



In partnership with



**Smart**  
Homes HQ



# WELCOME TO **SUNSHINE VILLAGE**

*Retire In Beautiful Penetanguishene*

# PROJECT OVERVIEW



## MODEL HOME

For Virtual Tour Text “TOUR” to  
**+1 705-999-7685**

**Site Location:** 77 Fox Street,  
Penetanguishene, Ontario

For more information or to  
reserve your Maisonette, email:  
**LifeLease@foxparkdevelopments.com**  
or call Sales at **+1 705-999-7685**

### SITE AND BUILDING

- ✓ 58 Maisonettes are located on our site in Penetanguishene, Ontario, Canada
- ✓ Phase One construction is scheduled for Spring 2021 with Occupancy by Autumn 2021.

### THE MAISONETTES

- ✓ We offer ground floor, single level Maisonettes
- ✓ There is a one bedroom floorplan with 4 different aspects – Park Side Corner Unit, Parkside Interior Unit, Street Side Corner Unit and Street Side Interior Unit.
- ✓ Voice-activated, Smart Home automation upgrade package available.
- ✓ Smart kitchen features designed with safety and ease-of-use in mind.
- ✓ Elegant, future-proof bathrooms with laundry facility and linen closet
- ✓ Wall-to-wall bedroom storage / closets upgrade
- ✓ Home Office utility
- ✓ Inclusive solar net-metered electricity, high R-factor insulation, WiFi and more.

### PARKING AND STORAGE

- ✓ One driveway parking spot supplied for every Maisonette.
- ✓ Visitor Parking available.

### LOCAL AMENITIES

- ✓ Penetanguishene Harbourfront Park and Boat Launch
- ✓ Penetanguishene Dog Park
- ✓ Ecology Park
- ✓ Beaches
- ✓ Many Municipal and Neighbourhood Parks
- ✓ Pavilions, Gazebos and Amphitheatre
- ✓ Sports Courts and Fields
- ✓ Arena & Recreation Centre
- ✓ Seniors Recreation Programs – with inclusion, accessibility and subsidy policies
- ✓ Local and Provincial Trails
- ✓ Penetanguishene Town Centre
- ✓ Public Transit Bus Service

### THE AREA

- ✓ Midland with major box stores – 7 minutes
- ✓ Orillia – 45 minutes
- ✓ Barrie - 48 minutes
- ✓ Blue Mountain – 1h
- ✓ Muskoka – 1h 15 minutes
- ✓ Airport – 2h

Features and amenities represent the builder's current concepts and plans and are subject to change without notice. Foxpark makes no warranty or representation expressed or implied, concerning the accuracy or completeness of the information contained within. Specifications are subject to change without notice. Builder has the right to substitute material of equal or better value. E.&O.E.

# STANDARD MAISONETTE **FEATURES & FINISHES**

## **EVERY MAISONETTE IS WELL-EQUIPPED ON THE INSIDE**

- » Simple, elegant, non-trip, non-dazzle flooring throughout
- » 3 foot wide front entry door with decorative glass insert and side light
- » Deadbolts installed on all entry doors
- » 8 foot ceilings throughout
- » Air-heat exchanger provides a comfortable temperature all year around.
- » Smoke/carbon monoxide detectors included in living and sleeping areas
- » Kitchen exhaust vented to exterior
- » Standard light switches are white “designer” style
- » Electrical outlets are at raised height for easy access
- » Interior door hardware is lever style

## **SOLID CONSTRUCTION CARRIES THROUGH TO THE OUTSIDE**

- » Roof shingles backed by manufacturer’s warranty
- » Masonry, vinyl siding, vinyl shakes and trim finishes
- » Pre-finished aluminum soffits, fascia, eavestrough, and downspouts
- » 34” wide front entry door
- » Railings installed at front porches
- » Asphalt parking out front
- » Wood privacy fence installed between buildings at rear
- » One exterior electrical outlets (GFCI protected outlets per code)
- » One exterior water tap
- » Landscaping shall include topsoil, sod to the lot, young trees and river stone stylings

## **ELEGANT, FUTURE-PROOF BATHROOMS**

- » Sit down vanity, large mirror and ceramic sink and include mechanical pop-up drain stop European-style wet room with walk-in shower for 2
- » Rain shower head and convenient shower wand
- » Grip bars for shower and toilet
- » Water conserving high-seat comfort toilets with parallel chair /walker / scooter parking
- » Stacked Washer-Dryer Laundry Facility
- » In-built linen closet

## **1-STORY UNITS BUILT USING SOLID CONSTRUCTION MATERIALS**

- » Exterior walls framed with 2” x 8” wood studs
- » Interior walls framed with 2” x 4” wood studs
- » 34” space-saving, interior pocket doors and space for 34” wide travel paths throughout
- » Insulation ratings: exterior walls R-30 fibreglass batts and rigid sheathing, exterior crawl space walls are insulated to R-20
- » R-60 insulation in flat ceiling areas and R-31 in sloped ceilings
- » Roof eave prepared with ice and water shield and metal drip edge
- » Vinyl casement style windows, and include “Low-E” glazing
- » Casing is 2¾” and baseboard is 4”

## **INCLUDES SMART KITCHEN FEATURES TO KEEP YOU HAPPY AND SAFE**

- » Kitchen cabinet ‘uppers’ are 30” tall
- » Ceiling-height storage
- » Pendant lighting over dining area
- » Over-the-sink and cooktop pot light
- » Soft close drawers installed through lower half of kitchen
- » Laminate counter tops with integrated backsplash
- » Kitchen fitted with stainless steel sink, draining tray and single lever faucet
- » Sink faucets shall be chrome single lever
- » Burn and Fire-Resistant 2-burner induction cooktop
- » In-built combination convection oven microwave with exhaust fan
- » Free-standing Bottom- freezer fridge



# LOCAL AMENITIES



**ROWING**



**SPORTS AND RECREATIONS**



**ATTRACTIONS**



**BEACHES**



**CULTURE**



**GOLF**



**RELAXATION AND WELLNESS**



**BOATING**



# SITE PLAN MAP

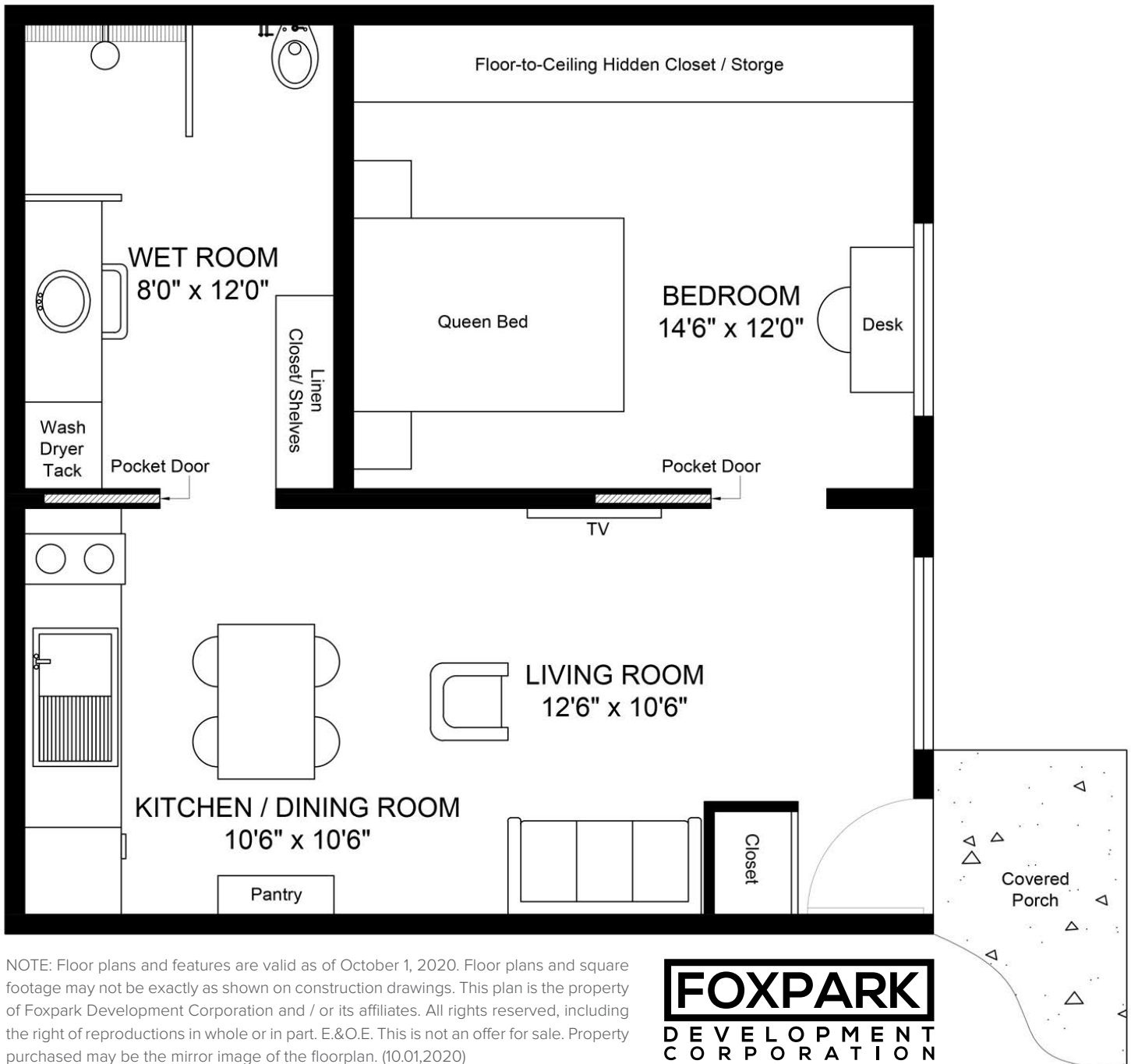


[www.FoxParkDevelopments.com](http://www.FoxParkDevelopments.com)

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# SUNSHINE VILLAGE **MAISONETTE**

Our Maisonettes are **550 sq. ft.** offering elegant, future-proof designs with essential luxuries for a life balanced between grace and prudence.





# LIFE LEASE 101

## WHAT IS A SMART HOMES HQ INC. LIFE LEASE?

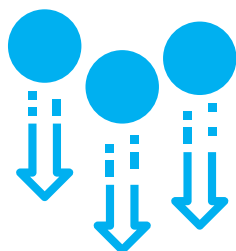
A unique home option that allows people to have the right to secure accommodation for a period of 20 years or more. It is an ideal housing solution for active adults who are looking to free up money from their existing home or for those looking for a way to get into the real estate market. You can sell your Life Lease at any time.



## HOW DO I BENEFIT?

A life lease Maisonette costs much less than a freehold home to buy, which means it;

- » Allows homeowners to free-up money for life's other priorities, such as
  - ☒ Travel
  - ☒ Savings
  - ☒ Investment
- » An affordable way of owning your own home with;
  - ☒ Less money out of your pocket
  - ☒ Continued equity growth
  - ☒ Strong community with social clubs, in-club services, and activities
- » Residential Communities built for active Canadians, 55+ , who want to reduce their carbon footprint, downsize from the “economy of things” to simplify life and free time for more joy every day – with the benefits from, but not the pressures of, ownership.



## WHY SHOULD I HAVE A LIFE LEASE?

A life lease home offers secure accommodation for 20 years, or more, in a community of like-minded individuals who want to live alone, together. Amenities like the community clubhouse have useful services, close at hand, where residents feel supported and connected. In this age of COVID-19, health is even more important than ever and our community clubhouse has a dedicated ultra-violet air cleaner that kills bacteria at the entranceway, making the environment one of the safest to visit.



# LIFE LEASE FAQs

## “ WHY HAVE I NOT HEARD ABOUT LIFE LEASES BEFORE?

A life lease has been around for decades in the U.S. and Europe.

## “ HOW / WHEN DO FEES CHANGE?

You will only see a modest increase of 1.95% per year on your occupancy charge, plus any government-compliant property tax increases required.

## “ IS BUYING A HOME IN A LIFE LEASE COMMUNITY LIKE BUYING A TRADITIONAL HOME?

Life Lease owners can use a local real estate agent to assist them in the sale. The on end site community office is the first step in initiating your home sale. An application to become a resident must be completed by the buyer and approved by Fox Park development Corporation before any sale is complete and a site lease must be signed. Please contact the community office directly for more information. Community contact information can be found by visiting [www.foxparkdevelopments.com](http://www.foxparkdevelopments.com).

## “ DO YOU ALLOW PETS?

Yes, Foxpark communities are pet friendly, however there are some restrictions depending on the individual community. The Terms and Conditions will be shown on your Life Lease Agreement.

## “ WHAT HAPPENS AT THE END OF MY LIFE LEASE? AM I ABLE TO RENEW?

Yes, residents are able to renew their lease. The homeowner works with the life lease operator on renewing the lease agreement.

## “ WHAT AM I RESPONSIBLE FOR AS A LIFE LEASE HOLDER?

As a Life Lease holder, you are responsible for regular maintenance and upkeep of the interior of your home in a manner consistent with Fox Parks community standards.

## “ HOW MUCH IS THE LEASE?

Life Lease amounts vary from community to community based on the various costs.

## “ WHY SHOULD I OWN A LIFE LEASE?

A Life Lease is particularly attractive for people looking to free up money for life's other priorities while still continuing to maintain and build equity in real estate.

Smart Homes HQ Inc. Life Lease communities are also professionally managed, often with quality amenities, which helps create a sense of community within communities where residents feel supported and connected. Amenities [such as community centers] and services vary by community, depending on the needs and wants of the owners.

## “ HOW DO I SELL A HOME IN A LIFELESS COMMUNITY?

Life Lease owners can use a local real estate agent to assist them in the sale. The Onsite community office is the first step in initiating your life please sale. An application to become a resident must be completed by the buyer and approved by FOX PARK BEFORE ANY SALE IS complete and a site lease must be signed. Please contact the community office directly for more information. Community contact information can be found by visiting [www.foxparkdevelopment.com](http://www.foxparkdevelopment.com)

***For more information on Life Lease, and Smart Homes HQ Inc. communities,  
visit [www.foxparkdevelopments.com](http://www.foxparkdevelopments.com)***



# UPGRADE PACKAGES

01

## Voice-activated Smart Home Automation Hub Package for your

- » Security
  - Presence Sensor for your keychain
  - Keyless / Touchpad locks
- » Comfort
  - Lighting
  - Thermostat
  - TV automation
- » Energy efficiency
  - Set and forget smart sensors to save electricity



02

## Independence Upgrade Package, placing helpful devices in key locations

- » Grip bars in show, by toilet, front door
- » Shower seat
- » Ascension pole beside bed



03

## Storage Upgrade Package

- » Complete wall-to-wall, hidden bedroom closet / storage for additional storage
- » Overhead kitchen storage
- » Kitchen Pantry



04

## Appliance Upgrade Package can include any combination of the following;

- » Kitchen “dish-drawer” (Pullout dishwasher drawer)
- » Washer / Dryer stack
- » 55” 4K Smart TV
- » Wireless computer / keyboard / mouse to transform TV into Computer screen

