



COURTS OF KING'S BAY

CITY OF KAWARTHA LAKES



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TABLE OF CONTENTS

05	The Splendour and Beauty of the Kawarthas
09	Four-Season Living at its Finest
19	Charming and Inviting Port Perry
25	Discover the Vibrant Surrounding Community
27	Traditionally Elegant Homes
29	A Serene Landscape: The Site Plan
31	The Benefits of Bungalow Living
33	Thoughtfully-Designed Interiors
45	Seamless Indoor to Outdoor Living
49	The Epitome of Luxury: Features & Finishes
51	Quality and Commitment





INTRODUCING

COURTS OF KING'S BAY.

Within the quiet scenery of King's Bay, on the shores of Lake Scugog, this enclave of stunning executive bungalows and bungalow-lofts rests idyllically on expansive 65' and 75' lots.

Surrounded by nature and the charm of small-town living, residents appreciate their environment and the sense of contentment that comes with a leisurely, relaxed lifestyle.







THE SPLENDOUR AND
BEAUTY
OF THE KAWARTHAS.

An aerial photograph of a residential community on a peninsula. The peninsula is situated between a large body of water (Lake Scugog) to the north and a winding river (Nonquon River) to the south. The community consists of numerous houses, some with swimming pools, and is surrounded by lush greenery and trees with autumn foliage. A white outline highlights a specific area of the community. The overall scene is serene and picturesque.

A PERFECTLY SITUATED COMMUNITY

IN A SERENE ENVIRONMENT.



Located on a spectacular peninsula, nestled between the serene Nonquon River and expansive Lake Scugog, Courts of King's Bay blends seamlessly into the established King's Bay Estates community in Seagrave. Envisioned with special regard for the neighbouring homes, this all-new bungalow portfolio comprising just forty-six homes embodies the natural beauty and tranquility that define this area.

**LAKE
SCUGOG**

**PORT
PERRY**



LIFE, MAJESTIC.



Your year-round getaway
seamlessly blending refinement,
wellness, and natural beauty.





The tranquil allure of four-season living, tree-lined boulevards, and a slower pace of life awaits along the scenic shores of Lake Scugog. Nestled within an established community, Courts of King's Bay invites you to call this picturesque lakeside peninsula home. This quaint, one-of-a-kind neighbourhood is not meant for out-of-town traffic, but rather for loved ones, neighbours, and friends. Courts of King's Bay exudes the peace and comfort that comes naturally when living off the beaten path.



FOUR-SEASON LIVING STARTS WITH

SPRING IN THE KAWARTHAS.

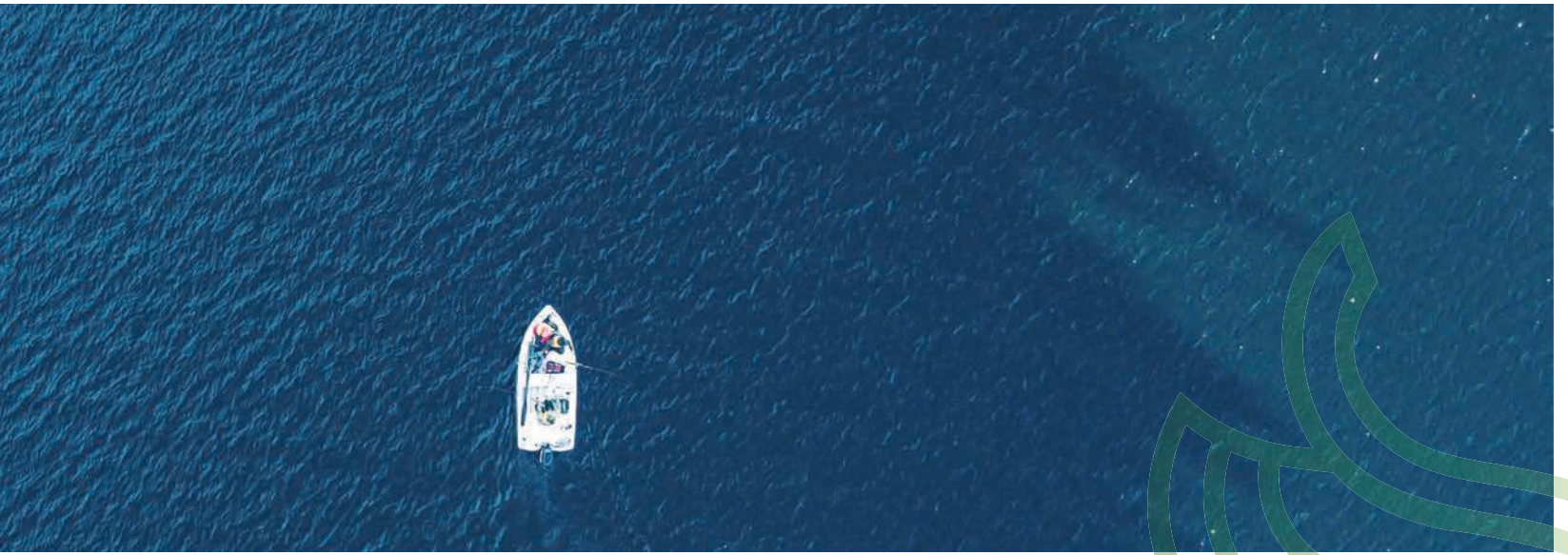


Spring has Arrived

Spring brings a refreshing array of activities, from tending to blooming gardens and traversing scenic hiking trails, to teeing off for a round of golf at one of many nearby courses.

The Kawarthas boasts a vibrant arts, culture, and heritage scene. Explore the Arts & Heritage Trail to discover the best of Kawartha Lakes, connecting you with local creators and talented artists across these beautiful regions.





From Paddleboard to Pavement

Lake Scugog offers a lush backdrop for a leisurely afternoon stroll or bike ride down well-trodden paths — remember your binoculars and keep an eye out for the multitude of bird species in the area. Or brave the springtime water with your paddleboard and drift along gentle currents while the sun sets. Wrap up your evening by indulging in an artisanly-made latte and a mouthwatering selection of homemade pastries at one of many local bakeries before heading home for a restful evening.





SAVOURING THE

SWEET SUMMER MOMENTS.



The Kawarthas are synonymous with nature and there's no better way to enjoy a sunshine-infused, summer day than reveling in and exploring all the wonders that it has to offer.

Endless possibilities await you when the temperature rises — with over 250 lakes and rivers in the area, a bounty of locally-owned markets, shops and wineries, and a multitude of dining experiences fit for every palate — the Kawarthas are bustling during the summer months and brimming with vitality.



The Great Outdoors

Only minutes from Courts of King's Bay, the Nonquon boat launch provides easy access to Lake Scugog and beyond. Traverse the lake's calm waters, take in the breathtaking views, and explore the small towns and hidden gems along its shores.



Summer is the optimal time to create a dream oasis in your generously-sized backyard. Put your green thumb to use and harvest fresh vegetables in your raised garden beds, prepare a delectable feast and dine alfresco in the warm summer breeze, or relax next to a tranquil water feature tucked beside a shaded, outdoor living space. The expansive lots at Courts of King's Bay make for endless outdoor options, perfect for entertaining or relaxation at any time of day.

BREATHTAKING VIEWS AND

THE ALLURE OF AUTUMN.



Lush greenery has warmed to tones of amber and crimson and the fragrance of freshly fallen leaves is in the cool, crisp air. There's no better place to enjoy the striking colours of fall than in this remarkable, serene location.





It's a Gourmet Fare

Local farmers' markets are in abundance in the Kawarthas. In addition to fresh farm-to-table options, you'll often find live music, entertainment events, and chef-inspired, multi-course dinners. Farmers' markets are local hot spots that'll undoubtedly become your favourite destinations year-round.

Nature Outside Your Front Door

Discover the beauty of the region surrounding Courts of King's Bay by taking a leisurely hike through the Nonquon Provincial Wildlife Area which features a scenic and intuitive boardwalk and trail system. Or head over to Riverview Kayaking for kayak rentals, guided tours and family fun.

If a more relaxing day outdoors is on your agenda, head to Lake Scugog with your fishing poles and tackle box in tow and spend the morning trying your luck for the multitude of fish including bass, perch, black crappie, and catfish.

Whether you're fishing, hiking, ATViing, or horseback riding, with over 600 kilometres of trails and 250 lakes and rivers spread across the Kawartha Lakes region, you'll be sure to discover a new hobby and favourite spots for outdoor activities.



WARM UP WITH ADVENTURE IN A

WINTER WONDERLAND.



As winter arrives at Courts of King's Bay and the surrounding landscape is blanketed by gentle snowfalls, the area becomes a winter destination for fun and adventure.

Reel in the Fun

When the temperature plummets, Lake Scugog becomes a frosty retreat for ice fishing — bundle up in your hut, drop a line through the frozen lake, and wait for the perch and bass to bite.



Raise your heart rate by exploring snow-laden, majestic landscapes along the extensive trail networks on crosscountry skis or snowshoes. If downhill skiing is more your speed, head a few minutes south to Lakeridge Ski Resort where you'll find a wide range of ski runs from novice to mogul. Afterwards, wind down in front of a warm fire with a hot beverage from a local café or treat yourself to a house-made cider and nibble on seasonal charcuterie at charming Two Blokes Cider.



Escape the Everyday

For the adventure seeking enthusiasts, there are many snowmobile clubs and trails in the area with incredible scenery and unforgettable experiences.

The Kawartha Lakes region's vastness and exceptional beauty provides ample winter activities of all varieties. With so much to discover at Courts of King's Bay, creating lasting memories with friends, neighbours, and loved ones is as easy as stepping through your front door.

CHARMING AND INVITING

PORT PERRY.





PANORAMA
furniture

PANORAMA
lifestyle



CANADA'S
OLDEST
GRAIN
ELEVATOR

the wee
TARTAN shop
of hacc and clothing

the wee
TARTAN shop
when only the rest of the notish sles will do.



Celebrating 22 Years On Queen Street

Celebrating 22 Years On Que

Shop Online - Visit us at
Shopwee Tartan.com

Shop online
www.cyclelife.bike



REPAIRS - SERVICE - RENTALS

EVERYTHING LOCAL

THE ROYAL TREATMENT.



Port Perry's eclectic and vibrant downtown, just 10 minutes from Courts of King's Bay, is bustling with delightful boutiques, fine dining, eateries, and essential services, throughout the preserved and historic downtown.





A Regal Experience

Take a stroll down Queen Street and indulge your sweet tooth at the Nutty Chocolatier, or stop by the Piano Inn and Cafe known for its artisanly-made sandwiches and baked goods. For an evening outing, head over to award-winning brewery, Old Flame, a one-minute walk away down Perry Street. When you're in Port Perry, the options to curb your cravings are endless any night of the week.

Access the Essentials with Ease

For added peace of mind, Port Perry is home to a variety of modern health and wellness providers including the Port Perry Hospital, part of the Region's Lakeridge Health system. Here, you'll also find a variety of services including dental offices, postal services, hair salons, veterinarians, and more.



Celebrating Community Year-Round

Throughout all four seasons, Port Perry supports local businesses by hosting a variety of community events. From classic car shows, bike races, culture days, and everything in between, the events celebrate a wide variety of interests reflective of this tight-knit community.



A TRULY EXCEPTIONAL EXPERIENCE

LIFE BY THE WATER.





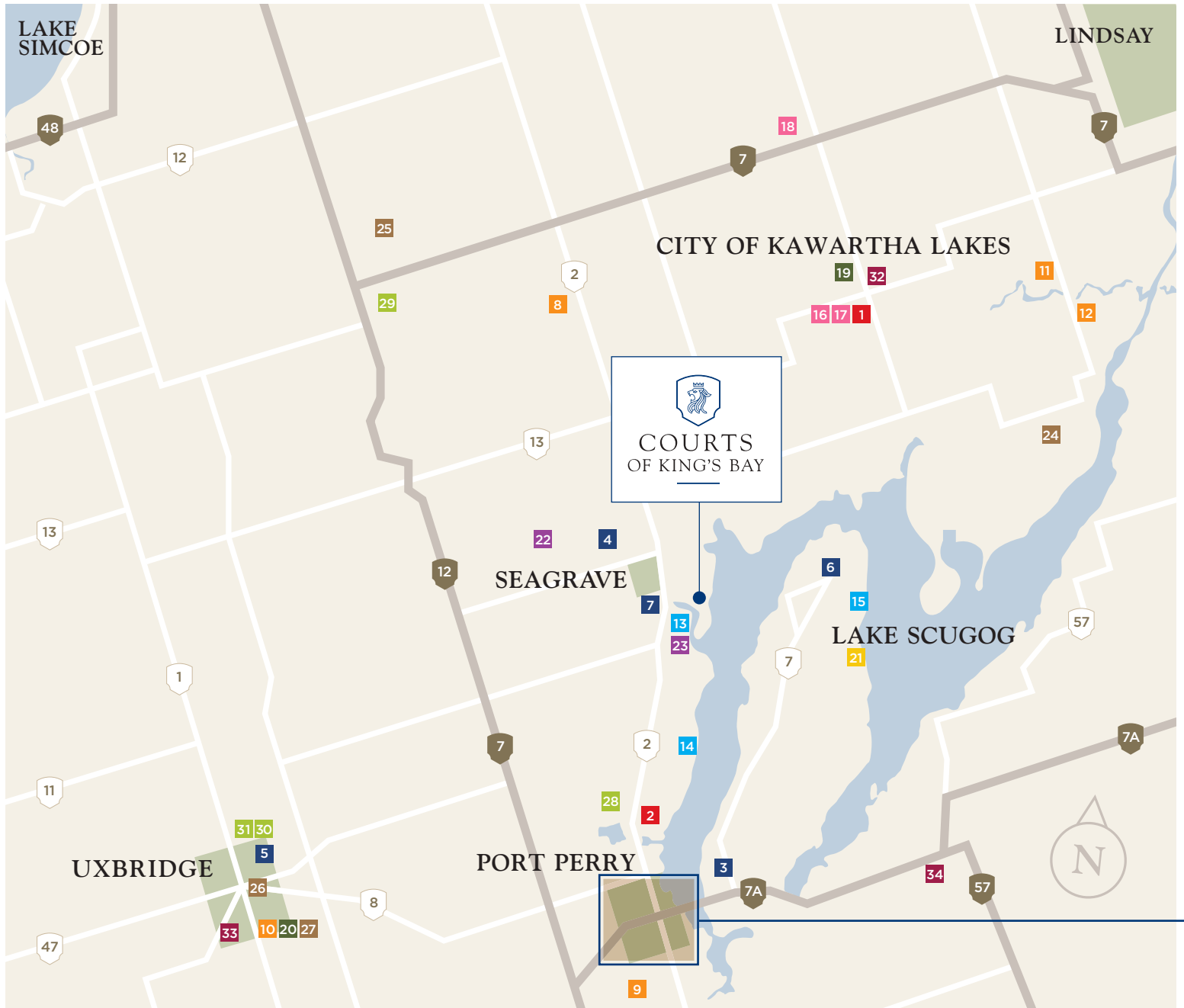
Life near water offers an unparalleled blend of natural beauty and recreational bliss. Imagine waking up to the serene views and sounds of sparkling waters, where morning walks along scenic trails become a daily ritual.

Lake Scugog provides the perfect backdrop for picnics, family gatherings, and leisurely afternoons, while sandy beaches invite relaxation and sun-soaked days. For those who crave adventure, there are countless opportunities for kayaking, paddleboarding, and exploring hidden coves. Here, every season brings its own charm, from vibrant summer activities to tranquil winter landscapes, making lakeside living a true escape into nature with the convenience of nearby amenities.



DISCOVER YOUR SURROUNDINGS

COMMUNITY AMENITIES.



EVERYDAY ESSENTIALS

- 1. Foodland
- 2. Trading Post Quality Foods

DINING & ENTERTAINMENT

- 3. Scugog Shores Museum
- 4. Applewood Farm & Winery
- 5. The Roxy Theatre
- 6. Great Blue Heron Casino
- 7. Two Blokes Cider

GOLF

- 8. Crestwood Golf Club
- 9. Sunnybrae Golf Club
- 10. Foxbridge Golf & Country Club
- 11. Cardinal 18 Golf Club
- 12. Deer Run Golf Course

MARINAS & BOAT LAUNCHES

- 13. Nonquon Boat Launch
- 14. West Shore Marine
- 15. Scugog Island Marina

ARENAS & COMMUNITY CENTRES

- 16. Little Britain Arena
- 17. Little Britain Community Centre
- 18. Oakwood Community Centre

FITNESS

- 19. Flex Fitness
- 20. Body Fit Health Club and Sports Performance Centre

BEACHES

- 21. Sunrise Beach

RECREATIONAL ACTIVITIES

- 22. Pine Ridge Hunting Preserve
- 23. Riverview Kayaking

PARKS

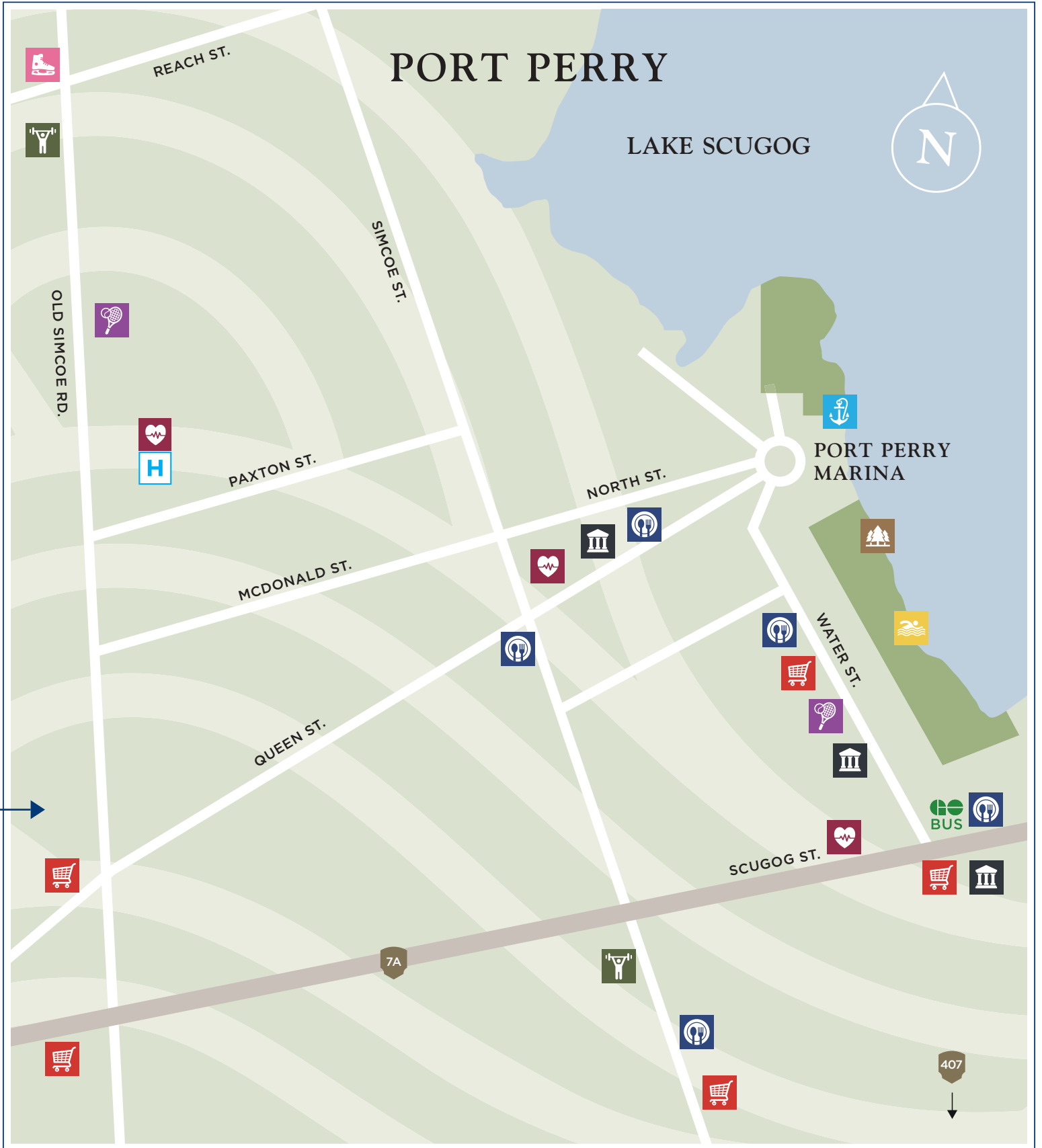
- 24. Valentia Sand Bar Beach Park
- 25. Cannington Macleod Park
- 26. Veteran Memorial Park
- 27. Testa Park

CONSERVATION AREAS & TRAILS

- 28. Nonquon Provincial Wildlife Area
- 29. Beaver River Wetland Conservation Area
- 30. Barton Trail
- 31. Uxbridge Rail Trail

HEALTH & WELLNESS

- 32. Pharmasave
- 33. Oak Valley Health - Uxbridge Hospital
- 34. Wellness Shield Pharmacy



PORT PERRY LOCAL AMENITIES

- | | | | | |
|------------------------|-------------------------|---------|--------------------------|-------------------|
| Dining & Entertainment | Marinas & Boat Launches | Parks | Services | Health & Wellness |
| Everyday Essentials | Recreational Details | Beaches | Community Centres/Arenas | Fitness |

UNMATCHED SOPHISTICATION

TRADITIONALLY ELEGANT HOMES.





**Introducing a collective of traditionally elegant homes,
featuring rich stone, brick finishes, and enduring architectural details.**



Each home is meticulously crafted to embody the sophistication and character of this established community, ensuring that every detail resonates with elegance. Ranging from approximately 2,400 to 3,000 square feet, these thoughtfully-designed homes offer optional lofts that provide flexible living space, ideal for families or accommodating overnight guests. The inclusion of spacious three-car garages, available in both a two-car plus tandem or traditional layout, guarantees ample room for your vehicles, hobbies, and storage needs. This attention to detail ensures that your home not only meets your practical requirements but also enhances your lifestyle with style and comfort.

A SERENE LANDSCAPE

THE SITE PLAN.



Lot dimensions, driveways, sidewalks (if applicable), fencing, utility, street furniture locations and general specifications are approximate and subject to change without notice. Landscaping is artist's concept and actual plantings may vary. Size, shape, and location of lot are displayed for concept purposes and are not an actual survey of the land. Lot numbering is for marketing reference and is not based on future municipal addressing. E.&O.E. October 2024.

A Picturesque Setting

Flanked by Lake Scugog and the Nonquon River, Courts of King's Bay offers the unparalleled tranquility and natural beauty of life near water. The gentle ripples of the lake and the lush green space surrounding you create a peaceful haven that's perfect for relaxation and rejuvenation. Every day feels like a retreat, where nature's calm embraces you, providing a constant sense of serenity and escape from the hustle and bustle of city life.



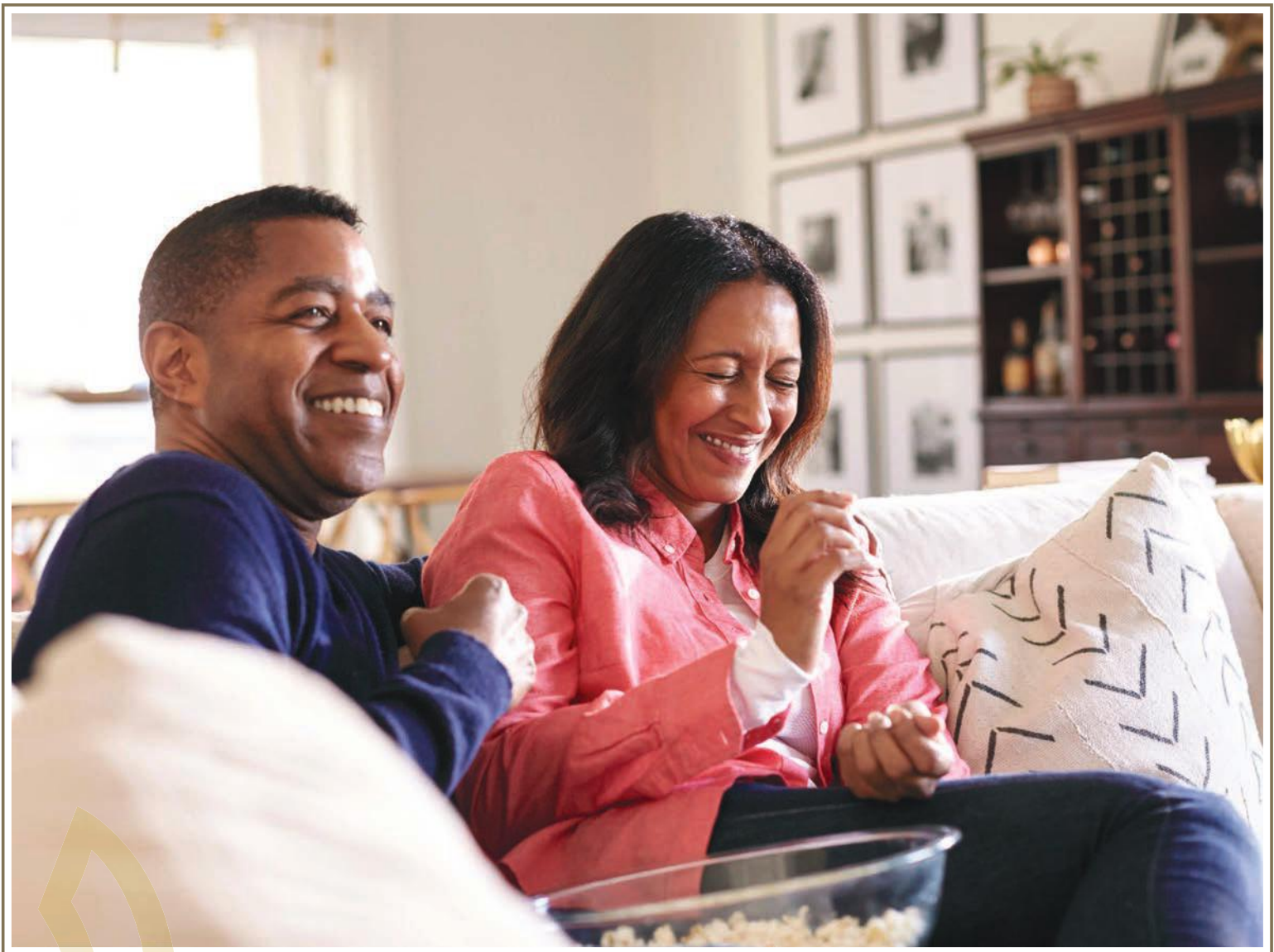
Evenings spent watching the sun set, casting a warm glow across the landscape and expansive green spaces offering endless opportunities for outdoor activities — Lake Scugog's natural beauty invites you to unwind and savour life's simple pleasures.

Courts of King's Bay offers a lifestyle deeply connected to nature, where the glimpses of wildlife and nearby water enhances everyday life. Enjoy peaceful mornings in your expansive backyard or host gatherings with loved ones, all while surrounded by serene landscapes. It's not just a home, it's a sanctuary that harmonizes nature with modern comfort.



THE BENEFITS OF

BUNGALOW LIVING.



Enjoy floorplans that feature open-concept layouts designed to maximize living space and natural light. Thoughtfully-planned designs create a seamless flow between rooms, enhancing both functionality and comfort while making your home feel airy and expansive.



An Effortless Indoor/Outdoor Lifestyle

Transition from your great room to a three-season room with ease. The luxury of a three-season room is access to comfort all year long — from cozy winter nights to vibrant summer gatherings.



Privacy & Tranquility

Situated on expansive 65' or 75' lots, each bungalow at Courts of King's Bay offers abundant space to design your ideal backyard retreat. With plenty of room for gardening, entertaining, or unwinding, your outdoor area becomes a personal haven where you can create a serene garden, host memorable gatherings, or simply relax and enjoy your surroundings. These generously-sized lots provide the perfect canvas for customizing your outdoor experience, allowing you to fully embrace and enjoy every aspect of your home's exterior space.

Future-Proof Living

Designed for modern convenience, bungalows offer a single-level layout that's ideal for downsizers seeking both space and style, with optional lofts perfect for hosting family and friends.

This innovative design ensures that all essential living areas are easily accessible without sacrificing elegance or comfort. With layouts and ample space to accommodate your needs, these bungalow designs are the perfect choice for a refined, hassle-free lifestyle.



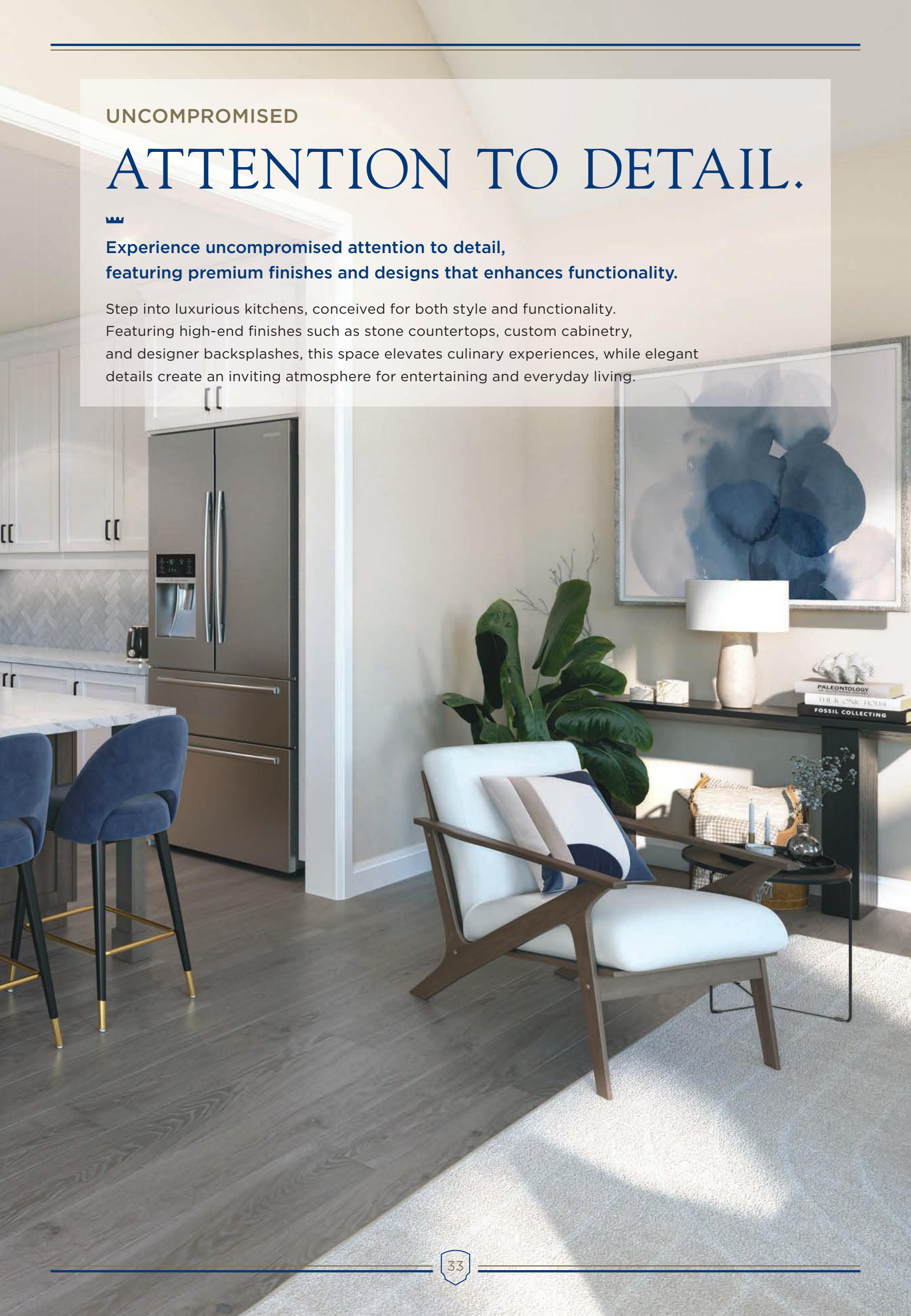
UNCOMPROMISED

ATTENTION TO DETAIL.



**Experience uncompromised attention to detail,
featuring premium finishes and designs that enhances functionality.**

Step into luxurious kitchens, conceived for both style and functionality. Featuring high-end finishes such as stone countertops, custom cabinetry, and designer backsplashes, this space elevates culinary experiences, while elegant details create an inviting atmosphere for entertaining and everyday living.





Dining Room

STUNNING DINING ROOMS FOR

MEMORABLE GATHERINGS.



Indulge in the elegance of exquisite dining rooms, where stunning finishes elevate your hosting experience.

Large windows invite abundant natural light, creating an airy ambiance that enhances every meal, while the rich texture of hardwood flooring adds warmth and sophistication. This harmonious blend of design elements transforms your dining space into a refined setting, perfect for entertaining or enjoying intimate family dinners.





Great Room

CHIC AND COMFORTABLE

REFINED LIVING SPACES.



Experience stylish and sophisticated living in refined spaces that blend elegance and warmth.

Spacious great rooms boast ten-foot ceiling heights and open-to-above layouts, creating an expansive and inviting atmosphere. The stunning hardwood flooring provides a timeless foundation for your decor, while seamless access to three-season rooms allows you to effortlessly enjoy the beauty of nature. Whether entertaining or relaxing, every moment spent at home becomes truly exceptional.





Primary Bedroom

ESCAPE, REFRESH, AND REJUVENATE

YOUR PERSONAL SANCTUARY.



Rejuvenate in your primary bedroom sanctuary, where calming and serene spaces create the perfect escape.

The primary suite offers a peaceful escape from daily life, enhanced by expansive windows that flood the room with natural light. Beautiful hardwood flooring adds warmth and elegance, creating a tranquil space that invites relaxation. It's the perfect setting for unwinding after a long day or enjoying quiet moments of solitude and reflection.



ELEVATE YOUR EVERYDAY EXPERIENCE

SERENE ENSUITES.



Step into sleek ensuite bathrooms that embody luxury, while providing a timeless touch of refinement.

Enjoy spacious, frameless glass showers, high-end cabinetry, and stone countertops — delivering a spa-like experience and creating a beautifully-curated space for your daily indulgence.



BRIGHTEN YOUR DAY

STUNNING WORKSPACES.



Bright and cheerful home offices create an inviting atmosphere that enhances productivity and creativity.

Sunlight-flooded offices foster an uplifting environment, helping to boost focus and creativity. These spaces are designed for both work and relaxation, making them perfect for tackling tasks or unwinding with a good book.



ENJOY THE BEAUTY OF NATURE WITH

THREE-SEASON ROOMS.



The perfect balance between indoor comfort and outdoor enjoyment — experience the changing seasons without compromising on convenience.

Enjoy your morning coffee, afternoon relaxation, or evening gatherings, while large windows and screened panels bring in natural light, fresh air, and scenic views. Your three-season room extends your living space and creates a tranquil retreat that feels like an outdoor oasis — ideal for entertaining, unwinding with a book, or connecting with nature throughout the year.



DESIGNED FOR THOSE WHO VALUE

OUTDOOR LIVING.



The essence of outdoor living lies in creating a personal sanctuary where you can unwind and connect with nature.

A 65' or 75' lot with an expansive backyard is the perfect retreat from the space for both relaxation and recreation. Spend time with loved ones, curate your dream garden, or enjoy an evening beneath the stars in the privacy of your own outdoor sanctuary. With a backyard this spacious, the possibilities are endless, giving you the freedom to create the outdoor oasis you've always wanted.



THE EPITOME OF LUXURY

FEATURES & FINISHES.



Every detail is a testament to Geranium's commitment to quality, from elegant flooring and soaring ceilings, to beautiful cabinetry and high-end countertops. These thoughtfully-curated elements enhance your living experience, creating spaces that are both beautiful and functional.

Refined Interior Finishes

The homes are crafted with high attention to detail and quality. From 10' ceilings on the main floor to contemporary trim, every element has been meticulously chosen to reflect luxury living. Stained oak staircases, modern baseboards, and casings add to the sophisticated aesthetic of each room.



Chef-Inspired Kitchen & Stunning Cabinetry

The kitchens and serveries are both sophisticated and practical, featuring premium cabinetry with various door styles and colours, complemented by extended upper cabinets and crown moulding. Enjoy stone countertops, modern soft-close hinges, and many additional features crafted for an exceptional culinary experience.

Purposeful Electrical Features

Every home is equipped with advanced electrical features, including LED pot lights and multiple exterior lights for enhanced security and ambience. To further elevate your living experience, an EV charger rough-in and energy efficient fixtures are provided.

Energy Efficiency & Comfort for Years to Come

Enjoy year-round comfort with high-efficiency gas furnaces, Energy Star® qualified Energy Recovery Ventilators (ERVs), and programmable thermostats. Every home is designed for energy-efficiency, ensuring confidence in your home's consumption.

Elegant Bedrooms and the Ideal Primary Retreat

Unwind in luxurious bedrooms, featuring coffered ceilings and expansive windows to capture natural light. The primary ensuite offers a serene retreat with a frameless glass shower, a freestanding acrylic tub, and double vanities with stone countertops for a spa-like effect.

Elevated Flooring Options

Embrace elegance with oak hardwood flooring, timeless ceramic or porcelain tiles, and plush berber carpeting. This harmonious blend of materials and tile creates a warm, inviting atmosphere cohesive with the rest of the home.



Allegro, Aurora



Friday Harbour Resort, Innisfil



Midhurst Valley, Midhurst



Clarehaven Estates, Claremont

A SUPERIOR LEVEL OF

QUALITY BUILT INTO EVERY HOME.

Since 1977, Geranium has been guided by the vision to create places that are meticulously planned, expertly executed, and designed with sensitivity and respect for the environment, the local neighbourhood, and the families who will call them home.

For over four decades, we've adhered to a belief that the concept of community goes way beyond the bricks and mortar of building homes. It's about building a future for the families who will live there; providing a connection to the surrounding neighbourhood.

With expertise in land acquisition, planning and process, engineering, servicing, home design, sales and marketing, and construction, our vertically integrated approach to each new development is guided by a fresh perspective; designing neighbourhoods best suited to the natural and man-made features of the land with the intent to contribute to the quality of life for homebuyers, while adding value to the local community. Notable communities include Allegro in downtown Aurora, the 10,000-home Midhurst master-planned community in Springwater Township, and Friday Harbour Resort, the 600-acre mixed use recreational community on Lake Simcoe.

We've built more than 9,000 homes and completed many master-planned communities contributing to the growth and development of desirable locations across Ontario. By incorporating a variety of "behind-the-walls" construction and design components, we're designing homes for tomorrow, as we continue to deliver eco-friendly communities and promote energy-saving building practices.

Today, Geranium continues our commitment to delivering homes and communities of varying scale, and are appreciative of the longstanding relationships with our partners, consultants, suppliers and community partners.







Specifications are subject to change without notice. Renderings are artist's concept and may include upgraded features and finishes. Images are for visualization purposes only. E.&O.E. October 2024.