



# WELCOME TO **SUNSHINE VILLAGE**

*Retire In Beautiful Penetanguishene*

# PROJECT **OVERVIEW**



## **MODEL HOME**

For Virtual Tour Text “**TOUR**” to  
**+1 705-999-7684**

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

For more information or to  
reserve your Townhome, email:  
**LifeLease@foxparkdevelopments.com**  
or call Sales at **+1 705-999-7684**

### **SITE AND BUILDING**

- ✓ 56 Townhomes are located on our site in Penetanguishene, Ontario, Canada
- ✓ Estimated Phase One construction is scheduled for FALL 2021 with Occupancy Permits by late FALL 2022.

### **THE TOWNHOMES**

- ✓ We offer 1.5 story Townhomes
- ✓ We offer a 1 bedroom floorplan with 2 different aspects –
  - 1 bedroom interior unit
  - 1 bedroom end unit
- ✓ Smart kitchen features designed for safety and ease-of-use.
- ✓ Elegant, large bathroom with tub and shower, and washer/dryer hook-up.
- ✓ Built-in bedroom closets.
- ✓ Inclusive net-metered solar electricity and high energy efficient insulation and appliances for beyond net-zero operation.

### **PARKING**

- ✓ One driveway parking spot supplied for every Townhome with independent, lockable electric charging plug for EV cars.
- ✓ Visitor Parking available

### **LOCAL AMENITIES**

- ✓ Penetanguishene Harbourfront Park and Boat Launch
- ✓ Penetanguishene Dog Park
- ✓ Ecology Park and Beaches
- ✓ McGuire Park adjoining Sunshine Village
- ✓ 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 Walking, Skiing, Snowmobile Trails
- ✓ Penetanguishene Town Centre
- ✓ Public Transit Bus Service to Midland and Barrie

### **THE AREA**

- ✓ Midland (with major box stores) – 7 minutes
- ✓ Orillia – 45 minutes
- ✓ Barrie - 48 minutes
- ✓ Blue Mountain Skiing – 1h
- ✓ Muskoka – 1h 15 minutes
- ✓ Toronto 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 subject to E.&O.E.

# STANDARD TOWNHOME **FEATURES AND FINISHES**

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

- » Simple, elegant, non-trip, non-dazzle flooring throughout
- » 34" 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.
- » Air heat pump to supply heating, air conditioning and hot water
- » Smoke / carbon monoxide detectors included in living and sleeping area
- » 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 25 years warranty
- » Masonry, vinyl siding and stucco exterior 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 around perimeter and between patios
- » One exterior electrical outlets (GFCI protected outlets per code)
- » One exterior water tap
- » One independent, lockable EV charging plug
- » Landscaping shall include topsoil, sod to the lot, young trees and river stone stylings

## **ELEGANT, FUTURE-PROOF BATHROOM**

- » Sit down vanity, large mirror and porcelain sink including mechanical pop-up drain stop
- » Tub shower and convenient shower wand
- » Grip bars upgrade available for shower and toilet
- » Water conserving high-seat comfort toilets
- » Washer-Dryer Laundry Facility
- » Built-in linen shelves

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

- » Exterior walls framed with 2" x 6" wood studs
- » Interior walls framed with 2" x 4" wood studs
- » Insulation ratings: exterior walls R-30 fibreglass batts and rigid sheathing
- » R-60 insulation in all exterior ceiling areas
- » Vinyl casement-style, triple windows with a U-Value <1.4 and a Solar Heat Gain Co-Efficient of under 0.3
- » 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 upgrade package available
- » Over-the-sink and cooktop pot lights
- » Soft close drawers installed through lower half of kitchen
- » Laminate counter tops with integrated backsplash
- » Kitchen fitted with double stainless steel sink and chrome single lever faucet
- » Built-in microwave and exhaust fan
- » Free-standing bottom-freezer fridge
- » Final details will be confirmed in the Life Lease Agreement and accompanying architectural drawings.



# LOCAL AMENITIES



**ROWING**



**SPORTS AND RECREATIONS**



**ATTRACTIONS**



**BEACHES**



**CULTURE**



**GOLF**



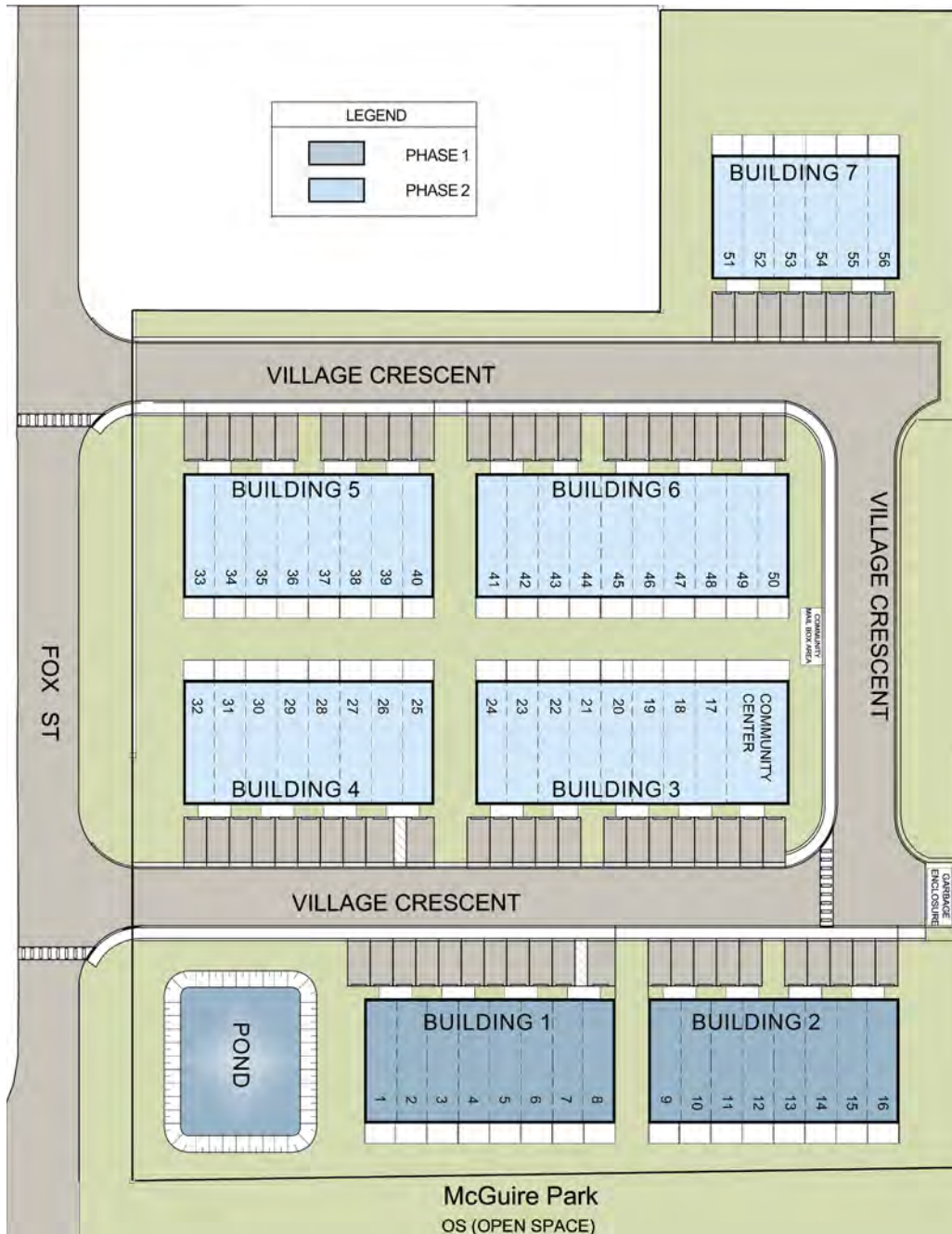
**RELAXATION AND WELLNESS**



**BOATING**

# SITE PLAN MAP

## SUNSHINE VILLAGE

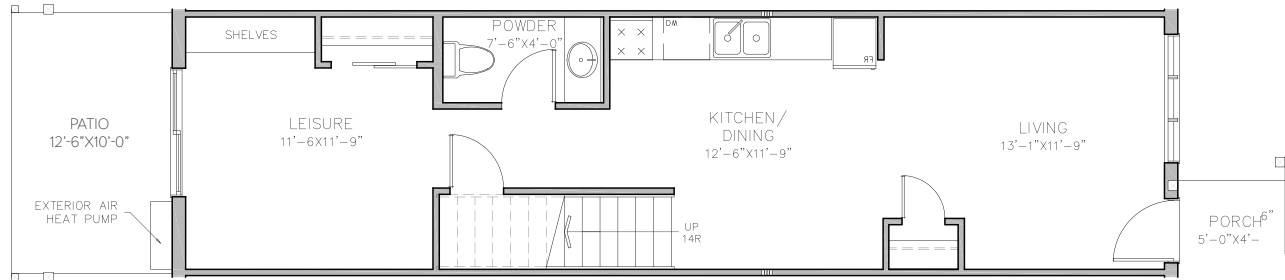


[www.FoxParkDevelopments.com](http://www.FoxParkDevelopments.com)

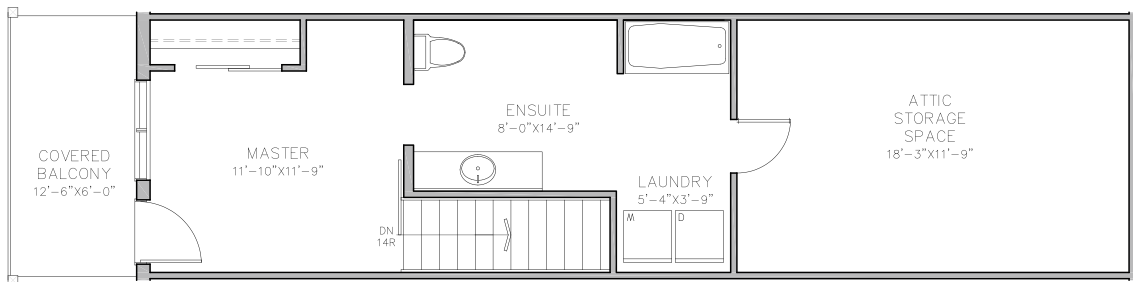
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# SUNSHINE VILLAGE TOWNHOME

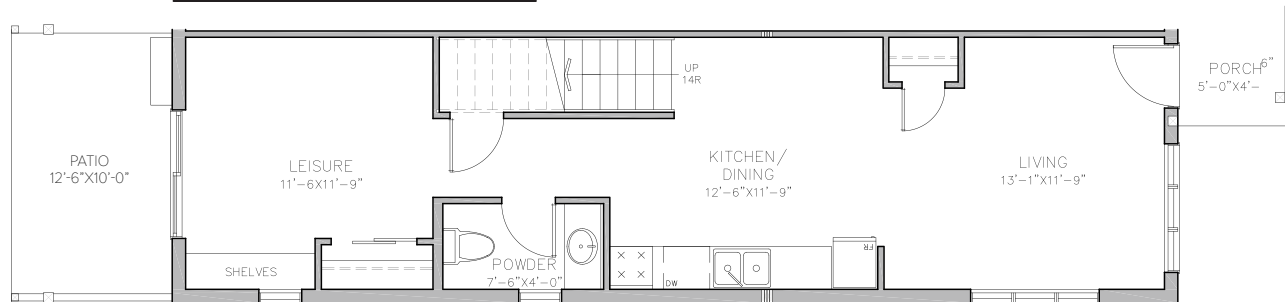
Our Townhomes are **900 sq. ft. PLUS a 125 sq. ft. back patio, 60 sq. ft. upper balcony and 200 sq. ft. walk-in heated storage (see Storage Upgrade Package for details)** They offer an elegant and organized, future-proof design for gracious living in a smaller footprint - allowing you to free up money for life's other priorities and age in place.



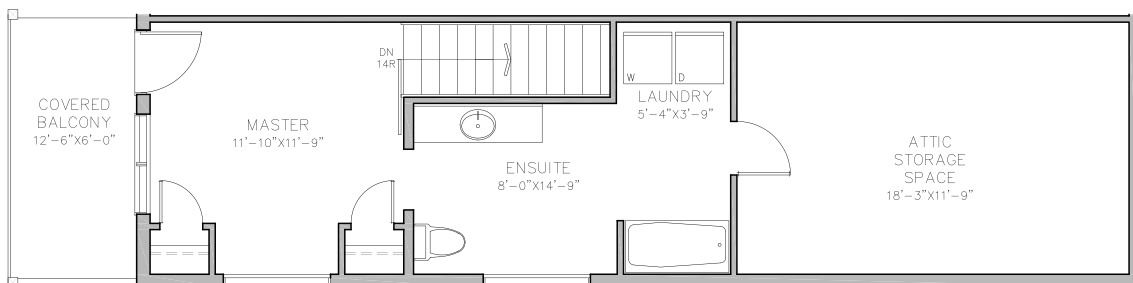
MAIN FLOOR – INSIDE UNIT



UPPER FLOOR – INSIDE UNIT



MAIN FLOOR – END UNIT



UPPER FLOOR – END UNIT

NOTE: Floor plans and features are valid as of August 30, 2021. Floor plans and square footage may not be exactly as shown on construction drawings. This plan is the property of Foxpark Development Corporation and / or its affiliates. All rights reserved, including the right of reproductions in whole or in part subject to E.&O.E. This is not an offer for sale. Property leased may be the mirror image of the floorplan. (08.30.2021)

**FOXPARK**  
DEVELOPMENT  
CORPORATION

## PURCHASER'S INFORMATION

The units for this project are designed for seniors of all ages, allowing us to age in place. Presently, we offer many desirable standard features such as:

1. A straight staircase designed to allow installation of an electrically operated stair lift or wheelchair lift. This can be installed at a relatively low cost when the need arises.
2. There is a large ensuite washroom equipped with washer/dryer for your convenience.
3. Washrooms are large enough for walker / wheelchair use and, if a walk-in shower is installed, the wheelchair or walker can fit easily into the shower.
4. All doors are wide enough for wheelchair / walker access.
5. Additional, convenient heated storage space in the second-floor attic with access through a walk in door, not a hatch in the ceiling.
6. All units come with a soaking tub, combined with a shower. There is an upgrade to change the tub to a walk-in shower. The washroom is designed so you can upgrade the tub for a shower at a later date if the need arises or it can be installed during construction for an addition to your base lease price.
7. The following tech features are available for your unit as standard in the base lease price.
  - ☒ Solar array [solar panels]
  - ☒ Outdoor, lockable electric car-charging outlet
  - ☒ Air conditioning
  - ☒ Kitchen pantry unit
  - ☒ Extra closet and shelves in leisure room
  - ☒ High seat toilets
  - ☒ Combination bath and vanity seat
  - ☒ Large second floor ensuite with laundry hook up
8. Upgrade Packages you can access include; 1. Voice-activated Smart Home Automation Hub; 2. Independence / Mobility Upgrade; 3. Storage Upgrade; 4. Appliance Upgrade Package. (See Page 12 for details).
9. All units have both a patio and balcony for relaxing or entertaining.
10. Each unit has a parking space by your front door – no long walks through the basement garage or parking lot to get to your car.
11. All units come with their own independent, lockable electric charging plug for EV cars.
12. Your base price includes a rooftop solar array [solar panels] that should supply up to 85% of your electrical needs. This figure depends on how you use your electricity and the amount of sunshine received each year. This power should be sufficient for most of your heating, air-conditioning, hot water and your electricity for your appliances, lighting and electrical outlets. The heating and air-conditioning come from an electric air heat pump. The balance of your electrical need will come from the grid should the solar panels not supply enough electricity. NOTE: the solar array on this project will remove the equivalent emissions from 40 gasoline powered cars from the atmosphere per year. These townhomes are beyond net zero emissions and way above future government greenhouse emissions standards.

***These are the in-house features which are only the start of your future life at Sunshine Village. Many other conveniences and attractions can be enjoyed around charming Penetanguishene.***



# PLAIN LANGUAGE RESERVATION AGREEMENT

## LIFE LEASE DESCRIPTION:

This reservation agreement is for a Life Lease at Sunshine Village, 77 Fox St., Penetanguishene, Ontario, Canada for persons 55 years and older.

1. A Life Lease is a long lease that runs until you terminate it or until you can no longer look after yourself and need to move into a care facility. The exception to moving out would be to have a live in caregiver.
2. This lease will terminate at the time you vacate the premises.
3. This is a simple agreement that repays your deposit with interest at the time you vacate the property. PLEASE SEE ATTACHED "INTEREST TABLE SHOWING PAYMENTS ON LIFE LEASE DEPOSITS" and the corresponding monthly lease payments.
4. Your deposit will be secured by a mortgage on the property. This will be outlined in the Terms and Conditions of your Life Lease.
5. Payment of interest, as outlined in item 3, above, will be completed within 60 days of you vacating the property and you or your estate signing a company release form.
6. You will be responsible for repairs to your townhouse except for normal wear and tear.
7. You have no claim against the company except for the deposit you have paid and the interest it earns as outlined in item 3, above.
8. A Reservation Fee of \$10,000.00 is payable to Foxpark Development Corporation and is required upon signing of this agreement to ensure that your unit reservation is secured. Reservation funds are considered future lease payments and will be applied to the monthly lease amounts starting at the time that the occupancy permit is granted for your unit.
9. Should the project not proceed for any reason or your Reservation Agreement has been refused or you notify the company that you wish to cancel your Reservation Agreement, The Company will refund your fee within 30 days of you signing the company release form.
10. Your Life Lease deposit must be made within 20 days from the time that the Reservation Holder is sent the full Life Lease Agreement by email. The Life Lease will be sent at the time that the Site Plan has been approved. All deposit funds will be paid to a separate Foxpark Development Corporation Trust Account. These funds can only be used for payment of project expenses after the site plan has been approved. The removal of funds must take two signatures and all funds removed from this Trust Account must be used directly for expenses relating to the project. Should the Reservation Holder not sign the Life Lease Agreement and make their deposit within 20 days from being notified, The Company has the right to cancel their Reservation Agreement and repay the reservation fee with no interest.
11. Upon the occupancy permit being issued, the amount of your deposit will be secured by a mortgage on the project.
12. Your security repayment mortgage, noted in Item 11, above, will be in second position to the Financial Institution's "Take Out Mortgage", which will be for the appraised value, less the amount of your deposit.
13. The Company has the right to refuse any reservation. In the event of a discrepancy between this Reservation Agreement and the Life Lease Agreement, the Life Lease Agreement shall take legal precedence.

## I / WE HAVE READ, UNDERSTOOD AND AGREE TO THIS RESERVATION AGREEMENT:

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

## WITNESSED BY:

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

## MAIL AND EMAIL ADDRESS OF RESERVATION HOLDER:

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
EMAIL



# INTEREST TABLE TO BE PAID ON DEPOSITS ON LIFE LEASES

## Sunshine Village, Penetanguishene, Ontario

Interest to accrue and be paid at time life lease holder vacates the unit. The amount is calculated every 5 years, so life lease holder understands their future payback amount. The interest is compounded on a yearly basis.

Deposit			100,000.00		125,000.00		150,000.00	
Interest Rate Earned			2.00%		2.20%		2.30%	
Time			Return P&I		Return P&I		Return P&I	
Pay back in	5	years	110,408.08		139,368.46		168,061.96	
Pay back in	10	years	121,899.44		155,388.53		188,298.82	
Pay back in	15	years	134,586.83		173,250.08		210,972.46	
Pay back in	20	years	148,594.74		193,164.77		236,376.30	
Pay back in	25	years	164,060.60		215,368.61		264,839.10	
Monthly Lease Payment			\$ 1,350		\$ 1,250		\$ 1,150	
Deposit			175,000.00		200,000.00		225,000.00	
Interest Rate Earned			2.45%		2.75%		3.05%	
Time			Return P&I		Return P&I		Return P&I	
Pay back in	5	years	197,513.99		229,054.67		261,470.38	
Pay back in	10	years	222,924.44		262,330.21		303,852.27	
Pay back in	15	years	251,603.97		300,439.79		353,103.86	
Pay back in	20	years	283,973.17		344,085.69		410,338.66	
Pay back in	25	years	320,506.70		394,072.16		476,850.70	
Monthly Lease Payment			\$ 950		\$ 850		\$ 750	
Deposit			250,000.00		275,000.00		300,000.00	
Interest Rate Earned			3.40%		3.65%		3.95%	
Time			Return P&I		Return P&I		Return P&I	
Pay back in	5	years	295,489.94		328,987.37		364,119.32	
Pay back in	10	years	349,257.22		393,573.42		441,942.93	
Pay back in	15	years	412,807.99		470,838.85		536,399.86	
Pay back in	20	years	487,922.43		563,272.86		651,045.18	
Pay back in	25	years	576,704.68		673,853.29		790,193.76	
Monthly Lease Payment			\$ 650		\$ 550		\$ 450	

**Note:** In addition to the above monthly payments, the Lease Holder will have to pay property taxes, common area condo fees, water, sewage charges, plus electricity. Most electricity will be supplied indirectly by solar panels, there will be no increase in price of electricity supplied from the solar panels. The Lease Holder will have to pay extra if the solar panels do not supply enough electricity. Heating is supplied by electric heat pumps. The estimated cost for the above should be about \$375 - per month.

Please put an X to the right side of the deposit you will make.

Reservation Holder Signature

Reservation Holder Signature

# LIFE LEASE 101

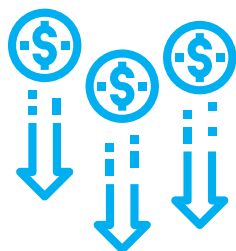
## WHAT IS A FOXPARK HOMES LIFE LEASE?

A unique home option that allows people to have the right to secure accommodation until you vacate your unit [See item 1 of Reservation Agreement]. 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.



## HOW DO I BENEFIT?

A Life Lease Townhome 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
- » Affordable, secure accommodation with;
  - ☒ Less money out of your pocket
  - ☒ Interest earned on our simple, deposit repayment agreement
  - ☒ No outdoor home maintenance
- » 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 of, but not the pressures and complications of home ownership.

## WHY SHOULD I HAVE A LIFE LEASE?

A Life Lease home offers secure accommodation until you vacate your unit, 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?

The Life Lease has been around for decades in the U.S. and Europe and has become a popular alternative for Canadian Seniors looking to save money right here in Ontario. With many Ontario developers producing Life Lease Communities, the Ontario Government produces a Life Lease Housing Resource Guide with questions and answers for people considering Life Lease Housing. The guide can be found here: <http://www.mah.gov.on.ca/AssetFactory.aspx?did=10455>

## “ HOW / WHEN DO FEES CHANGE?

You will see only a modest increase of 2.0% per year on your occupancy charge, plus any government-compliant property tax or capital cost increases.

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

Leasing a home in a Life Lease Community is like buying a house without all the complications. To start, you must contact Foxpark's Administration, sign a Reservation Agreement and pay your \$10,000.00 refundable reservation fee. The Reservation Application Agreement will spell out the general terms of the Life Lease which is followed by a detailed Life Lease Agreement that will be sent at the time that the site plan has been approved.

## “ 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 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 Foxpark community standards. You may decorate the interior as you wish.

## “ HOW MUCH IS THE LEASE?

Life Lease and Occupancy Fee amounts vary from community to community based on the local capital costs and the level of finance you choose. Please see Page 9 for a sliding scale of deposits and their corresponding monthly lease payments.

## “ WHY SHOULD I OWN A LIFE LEASE?

A Life Lease is particularly attractive for those looking to free up time and money for life's other priorities while continuing to maintain or build equity.

Foxpark's Life Lease communities are also professionally managed to ensure that each project is supervised so any potential problems are handled quickly.

## “ HOW DO I SELL A HOME IN A LIFE LEASE COMMUNITY?

You do not sell your Life Lease - The company will buy back your Life Lease as per the Terms in the Table from page 9. Please contact the Leasing Administrator for details. 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



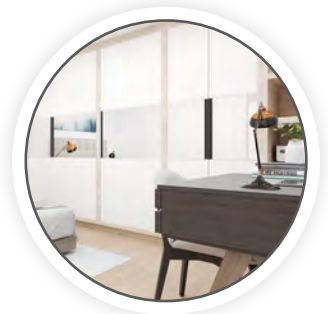
## 02 Independence Upgrade Package, placing helpful devices in key locations

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



## 03 Storage Upgrade Package

- » 200 sq. ft. heated attic storage with full height entrance door and installed attic floor
- » 2 electrical outlets installed in attic
- » 1 light and light switch installed in attic



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

- » Washer / Dryer
- » Dishwasher
- » Fridge
- » Stove

