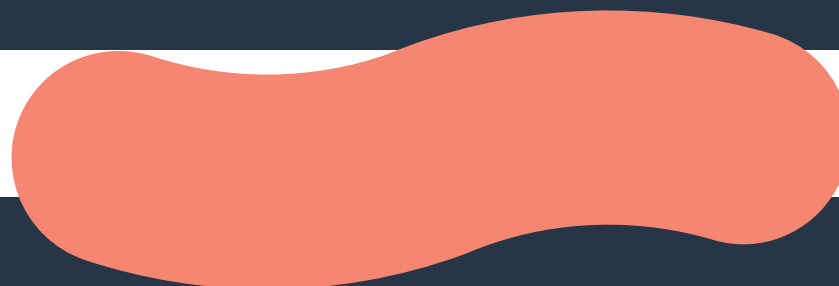




Where inspiration meets aspiration.



live life
UNBOUND

By the bay.
Near the mountain.
Close to town.



Baybounds will sit comfortably within a beautiful acreage located a little northwest of downtown Meaford, yet walking distance to the beach.

Baybounds is just a three minute drive from downtown and its pleasure boat marina. Georgian Peaks, Blue Mountain and Osler Bluff, are only a 20-25 minute drive away. So is the city of Owen Sound.

Walk or bike at the nearby Georgian Trail, or play a round of golf at the neighbouring Meaford Golf Club.

Finally... an accessible, year-round, all-ages sports and adventure residential playground is here.

BAYBOUNDS - PHASE I



 Sinclair
HOMES
EST. 1979



Baybounds, the master-planned community by Sinclair Homes, will feature exquisitely-crafted 2 and 3 bedroom townhomes with luxurious finishes, gourmet kitchens, room to create a home office or study area and beautiful outdoor spaces.

Enjoy views in all directions of the highest point of the ridge – we promise it will make you want to get out and explore what's on the other side.



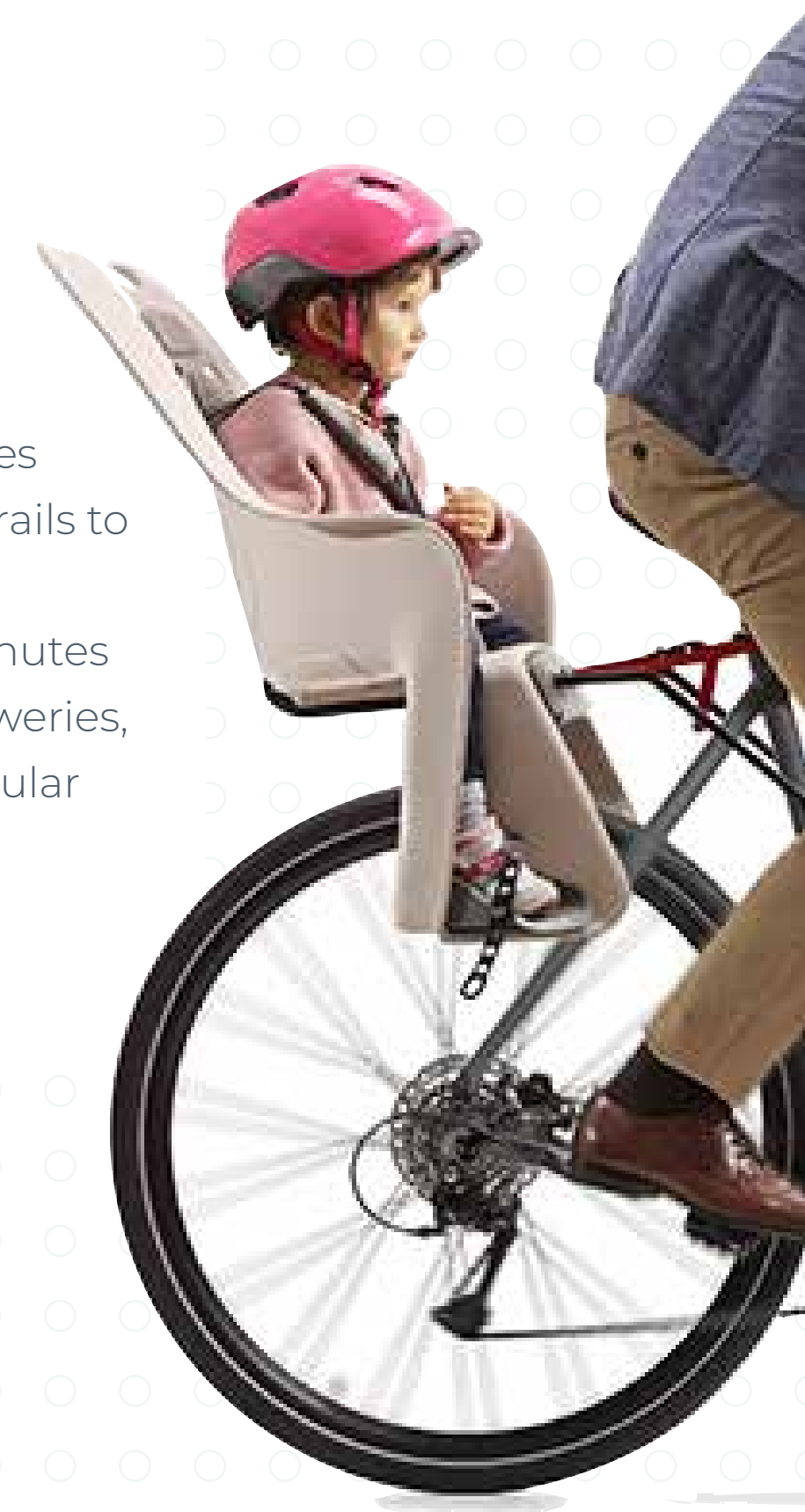
Year-round, modern,
country-coastal living.
That perfect blend...
of everything.

Experience

all that life can offer in this
one-of-a-kind
new home community.

Baybounds is a sophisticated four-season,
country-coastal, urban residence.

Set amongst a perfect blend of natural amenities
and the urban lifestyle, surrounded by miles of trails to
explore, walking distance to the beaches of
Georgian Bay, conservation areas and parks. Minutes
to downtown with trendy restaurants, craft breweries,
shopping, golfing, and only a short drive to popular
fishing spots and the ski hills of Blue Mountain.



Location is literally everything.

Swimming

Boating

Marina / Harbour

Shopping

Blue Mountain Skiing
Georgian Peaks Skiing



Golfing

Pickleball

FUTURE
RESIDENTIAL DEVELOPMENT

FUTURE
COMMERCIAL DEVELOPMENT

FUTURE
RESIDENTIAL DEVELOPMENT



Discover

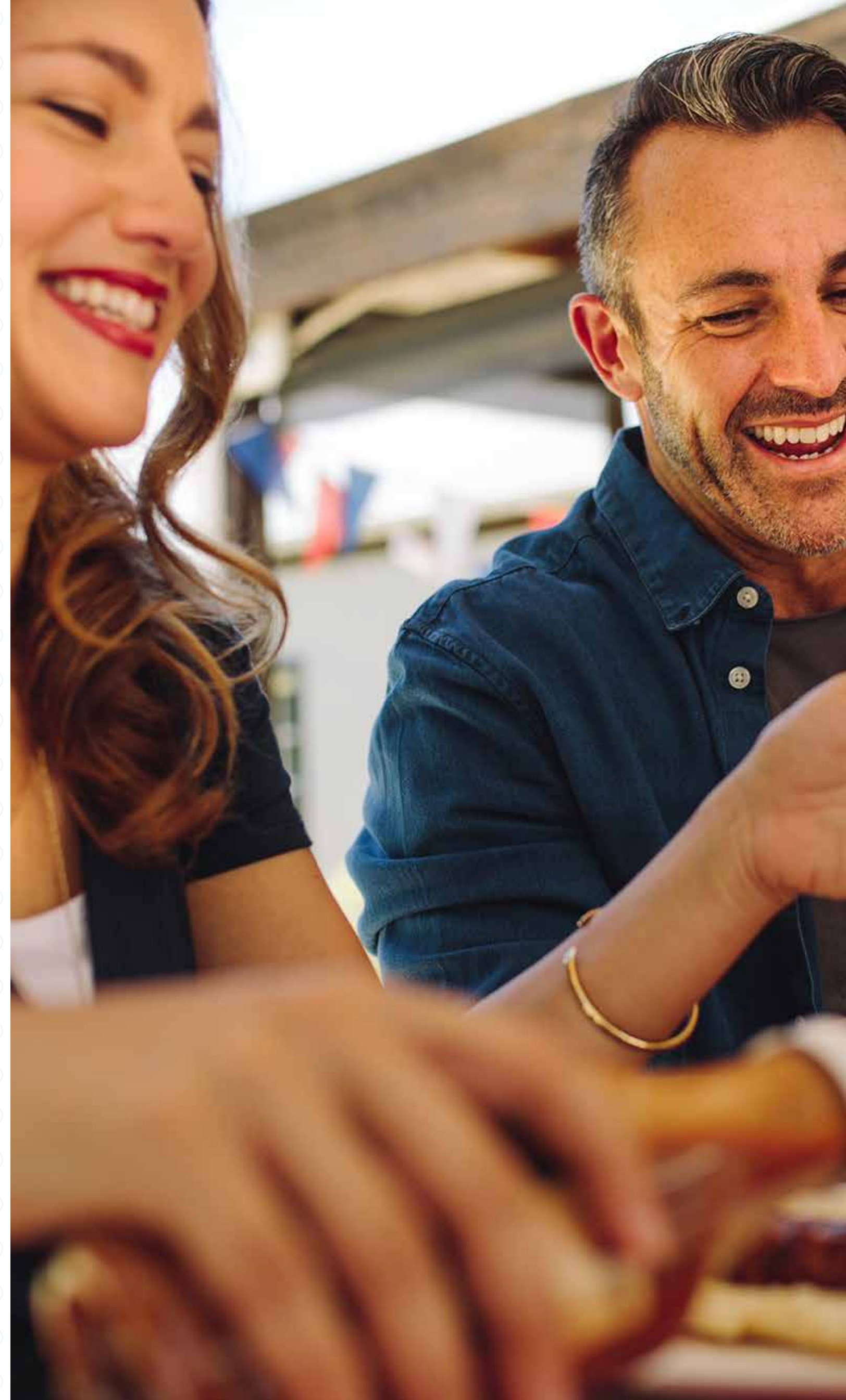
A bay within a bay

Tucked into Nottawasaga Bay, within southwestern Georgian Bay, once a pastoral land of orchards, then an Industrial Age centre for sawmills, tanneries and foundries.

Today, Meaford is a place of weekend and seasonal homes that is steadily evolving into a prime lifestyle destination of marine and lakeside fun and a mind-blowing range of outdoor possibilities.

A master-planned community of four distinct neighbourhoods

Away from it all yet close to what matters
Baybounds has been imagined as a community of
24/7/365 vacation homes.



HARBOUR VIEWS AT BAYBOUNDS

Regardless if you love spending time outdoors with friends and family around an open firepit, or playing a round of pickleball. Or if you enjoy spending time indoors in the lounge area, one thing is sure, you will have breathtaking views from your condo.



MARINER'S HAVEN AT BAYBOUNDS

In the Mariner's Haven neighbourhood, hugged by two of the community's ponds, you will enjoy proximity to Baybounds Club House and all its amenities; and the community playground is only steps from your home.



EXPLORER'S WALK AT BAYBOUNDS

Explorer's Walk is a central neighbourhood and strikingly beautiful as its namesake. You'll get to know your way around the community using pathways and trails that connect to the playgrounds and parks just beyond your front door.



PUTTER'S EDGE AT BAYBOUNDS

You're just a hop, skip and a jump away from the peaceful Meaford Golf Club when you live in the Putter's Edge neighbourhood where you can enjoy gardening and entertaining just outside your front door. You will leap into the four season lifestyle and never look back.



BAYBOUNDS
MEAFORD • ONTARIO



Sinclair
HOMES
EST 1979



Inspiration

with deep roots

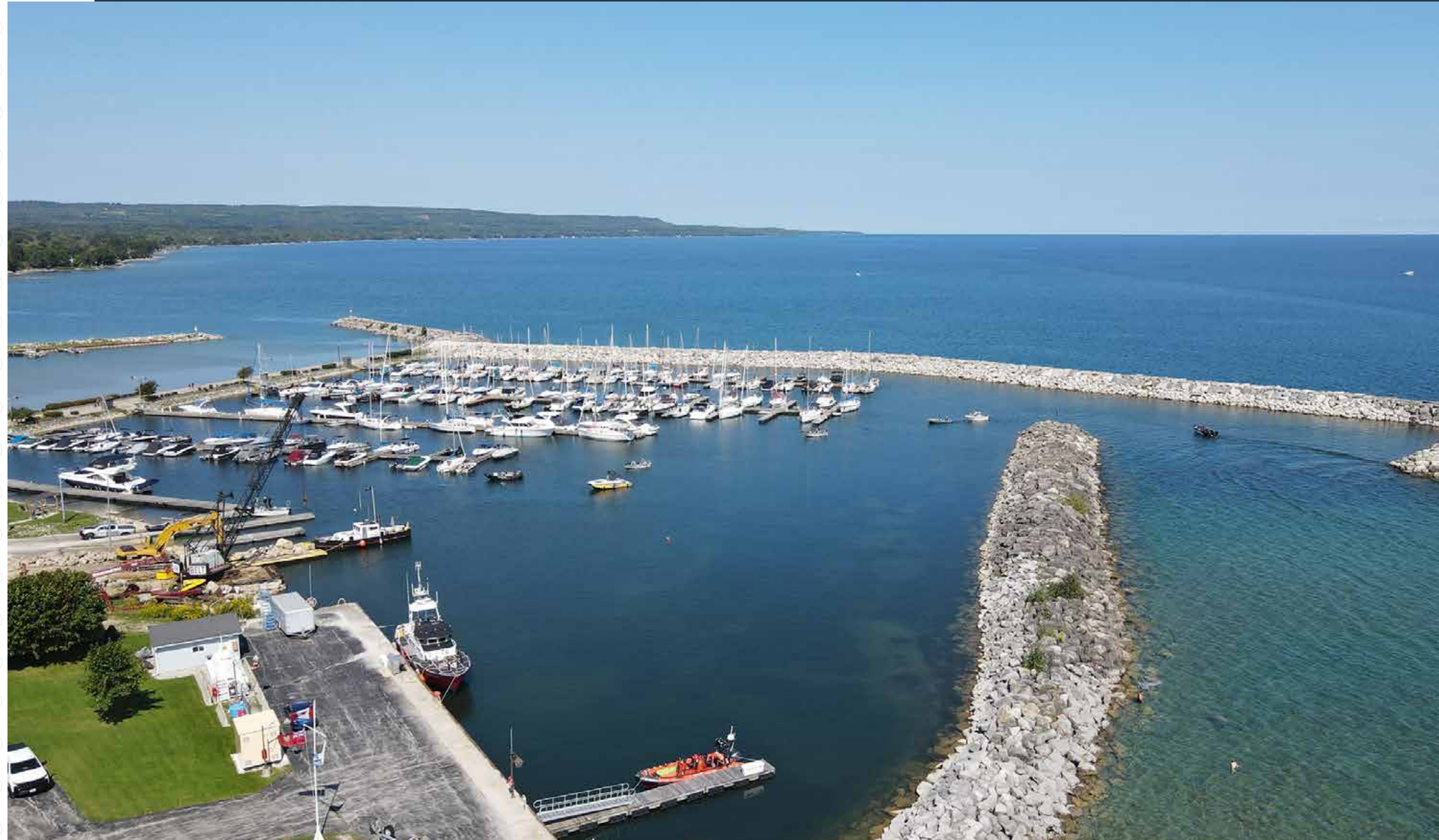
And now, inspired by the innovative spirit of Meaford's forebears arrives the master-planned community of Baybounds, by Sinclair Homes.

A fully realized coalescence of distinctive, yet different residential living, Baybounds will consist of superb net-zero, two-storey townhomes, bungalow towns and comfortable condominiums.

But that's only a glance at what's in store...



Meaford.
Where becoming a
local is effortless.



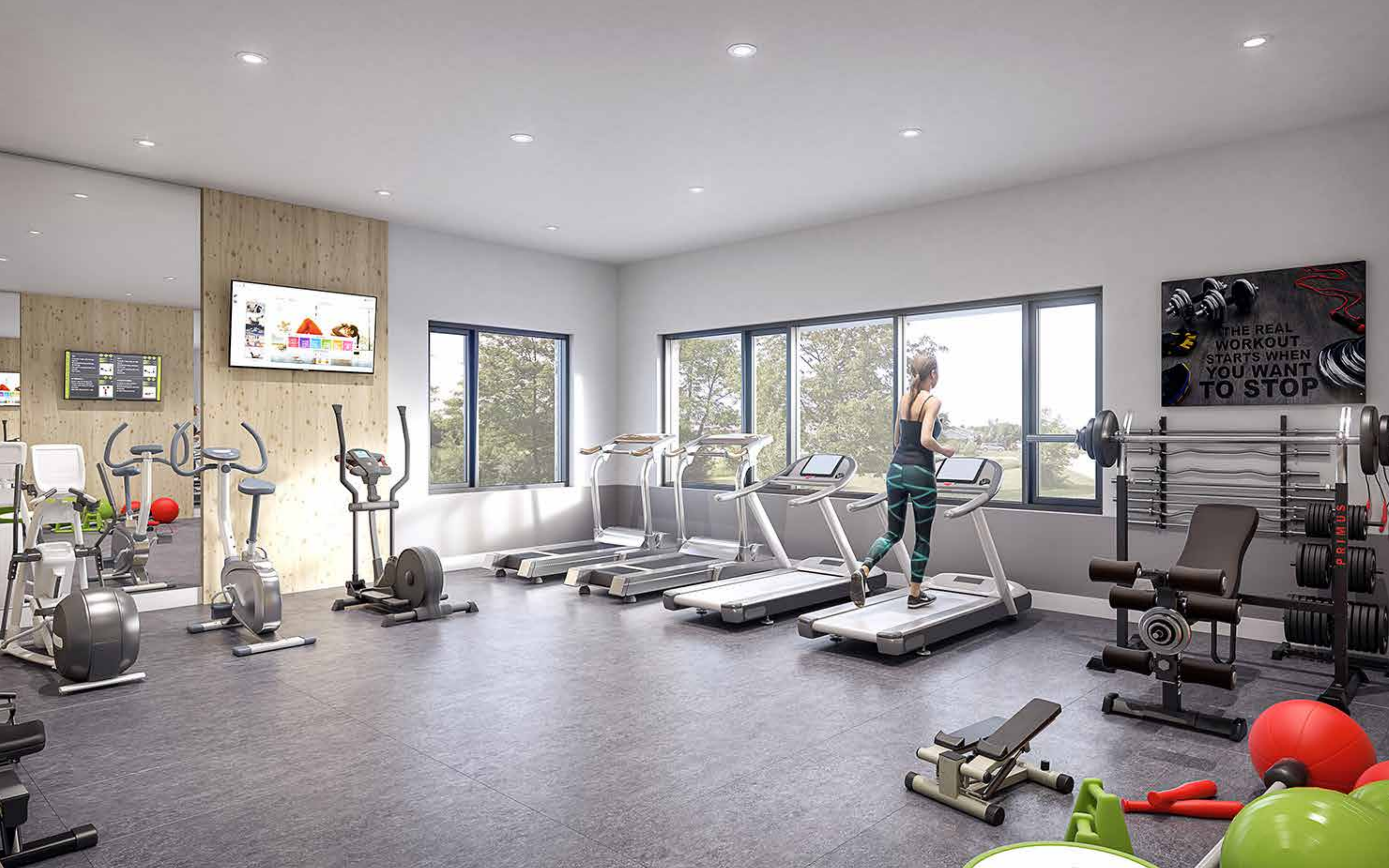


Clubhouse features

Enjoy the warm summer breeze with friends, or just you and a great book in one of Baybounds' outdoor lounges.

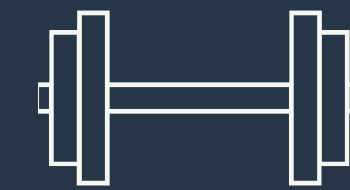
Sip your morning coffee or evening wine alike in this relaxing environment made for savouring.





COMMUNITY CLUBHOUSE FEATURES

Exercise,
party it up, do business.
Or all three.



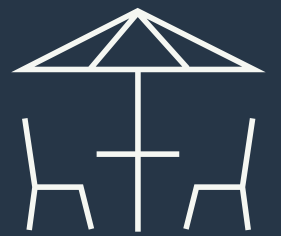
FITNESS STUDIO

Enjoy a wide variety of cardio and weightlifting equipment, or relax practicing yoga.



BBQ AREA

Get together with friends or family around a community BBQ or roast marshmallows over an open firepit.



OUTDOOR PATIOS

Choose your outdoor space and enjoy the views and a warm meal straight from the BBQ.



TECH LOUNGE

Work from home in this comfortable and connected co-working space



PICKLEBALL COURT

Stay active and play a round or two of pickleball and catch a breath in shade and under the community pergola.



EVENT LOUNGE

Party or chill in this event lounge complete with a kitchen and private seating or dining area.

Plans for outdoor amenities include parks, covered seating areas by the club house, pickle ball courts and much more.

Complementing your all-season lifestyle is a range of facilities and spaces, including the main clubhouse. It will be well-equipped with indoor amenities such as a gym, party room, and for those working from home, a tech lounge and a meeting room.



TECH LOUNGE

Work from home in this comfortable and connected co-working space.



EVENT LOUNGE

Party or chill in this event lounge complete with a kitchen and private seating area.



FITNESS STUDIO

Enjoy a wide variety of cardio and weightlifting equipment, or relax practicing yoga.

Sports, culture and socializing on Ontario's spectacular Georgian Bay.

Rediscover...everything you need, right at home. From fitness to co-working, event rooms to outdoor patios, Baybounds offers all the elements of everyday extraordinary.



LOUNGE ROOM

Take advantage of the community lounge room designed for you and your guests' comfort.



Activities,
attractions,
distractions.



What's four-season living?

It's all about options...

lots of them, every day, all year.

Being outdoors, breathing pure, clean country air, engaging all the senses, working up a sweat, feeling alive, at peace, content.





Summers here are magic

Picture yourself enjoying an early morning stroll along one of the area's many sandy beaches, as warm breezes dance through your hair.

After that, a round of golf or a few sets of tennis followed by a fine lunch at the clubhouse with new friends.

In the afternoon it's water skiing, scuba diving or deep-lake fishing and maybe some antiques and shopping in town.

At day's end, you're BBQ-ing your signature dish, then sunset-watching accompanied by a fine beverage and those you love most.



Grab life by the ski poles

Wintertime, it's skiing, boarding, cross-country ski, snowshoeing, building snow forts and sculptures with the kids and grandkids. Imagine genuinely engaging this exciting season at will, in ways you simply can't in the big city.



Nature bursts back into life!

Come spring, you're out hiking the trails, hitting Beautiful Joe's Leash-Free Dog Park to let your hound canoodle with a Labradoodle. Going on fruit blossom hunts. Tending the veggies and flowers out back in your own garden. Or heading to your secret beach at Manitoulin Island and laying out a gourmet picnic spread.



Colourful and fresh

Fall is, of course, an explosion of colour and fresh, bracing air. Life in Meaford... it's naturally incomparable.

MEAFORD TOWN AMENITIES

You'll lack nothing
in Meaford – except
big city hassles.



Just two hours north of Toronto, Meaford is the ultimate escape from the stress, congestion and expense of big city life. A full range of activities are on offer here that enable residents to remain socially engaged, sports-minded and outdoor-focused. No wonder this vibrant Georgian Bay town of 11,000 is a magnet for people looking for something better.

Year-round pickleball.

Activities you'll enjoy in this community by the Bay include the phenomenon known as pickleball. A fun, easy way for folks of all ages to stay in shape, the

Meaford Pickleball Club is active year-round outdoors on the Harbour Pavilion Courts, with great views over Meaford Harbour. Come winter, the games continue at the St. Vincent and Meaford Community Centre.

Your purchase of a Baybounds home includes exclusive 24/7 access to your own community pickleball courts.

18 more reasons to move here.

Baybounds will be next door to the Meaford Golf Club. Founded in 1934, the course's 18 holes (in double-9 configuration) suit all skill levels.

Punctuated by rolling hills, amazing

views, water hazards and rich wildlife, a round at Meaford is always a treat.

Trek the Georgian Trail.

Running 34 km along Georgian Bay's south shore between Meaford and Collingwood, the Georgian Trail spoils walkers, joggers, cyclists, cross-country skiers and snowshoers with the region's boundless natural beauty.

Splash into the Bay.

Baybounds is a quick walk to the crystal-clear waters of Nottawasaga Bay, and some of the best beaches in southern Georgian Bay. From Ainslie

Wood Conservation Area to the fine sandy beach and playground at Meaford Memorial Park, you'll enjoy quick year-round access to the waterfront.

Skiing at Blue Mountain.

Just 20 minutes' drive from Collingwood's Blue Mountain Village, Baybounds was made for skiers and boarders. But Blue Mountain is much more than snow. The year-round resort and spa, also offers terrific mountain biking and hiking opportunities in the off-season and serves as a social nexus for locals and visitors.

Small town; big town amenities .

Meaford has its own hospital and a new school for kindergarten to Grade 12 students. What else? How about high-speed fiber-optic internet service, fabulous cafes, restaurants, bistros, pubs, interesting shops, community centres and sports facilities, supermarket, LCBO, a downtown pleasure boat marina and dog parks, making this a town for those who love action, shopping and socializing.



Georgian Bay

Site Location

MEAFORD

THORNBURY
25 mins.

COLLINGWOOD

BLUE MOUNTAIN
SKI RESORT

WASAGA
BEACH

IRISH MOUNTAIN
SCENIC LOOKOUT

GEORGIAN BEACH

MEAFORD HARBOUR
AND MARINE

CHRISTIE BEACH
CONSERVATION AREA

BAYVIEW
ESCARPMENT
PROVINCIAL
NATURE RESERVE

BAY RIDGE
ORCHARD

FAMILY
MEDICAL
CARE

VAIL'S ORCHARD

MEAFORD
GOLF CLUB

MEAFORD
GENERAL HOSPITAL

GEORGIAN BAY
COMMUNITY SCHOOL

BEAVER VALLEY RD.

THE GEORGIAN
PEAKS CLUB

ALPINE
SKI CLUB

TORONTO
CLUB

COLLINGWOOD
SKI CLUB

SCENIC CAVES
NATURE ADVENTURES

OSLER BLUFF
SKI CLUB

SIDEROAD 33 & 34

EUPHRASIA HOLLAND TOWNLINE

MOUNTAIN MEAFORD TOWNLINE

THE GEORGIAN



BAYBOUNDS
MEAFORD • ONTARIO



MARINER'S HAVEN
AT BAYBOUNDS

LEGEND

- | | |
|---------------|---|
| End Unit | W/O Walk-Out |
| Interior Unit | * Some Conditions Apply. See Sales Rep. for Details |
| Corner Unit | |

ADJACENT AMENITIES

- | | |
|------------------------------|-------------------------------|
| • Clubhouse | • Outdoor BBQ |
| • Tech Lounge & Meeting Room | • Firepit Seating Area |
| • Community Gardens | • Pergola Shaded Seating Area |
| • Pickleball Court | • Playground |
| • Party Room | • Walking Trails |
| • Gym | |



Site plan is artist's concept. Landscape areas and plantings are concepts only and may vary from finished landscape. Conditions apply. See Sales Representative for more information. E. & O. E. Brokers Protected. March 26, 2024



Contemporary architecture in a Netzero[®] environment.

Baybounds homes have been designed as an aesthetically tasteful and environmentally responsible addition to the town of Meaford.

In placing timeless architecture within a friendly community layout, we have tried to make Baybounds an irresistible choice as a residence for a range of ages and lifestyles.





Netzero[®]
meets exquisite
interior design
and architecture.



Together they build a healthier
and more comfortable home.



Sustainable is comfortable.

A pioneer in advanced construction techniques, Sinclair Homes says increased comfort shouldn't come at the expense of increased efficiency but because of it. We believe a homeowner should be able to shrink their net carbon footprint while fully enjoying a larger net space. We make it easy for our customers to express their good taste in accommodations while embracing environmental responsibility.

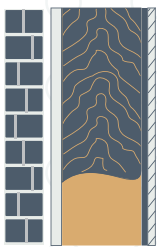
Netzero® Home: A different build ethic

A Sinclair home is a statement in high design standards, quality materials and a deep understanding of the art & science of home construction. A new NetZero® Home by Sinclair means not just a better build inside and out. It means reliability, comfort and a healthier indoor environment. In fact, a Sinclair Netzero® home produces as much energy as it uses over a year.

Comfort without compromise

You notice the Netzero® difference the moment you walk in the front door. No drafts, no foggy windows and no cold feet. Just comfort and consistent energy-efficient living.

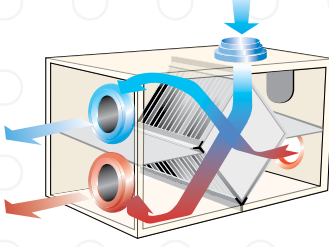
Netzero® features at a glance.



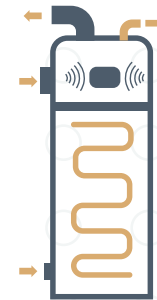
NO DRAFTS OR
TEMPERATURE
SWINGS
BETTER INSULATED
EXTERIOR WALLS



ENJOYABLE HOME
IN ANY SEASON
COLD CLIMATE
HEAT PUMP



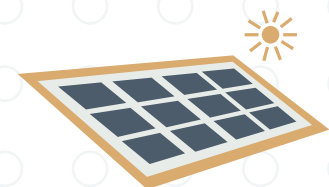
HIGHER AIR
QUALITY
ELIMINATE MOLD BUILDUP
WITH ERV ENERGY
RECOVERY SYSTEM



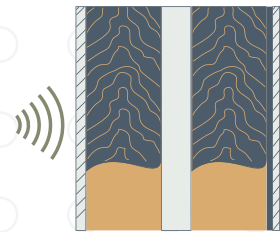
ENERGY SAVINGS
WITH ADVANCED HEAT
PUMP WATER HEATER



HOME OF
TOMORROW
CONTROL YOUR HOME
CLIMATE FROM YOUR
MOBILE DEVICE



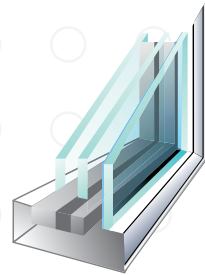
GIVING BACK
PAYS OFF
RENEWABLE ENERGY
FOR YOUR HOME AND
YOUR COMMUNITY



QUIETER HOME
NOISE
REDUCING
PARTY WALL



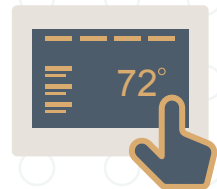
MORE MONEY IN
YOUR POCKET
LED LIGHTING COMBINED
WITH ENERGY EFFICIENT
APPLIANCES



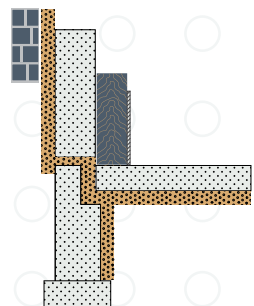
ZERO
CONDENSATION
REGULATE TEMPERATURE
AND PROTECT YOUR
FURNITURE FROM UV
WITH TRIPLE GLAZED WIN-
DOWS



MORE
COMFORTABLE
HOME
WARMER,
ADEQUATELY
VENTILATED HOME



HEALTHIER
LIVING SYSTEMS
ADVANCED
PROGRAMMABLE
ENERGY SAVINGS
SYSTEM

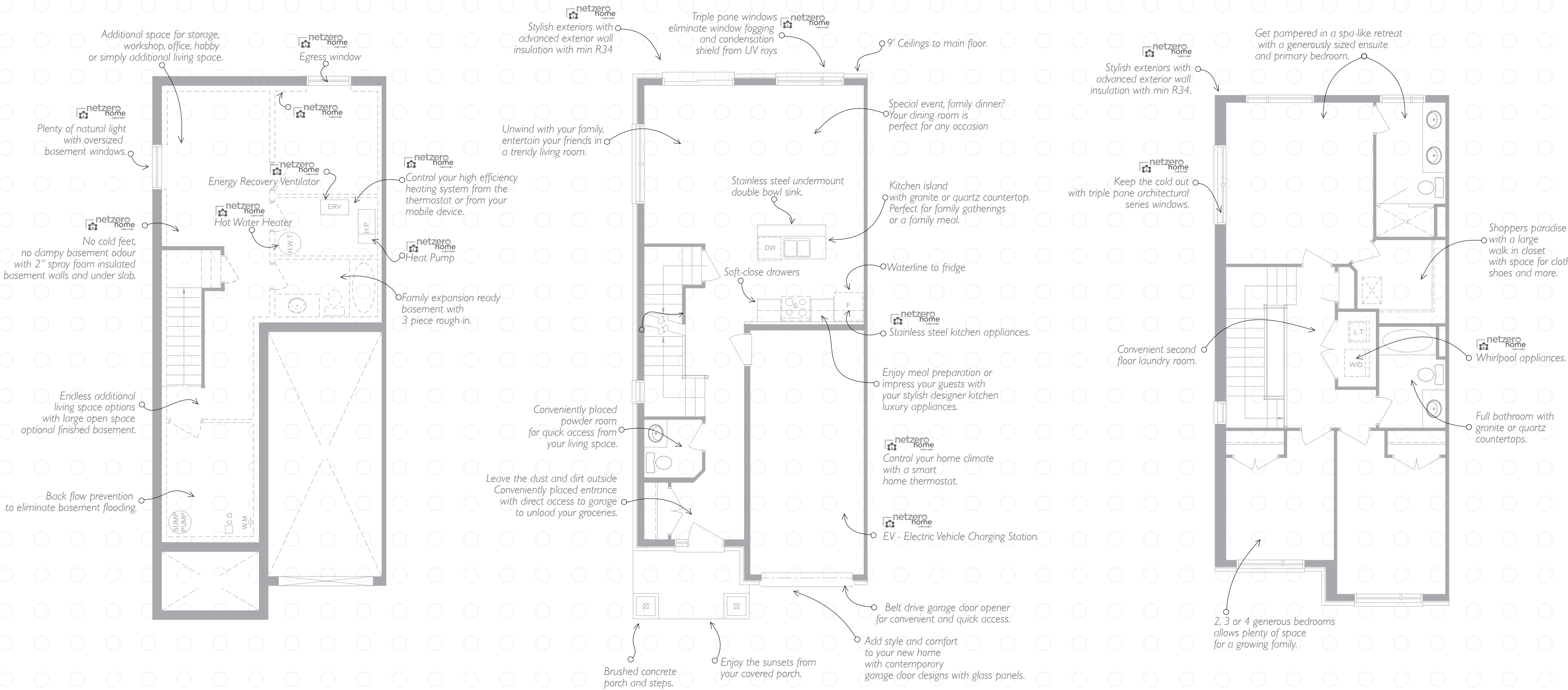


COMFORTABLE
HOME
NO COLD FEET
NO COLD BASEMENTS
WITH UNDER THE
CONCRETE SLAB AND
STATE OF THE ART
INSULATION TECHNIQUES

Expectations exceeded.

High design standards, building quality and a deep understanding of the art & science of home construction leads to not just a better built home inside and out. It also means reliability, comfort and a healthier home and a healthier environment.

Orientation of the home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrances due to grading variance. Actual usable floor space may vary from the stated floor area. All Renderings are artists conception. Dimensions, specifications and architectural detailing are subject to minor modifications. Brokers protected. E.A.O.E.





Solar panels renewable energy.

Lifetime warranty architectural shingles.



Advanced attic insulation, R-60.

Architecturally designed exteriors with brick, stone and composite siding.

Belt drive garage door openers.



EV - Electric Vehicle Charging Station.

Lot fully sodded.



Maintenance free aluminum soffit, fascia & seamless eaves trough.



Triple pane windows eliminate window fogging and condensation, shield from UV rays.



Exterior walls R34 min.

Covered concrete front porch.



Oversized 24" x 37" basement windows
One 36" x 47" basement egress window.

10" poured concrete foundation.



Insulated steel front door.

Brushed concrete porch and front steps.

Professionally landscaped gardens.

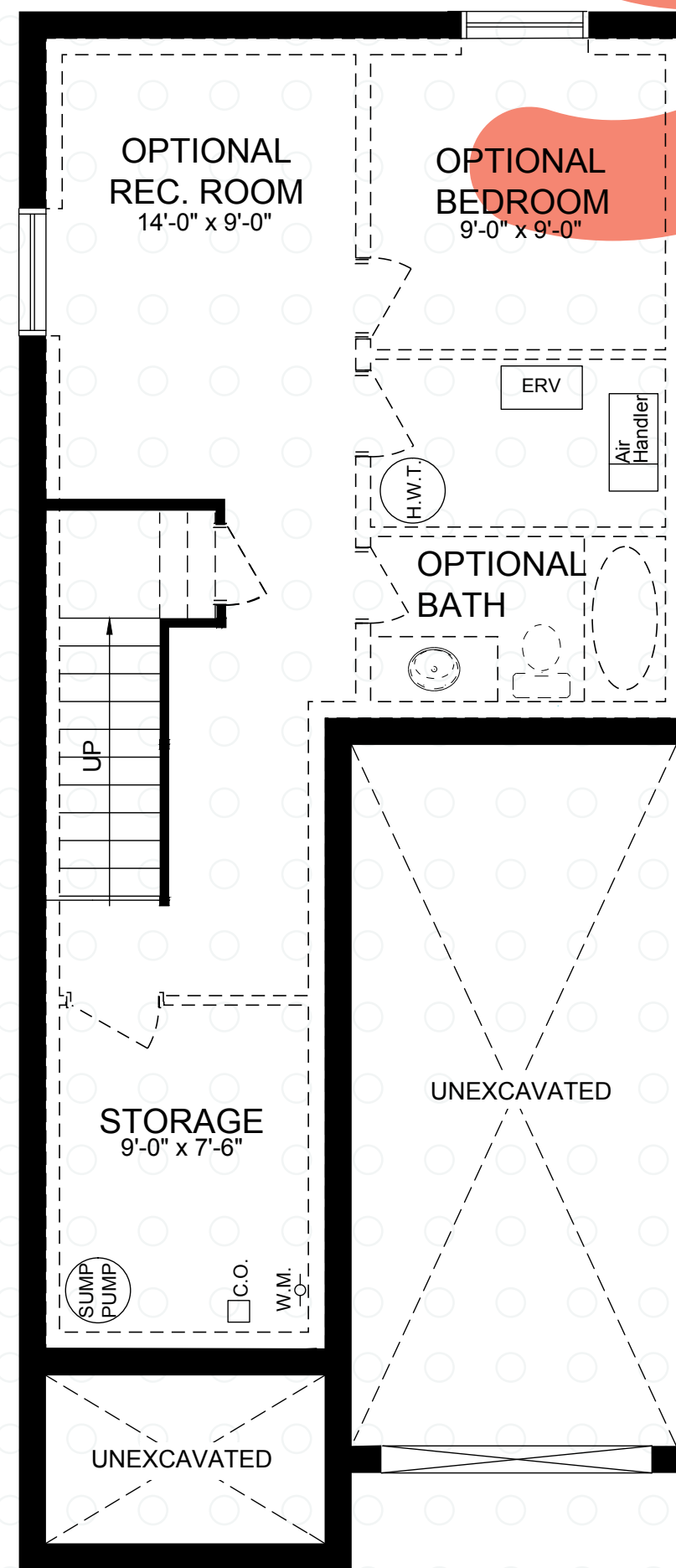
Foundation wrapped with waterproofing membrane with weeping tile and sealed sump.

Contemporary garage door with glass panels.

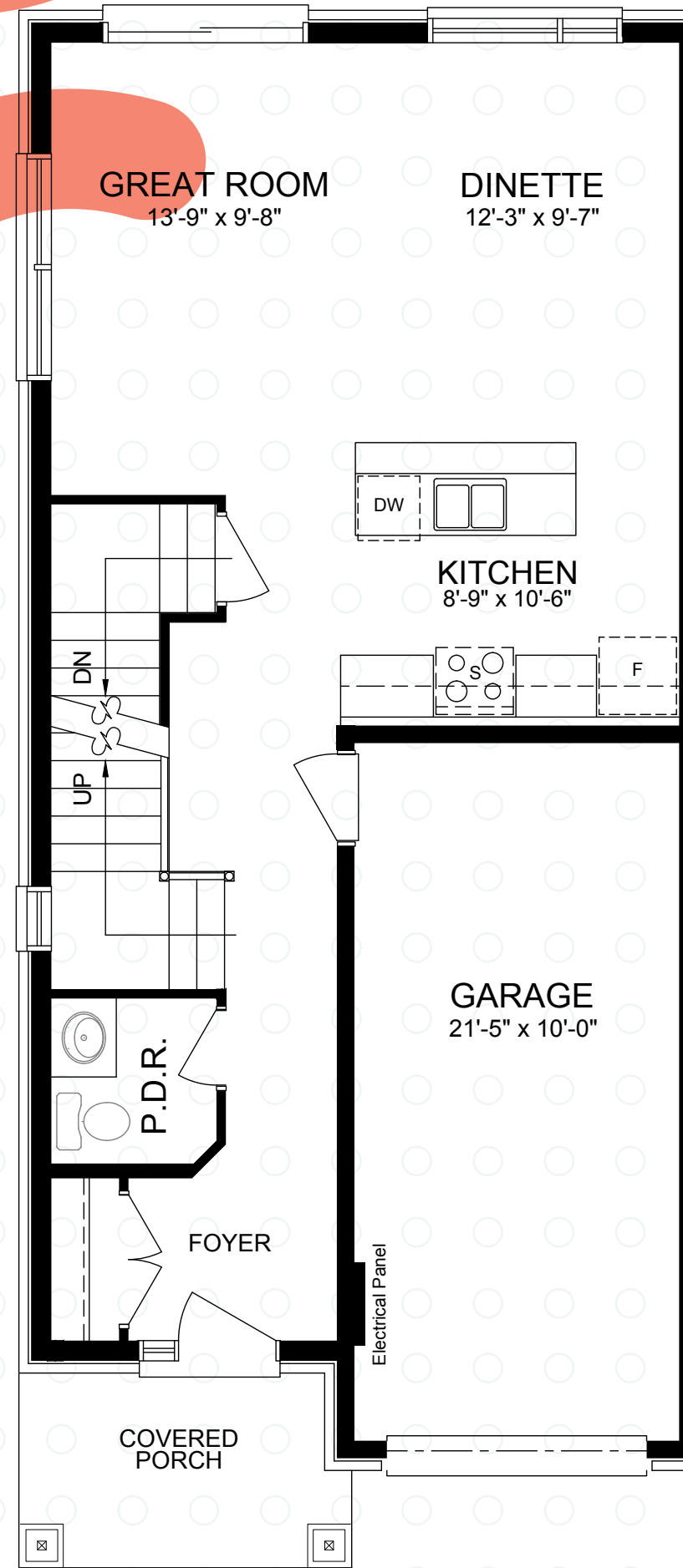
THE SAILOR *end unit*

1514 SQ.FT.

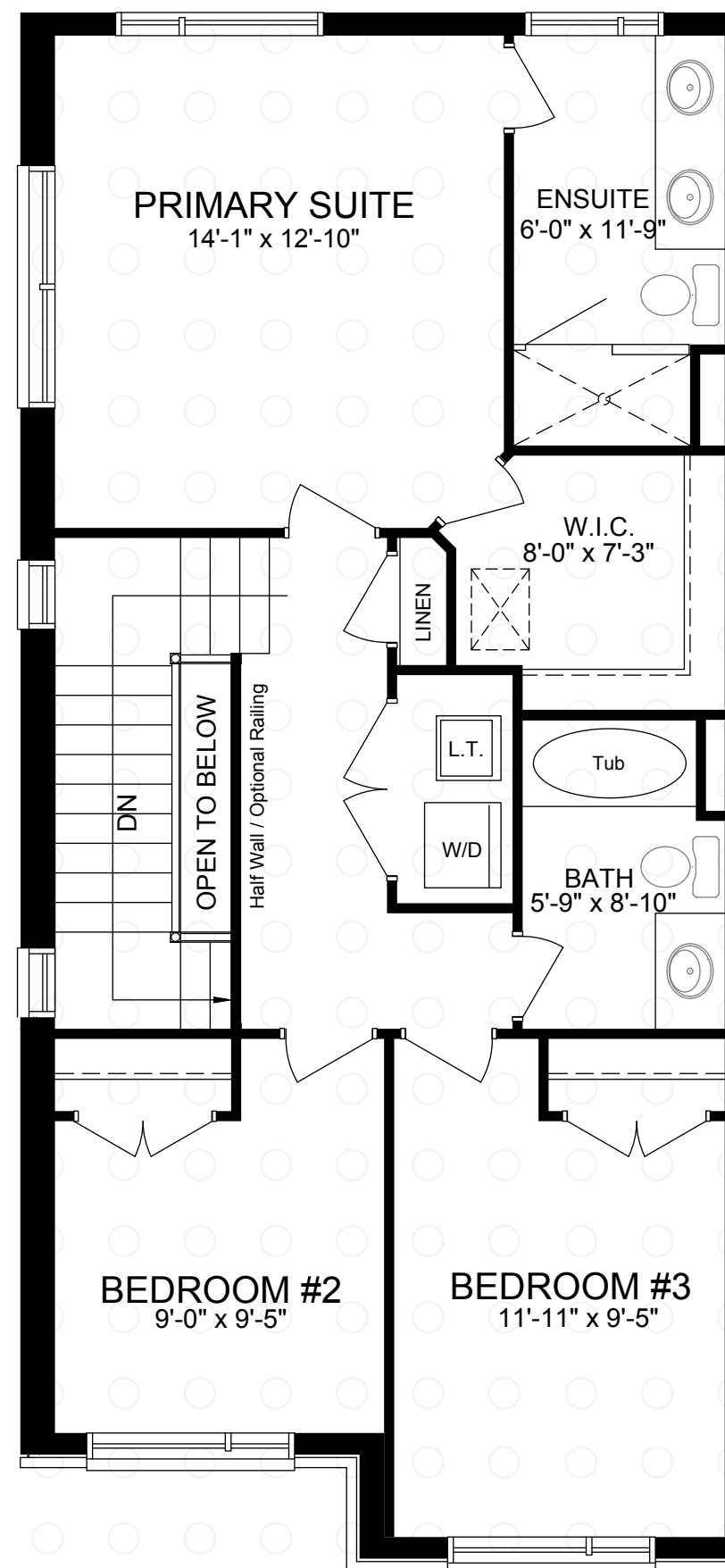
3 Bedroom • 2.5 Baths • 1 Car Garage
Optional 2 Bedroom Layout Available



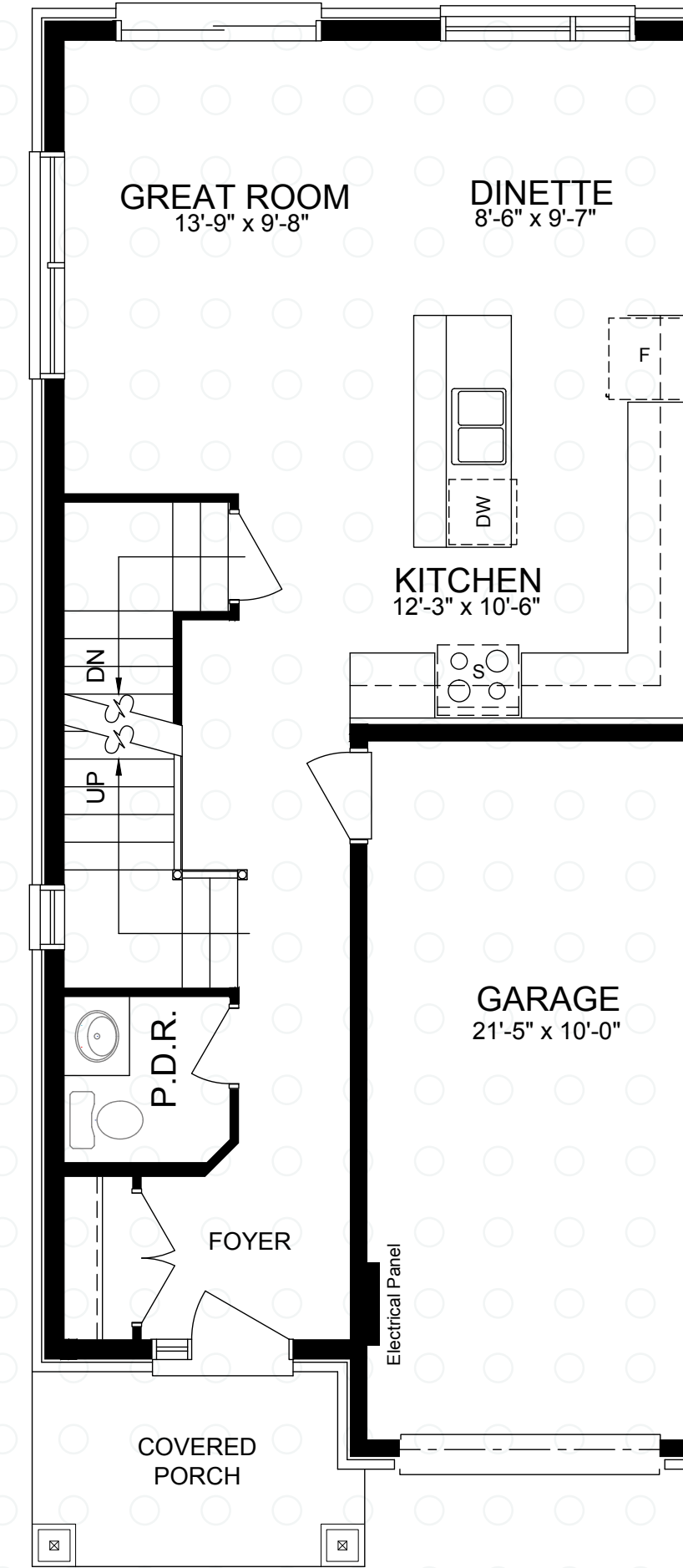
UNIT 2 - STANDARD END
OPTIONAL FIN. BASEMENT = 479 SQ.FT.



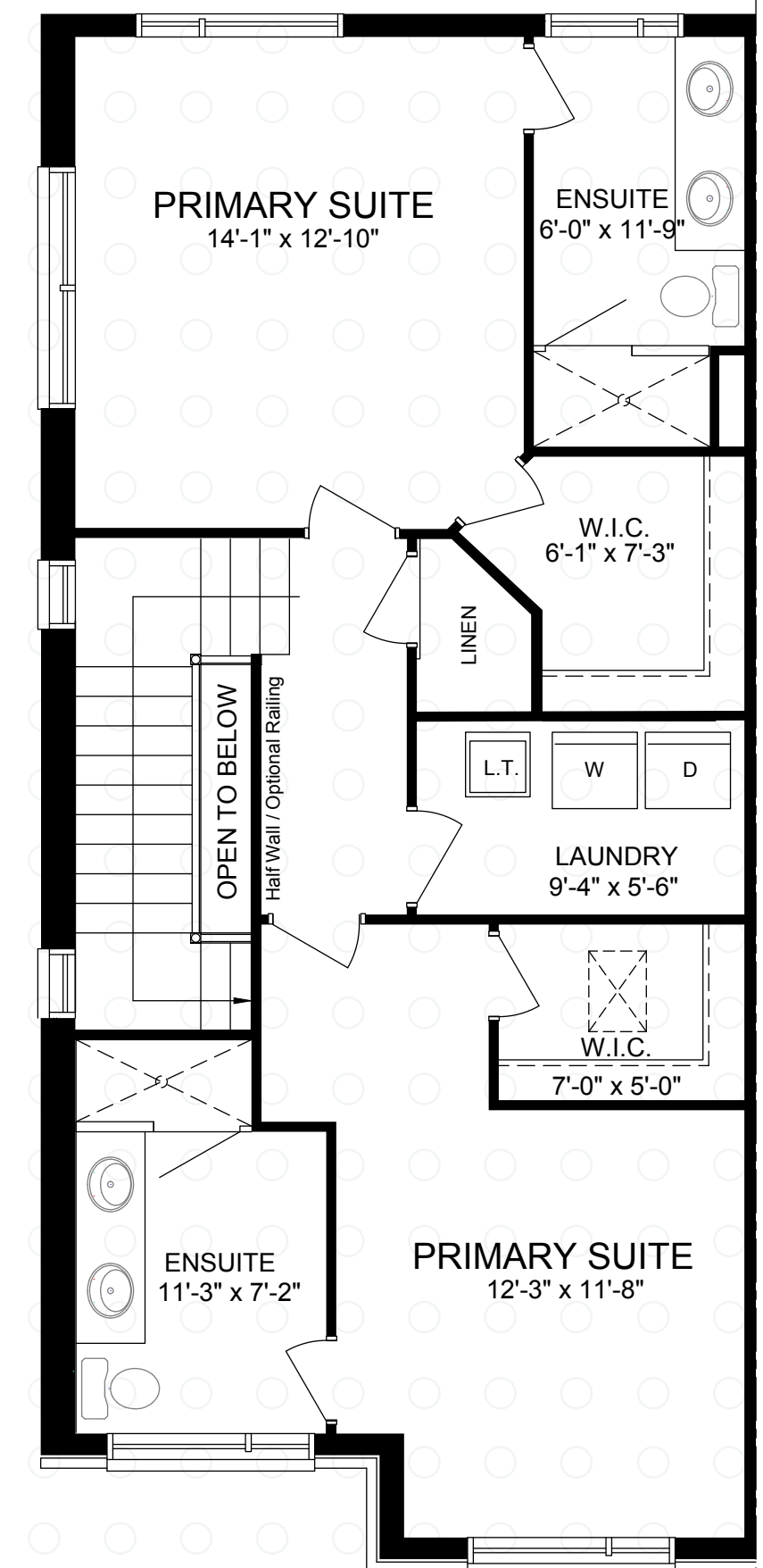
UNIT 2 - STANDARD END
FIRST FLOOR = 668 SQ.FT.



UNIT 2 - STANDARD END
SECOND FLOOR = 902 SQ.FT.



UNIT 2 - END UNIT
OPTIONAL FIRST FLOOR = 668 SQ.FT.



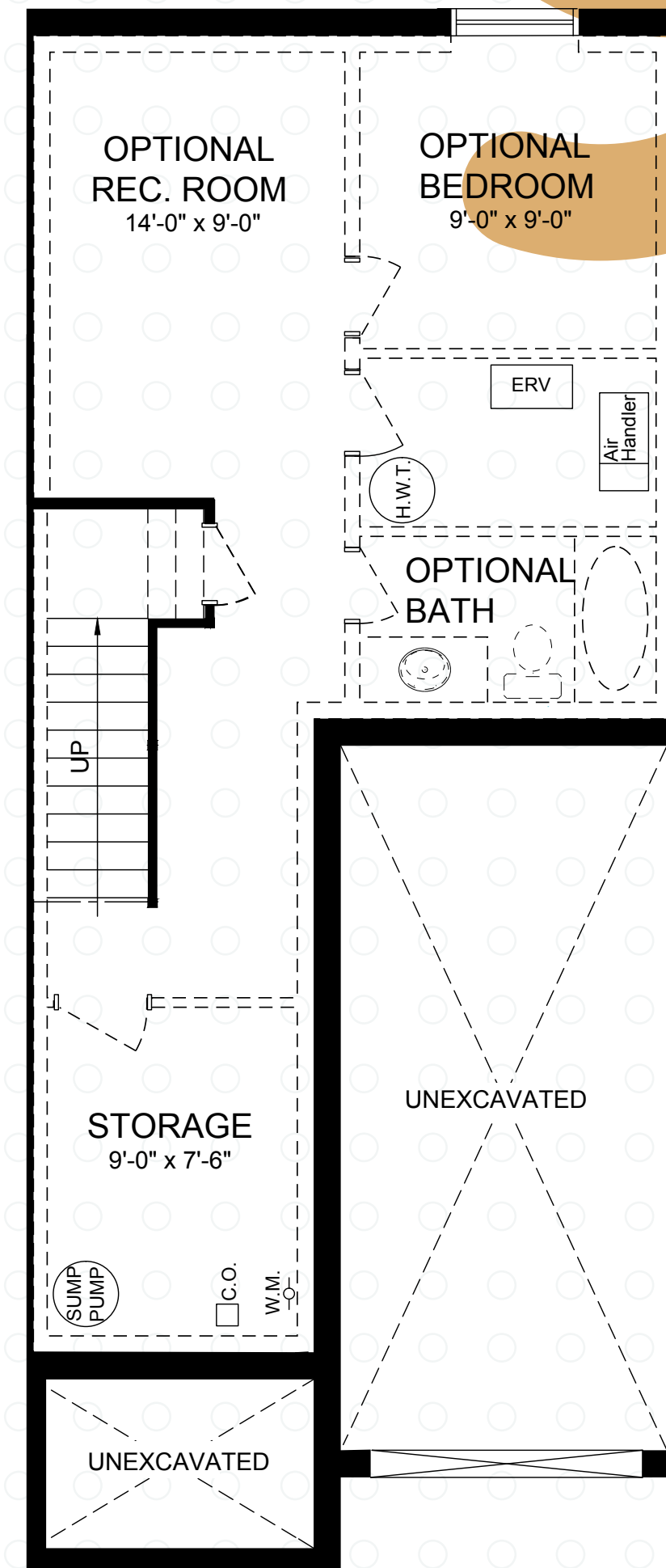
UNIT 2 - END UNIT
OPTIONAL SECOND FLOOR = 902 SQ.FT.

THE SAILOR

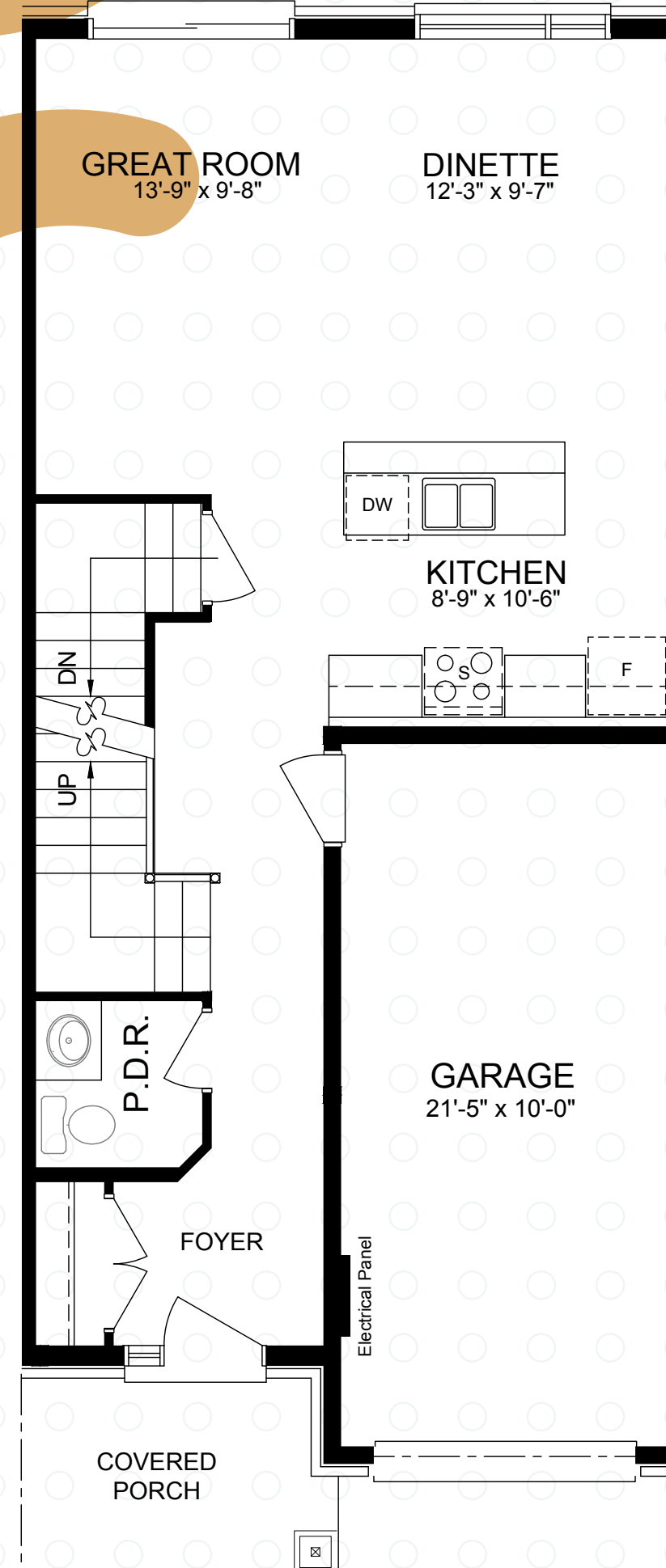
interior unit

1514 SQ.FT.

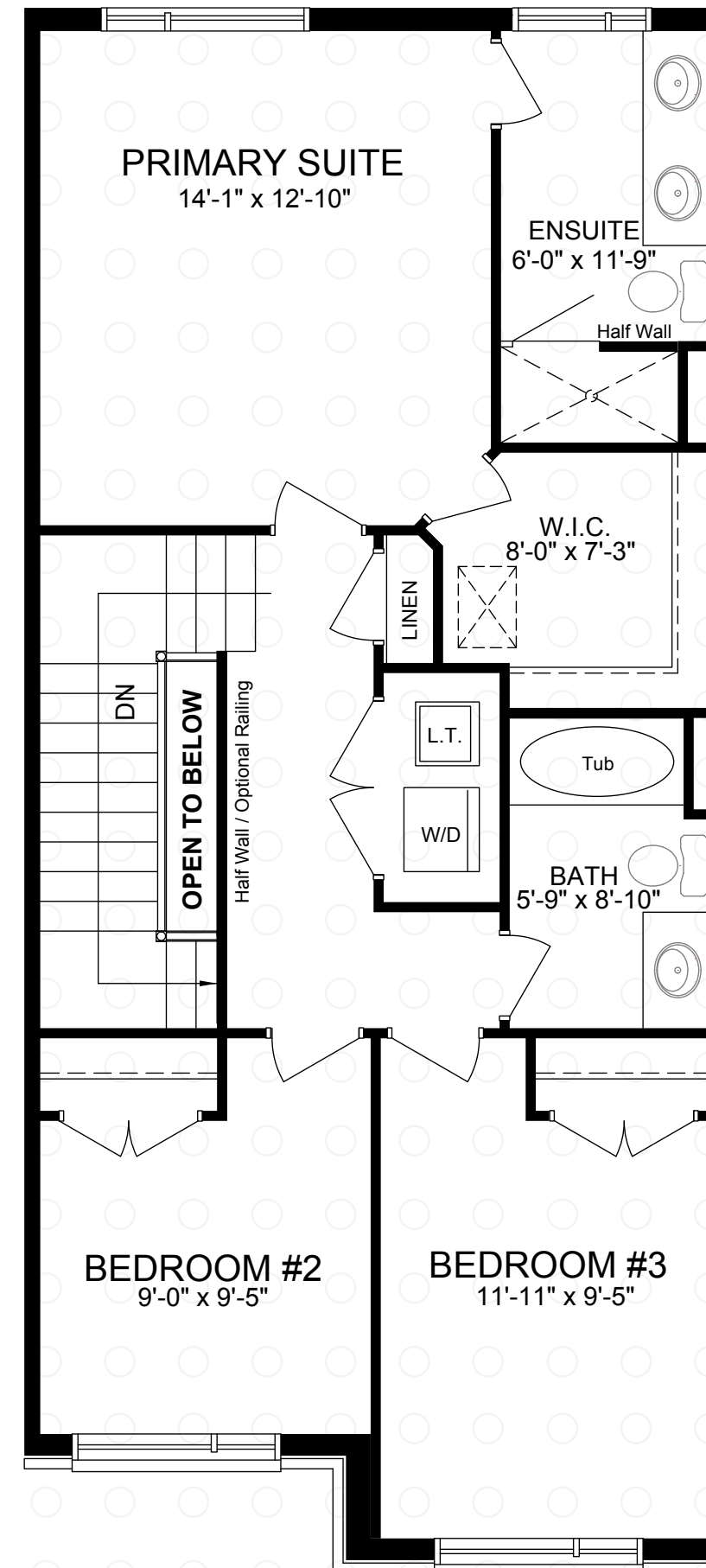
3 Bedroom • 2.5 Baths • 1 Car Garage
Optional 2 Bedroom Layout Available



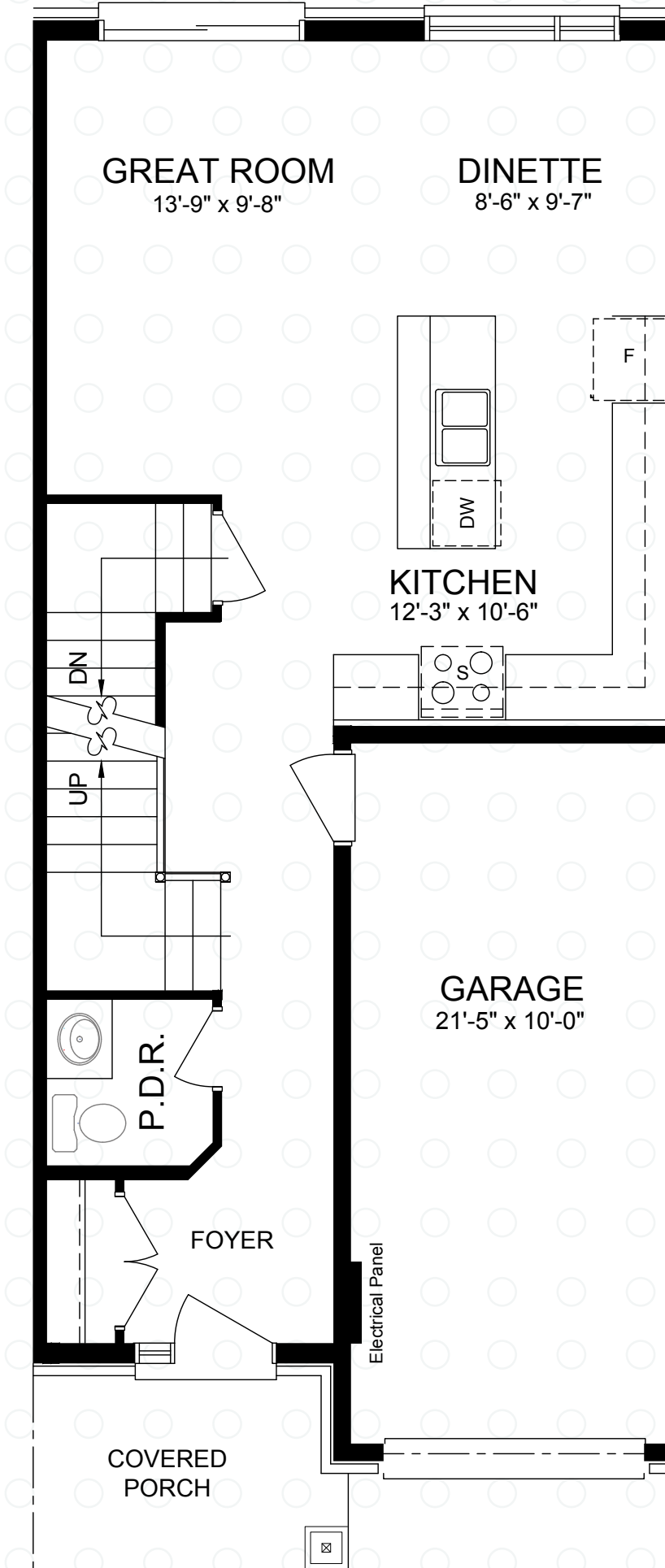
UNIT 2 - STANDARD INTERIOR
OPTIONAL FIN. BASEMENT = 479 SQ.FT



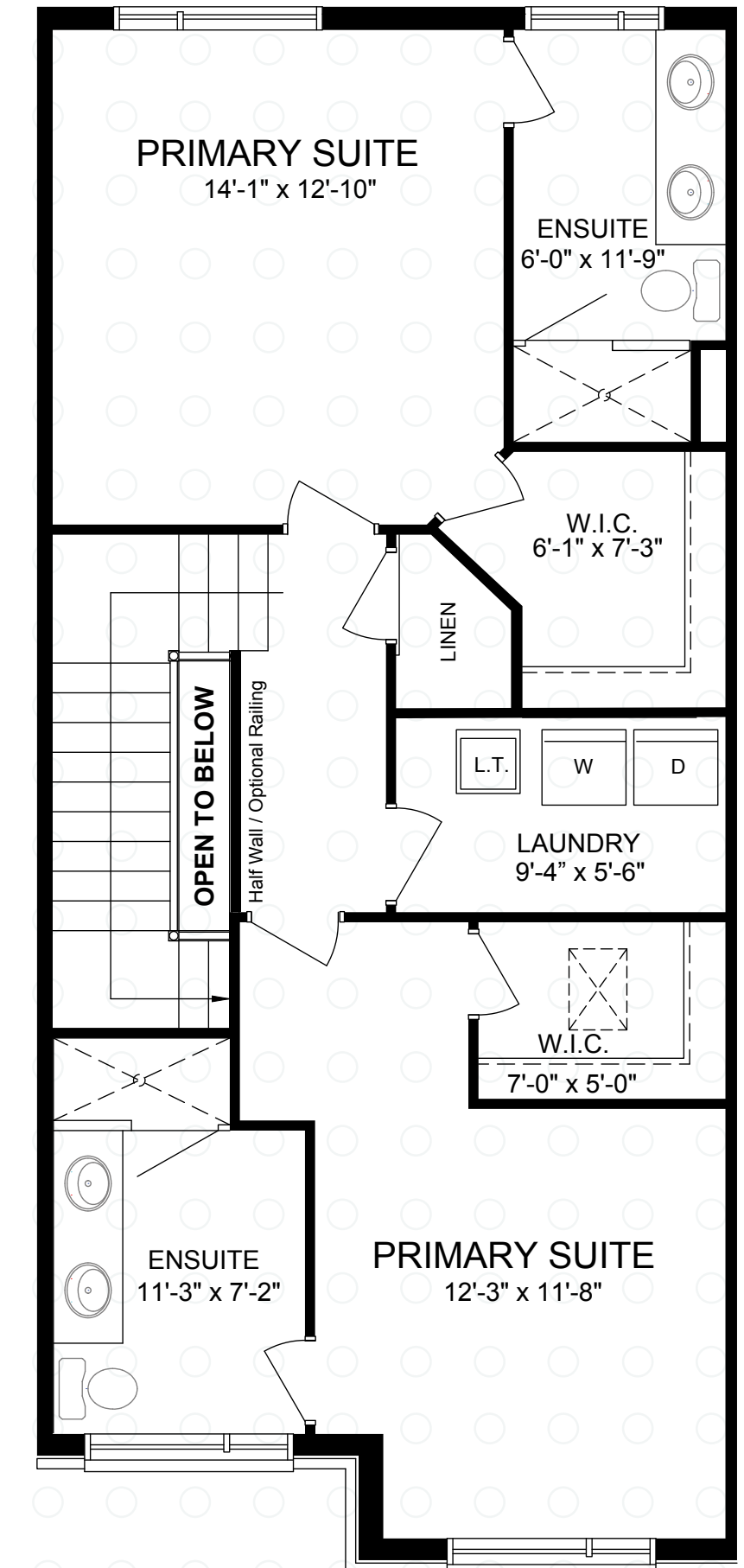
UNIT 2 - STANDARD INTERIOR
FIRST FLOOR = 640 SQ.FT



UNIT 2 - STANDARD INTERIOR
SECOND FLOOR = 874 SQ.FT



UNIT 2 - INTERIOR
OPTIONAL FIRST FLOOR = 640 SQ.FT



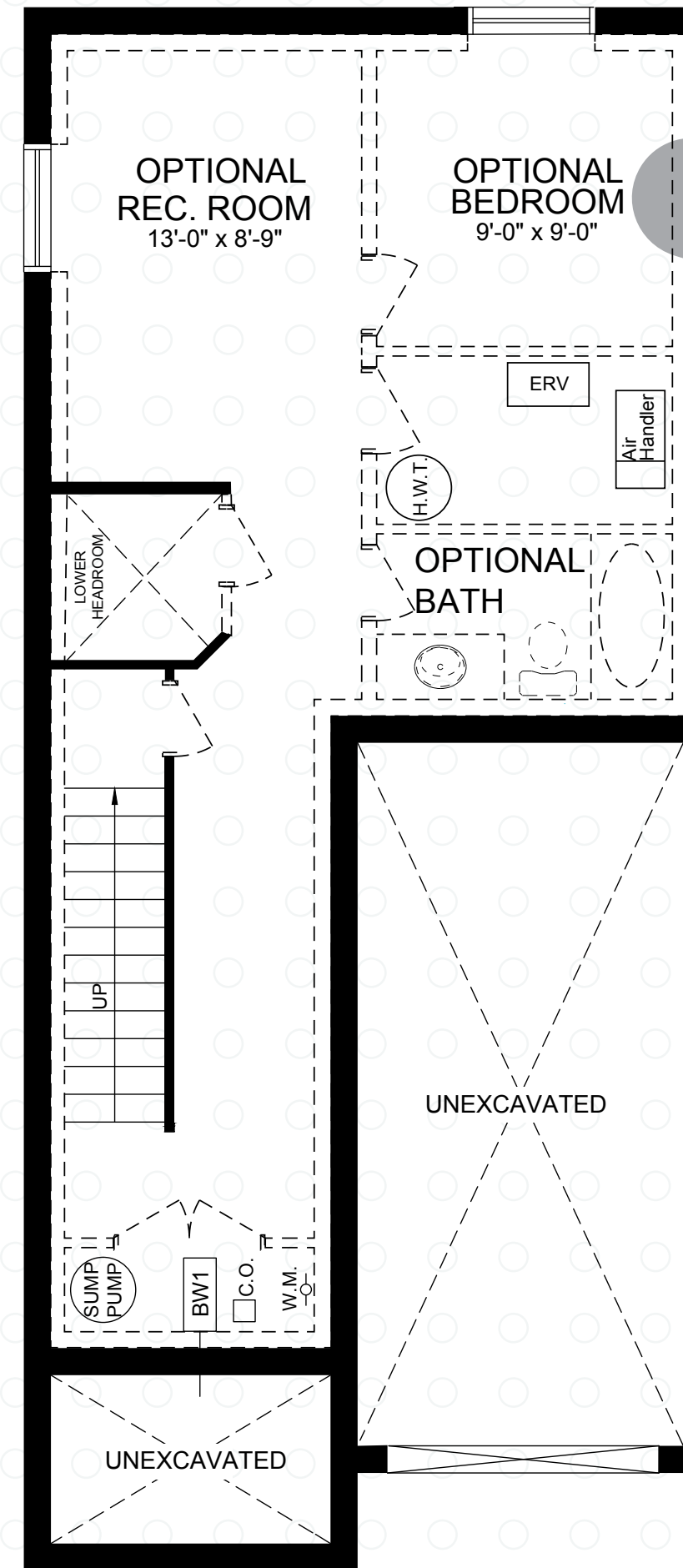
UNIT 2 - INTERIOR
OPTIONAL SECOND FLOOR = 874 SQ.FT

THE VOYAGEUR

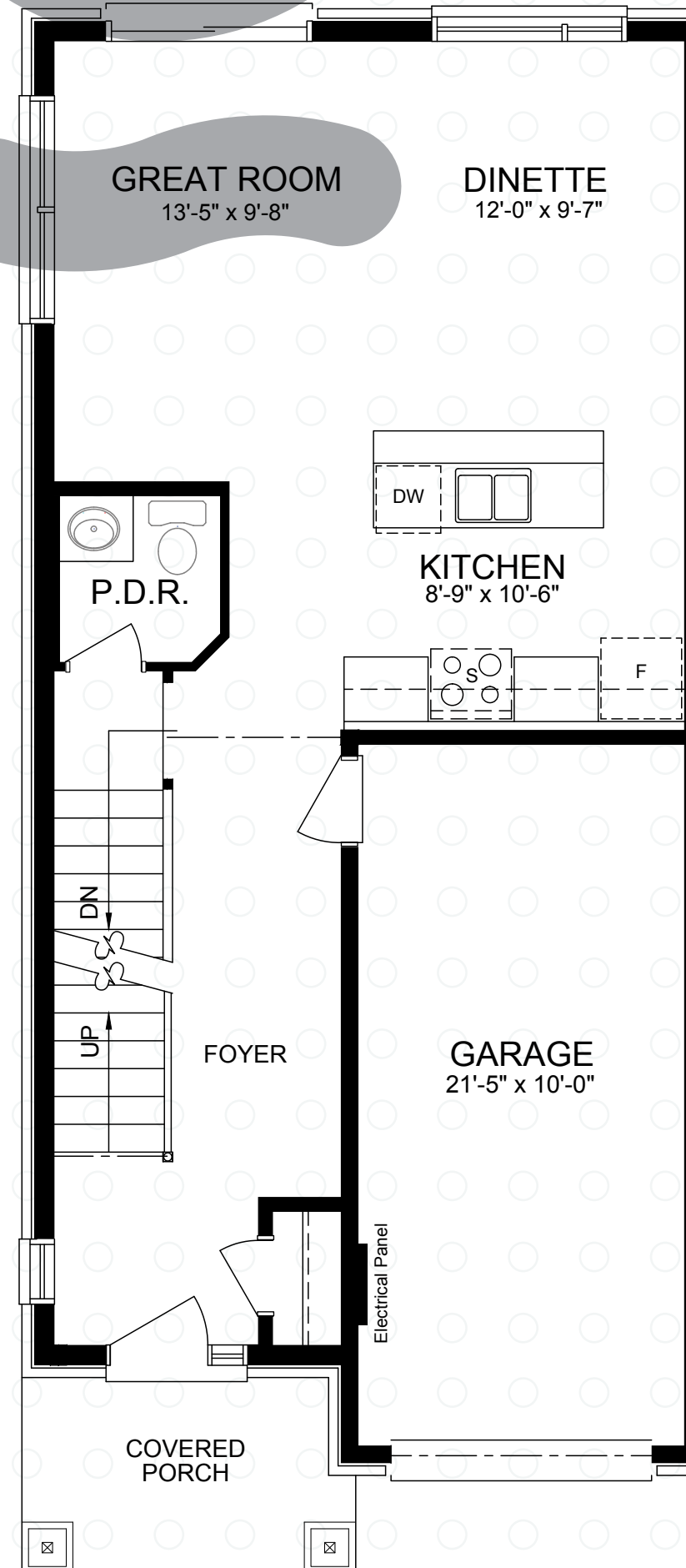
end unit

1514 SQ.FT.

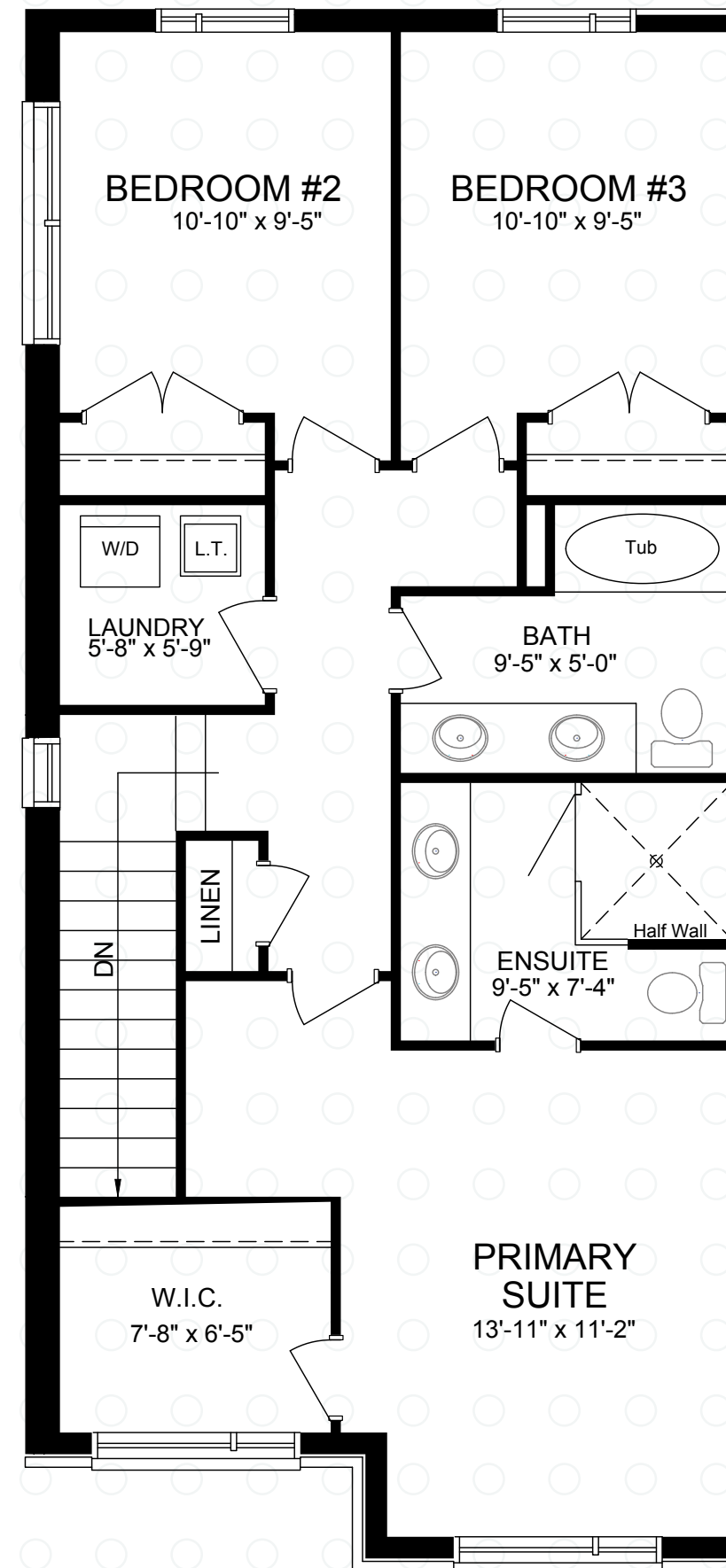
3 Bedroom • 2.5 Baths • 1 Car Garage
Optional 2 Bedroom Layout Available



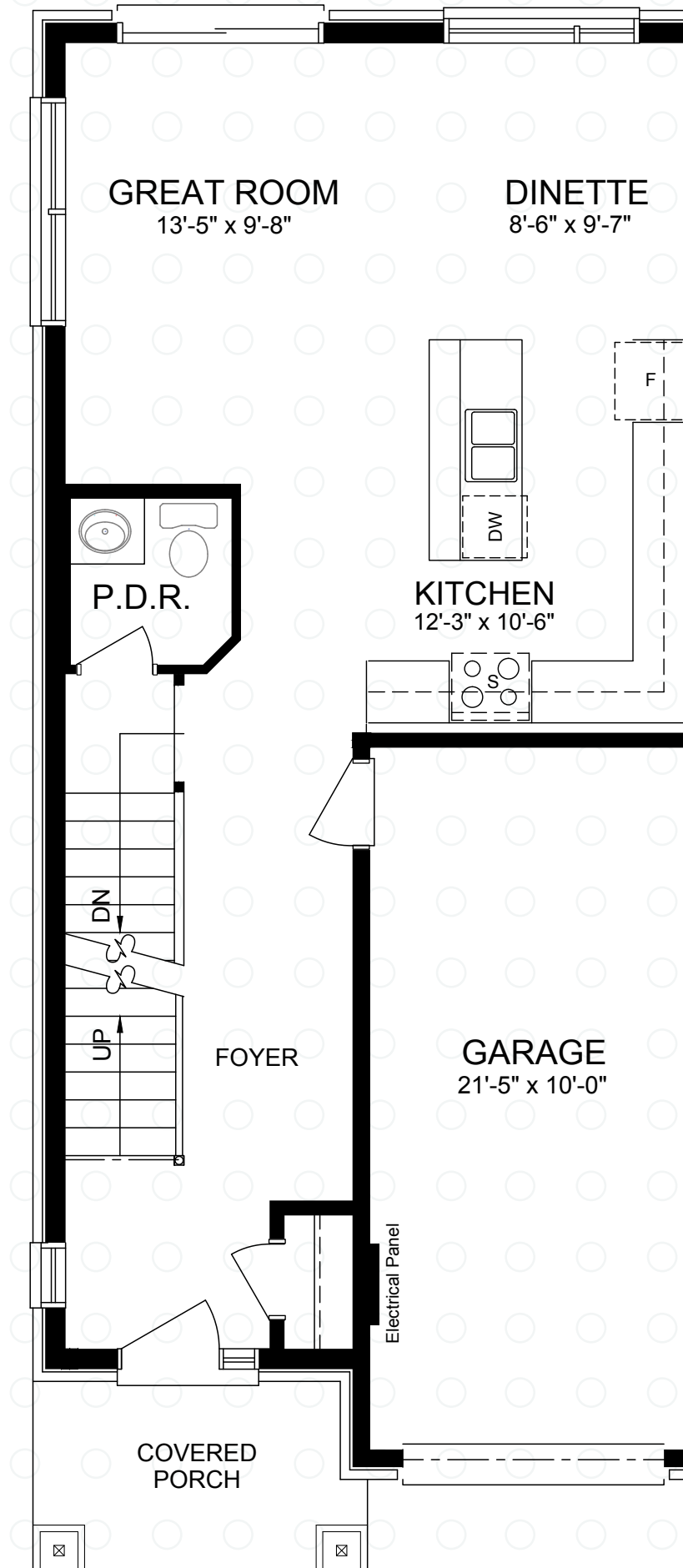
UNIT 1 - STANDARD END UNIT
OPTIONAL FINISHED BASEMENT = 563 SQ.FT



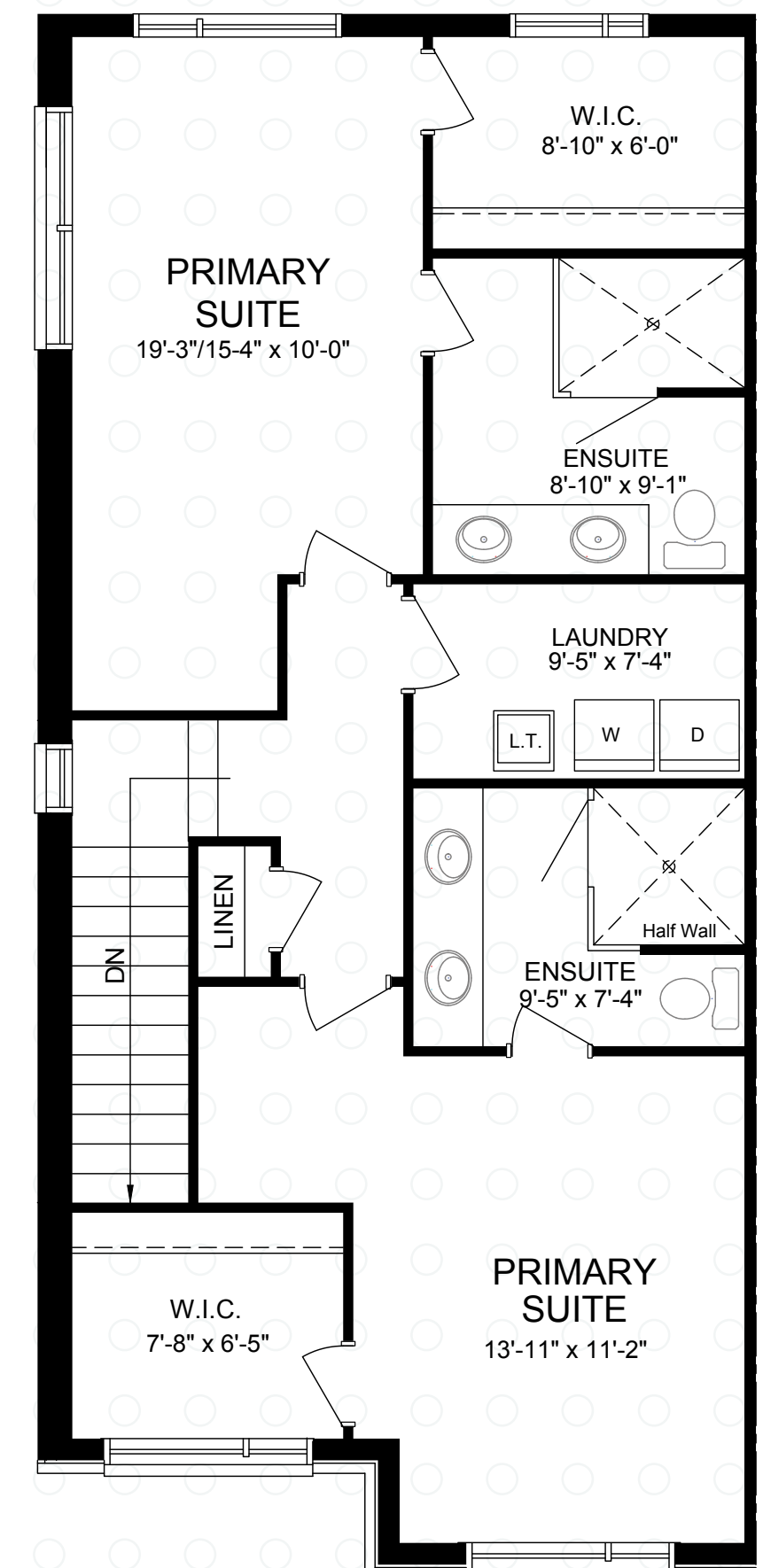
UNIT 1 - STANDARD END UNIT
FIRST FLOOR = 668 SQ.FT



UNIT 1 - STANDARD END UNIT
SECOND FLOOR = 902 SQ.FT



UNIT 1 - END UNIT
OPTIONAL FIRST FLOOR = 668 SQ.FT



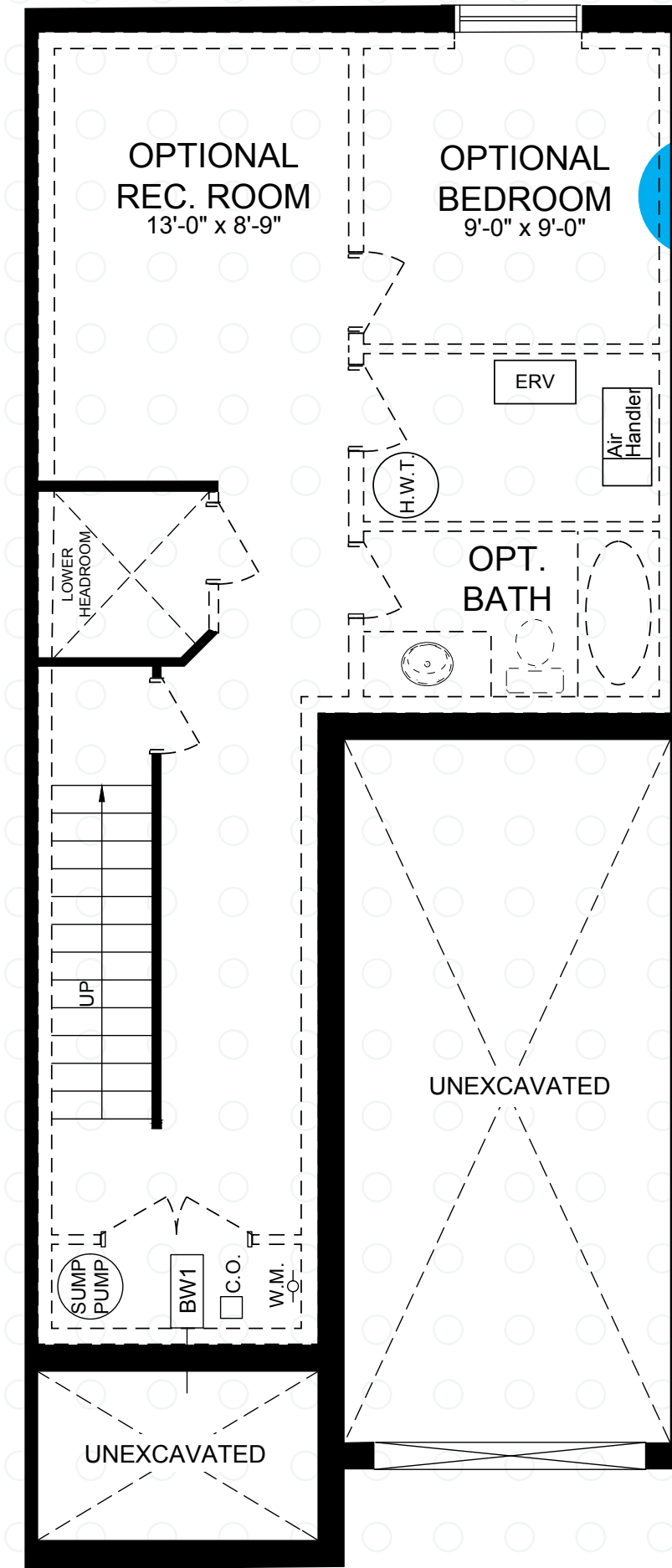
UNIT 1 - END UNIT
OPTIONAL SECOND FLOOR = 902 SQ.FT

THE VOYAGEUR

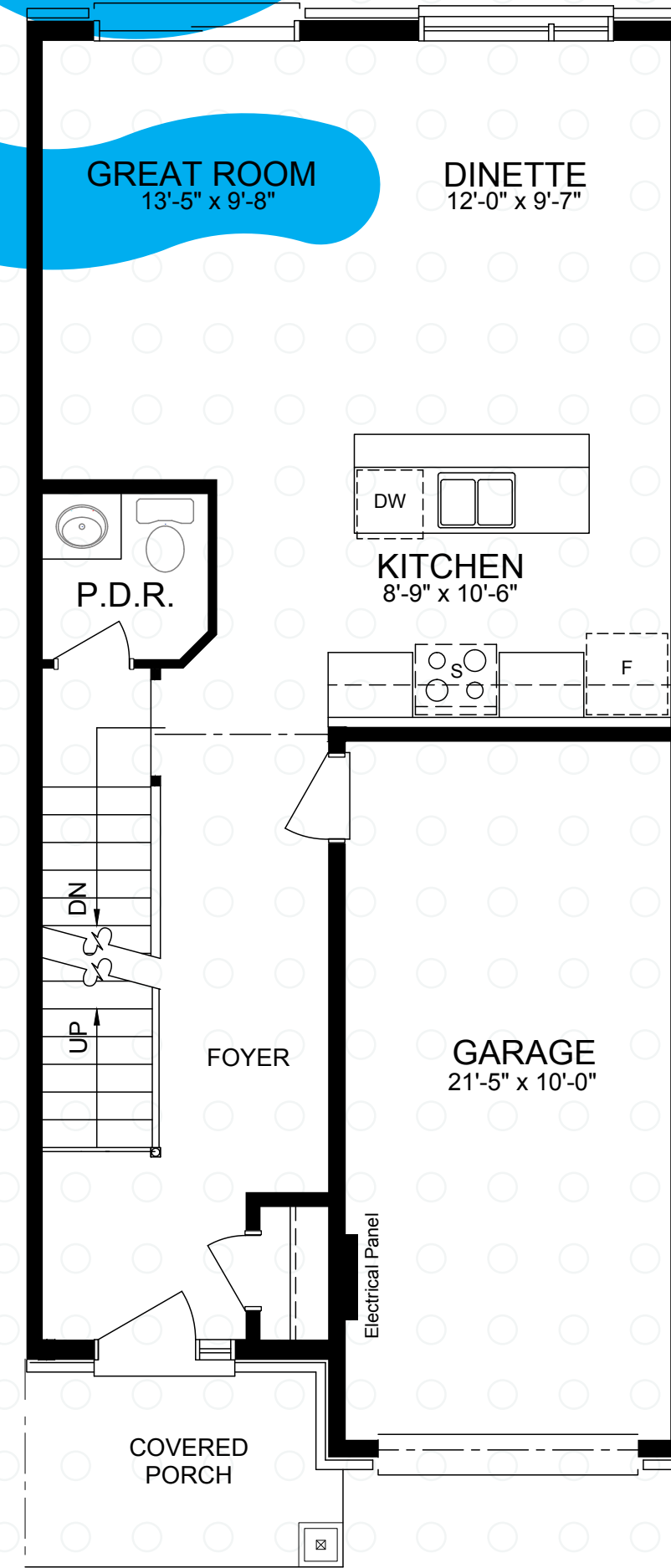
1514 SQ.FT.

3 Bedroom • 2.5 Baths • 1 Car Garage
Optional 2 Bedroom Layout Available

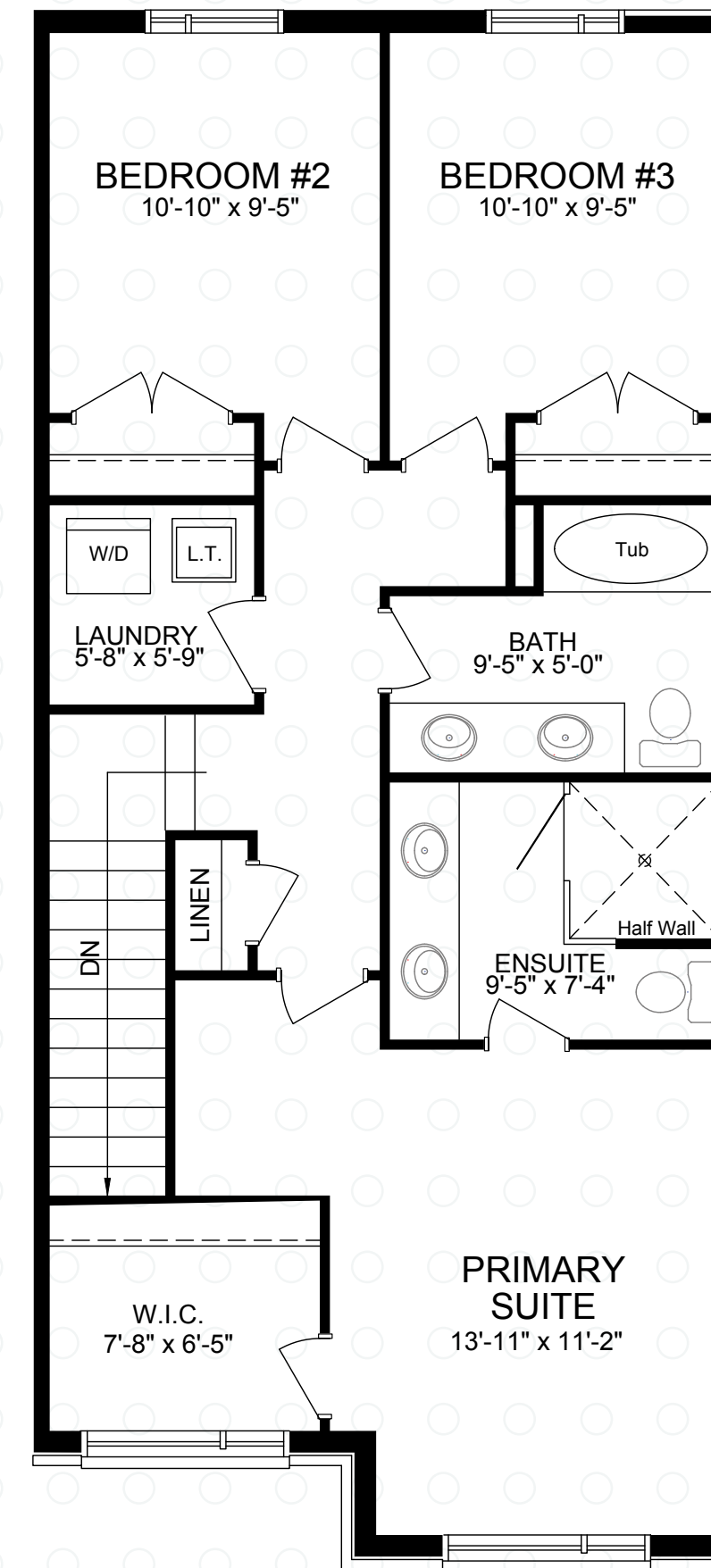
interior
unit



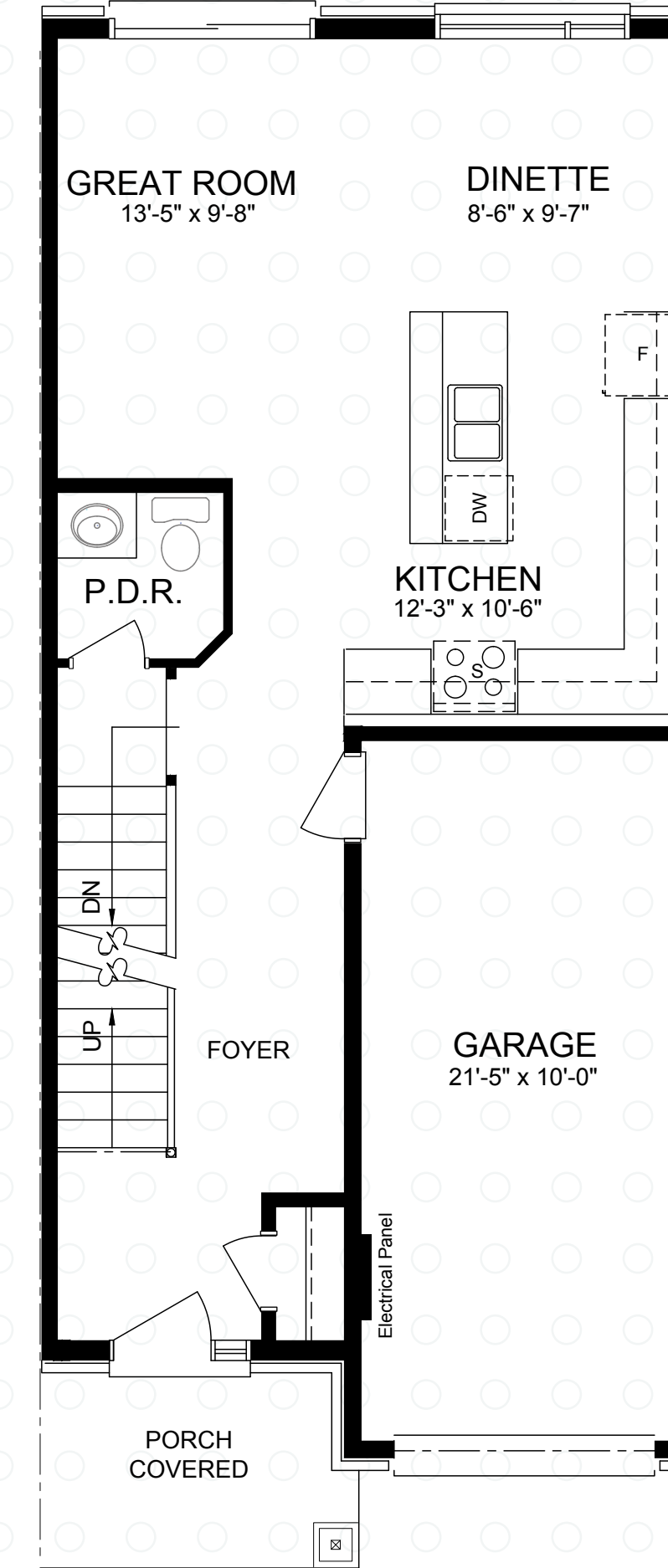
UNIT 1 - INTERIOR
OPTIONAL FIN. BASEMENT = 563 SQ.FT



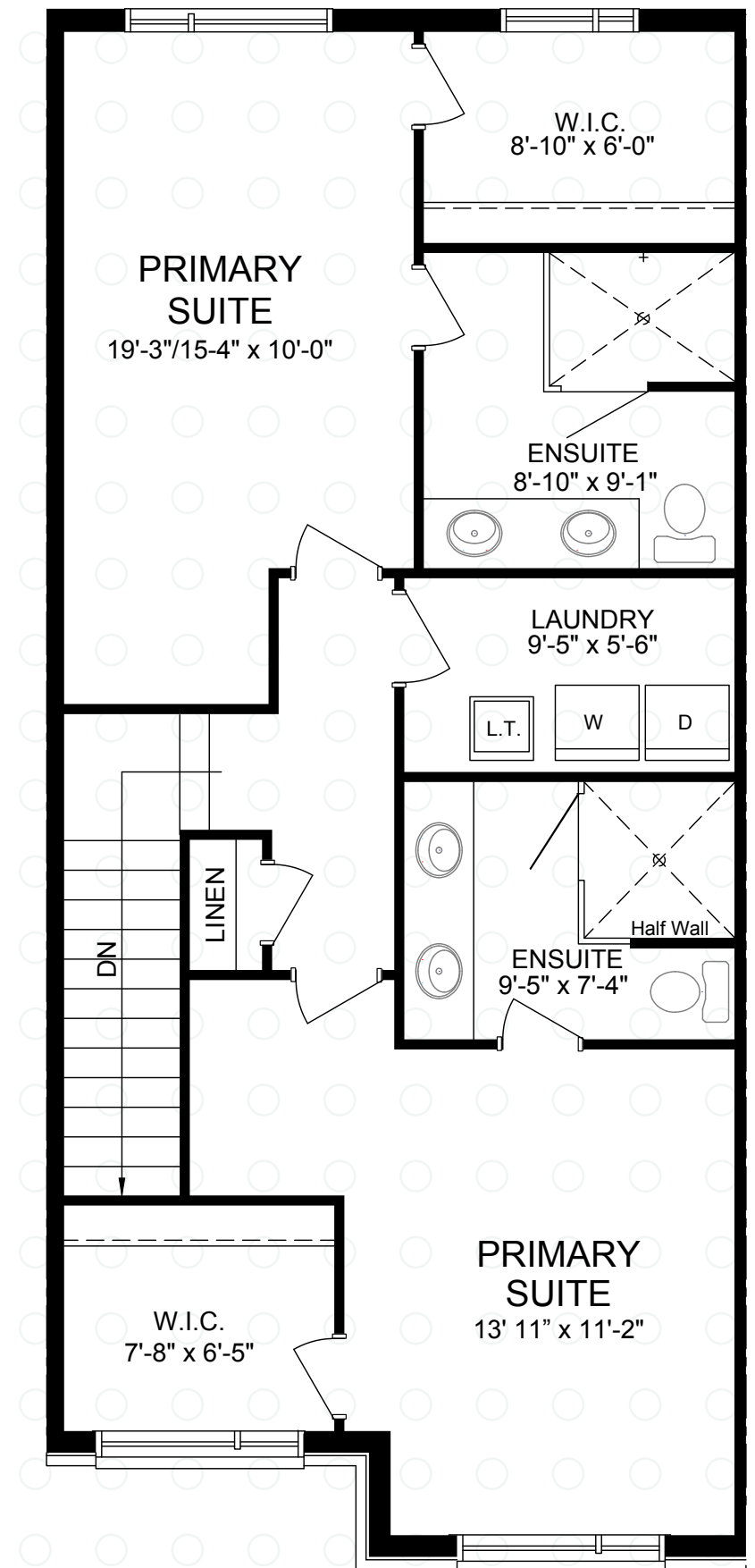
UNIT 1 - STANDARD INTERIOR
FIRST FLOOR = 640 SQ.FT



UNIT 1 - STANDARD INTERIOR
SECOND FLOOR = 874 SQ.FT.



UNIT 1 - INTERIOR
OPTIONAL FIRST FLOOR = 640 SQ.FT



UNIT 1 - INTERIOR
OPTIONAL SECOND FLOOR = 874 SQ.FT.



BAYBOUNDS

Quality Features

NET ZERO

- Up to 80% more energy efficient than a new code-built home.
- Solar panels on roof
- 2" spray foam under all basement floors
- 2" spray foam to all exterior basement walls incl. ring joists.
- All walls R34
- All ceilings R60
- Cold Climate Heat Pump for heating and cooling
- Heat Pump Water Heater
- Whole Home Energy Monitoring system
- AeroBarrier advanced air sealing
- Passive sub slab radon barrier & ventilation

EXTERIOR FEATURES

- Architecturally designed exteriors with brick, stone & composite siding*
- Lifetime warranty Architectural shingles
- Fully sodded lot with professionally landscaped gardens
- Maintenance free aluminum soffit, fascia & seamless eaves trough
- Covered front porch
- 12' x 12' rear yard patio or deck (depending on grade)
- 10' x 6' privacy fence between homes
- Finish coat asphalt driveway
- Engraved address stone for every home

INTERIOR FEATURES

- 9' ceilings to main floor
- Smooth finish on all ceilings
- 2nd floor laundry**
- Net Zero appliance package incl. front load washer & dryer

KITCHEN

- Quartz or granite countertops**
- Stainless Steel undermount double bowl sink
- Quality Moen pull down kitchen faucet
- Soft close drawers**

BATHROOMS

- Quartz or granite countertops in all bathrooms**
- White undermount vanity sinks
- Vanity in powder room
- Quality Moen plumbing fixtures
- Ceramic tiled shower with custom glass enclosure in ensuite
- Mirrors above all bathroom sinks

FOUNDATION

- 10" poured concrete foundation
- Foundation wrapped with waterproofing membrane with weeping tile and sealed sump
- Poured concrete basement floor, garage floor & front porch

WINDOWS & DOORS

- Triple pane black Architectural series windows & doors (white in basement)
- Oversized 24" x 47" basement windows
- 1 basement egress window per unit
- Insulated steel front and garage man door
- Contemporary flush panel insulated garage door with frosted glass

HVAC

- Cold Climate Heat Pump
- Exhaust ducted Energy Recovery Ventilator with ECM motor
- Honeywell prestige smart thermostat (internet / app capabilities)
- Kitchen hood fan vented to exterior
- Dryer vented to exterior
- High efficiency rental heat pump water heater
- 4" media filter

PLUMBING

- Backflow prevention valve on main sewer
- Drain Water Heat Recovery unit
- 3 piece rough-in in basement
- One-piece acrylic tub & shower units**
- Quality Moen plumbing fixtures chosen from builders samples
- 2 exterior frost-free hose faucets (garage & rear)
- PEX High quality non corroding water lines throughout
- 3 line system (softener ready)
- Waterline to fridge
- Shutoff valves for all bathrooms & kitchen

ELECTRICAL

- 200 Amp service
- Whole home surge protector
- LED lighting throughout
- 8 LED round white pot lights in the kitchen/dinette area
- Waterproof LED pot light in ensuite shower
- Level 2 Electric Vehicle charger in garage
- Decora switches
- Tamper resistant Decora receptacles
- 2 exterior GFCI protected receptacles
- Interconnected smoke & CO² detectors
- ARC fault protected receptacles
- 4 data rough in outlets (CAT5)

MILLWORK

- 2 panel interior doors
- Swing doors to all closets
- Satin nickel doorknobs on all interior doors
- Gripset for front door
- Deadbolts to all exterior swing doors
- Oak railings and handrails**
- Contemporary 3" Step casing & 4" Step baseboards
- Half walls trim capped and painted**
- 12" shelving w hanging rods to closets
- 16" shelving to linen closets

PAINT

- Zero VOC paint (1 colour chosen from builders samples), trim painted white
- Railing and handrail stain chosen from builders samples
- All ceilings painted flat white

FLOORING

- Ceramic tile floor in front entry, all bathrooms and laundry
- Quality laminate flooring to main floor living areas
- 40oz broadloom carpet w high quality 8lb under pad in all bedroom(s) and stairs

GARAGE

- Belt drive garage door opener
- Garage fully drywalled, fire taped, and primed white

WARRANTY

- 7 year Tarion Warranty Coverage included in price (Including registration fee)

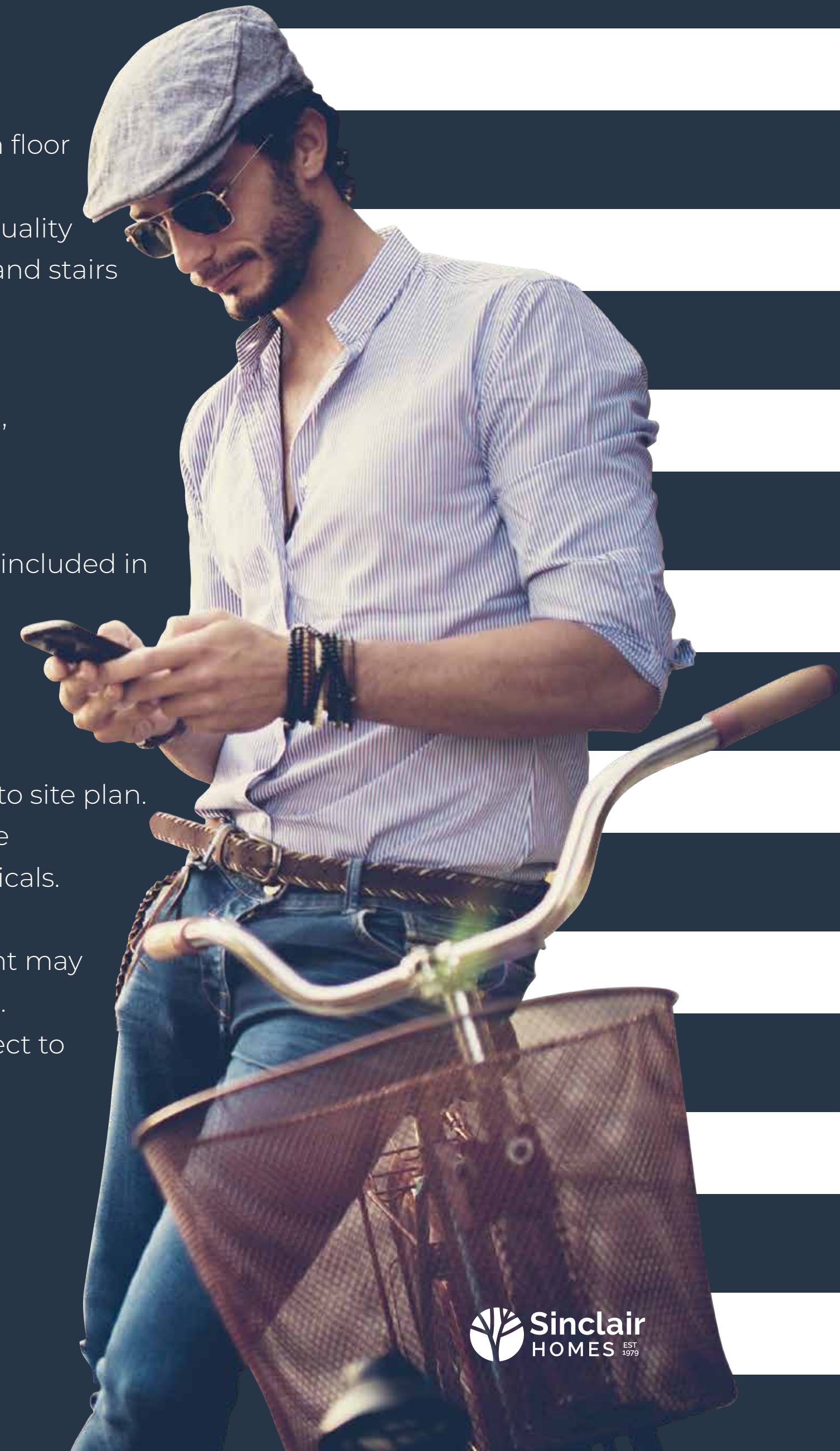
GENERAL

All selections to be made from samples provided by the Builder. Plans may be reversed according to site plan. Ceilings, walls & bulkheads may be altered to accommodate mechanicals.

Location of mechanical equipment may vary depending on site conditions. Prices and specifications are subject to change without notice. E. & O.E.

*as per elevation design

** as per plan

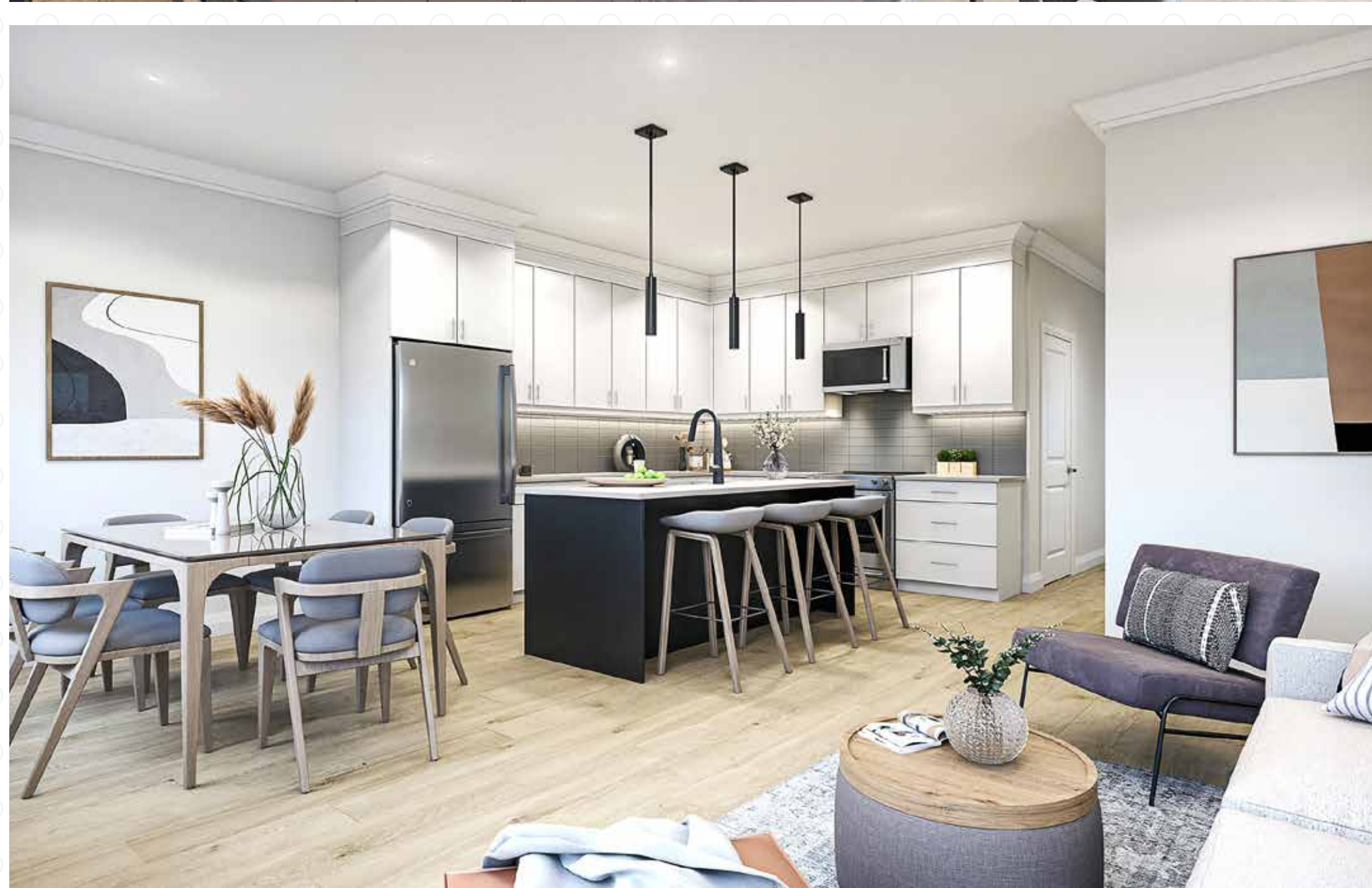


Setting our own
precedents for
excellence.

Explore your new home
virtually and from the
comfort of your own sofa.

Explore virtual tour now!





Inspired interior design.

Baybounds interior design offers a modern blend of raw materials and neutral colours to create an inviting sanctuary you'll call home. With occasional pops of wood for texture and warmth and nature-inspired finishes, you'll relish your time in this minimalistic space that keeps you feeling refreshed and comforted.

The legacy of Sinclair Homes.

An elevated build ethic.

Family-owned and operated, based in Kitchener, and active in select communities across Southwestern Ontario, Sinclair Homes has always charted its own distinctive course. Warren began with a vision of a dependable, reputable and accessible home builder that exceeded construction standards and customer expectations, while always accentuating the human details.

Our specialty – creating well-built single-dwelling homes for families, empty nesters, and others – is matched by our deep industry experience and commitment to craft.

Built-in energy efficiency

Our built-to-last ethic is founded on efficiency and a better tomorrow for our environment and our new home owners. This includes adherence to industry-leading building practices that not only exceed Ontario Building Code standards for home energy efficiency, but also exceed the Ontario Power Authority's New Home Construction EnerGuide Standards.



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