



**MUSKOKA BAY
RESORT**

THE RESIDENCES II
Exclusive Platinum Broker Price List

1217 North Muldrew Lake Road Gravenhurst, Ontario, P1P 1T9 416-832-8343 www.newGTAcondos.com

Freed Developments brings contemporary design up north with The Residences II at Muskoka Bay Resort. Worlds apart from the ordinary, The Residences II let you enjoy the comforts of being in your own home with the luxurious amenities of a resort. Gorgeous designs with breathtaking fairway views are just the beginning for an owner. Being a part of the well-established Muskoka Bay Resort community affords owners access to one of Canada's top 10 golf courses and an array of a 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.

FAIRWAY COLLECTION - GROUND LEVEL					
Unit # (Multiple Units May Be Available on a Variety of Floors)	TYPE	SIZE	PATIO	EXPOSURE	STARTING PRICE
101	2 BEDROOM	921	285	N	\$944,900
116	2 BEDROOM	926	285	N	\$959,900

Exclusive Platinum Broker Incentives

Muskoka Bay Initiation Fee Included - \$30,000 Value!

Turnkey Furniture Package & Window Coverings Included - Up to a \$30,000 Value!

Parking included - \$25,000 Value!

\$0 Assignment Fee - \$10,000 Value!

Development Fees: Studios, 1BD, 1BD+D - Capped at \$5,000, 2BD+ capped at \$7,000

Gas line to patio

Access to the Muskoka Bay Rental Management Program

Extended Deposit Structure - Only 15% down until occupancy!

\$10,000 Deposit upon Signing the Agreement of Purchase and Sale

Balance to 5% of the Total Purchase Price 30 Days following Signing Date

2.5% of the Total Purchase Price 90 Days following Signing Date

2.5% of the Total Purchase Price 180 Days following Signing Date

5% of the Total Purchase Price 365 Days following Signing Date

5% of the Total Purchase on Occupancy

Balance Due on Final Closing Date

Tentative Occupancy - Summer 2024

Maintenance Fee: \$0.76/Sq Ft

Property Taxes: Estimated at 1%

Utilities metered separately

Please contact our Sales Representatives with any questions:

Maxim Baginskiy
416-832-8343

Muskoka Presentation Centre: 1217 North Muldrew Lake Road Gravenhurst, Ontario, P1P 1T9
Downtown Toronto Presentation Centre: 358 Dupont Street, Toronto, Ontario, M5R 1V9

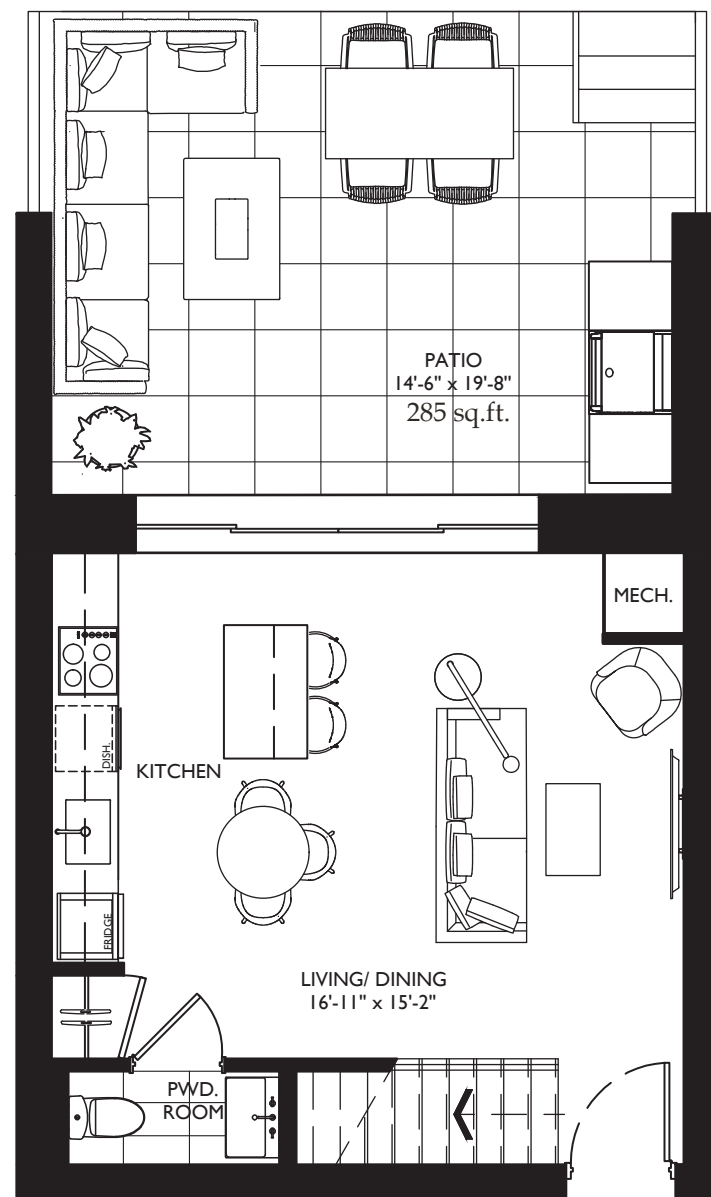
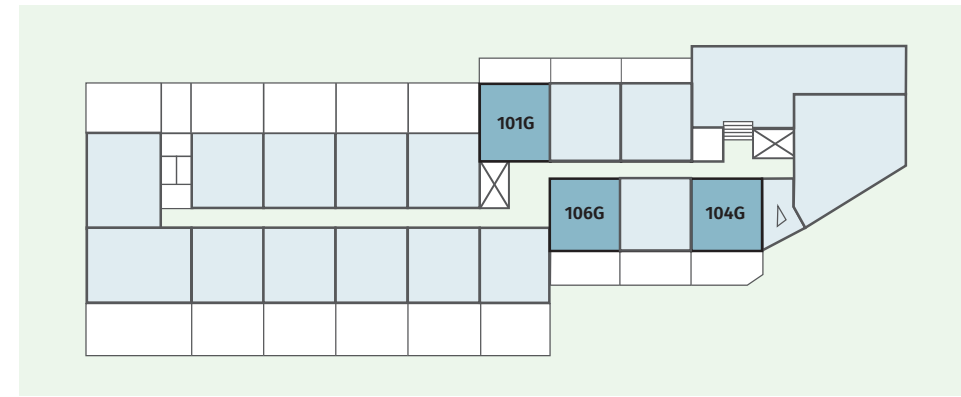
www.newGTAcondos.com contact@newGTAcondos.com

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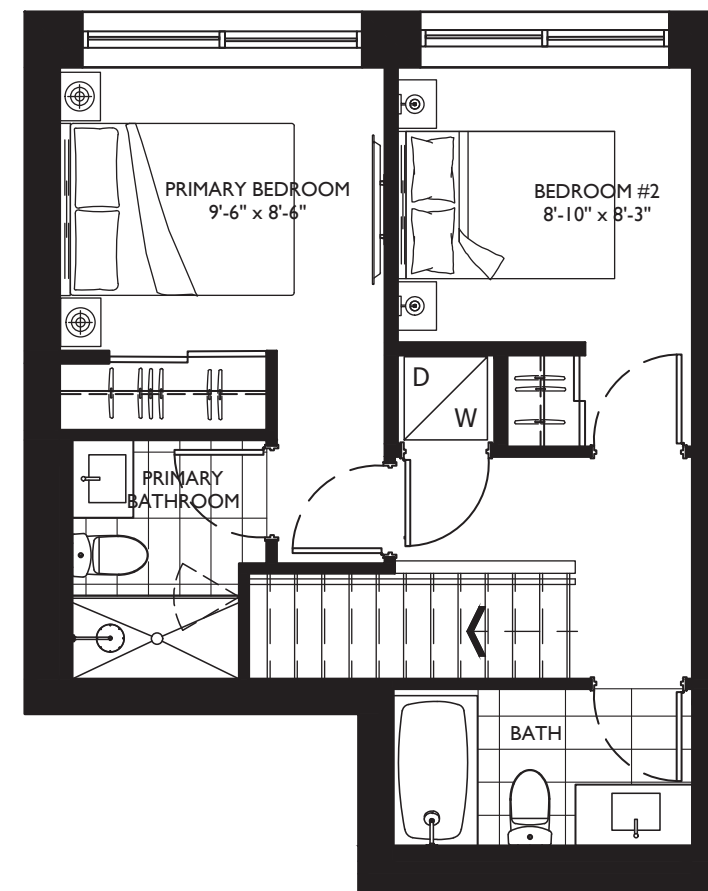
PSR
BROKERAGE

*Some conditions apply. Speak to sales representative for details. Specifications and materials are subject to change. All dimensions, if any, are approximate. Usable floor space may vary from the stated floor area, if so stated, subject to E.O. & E. 2021 ©Copyright 2021 Freed Developments. All rights reserved.

THE RESIDENCES II



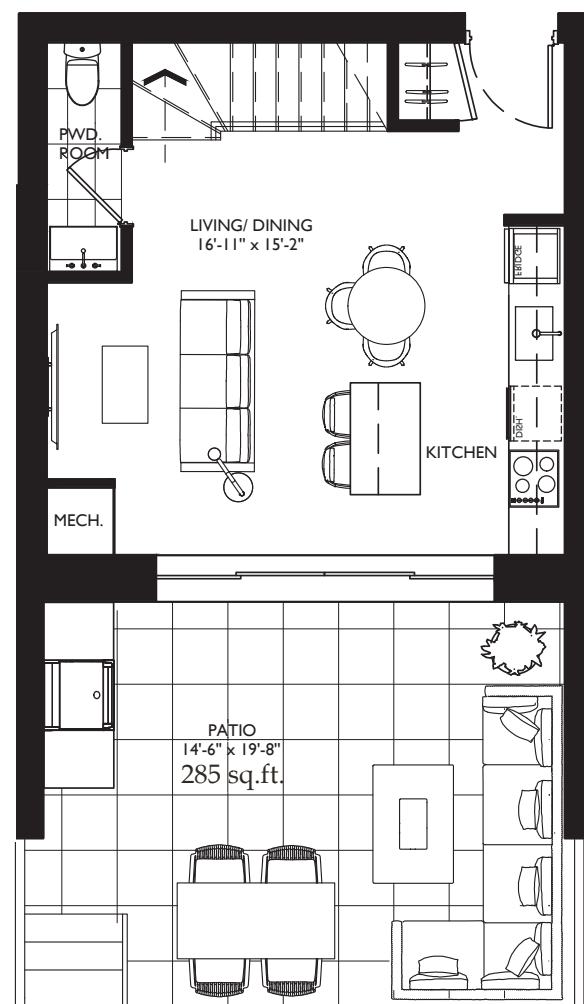
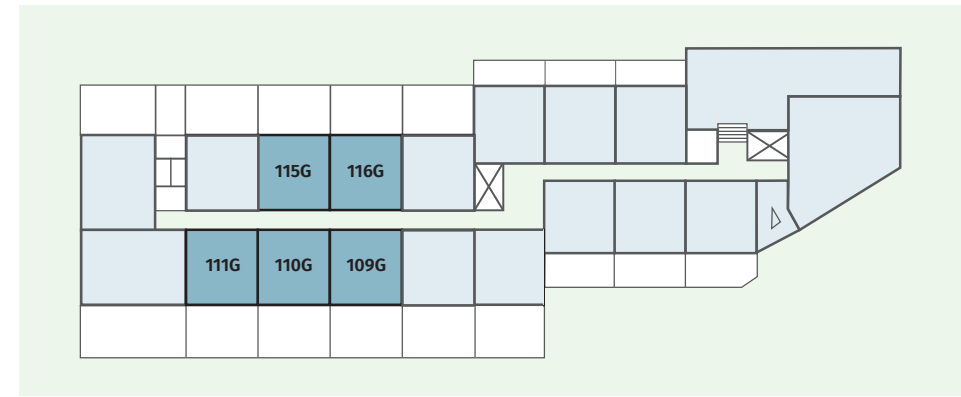
MAIN LEVEL



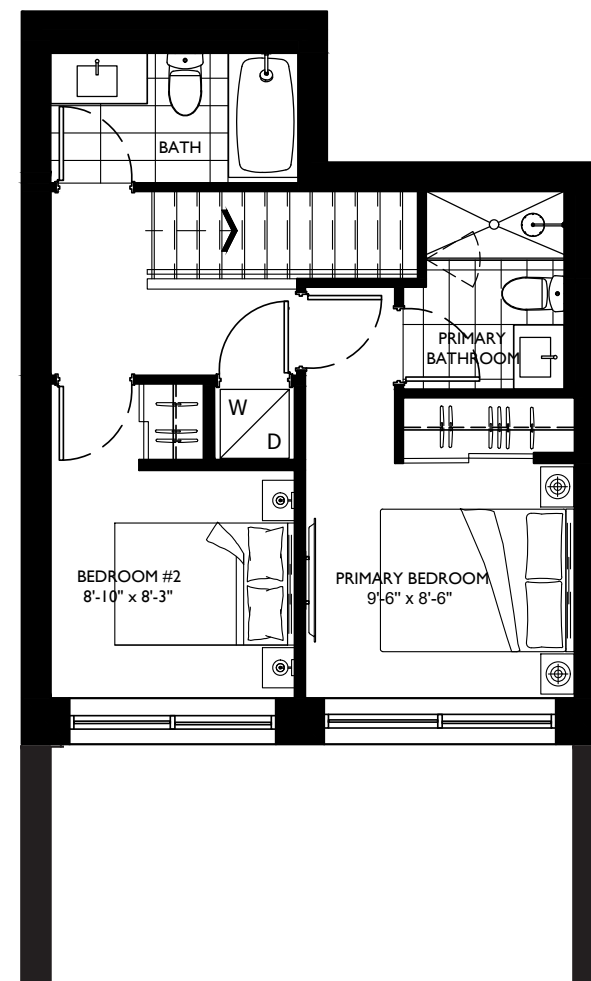
SECOND LEVEL

2 BEDROOM
921 sq.ft.
GARDEN SUITE

THE RESIDENCES II



MAIN LEVEL



SECOND LEVEL

2 BEDROOM

926 sq.ft.

GARDEN SUITE