



**MUSKOKA BAY
RESORT**

THE RESIDENCES II

Exclusive Platinum Broker Price List

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.

SUITE COLLECTION - LEVEL 3 - 5				
TYPE	SIZE	BALCONY	EXPOSURE	STARTING PRICE
STUDIO	367	54	N	\$414,900
1 BEDROOM	432	53	N	\$456,900
1 BEDROOM	432	53	S	\$434,900
1 BEDROOM	490	Juliette	S	\$514,900
1 BEDROOM+DEN	588	45	N	\$634,900
1 BEDROOM+DEN	601	48	N	\$646,900
1 BEDROOM+DEN	693	60	NE	\$704,900
2 BEDROOM	818	49 + 110	NW	\$854,900
2 BEDROOM	835	96	N	\$854,900
2 BEDROOM	842	106 + 148	SW	\$884,900
FAIRWAY COLLECTION - GROUND LEVEL				
TYPE	SIZE	TERRACE	EXPOSURE	STARTING PRICE
2 BEDROOM	921	285	N	\$944,900
2 BEDROOM	952	285	FAIRWAY	\$979,900

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

Access to the Muskoka Bay Rental Management Program

Extended Deposit Structure

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

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

5% of the Total Purchase Price 90 Days following Signing Date

5% of the Total Purchase Price 180 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%

Heating & Cooling included
Hydro & Water metered separately