



HAWK RIDGE  
HEIGHTS

*the Open Collection*

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FREEHOLD DETACHED HOMES



LIFE IS BETTER *Off Eighteen*



[HawkRidgeHeights.com](https://HawkRidgeHeights.com)







HAWK RIDGE  
GOLF CLUB



# WELCOME TO HAWK RIDGE

Hawk Ridge Heights is an exclusive enclave of freehold townhomes and 38' single-family homes nestled on Hawk Ridge Golf Course in Orillia. Crafted by LIV Communities in partnership with Bosseini Living, these residences offer a lifestyle where you can enjoy sweeping fairway views, modern amenities, and a location not far from the shores of Lake Couchiching. Hawk Ridge Heights offers four-season living at its finest.





# Country Club-Inspired *Living*

## Two Championship 18-Hole Courses

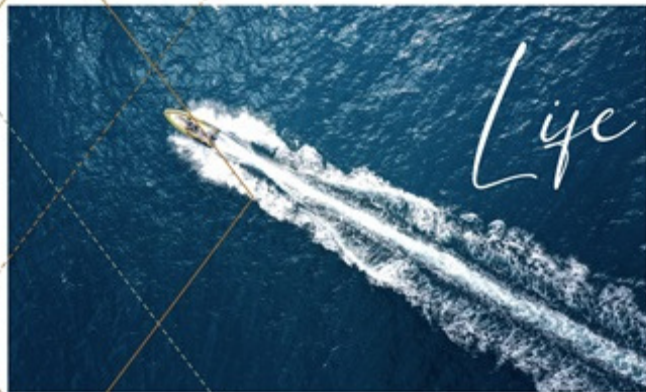
At Hawk Ridge Heights, residents will enjoy not only direct access to the two championship eighteens at Hawk Ridge Golf Course, but also the serene country-club atmosphere.

Imagine waking up to the stunning vistas on a dewey summer morning. Hit the practice facilities before your tee time. If you're fine tuning your short game or introducing your kids to the sport, check out Hawk Ridge's new executive nine-hole course. Or, for the full championship experience, set out on the immaculately conditioned Timber or Meadow course and make your way through the mature forest and tranquil water features, challenging yourself on the bent fairways and undulating greens.

Afterwards, invite your friends or family for a meal at the course's grill house and enjoy golden hour overlooking the eighteenth.







## Life BY THE LAKE

Orillia is one of the hubs of Ontario lake country, with gorgeous cottages and a thriving, amenity-rich city centre. Located near Lake Couchiching and Lake Simcoe, summers here are a boater's paradise. Fishing, water sports, cruising, kayaking, canoeing and more, there is something for everyone on the water. Afterwards, dine al fresco at one of the city's many renowned lakeside eateries.

Then there's Orillia's Waterfront Festival. For each of the last 30 years, the event has attracted more than 20,000 visitors with its impressive live water sport demonstrations, boat vendors, artisans, food trucks, brewery showcases, and live musical attractions.







## IN TOWN IN *Orillia*

Orillia's historic downtown is home to more than 150 shops and restaurants, from boutiques to cozy eateries and upscale dining. The city's cultural attractions include art galleries, museums, and the iconic Orillia Opera House.

The Mariposa Folk Music Festival is also held annually in Orillia. Since its founding in 1961, it has become one of the country's most famous musical events, and has hosted the likes of Leonard Cohen, Joni Mitchell and hundreds of other world-class acts.

But far from being a weekend destination, Orillia is also home to major employers, educational institutions, and a thriving business environment, making it the perfect place for both work and play.



# Amenities

## SHOPPING

- 1 Canadian Tire
- 2 Dollar Tree
- 3 No Frills
- 4 The Brick
- 5 Dollarama
- 6 Costco Wholesale
- 7 The Home Depot
- 8 Best Buy
- 9 Walmart

## GAS STATIONS

## SCHOOLS & DAYCARES

## DINING

- 1 McDonald's
- 2 Tim Hortons
- 3 Starbucks
- 4 Dairy Queen Grill & Chill
- 5 Boston Pizza
- 6 Popeyes Louisiana Kitchen
- 7 Subway
- 8 A&W
- 9 Webers
- 10 Candy Rush Muskoka

## BANKING

## MEDICAL & SERVICES

## RECREATION

- 1 Timberline Park
- 2 The Grove Trailer Park
- 3 Hawk Ridge Golf & Country Club
- 4 Mac Carter Park
- 5 Couchiching Golf & Country Club
- 6 Hillcrest Park
- 7 A Breath Of Fresh Air Outdoor Sports
- 8 Kiwanis Skate Park
- 9 Champlain Sailing Club
- 10 Barnfield Point Recreation Centre
- 11 McKinnell Square Park
- 12 Orillia Recreation Centre
- 13 West Orillia Sports Complex
- 14 Galaxy Cinemas Orillia

SITE



AMENITIES

12

11

HAWK RIDGE HEIGHTS





# NEVER AN OFF-SEASON

While summer may offer plenty of activities, the other seasons are equally vibrant. Fall brings stunning foliage perfect for hiking the local conservation areas. Winter offers a range of activities from ice fishing on the frozen lakes to skiing at nearby Mount St. Louis Moonstone. Spring is a season of renewal, ideal for bird-watching and early-season golf.



## THE OPEN *Collection*

The Open Collection is the first phase of Hawk Ridge Heights. This series of spacious freehold townhomes and 38' singles has been designed with modern flair and function. Each residence features open-concept layouts, gourmet kitchens, generously sized master suites, and spa-inspired bathrooms. This is the epitome of country club living, the perfect blend of sophistication and laid-back comfort.





# The Ace 1

## 38' SINGLES

ELEV. A • 1,673 SQ.FT. | ELEV. B • 1,676 SQ.FT.

# The Ace 1

## 38' SINGLES

ELEV. A • 1,673 SQ.FT. | ELEV. B • 1,676 SQ.FT.



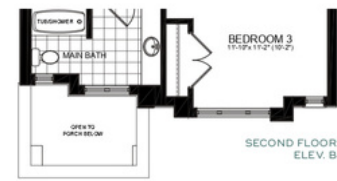
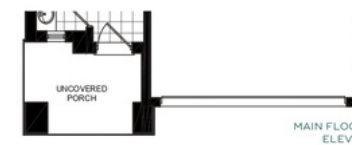
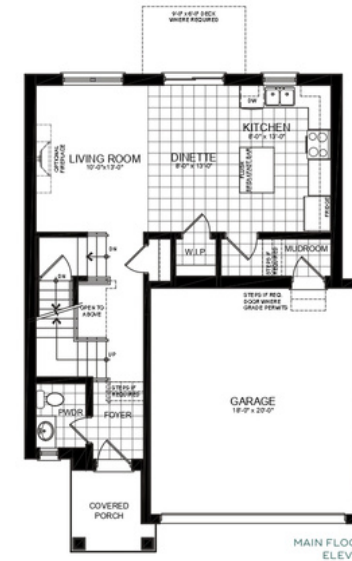
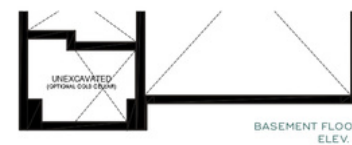
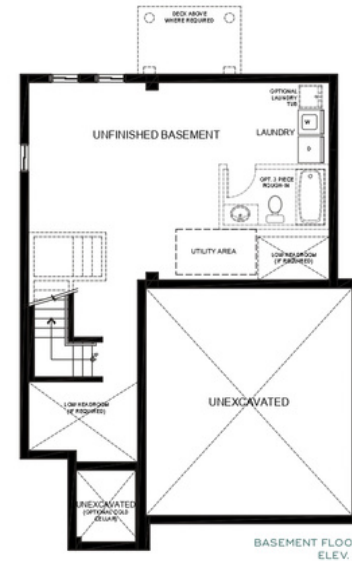
**ELEV. A**  
COLOUR PACKAGE 9



**ELEV. B**  
COLOUR PACKAGE C15



**ELEV. B**  
COLOUR PACKAGE C16



Illustrations are artist's concept. All dimensions are approximate. Specifications, terms and conditions are subject to change without notice. Floor plans and room dimensions apply to elevation A of this model type and may vary according to elevation. Plan may be built with mirror image. Location of furnace, hot water tank, support posts and beams are determined by the HVAC designer or architect and may result in drywall boxes on walls and ceilings that are not shown. The size and location of the utility area are approximate. The number of steps at front and rear may vary depending on grading. E & O. E • HR39-0001

The Ace 2

38' SINGLES

ELEV. A • 1,930 SQ.FT. | ELEV. B • 1,966 SQ.FT.

The Ace 2

38' SINGLES

ELEV. A • 1,930 SQ.FT. | ELEV. B • 1,966 SQ.FT.



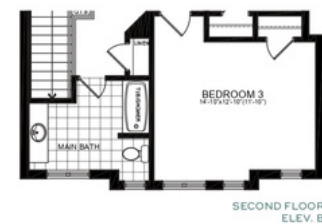
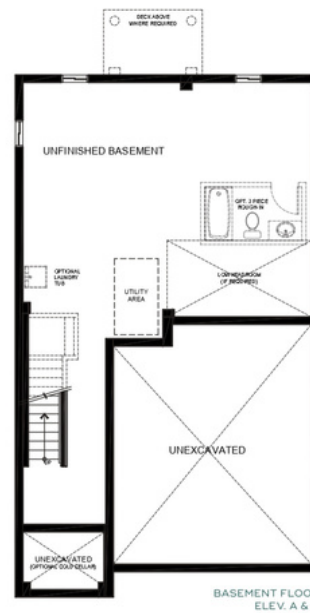
ELEV. A  
COLOUR PACKAGE 1



ELEV. B  
COLOUR PACKAGE C17



ELEV. B  
COLOUR PACKAGE C18



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# The Ace 3

## 38' SINGLES

ELEV. A • 2,045 SQ.FT. | ELEV. B • 2,038 SQ.FT.

# The Ace 3

## 38' SINGLES

ELEV. A • 2,045 SQ.FT. | ELEV. B • 2,038 SQ.FT.



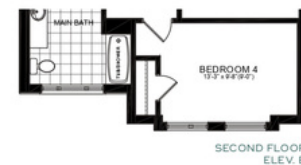
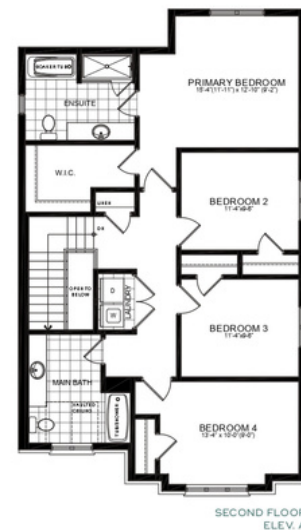
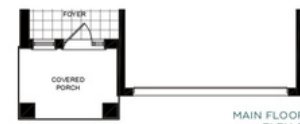
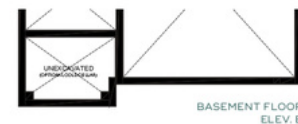
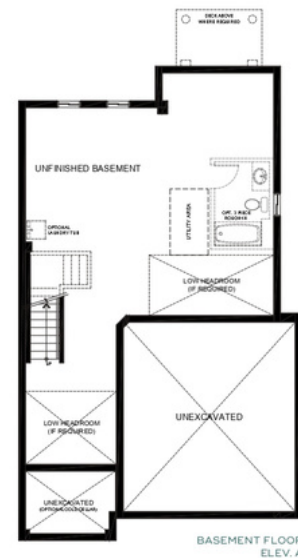
**ELEV. A**  
COLOUR PACKAGE 3



**ELEV. B**  
COLOUR PACKAGE C19



**ELEV. B**  
COLOUR PACKAGE C20



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The Ace 4

38' SINGLES

ELEV. A • 2,177 SQ.FT. | OPT. ELEV. A-2B • 2,177 SQ.FT.

The Ace 4

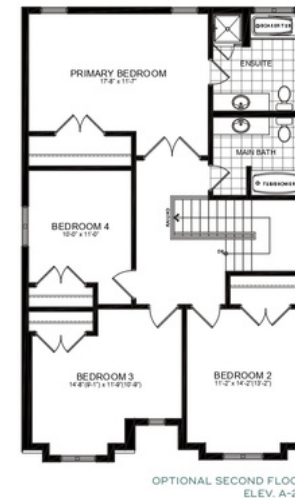
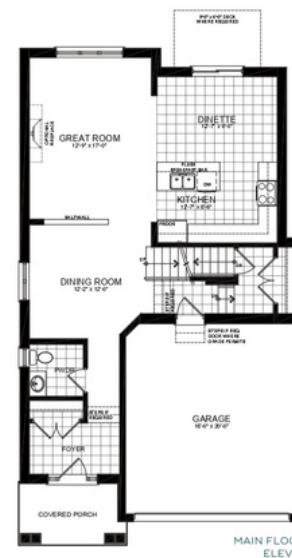
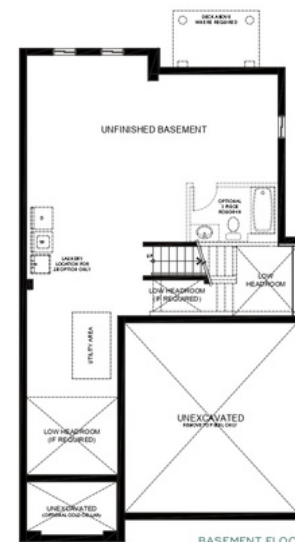
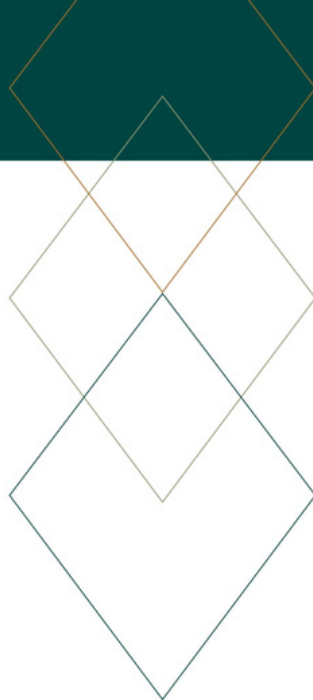
38' SINGLES

ELEV. A • 2,177 SQ.FT. | OPT. ELEV. A-2B • 2,177 SQ.FT.



ELEV. A | OPTIONAL ELEV. A-2B

COLOUR PACKAGE 4



OPTIONAL LAYOUT



The Ace 4

38' SINGLES

ELEV. B • 2,178 SQ.FT. | OPT. ELEV. B-2B • 2,178 SQ.FT.



ELEV. B | OPTIONAL ELEV. B-2B  
COLOUR PACKAGE C21

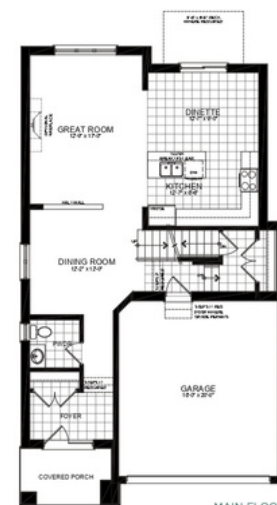
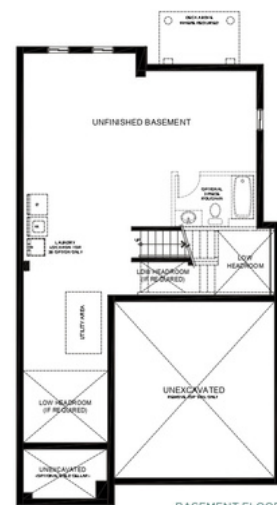


ELEV. B | OPTIONAL ELEV. B-2B  
COLOUR PACKAGE C22

The Ace 4

38' SINGLES

ELEV. B • 2,178 SQ.FT. | OPT. ELEV. B-2B • 2,178 SQ.FT.



OPTIONAL LAYOUT



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The Ace 5

38' SINGLES

ELEV. A • 2,195 SQ.FT. | ELEV. B • 2,203 SQ.FT.

The Ace 5

38' SINGLES

ELEV. A • 2,195 SQ.FT. | ELEV. B • 2,203 SQ.FT.



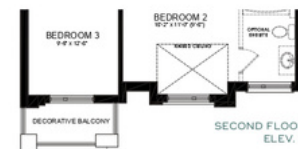
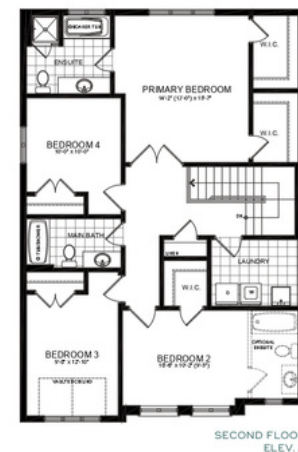
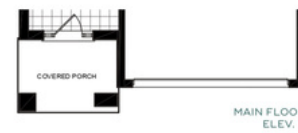
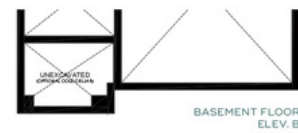
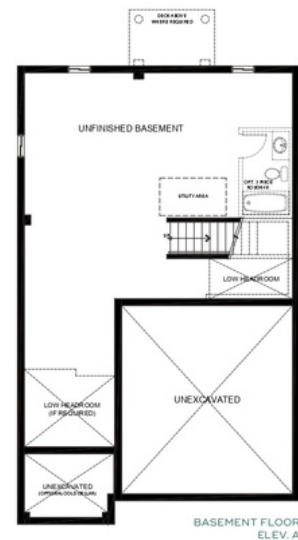
ELEV. A  
COLOUR PACKAGE 10



ELEV. B  
COLOUR PACKAGE C23



ELEV. B  
COLOUR PACKAGE C24



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# The Ace 6

38' SINGLES

ELEV. A • 2,337 SQ.FT. | ELEV. B • 2,338 SQ.FT.

# The Ace 6

38' SINGLES

ELEV. A • 2,337 SQ.FT. | ELEV. B • 2,338 SQ.FT.



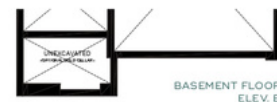
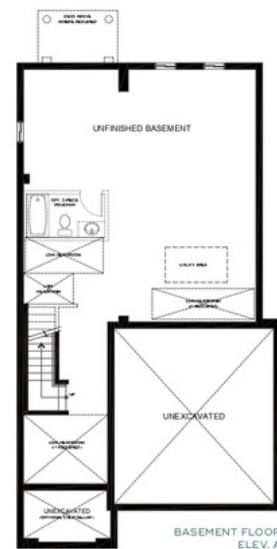
ELEV. A  
COLOUR PACKAGE 5



ELEV. B  
COLOUR PACKAGE C25



ELEV. B  
COLOUR PACKAGE C26



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The Ace 7

38' SINGLES

ELEV. A • 2,454 SQ.FT. | ELEV. B • 2,470 SQ.FT.

The Ace 7

38' SINGLES

ELEV. A • 2,454 SQ.FT. | ELEV. B • 2,470 SQ.FT.



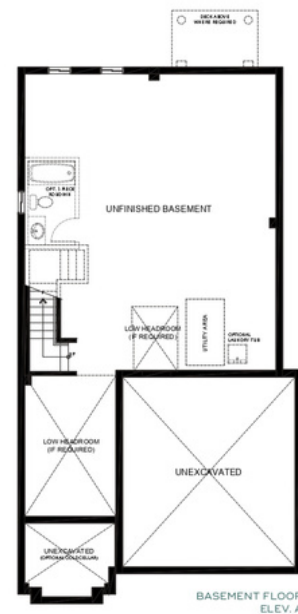
ELEV. A  
COLOUR PACKAGE 6



ELEV. B  
COLOUR PACKAGE C27



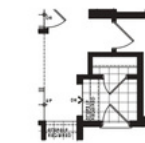
ELEV. B  
COLOUR PACKAGE C28



BASEMENT FLOOR  
ELEV. A



BASEMENT FLOOR  
ELEV. B



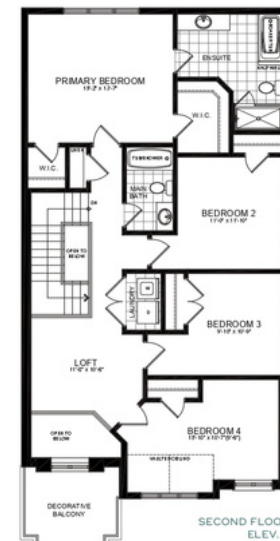
MAIN FLOOR  
ELEV. A & B  
(SUNKEN OPT. IF REQ.)



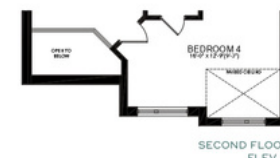
MAIN FLOOR  
ELEV. A



MAIN FLOOR  
ELEV. B



SECOND FLOOR  
ELEV. A



SECOND FLOOR  
ELEV. B

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The Ace 8

38' SINGLES

ELEV. A • 2,631 SQ.FT. | ELEV. B • 2,611 SQ.FT.

The Ace 8

38' SINGLES

ELEV. A • 2,631 SQ.FT. | ELEV. B • 2,611 SQ.FT.



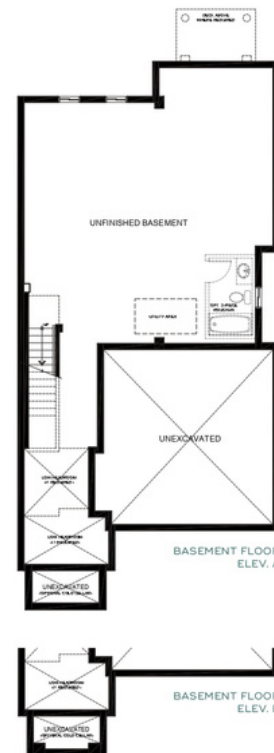
ELEV. A  
COLOUR PACKAGE 2



ELEV. B  
COLOUR PACKAGE C31



ELEV. B  
COLOUR PACKAGE C32



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The Ace 9

38' SINGLES

ELEV. A • 2,534 SQ.FT. | ELEV. B • 2,550 SQ.FT.

The Ace 9

38' SINGLES

ELEV. A • 2,534 SQ.FT. | ELEV. B • 2,550 SQ.FT.



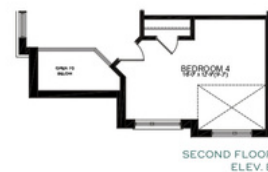
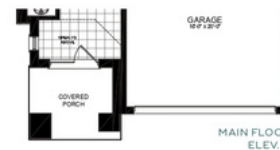
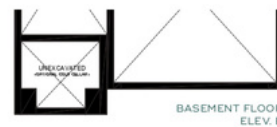
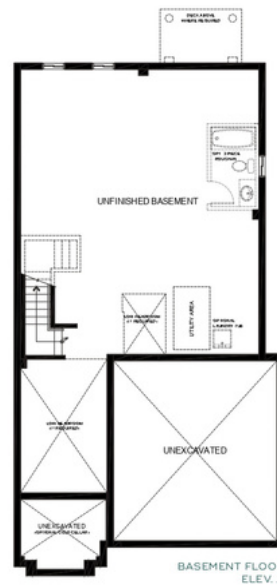
ELEV. A  
COLOUR PACKAGE 7



ELEV. B  
COLOUR PACKAGE C67



ELEV. B  
COLOUR PACKAGE C68



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# Features & Finishes

FREEHOLD DETACHED HOMES

## EXTERIOR FEATURES

- Superior architecturally designed homes to include a mix of exterior material types and varieties as per LIV Communities' model plans. All elevations, exterior colours and materials are architecturally controlled to produce a complementary streetscape. Materials may consist of a combination of brick, stucco, stone, vinyl siding, precast concrete surrounds and/or stucco mouldings, as per elevation. Colours to be selected from Vendor's predetermined packages that have been created using professionally approved Architectural guidelines and colours.
- Low maintenance vinyl clad thermo-sealed fixed style casement windows throughout, with grilles as per plan (front elevation only). A minimum of one operable window with screen per room, or door (as per plan). Basement windows to be vinyl sliders.
- Stone or brick to first floor with vinyl siding above at side and rear elevations, as per plan and elevation.
- Insulated metal front entry door with a vinyl frame, quality satin nickel finish grip set, and deadbolt lock for your family's added security.
- Convenient DIRECT ACCESS FROM GARAGE TO HOME includes an insulated metal door complete with door closure with deadbolt where shown on plans, and only where grade permits.
- Garden patio door(s) or 5 ft. sliding door to rear yard (as per plan).
- Elegant coach lamps at front elevation (as per plan or as required).
- Pre-finished maintenance-free aluminum soffits, fascia, eavestrough and downspouts (as per elevation).
- Quality self-sealing asphalt shingles with a limited 25-year manufacturer's warranty and pre-finished metal roofing in some areas (as per plan).
- Premium quality metal insulated sectional garage door(s) some with decorative lite top panel (as per plan).
- Two (2) exterior weatherproof electrical outlets are included; one at front and one at rear of house.
- Two (2) exterior hose bibs; one in garage and one at rear or side of house.
- Hard surface walkway from driveway to front porch.
- Precast concrete steps at front, sides, and rear entrances as required (as per plan and grading).
- Covered porch with exterior columns (as per elevation) and exterior maintenance free railing, if required by grade.
- Elegant municipal address numbers installed on front elevation.
- 2-stage asphalt paved driveway, base and top-coat, to the width of the garage.
- Professionally graded and sodded front and rear yard. Some gravel may be used between side yards.
- Poured concrete foundations include a sprayed damp-proofing and exterior plastic drainage layer.
- Garage floors are poured concrete complete with steel reinforcement in garage floor (as per plan) to enhance structural integrity.
- Garage finished in drywall and taped on wood framed walls only.
- Superior 2" x 6" exterior walls for strength and stability with exterior insulated sheathing.

## INTERIOR FEATURES

- Poured concrete floor in the basement with a floor drain by the furnace area, as per plan.
- Sump pump and drain to exterior to be located in the basement, as required.
- MAIN AND SECOND FLOORS WILL BE FRAMED WITH AN ENGINEERED WOOD FLOOR SYSTEM FOR OPTIMAL PERFORMANCE.
- Subfloor materials and installation meet or exceed OBC requirements. ALL JOINTS TO BE SAWN AND ALL SUBFLOORS TO BE NAILED, SCREWED, AND GLUED.
- SHUT-OFF VALVE UNDER EVERY SINK AND TOILET.
- All exterior windows and doors are foam insulated.
- 9 FT. CEILING HEIGHT ON MAIN FLOOR AND 8'ft. ceiling height on 2nd floor, excluding bulkheads in kitchen and other areas as required (as per plan layout).
- Finished areas to have paint grade stringers, carpeted treads and risers (as per plan).
- STAIRS DESIGNED WITH EXTRA DEEP 10" TREADS (APPROXIMATE).
- Stairs to unfinished areas to be painted.
- Solid oak 1-5/16" square or traditional spindles and handrail with natural varnished finish on all finished area stairs.
- Decorative smooth round interior columns (as per plan).
- Choice of imported 13" x 13" ceramic floor tiles for foyer/entry, bathrooms, laundry room/mudroom, and kitchen/dinette (as per plan), from LIV Communities' standard samples.
- 35-ounce plush broadloom with 300 Series underpad in all finished areas not covered by a hard surface material, from LIV Communities' standard samples.
- Choice of interior passage doors available from a selection of Series 800 styles.
- Satin nickel finish levers on all interior doors.
- White painted 2-3/4" CASINGS AND 4-1/8" COLONIAL STYLE BASEBOARDS THROUGHOUT. SHOE MOULD PROVIDED ON ALL HARD-SURFACE FLOORING.
- All half walls are capped and trimmed with 2-3/4" casings.
- CALIFORNIA KNOCK-DOWN CEILINGS THROUGHOUT (excluding closets), with 3" smooth border.
- Smooth ceilings in all bathrooms, laundry and kitchen areas.

## PAINTING

- Interior walls to be finished with one coat of primer and one finish coat of flat paint.
- Purchaser's choice of two (2) colours for walls throughout chosen from LIV Communities' standard samples.
- Trim and doors to be painted with white semi-gloss paint.

## FINISHED LAUNDRY AREA FEATURES

- Laundry room to have a laundry tub (as per plan).
- Where a laundry tub is not provided (as per plan) there will be an in-wall housing unit allowing for hot and cold water supply and waste disposal outlet for future washer.
- Heavy-duty 220V electrical outlet provided for dryer, vented to exterior.
- Exhaust fan, vented to exterior (where applicable).

## MEDIA/COMMUNICATIONS

- Purchaser allowance of seven (7) communication rough-ins with a choice between CAT 5 rough-in (for phone or internet use) and RG6 (cable).
- Homes are roughed in for future security systems.

## KITCHEN FEATURES

- Gourmet designer kitchens from choice of quality OAK OR MAPLE CABINETRY WITH ANGLED UPPER CORNER AND LOWER CORNER PIANO HINGE CABINETS from LIV Communities' standard samples (as per plan).
- Flush breakfast bar on kitchen island or peninsula (as per plan).
- 36" EXTENDED UPPER KITCHEN CABINET HEIGHT.
- MICROWAVE SHELF AND 110v PLUG PROVIDED.
- Choice of laminate countertops from LIV Communities' standard selections.
- Double stainless steel sink with single lever kitchen faucet and convenient pullout spray.
- Two-speed stainless steel kitchen exhaust fan with light over stove area vented to exterior with 6" exhaust ducting.
- Dishwasher space with plug and plumbing rough-in provided in kitchen.
- Heavy-duty 220V electrical outlet for electric stove.

## BATHROOM FEATURES

- Purchaser's choice of quality OAK OR MAPLE CABINETRY for all bathroom vanities, includes laminate countertop and drop-in sink (as per plan) from LIV Communities' standard samples.
- Cabinet with drop-in sink or white pedestal sink in powder room as per plan.
- Wall mounted mirrors installed in all bathroom(s) above vanities.
- Energy efficient water-saver shower head and toilet tanks.
- Pressure balance valve in all showers.
- Quality white fixtures in all bathrooms with white ceramic bathroom accessories and quality chrome faucets and shower heads.
- Separate framed shower, where applicable, will include acrylic shower base, tiled walls and ceiling, with recessed light.
- Soaker tub where applicable will have tile backsplash (as per plan).
- Shower opening is framed in white quartz with a chrome-framed shower glass door and ceramic-tile.

- Choice of quality 13" x 13" imported ceramic wall and ceiling tile for bathtubs and shower enclosures from LIV Communities' Standard samples.
- Tub/shower combination to have shower curtain rod, as per plan.
- Exhaust fan vented to exterior in all bathrooms and powder room.
- Privacy locks on all bathroom doors.

## HEATING/INSULATION & ENERGY EFFICIENT FEATURES

- Forced air high-efficiency gas furnace with electronic ignition, vented to exterior.
- Hot water tank, power vented or direct vent (lease or rental). Note: Purchaser will be required to continue a lease or rental agreement prior to closing.
- HRV (HEAT RECOVERY VENTILATOR) promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air.
- Thermostat centrally located on main floor.
- Ductwork is sized to accommodate future central air conditioner.
- Homes are sealed with vapour barrier, as per Ontario Building Code.
- All windows and exterior doors are fully caulked, as per Ontario Building Code.
- Weather-stripping installed on all exterior doors.

## LIGHTING AND ELECTRICAL FEATURES

- 100 amp electrical panel with breaker switches.
- Elegant white Decora style wall switches and plugs throughout.
- Wall mounted vanity light fixture installed above each sink in all bathrooms.
- Switched light fixtures in all rooms (as per plan). Capped ceiling outlet with switch for vaulted entryway (as per plan).
- Electrical outlets in all bathrooms and powder room and counter-height kitchen, include Ground Fault Interrupters as per Ontario Building Code.
- Hard-wired, inter-connected smoke detector in main hall, upper hall, basement and bedrooms.
- Hard-wired carbon monoxide (CO) detector installed on levels with bedrooms.
- Heavy-duty stove and dryer receptacles.
- Dedicated receptacles for future refrigerator, dishwasher, and microwave.
- Two (2) electrical outlets in garage including one (1) in ceiling per garage door (as per plan), for future garage door opener(s).
- Rough-in central vacuum system terminating in basement for future connection.
- Door chime installed.

## GRADING

~Standard Lot (STD) Conditions

Where standard typical conditions are applicable the following features are included in the applicable premium:

- Up to 2 precast concrete steps from the rear to grade.

~D1 Conditions

Where D1 conditions are applicable the following features are included in the applicable premium:

- Up to 4 to 6 risers from rear door to grade.
- Low maintenance pressure treated 9' x 6' ft. deck (size may vary, as per plan), with stairs to grade.

~D2 Conditions

Where D2 conditions are applicable the following features are included in the applicable premium:

- Up to 7 to 9 risers from rear door to grade.
- Low maintenance pressure treated 9' x 6' ft. deck (size may vary, as per plan), with stairs to grade.
- 36" x 24" upgraded basement windows, as per plan.

~D3 Conditions

Where D3 conditions are applicable the following features are standard and included:

- Up to 10 to 14 risers from rear door to grade.
- Low maintenance pressure treated 9' x 6' ft. deck (size may vary, as per plan), with stairs to grade.
- 36" x 24" upgraded basement windows, as per plan.

~Walk-out Basement (WOB) Conditions

Where WOB conditions are applicable the following features are included in the applicable premium:

- Larger rear vinyl casement basement windows.
- Low maintenance pressure treated deck off main floor, no stairs to grade.
- Patio door from basement, directly below matching door from rear of main level, includes patio slabs.
- Additional rear light at patio door and additional exterior electrical outlet on basement level.
- Relocated exterior or side water faucet to basement level.
- Grade below the rear deck shall include additional exterior material (where applicable, as per elevation).

## WARRANTY

LIV Communities is backed by the TARION Home Warranty Program including:

- Complete Customer Service Program for One Full Year.
- Two Year Warranty Protection against defects in workmanship and materials including:
  - o Caulking for windows and doors preventing water penetration;
  - o Electrical, plumbing, heating delivery and distribution systems;
  - o Detachment, displacement or deterioration of exterior cladding; and all violations of the Ontario Building Code's Health and Safety Provisions.
- Seven Year Warranty Protection against major structural defects (as defined in the TARION Warranties Plan Act) including:
  - o A defect in workmanship and materials that results in the failure of a load bearing part of the home's structure, or
  - o Any defect in workmanship of materials that adversely affects your use of the building as a home.

\*Warranties are limited to the requirements established by the TARION Warranty Plan Act.

Notwithstanding anything to the contrary set out in this Agreement, the Vendor shall have the right to construct the Dwelling at a grade level different than as depicted in the sales brochures, renderings and other plans and specifications previously reviewed by the Purchaser, necessitating a sunken floor area(s) within the Dwelling, a step or series of steps to or at the front door, side door, rear door, or any door from the garage to the interior of the Dwelling, or the inclusion of landings, decks and railings, and the Dwelling as so constructed is hereby irrevocably accepted by the Purchaser without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligation to construct the Dwelling. Furthermore, the Vendor shall have the right to substitute other products and materials for those listed in the Schedules, provided that the substituted products and materials are of quality equal to or better than the products and materials so listed or so provided. Marble, wood and all-natural materials are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern and shade variations.



**LIV** *where it matters*

LIV Communities is a family-owned business based in Burlington, and one of the largest and best-selling new homebuilders in Ontario. For the past 45 years, LIV Communities has carried the tradition of building luxury homes and master-planned communities, consistently crafted with loyalty, integrity, and vision.



**BOSSEINI** *living*



Bosseini builds communities that shape remarkable lifestyles. Strategically planned and methodically designed, our homes are sanctuaries entwined with nature.

With a diverse portfolio that spans more than a decade, and a leadership team with over 18 years of construction experience, Bosseini has an incisive understanding of our craft. We pride ourselves on creating unique, innovative communities, where every aspect of design – from interior layouts to streetscapes – is carefully considered.

Your search for a better lifestyle begins and ends with Bosseini Living.





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