

# BB RANCH

37 PREMIUM DETACHED HOMES IN THE IDYLIC SETTING  
OF LONG POINT BAY



**PROMINENT  
HOMES**



# BB RANCH

This unique community comprised of 37 estate-sized lots features stunning views of Lake Erie, acres of greenspace (including horse pastures with specific lots offering privately-owned horse accommodations) and is centrally located 30 minutes from Simcoe, Port Dover and Tillsonburg.

**Starting at \$879,900**

Prominent Homes understands that homes are not one-size-fits-all and that our homes are an expression of who we are as people and families. With that in mind we offer allowances (lighting, plumbing fixtures, cabinetry style and colour, etc.) for purchasers to create and personally customize their interiors.

We care about our customers and our relationship continues past final closing. If there are any issues with your home, Prominent has a strong reputation in after closing care. In addition, all homes are covered under the Tarion New Home Warranty.







# Your Lot

## 37 Lots available

- Cabin lots: 2 – 8
- Field lots: 9 – 14, 37 – 39
- Private Pasture lots: 15 – 19
- Pasture lots: 21 – 26
- Lakeview lots: 32 & 35

Inquire on lot sizes, lot premiums and model pricing

Each home comes home with the utility connections for Hydro, Propane (2 - 420 lb tank) and Eastlink Fibre Optic.

Prominent Homes is offering a Net Zero package or a Net Zero Ready package as an add-on to your home.

A Net Zero home, “produces as much clean energy as it consumes.” They are designed and built to be air-tight, well insulated and totally energy efficient, with all components needed to produce clean energy (i.e. solar panels) installed and operational. Net Zero Ready homes are designed and built to the exact same energy efficient specifications of a Net Zero home, however, the renewable energy source (i.e. solar panels) is not installed.

# Your Community

BB Ranch is a freehold condo subdivision "POTL" (Parcel of Tied Land). This is a form of property ownership where you own your house and the land it sits on, but this land is legally connected to shared "common elements," like private roads or community space. These shared areas are managed through a Common Elements Condominium Corporation (CECC) which requires homeowners to pay monthly condo fees.

Condominium fees will cost \$50/month for the first four years following condominium plan registration. They are subject to inflation and unexpected circumstances after this time.

The Condominium fees will cover community maintenance for the roads (snow plough, general road and common element maintenance). This community was designed to resemble a traditional subdivision. Individual lawn and driveway maintenance will be the responsibility of each homeowner.

As a POTL, you, the homeowner, own your home and have exclusive usage rights of the majority of your property with the exception of 2.4 - 3m between each property, this is considered shared community space.



# Live Where You Vacation

All the space and surroundings of country living,  
but with the conveniences of a modern life





# Your Build

- The build process is about two months of planning and permitting, and another six to eight months to build once we get the shovels in the ground (designs or time of year is a factor).
- Prominent Homes has an in-house Designer who is available to Homeowners who choose to customize our plans (may come at a cost depending on level of changes). We are also happy to work with you to design a custom home or are willing to accept other designs under certain or limited circumstances.
- Allowances are given for cabinetry, flooring, windows and exterior doors, plumbing fixtures and light fixtures. Allowances give homeowners the freedom of customization and making a home uniquely yours.
- Each home has its own cistern and septic system

## **Example of typical construction draws:**

\$10,000 – To reserve chosen lot and signing of a Lot Deposit Agreement

\$ 40,000 – With Signing of Agreement (“Deposit”)

\$ 50,000 – When foundation is poured (“Foundation Draw”)

\$100,000 – When roof is installed (“Framing Draw”)

\$100,000 – When drywall is boarded (“Drywall Draw”)



# Modern Living

Blending craftsmanship with modern design,  
every cabinet and fixture is chosen to meet  
our clients needs and personal style



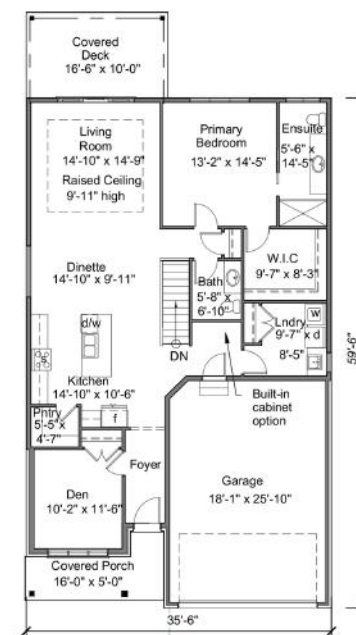


## THE CABIN (MODEL HOME)

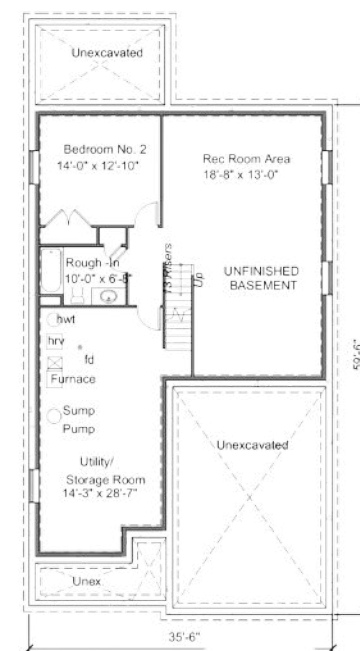
A cozy and efficient home perfect for small families or couples, combining modern design with rural charm.

- Suitable Units: 3-8
- Main Floor: 1500 Sq. Ft
- Garage: 503 Sq. Ft
- Bedrooms: 2
- Bathrooms: 1.5

### MAIN FLOOR LAYOUT



### OPTIONAL BASEMENT LAYOUT









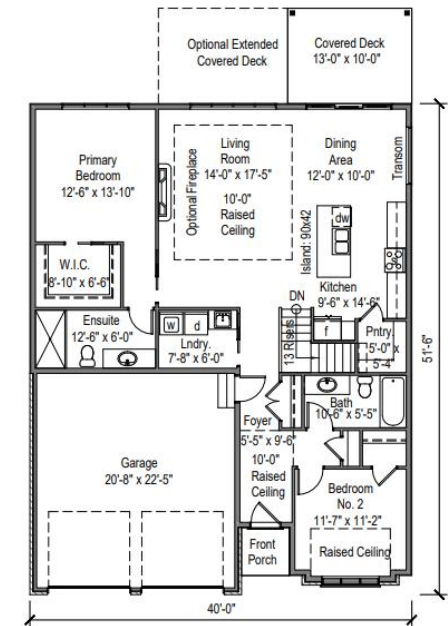


## THE REATA II

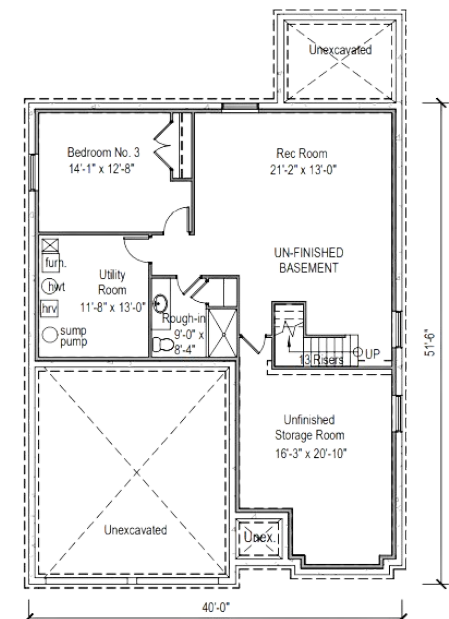
Smart and efficient with strong curb appeal, this layout supports easy family living with great design.

- Suitable Units: 3-8
- Main Floor: 1505 Sq. Ft
- Garage: 503 Sq. Ft
- Bedrooms: 2
- Bathrooms: 2

### MAIN FLOOR LAYOUT



### OPTIONAL BASEMENT LAYOUT





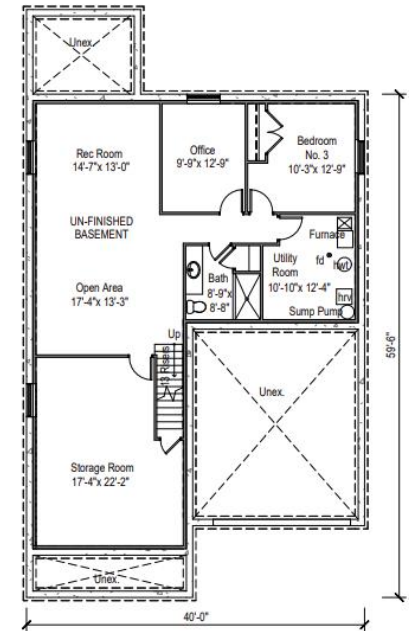


## THE MEADOW

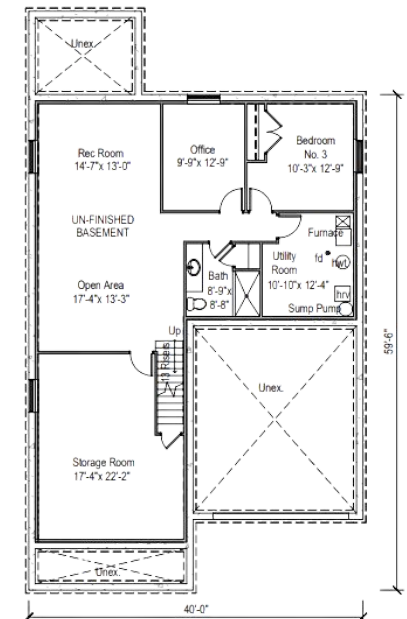
Charming and well-proportioned, this home suits families who value indoor-outdoor connection and a peaceful lifestyle.

- Suitable Units: 3-8
- Main Floor: 1637 Sq. Ft
- Garage: 472 Sq. Ft
- Bedrooms: 3
- Bathrooms: 2

### MAIN FLOOR LAYOUT



### OPTIONAL BASEMENT LAYOUT





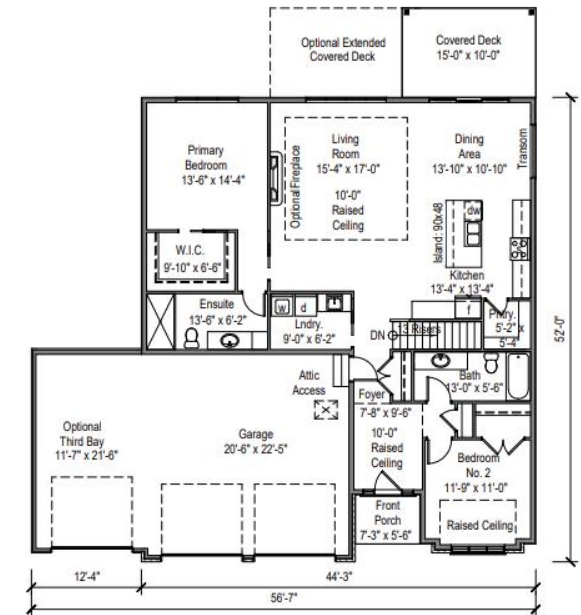


## THE REATA I

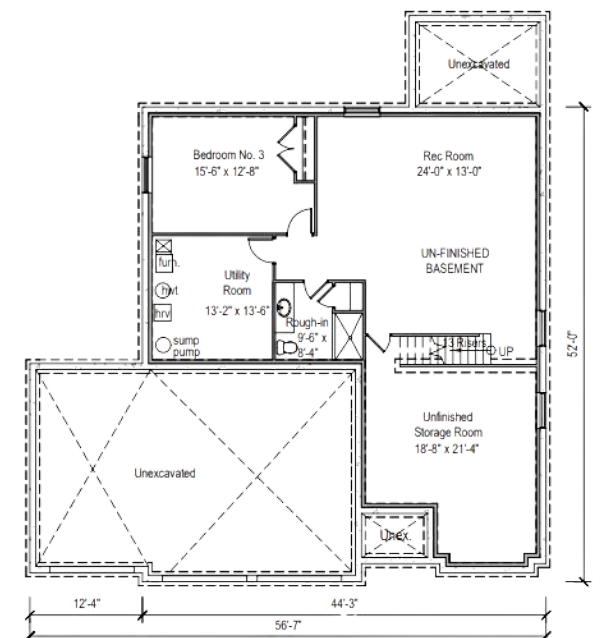
An elegant plan with optional third bay garage or extended covered back porch, offering comfort and room to grow in a flexible layout.

- Suitable Units: 9-14, 37-39
- Main Floor: 1685 Sq. Ft
- Garage: 829 Sq. Ft (when adding optional 3<sup>rd</sup> bay)
- Bedrooms: 2
- Bathrooms: 2

### MAIN FLOOR LAYOUT



### OPTIONAL BASEMENT LAYOUT







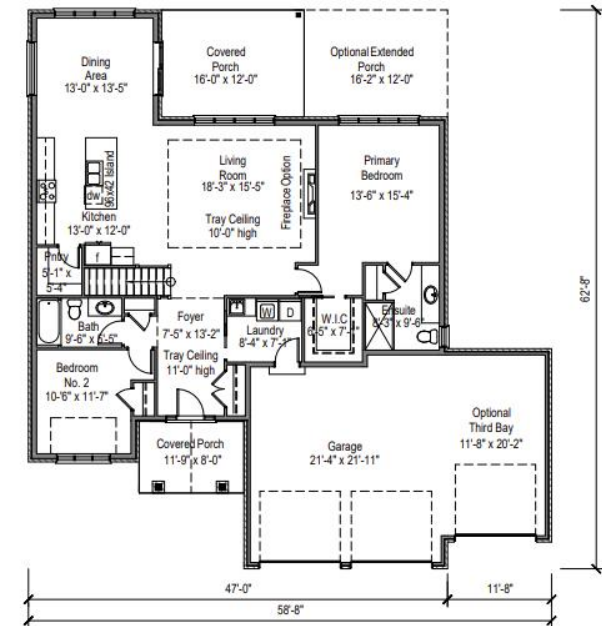
## THE VISTA

Blends open-concept living with thoughtful room placement, ideal for those who entertain or need multi-use space.

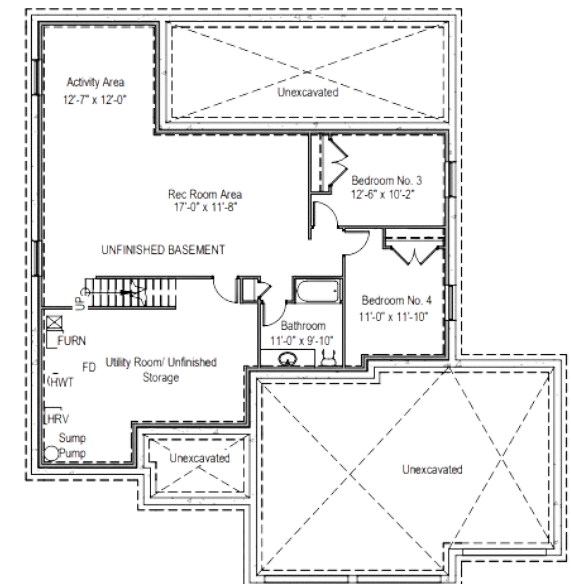
- Suitable Units: 9-14, 37-39
- Main Floor: 1693 Sq. Ft
- Garage: 777 Sq. Ft (when adding optional 3<sup>rd</sup> bay)
- Bedrooms: 2
- Bathrooms: 2

BB RANCH

### MAIN FLOOR LAYOUT



### OPTIONAL BASEMENT LAYOUT







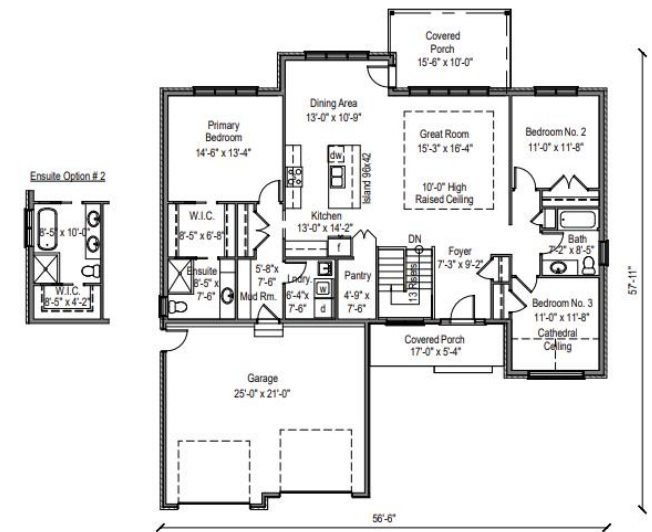
## THE MAVERICK

A stylish and bold layout designed for entertaining and relaxed living, ideal for growing families.

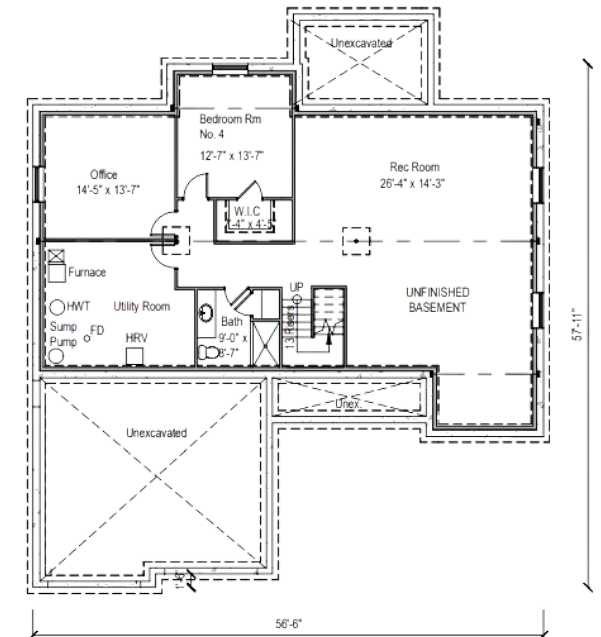
- Suitable Units: 9-26, 37-39
- Main Floor: 1856 Sq. Ft
- Garage: 595 Sq. Ft
- Bedrooms: 3
- Bathrooms: 2

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### MAIN FLOOR LAYOUT



### OPTIONAL BASEMENT LAYOUT





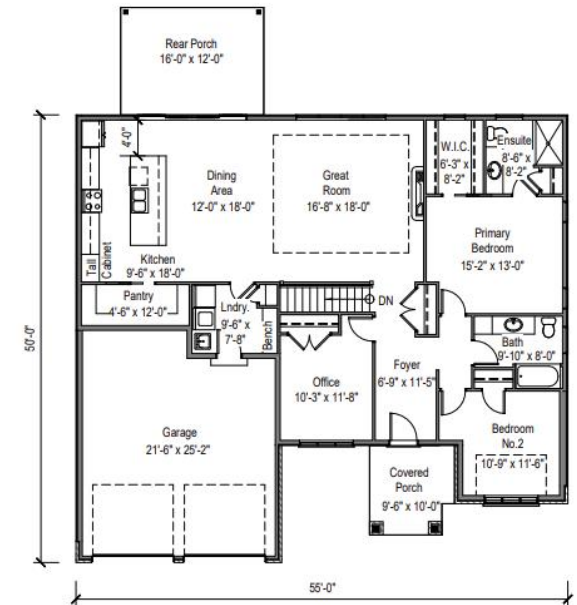


## THE RANCH

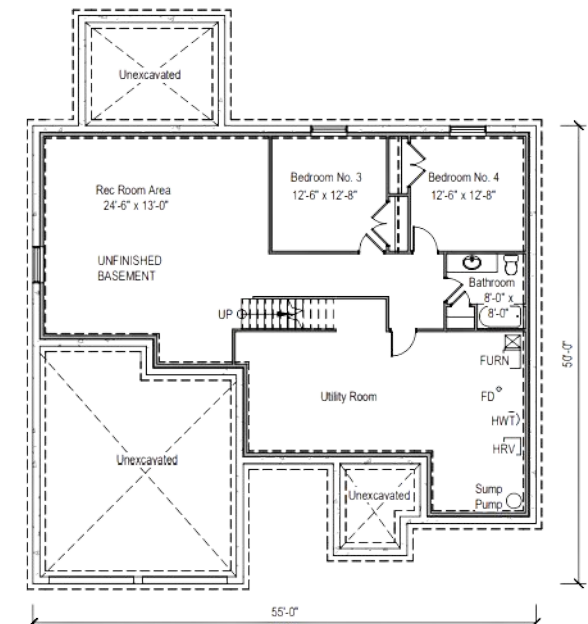
A modern take on classic ranch style with generous space and excellent flow throughout the main floor.

- Suitable Units: 9-26, 37-39
- Main Floor: 1858 Sq. Ft
- Garage: 556 Sq. Ft
- Bedrooms: 4
- Bathrooms: 3

### MAIN FLOOR LAYOUT



### OPTIONAL BASEMENT LAYOUT





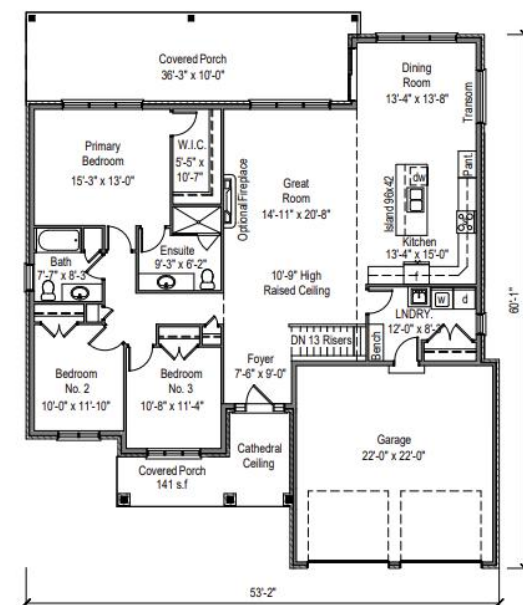


## THE HOMESTEAD

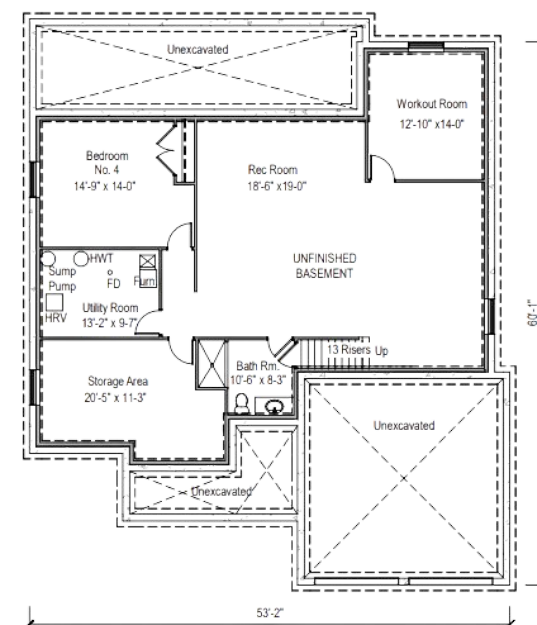
Spacious family living with a focus on comfort and function, offering room for everyone and then some.

- Suitable Units: 9-26, 37-39
- Main Floor: 1900 Sq. Ft
- Garage: 531 Sq. Ft
- Bedrooms: 4
- Bathrooms: 3

### MAIN FLOOR LAYOUT



### OPTIONAL BASEMENT LAYOUT





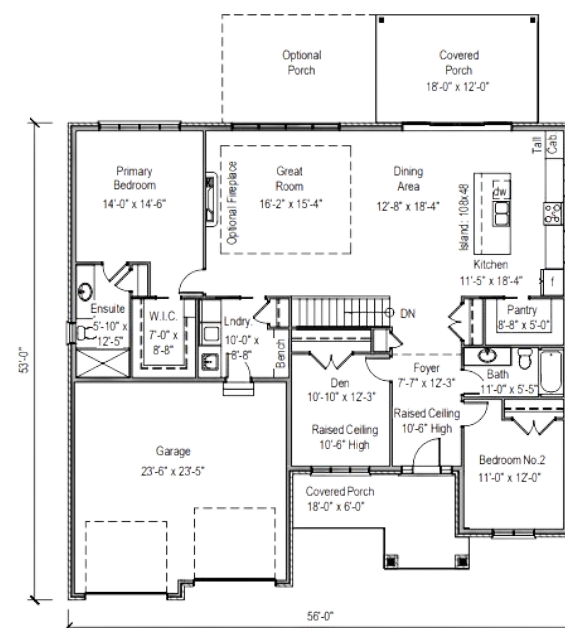


## THE STALLION

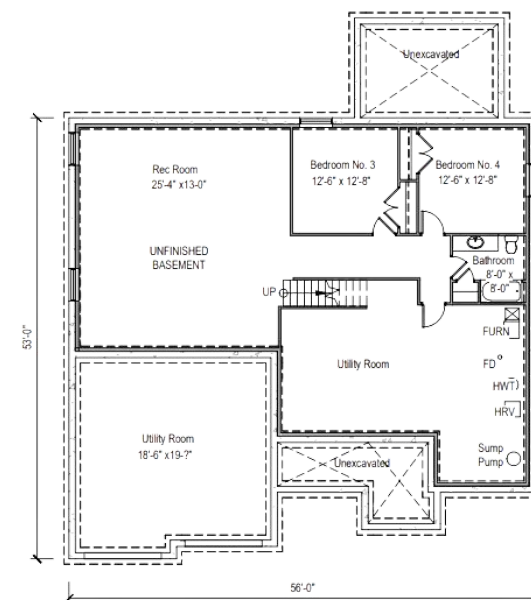
Luxurious and expansive, designed for those who want space, elegance, and flexibility all in one home.

- Suitable Units: 9-26, 32, 37-39
- Main Floor: 2028 Sq. Ft
- Garage: 579 Sq. Ft
- Bedrooms: 2 + 1
- Bathrooms: 2

### MAIN FLOOR LAYOUT



### OPTIONAL BASEMENT LAYOUT



*\*All renderings are an artist's interpretation and may not reflect the actual size, features, or finished product*



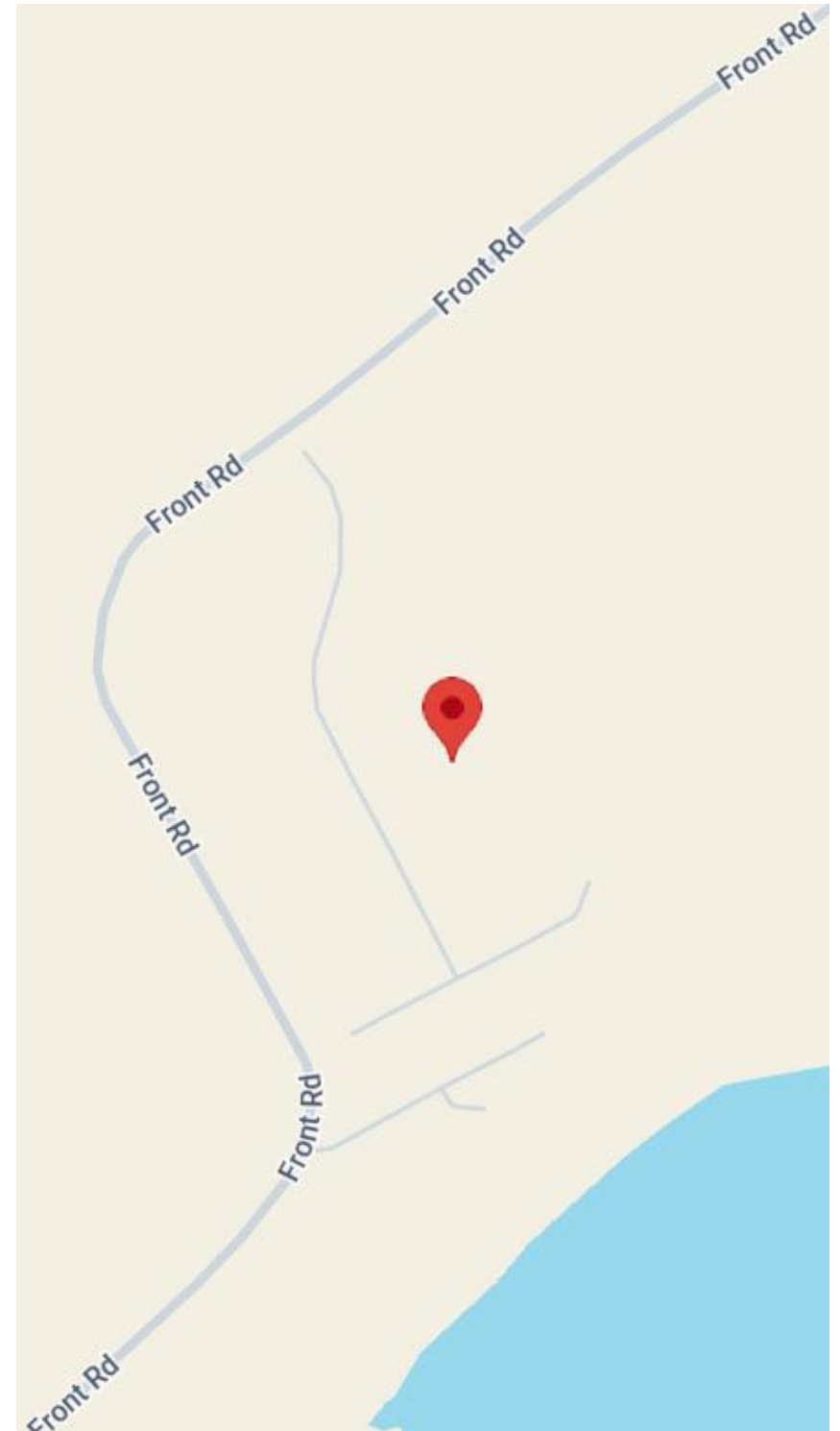
# Location

## 436 Front Rd, St Williams

Welcome to Long Point Country, one of Ontario's hidden gems! Whether you're a nature enthusiast, history buff, or culture seeker, there's something here for everyone.

Discover scenic hiking trails, breathtaking viewpoints, and serene parks perfect for all of your outdoor adventures. Discover historical sites, local wineries & breweries or enjoy a leisurely stroll or horseback ride through the beautiful trails. Explore the small town unique shops and eateries.

Explore Long Point Country with us and create memories that will last a lifetime!







# Pet and Horse Friendly

BB Ranch warmly welcomes your four-legged companions. All dogs must remain leashed while exploring the ranch.

If a new homeowner is looking to have space for their horse(s), the following is required:

- Purchase one of our horse shelters. This includes a storage space in the end of the shelter - \$10,000 plus HST. To cover cost to install solar / electric fencing and gate - \$5,000 plus HST

## Pasture Rental - ***NO STALLIONS***

Pastures are also available to rent on an annual basis; cost is \$3,000 per season (May 1 - October 31)

- There is a maximum of two (2) horses per pasture
- All food and water are the responsibility of the homeowner
- An insurance policy must be in place naming BB Investments Ltd and the Condo Corp as additional insured
- Horse trailer parking is included for the season
- Grass will be cut around the outside of the pasture. Pasture mowing is available for \$200 per cut





**FOR MORE INFORMATION CONTACT:**



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