1-Bed+Den	South West	570	124	\$381,900
B3	1-Bed+Den	South West	570	124	\$393,900
C3	2-Bed	South West (Corner)	785	246	\$535,900
C3	2-Bed	South West (Corner)	785	147	\$514,900

BUILDING FEATURES

Freed Developments brings contemporary design up north with The Residences at Muskoka Bay Resort. Worlds apart from the ordinary, The Residences let you enjoy the comforts of being in your own home with the luxurious, full-service niceties of a hotel. Gorgeous designs decorated with breathtaking fairway views are just the beginning for an owner. Being a part of the well-established Muskoka Bay Resort community affords owners a golf membership and an array of à la carte services, including access to the resort's state-of-the-art gym, spa services, infinity pool, Clifftop Clubhouse, and activities fit for every season. When you live here, you'll truly understand why Muskoka Bay Resort is naturally better.

<p><b>Special Deposit Structure</b> \$5,000 on Signing Balance of 5% in 30 Days 5% in 120 Days 5% in 270 Days 5% in 540 Days</p> <p><b>Tentative Occupancy:</b> Fall 2019</p> <p><b>Parking: \$10,000 INCLUDED</b></p>	<p align="center"><b>LIMITED TIME PLATINUM PURCHASER INCENTIVES</b></p> <p>Full Membership Privileges at Muskoka Bay Resort From The Moment You Purchase* - Valued at up to \$8,600 per year</p> <p>Muskoka Bay Club Entrance Fees <b>Waived</b> - Valued at up to \$55,000*</p> <p>Complete Furniture Package Included - Valued at up to \$30,000*</p> <p align="center"><b>Promotional Credit - \$3,000*</b></p>	<p align="center"><b>Maintenance</b></p> <p>Approx. \$0.65/sq ft</p> <p>Water, Heating and Cooling and Hydro Metered Separately</p> <p align="center"><b>Property Taxes</b></p> <p>Estimated at approximately 1.1% of purchase price</p> <p align="center"><b>Prices include HST*</b></p>
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\* Speak to Sales Representative for details. Representations and information contained herein do not form part of any Agreement of Purchase and Sale. Hersh Condos Inc. Brokerage, Muskoka Bay Resort Residences Corp., do not warrant or represent any or all of the figures and statements above. No placement of mortgage is guaranteed and it is the responsibility of each purchaser to arrange suitable financing. You are advised to verify all figures and statements with your accountant and obtain independent legal advice. Price and availability are subject to change without notice October/November 2017 E.&O.E.