

LOT #41 - #366 TURNBERRY TRAIL



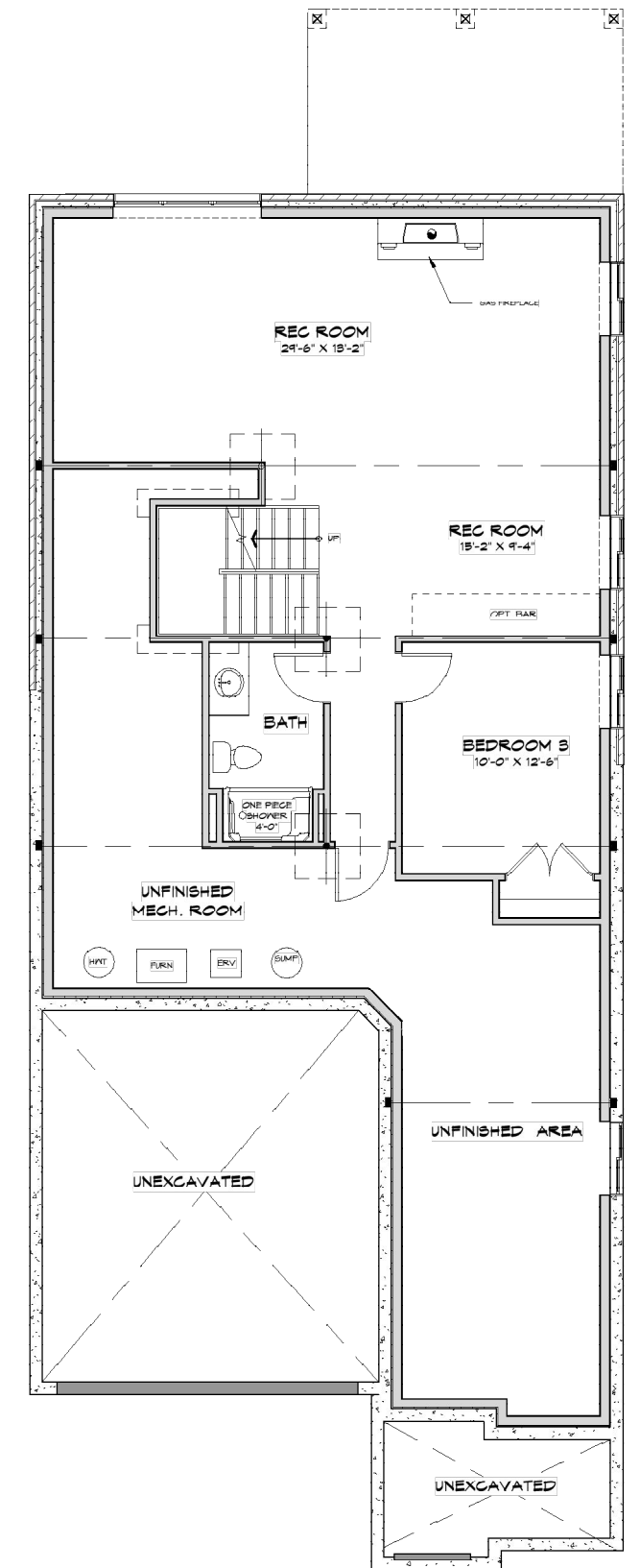
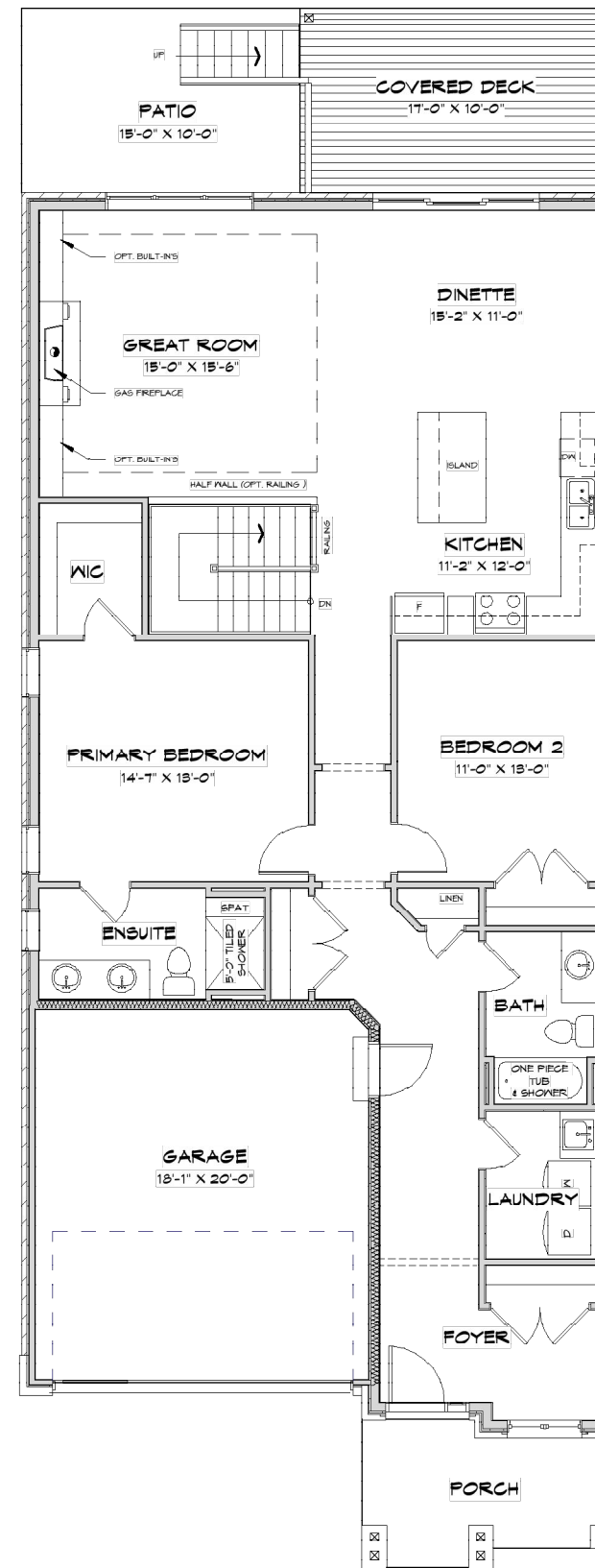
ALGOMA II TRANSITIONAL

SEE SALES REP FOR PRICING

2503 SQ.FT FINISHED
3 BEDROOM(S)

3 BATHROOM(S)
DOUBLE CAR GARAGE

*PRICE SUBJECT TO CHANGE



Optional Designer Features Included:

Step into a beautifully appointed foyer featuring elegant 24" x 24" tile flooring, a custom-built bench, and striking accent walls on either side—creating a warm and stylish first impression.

The main living area showcases upgraded hardwood flooring throughout, leading into a stunning great room highlighted by a sleek fireplace with mantel and wood-inspired ceiling beams that add depth and character.

The kitchen and dinette continue the elevated design with upgraded cabinetry, a stylish backsplash, and seamless hardwood flooring—perfectly blending function and modern appeal.

The laundry room is both practical and refined, complete with 24" x 24" tile flooring, a backsplash detail, and upgraded cabinetry for added storage.

The secondary bedroom features upgraded hardwood flooring, while the main bathroom offers 24" x 24" tile, a tiled alcove tub, crown moulding, a wallpapered ceiling, and a floating mirror with J-mold for a polished finish.

The primary bedroom is a private retreat with upgraded hardwood flooring, a designer wallpaper feature wall, and a thoughtfully planned king-sized pendant lighting layout.

The luxurious ensuite delivers spa-like comfort, featuring custom mirrors, a hotel-style glass shower with 12" x 24" tile, 24" x 24" floor tile, floor-to-ceiling backsplash detailing, and low-voltage heated floors.

Step outside to a well-appointed exterior with a sleek black garage door with glass inserts, upgraded rear basement windows, black exterior windows throughout, a gas BBQ line, and modern metal accents. Enjoy outdoor living on the upgraded covered deck, with additional space on the concrete patio.

The finished basement adds approximately 791 sq. ft. of living space, complete with a finished bathroom featuring a floating mirror with J-mold, upgraded carpet, a gas fireplace, and a roughed-in bar—ideal for entertaining.

Additional upgrades include Aria floor vents, elegant white oak stairs, an upgraded hand-rail with 4" posts and metal tuning fork-style spindles, and a fully upgraded lighting package.

Niagara's Premier Adult Lifestye Community

1) How much is the Association fee?

- Monthly Association fee of \$300
- Provides exceptional value for a resort-style, maintenance-free lifestyle
- Covers both amenities and essential services, reducing day-to-day responsibilities
- Predictable monthly cost with no surprise maintenance expenses
- Designed to support peace of mind, convenience, and active living

2) Is the Community Centre included in the Association Fee?

- Yes — One-time Club House indemnification fees paid (\$7500.00 value) for membership into community centre are included in the purchase of your home
- No additional buy-in or usage fees for residents
- Unlimited access to a wide range of premium amenities, including:
- Fully equipped fitness facility with modern exercise equipment
- Indoor saltwater swimming pool
- Whirlpool / hot tub for relaxation
- Quiet library and reading area
- Tennis and pickleball courts for recreation and social play
- Sauna and fully appointed change rooms
- Dedicated cards and games room
- Versatile lower-level activity room for events, clubs, and gatherings
- Amenities are designed to encourage social connection, wellness, and active lifestyles

3) What else is included in the Association fee?

- As an Association member and lot owner, your monthly fee includes a comprehensive suite of services:
- Professional lawn care
- Regular grass cutting trimming and general landscape maintenance
- Winter maintenance. Driveway snow removal, Walkway and sidewalk shoveling
- Monitored security system
- Added safety and peace of mind
- Supports secure, worry-free living
- Services are professionally managed to ensure consistent quality and reliability
- Allows homeowners to enjoy a lock-and-leave lifestyle without ongoing upkeep concerns

4) When is the Community Centre open?

- Open 7 days a week
- Hours of operation: 5:00 AM to 1:00 AM
- Convenient early-morning and late-evening access
- Entry controlled by secure key card access system
- Designed to accommodate a wide range of schedules and lifestyles

