

  
**KINGFISHER COVE**  
*A Stonebridge Community*







Wasaga Beach<sup>04</sup>

Stonebridge by the Bay<sup>08</sup>

Kingfisher Cove Lifestyle<sup>12</sup>

Architecture<sup>16</sup>

Interiors<sup>18</sup>

Features & Finishes<sup>24</sup>

Homeowner Amenities<sup>26</sup>

Community Map<sup>30</sup>

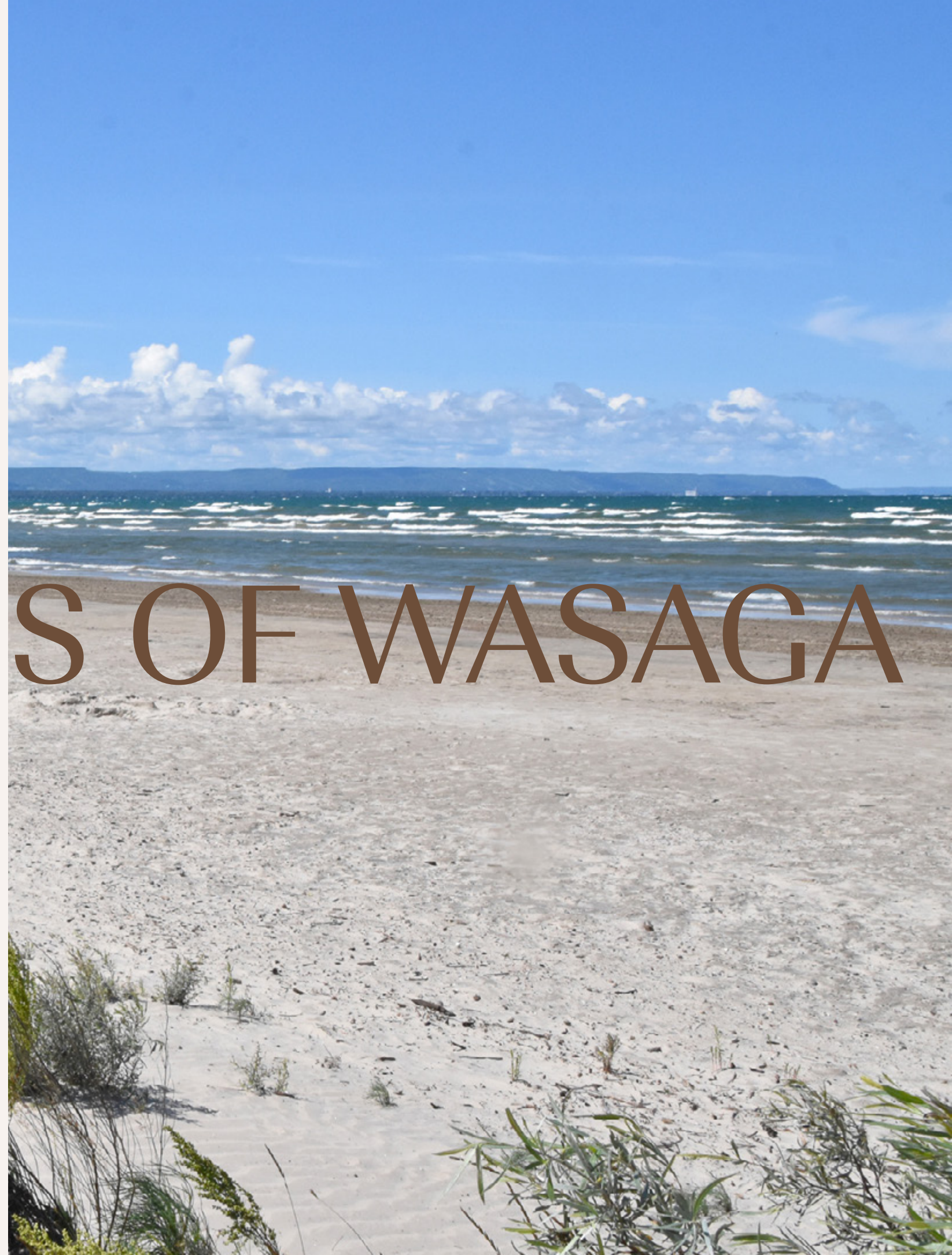
Connection to Nature<sup>32</sup>

About Stonebridge<sup>42</sup>



# THE WONDERS OF WASAGA

Indulge in long, lazy summer days on the beach, where the blue waters of Georgian Bay stretch out before you. Picture backyard barbecues under the whispering white pines, surrounded by friends and family. Imagine romantic sunset walks along the sandy shores, gazing across the bay to the iconic Blue Mountain. Wasaga Beach offers all this and more.





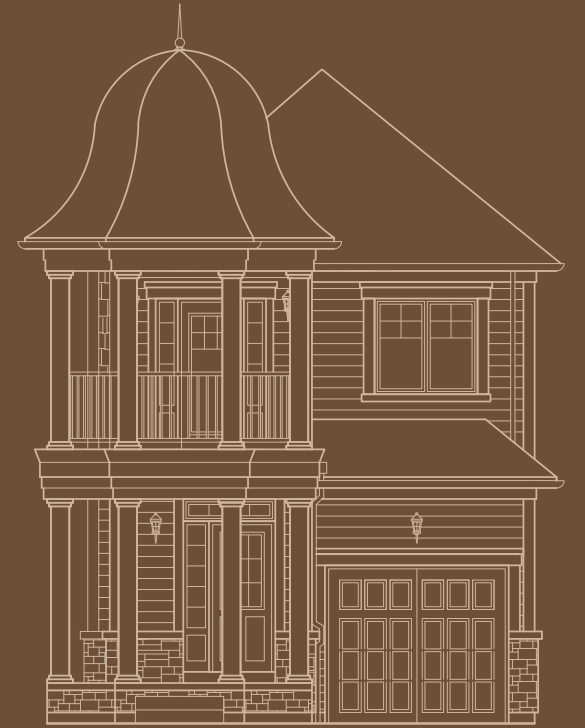
As a four-season destination, Wasaga Beach is home to a year-round community who cherish the beauty of living at the world's longest freshwater beach. Here, nature's rhythms create a serene backdrop for a rich array of local activities and amenities. Embrace this lifestyle at Kingfisher Cove, a new townhome community by Stonebridge Building Group, where uniquely Cape Cod inspired architecture meets your desire for romance and tranquility.







# WELCOME TO STONEBRIDGE BY THE BAY



KINGFISHER COVE REPRESENTS THE FINAL PHASE OF THE HIGHLY SOUGHT-AFTER STONEBRIDGE BY THE BAY COMMUNITY IN THE EAST END OF WASAGA BEACH.

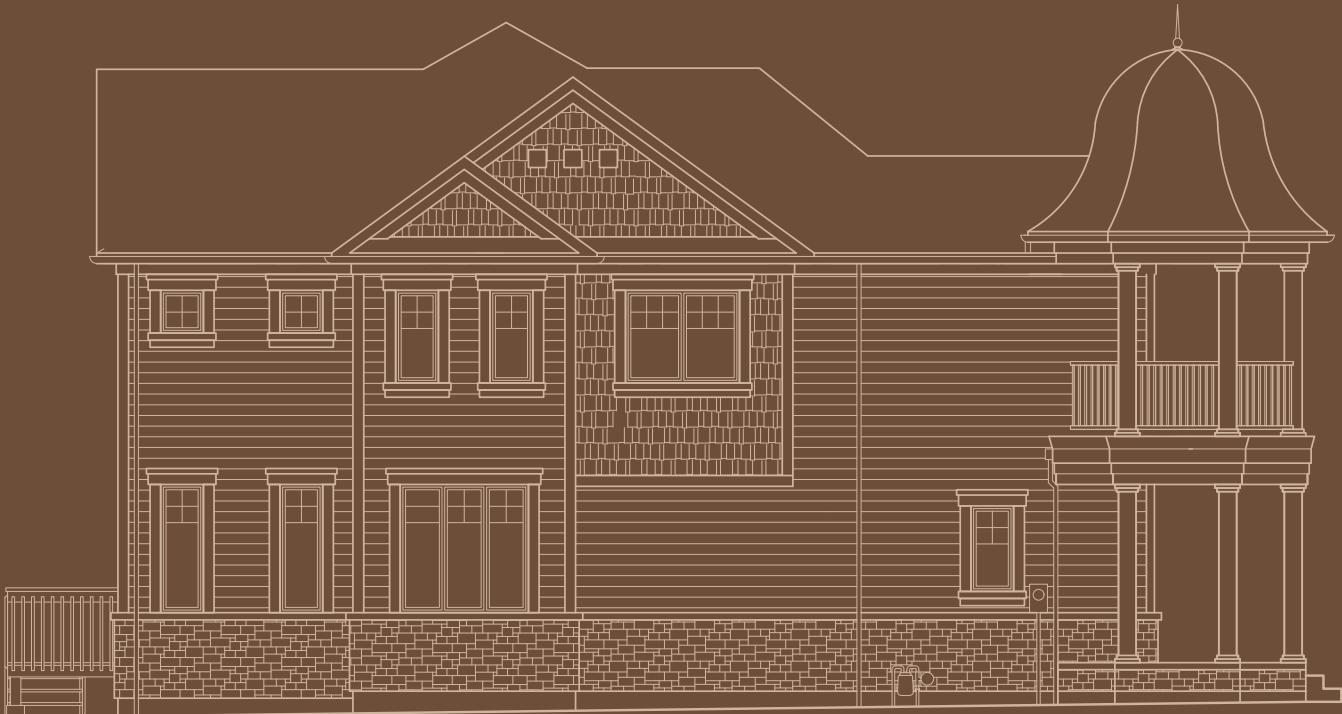
Just steps away from the sandy shores of Nottawasaga River, this breathtaking enclave of upscale beach houses is perfectly situated near shops, restaurants, and amenities. Enjoy convenient access to the Stonebridge Town Centre, which features a variety of dining options, a Walmart Supercentre, and other shopping venues.





EASY EXPLORATION

With 2.1 kilometres of surrounding walking trails, expansive green spaces, and serene ponds, Stonebridge by the Bay offers an ideal base for exploring the natural beauty of the area. Embrace a lifestyle filled with activity and fun, from cycling, hiking, and swimming in the summer to skating, cross-country and downhill skiing, and snowmobiling in the winter — you're all set for a lifestyle of activity and fun.





You're invited to discover a  
new lifestyle at Kingfisher Cove.

RIVER RD. E. &  
STONEBRIDGE BLVD.

35 TOWNHOMES

# SERENE ELEGANCE

This charming collection draws inspiration from the elegant simplicity of Cape Cod architecture. Experience a luxurious home, meticulously designed to provide the perfect balance of space for connection, rejuvenation, and relaxation. With a limited number of townhomes available, now is the perfect time to envision your future in this distinctive and inviting community.







UNIQUE TO STONEBRIDGE COMMUNITIES, KINGFISHER COVE OFFERS AN ARRAY OF EXCLUSIVE HOMEOWNER AMENITIES DESIGNED TO ELEVATE YOUR QUALITY OF LIFE.

Kingfisher Cove offers an unrivaled setting, just steps from the river, the beach, and the clear-blue waters of Georgian Bay. With a swimming pool and 2.1 km of scenic trails, it's the perfect place to enjoy fitness or leisurely walks. Plus, the nearby Stonebridge Town Centre provides easy access to groceries, brunch spots, coffee with friends, or a convenient restaurant escape – all just minutes away.





Perfect harmony

EARTH-HUED STONE MEETS THE DELIGHT OF  
CAPE COD ARCHITECTURE

A seamless convergence of Cape Cod inspired architecture and one-of-a-kind cultured stone creates exquisite yet approachable facades at Kingfisher Cove. From the street, these breathtaking homes appear seamlessly integrated into the landscape, a perfect complement to the world's longest freshwater beach, only steps away.





Refreshing open-plan living

Meticulously crafted for relaxation  
& effortless entertaining.

Warm and welcoming, the open-plan great room/dining/kitchen area is ideal for hosting family and friends, or basking in quiet time. The 9-foot ceilings contribute to a feeling of spaciousness, with stylish lighting counterbalancing the warmth of wide plank engineered wood floors.





Enduring grace

CREATIVELY CONCEIVED FOR ELEVATED  
LIVING & CONVENIENCE.

With generously proportioned balconies at both the front and back of each townhome, a spacious garage for your vehicle, and a charming porch to relax on, Kingfisher Cove perfectly balances indoor and outdoor living. Cape Cod-style touches, such as rustic shingling, evoke a sense of enduring grace.





SPACE TO SAVOUR EVERY MOMENT.

Every interior space has been designed around the needs of residents. The primary bedroom is a grand retreat, offering abundant storage space in the walk-in closet, and the kitchen features all the cabinetry and counter space you need for creating your favourite dishes.



Features and Finishes



SUPERB EXTERIOR FEATURES

- 01

Cape Cod inspired elevations, exterior colours and materials are architecturally controlled for harmony and to maintain an upscale community throughout.
- 02

Quality roof shingles, self-sealing, with 30-year warranty.
- 03

All exterior elevations feature eco-friendly cement board prefinished plank siding and trim with a 25-year warranty. Cement board shakes as per architectural elevations.
- 04

Cultured stone facings as per architectural elevations with pre-cast concrete windowsills, where applicable.
- 05

Aluminum soffit, eavestroughs and vented aluminum fascia, as per OBC.
- 06

Covered entries and porches or balconies with maintenance free fibreglass columns, as per architectural elevations.
- 07

Juliet balcony and railing with garden doors, as per architectural elevations.
- 08

Energy Star vinyl casement Low-E argon-filled oversized windows as per architectural elevations.
- 09

Glass and paneled insulated steel front entry door with weather stripping and with a sidelight and a decorative grip set. Additional sidelights and transom windows as per elevations.
- 10

Garages with double paneled premium quality sectional garage doors with windows and with fire-duty springs and rust resistant hardware, as per elevations.
- 11

Rear sliding glass doors with a transom window to wood-decked balconies, where applicable & as per architectural plans.
- 12

All exterior walls are insulated to R-22 as per Building Code.
- 13

Common party walls are constructed of insulation and fire-retardant drywall with acoustic batt insulation.
- 14

All tongue and groove sub-floors are screwed, glued and sanded.
- 15

Energy Star front and rear upgraded entry lights with a light at each garage.
- 16

Fully caulked building envelope perforations including all windows and doors.
- 17

Poured concrete foundation at ground level with heavy damp proofing and waterproof membrane.
- 18

Front entry porches to be poured concrete and walkway to be poured concrete slabs.
- 19

Driveways to be paved.

SUPERIOR INTERIOR FEATURES

- 01

9-foot high ceilings throughout the main floor.
- 02

White smooth ceilings.
- 03

Walls painted one colour throughout with one coat quality latex paint and a quality primer. Kitchens and bathrooms to be in eggshell finish.
- 04

Imported ceramic wall tiles in all shower stalls and bathtub enclosures and two rows of 8" x 10" wall tiles around all soaker tubs selected from vendor's samples.
- 05

Imported ceramic floor tiles in all foyers, kitchen and breakfast areas, powder rooms and all bathrooms selected from vendor's samples.
- 06

Carpet throughout, 40 oz. plush with 10 mm underpad including stairs, landings, halls and bedrooms, as per applicable plans and with selections from vendor's samples.
- 07

3 1/4" door and window casings and 5 1/2" baseboards with semi-gloss paint finish.
- 08

Smooth finish two-paneled doors throughout.
- 09

Brushed nickel finish single lever door handles.
- 10

Oak square pickets and railings and standard stairwell stringers with carpet in finished areas, as per architectural plans and as per vendor's samples.

KITCHEN FEATURES & APPLIANCES

- 01

Quality cabinetry with a selection of styles and finishes as per vendor's samples.
- 02

Extended length upper cabinets to complement 9-foot ceilings.
- 03

Premium selection of laminates for the post-formed countertops with a selection of knobs from vendor's samples.
- 04

Energy Star exhaust hood fan vented to the exterior.
- 05

Stainless steel double sinks with a single-lever faucet.
- 06

Islands with breakfast bars, as per applicable plans.
- 07

Electrical outlet on the side of all islands.

LUXURIOUS BATHROOM FINISHES

- 01

Varied selection of quality vanity cabinets, laminate post-formed countertops and knobs from the vendor's samples, for all bathrooms, as per architectural plans.
- 02

Imported wall and floor tiles with a varied selection from vendor's samples.
- 03

Luxury acrylic shower base with glass doors, as per architectural plans.
- 04

White porcelain vanity basin with a chrome single-lever faucet in all bathrooms.

PLUMBING & HEATING FEATURES

- 05

White Maax Exhibit bathtub as per architectural plans.
- 06

Vanity width wall mirrors in all bathrooms.
- 07

Low-flow water-saver comfort height white porcelain toilets in all bathrooms and powder rooms.
- 08

White porcelain pedestal sinks in powder room, with a wall mirror above.
- 09

Energy Star bathroom and powder room ceiling exhaust fans vented to the exterior.
- 10

All bathroom doors to have privacy locks.

- 01

Exterior hose bib in the garage and at the rear of each house, as per architectural plans.
- 02

Dishwasher rough-in complete with electrical and water pipe rough-in for built-in dishwasher.
- 03

Hot and cold water faucets with connectors for clothes washer.
- 04

Hot water tank (provided on rental basis).
- 05

Energy Star Heat Recovery Ventilator.
- 06

Energy Star high efficiency furnace with ducting sized for future air conditioning.

due to normal production process. Purchaser is notified in extraordinary case. Interior door(s) to garage may be eliminated at vendor's discretion. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and to improve the elevations of the house exposed to the street.

The purchaser accepts these changes, as necessary. When the purchaser is buying a home already under construction, the purchaser acknowledges that there may be deviations from the plan, elevation or layout and agrees to accept such changes as constructed on an "as built" condition. Any options shown on the plans and elevations may be available to the purchaser for an additional charge.

Actual floor space may vary from stated floor area. Location of furnace, hot water tank, are to be determined by supplier and may not be located as shown on the brochure and purchasers shall be deemed to accept same. Room dimensions and window configuration may vary with final construction drawings. All dimensions are approximate.

The vendor will not allow the purchaser to do any work and/or supply materials to finish the dwelling prior to closing. The purchaser may not enter the dwelling during the construction process until the pre-delivery inspection as outlined by Tarion. Prices and terms are subject to change without notice. The vendor reserves the right to substitute materials of equal quality.

LAUNDRY ROOM ACCENTS

- 01

Laundry tub with hook-ups required for washer and dryer, as per architectural plans.
- 02

Laundry dryer to be vented outdoors.

LIGHTING & ELECTRICAL

- 01

100-amp hydro service with the hydro panel located, as shown on plans.
- 02

Decora style light switches and electrical outlets throughout.
- 03

Two exterior G.F.I. wall outlets – one at the front of the house with a second outlet at the rear, as per architectural plans.
- 04

Smoke and carbon monoxide detectors on all levels, as per OBC.
- 05

Duplex wall outlets in each area, as per architectural plans and as per OBC.
- 06

Copper wiring throughout.
- 07

All light fixtures as per architectural plans.
- 08

House is pre-wired with CAT-6 TV cable outlets in the great room/living room and in the primary bedroom.
- 09

Garage door ceiling outlet for future garage door opener.
- 10

Stove and dryer heavy-duty dedicated outlet.
- 11

Front entrance door chimes.

ENERGY STAR HOME FEATURES

- 01

High efficiency HRV (heat recovery ventilator).
- 02

High efficiency furnace.
- 03

Sealed duct work (main trunk and plenum take-offs).
- 04

Air-tight exterior and attic electrical boxes.
- 05

Low-E argon windows and exterior doors.
- 06

R-60 attic insulation.
- 07

R-22 insulation in walls.
- 08

R-20 full height basement insulation.

WARRANTY — TARION

Stonebridge Building Group Inc. ensures a one-year warranty on defects in material and workmanship; two-year warranty on plumbing, heating, electrical, basement water penetration, exterior cladding and building envelope. Seven year warranty on major structural defects.

Purchaser may choose interior colours and material, from vendor's samples subject to their timely availability from the vendor's supplier and provided that the same have not already been ordered for this house.

Variations from the vendor's sample may occur in stone, finishing material, kitchen and vanity cabinets, floor and wall finishes

Brochure presentations are artist concepts and do not include all aspects of offering. Ask sales agent for details. E. &O.E. 2024



Exclusive  
Homeowner Amenities



CONNECTING WITH FRIENDS, FAMILY,  
AND NEIGHBOURS IS EASY AT  
KINGFISHER COVE.

The Beach House is a spacious private facility with everything you need for gatherings with friends and family. Whether it's an anniversary, birthday, or family reunion, you'll find everything you need to craft a memorable occasion



# LIVE IT UP

Life at Kingfisher Cove is always vibrant.





The breathtaking beauty of one of Canada’s most incredible natural assets is just steps away, with an array of shopping and dining options nearby.



STONEBRIDGE TOWN CENTRE

- 01. KFC/Taco Bell
- 02. Hot Wok Buffet
- 03. UPS
- 04. TD Canada Trust
- 05. Osmow's Shawarma
- 06. Sunset Grill
- 07. Beach Side Wellness
- 08. Dollar Tree
- 09. Boston Pizza
- 10. Wild Wing
- 11. Baker's Bench
- 12. FYI Doctors
- 13. M&M Food Market
- 14. PH Nails Spa
- 15. Benjamin Moore/Living Lighting
- 16. Century 21
- 17. Beach Booster Media
- 18. Stonebridge Dentistry
- 19. HQ Fitness
- 20. Gong Cha Bubble Tea
- 21. Global Pet Foods
- 22. Super Cuts
- 23. Sessions
- 24. Swiss Chalet
- 25. Harvey's
- 26. Tim Hortons

GROCERIES

- 27. Walmart Supercentre
- 28. Foodland
- 29. Real Canadian Superstore
- 30. Valley Farm Market
- 31. Fernwood Farms & Market

RECREATION & ENTERTAINMENT

- 32. Wasaga Ball Hockey Club
- 33. Wasaga Beach YMCA
- 34. Wasaga Beach Arena
- 35. Wasaga Beach Soccer Club
- 36. Par Fore Driving Range
- 37. Wasaga Nordic and Trail Centre
- 38. Anytime Fitness
- 39. Klondike Park
- 40. Scandinave Spa
- 41. Wasaga Beach Dog Park
- 42. Georgian Bowl (Bowling)
- 43. Millennium Overlook Park
- 44. Skydive Wasaga Beach
- 45. Klondike Sports Park
- 46. Nancy Island Historic Site
- 47. Wasaga Beach Provincial Park Areas 1-6
- 48. Bird House Lane Hiking Trail
- 49. OslerBrook Golf and Country Club
- 50. Wasaga Adventure Park
- 51. Marlwood Golf & Country Club
- 52. Blue Mountain Ski Resort
- 53. Georgian Peaks Club
- 54. Osler Bluff Ski Club
- 55. Scenic Caves Nature Adventures
- 56. SE Equestrian
- 57. Sturgeon Point Marina

OTHER RESTAURANTS, CAFES,  
AND BREW PUBS WASAGA BEACH

- 58. The Iron Skillet
- 59. Georgian Circle Family Restaurant
- 60. Barcelo's Restaurant and Grill
- 61. Catch 22
- 62. Beacon
- 63. Euro Lex
- 64. Pizza Dee's
- 65. Chuck's Road House
- 66. Stacked Pancake and Breakfast House
- 67. Starbucks
- 68. Lorna Dunes Ice Cream
- 69. British Cuisine Fish & Chips
- 70. Wasaga's Curry & Cocktail
- 71. The Hive
- 72. Booster Juice
- 73. Pita Pit
- 74. Topper's Pizza
- 75. McDonalds
- 76. Wendy's
- 77. Wasaga Riverside Food
- 78. St. Louis Wings

SHOPPING

- 79. Canadian Tire
- 80. Sporting Life
- 81. Cora Couture
- 82. The Posh Shoppe
- 83. Haven Home & Gift
- 84. Collingwood Sweet Shoppe
- 85. Blue Mountain Music
- 86. Mad Dog's Vinyl Café
- 87. LCBO
- 88. The Beer Store
- 89. Wine Rack





# PARKS & GREEN SPACE

## Get Close to Nature

Kingfisher Cove is set in an exceptionally nature-infused area of southern Ontario, within steps of a rare coastal dunes system, stretches of forests with easy trails, and the world's longest freshwater beach.



Blueberry Plains Trail

Brooklin Lions Trail

Ganaraska Trail

Klondike Park

Monument Hill Trail

Nancy Island Historic Site

Pine Trail

Stonebridge Trail Loop

Turquoise Loop

Veteran's Way Loop

Wasaga Adventure Park

Wasaga Beach East Outer Loop

Wasaga Beach Provincial Park

Cross-Country Skiing

Wasaga Nordic and Trail Centre





# BIRDS OF WASAGA

SHOREBIRDS, WATER BIRDS,  
FOREST DWELLERS AND SANDY  
BEACH LOVERS — AT WASAGA  
YOU'LL ENCOUNTER A COLOURFUL  
VARIETY OF BIRDS.

Wasaga Beach is one of the best places in southern Ontario to catch glimpses of birds going about their daily lives. More than 100 species nest in the area, and 40-60 species live here year-round. In your explorations along the beach & nature trails through the woods, you're bound to see some of the local birds featured in the following pages.





## Kingfisher

EXPERT DIVER  
AND FISHER

Kingfishers, with their striking colours and distinctive sounds, make their presence known as they fly above waterways and dive into the water to catch fish.



## Downy Woodpecker

HARD-WORKING  
FOREST DWELLER



Small but displaying distinctively patterned feathers, Downy Woodpeckers perch on old trees, spending hours getting their food out of the tree trunks.



## Piping Plover

PROTECTED  
BEACH NESTER

Listed as an endangered species in Canada and the U.S., Piping Plovers nest on the sands of Wasaga Beach behind protective fences. Volunteers donate more than 1,500 hours per year to help this species continue to thrive here.



## Killdeer

PROTECTIVE PARENTS  
WITH ACTING SKILLS

Named after the sound it makes, this bird lives on the shores and is very protective of its young, pretending to have a broken wing to lead predators away from its babies.



## American White Pelican

LARGE  
GRACEFUL FLYER

This striking bird with an immense wingspan gracefully flies in groups and lives on lakes in parts of Ontario. It is one of the largest birds in North America.





## Great Blue Heron

LARGEST NORTH  
AMERICAN HERON



These large wading birds with their showy plumage are patient fishers, standing still until a fish swims their way. They are normally seen on shores and in marshes.

## Mute Swan

ELEGANT  
WATERWAY ICON

These majestic birds grace the waterways of Canada, an introduced species that nevertheless has become appreciated for its pristine white beauty.





- 01 Pool
- 02 Marilyn Avenue South
- 03 Pond
- 04 Robert Street
- 05 Stonebridge
- 06 Beach House

Against the picturesque backdrop of small-town Southern Ontario, Stonebridge Building Group has been designing and building elegant homes and architecturally rich master-planned communities for over a decade. Stonebridge's reputation for excellence was firmly established with the creation of Stonebridge by the Bay in Wasaga Beach and has continued to grow with each new neighbourhood. Notable past projects include Alexander Walk and Ruby Village in Orangeville, as well as The Cottages by Stonebridge and Stonebridge Carriage Row in Wasaga Beach.

# STONEBRIDGE

BUILDING GROUP

Not Just Homes, Communities.







[stonebridgebg.com](http://stonebridgebg.com)

All illustrations are artist's concept. Specifications and conditions are subject to change without notice. Actual usable floor space may vary from the stated floor area. Tile patterns may vary. Window size and location may vary. Location of furnace, hot water tank and support posts and beams are determined by the HVAC designer and architect, respectively. Number of exterior steps may vary depending on the lot and the grading of individual home sites. Please see Sales for details. E. & O. E. 2024.



