

Dream Cottages in Tobermory



expertise • discipline • precision

Building legacies,

ABOUT US

At Melio Homes, we're redefining the way communities are built. With decades of experience, we've moved beyond the cookie-cutter approach—designing and building personalized homes and cottages that truly reflect the unique lifestyles of our clients.

Specializing in small to mid-sized communities, we combine innovation, craftsmanship, and care in everything we do.

Our process is built on listening, adapting, and delivering spaces that aren't just well-constructed—they're made to feel like home.

expertise.



one **HOME** at a time.



ESCAPE TO BEAR TRAIL, TOBERMORY

Where Wilderness Meets Luxury

Discover **Bear Trail** — an exclusive pre-construction cottage project tucked into the breathtaking landscape of Tobermory, at the tip of the Bruce Peninsula. Just a few hours from the GTA, this is where your dream of peaceful, nature-connected living becomes reality.





Premium Cottage Living

Choose from a limited selection of upscale cottages — turnkey-ready, or custom-designed to reflect your unique style.

Relax, Recharge, Reconnect

Surrounded by towering pines, crystal-clear waters, and starlit skies, Bear Trail offers the ultimate retreat. Hike scenic trails, paddle the bay, or simply unwind fireside.

Smart Investment, Zero Hassle

Enjoy your cottage on your terms — and let our professional team manage, maintain, and rent it out when you're away. A seamless income opportunity in one of Ontario's most iconic destinations.

Prime Location.

ENDLESS WAYS TO SEIZE THE DAY

Nestled in the heart of the Northern Bruce Peninsula, our cottages offer the perfect base for adventure. Surrounded by breathtaking landscapes and just minutes from top tourist attractions, every day brings a new opportunity to explore, unwind, and discover something unforgettable.

- 📍 Bruce Peninsula National Park
- 📍 The Grotto
- 📍 Fathom Five National Marine Park
- 📍 Flowerpot Island
- 📍 Big Tub Lighthouse
- 📍 Singing Sands Beach
- 📍 Black Creek Provincial Park
- 📍 Lion's Head Beach
- 📍 Greig's Caves
- 📍 Sauble Beach
- 📍 Sauble Falls Provincial Park



Prime Opportunity.

Book
with only

\$5000

- ✓ **Property Management & Rental Program**
- ✓ **No-Interest Instalments for Upgrades**
- ✓ **Rental Guarantee of upto \$50,000**
- ✓ **Extended Deposit Structure**
- ✓ **Incentives of upto \$50,000**
- ✓ **Turn key Furnished Option**
- ✓ **7 Year Warranty**

Rental

\$50,000

Guarantee*

Get inspired with our
and find your

bouquet of floorplans

perfect beginning.

discipline.

Sierra



4



3.5



2522 sq.ft



44 feet



30 feet





MAIN FLOOR



SECOND FLOOR

Living Room: 17'6"x16'0"

Bedroom 2: 14'0"x13'6"

Dining Room: 12'0"x9'6"

Bedroom 3: 14'0"x13'0"

Kitchen: 16'0"x14'0"

Bedroom 4: 16'0"x14'0"

Master Bedroom: 16'0"x16'0"

Covered Porch: 27'6"x7'0"

Aura



3



2



1773 sq.ft



50 feet



34 feet



Living Room: 23'0"x19'6"

Bedroom 2: 14'3"x9'5"

Dining Room: 12'4"x8'0"

Bedroom 3: 12'4"x9'7"

Kitchen: 12'4"x9'0"

Covered Porch: 25'6"x6'0"

Master Bedroom: 13'5"x12'4"

Covered Deck: 34'4"x7'0"



Meliora



3



2



1481 sq.ft



45 feet



35 feet



Living Room: 19'2"x11'8"

Bedroom 2: 14'7"x9'7"

Dining Room: 12'3"x8'9"

Bedroom 3: 10'7"x9'3"

Kitchen: 12'3"x9'4"

Covered Porch: 24'5"x6'0"

Master Bedroom: 13'2"x11'0"

Deck: 25'0"x10'0"



Pristine

 3
  2
  1466 sq.ft
  46 feet
  39 feet



Living Room: 18'0"x11'0"

Bedroom 2: 12'0"x12'0"

Dining Room: 18'0"x11'0"

Bedroom 3: 12'0"x12'0"

Kitchen: 18'0"x12'0"

Covered Porch: 14'0"x7'2"

Master Bedroom: 14'0"x14'0"

Covered Deck: 14'0"x10'0"

unrivalled finishes,
enduring fixtures.



Your path to cottage living,

Book with only **\$5000**

Deposit Structure

On signing the Agreement	\$5000
Balance of 5%	30 days
5% of the purchase price	60 days
5% of the purchase price	90 days
5% of the purchase price	120 days



just got easier.



precision.

f inishes

DURABLE EXTERIOR FINISHES & STRUCTURAL COMPONENTS

- Poured concrete 5 feet foundation walls and basement/ crawl space floor with weeping tiles
- Damp proofing on foundation walls with below-grade dimpled membrane
- Advanced floor joist system
- Tongue and groove sub-floor with sanded joints, glued and fastened with screws for additional stability
- All exterior walls with 2"x 6" S.P.F. grade wood framing
- All interior walls with 2"x 4" S.P.F. grade wood framing
- Attic hatch in the master bedroom walk-in closet
- Crawl space access in the mechanical room
- Home insulation in accordance with the Ontario Building Code requirements: including full height basement/ crawl space insulation, blown-in insulation in the attic, expanding foam insulation to all garage ceilings with finished areas above, and around all windows and exterior doors
- 8'-0" ceiling on the main floor except where boxes and bulkheads exist, or where mechanical systems require a dropped ceiling. Some models feature double-height ceiling, vaulted and cathedral ceilings as per plan
- Architecturally selected and controlled colour coordinated exterior elevations featuring Pinewood, vinyl, brick and stone veneer cladding. Colour, style, materials, and elevations are

pre-selected and architecturally controlled

- Limited life-time (manufacturer's warranty) asphalt roof shingles in pre-selected colours
- Durable, maintenance free, pre-finished, colour coordinated aluminum soffit and fascia, eavestrough, and down pipes
- Steel-clad insulated solid entry door with glass insert, complete with door handle and deadbolt
- ENERGY STAR certified, low maintenance, low-E, Argon-filled vinyl casement windows complete with screens on operating windows
- ENERGY STAR certified, low maintenance, low-E, Argon-filled sliding patio door complete with screen on the operating door
- All exterior doors include weather-stripping. All windows and exterior doors are colour coordinated on the exterior and white on the interior
- Graded lot with limestone screening driveway
- Pressure-treated lumber deck complete with stairs to grade with pressure treated lumber railing

DISTINCT INTERIOR FEATURES

- 1/2" standard drywall throughout the interior of the home
- Spray textured stippled ceilings with 4" smooth border throughout the home except for the kitchen and bathrooms

- Lever style, brushed nickel hardware with complementing hinges
- MDF 2-panel interior doors
- Colonial trim, approximately 4" baseboards, 1 1/16" quarter round and 2-3/4" doors and windows casing throughout
- All closets complete with a hanging rod and shelf
- Swing/ Sliding closet doors as per plan
- All interior trim and doors are painted in Classic White with a satin finish
- Smooth ceilings are painted in Classic White with a flat finish
- Interior walls to be painted from your choice of 1 low VOC paint colour throughout from the builder's standard samples

LUXURY BATHROOMS

- All bathtub enclosures to receive mold-resistant drywall
- Pre-selected, ceramic floor tiles in all bathrooms
- Pre-selected, ceramic wall tiles around the bathtub, up to but not including the ceiling
- Thermofoil bathroom vanities in your choice of 1 colour from the builder's standard selection in all bathrooms
- Choice of laminate bathroom vanities countertops from the builder's standard selection
- Drop-in, ceramic sinks in all bathroom
- Standard mirrors over vanities in all bathrooms

- Durable white, acrylic bathtubs in all bathrooms
- Polished chrome sink faucets in all bathrooms
- Polished chrome bathtub faucets in all bathrooms
- Comfort-height, elongated toilets in all bathrooms
- Bathroom accessories are not included due to the variety of personal tastes and selections

MODERN KITCHEN

- Quality designed, standard upper cabinets height, modern, thermofoil kitchen and kitchen island cabinetry in your choice of 1 colour from the builder's standard selection
- White Melamine cabinet boxes
- Counter depth fridge panels
- Complimenting brushed nickel cabinet door handles
- Choice of laminate kitchen and island countertops from the builder's standard selection
- Drop-in stainless steel kitchen sink
- Polished chrome kitchen sink faucet with an integrated pull-out vegetable sprayer

FLOOR COVERING

- Click laminate plank floor covering throughout , excluding bedrooms and tiled areas
- Carpet in all the bedrooms

f inishes

- Pre-selected ceramic floor tiles with complimenting grout in the laundry room

EFFICIENT HVAC & PLUMBING SYSTEM

- Class 4, filter bed sewage system
- Drilled water well
- Two exterior hose bibs
- Hot and cold water connections in all bathrooms and kitchen sink
- All sink and plumbing fixtures to include the convenience of separate shut-off valves
- Provisional plumbing rough-in for future dishwasher installation
- Provisional plumbing rough-in for future laundry washing machine
- High efficiency ENERGY STAR certified forced air gas furnace
- Thermostat
- ENERGY STAR Heat Recovery Ventilation (HRV) for fresh air exchange and energy efficiency
- Exhaust fans installed in all bathrooms
- Stainless Steel kitchen hood fan vented to the exterior
- Provisional laundry dryer vent rough-in for future dryer
- Rental water heater
- Rental Propane tanks

EFFICIENT ELECTRICAL FIXTURES & FINISHES

- 100 amp electrical service with breaker panel
- 220 volt receptacle for kitchen stove and dryer
- Weatherproof 2 exterior electrical outlets
- Pre-selected 4 exterior light fixtures adjacent to the entry door and the patio door
- Hard wired smoke detectors on all floors and each bedroom
- Carbon monoxide detectors as per code
- White light switches throughout
- White receptacles throughout
- Ground fault indicator receptacles as per building code
- Ceiling light fixtures in the living room, dining room, kitchen, all bedrooms, walk-in closet, laundry room, mechanical room and bathrooms as per plan
- Single switch operating all basement/ crawl space lighting.
- Door chime at front entry door

Free Incentives, No Extra Cost - Just Better Homes



- 9' ceiling on the main floor.
- Smooth ceiling throughout the home except where pine wood planks are installed
- Pine wood cladding on cathedral ceiling as per plan
- 12" x 24" porcelain floor tiles in all the bathrooms
- 12" x 24" porcelain wall tiles in all the bathrooms
- 12" x 24" porcelain floor tiles in the laundry room
- Click laminate plank floor covering throughout , excluding tiled areas
- 5-1/2" modern, step bevel, MDF baseboards
- 1-3/4" modern, step bevel, MDF shoe mould
- 2-3/4" modern, step bevel, MDF doors and windows trim
- Quartz kitchen and island countertops*
- Stainless Steel undermount kitchen sink
- Quartz vanity countertops in the bathrooms*
- Ceramic, under-mount vanity sinks
- Tankless water heater
- 200-amp electrical panel
- Wall-mount electric fireplace



Disclaimer:

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