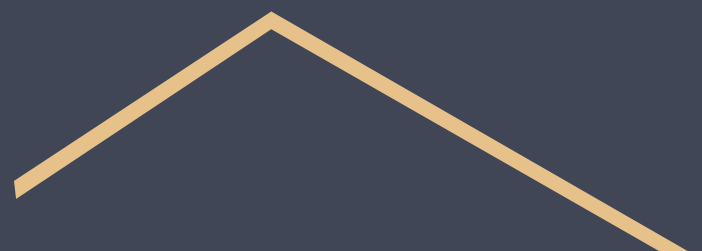




MUSKOKA LAKESIDE COTTAGES





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Illustrations are artist's concept. E.&O.E.

# WHERE ELEGANCE MEETS LAKESIDE LIVING



Luna Bay is for those who seek not just a home away from home but a haven where memories blossom and tranquility reigns. This innovative approach recognizes the investment required for cottage ownership, and for that investment, owners deserve year-round accessibility. Part of this new ownership model is seeing a return on your investment by making it available for your sophisticated guests in a fully managed resort setting.



## EXPERIENCE THE MUSKOKA LIFESTYLE

Nestled within the southernmost tip of Muskoka on Sparrow Lake and only a short 90-minute drive from Toronto, you will find Luna Bay on 53 acres of secluded Muskoka natural beauty.

Discover the epitome of convenience at Luna Bay. With our 60 upscale waterfront cottages, either fully furnished and turnkey-ready or styled by you, owning your dream cottage has never been more attainable. Embrace a lifestyle where relaxation meets simplicity, and indulge in the ease of waterfront living like never before.

Invest in Ontario's most sought-after cottage country and enjoy a hassle-free income stream. Use your cottage at your leisure and let our on-site professional team manage, maintain, and rent it out when it's not in use.

Finally, a cottage that works for you.







The design concept & vision are artfully influenced by the project's architecture and surroundings. Our envisioned concept combines the inviting rustic warmth of Muskoka Chic with the fusion found in Nordic Zen, marrying the rustic charm of Muskoka with the clean lines and tranquility of Scandinavian and Japanese design. This unique synergy will be intertwined with natural textures, warm wood, and cozy accents.

The result is a distinctive ambience that seamlessly blends comfort and sophistication, offering a harmonious mix of natural textures, clean lines, functional design, and a serene atmosphere. The space will invite individuals to relax and unwind in a comforting yet refined setting that captures the essence of both styles.



Step into a harmonious blend of modern aesthetics and timeless comfort. Our units boast west-facing sunset views and 3-to-4-bedroom designs spanning three stories, complete with lockable owner's closets and guest closets for added security. Enjoy the privacy of your own driveway, private balconies, and patio—all overlooking the water. Soft, muted tones create a soothing ambience, while strategically placed lighting enhances the subtle details of the carefully chosen furnishings.

Each element, from the stylish decor to the thoughtfully arranged accessories, contributes to a space where relaxation and style coalesce seamlessly.



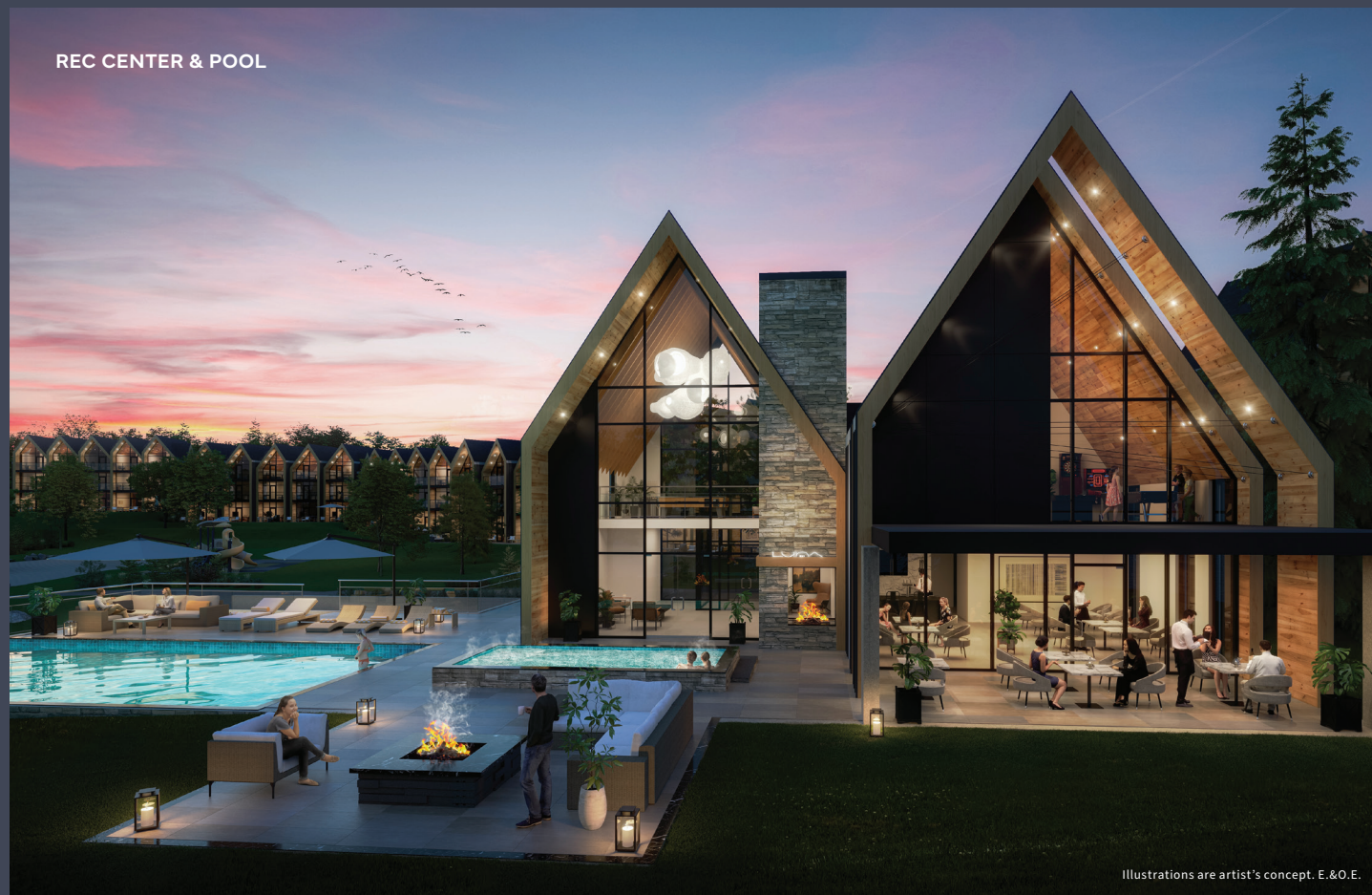
# WORLD-CLASS AMENITIES AT YOUR FINGERTIPS

Open your door to an array of resort-style amenities. With everything from hiking trails, refreshing swimming pools, a restaurant, a year-round heated plunge pool, an expansive 200ft private beach, boat slips, a sauna, and in-suite spa services, to cozy fire pits, a kid's game room, and golf simulator room, Luna Bay is designed to create the ultimate Muskoka experience.



## AT THE HEART OF IT ALL

Immerse yourself in the hub of Luna Bay and connect with friends, old and new. Our lobby and lakeside restaurant spaces are crafted to create shared moments. Dine at our upscale lakeside restaurant with a menu perfect for the whole family. Grab a drink from the restaurant bar and saunter over to the lounge for a game of pool or to gather around the fireplace.



## MAKE A SPLASH

Dive into a summer's day and cool off in our large outdoor pool overlooking the lake or lounge nearby while your children play at the kiddie pool. When it's time to refuel, break for a snack under our poolside covered patio. To bring an end to a perfect day at any time of the year, take a soak in our luxurious year-round heated plunge pool.



Illustrations are artist's concept. E.&O.E.

# SETTING SAIL

Discover the vastness of our marina, featuring an extensive 44 boat slips. Drop anchor and enjoy the tranquil setting. Additionally, venture into the Trent Severn Waterway system for an even more immersive experience, or explore the lake with canoes, kayaks, or paddleboards.



## SAVOUR SUN-KISSED SAND

Play in the sun all day with over 1,600 feet of waterfront and more than 200 feet of shallow, sandy beach along Sparrow Lake. With our kids' outdoor park situated near the beach, you can let your children's imaginations run wild. Take time for yourself in serene surroundings and settle into the sand.

## GET IN THE GAME

Embrace the joy of sporty moments with our high-end sports facilities. Whether it's a spirited game of tennis, pickleball, or even basketball, our courts cater to all. With a large open field for play, there are endless ways to share active moments with your partner, friends or family. We'll see you courtside, creating memories together.



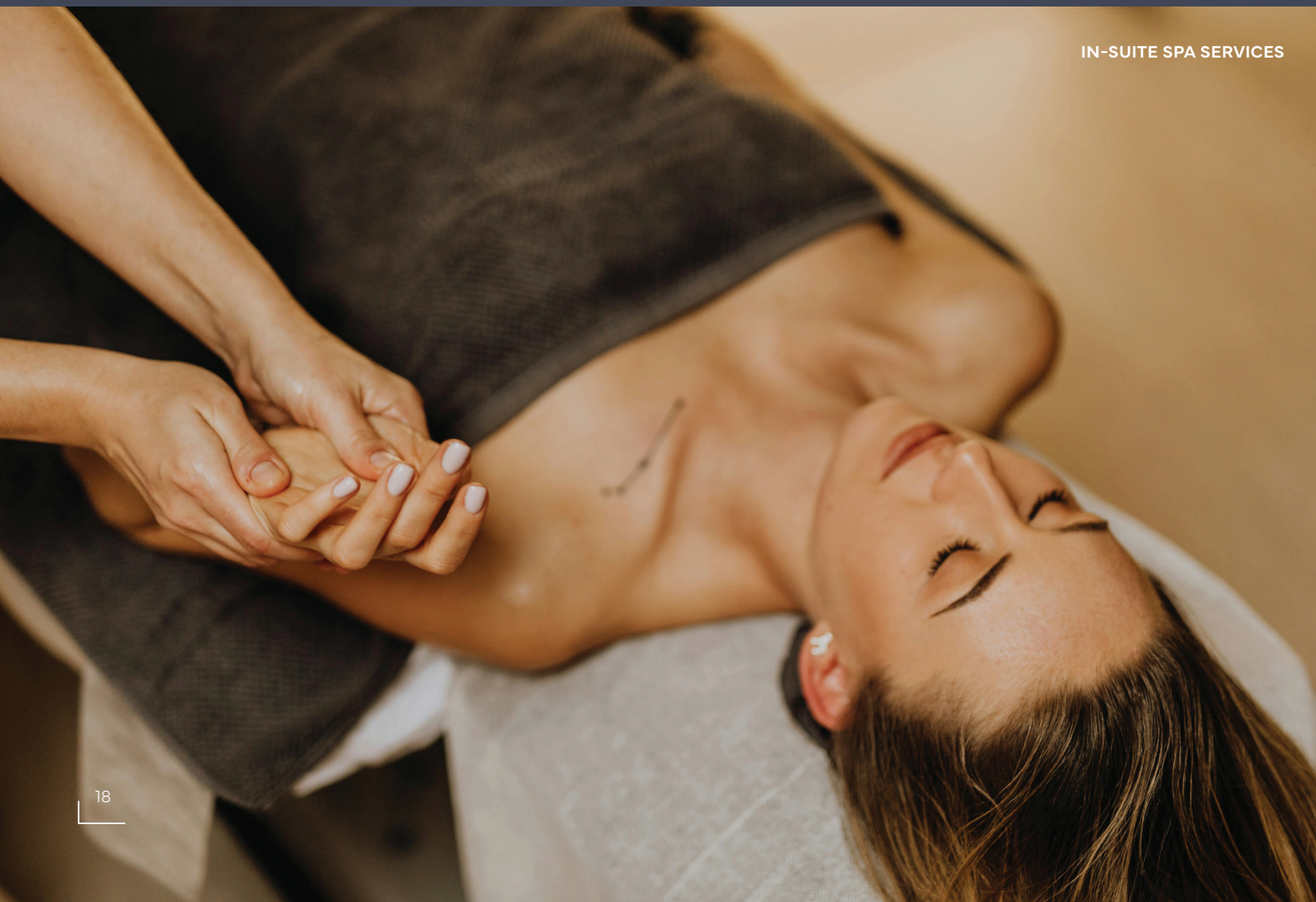
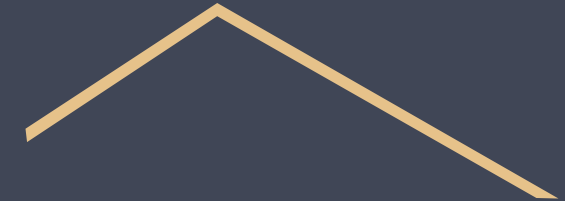
## INDULGE IN RELAXATION

Escape the hustle and unwind with our luxurious in-suite spa services. With soothing treatments, serene surroundings, and a calming atmosphere, everything you need to relax and rejuvenate is at your fingertips. Whether you're enjoying a massage, a facial, or simply lounging tranquilly, our personalized services ensure a peaceful and revitalizing experience.



## STEP INTO BLISS

Rejuvenate any month of the year with our outdoor sauna and step into a realm of relaxation. Immerse yourself in the soothing warmth, embrace the heat, soak in the view, and let tranquility take over.



# YEAR-ROUND ACTIVITIES

Discover the joy of year-round activities at Luna Bay, where each season unfolds a unique tapestry of experiences. Our cottages are designed for year-round enjoyment, offering a myriad of activities that embrace the beauty of nature in every climate. Discover how every season brings its own enchantment.



## SKATING ON THE LAKE

Embrace the magic of winter by gliding across the frozen lake. Whether you're a seasoned skater or a novice, our lake offers a picturesque setting for a delightful skating experience with your loved ones.



## SNOWMOBILE TRAILS

For the winter adventurer, our proximity to snowmobiling trails ensures an exhilarating experience through snowy landscapes. Explore the winter wonderland on these scenic trails just moments away from your doorstep.

## HEATED POOL & FIREPITS

Gather around the crackling flames of our outdoor firepits, or take a soak in our year-round heated plunge pool. Whether it's a cozy evening roasting marshmallows or a spirited gathering of friends, our bubbling plunge pool and firepits are the perfect way to warm up after a cold winter day.

## GOLF SIMULATOR

Sharpen your swing and enjoy the thrill of golf all year long with our state-of-the-art simulator. Immerse yourself in a virtual world of lush fairways and challenging courses right at your fingertips.



## MAKE YOUR WORLD A LITTLE RICHER



### **Ownership is now more accessible than ever before.**

Embark on worry-free ownership with the exclusive rental management program. Finally, the idea of carrying a second mortgage for part-time use is no longer daunting. The professional, in-house management company ensures your unit is not just a cottage but an income-generating haven. Book the days you like for you and your family, and let the team handle the rest when you're away.

With the leasing team's capabilities, all you have to do is sit back, relax, and watch your cottage become an asset that not only enriches your life but also your wallet. Explore the seamless blend of ownership and income generation that awaits you at Luna Bay.

### **Enjoy the luxury of a maintenance-free lifestyle.**

From in-unit cleaning services and professionally managed grounds to providing lockable owners' closets for peace of mind, the in-house management team takes care of every aspect of your property upkeep and seasonal changes.

End your stay with the turn of a key. Lock your owner's closet and doors, and leave the cleaning, turnover, and fresh linens to the management team. Your unit will consistently feel like a 5-star resort –welcoming and worry-free, both on arrival and departure.

## WHERE LIFE GETS LIGHTER

Our sophisticated cottages are managed by a team of experts providing property upkeep, rental management and in-unit cleaning for a maintenance-free living experience. All you have to do is show up. We'll take care of the rest.

The team stands ready, a silent guardian ensuring your cottage journey is not just about ownership but a symphony of effortless living.

- Leasing
- Advertising
- Maintenance
- Cleaning and unit turnover
- Rent collection and management
- 24/7 on-site team



# INFINITE WAYS TO SEIZE THE DAY

Life in Muskoka is anything but lackluster. Just a short 90-minute drive from Toronto, situated on 53 acres of secluded Muskoka natural beauty, you can cruise down the Trent Severn Waterway or take a stroll in quaint Gravenhurst. With endless landscapes, ski resorts, casinos and golf courses to explore, you're just a stone's throw away from your next adventure.

## NEARBY CITIES

**15min**  
to Gravenhurst

**25min**  
to Bracebridge

**25min**  
to Orillia

**50min**  
to Huntsville

**90min**  
to Toronto

## NEARBY ATTRACTIONS



### Ski Resorts

1. Snow Valley Ski Resort
2. Horseshoe Valley
3. Mount St Louis Moonstone



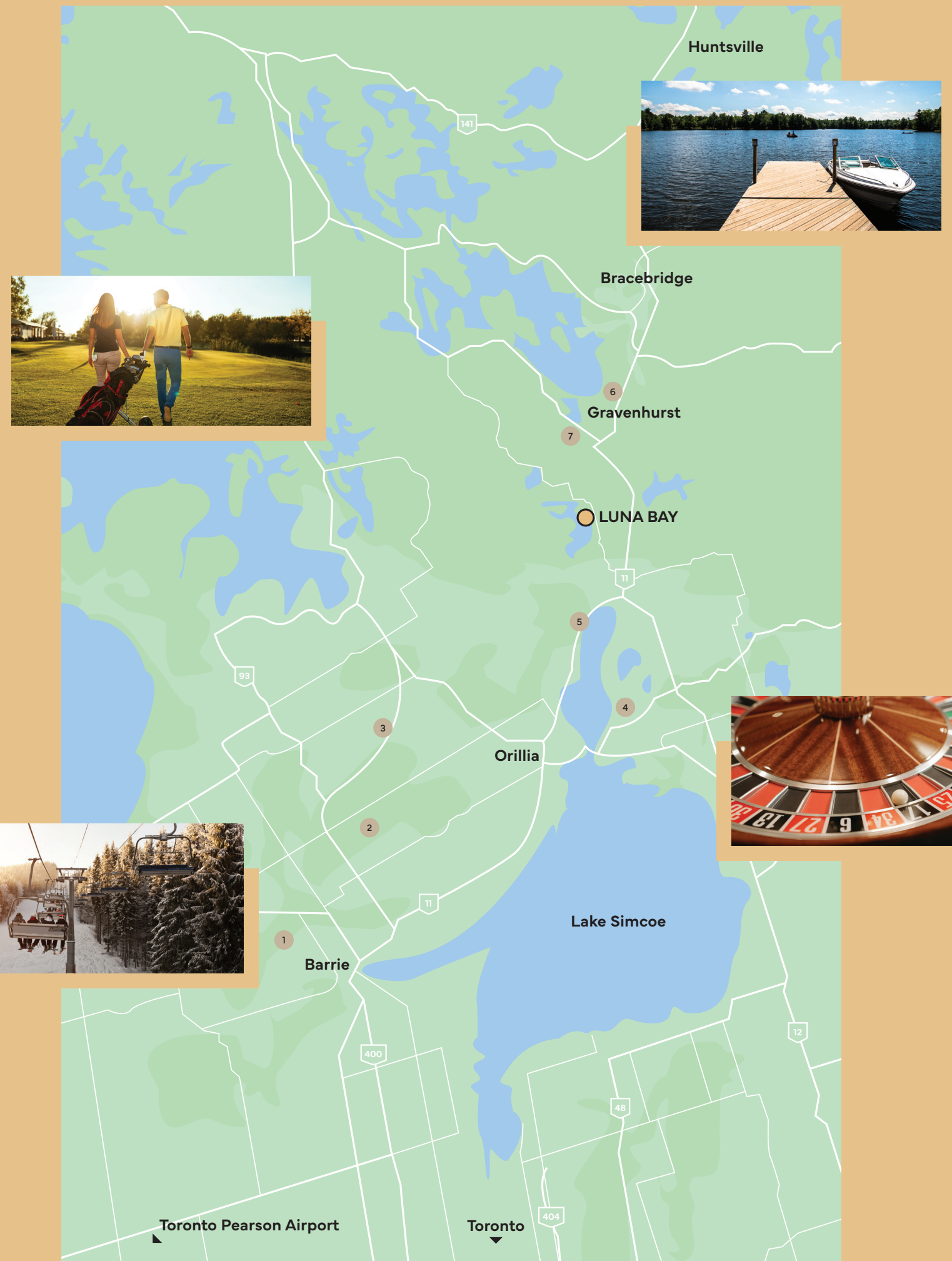
### Casinos

4. Casino Rama Resort & Entertainment Centre



### Golf Courses

5. Lake St George Golf Club
6. Taboo Muskoka Golf Course
7. Muskoka Bay Golf Course





## ARCHITECT'S VISION

Luna Bay Cottages are located on beautiful Sparrow Lake, the only lake in Muskoka that's part of the Trent Severn Waterway. Sparrow Lake, one of the most southerly lakes in Muskoka, is only a short boat ride to Lake Simcoe and a day's boat journey to Georgian Bay through the lock.

The vision for the design of this project was to respect the heritage of the site, which has been a home away from home to families for more than 100 years. The goal is to breathe new life into this space and create a modern resort; a new and contemporary context for cottaging within Muskoka.

The design, therefore, reflects the indigenous, natural and historical heritage. It uses natural materials within a modern peak-framed form, which offers every unit a direct west view of the lake across their personal patio, from the living/ dining room and from the upper principal bedrooms. All offer breathtaking water and sunset views.

The central reception pavilion, echoing the same materials and form, features a restaurant, outdoor pool, and deck, providing a warm community setting. This hub offers essential amenities and management support for seamless day-to-day resort operations.

Mark Driedger



# FEATURES & FINISHES

## EXTERIOR FEATURES

- Unique exteriors featuring aluminum trim, frieze board, architectural board and baton vinyl siding
- Prefinished maintenance-free soffits, fascia, eavestrough and downspouts as per plan
- Black vinyl thermally glazed windows on all elevations as per plan
- Operable awning windows as per plan
- Landscaping to be fully graded and sodded
- One exterior water tap at rear
- Paver walk to front entry from driveway and pavers at rear as per plan
- Quality elegant hardware with security deadbolt at front entry
- Self-sealing quality asphalt roof shingles with Manufacturer's material warranty as per plan
- Poured concrete foundation walls and weeping tiles as per plan
- Exterior light fixtures
- Metal insulated front entry doors with glass insert
- Covered front porch
- Aluminum exterior railing with glass panels as per plan
- Glass and aluminum railings on balcony or terrace

## INTERIOR FEATURES

- Quality solid oak handrails and black metal pickets
- Ceiling Height – 10' +/- ceilings on the main floor and 9' +/- on the second and third floors – smooth ceilings throughout
- Cathedral ceiling in primary bedroom as per plan
- Painting includes two quality coats, including primer on all walls
- One paint colour throughout
- Patio door to backyard and balconies as per plan
- Contemporary interior doors with black hardware
- Flat baseboard and casing for doors and windows
- Professionally-engineered floor joists
- Closets as per plan
- Owner's closets to be lockable

## KITCHEN & BATHROOM

- Quality-designed kitchen cabinets and vanities as per plan
- Quartz hard surface counter tops (kitchen and bathrooms)
- Breakfast bar as per plan
- Stainless steel sink with single lever faucet
- Full-Size Quality Appliance package including fridge/freezer, stove, dishwasher and microwave
- Kitchen exhaust fan ducted to exterior
- White bathroom fixtures, black accessories
- Pedestal sink in powder room as per plan
- Free-standing tub in the primary ensuite as per plan
- Privacy locks on all bathroom doors
- Mirrors in all bathrooms
- Frameless glass shower door and walls on all stand-alone showers
- Tub/shower on 4-bedroom option
- Low-flow water-saving toilets and shower heads
- Water temperature balancing valves to all separate bathtubs and showers
- Exhaust fans in all bathrooms
- Bathrooms include single-lever faucets as per plan

## LAUNDRY AREA

- Exterior dryer vent provided
- Heavy-duty receptacle electrical outlet for dryer and standard electrical outlet for washing machine
- Front Load-stacked washer and dryer as per plan

## ENERGY-EFFICIENT FEATURES

- Hot water system on rental basis. Location to be determined based on mechanical design and requirements
- Windows and doors sealed with quality exterior caulking
- Screens on all operable windows
- Ducting sized for central air conditioning
- Professionally engineered roof trusses as per plan
- All electrical wiring in accordance with applicable regulations
- Insulation in full conformity with Ontario Building Code standards
- Energy-efficient heat system for heat and air conditioning
- Kitchen exhaust and bathroom exhaust vented to the exterior

## ELECTRICAL

- White Decora electrical switches and receptacles
- Two exterior waterproof electrical outlets, one electrical outlet at front and back porch
- Individual hydro panel to each unit with copper wiring
- One hardwired combination smoke and Carbon Monoxide detector on every floor
- One telephone rough-in provided in kitchen
- LED pot lights are installed throughout and designer-selected chandelier in dining room as per plan
- GFI receptacles in all bathrooms and kitchen
- Individual service panels with in-suite circuit breakers
- Valance lighting in kitchen
- Smart wireless door entry lock

## FLOORING

- Engineered wood flooring throughout kitchen, dining, living, bedrooms, hallways and closets
- Porcelain floor tile in foyer, powder room, all bathrooms and laundry room as per plan
- All sub-floor sheathing glued to engineered floor joists, and joints sanded and screwed prior to finished floor installation
- Oak stairs to match engineered floors with black pickets and wood top rail

House to be finished in a good professional and workmanlike manner. Variations from Vendor's Package may occur in finishing materials, kitchen and vanity cabinetry, appliances, and floor and wall finishes. Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling or enter the premises before closing date. Exterior elevations will be similar to Artist's concept pictures shown, but not necessarily identical.

Actual floor space may vary from stated floor area. Location of furnace, hot water system, structural posts and beams are to be determined by architect and may not be located as shown on the brochure and Purchasers shall be deemed to accept same. Room dimensions and window configuration may vary with final construction drawings. All dimensions are approximate. Prices, terms, materials, specifications and conditions subject to change without notice. The Vendor has the right to substitute materials of equal or better quality. E & O.E. 2024.

# THE TEAM BEHIND LUNA BAY



DEVELOPMENT GROUP

## RAM Development Group

RAM Development Group is a private company with over 35 years of experience in the investment, acquisition, development and management of real estate projects across Canada, United States and the Caribbean Islands. The principals of RAM have been active in the real estate business through RAM and other related entities since 1989, including acquiring, owning and developing over 2 million square feet of office and commercial space in the GTA, building master planned housing communities, and housing and recreational properties in the GTA, Florida and the Caribbean.

Over the years, RAM has consistently delivered best in class projects.

Their 1,800 acre project in Orlando, Florida received the award for Best Master Planned Community for three consecutive years.

At RAM's foundation is its focus on innovative projects with an essential understanding of their clients' needs and delivering projects that meet and exceed their clients' expectations.



## ATA Architects

An award-winning design firm which at its very heart believes that great design must be delivered with great technical acumen. The two are mutually interdependent. We have strong pedigree in heritage restoration, adaptive reuse, and deep green sustainability.

We are thrilled when our work as designers involves not only the crafting of the interior and exterior of the built form but also in the framing of outdoor urban spaces as we have been able to create as part of Luna Bay Resort.

Within our leadership we bring decades of hospitality design expertise on large projects which has significantly informed not only the design but also the process to bring Luna Bay to fruition.



## Stantec

Communities are fundamental. Whether around the corner or across the globe, they provide a foundation, a sense of place and of belonging. That's why at Stantec, we always design with community in mind. We care about the communities we serve—because they're our communities too. This allows us to assess what's needed and connect our expertise, to appreciate nuances and envision what's never been considered, to bring together diverse perspectives so we can collaborate toward a shared success. We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships. Balancing these priorities results in projects that advance the quality of life in communities across the globe.



## Hirsch + Associates

Hirsch + Associates is a full service real estate firm delivering the GTA exceptional experience for over 18 years. We guide the city's most prominent developers in all steps of the process, bringing projects to life with comprehensive industry expertise and a passion for innovation.

From new master-planned communities to high-rise condominiums and everything in between, the Hirsch team leads every unique sales program with individualized creative ideation followed by flawless execution. With over 8,300+ units sold, \$6.3+ billion in sales, and 35+ successful projects tactically led from inception to completion, our greatest pride is achieving success for our clients and buyers alike.



## Community

Community is a dynamic, integrated agency with a passion for design, innovation, and performance. Creativity, collaboration, insight and strategy are at the core of every project we touch. We deliver results-focused, effective, engaging and resonant connections for some of North America's most forward-thinking and respected brands, corporations, and non-profit organizations.



## IB & Co Design

IB & CO. Design evolved and expanded from IB Design, originating in 2009. Our focus has now expanded to offer comprehensive interior design services, ranging from architectural interior detailing to turn-key residential design, and recently immersing into residential projects in Latin America.

Collaboration is the core of our approach at IB&CO. We engage closely with our clients, ensuring a design that seamlessly blends functionality with aesthetic harmony, capturing the essence of each client's unique vision. Committed to leaving a lasting impact in the design industry. Our motto is where ergonomics meets elegant design, creating a space that not only meets current needs but stands the test of time.

