

*Collingwood*  
TOWNHOUSES

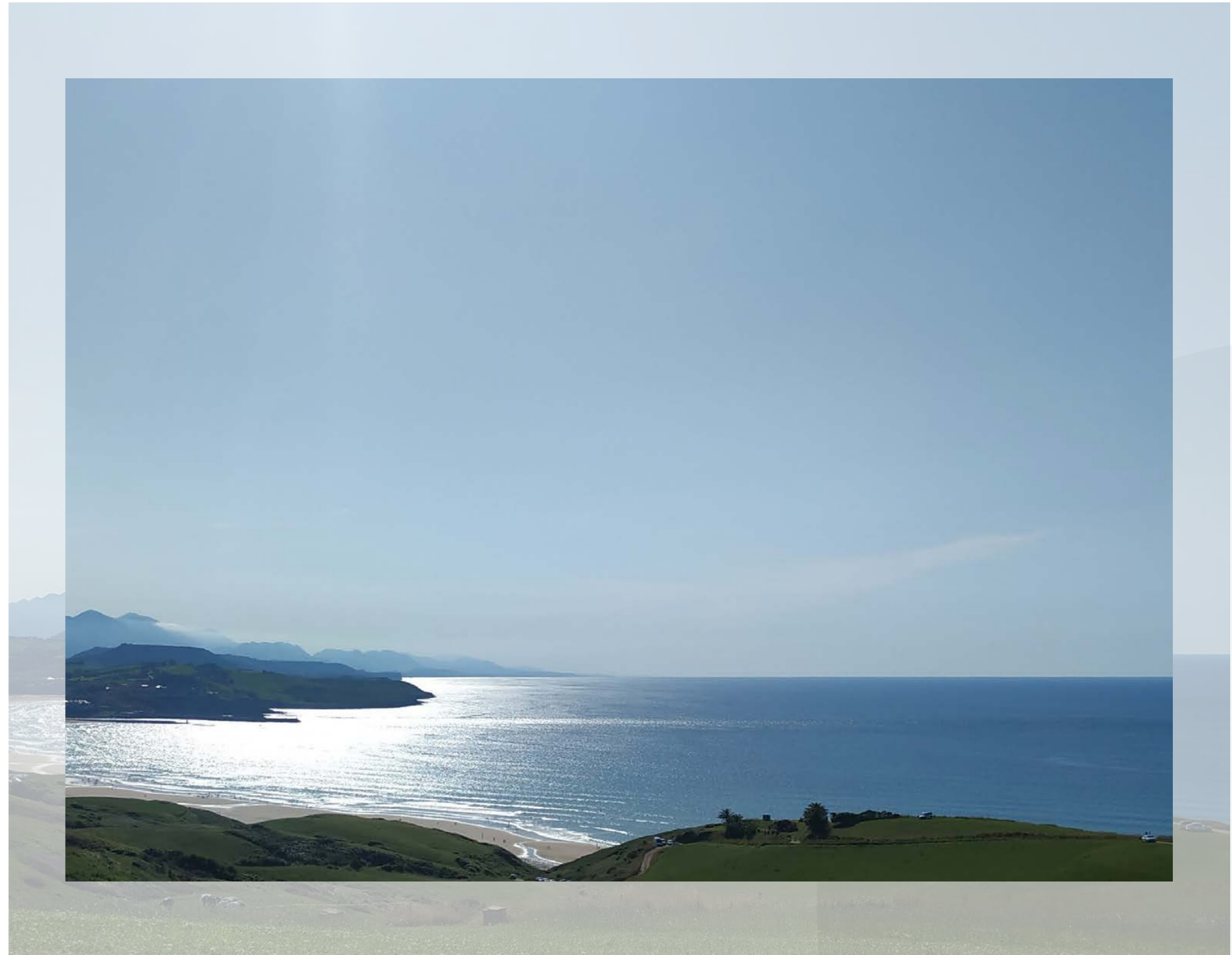
INCEPTION  
Powered by DreamMaker™

DREAMMAKER  
*Developments*

## Collingwood's Exclusive Residences: Luxurious Modern Living

The community has been thoughtfully designed to provide residents with a peaceful and serene living environment, offering a strong sense of privacy and seclusion. The townhomes are nestled in a private enclave, surrounded by natural beauty and expanses of green spaces, ensuring that residents can enjoy a tranquil atmosphere.

Despite its secluded location, the community remains conveniently connected to the nearby amenities and attractions of Collingwood. Collingwood offers a vibrant and bustling atmosphere, providing residents with easy access to a variety of shopping centers, restaurants, entertainment venues, and recreational facilities. These amenities are just a short distance away, allowing residents to enjoy the convenience and excitement of city life.



# DISCOVER COLLINGWOOD: UNVEILING THE TOWN'S UNIQUE CHARM

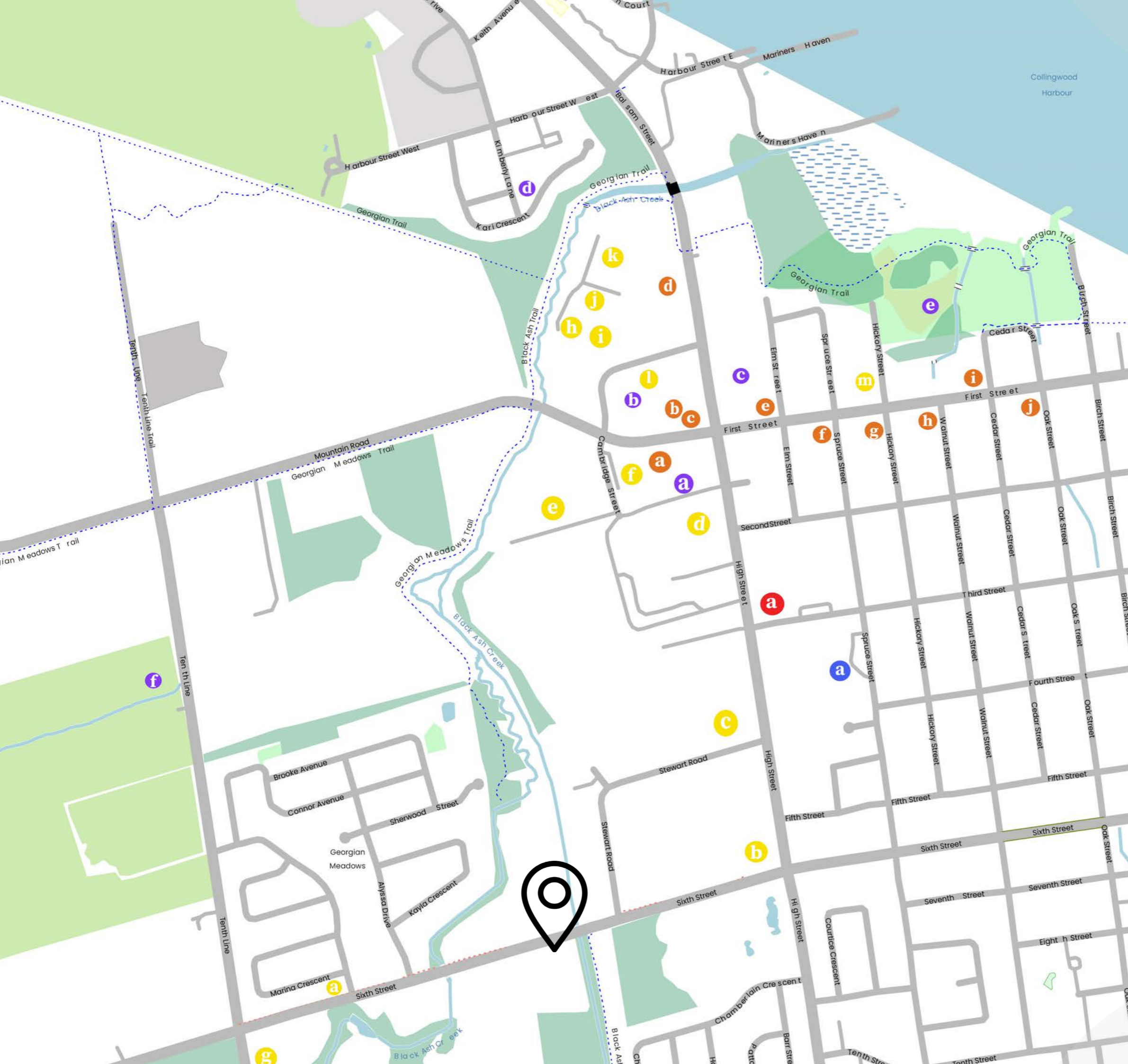
## Unveiling Collingwood: A Tapestry of Urban Living, Nature, Culture, and Maritime Heritage

Collingwood Centre, located just 5 minutes away, offers a vibrant hub with a diverse range of shops, restaurants, and entertainment options. Whether you're in the mood for a shopping spree or a delicious meal, you can easily access everything you need.

For those who enjoy outdoor activities, the Blue Mountain Golf & CC is a mere 2 minutes away. This renowned venue hosts exciting events, including agricultural fairs, horse shows, and exhibitions, providing plenty of opportunities for entertainment and recreation.



Located just a brief drive away, residents of this townhome community have easy access to breathtaking natural attractions such as Blue Mountain Resort, Sunset Point Beach, Collingwood Arboretum, Collingwood Harbour and numerous other stunning sites. These idyllic locations provide splendid vistas, serene spots for picnics, camping areas, tranquil relaxation spots, a golf course, and various other amenities to indulge in.



**Resturants & Cafe**

- a. Tim Hortons
- b. Pizza Pizza
- c. A&W
- d. Montana's BBQ
- e. Wendy's
- f. The Smoke
- g. Swiss Chalet
- h. Boston Pizza
- i. Kelsey's Original Roadhouse
- j. Kitchu Sushi

**Education**

- a. Mountain View Elementary School

**Services**

- a. Collingwood Fire Department

**Shopping**

- a. Canadian Footwear Journal
- b. Collingwood Home Hardware Centre
- c. Collingwood Clear Choice Pool & spa
- d. The Home Depot
- e. Walmart Supercentre
- f. Metro
- g. Curries Farm market
- h. Dollarama
- i. Winners
- j. Sports Check
- k. Canadian Tire
- l. Staples
- m. The Beer Store

**Recreation**

- a. Days Inn & Suites
- b. Cineplex
- c. Comfort Inn & Winery
- d. Cranberry Golf Course
- e. Blue Mountain Golf & CC

# Explore Collingwood Throughout Every Season: Winter, Summer, Autumn, And Spring.



**Summertime Beach Excitement**



**Year-Round Brewery Experiences**



**Seasonal Exhilarating Views Of Nature**



**Thrilling Winter Skiing at Blue Mountain**

# **MULTIPLE STYLES OF HOME ACCUSTOMED TO YOUR NEEDS**





**EMBRACE HIKING WITH BREATHTAKING VIEWS**

# SITE UNIT LAYOUT



UNIT	BLOCK	SQ.FT
1	A	1,914
2	A	1,914
3	A	2442.36
4	B	2,327.8
5	B	1872.5
6	C	1914
7	C	1845.4
8	C	2180.65
9	C	1,872.5
10	D	2,287.09
11	D	2,287.09
12	D	2,442.36
13	D	2180.65
14	E	2180.65
15	E	2180.65
16	E	2180.65
17	E	2180.65
18	F	2,180.65
19	F	2180.65
20	F	2180.65
21	F	2,180.65
22	F	2180.65
23	G	2,442.36
24	G	2,700.6
25	G	2180.65
26	G	2,180.65
27	G	1,914
28	G	2,180.65
29	H	2,180.65
30	H	2,180.65
31	H	2,180.65
32	H	1,914
33	I	2,180.65
34	I	1,918.28
35	I	2,649.03
36	I	2,180.65



# CONTEMPORARY LIVING WITH STYLE

## COMMON EXTERIOR AND CONSTRUCTION FEATURES

- Unit graded to the requirements of the respective city
- Top soiled and sodded at front, side, back and boulevards or to the tree saving line established by the city (except where erosion control measures are in place ie hydro seeding) and the slope is to remain in its current state and not maintained or otherwise disturbed
- Front porch and stairs as per plan
- Exterior railings only when required by code
- Brick and vinyl siding as per plan (pre-determined colour has been chosen from Builder's samples)
- Limited Lifetime Asphalt shingles
- Maintenance free aluminum soffits, fascia, and downspouts (downspouts will vary from model home and may change per grading requirements)
- Complete exterior caulking as required
- Insulated metal clad exterior man doors – where applicable
- Weather stripping on all exterior doors and windows
- Energy Star® qualified vinyl windows with screens
- Deadbolts and locks on all doors to code
- Outside hose bibs as per plan

## ELECTRICAL/MECHANICAL

- Copper wiring to Ontario Hydro specifications
- Electrical amp service with circuit breakers as per code
- Exterior and bathroom receptacles to have ground fault interrupt
- Heavy-duty electrical cable outlet for dryer and electric stove
- Heating system to be Forced Air Gas High-Efficiency Furnace with programmable thermostat
- Exterior weather proof electrical receptacle
- Floor drain (where applicable)
- Insulation, vapor barrier to code
- Smoke and strobe combo detectors and carbon monoxide detectors as required by code
- Telephone and cable rough-ins (location determined by builder)

## FLOORING

- Quality Laminate flooring, as per plan (from builder samples)
- Quality Ceramic flooring in all washrooms, as per plan (from builder samples)
- Selection of standard carpets with 4lb underpad, as per plan (from builder samples)
- Carpet grade stairs as per plan

## DOORS – WINDOWS – TRIM

- Interior doors are 2 panel square with smooth casings
- Sliding door closets
- 4" flat baseboard and 3" flat casing trim with 4" flat casing above windows and doors
- Wire shelving in bedroom closets, and linen closet (as per plan)
- Insulated, metal clad, exterior doors
- Weather stripping on all exterior doors and windows
- All interior and exterior hardware satin nickel

## PAINTING

- All interior walls decorated with latex paint, one colour throughout over primer coat
- All trim and casings to be painted white

## LAUNDRY

- Hot and cold water taps for Purchaser's washer
- Waste connection for Purchaser's washer
- Electrical receptacles for Purchaser's washer and dryer

## INSULATION

- Ceiling insulation to be minimum R60 except cathedral and exposed floors – where applicable
- Exterior walls to be insulated to code

## MISCELLANEOUS

- Builder shall provide samples for all selections as applicable
- The colour/style of the following items shall be chosen by the Buyer where possible from the Builder's samples;
  - Laminate, carpet, ceramic flooring, interior walls, kitchen cabinets, bathroom vanities, etc.
  - Walls and ceilings to be drywalled
  - All ceilings to have textured style ceiling finish
  - All bedrooms to have ceiling lights with decora switch wall controls
- Builder shall be responsible for connections to the house, including gas, water, sewer and electrical
- Oak wallmount railing on stairs to second floor as per plan
- Mirrors provided in all bathrooms and powder room
- All ceilings to be 8' high (or as per plan)
- The Tankless Water Heater, is rented and not included in the Purchase Price (the Buyer agrees to assume the rental contract)
- Energy Recovery Ventilator (ERV) as per plan
- Seven (7) year Tarion Warranty Corporation program and one (1) year supplier's warranty provided, paid by the Buyer
- Energy Star LED light bulbs in all light fixtures (where possible)

## WASHROOMS

- Bathrooms as per plan
- Vanities are to be with 180 degree formed counter top (from builder's samples)
- Towel bar, paper roll dispenser, toilet seat, and shower curtain rod installed from Builder's samples
- Exhaust fans installed in washrooms are on a separate switch and exhausted to outside
- Temperature control valve in all showers
- Single lever faucets in sinks and showers

## KITCHEN

- Cabinets from Builder's samples with laminate counter top
- Double stainless steel sink with single lever faucet
- Water supply and drain lines
- Stainless Steel Appliance package. Includes stainless steel refrigerator, stainless steel smooth top electric range, stainless steel dishwasher (includes installation), Appliance models are pre-selected by Builder.

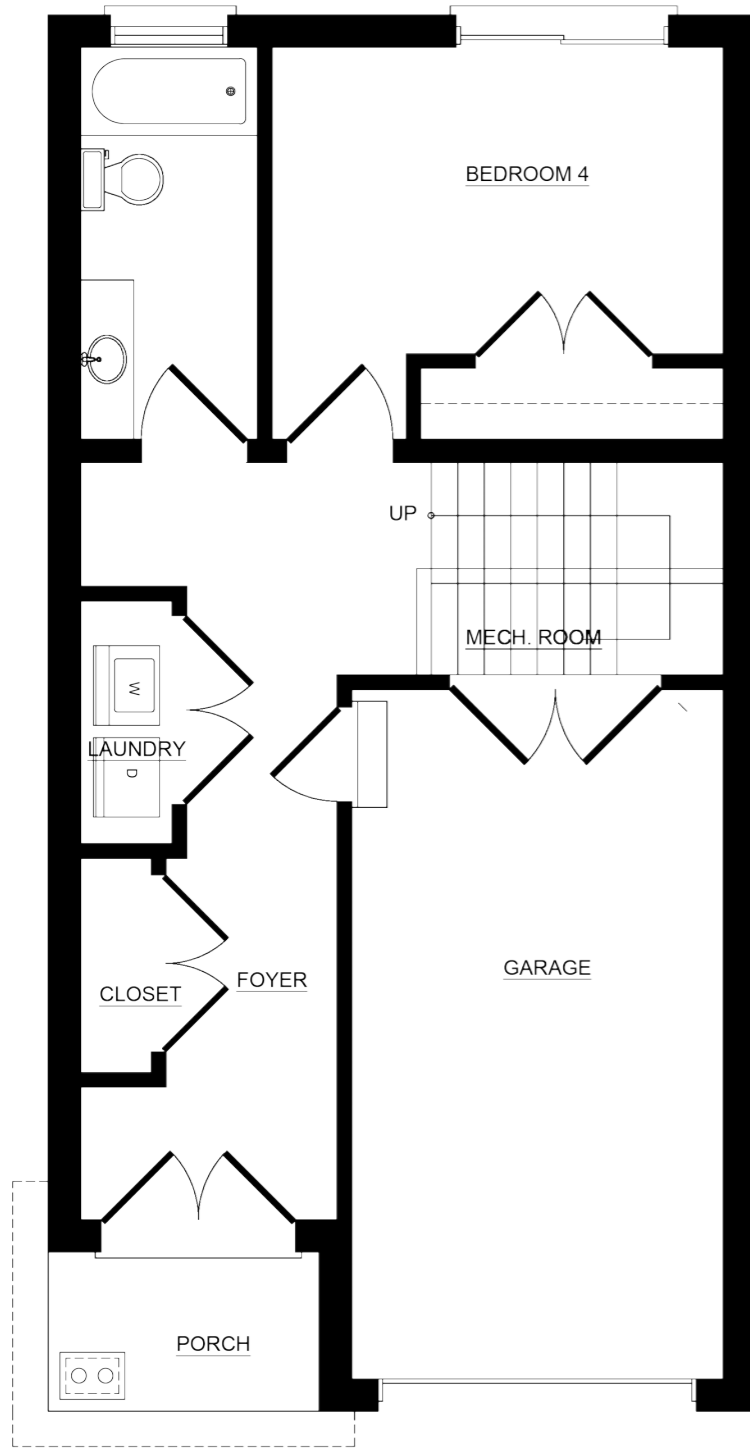
## COLOUR – STYLE – PAINTING

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  - Laminate, carpet, ceramic flooring, interior walls, kitchen cabinets, bathroom vanities, etc.

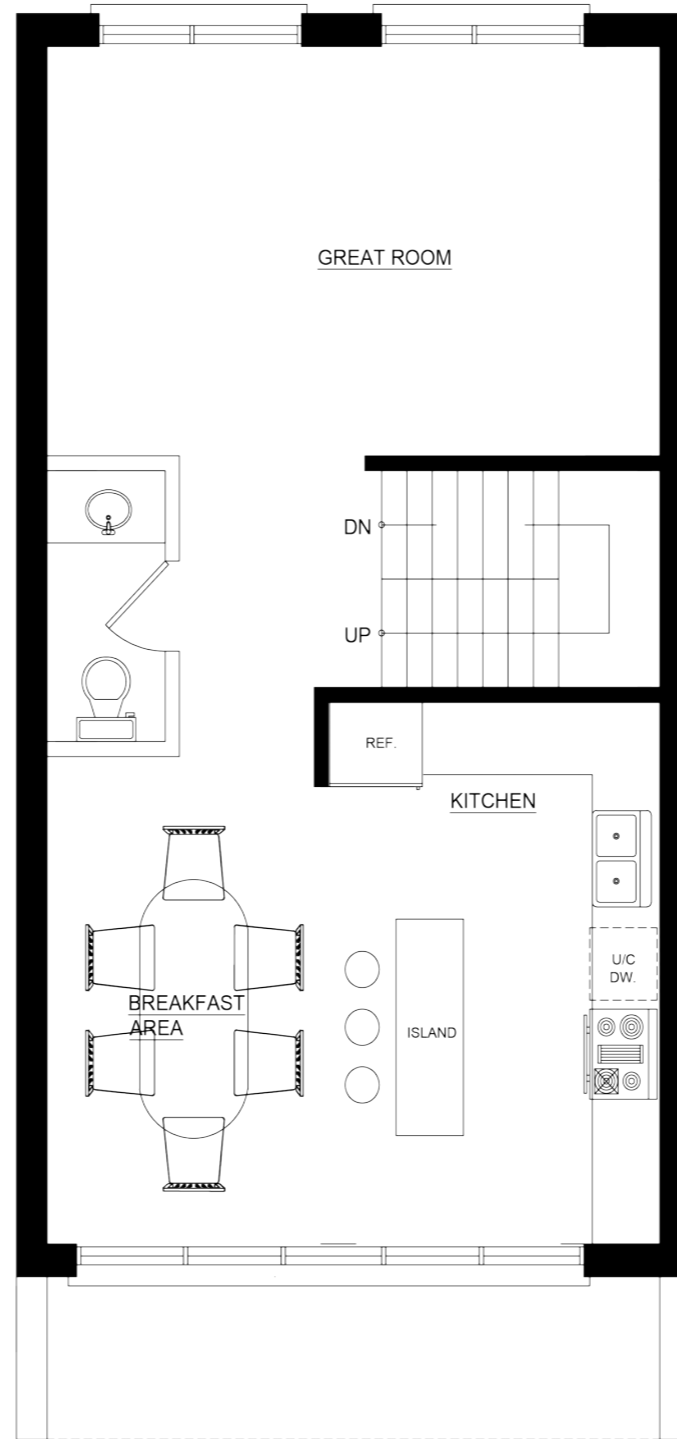




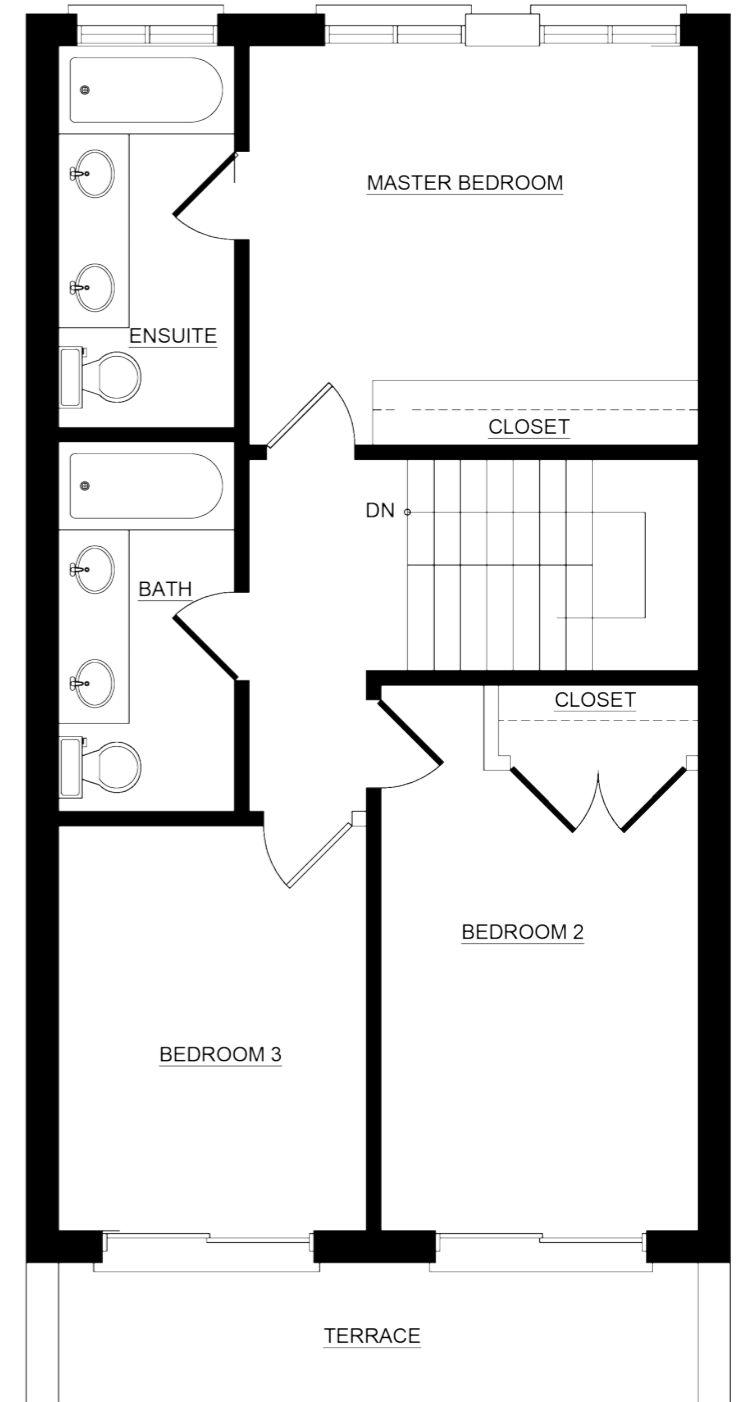
**EXPERIENCE URBAN LIVING IN STYLE**



**GROUND FLOOR PLAN**

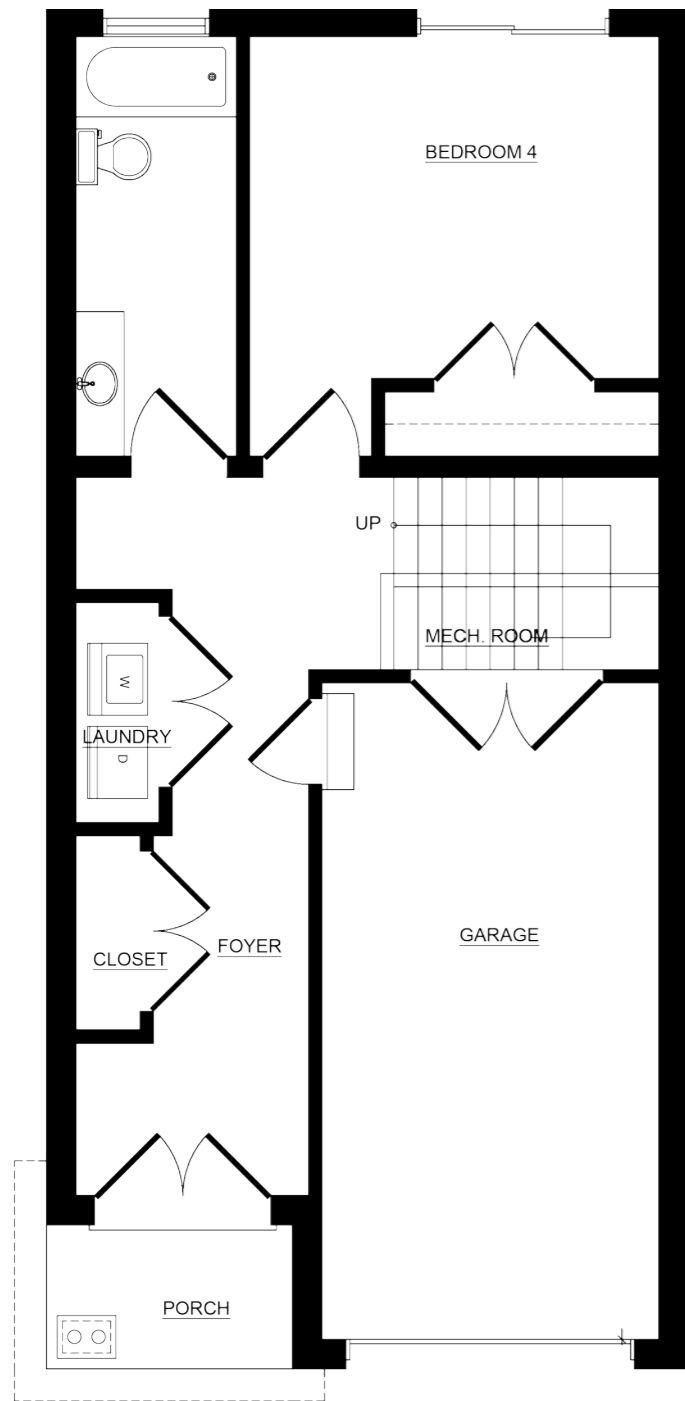


**SECOND FLOOR PLAN**

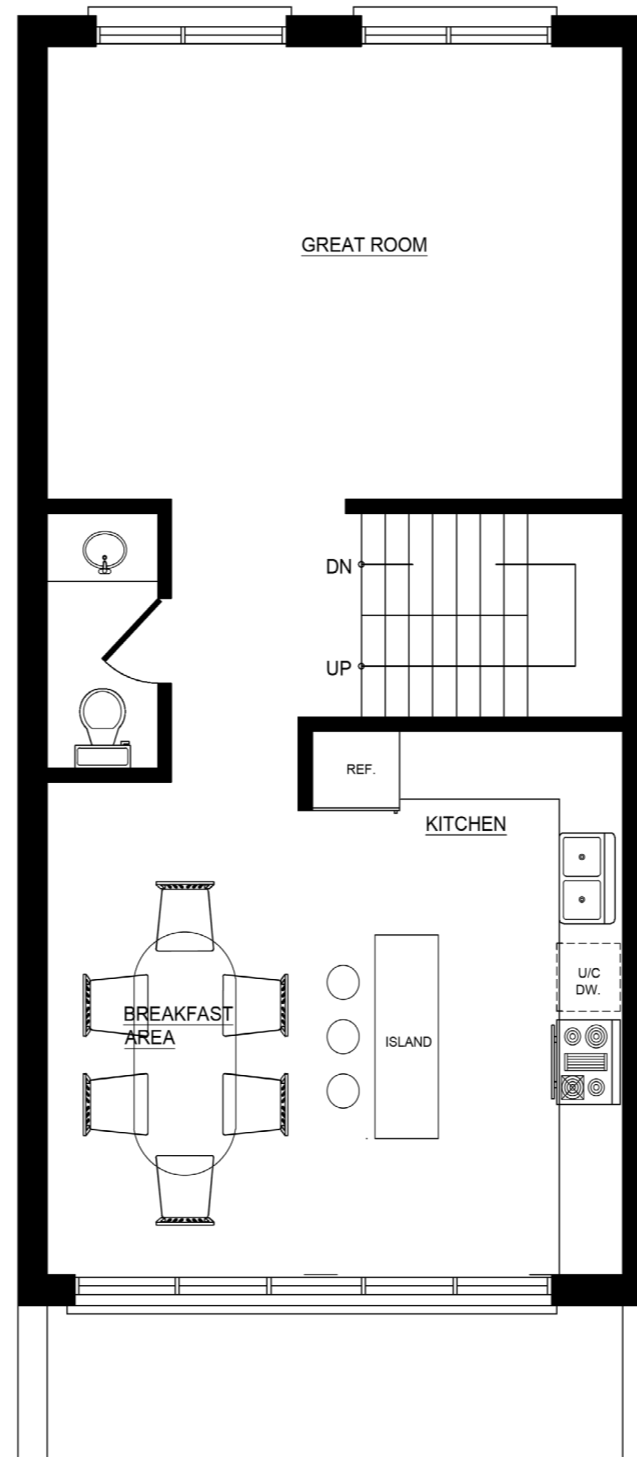


**THIRD FLOOR PLAN**

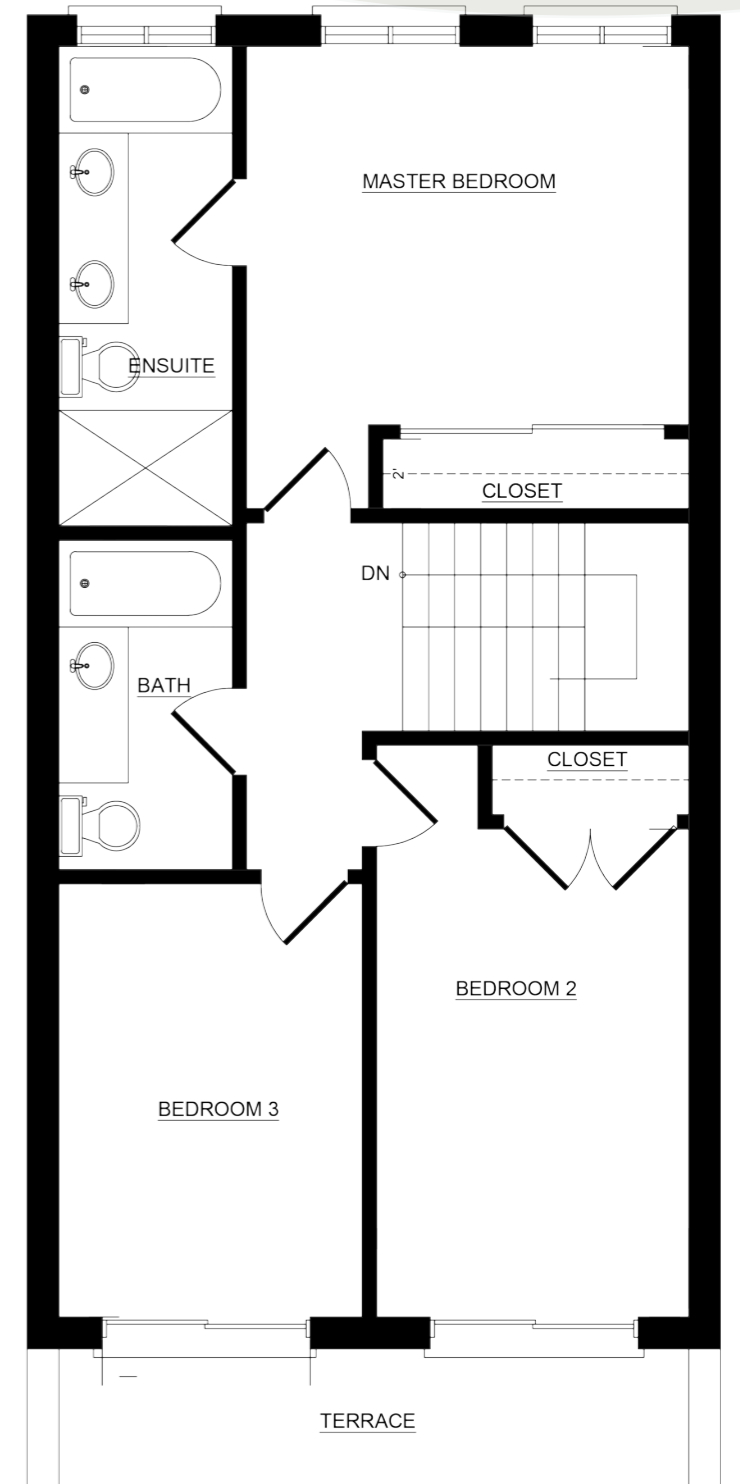
**MODEL 1**  
**UNIT 1,2,21,26,34**



**GROUND FLOOR PLAN**

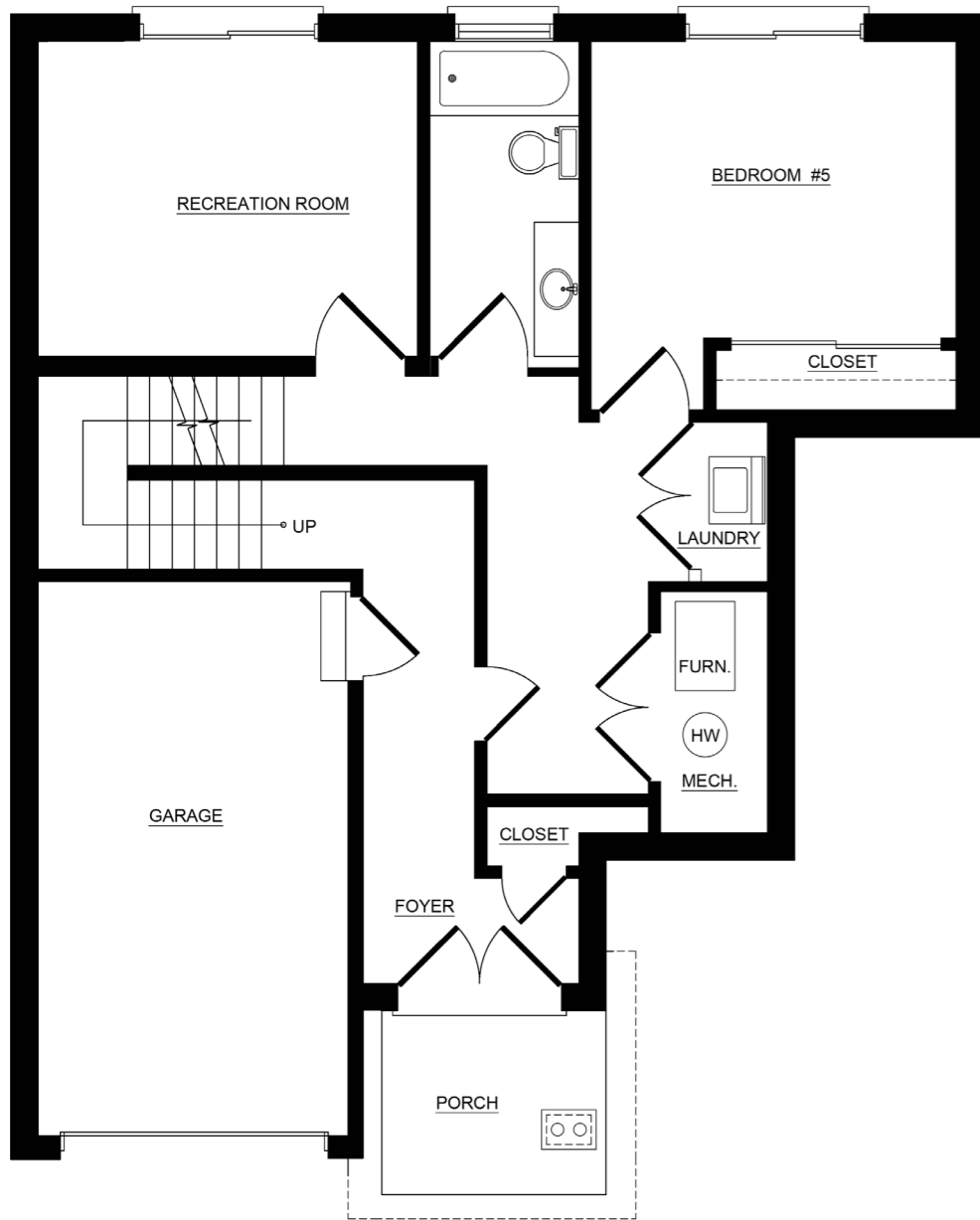


**SECOND FLOOR PLAN**

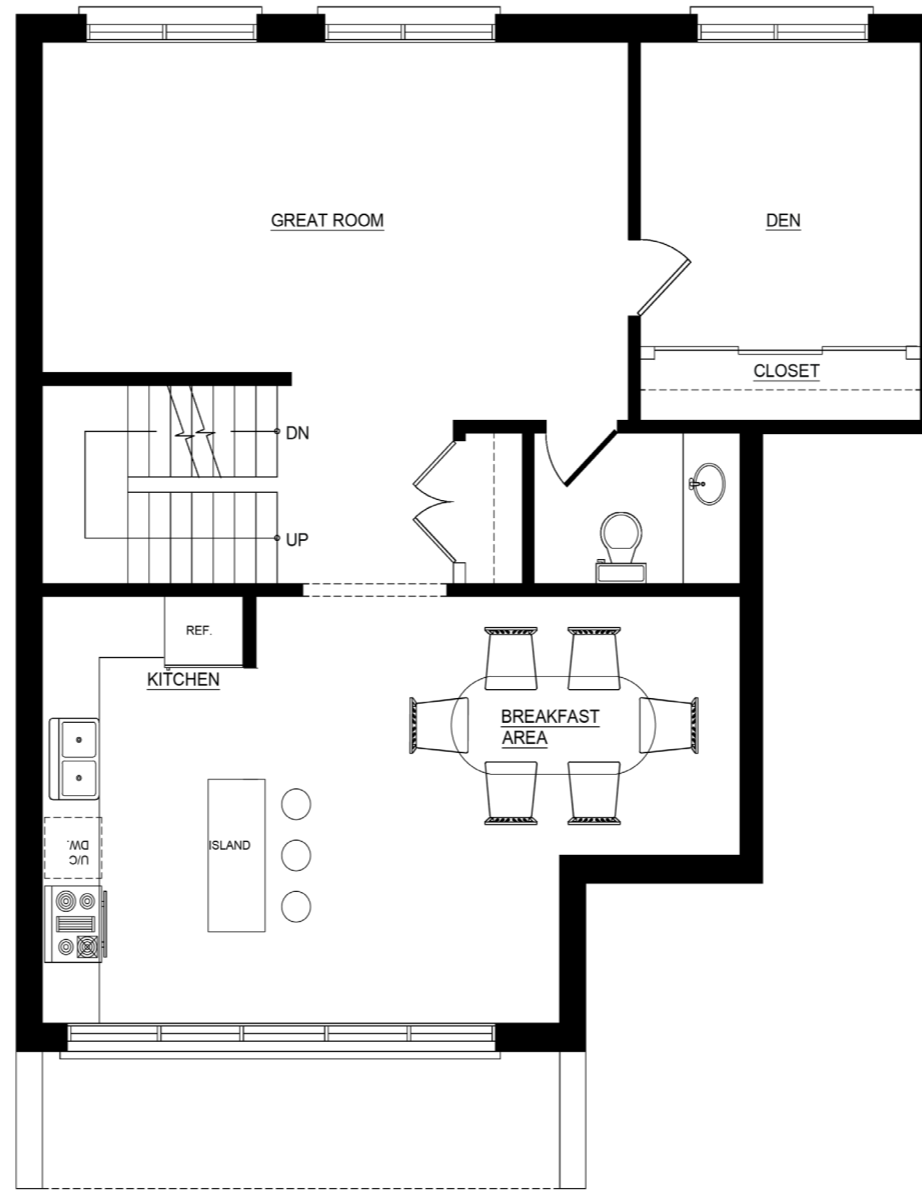


**THIRD FLOOR PLAN**

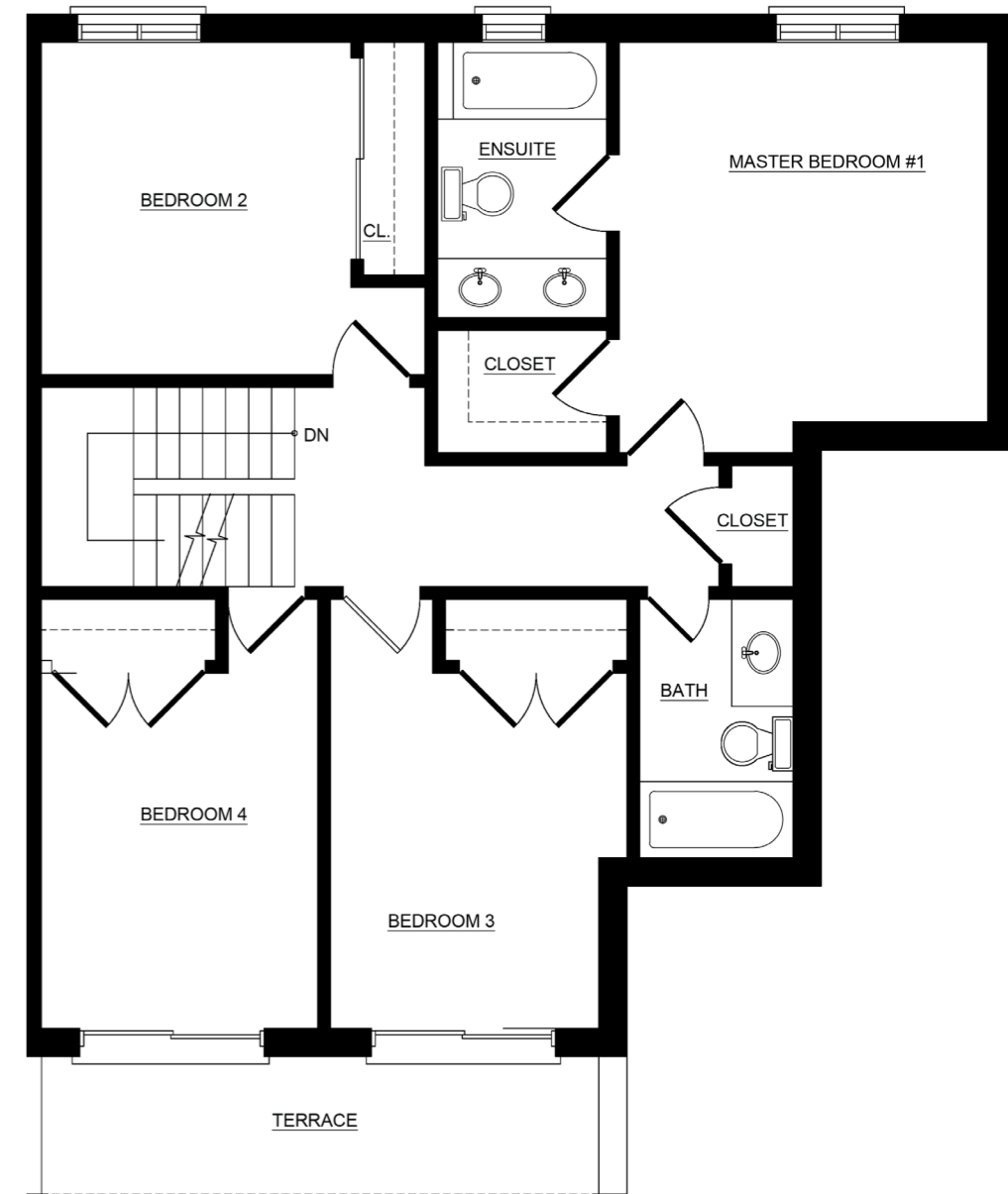
**MODEL 2**  
**UNITS 7-16, 19,20,**  
**22-25, 27, 30,32**



**GROUND FLOOR PLAN**

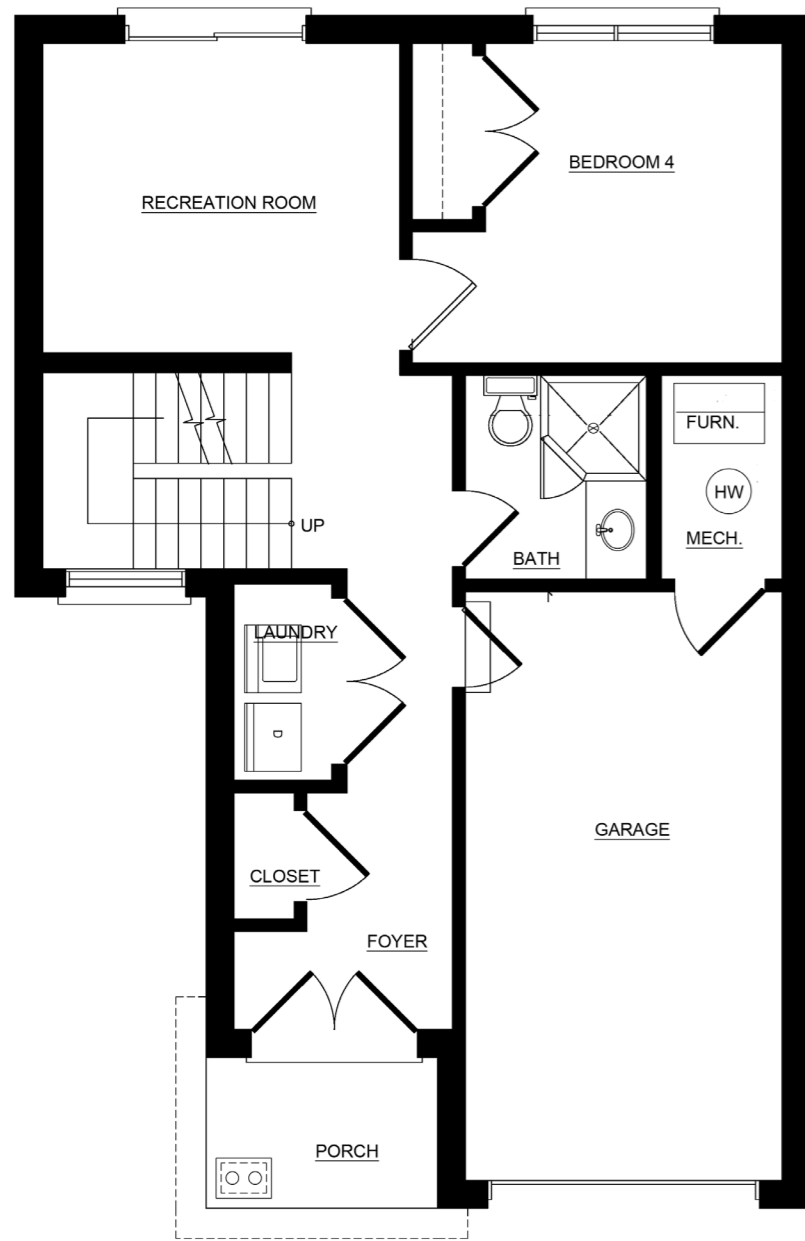


**SECOND FLOOR PLAN**

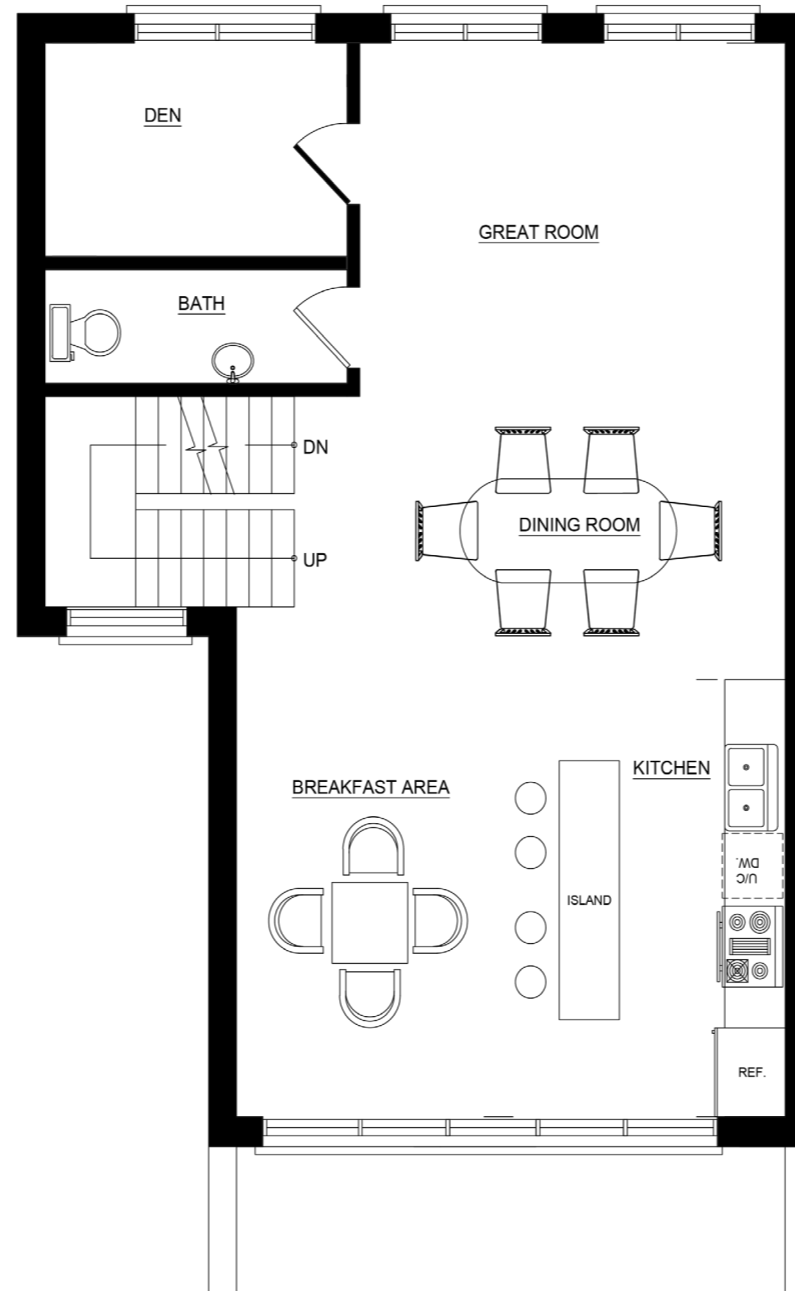


**THIRD FLOOR PLAN**

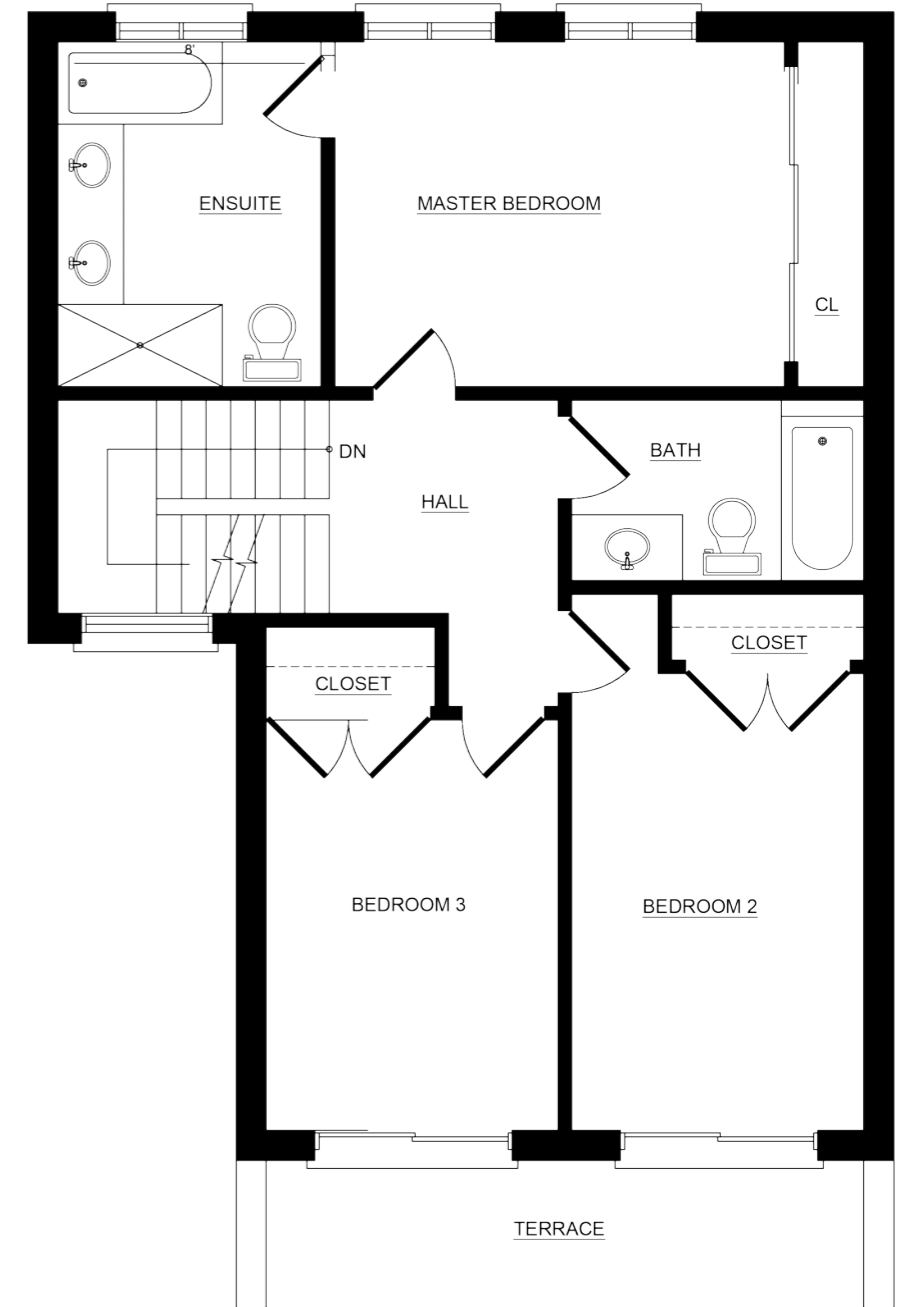
**MODEL 3  
UNIT 18**



**GROUND FLOOR PLAN**

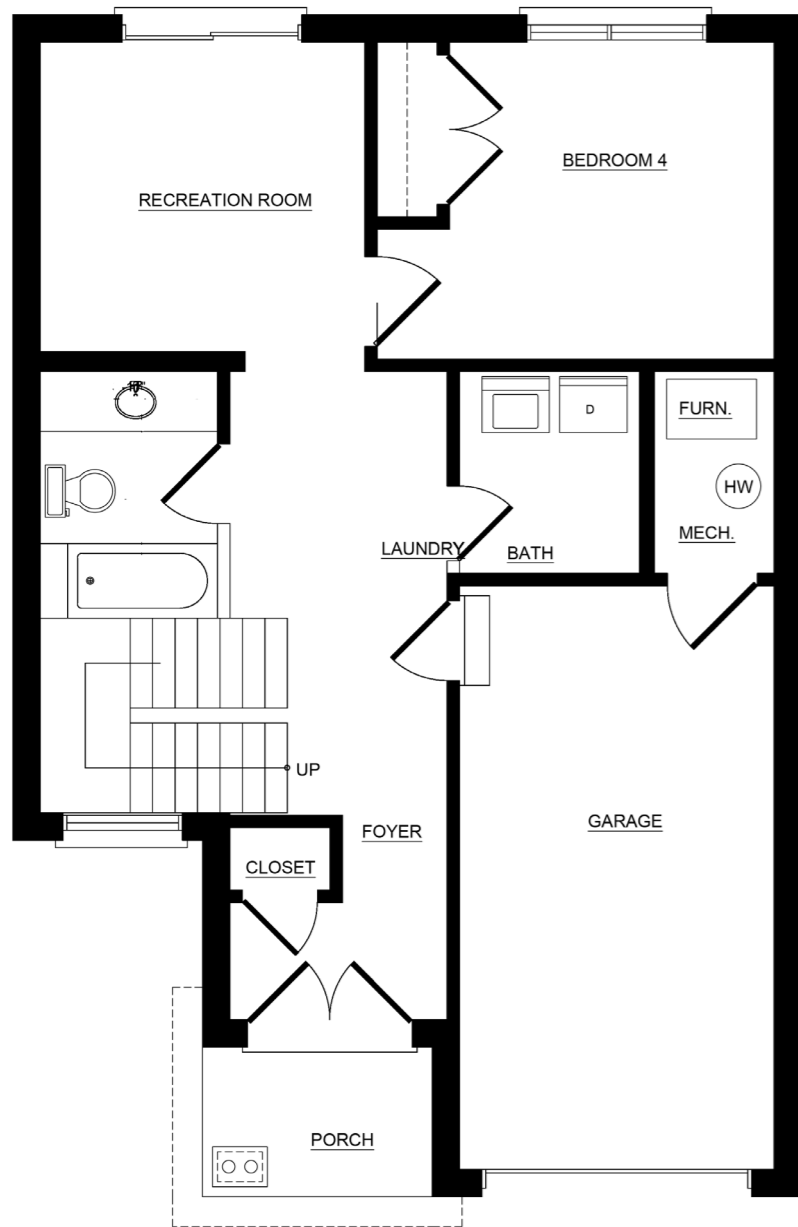


**SECOND FLOOR PLAN**

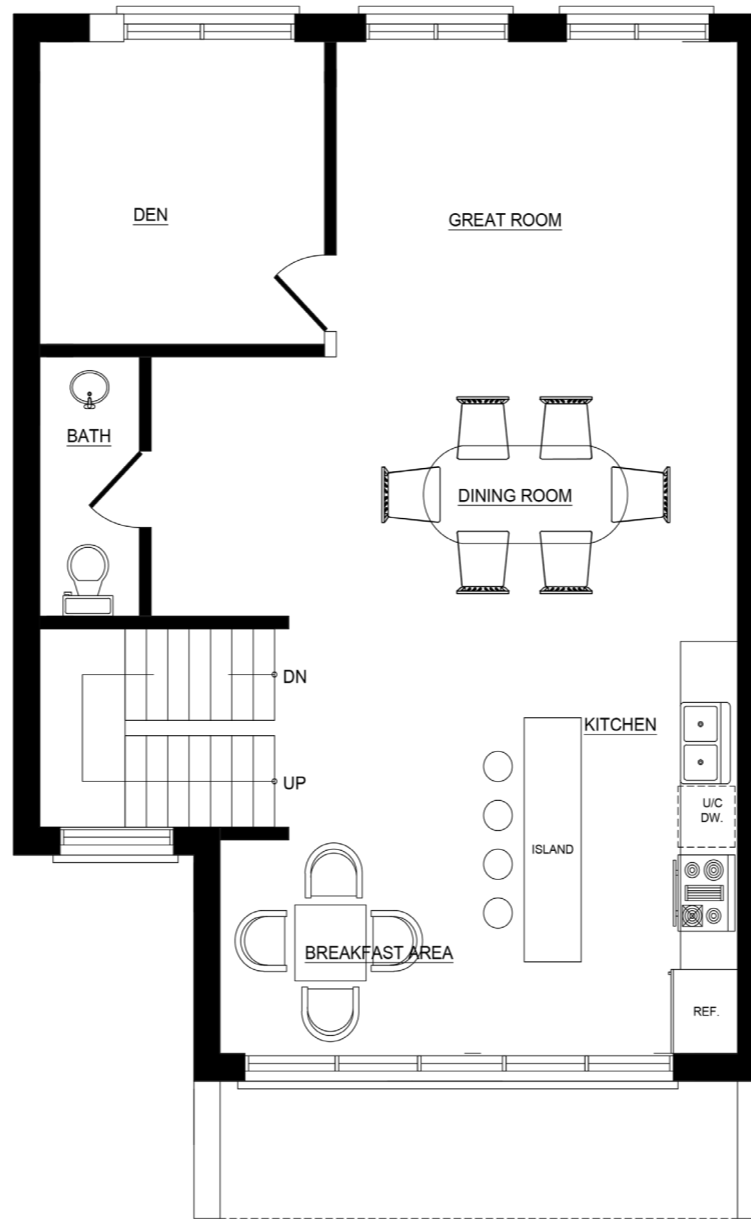


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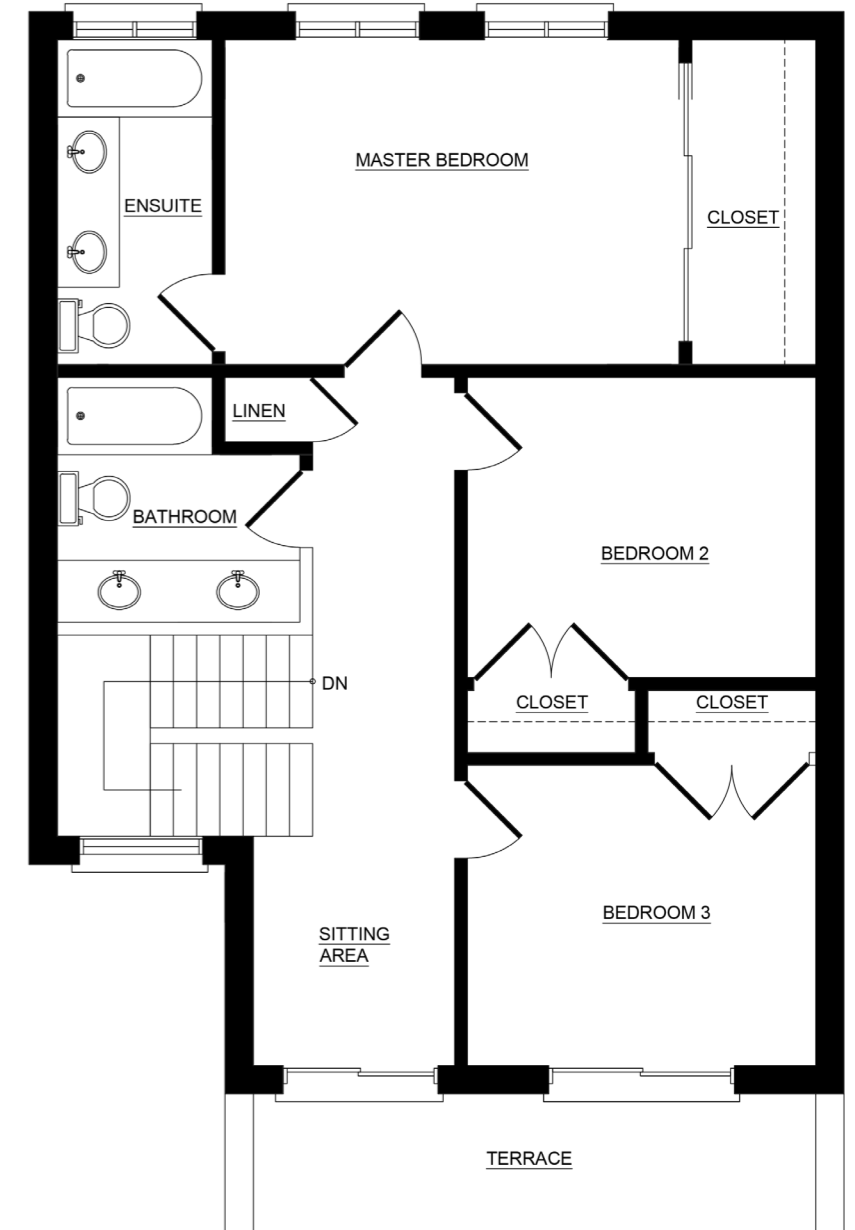
**MODEL 4  
UNITS 4,5**



**GROUND FLOOR PLAN**

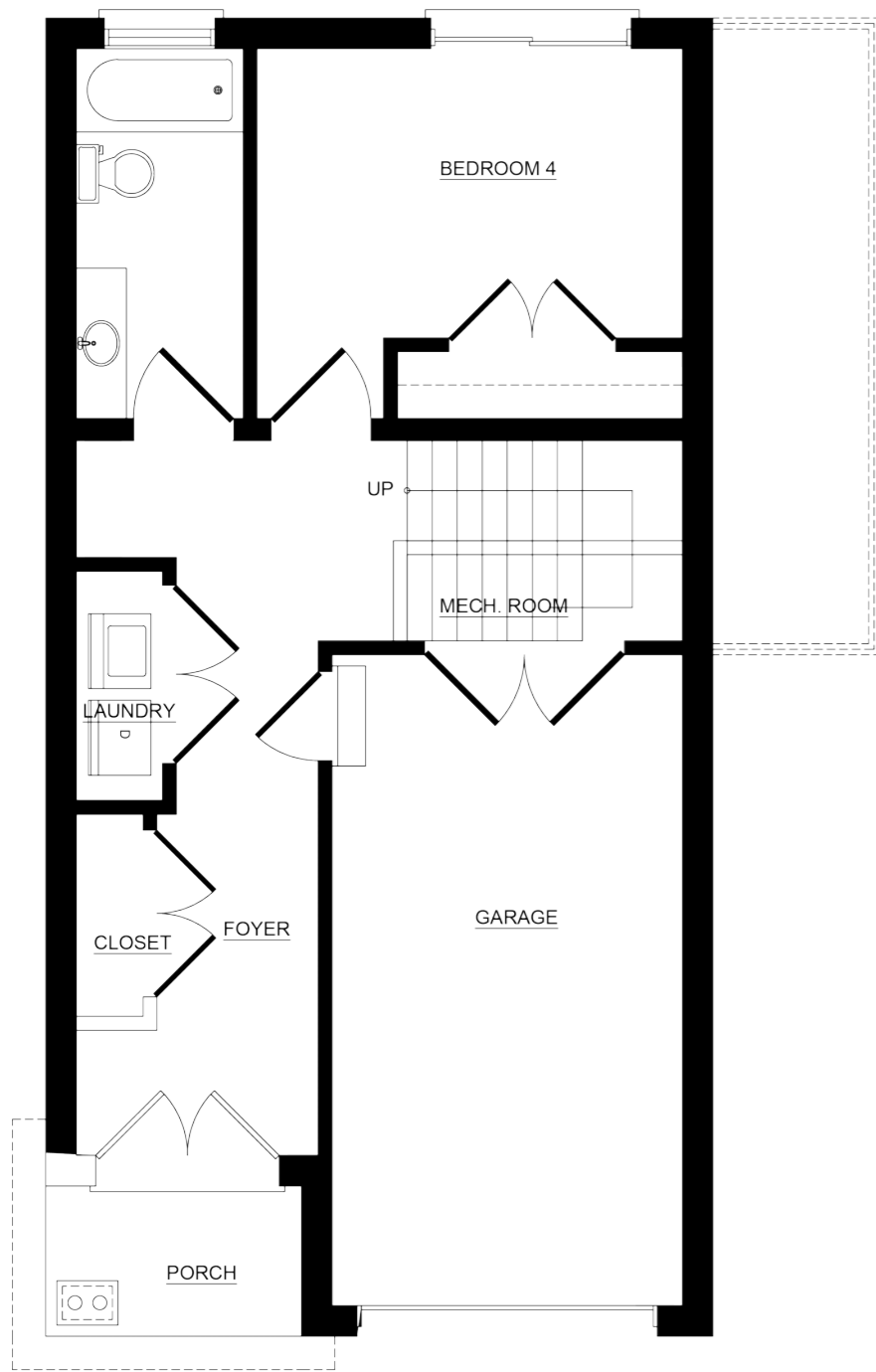


**SECOND FLOOR PLAN**

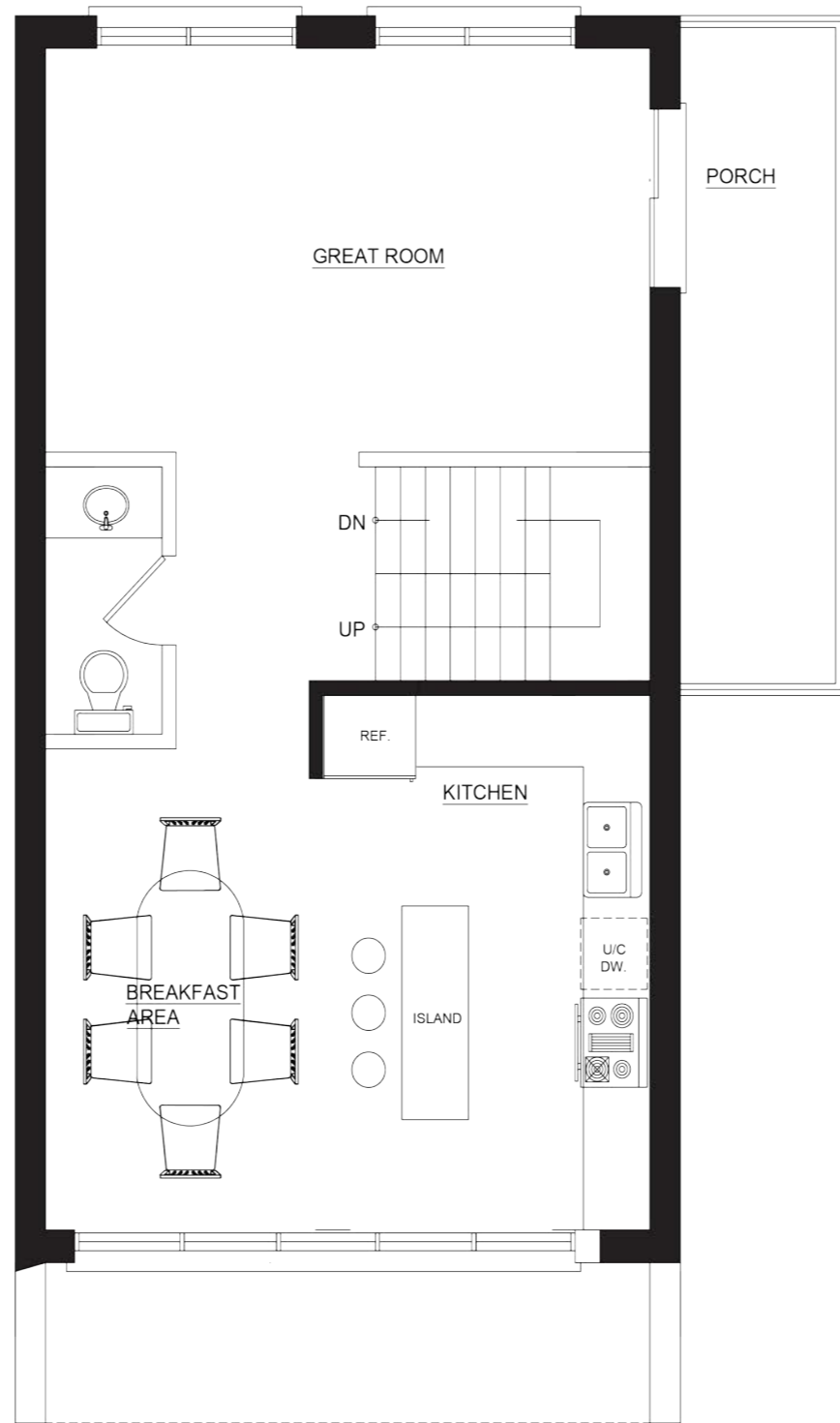


**THIRD FLOOR PLAN**

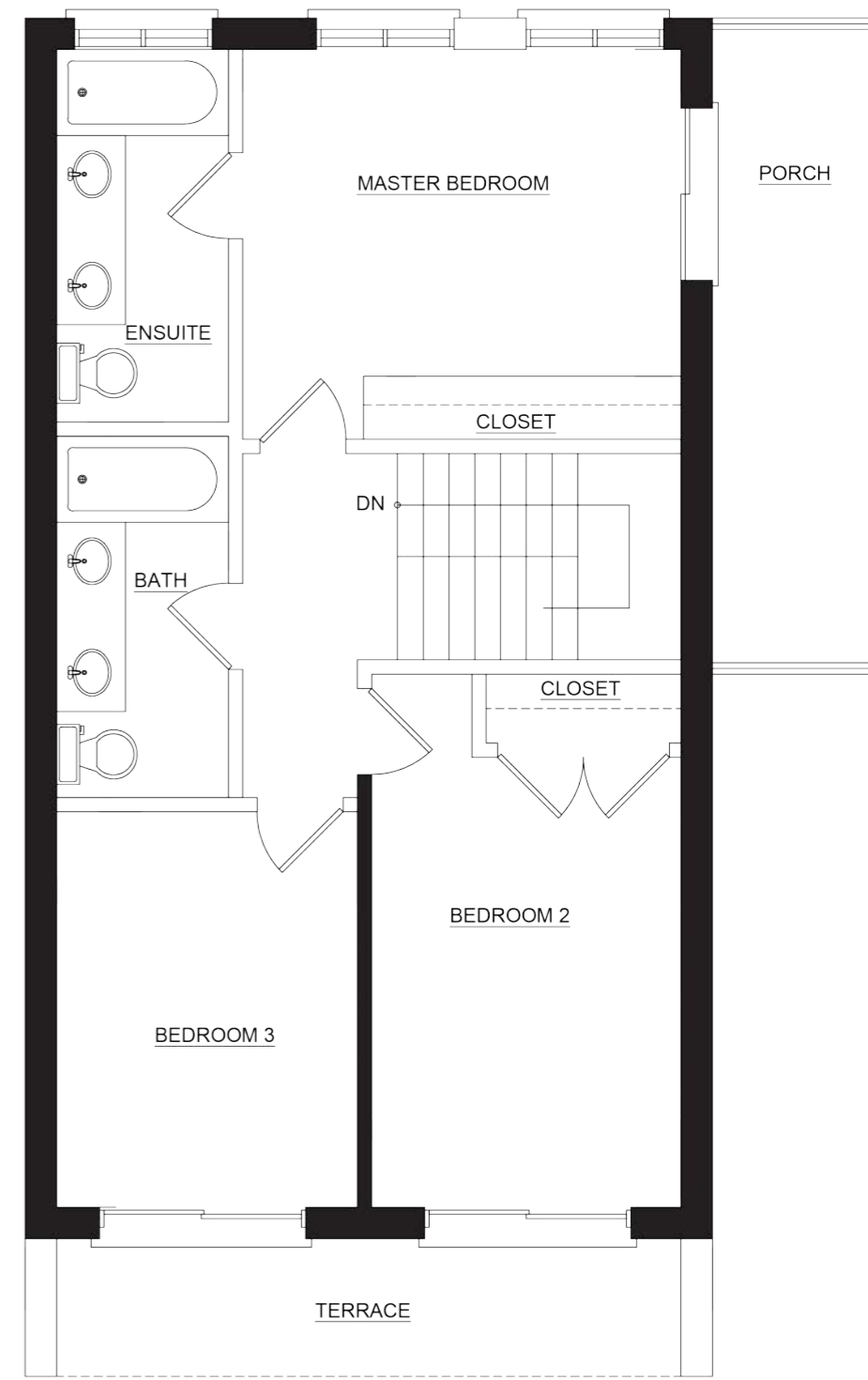
**MODEL 5  
UNITS 3,6,17**



**GROUND FLOOR PLAN**



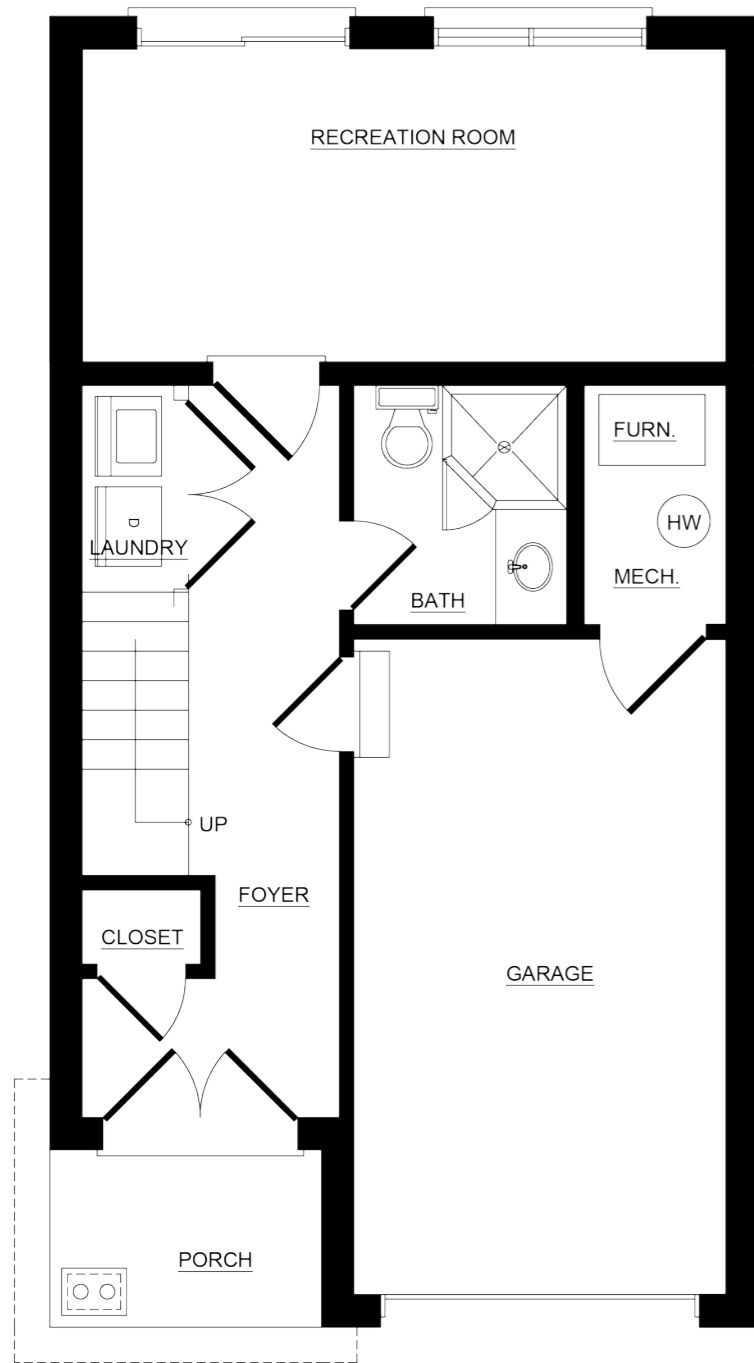
**SECOND FLOOR PLAN**



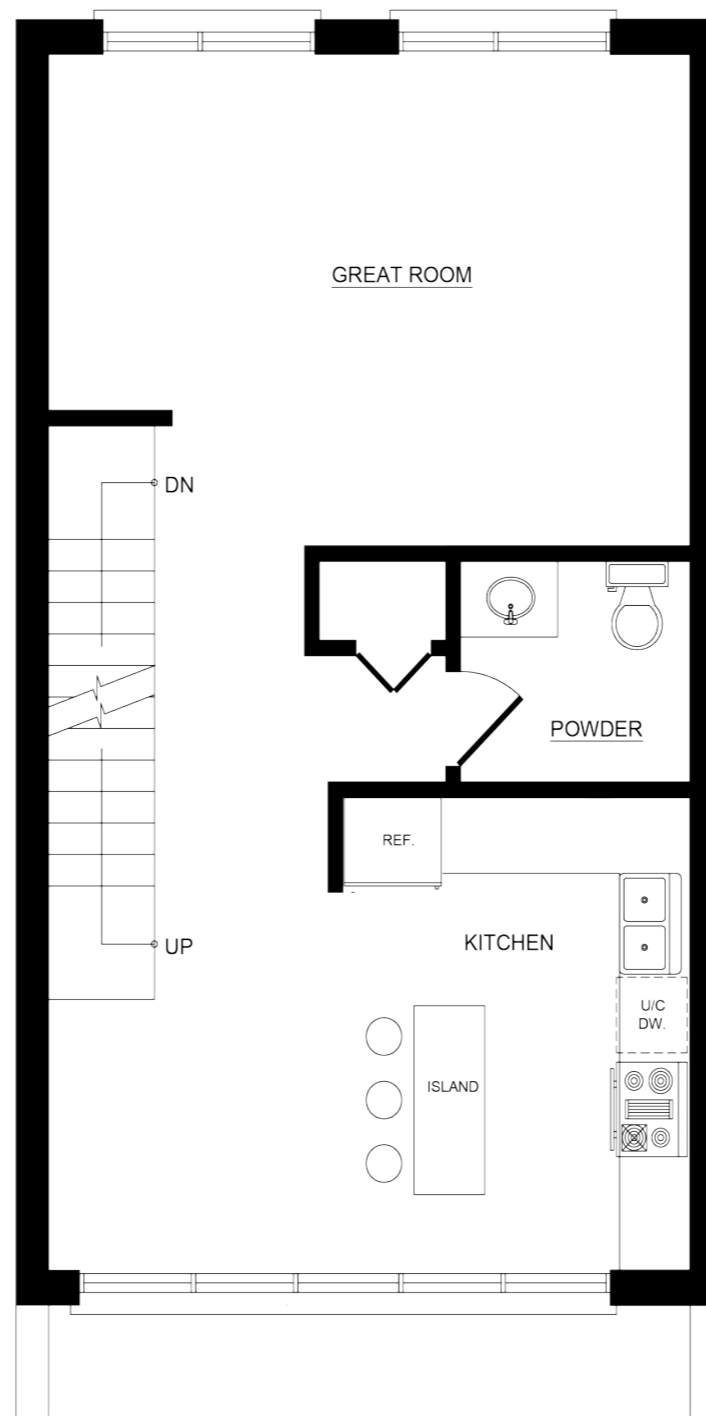
**THIRD FLOOR PLAN**

**MODEL 6  
UNIT 28**

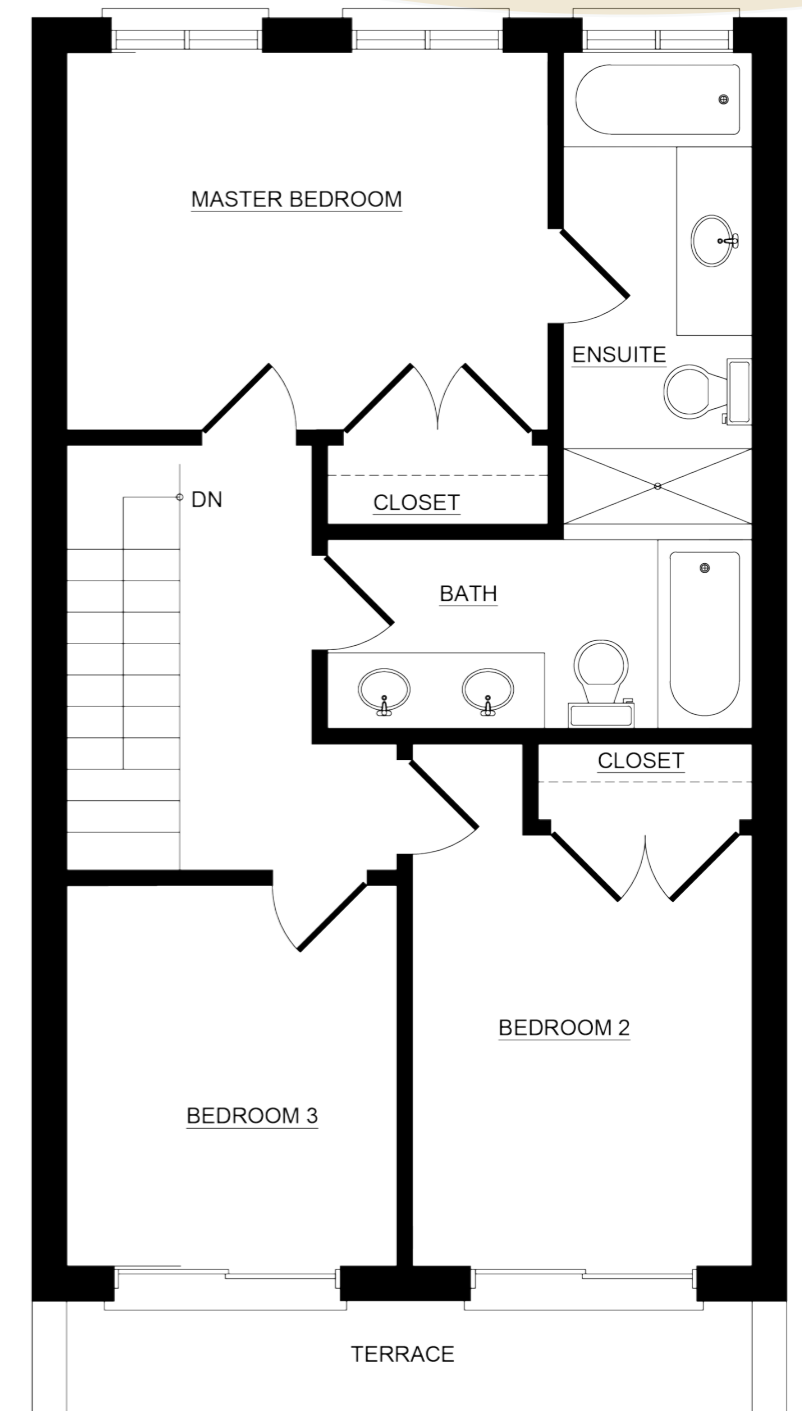




**GROUND FLOOR PLAN**

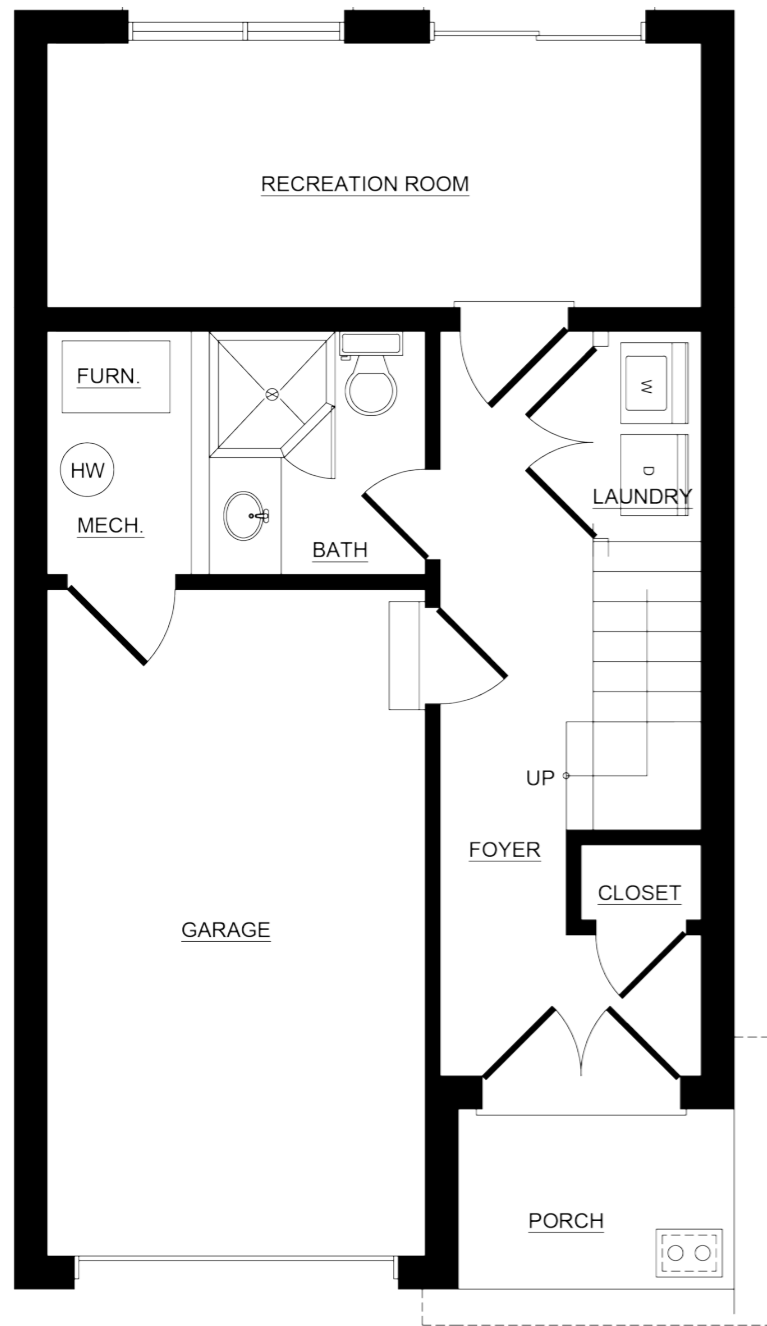


**SECOND FLOOR PLAN**

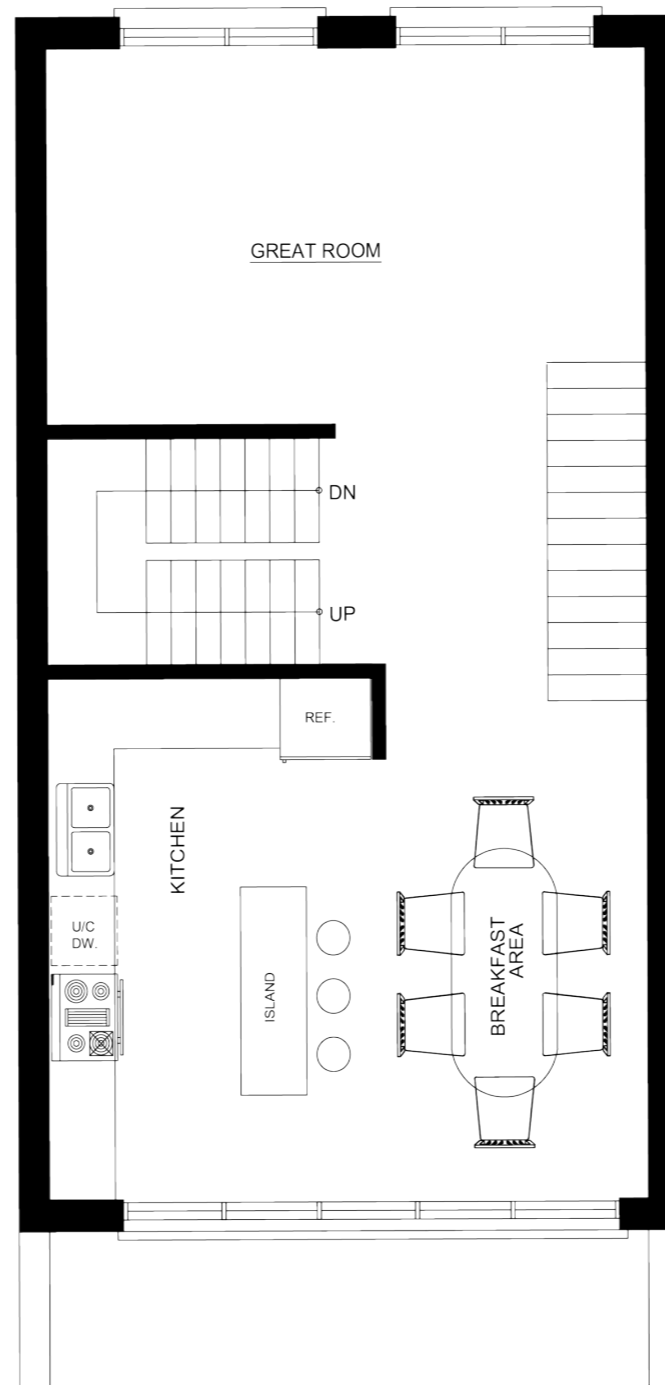


**THIRD FLOOR PLAN**

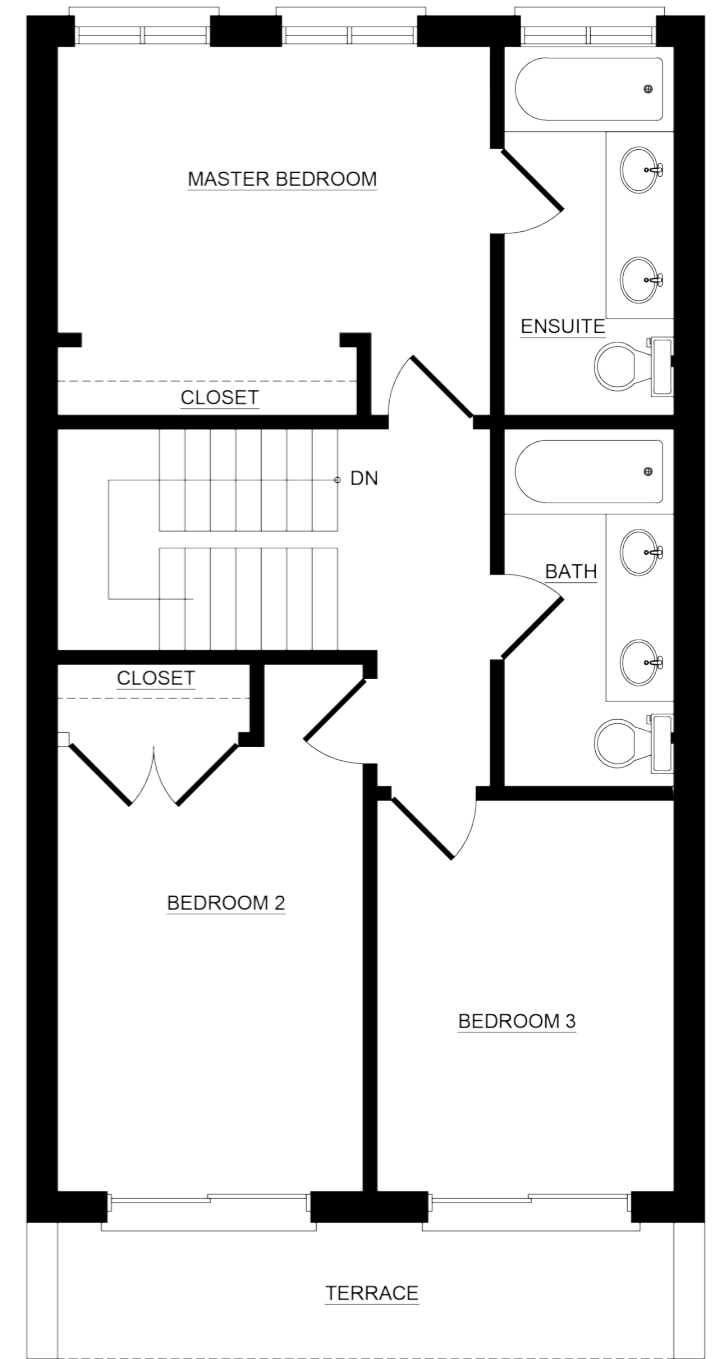
**MODEL 7  
UNITS 31,35**



**GROUND FLOOR PLAN**

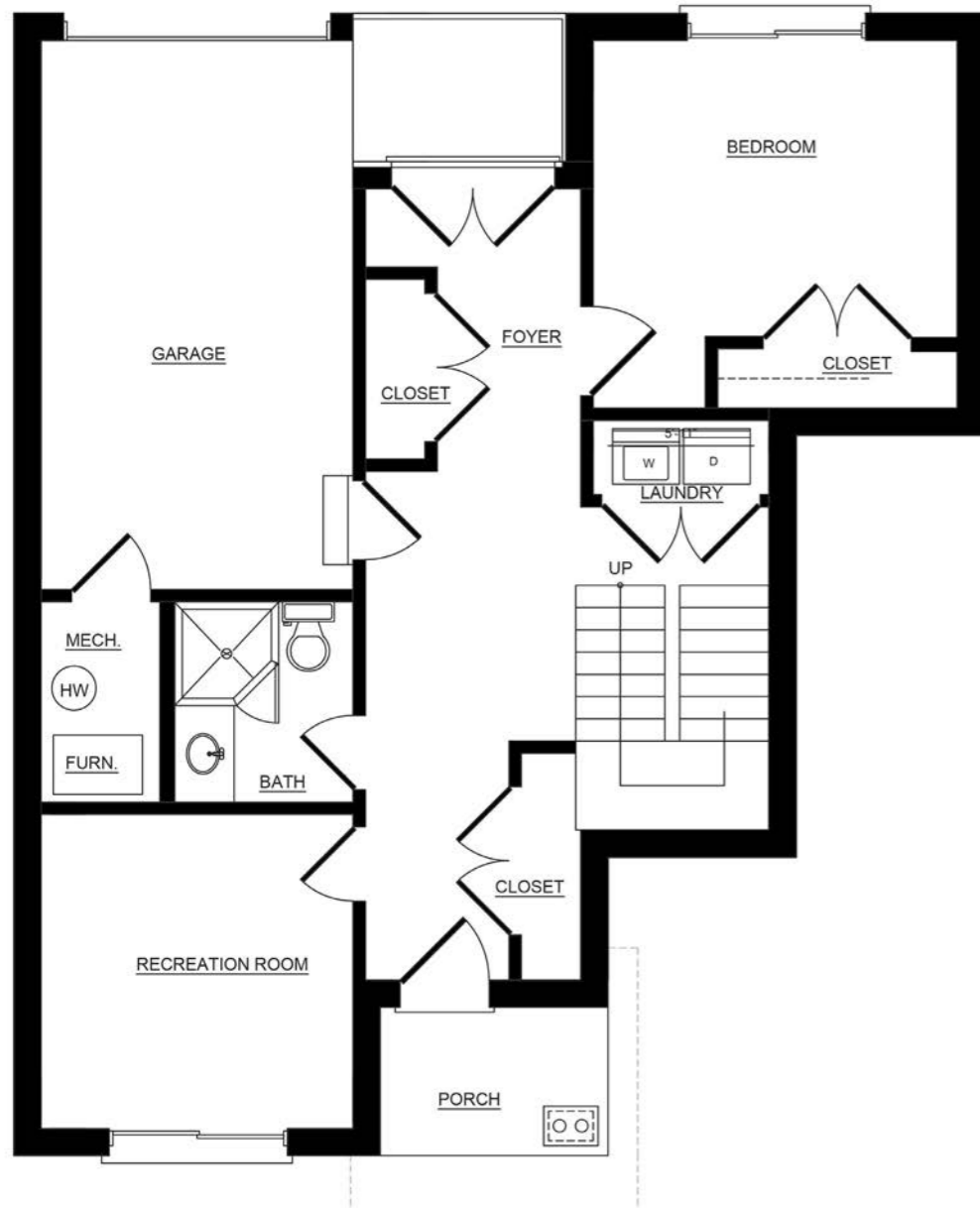


**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**

**MODEL 8  
UNIT 33**



**GROUND FLOOR PLAN**

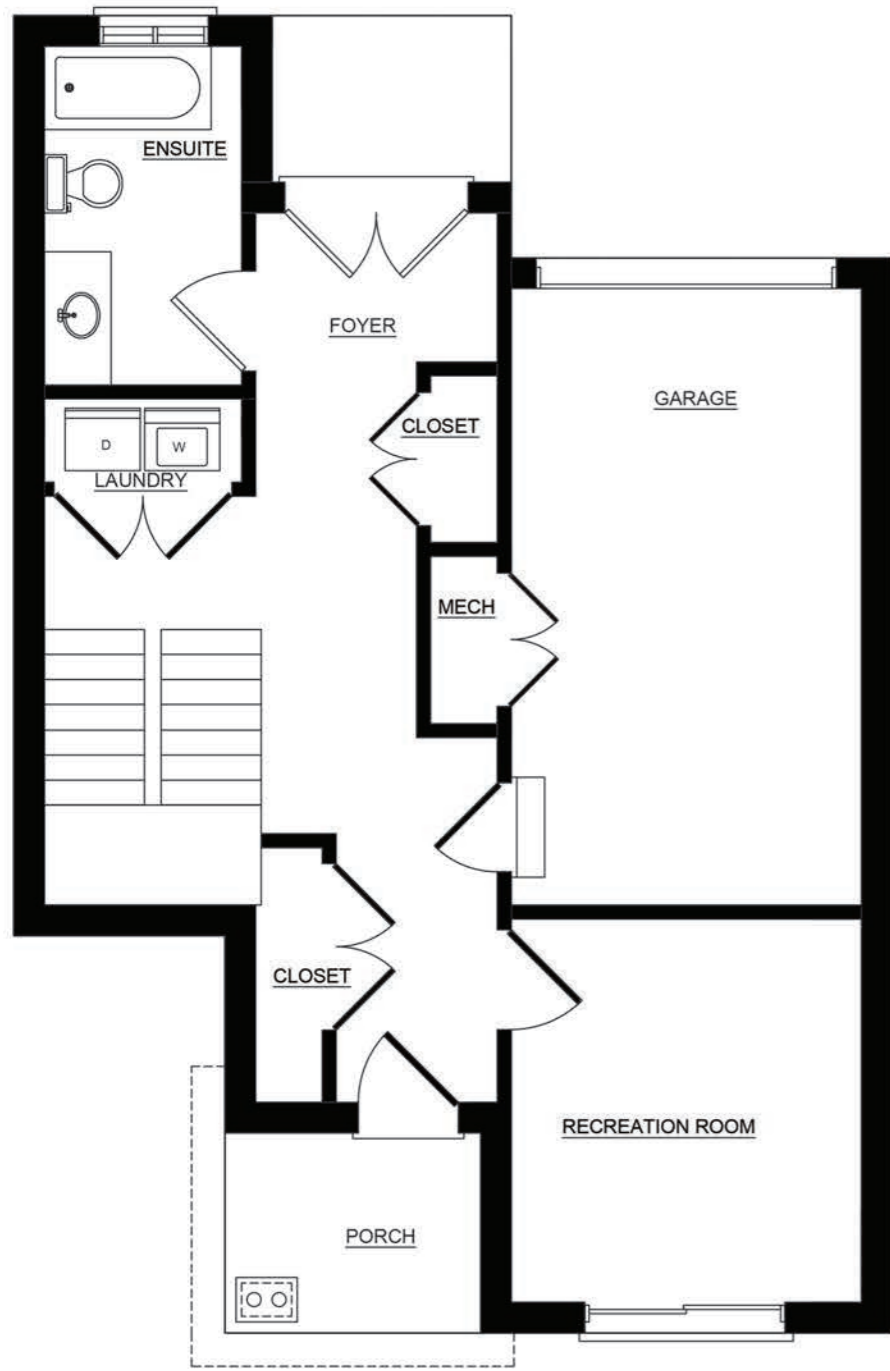


**SECOND FLOOR PLAN**

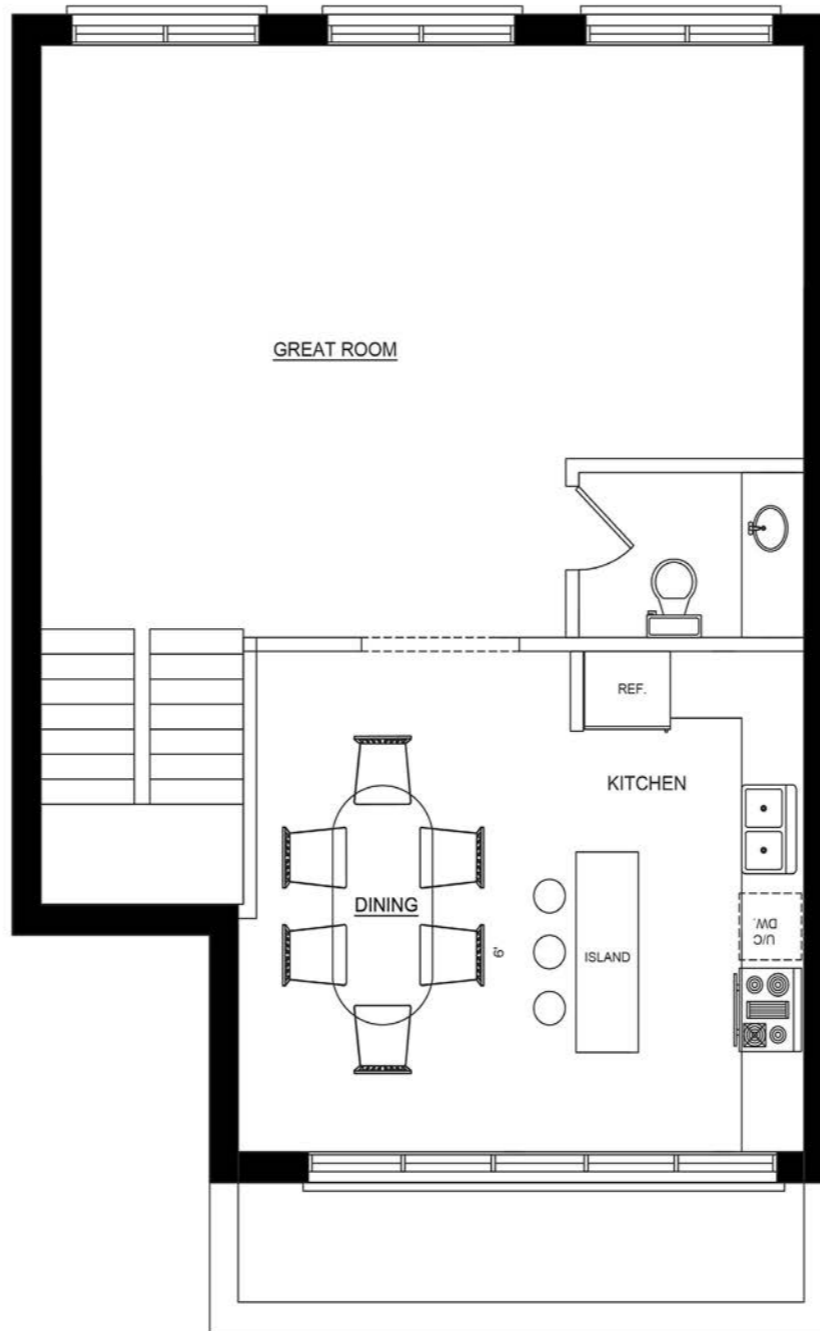


**THIRD FLOOR PLAN**

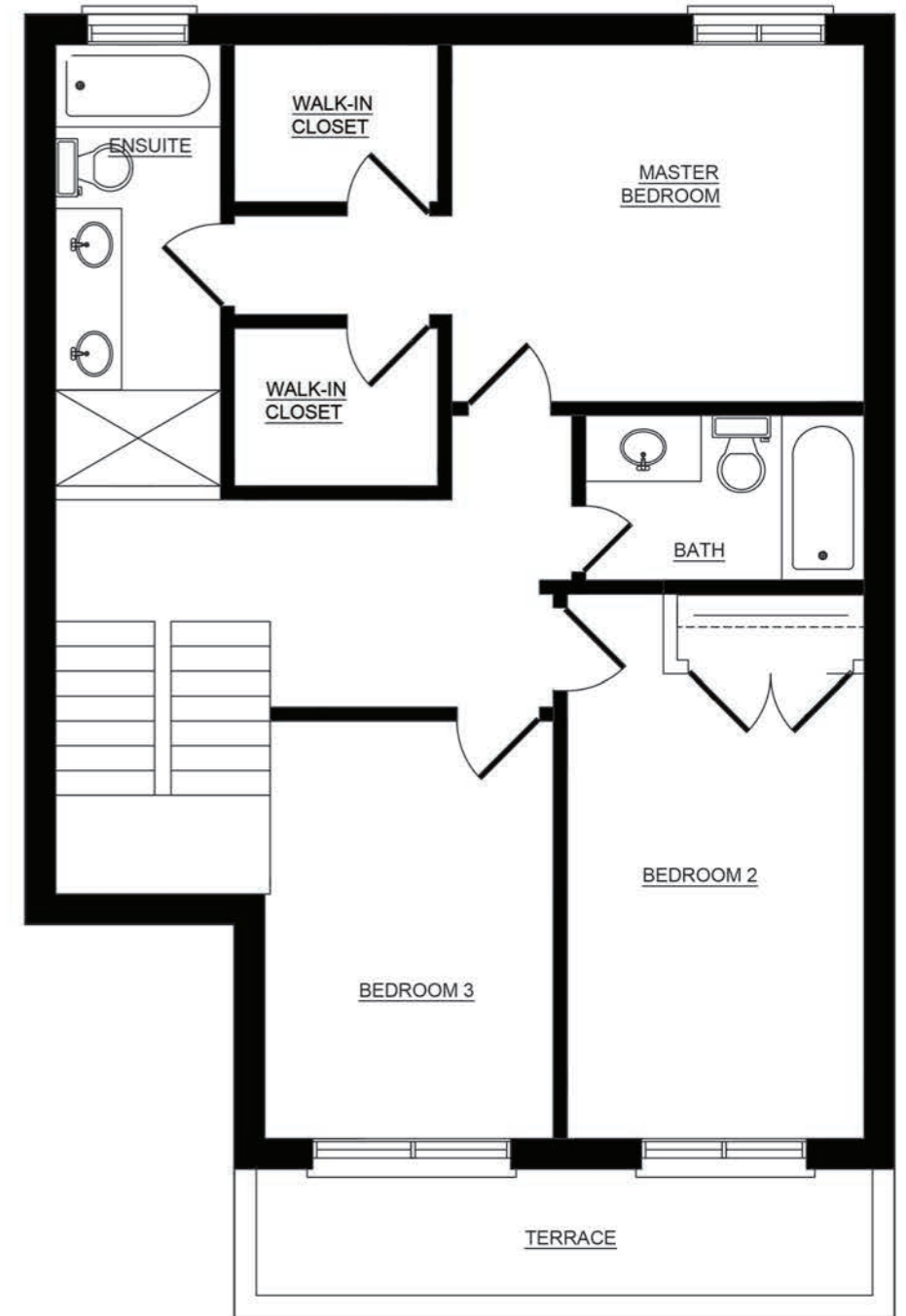
**MODEL 9  
UNIT 29**



**GROUND FLOOR PLAN**



**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**

**MODEL 10  
UNIT 36**

# DREAMS TO REALITY

That's why INCEPTION by DreamMaker uses only the highest quality materials with the most effective building techniques. Our end-goal is to ensure that our residential and commercial structures and communities are highly attractive and sustainable to offer the ultimate home-buying experience.

At DM Developments., we prioritize strength and integrity in building structures and communities that stand the test of time. We use only the highest quality materials and effective techniques to ensure optimum security and durability. Our commitment is reflected in the fact that even our own family members, friends, and valued employees live and thrive in the homes we build. You can trust that you're in safe hands with us.

Functionality and efficiency are paramount in our construction projects. Our building plans are meticulously crafted with an aesthetic eye and intelligent design, both for the exterior and interior development. We follow our blueprints with precision to create low to high density residential and commercial properties that incorporate cutting-edge design and optimal living spaces. Maximizing the potential of your brand new home is essential to delivering the greatest value to you.

Understanding our customers' needs and providing a worry-free and enjoyable home-buying experience is crucial to us. We take excellent measures to listen to your requirements on a case-by-case basis. Living life to the fullest in our communities means enjoying easy access to public transportation, natural surroundings, schools, and shopping amenities.

Affordability and transparency are core principles in our purchasing process. We want you to experience the greatest value and peace of mind when purchasing a property with DM Developments. That's why we offer a low payment deposit structure and financing options. Our aim is to provide affordable and worry-free purchasing without any hidden costs. We guide you through the buying process transparently, with upfront disclosure of all existing costs and the wonderful benefits of choosing us. It's that simple and easy with Dream Maker Developments.



INCEPTION  
Powered by DreamMaker™

DREAMMAKER  
*Developments*



**ENJOY LIFE AROUND THE MOUNTAINS**



**Collingwood**  
TOWNHOUSES  
PRICE LIST

	Units	Bedrooms	Bath	Square feet	Price
Block A	1	4	3.5	1914	HOLD
	2	4	3.5	1914	HOLD
	3	4.5	3.5	2442.36	HOLD
Block B	4	3	3.5	2327.8	HOLD
	5	3	3.5	1872.5	HOLD
Block C	6	4	3.5	1914	\$999,900
	7	3	3.5	1845.4	\$959,900
	8	4	3.5	2180.65	\$1,139,900
	9	4	3.5	1872.5	\$974,900
Block D	10	3	3.5	2287.09	\$1,189,900
	11	4.5	3.5	2287.09	\$1,189,900
	12	4.5	3.5	2442.36	\$1,274,900
	13	4.5	3.5	2180.65	SOLD
Block E	14	4	3.5	2180.65	SOLD
	15	4	3.5	2180.65	SOLD
	16	4	3.5	2180.65	SOLD
	17	4	3.5	2180.65	SOLD
	18	4	3.5	2180.65	SOLD
	19	4	3.5	2180.65	SOLD
Block F	20	4	3.5	2180.65	SOLD
	21	4	3.5	2180.65	SOLD
	22	4	3.5	2180.65	SOLD
	23	4.5	3.5	2442.36	\$1,274,900
Block G	24	5	3.5	2700.6	\$1,409,900
	25	4	3.5	2180.65	\$1,139,900
	26	4	3.5	2180.65	\$1,139,900
	27	4	3.5	1914	\$999,900
	28	4	3.5	2180.65	HOLD
Block H	29	4	3.5	2180.65	HOLD
	30	4	3.5	2180.65	HOLD
	31	4	3.5	2180.65	HOLD
	32	4	3.5	1914	HOLD
Block I	33	4	3.5	2180.65	HOLD
	34	4	3.5	1918.28	SOLD
	35	5	3.5	2649.03	SOLD
	36	4	3.5	2180.65	HOLD

Deposit Schedule - Total 25%  
\$100,000 with offer, balance of 25% in 60, 120, and 220 days

**VIP Registrant Bonus Offering**

\$ 5,000 DESIGN STUDIO DOLLARS\*\*

3” Premium Quality Laminate Flooring on Main Floor & Upper Floors\*\*

Quartz Countertop in Kitchen \*\*

9ft ceiling on main Floor\*\*

Occupancy: Fall 2025

Prices are subject to change without notice. Speak with a Sales Representative for details. E. & O.E

