



BEAR TRAIL

— Tobermory —

by

melio
HOMES

expertise • discipline • precision



At **Melio Homes**, our mission is to build impeccable homes that boast unmatched quality and craftsmanship. Through the synergies of our partnerships with industry experts and our team of skilled architects, engineers, and craftsmen, we stay at the forefront of our commitment and create communities that stand the test of time.

With **Bear Trail**, we present to you a prime opportunity to invest in a prime location. An avant-garde pre-construction project that reimagines the paradigm of contemporary living. Nestled in the scenic beauty of Tobermory, our cottages, built with **smart home automation system**, redefine a harmonious blend of modern comfort and natural serenity. Whether an astute investment property or a dream vacation home, this distinguished venture offers all.

expertise.



Building legacies, one **HOME** at a time.



INVEST in Tobermory's future

Tobermory offers unparalleled access to the stunning landscapes of various national parks, lakes, and iconic marvels of nature such as the Grotto, Bruce Peninsula National Park, Fathom Five National Park, and the Flowerpot Island. The tip of the peninsula at the Big Tub Harbour is the hub of various recreational activities, outdoor adventures, cultural events, and cafés. Minutes from Big Tub Harbour, our lots offer a prime investment location poised for success.





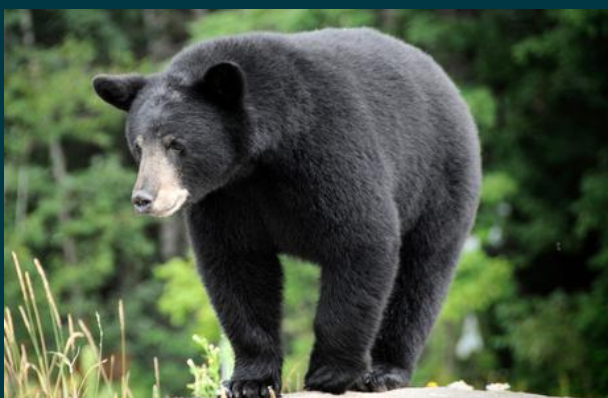
with the Tobermory's **FINEST**.

**Did you
know?**



- ▶ Tobermory is considered the **'freshwater scuba capital'** of the world
- ▶ Fathom Five Marine Park, Canada's first national marine conservation area is home to about **two dozens shipwrecks**
- ▶ The Bruce Trail, which ends in Tobermory, is the **longest marked hiking trail** in Canada, stretching up to 840 km

Prime
Location.
Prime
Opportunity.





- ▶ \$75,000 in **Incentives**
- ▶ 7-Year **Warranty**
- ▶ ENERGY STAR **Appliances Included**
- ▶ **Smart Home** Integration
- ▶ **Rental Guarantee** up to \$36,000
- ▶ Free **Property Management**
- ▶ No-Interest Instalments for **Upgrades**
- ▶ **Closing - 2026**



Book
with only
\$5000



Only
5% deposit
till closing

Disclaimer: The information provided here is not exhaustive, and is conditional upon various factors and subject to change. Please read the agreement of purchase and sale carefully for comprehensive details, including all applicable incentives and their terms and conditions.

**Get inspired with our
and find your**

bouquet of listings

perfect beginning.

discipline.



\$749,000

Beds 3 | Bath 2

Area 1773 Sq Ft | Lot 100 Ft x 150 Ft

AURA

35 Maple Drive, Miller Lake



Embodying its name, **AURA** promises a distinctive and exceptional experience. The four-season model boasts three bedrooms and two full washrooms. A striking open-concept with vaulted ceiling and expansive windows truly takes advantage of the incoming natural light. The cottage features central air conditioner, along with central forced air heating for year-round comfort. Additionally, relish the allure of 60 feet extended covered deck, among other amenities, that the model has to offer.

FEATURES



9 Feet
Ceiling Height



Vaulted
Ceiling



Decorated
Exterior Chimney



60 Feet
Covered Deck



Walk-in
Closet



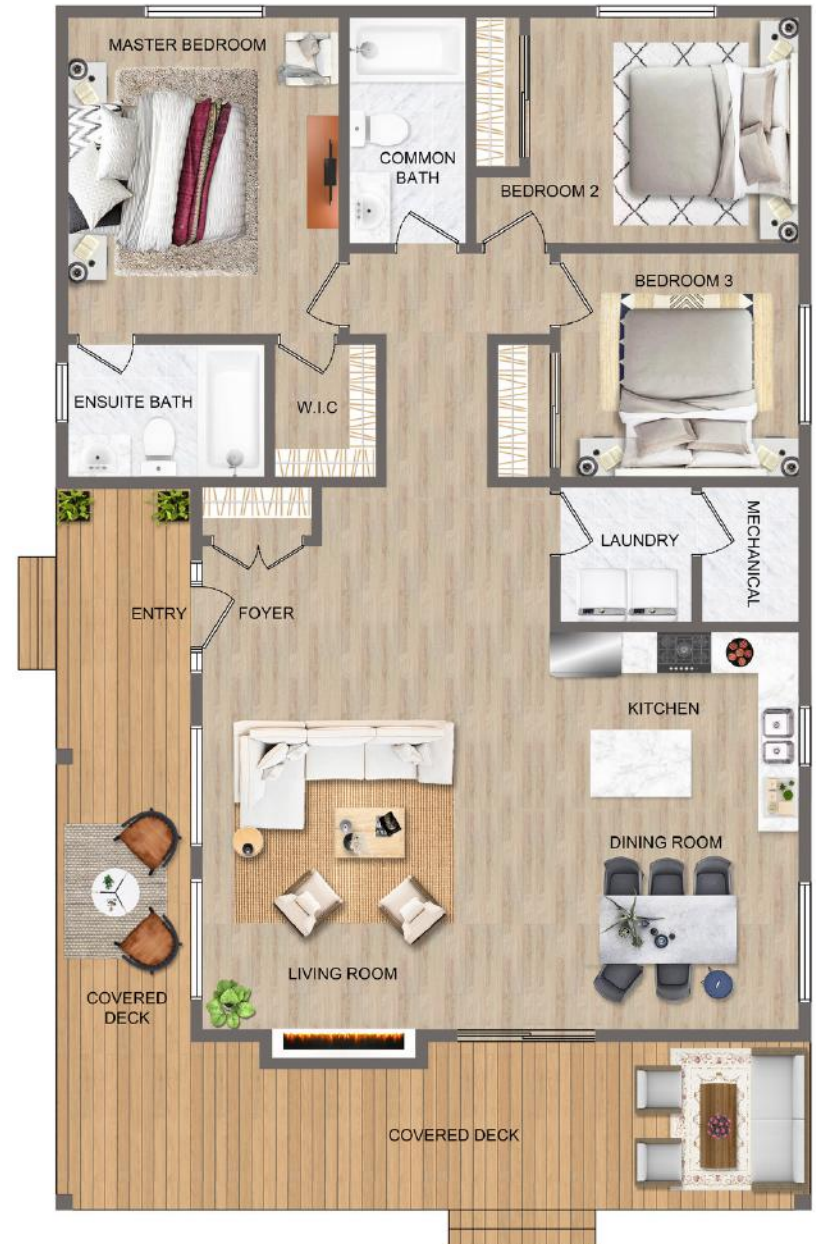
Kitchen Island
with Breakfast Bar

seamless blend of
beauty. functionality. quality.



DIMENSIONS

Living Room	23'0" x 19'6"
Dining Room	12'4" x 8'0"
Kitchen	12'4" x 9'0"
Master Bedroom	13'5" x 12'4"
Ensuite Bath	8'6" x 5'8"
Walk-in Closet	5'8" x 4'4"
Bedroom 2	14'3" x 9'5"
Bedroom 3	12'4" x 9'7"
Common Bath	9'5" x 5'3"
Laundry	5'10" x 5'8"
Mechanical Room	5'10" x 4'2"
Covered Deck	34'4" x 7'0" 25'6" x 6'0"





\$749,000

Beds 3 | Bath 2

Area 1481 Sq Ft | Lot 100 Ft x 200 Ft

MELIORA

10 Miller Lake Road, Miller Lake



MELIORA is the epitome of simplicity and elegance, offering a dexterously designed space to make you feel at home away from home. The four-season model features three bedrooms, two full washrooms, modern yet functional kitchen, and a covered porch. The vaulted ceiling in the living room provides a heightened sense of space. The open-concept layout, adorned with large windows invited abundant natural light by day provides captivating view of the starry night sky.

FEATURES



9 Feet
Ceiling Height



Vaulted
Ceiling



24 Feet
Covered Porch



Walk-in
Closet



Kitchen Island
with Breakfast Bar



Bathroom
Linen Closet

impeccable craft
lasting memories.



DIMENSIONS

Foyer	11'8" x 6'2"
Living Room	19'2" x 11'8"
Dining Room	12'3" x 8'9"
Kitchen	12'3" x 9'4"
Master Bedroom	13'2" x 11'0"
Ensuite Bath	8'8" x 6'1"
Walk-in Closet	6'1" x 6'0"
Bedroom 2	14'7" x 9'7"
Bedroom 3	10'7" x 9'3"
Common Bath	9'7" x 5'0"
Laundry	5'10" x 5'9"
Mechanical Room	6'0" x 5'10"
Covered Porch	24'5" x 6'0"





\$779,000

Beds 3 | Bath 2

Area 1606 Sq Ft | Lot 100 Ft x 150 Ft

PRISTINE

1 Dunks Bay Road, Tobermory



Step into the immersive world of **PRISTINE**, where nature meets sophistication. This thoughtfully designed cottage offers an unparalleled living experience with three bedrooms, an ensuite, and a common bath with linen closet. The modishly designed eat-in kitchen with an island seamlessly blends style and functionality. Enjoy the open-concept living and dining areas with a two-story window wall, offering abundant natural light to set the mood right. The unique mono-pitched roof of this model creates a masterpiece that effortlessly merges contemporary style with the tranquility of nature.

FEATURES



9 Feet
Ceiling Height



Mono-pitched
Roof



Two-story
Windows



Covered
Deck and Porch



Walk-in
Closet



Kitchen Island
with Breakfast Bar

unrivaled finishes
enduring fixtures.



DIMENSIONS

Living Room	18'0" x 11'0"
Dining Room	18'0" x 11'0"
Kitchen	18'0" x 12'0"
Master Bedroom	14'0" x 14'0"
Ensuite Bath	8'0" x 6'0"
Walk-in Closet	6'0" x 4'0"
Bedroom 2	12'0" x 12'0"
Bedroom 3	12'0" x 12'0"
Common Bath	8'0" x 7'0"
Laundry	8'0" x 6'0"
Mechanical Room	6'0" x 6'0"
Covered Porch	14'0" x 7'2"
Covered Deck	14'4" x 10'0"





\$849,000

Beds 4 | Bath 3.5

Area 2522 Sq Ft | Lot 154 Ft x 295 Ft

SIERRA

44 Maple Golf Crescent, Tobermory



SIERRA captivates with its impactful structure, seamlessly blending modern design with a harmonious connection to nature. An attractive floorplan boasts four bedrooms, including a rare two ensuite baths— one a luxurious 4-piece bath— and a common bath, complemented by a convenient powder room. Two-story windows flood the space with natural light, highlighting a well-designed eat-in kitchen with an island. The open concept living showcases spacious living and dining areas, creating a home that effortlessly balances elegance with functionality.

FEATURES



9 Feet
Ceiling Height



27 Feet
Covered Porch



Two-story
Windows



Two
Ensuite Baths



Two
Walk-in Closets



Kitchen Island
with Breakfast Bar

main floor

DIMENSIONS

Foyer	10'0" x 8'0"
Living Room	17'6" x 16'0"
Dining Room	12'0" x 9'6"
Kitchen	16'0" x 14'0"
Master Bedroom	16'0" x 16'0"
Ensuite Bath	9'6" x 9'6"
Walk-in Closet	12'0" x 4'6"
Powder Room	6'0" x 6'0"
Laundry Room	9'6" x 6'0"
Covered Porch	27'6" x 7'0"



second floor

DIMENSIONS

Bedroom 2	14'0" x 13'6"
Ensuite Bath	10'0" x 5'0"
Walk-in Closet	10'0" x 5'0"
Bedroom 3	14'0" x 13'0"
Bedroom 4	16'0" x 14'0"
Common Bath	10'0" x 7'0"



Your path to cottage living,

Book with only **\$5000**

Deposit Structure

Due	Amount
▶ On the signing date	\$5000
▶ 30 days from signing	2.5%
▶ 60 days from signing	2.5%

Disclaimer:

The payment schedule outlined above is provided for informational purposes only. Please carefully review the agreement of purchase and sale for detailed terms, conditions, and any specific payment-related provisions. Your understanding of the payment plan is crucial, and we recommend seeking professional advice if needed. The terms are subject to change, and any modifications will be communicated accordingly.



just got easier.



precision.

DURABLE EXTERIOR FINISHES

- Poured concrete foundation walls and basement/crawl space floor
- Damp proofing on foundation walls with below-grade dimpled membrane
- S.P.F. grade wood frame construction with exterior elevations featuring Pinewood, vinyl, and stone veneer cladding
- Fiberglass roof shingles in pre-selected colours
- Pre-finished aluminum soffit, fascia, eavestrough, and downspouts
- Steel-clad insulated front entry door with glass insert/ sidelite and weather stripping
- ENERGY STAR certified, low maintenance, low-E, Argon-filled vinyl casement windows with flashing
- Sliding patio door/ Steel-clad exterior door with tempered insulated glass and screen
- Two exterior hose bibs
- Energy-efficient exterior light fixtures
- Two exterior electrical outlets
- Pressure-treated lumber/ Poured concrete porch complete with stairs to grade and aluminum railing
- Graded lot with limestone screening driveway

DISTINCT INTERIOR FINISHES

- 9' ceiling height on the main floor and 8' ceiling height on the upper floor
- Smooth ceiling throughout
- Expanding spray foam wall insulation, blown-in attic insulation
- Click laminate/ vinyl plank floor covering throughout
- 12" x 24" porcelain floor tiles in the laundry
- MDF baseboards with matching shoe-molding
- MDF shaker-style interior doors
- MDF door and window casings
- Satin Nickel interior door handles
- Swing/ Sliding closet doors
- Closets equipped with wire-mesh shelf and hanger rods
- Stained Oak staircase with metal spindles, pickets and handrail
- Latex primer and sealer on all interior walls and ceiling
- Low-sheen eggshell finish paint on all interior walls
- Flat finish white paint on the ceiling
- Satin finish white paint on all the interior doors and trim
- Energy-efficient LED pot lights in the living, kitchen, and dining areas
- Energy-efficient flush mount ceiling lights in other areas
- Electric fireplace in the living room
- Hard-wired smoke detectors with LED strobe, as per plan

LUXURY BATHROOMS

- Moisture-resistant drywall
- 12" x 24" porcelain floor tiles
- Tiled walk-in shower with glass panels and door
- Durable acrylic bathtub with 12" x 24" porcelain wall tiles for tub surround
- Thermofoil vanity doors
- Quartz vanity countertops
- Illuminated vanity mirrors
- Under-mount ceramic sinks
- Polished Chrome faucets throughout
- Comfort-height, elongated toilet bowls
- Exhaust fans in all bathrooms

MODERN KITCHEN

- Modern textured-slab kitchen cabinet doors with complimenting handles
- Matching panels, kick plate, and light valence
- Kitchen island with breakfast bar
- Quartz kitchen and island countertops
- Stainless-steel, single bowl, under-mount kitchen sink
- Polished Chrome sink faucet
- ENERGY STAR certified kitchen appliances - refrigerator, cooking range, exhaust hood, and dishwasher

EFFICIENT HVAC SYSTEM

- High-efficiency ENERGY STAR certified forced air gas furnace with electronic ignition (*Unit owned*)
- High-efficiency ENERGY STAR certified air conditioner (*Unit owned*)
- High-efficiency tankless water heater (*Unit owned*)
- Heat Recovery Ventilation (HRV) system for fresh air circulation (*Unit owned*)

SMART HOME INTEGRATION

- Smart security cameras
- Smart entry-door lock
- Smart Nest thermostat
- Smart switches
- Smart receptacles
- Google Nest Hub

📞 905.265.9393 | 416.827.2637

✉ info@meliohomes.ca

🌐 www.meliohomes.ca

📍 116 Corstate Ave, Vaughan
Ontario L4K 4X2, CANADA


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expertise • discipline • precision



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