



South of Main

COASTAL GRAND BEND





IT'S MORE THAN A BEACH VACAY

IT'S ABOUT DRINKS AT SUNSET AND LIVING IN FLIP-FLOPS. IT'S ABOUT SOAKING UP THE SUN WHILE RELAXING AT THE BEACH. IT'S ABOUT CATCHING THE RIGHT WAVE, THE RIGHT WIND, OR THE RIGHT FISH. IT'S ABOUT MEETING ARTISTS & ENTREPRENEURS, PURVEYORS OF ONE-OF-A-KIND SHOPS AND STUMBLING UPON SOME OF THE BEST CHARACTER-FILLED EATERIES.

"It's about living in Coastal Grand Bend."





ONE OF NATIONAL GEOGRAPHIC'S TOP 10 BEST SUNSETS

WATER IS THE SUBSTANCE OF LIFE, SO IT IS UNDERSTANDABLE WHY WE ARE FASCINATED BY IT. YOU COULD SPEND A WHOLE DAY WATCHING IT; SURFING, BOATING AND SWIMMING IT. CAUGHT IN ITS SPELL, YOU CAN CLOSE YOUR EYES AND DREAM OF LIVING IT. GRAND BEND BEACH HAS BEEN AWARDED THE MUCH COVETED INTERNATIONAL BLUE FLAG BEACH DESIGNATION DUE TO IT'S CRYSTAL- CLEAR BLUE WATERS.



CHARACTER-FILLED EATERIES

THE CULINARY CULTURE IN GRAND BEND IS BOTH INVITING AND VARIED. MOST EATERIES ARE WITHIN WALKING DISTANCE OF THE BEACH AND PROVIDE A GOURMET MIX OF DINING EXPERIENCES FOR THE DISCERNING FOODIE IN EVERYONE.

UNCOVER HIDDEN TREASURES

FIND THAT HIDDEN GEM OR THAT PERFECT HAND-CRAFTED GIFT. DISCOVER TRENDY FASHIONS, UNIQUE HOME DÉCOR, BEAUTIFUL ACCESSORIES, AND PERFECT SOUVENIRS. GRAND BEND HAS PLENTY OF UNIQUE AND FUN SHOPS TO EXPLORE.



PLAY TIME!

PLAN A LITTLE SURF & TURF WITH EARLY MORNING GOLF FOLLOWED BY BOATING WITH THE FAMILY. FOR THE ADRENALIN JUNKIES THERE'S PARASAILING, SKYDIVING, CART AND DRAG RACING. AND IF SURF IS YOUR OBSESSION, THEN TRY THE EXHILARATION OF SURFING, KITE SAILING, SAILBOARDING AND JET SKIING, OR JUST CHILL WITH SUP BOARDING, SCUBA, SNORKELING, OR FISHING.



WE'VE GOT GOOD TIMES

CATCH A FREE PERFORMANCE AT THE ROTARY STAGE, DANCE THE NIGHT AWAY AT ONE OF THE MANY WATERING HOLES OR ENJOY A LIVE PRODUCTION AT THE HURON COUNTRY PLAYHOUSE. AND NOTHING'S MORE GROOVY, THAN A DRIVE-IN MOVIE, AT THE STARLITE.

ESCAPE TO THE WILD SIDE

CONNECT WITH NATURAL AND ECO-EXPERIENCES AT PINERY PROVINCIAL PARK. THERE ARE HIKING AND BIKING TRAILS IN THE WARMER MONTHS AND GROOMED CROSS-COUNTRY SKI AND SNOWSHOE TRAILS IN THE WINTER. ENJOY CAMPING, FISHING, CANOEING, KAYAKING, HYDRO BIKING AND MUCH MORE.





ONTARIO'S WEST COAST

THERE IS A SPECIAL FEELING LIVING THIS CLOSE TO THE LAKE. IT'S A SENSE OF TRANQUILITY, FREEDOM AND PEACE THAT OFFERS YOU AN UNRIVALED LIFESTYLE. WATCH THE SUNSET OVER THE WATER, LISTEN TO THE SOUND OF THE GENTLE SURF, SMELL THE FRESH LAKE AIR, THEN TAKE A DEEP BREATH AND RELEASE YOURSELF FROM THE CARES OF THE WORLD OUTSIDE. ENJOY THE LAID-BACK VIBE THAT ONLY THIS QUINTESSENTIAL BEACH TOWN HAS TO OFFER.

"Life is better when you live by the lake."



4-PLEX

BEACH TOWN VILLAS

THE **SUPERIOR**
PLAN C - 2,603 SQ. FT.
INCLUDES 1,156 SQ. FT. OF
FINISHED LOWER LEVEL

THE **MICHIGAN**
PLAN D - 2,129 SQ. FT.
INCLUDES 801 SQ. FT. OF
FINISHED LOWER LEVEL



Illustration is Artist's concept. E.&O.E.

THE **MICHIGAN**
PLAN D - 2,129 SQ. FT.

INCLUDES 801 SQ. FT. OF
FINISHED LOWER LEVEL

THE **SUPERIOR**
PLAN C - 2,603 SQ. FT.

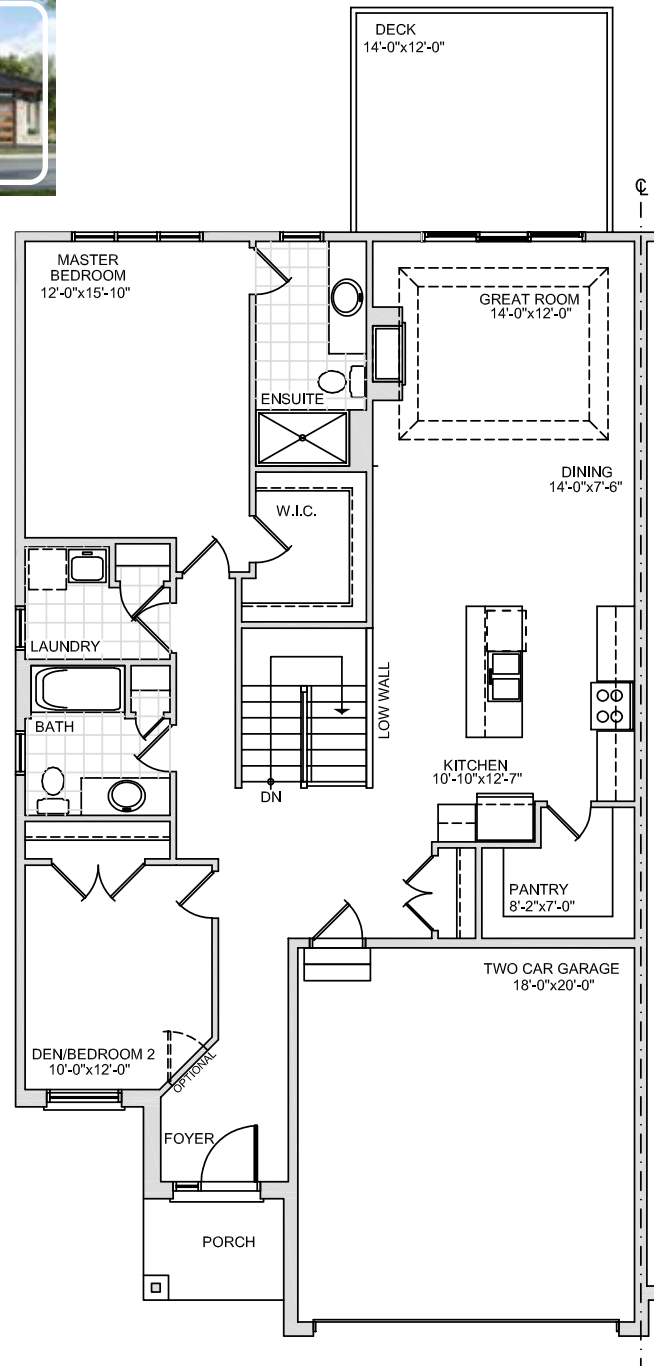
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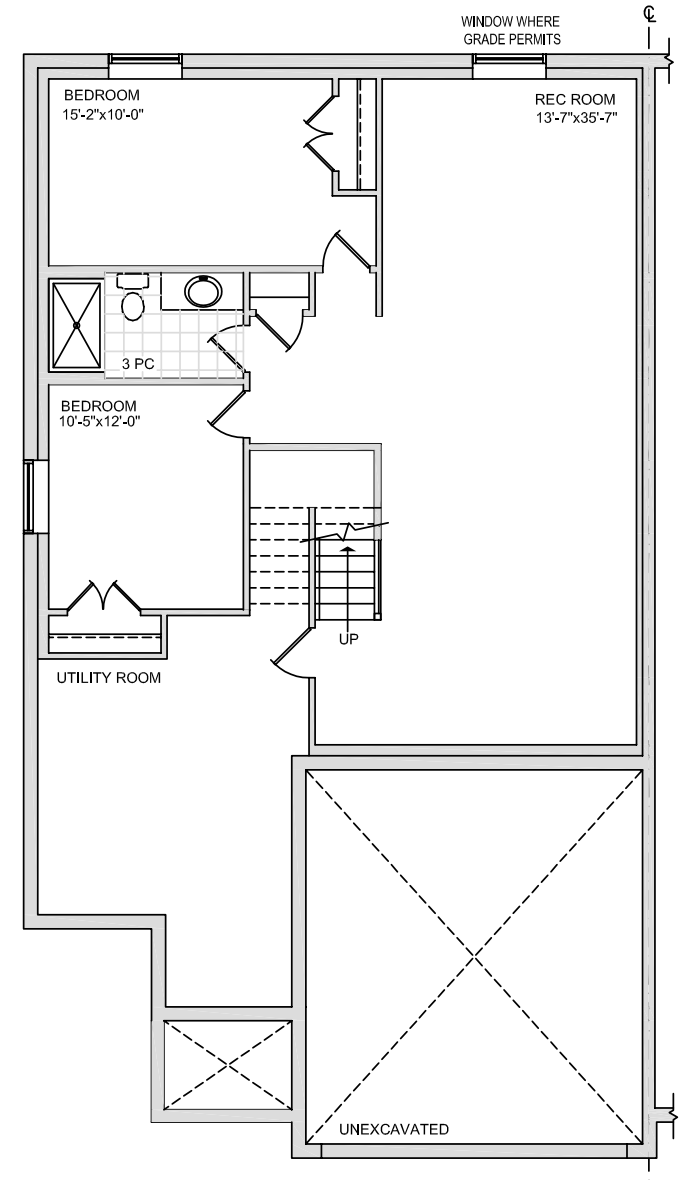
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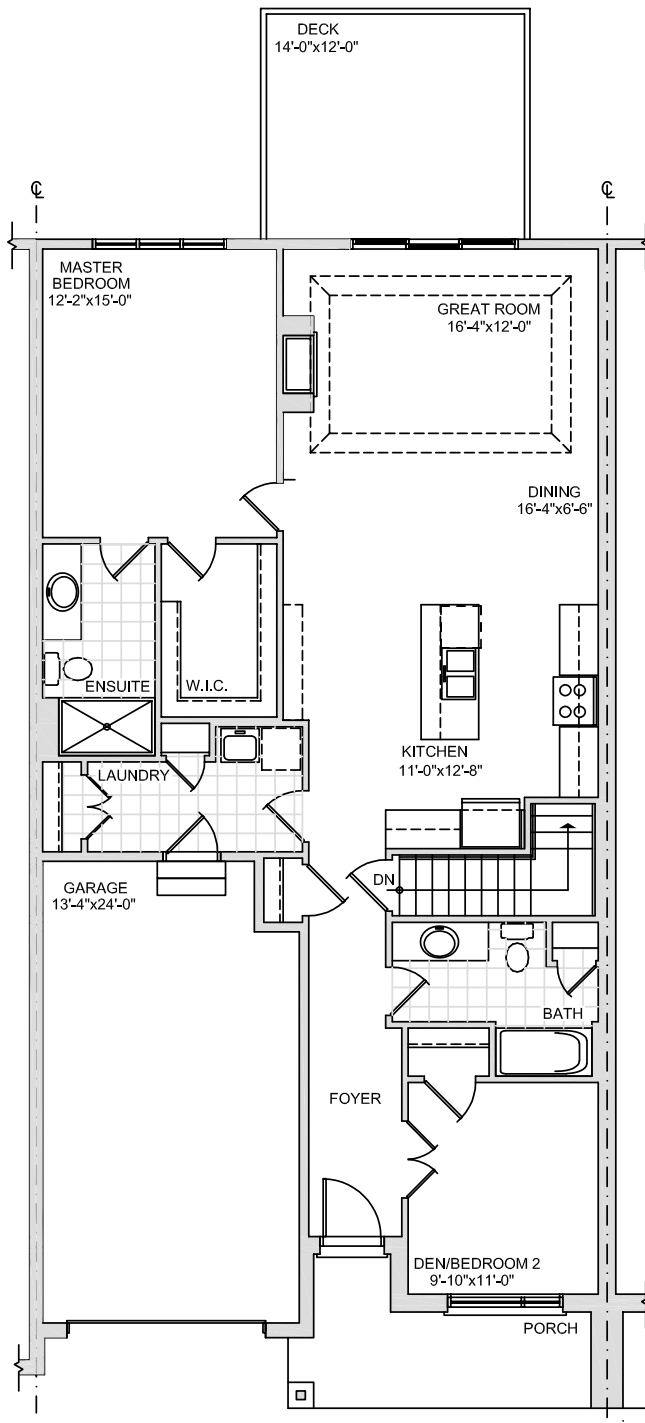
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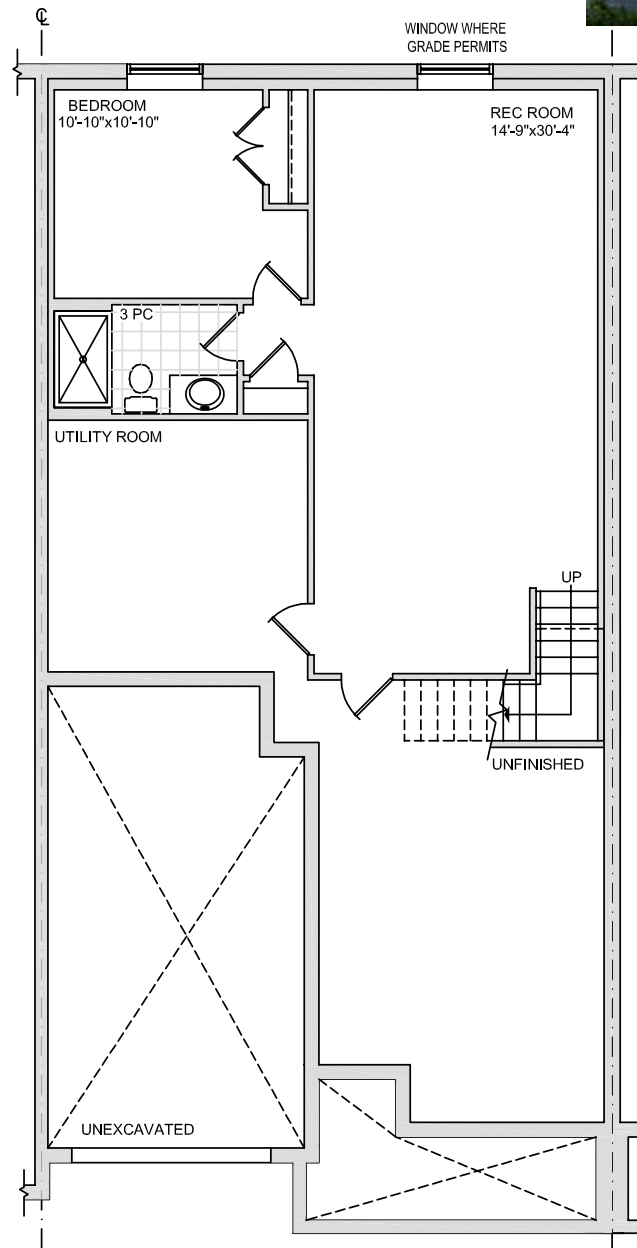
MAIN FLOOR



LOWER LEVEL



MAIN FLOOR



LOWER LEVEL



THE MICHIGAN

PLAN D- 2,129 SQ. FT.

INCLUDES 801 SQ. FT. OF
FINISHED LOWER LEVEL



3-PLEX

BEACH TOWN VILLAS

THE HURON
PLAN B - 2,179 SQ. FT.

INCLUDES 978 SQ. FT. OF
FINISHED LOWER LEVEL



Illustration is Artist's concept. E.&O.E.

THE **ONTARIO**

PLAN A INT- 1,925 SQ. FT.

INCLUDES 755 SQ. FT. OF
FINISHED LOWER LEVEL

THE **HURON**

PLAN B - 2,179 SQ. FT.

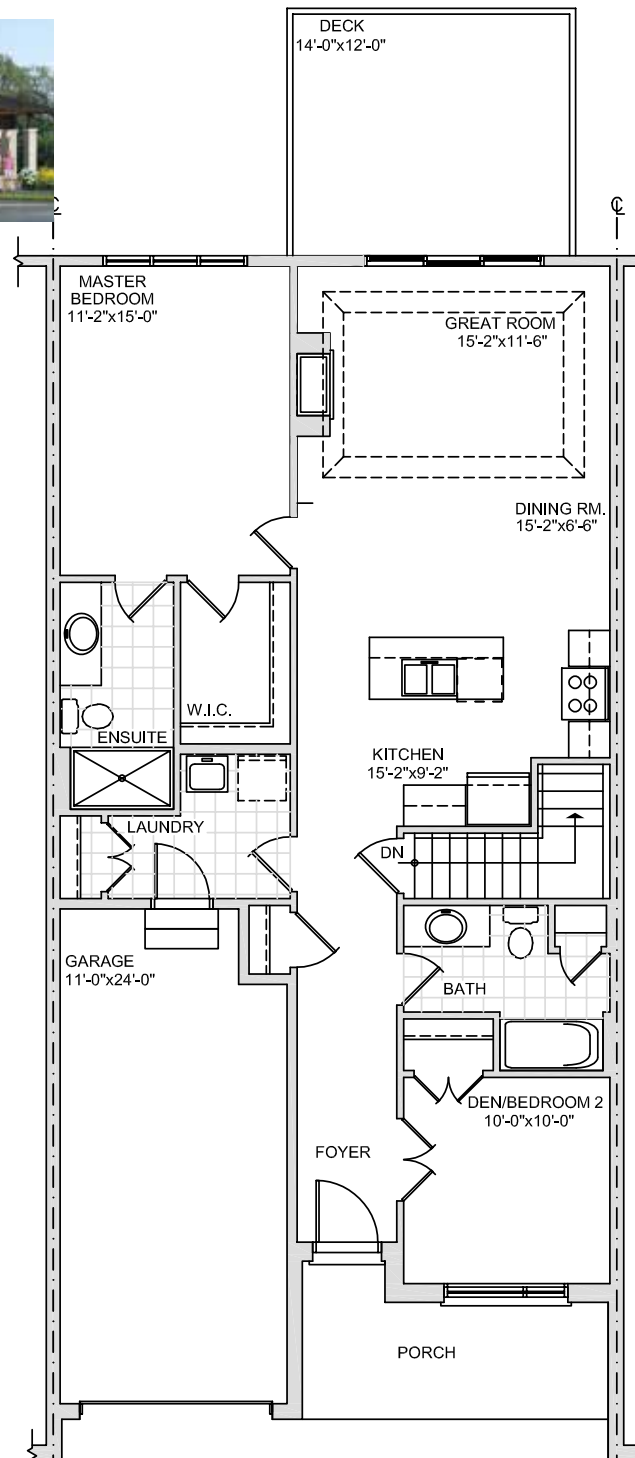
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FINISHED LOWER LEVEL



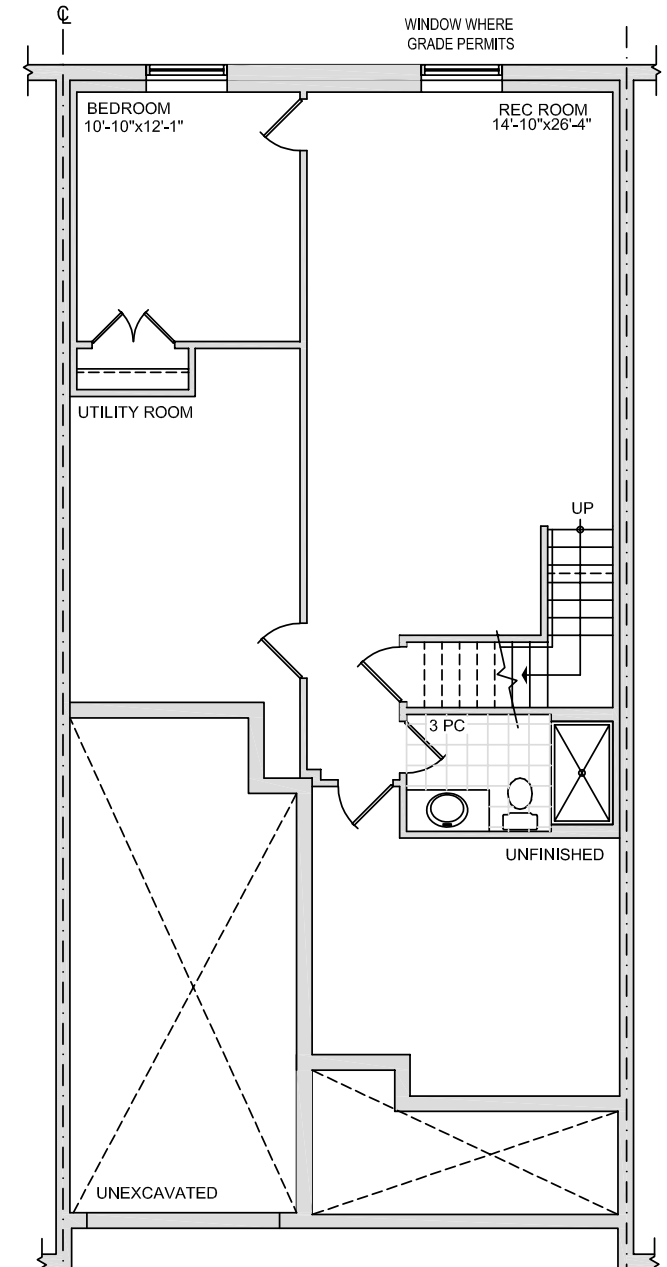
THE ONTARIO

PLAN A INT-1,925 SQ. FT.

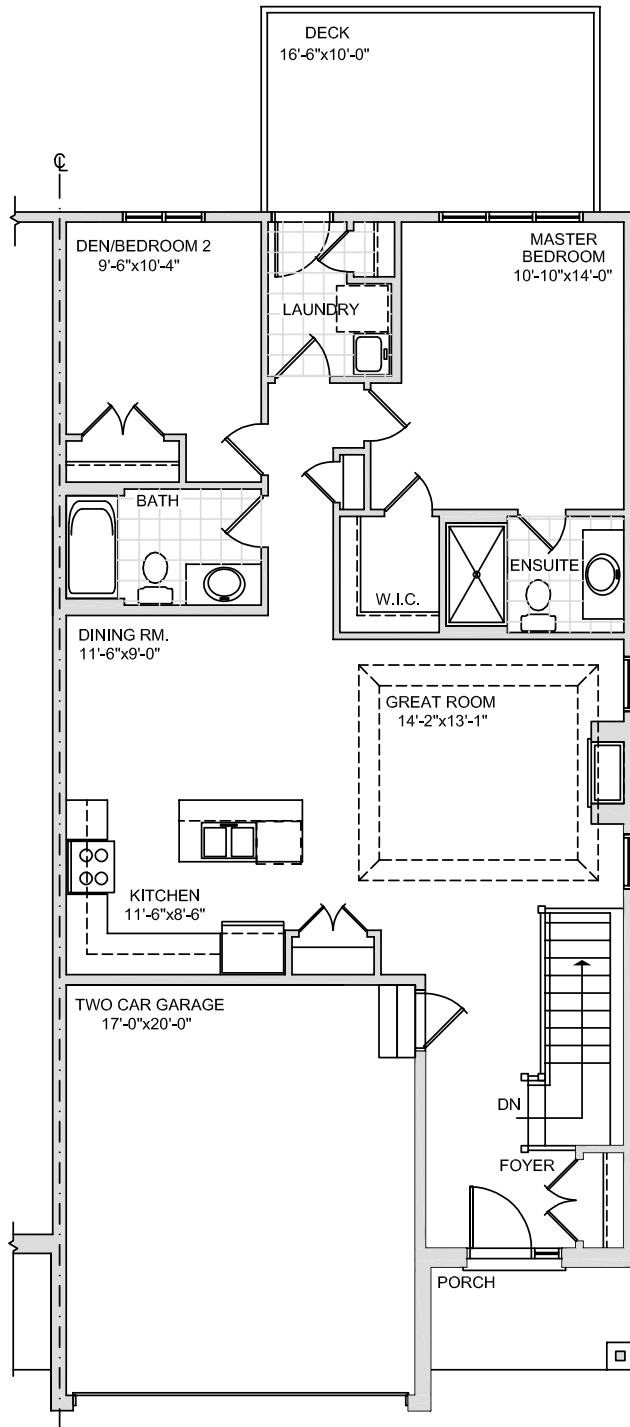
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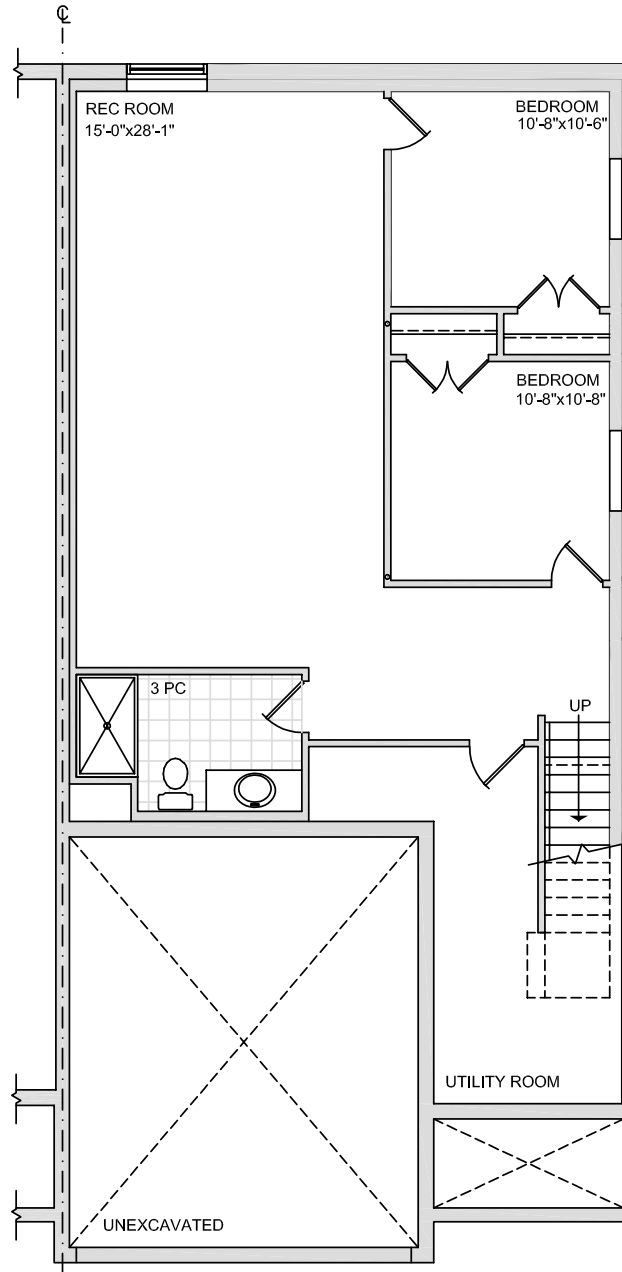
MAIN FLOOR



LOWER LEVEL



MAIN FLOOR



LOWER LEVEL



THE HURON

PLAN B-2,179 SQ. FT.

INCLUDES 978 SQ. FT. OF
FINISHED LOWER LEVEL



SEMI
BEACH TOWN VILLAS

THE **ERIE**
PLAN A END- 2,034 SQ. FT.
INCLUDES 859 SQ. FT. OF
FINISHED LOWER LEVEL



Illustration is Artist's concept. E.&O.E.

THE HURON
PLAN B - 2,179 SQ. FT.

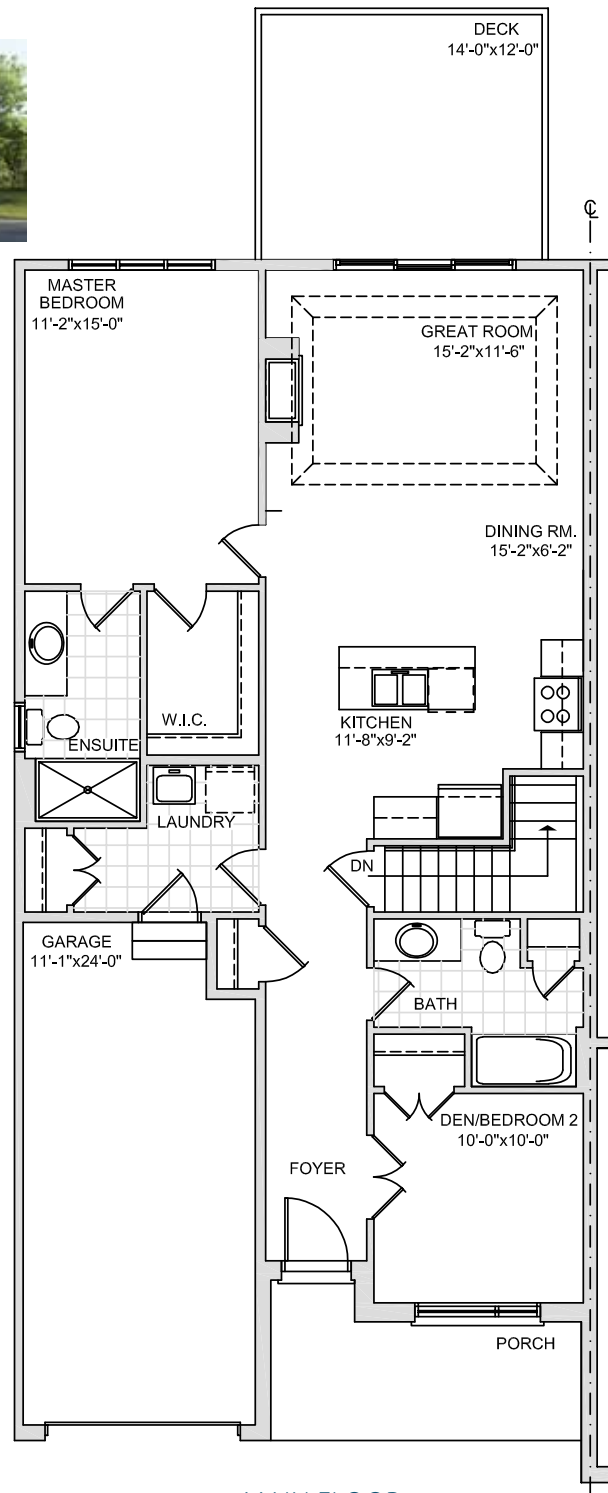
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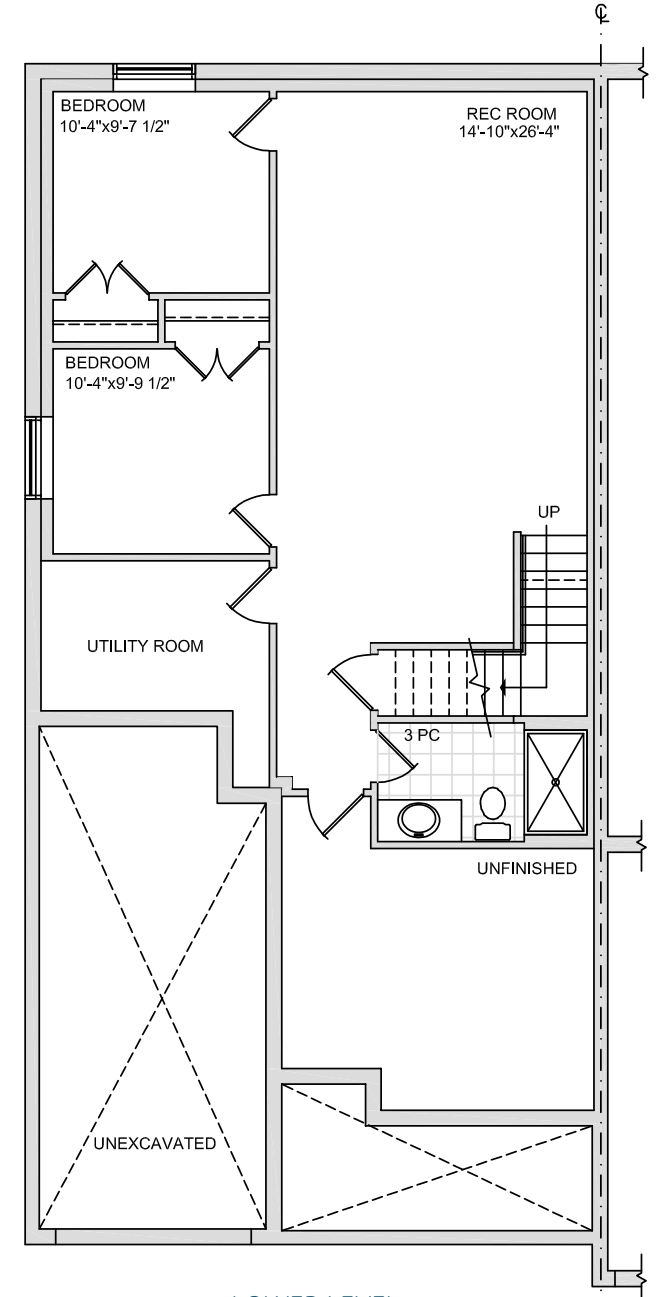
THE ERIE

PLAN A END-2,034 SQ. FT.

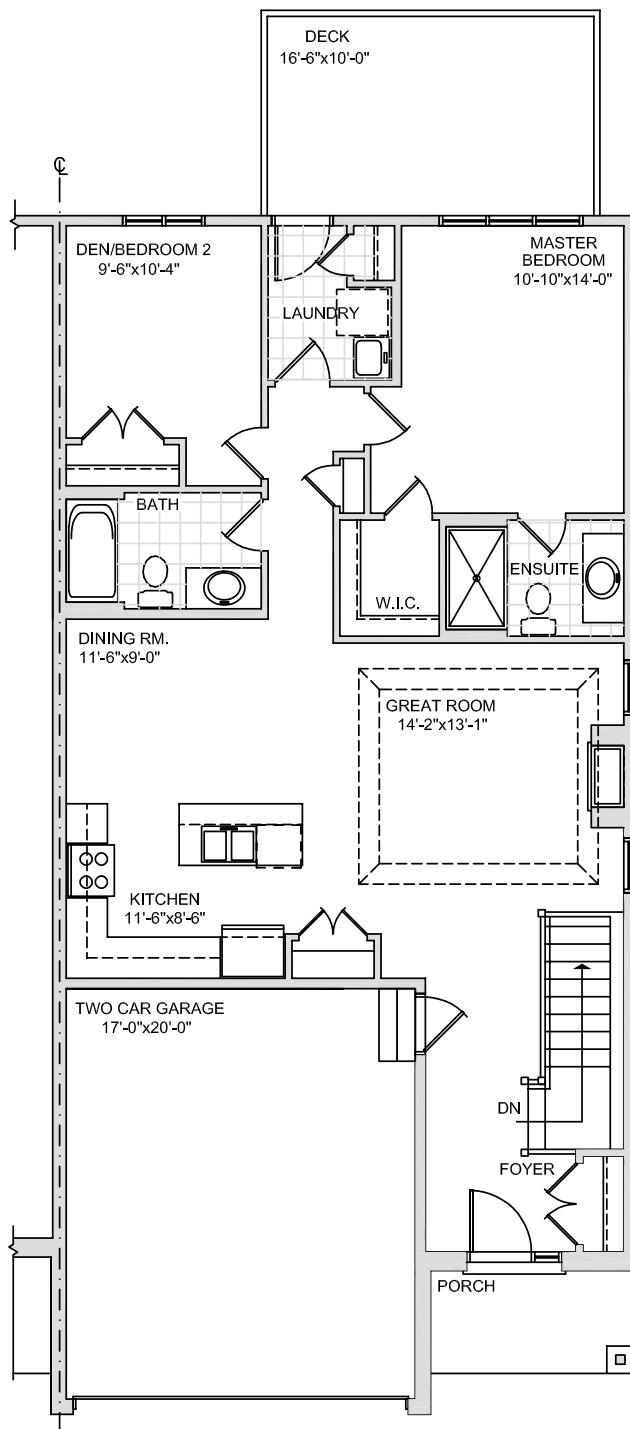
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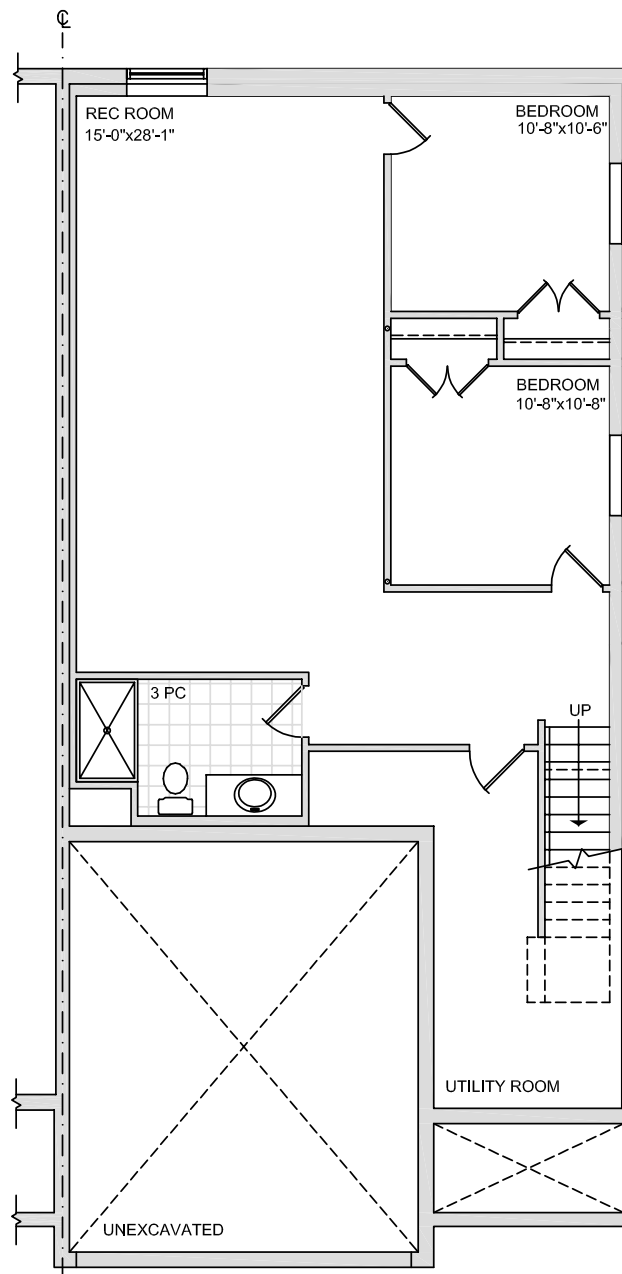
MAIN FLOOR



LOWER LEVEL



MAIN FLOOR



LOWER LEVEL



THE HURON

PLAN B-2,179 SQ. FT.

INCLUDES 978 SQ. FT. OF
FINISHED LOWER LEVEL

FUTURE RESIDENTIAL

DEL SOL WAY

FUTURE COMMERCIAL





4-PLEX BEACH TOWN VILLAS

THE **SUPERIOR**

THE **MICHIGAN**

3-PLEX BEACH TOWN VILLAS

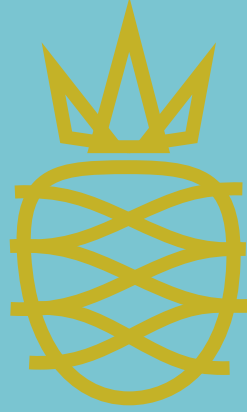
THE **ONTARIO**

THE **HURON**

SEMI BEACH TOWN VILLAS

THE **ERIE**

THE **HURON**

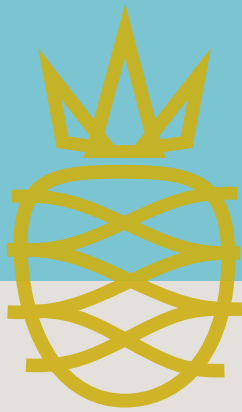


AN IDYLIC COASTAL VILLAGE

SOUTH OF MAIN FLAWLESSLY BONDS ALL THE ESSENCES OF LIVING IN A BEACH COMMUNITY TOGETHER. SPACIOUS AND ATTRACTIVELY APPOINTED BEACH TOWN VILLAS ARE ENHANCED BY GRAND BEND'S MAGNIFICENT SUNSETS, GORGEOUS SOFT SAND BEACHES AND CRYSTAL BLUE WATERS. AND THE WELLNESS INSPIRED, AMENITY RICH LIFESTYLE ALLOWS YOU THE SIMPLE PLEASURE OF BEING ABLE TO WALK EVERYWHERE YOU NEED TO BE WHILE STOPPING TO CHAT WITH NEIGHBOURS ALONG THE WAY.



"Live South of Main."



FEATURES & FINISHES



IMPRESSIVE EXTERIOR DETAILS

- Modern stone and siding work with extensive architectural details is a Medway Homes Inc. hallmark.
- All elevations, exterior colours and materials are architecturally controlled.
- 30-year pro-rated transferable manufacturer's warranty shingles.
- Poured concrete higher than standard foundation walls with drainage wrap.
- Poured concrete front porches with decorative exterior columns and aluminum railing (railing as required by grade).
- Aluminum soffit, fascia and eavestrough as per elevation.
- Pre-finished maintenance free metal sectional garage door, with decorative windows (as per architectural control).
- Aluminum clad exterior garage door jambs with weather stripping around top and sides to help reduce weather penetration.
- Dent resistant fiberglass exterior doors with weather stripping. Low "E" with Argon door inserts and sidelight glass (as per elevation).
- Casement windows with one operator in each room, except where noted transom.
- Vinyl sliding standard lower level Low "E" with Argon windows.
- 9' patio door (as per plan).
- Screens provided for operating windows and patio doors.

- Access door from garage to house (as per plan). Number of steps will vary (grade permitting).
- Garage interior fully drywalled and gas proofed.
- Fully sodded yards graded as per design.
- Handy paver driveways, steps, and walkway as per layout designs.

SUPERIOR ELECTRICAL & MECHANICAL ELEMENTS

- 100 amp underground electrical service with circuit breakers.
- Exterior pot lights as per architectural design (as per elevation).
- Lighted front entry door chime.
- 2 weather proof exterior "GFI" outlets (1 at each exterior door).
- Garage door opener included.
- Heavy duty clothes dryer and cable/receptacle for stove and clothes dryer.
- Combination smoke/CO detectors on all floors.
- Smoke detectors in all finished bedrooms with visual component.
- All designer coordinated light fixtures supplied and installed by builder.
- White decor light switches and receptacles.

INSPIRED BY THE BEACH, SOUTH OF MAIN IS AN INTIMATE, NEW COMMUNITY OF SUN-KISSED BUNGALOW BEACH TOWN VILLAS. SELECT FROM AN IMPRESSIVE COLLECTION OF THREE-BEDROOM, THREE-BATHROOM BUNGALOWS WITH EITHER ONE OR TWO CAR PARKING, LOCATED WITHIN YOUR CHOICE OF SEMI, 3-PLEX, OR 4-PLEX BLOCKS. AND ALL BEACH TOWN VILLAS ARE BEAUTIFULLY APPOINTED WITH AN ARRAY OF SUPERIOR FEATURES AND EXCEPTIONAL FINISHES.

HI TECH FEATURES

- 4 internet (cat 5) locations (for future wireless router).
- Security system pre-wire included.

ADVANCED THERMAL PROTECTION

- R50 blown attic insulation.
- R-22 main, upper exterior studded walls above grade.
- R-17 basement foundation wall.
- High efficiency gas furnace and air conditioning.
- Tankless rental high efficiency gas hot system.
- Heat recovery, ventilation (HRV) system.
- Main & upper floors wrapped with house wrap, taped around doors and windows for a more energy efficient home.
- All windows and doors "Energy Star" Certified with Low "E" coated with Argon including foundation windows.

UPSCALE INTERIOR QUALITIES

- 9' Main floor ceilings with tray ceiling in great room.
- Smooth painted finishes on all ceilings.
- Upgraded modern Bevel 5-1/2" baseboard with 3-1/2" casing throughout.
- Carrara 2-panel square raised panel doors (as per plan).
- Black Livia lever handles (interior doors).
- Benjamin Moore paints used throughout.
- Metal and glass railing systems with clear coat finish (as per plan).

UNIQUE BATHROOM CHARACTERISTICS

- Client's choice between 3 preset interior packages curated by award winning professional designer Design Matric Inc.
- All counter tops to be hard surface quartz or granite (designer package).
- Black finish colour single lever vanity faucets.
- Bath fixtures to be standard white.
- Ensuite shower complete with acrylic base with tiled walls and glass panel/door system.
- Fiberglass tub with tile walls in main bath.
- Pot light in separate tiled showers.
- Mirrors and bar lighting over vanity sinks.
- Positemp pressure/temperature balancing valve for all showers.

GOURMET KITCHEN ESSENTIALS

- Quality built cabinetry complete with crown molding and light valance as per layout.
- Double stainless steel kitchen sink with black finish single lever chef faucet.
- Cabinet over range sized for future microwave.
- Standard appliance openings (Fridge opening to be 38" x 72". Stove 30" wide. Dishwasher 24" wide).
- Rough in wiring and plumbing for future dishwasher is provided.
- Stainless steel chimney range hood fan included.

FABULOUS FLOORING HIGHLIGHTS

- Engineered hardwood flooring installed throughout main floor with quality vinyl plank flooring throughout lower levels.
- Ceramic tile flooring in laundry rooms, all baths, shower, and tub walls, and kitchen back splash.

LAUNDRY SPECIFICATIONS

- Recess laundry box for waterline and drain in all finished laundry areas.
- Heavy duty dryer receptacle.
- Rough-in exhaust vent for dryer provided.

STRUCTURAL PROPERTIES

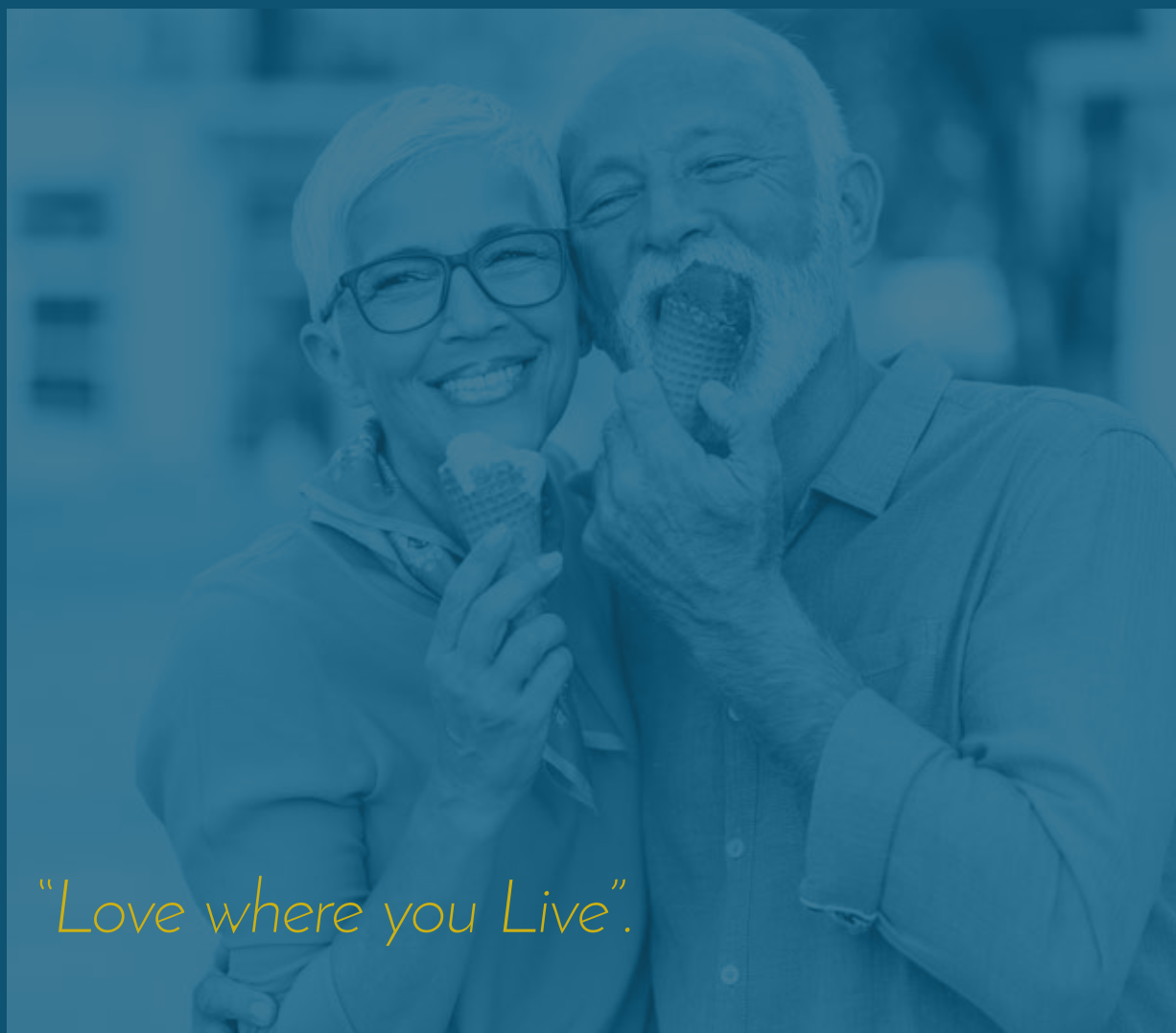
- 5/8" oriented strand board sub-flooring glued, nailed, and screwed to help prevent floor squeaks.
- All sub-floor joints sanded.
- 2 x 6 exterior wall construction.
- Engineered roof trusses with 3/8" spruce plywood sheeting over main roof areas.

Specifications are subject to change without notice. See manufacturer for warranty details. Images are for mood and impression only. E & O.E.



BUILDING A PLACE CALLED HOME

ORIGINATING FROM A GENERATIONAL, FAMILY OWNED BUSINESS OF OVER 50 YEARS, MEDWAY HOMES HAS BEEN PROVIDING EXCEPTIONAL CUSTOM DESIGNED ESTATES AND NEW HOME COMMUNITIES THROUGHOUT SOUTHWEST ONTARIO FOR MORE THAN 30 YEARS. THEIR GOAL IS TO EXCEED HOMEOWNERS' EXPECTATIONS WITH A COMMITMENT TO EXCELLENCE IN DESIGN, CONSTRUCTION AND AFTER SALES SERVICE. THE RESULT IS RESIDENCES OF UNQUESTIONABLE QUALITY AND VALUE THAT YOU AND YOUR FAMILY WILL BE PROUD TO CALL HOME FOR MANY YEARS TO COME.



"Love where you Live".

Medway
HOMES



Phone: 519.238.5253

Email: sales@southofmain.ca

SouthofMain.ca

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