



# Paradise found.

**CITIZEN+KQ**  
REDEFINING NEW HOME SALES & MARKETING

*Seven*  
DEVELOPMENTS

 PRIMROSE ESTATES

# Your life in full bloom.



A limited release of bespoke estate homes, delivered with pride from a builder with a reputation for quality craftsmanship and fine detailing, as seen in every facet of your new home's design, construction and finishings.

**Welcome to Primrose Estates.**

Here, the appeal of the location is just as strong as that of each individual home. Situated in the heart of Escarpment Country and within reach of Georgian Bay's shores, Primrose Estates places you at the edge of the very best that nature has to give—and at the center of the life you want to live. Experience precision-crafted luxury in estate homes tailored beyond expectation, all in a community that marries contemporary lifestyle with rural living.

 PRIMROSE ESTATES

# The Primrose

ELV. A - 3,465 SQUARE FEET | ELV. B - 3,455 SQUARE FEET | 4 BEDROOM (OPTIONAL 5)



ILLUSTRATION IS ARTIST'S CONCEPT. E. & O. E.

# The Primrose

ELEVATION A - 3,465 SQUARE FEET  
4 BEDROOM (OPTIONAL 5)  
3.5 BATHS

 PRIMROSE ESTATES

# The Primrose

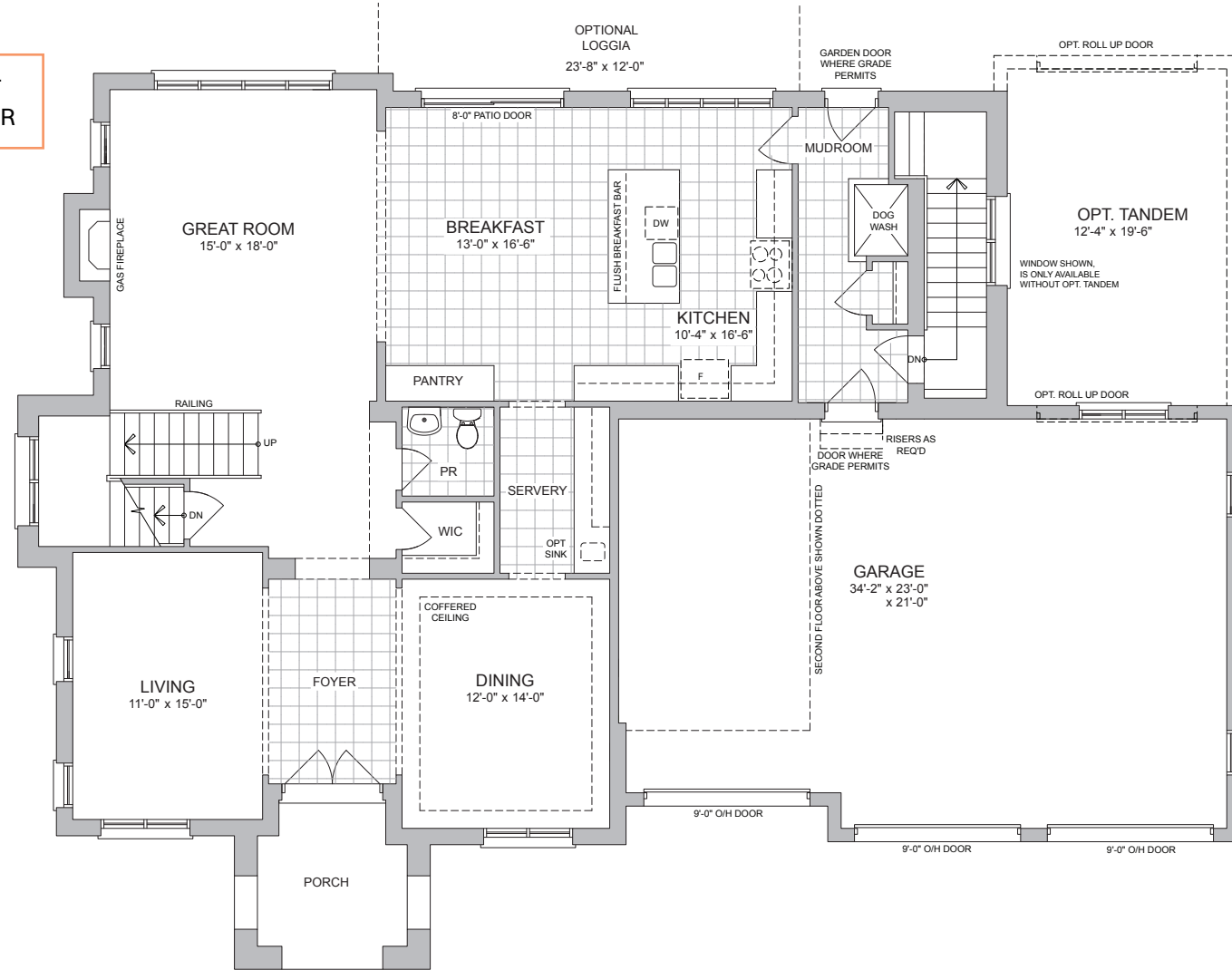
ELEVATION A - 3,465 SQUARE FEET  
 4 BEDROOM (OPTIONAL 5)  
 3.5 BATHS



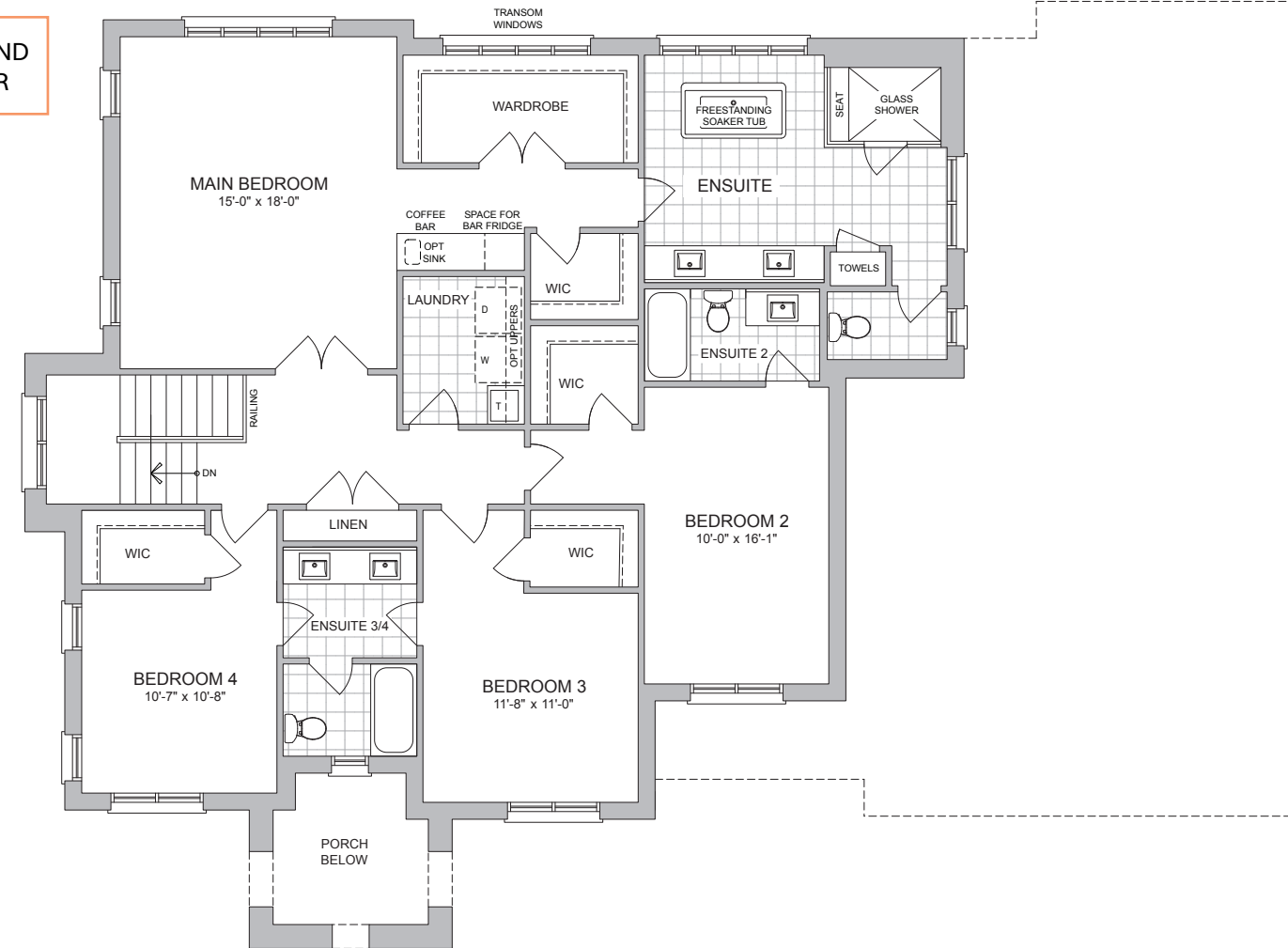
PRIMROSE ESTATES

Estate Living in Shelburne

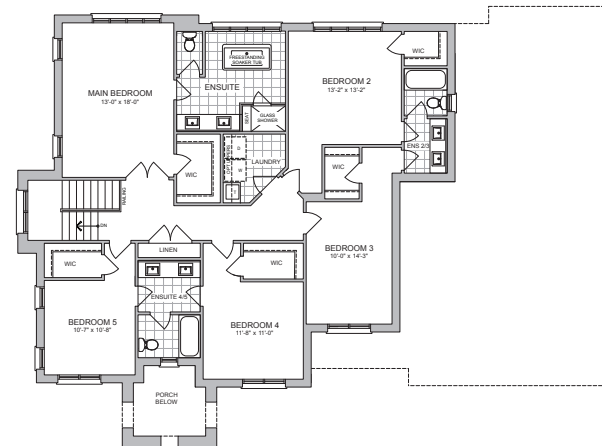
FIRST FLOOR



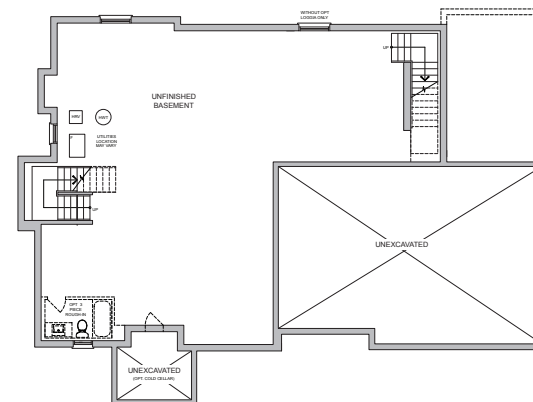
SECOND FLOOR



OPTIONAL 5 BEDROOM SECOND FLOOR PLAN



BASEMENT PLAN



Materials, specifications, and floor plans are subject to change without notice. All areas and stated dimensions are approximate. Square footage may include open to above areas. Actual usable floor space, living areas and square footage may vary from stated floor areas. Illustrations are artist's concept. Landscaping, hardscaping, exterior lighting, etc., are for illustration purposes only & NOT included in the purchase price. See Luxury Features for full details. E.&O.E. March 2023.



# The Primrose

ELEVATION B - 3,455 SQUARE FEET  
4 BEDROOM (OPTIONAL 5)  
3.5 BATHS

 PRIMROSE ESTATES

# The Primrose

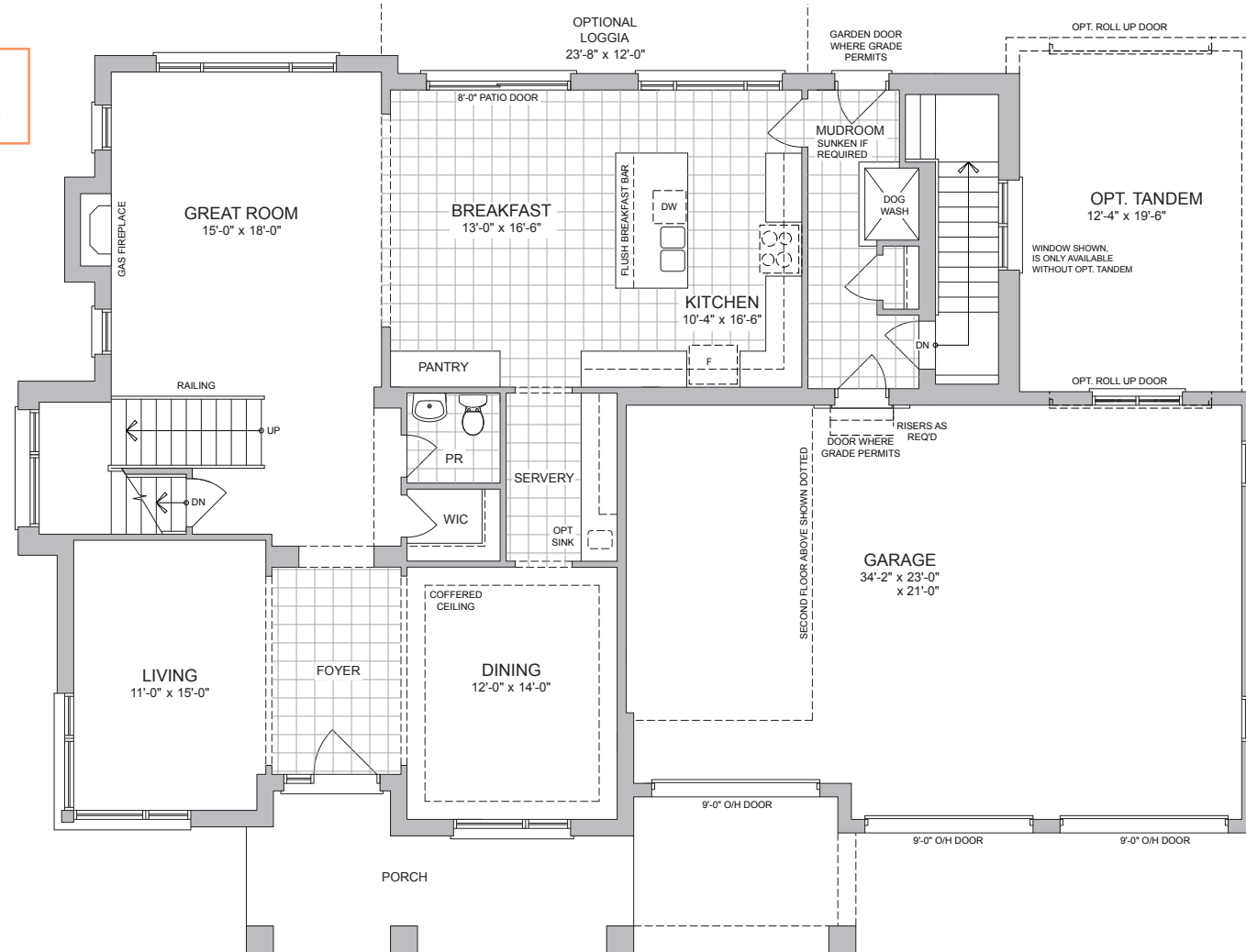
ELEVATION B - 3,455 SQUARE FEET  
 4 BEDROOM (OPTIONAL 5)  
 3.5 BATHS



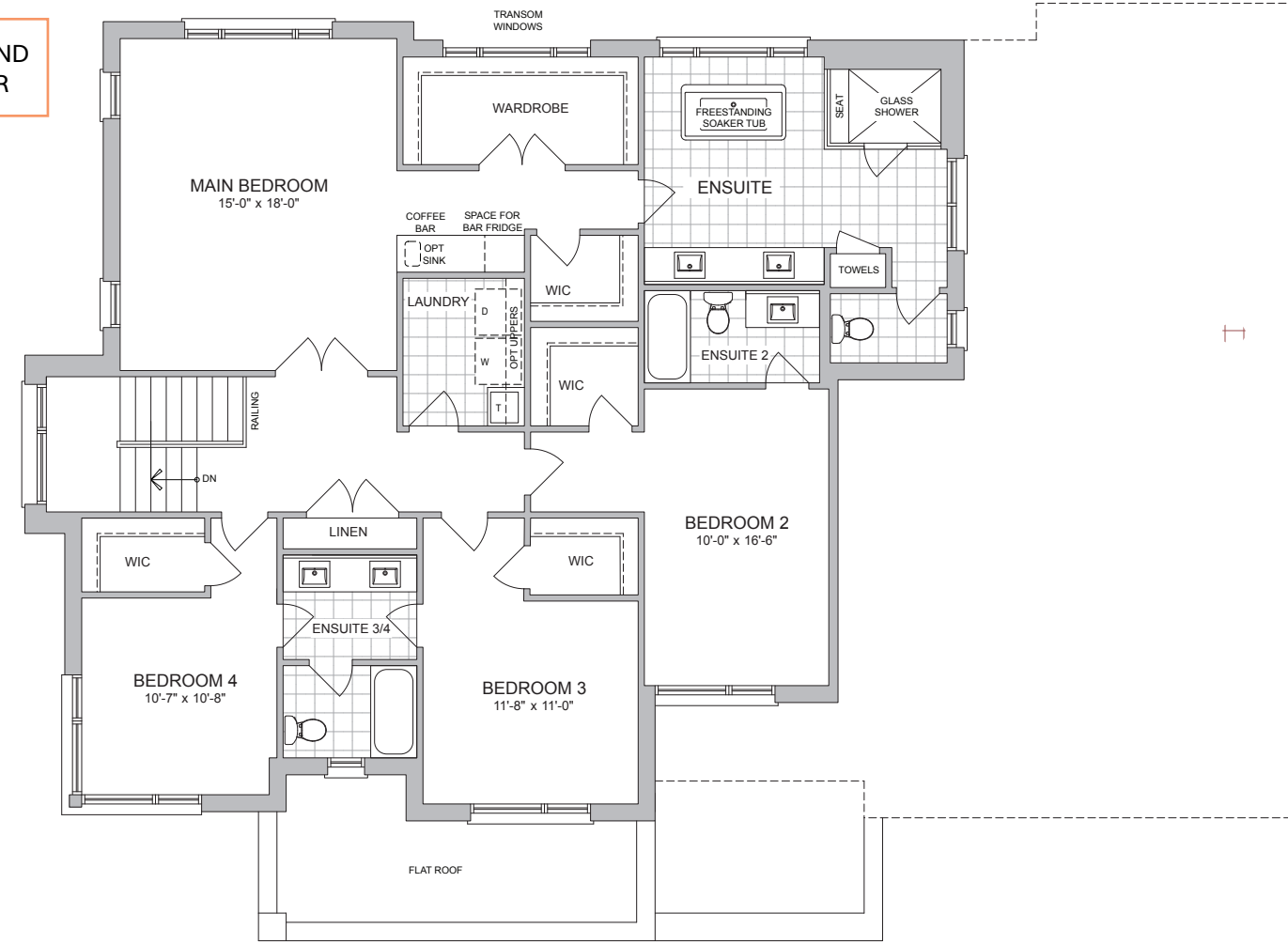
PRIMROSE ESTATES

Estate Living in Shelburne

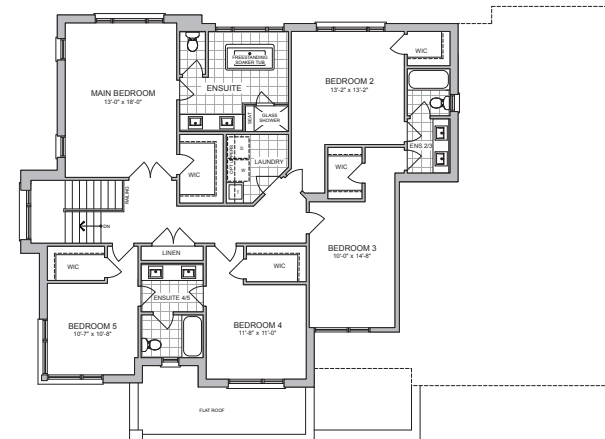
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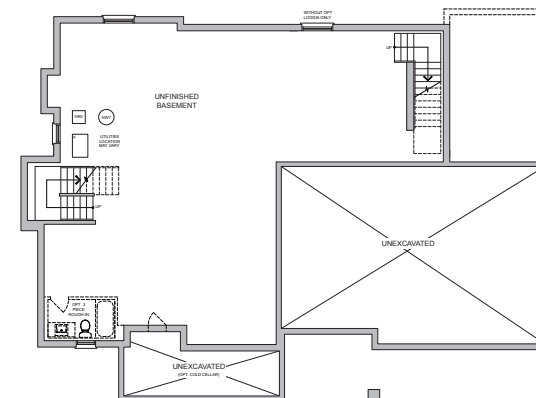
SECOND FLOOR



OPTIONAL 5 BEDROOM SECOND FLOOR PLAN



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 PRIMROSE ESTATES

# The Kingsley

ELV. A - 3,840 SQUARE FEET | ELV. B - 3,860 SQUARE FEET | 4 BEDROOM (OPTIONAL 5)





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# The Kingsley

ELEVATION A - 3,840 SQUARE FEET  
4 BEDROOM (OPTIONAL 5)  
3.5 / 4.5 BATHS

 PRIMROSE ESTATES

# The Kingsley

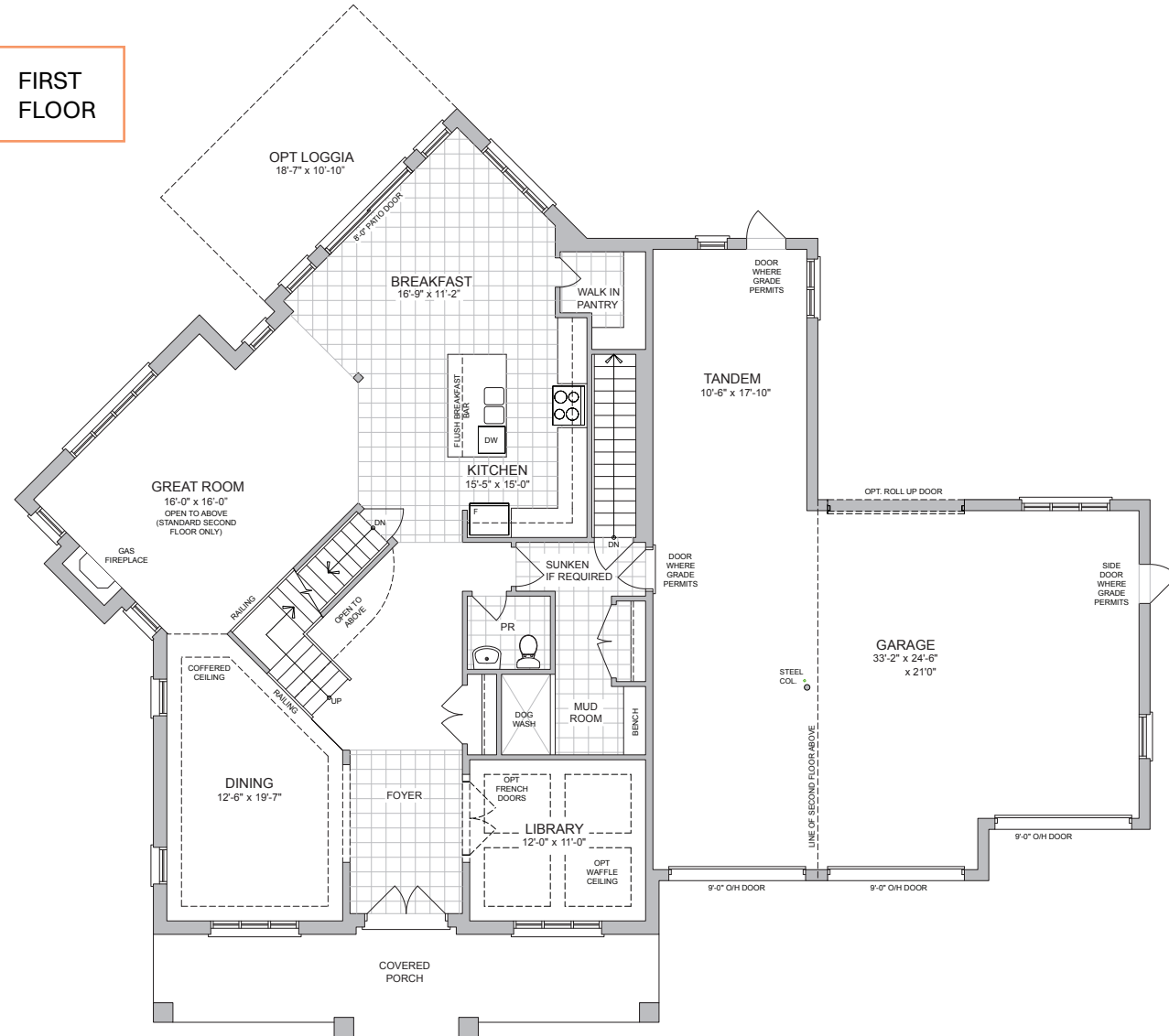
ELEVATION A - 3,840 SQUARE FEET  
4 BEDROOM (OPTIONAL 5)  
3.5 / 4.5 BATHS



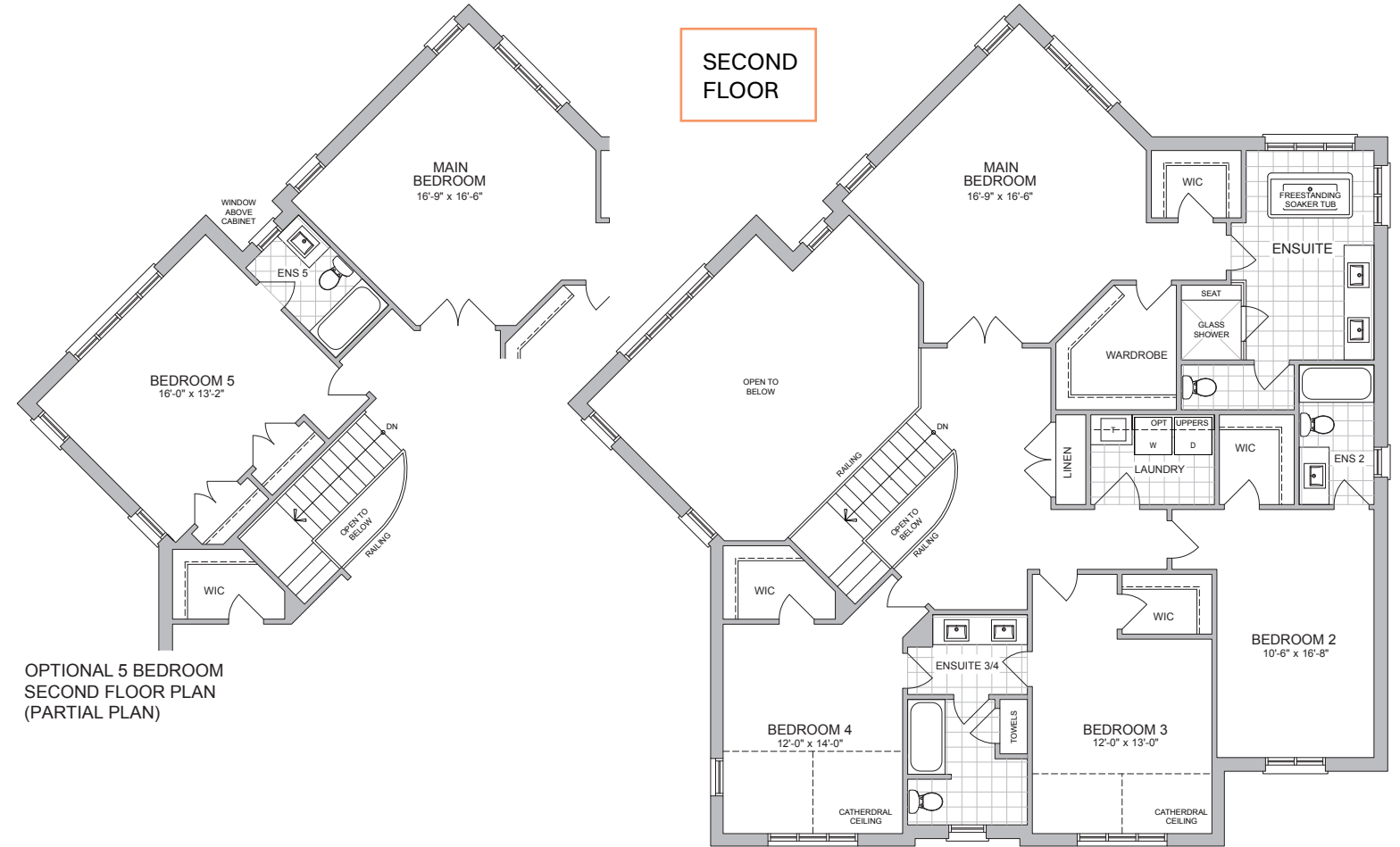
PRIMROSE ESTATES

Estate Living in Shelburne

FIRST FLOOR

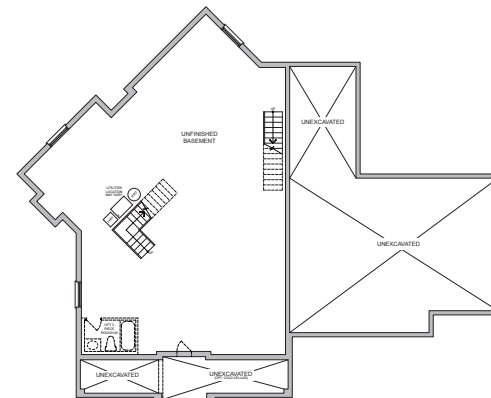


SECOND FLOOR



OPTIONAL 5 BEDROOM SECOND FLOOR PLAN (PARTIAL PLAN)

BASEMENT PLAN



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ILLUSTRATION IS ARTIST'S CONCEPT. E. & O. E.

# The Kingsley

ELEVATION B - 3,860 SQUARE FEET  
4 BEDROOM (OPTIONAL 5)  
3.5 / 4.5 BATHS

 PRIMROSE ESTATES

# The Kingsley

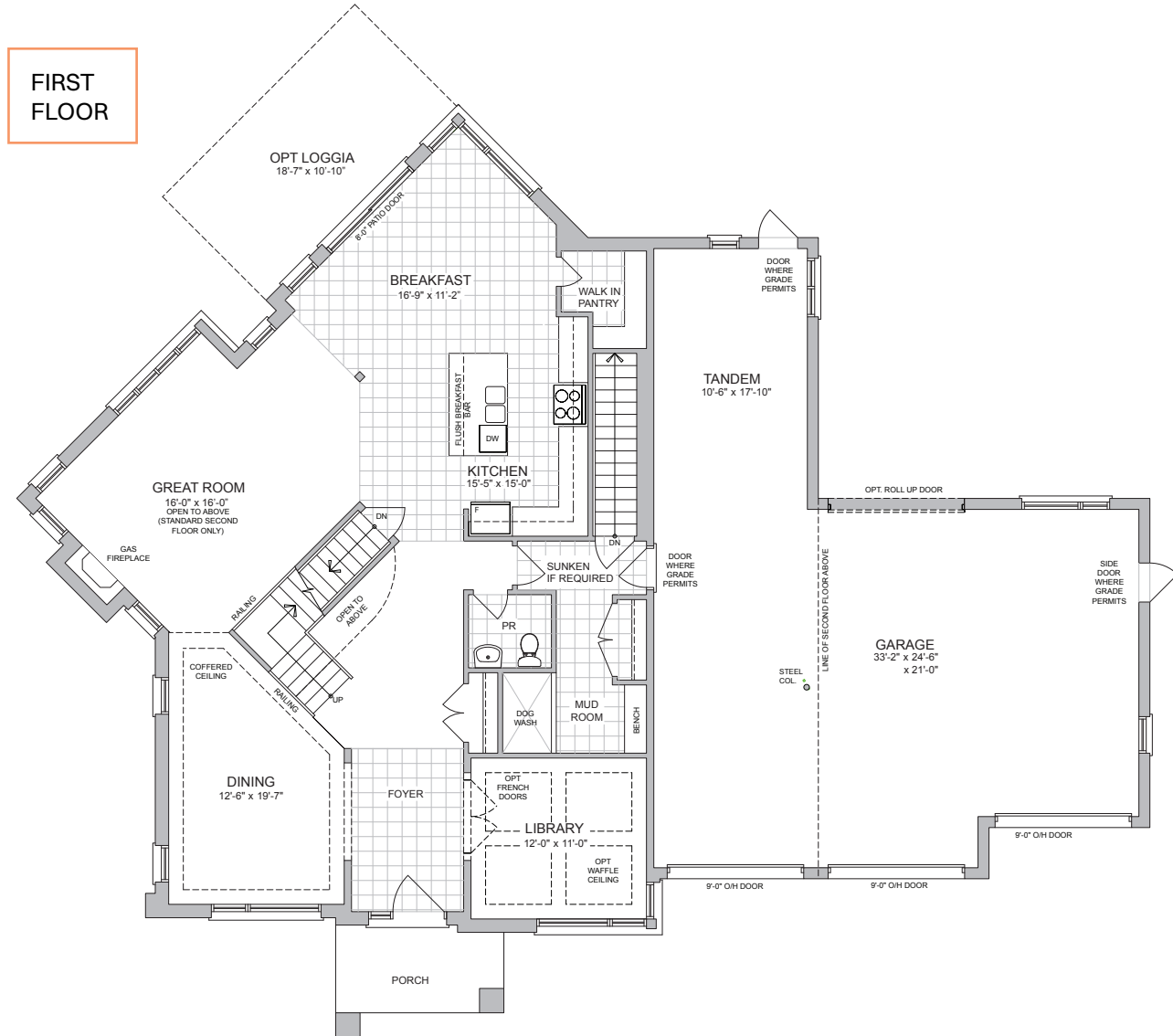
ELEVATION B - 3,860 SQUARE FEET  
4 BEDROOM (OPTIONAL 5)  
3.5 / 4.5 BATHS



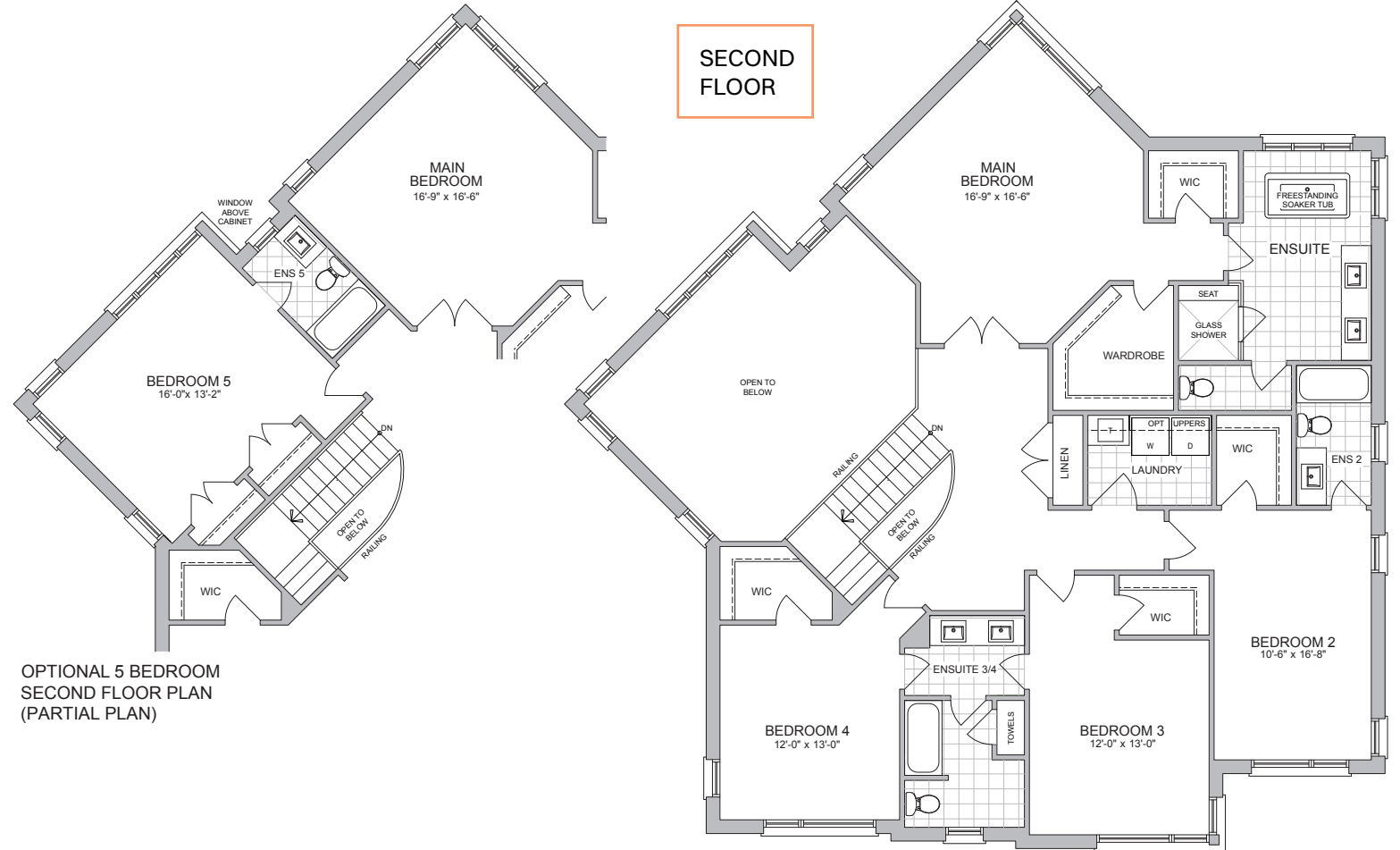
PRIMROSE ESTATES

Estate Living in Shelburne

## FIRST FLOOR

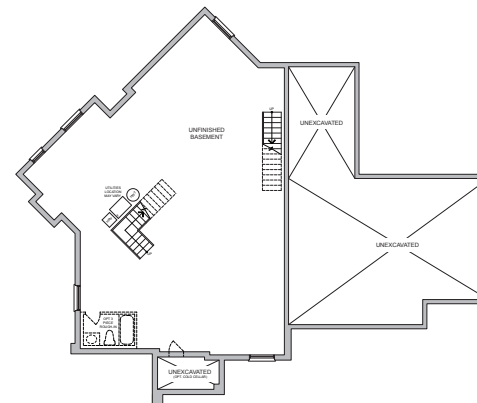


## SECOND FLOOR



OPTIONAL 5 BEDROOM  
SECOND FLOOR PLAN  
(PARTIAL PLAN)

## BASEMENT PLAN



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 PRIMROSE ESTATES

# The Laurel

BUNGALOW WITH LOFT | ELV. A AND B - 4,500 SQUARE FEET | 4 BEDROOM (OPTIONAL 5)



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BUNGALOW WITH LOFT

# The Laurel

ELEVATION A - 4,500 SQUARE FEET  
(INCL: OPEN TO ABOVE & FIN. BSMT AREAS)  
4 BEDROOM (OPTIONAL 5)  
3.5 BATHS

 PRIMROSE ESTATES

BUNGALOW WITH LOFT

# The Laurel

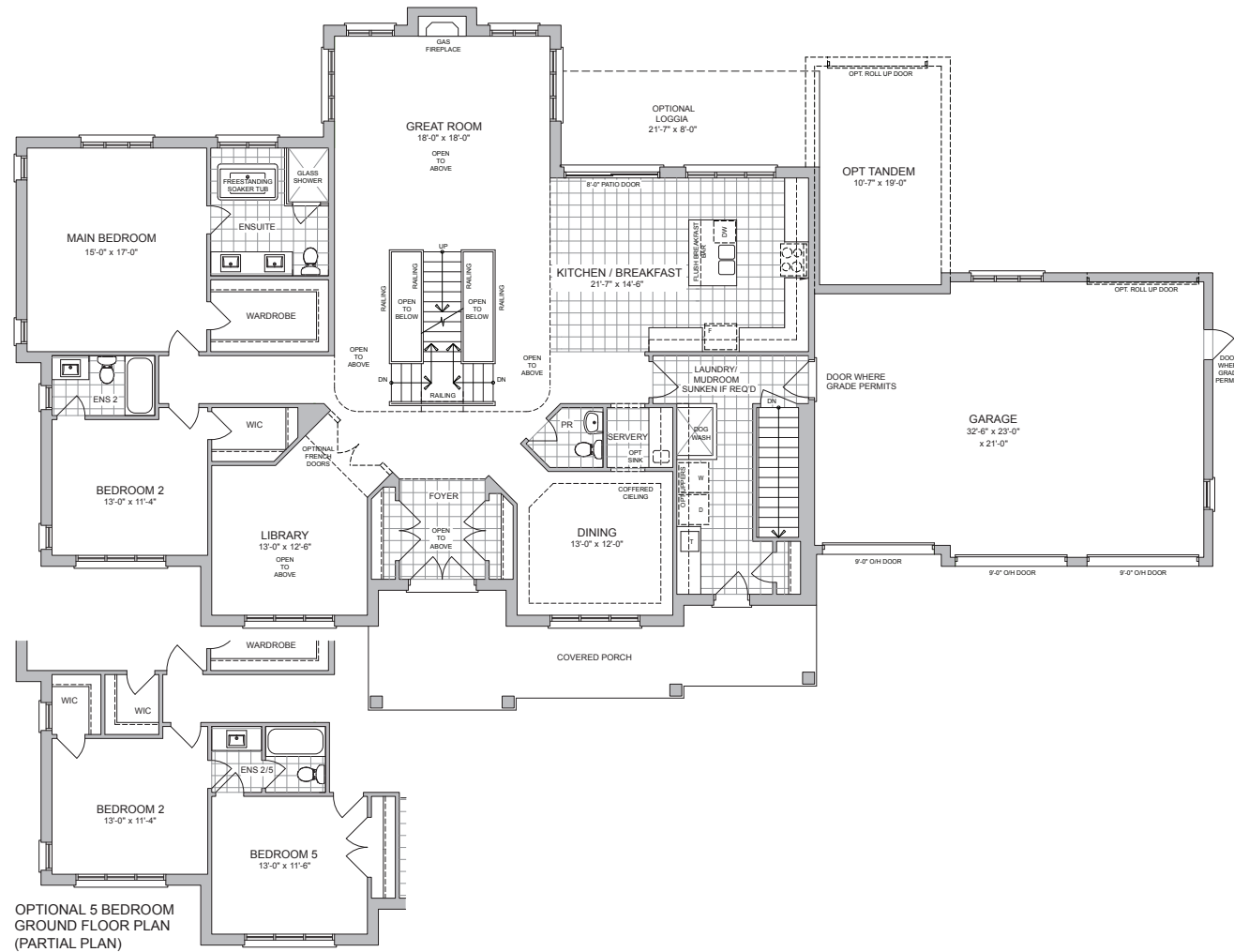
ELEVATION A - 4,500 SQUARE FEET  
(INCL: OPEN TO ABOVE & FIN. BSMT AREAS)  
4 BEDROOM (OPTIONAL 5)  
3.5 BATHS



PRIMROSE ESTATES

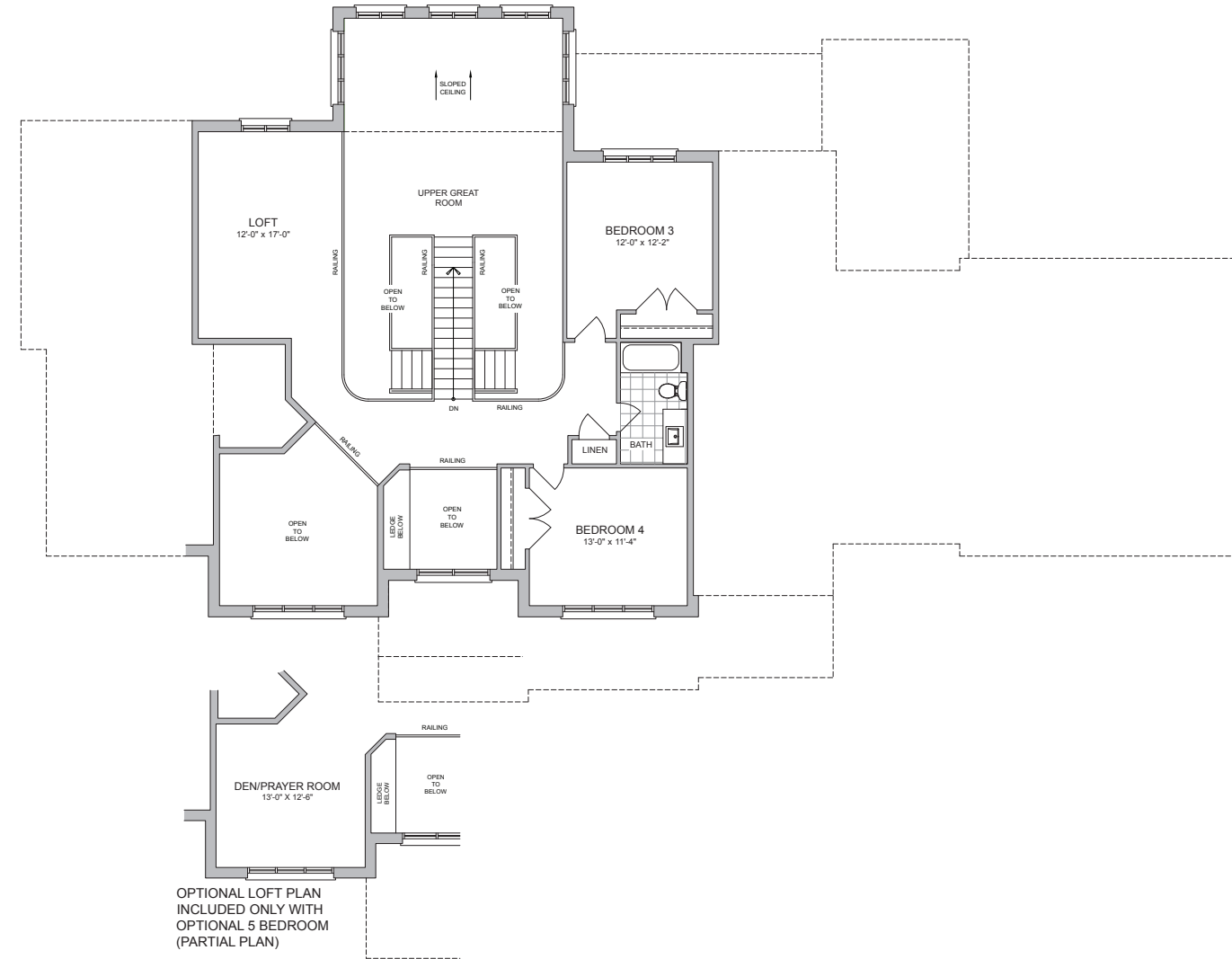
Estate Living in Shelburne

## GROUND FLOOR



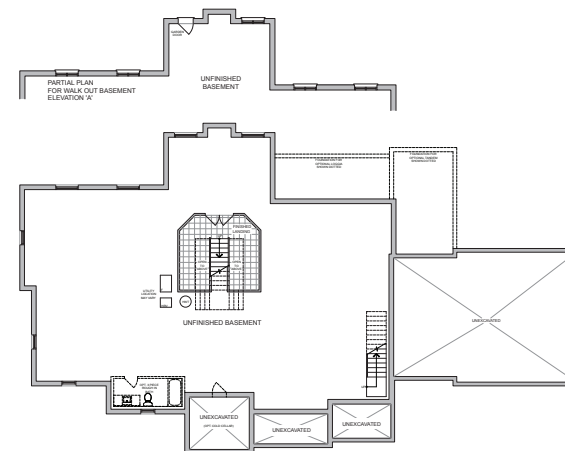
OPTIONAL 5 BEDROOM  
GROUND FLOOR PLAN  
(PARTIAL PLAN)

## LOFT FLOOR



OPTIONAL LOFT PLAN  
INCLUDED ONLY WITH  
OPTIONAL 5 BEDROOM  
(PARTIAL PLAN)

## BASEMENT PLAN



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BUNGALOW WITH LOFT

# The Laurel

ELEVATION B - 4,500 SQUARE FEET  
(INCL: OPEN TO ABOVE & FIN. BSMT AREAS)  
4 BEDROOM (OPTIONAL 5)  
3.5 BATHS

 PRIMROSE ESTATES



BUNGALOW WITH LOFT

# The Laurel

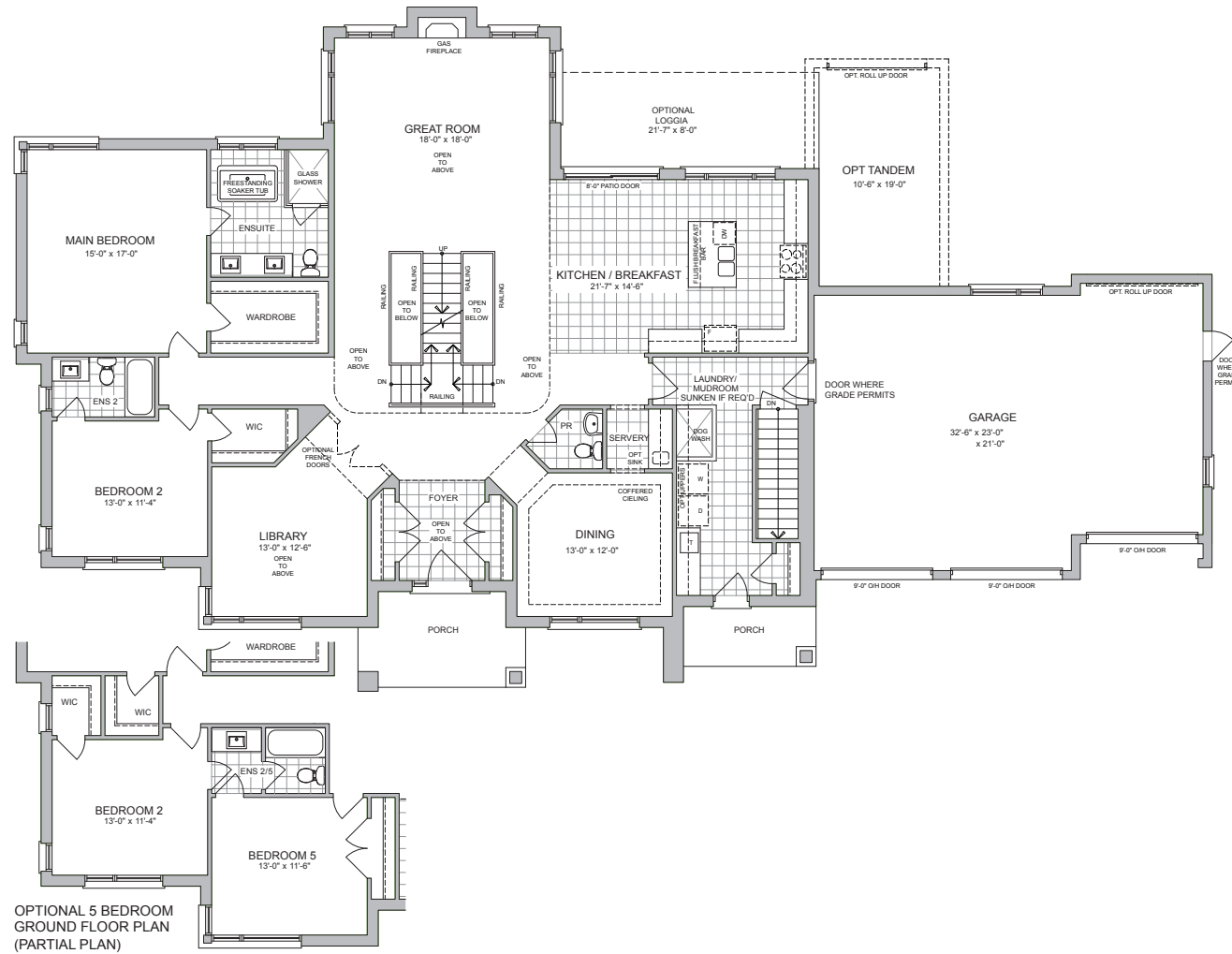
ELEVATION B - 4,500 SQUARE FEET  
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PRIMROSE ESTATES

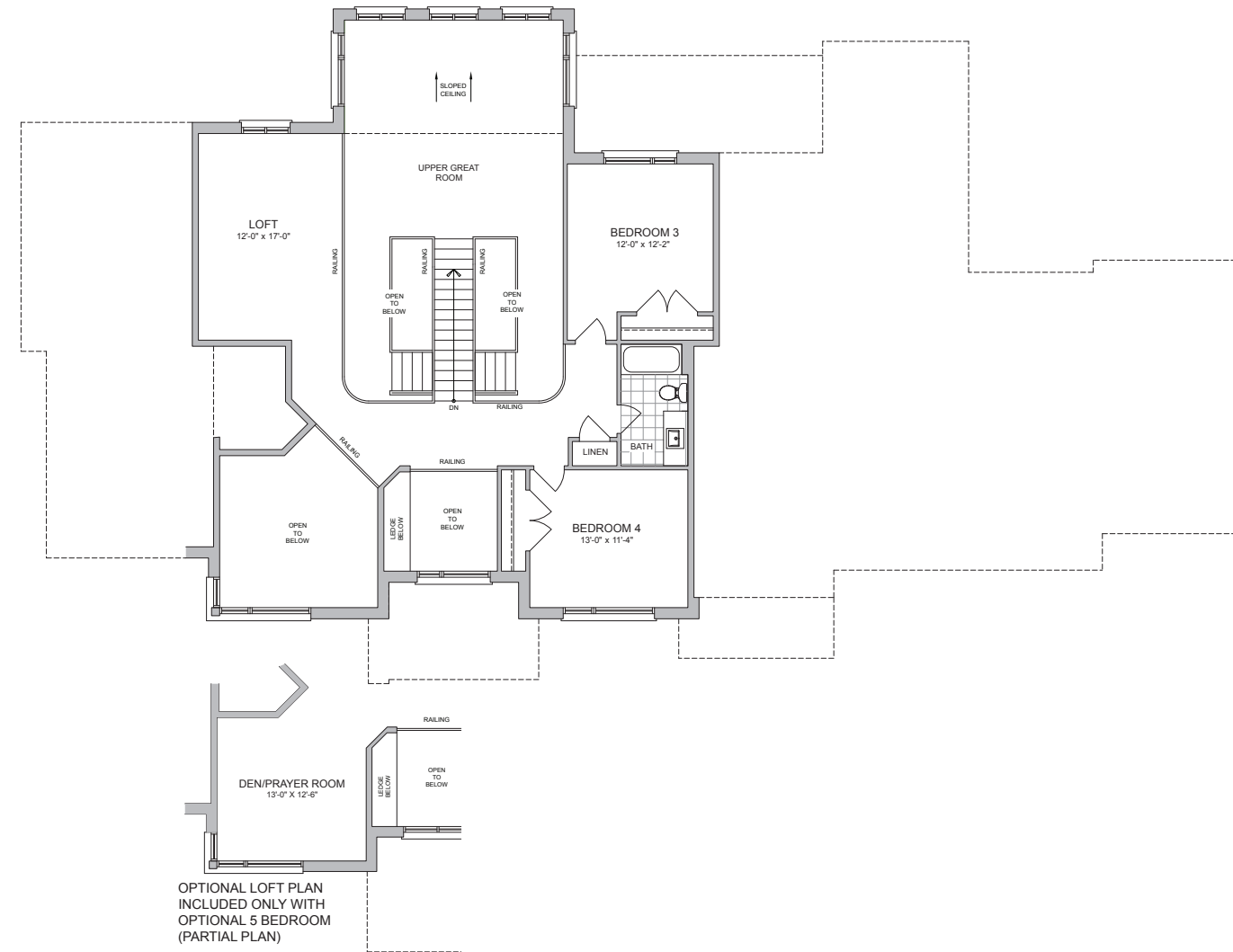
Estate Living in Shelburne



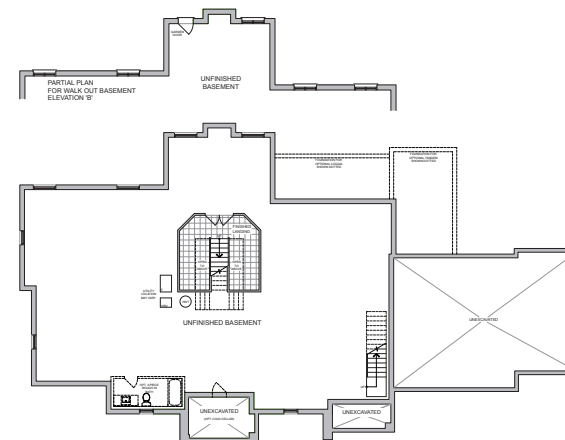
## GROUND FLOOR



## LOFT FLOOR



## BASEMENT PLAN



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 PRIMROSE ESTATES

# Site Plan

[AERIAL](#) | [LOT DIVISIONS](#) | [AREA MAP](#)

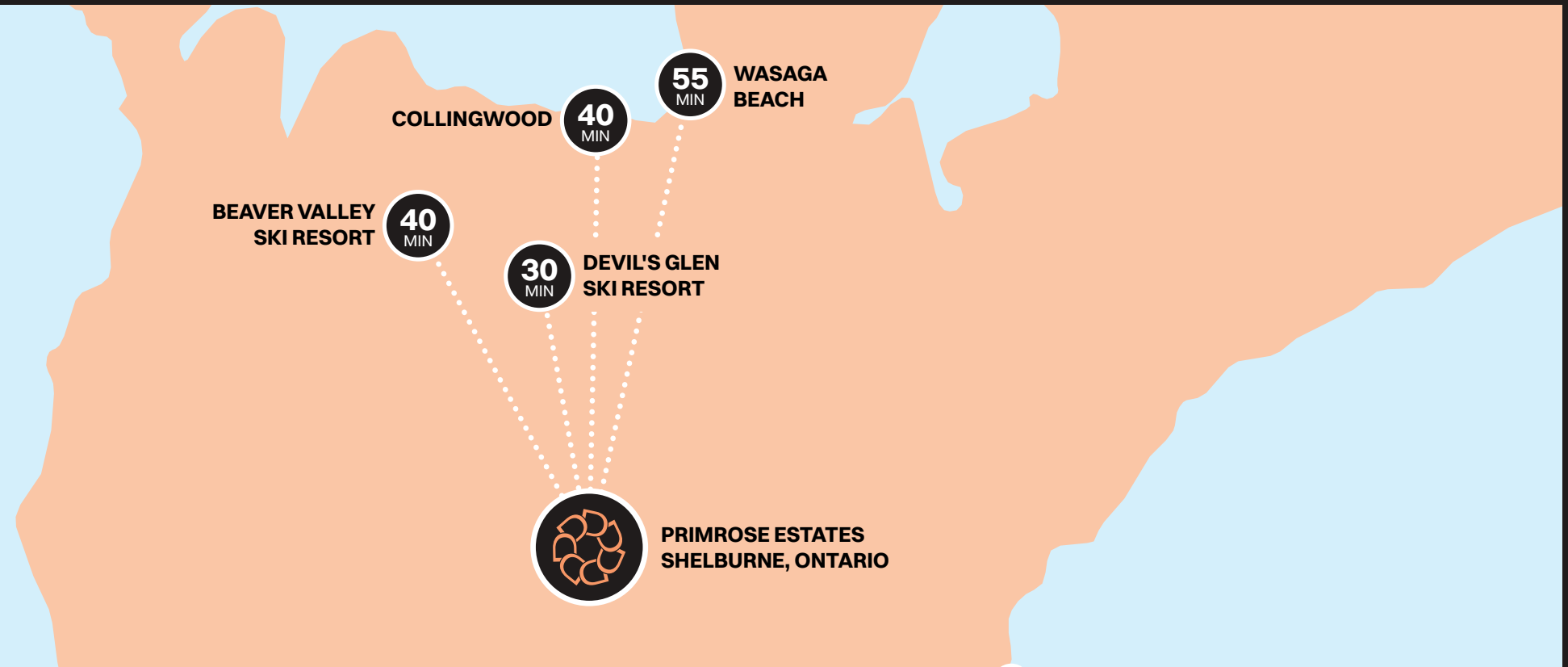


# Site Plan

AERIAL | LOT DIVISIONS  
AREA MAP

Map not to scale. Lot numbers on plan don't reflect the legal document. Dimensions and Lot sizes are approximate. Sidewalks are subject to City approval and subject to change without notice. Illustrations are artist's concept. E.&O.E. March 2023.





Close to Everything. Including Perfection.



This map is for informational and marketing purposes only and is not to scale. Businesses on this map were last updated in March, 2023 and may be no longer accurate.

## QUALITY EXTERIOR FEATURES

- Architecturally custom-designed modern and traditional inspired two-storey and Bungalow designs.
- Distinctive elevations utilizing genuine clay brick, including stone veneer, stucco cladding, steel cladding and trim, decorative painted fibreglass columns and other complementary materials as architectural detailing as per renderings.
- **Upgraded metal clad 8'0" insulated front door(s) with sidelights as per elevation.**
- **8'0" sliding thermo-pane glass patio doors off breakfast area including screen with Low E and Argon Gas as per plan, (where applicable).**
- Pre-finished maintenance-free aluminum soffits, frieze boards, fascia, eavestrough and down pipes.
- Self-sealing high-grade shingles with a 30-year manufacturer's warranty.
- Maintenance-free, Energy Star Rated, coloured vinyl windows on front, side and rear elevation (fixed or operators), with Low E glass and window grilles as per elevation. Screens on all operating windows.
- Maintenance-free 30"x24" white vinyl Basement windows with screens and window wells if required by grade.
- **Premium quality "Carriage or Modern Style" 9ft. x 9 ft. sectional garage doors with decorative light inserts and painted finish, as per applicable models.**
- Metal insulated 8'0" Entry Door from Garage to House as shown on plan, (where grade permits only).
- High-quality, caulking applied around all exterior doors and windows.
- Two exterior water taps; one at rear and one in garage with interior shut-off valves.
- Exterior landscaping to include: Fully Hydro seeded lot (except where paved). Walkway from driveway to front entry and rear patio door with laid precast concrete slabs, as per plan.
- Quality Exterior black decorative coach lamps, selected by builder.
- Two (2) exterior weatherproof electrical outlets (one at front porch and one at rear entry) with ground fault interrupters.
- Pressure-treated decks will be provided where decks are required at rear patio as per grade. A deck premium may be applicable.
- Where walk-out basement conditions may be applicable, the following features are included in the premium; Basement sliding patio door, rear basement colour casement window(s), pressure-treated wood balcony off the main floor patio door, step-down brick veneer construction and an additional exterior light and weatherproof electrical outlet.

## INTERIOR FEATURES

- **Soaring 10'0" ceilings on main floor, 9'0" ceilings on second floor and 8'6" ceiling in Basement (Excluding dropped ceiling, low headroom, mechanical and steel beams).**
- **Choice of quality 18"x18" ceramic flooring through Foyer, Kitchen/Breakfast Area, Powder Room, all Bathrooms and Laundry Room, (from builder's standard samples), as per plan (where applicable).**
- All ceramic flooring is laid on a scratch coat and thresholds are finished in metal.
- **Engineered hardwood flooring throughout main and second floors excluding all tiled areas from builders' standard samples, as per plan.**
- Natural finished oak stairs and railings with ½" Wrought Iron Pickets, 3" oak handrails and natural oak engineered hardwood on landings.
- Service stairs to be Berber carpeted with natural oak stringers.
- **Classique interior passage doors; 8'0" high on main floor and 7'0" high on second floor. Upgraded trim including 3 ¼" casings and 7 ¼" main floor baseboards and 5 ¼" second floor baseboards.**

- All Archways to be trimmed to match door heights.
- Decorative wood columns, as per plan.
- Nickel or pewter plated front door passage set with security deadbolt lock with polished nickel or pewter levers on all interior doors and privacy locks on all bathroom doors.
- All interior walls to be painted with quality latex paint (choice of one colour from builder's standard samples). Kitchen, Laundry room and all Bathroom to be semi-gloss.
- All interior trim to be painted with semi-gloss off-white paint.
- Smooth ceilings throughout main and second floors.

## CONSTRUCTION

- All drywall secured with screws.
- Cement board or Denshield on tub and shower enclosure walls.
- Poured concrete foundation walls with heavy-duty damp-proofing, drainage membrane and weeping tile, where required.
- Superior 2x6 Wood Frame Construction on exterior walls.
- Professionally engineered Floor joists with 5/8" O.S.B. tongue and groove sub-flooring fastened with nails, screws and glued.
- Professionally engineered roof trusses (as per applicable plan).
- Steel beam construction where applicable.
- Garage floors to be steel reinforced poured concrete.
- Basement floors to be poured concrete with floor drain.

## KITCHEN/BATH/LAUNDRY

- **Purchaser's choice of 1st upgrade kitchen cabinets with 100 cm extended uppers, Level 1 Granite or Caesarstone countertops with square edging, flush breakfast bars and provision for future dishwasher, as per plan.**
- Split electrical outlets on kitchen counter level for small appliances.
- Kitchen exhaust fan and hood vented too outside, where applicable.
- Double undermount stainless steel sink with single lever Moen faucet from builders' standard samples.
- Custom-made vanity in all bathrooms and laundry room, as per plan.
- Pedestal sink in powder room.
- White plumbing fixtures in all bathrooms.
- Framed glass shower enclosure with door in Primary Ensuite, as per plan.
- Ceramic 8"x10" wall tile up to and including ceiling in shower stalls and up to ceiling in standard bathtub enclosures.
- Separate shower stall with marble surround, as per plan.
- Ceramic accessories in powder room and all bathrooms.
- Mirror above pedestal sink in powder room and above vanity in all bathrooms.
- Single lever Chrome Moen lav. faucets throughout.
- Durable, condensation free and noise free plastic ½" PEX plumbing pipes and fittings throughout.
- Washer connections and laundry tub with faucet, as per plan.
- Heavy-duty outlet and venting for dryer including an exterior vent cap.
- Pressure balanced temperature control valves in ensuite and main bath shower enclosure.
- Energy efficient water saver shower heads and toilet tanks.
- Shut off valves for all faucets.

## HEATING/INSULATION/AIR CONDITIONING

- Insulation to meet or exceed Ontario Building Code Standards. R60 blown insulation in attic, R22 Batt insulation for exterior walls. R20 Full height Blanket Wrap in Basement.
- Expansion foam insulation to perimeter of exterior doors and windows for air sealing.
- House sealed with vapour barrier as per Ontario Building Code.
- High efficiency forced air gas furnace with electronic ignition.
- HRV system for better air circulation.
- Thermostat located on the main floor.
- Exhaust fan in powder room and all bathrooms.
- Ductwork sized to accommodate future installation of central air conditioning.
- Power-vented rental gas hot water heater and drain water heat recovery pipe(s).

## ELECTRICAL/MEDIA/SECURITY

- 200-amp electrical service with copper wiring and circuit breaker in accordance with Electrical Safety Authority.
- Electrical outlets in all bathrooms and powder room include ground fault interrupter.
- Switched light fixtures (preselected by builder) in all rooms except living room and dining room (as per plan). Switched outlet in living room and capped ceiling outlet with switch in dining room.
- White decora light switches & plugs throughout.  
**Choice of 20 interior pot lights on ground floor from builder standard samples.**
- One electrical outlet in garage.
- Waterproof light to all separate shower stalls as per applicable plan.
- Receptacle provided in garage ceiling for future garage door opener for each overhead garage door.
- Door chime with doorbell at front entry.
- Direct wired Smoke, Strobe and Carbon Monoxide Detectors interconnected throughout each house in accordance with the Ontario Building Code.
- Heavy-duty wiring for stove and dryer receptacle provided.
- Rough-in Telephone outlet in Kitchen, Family Room and Primary Bedroom.
- Rough-in high-speed RG6 cable TV outlet in Family Room and Primary Bedroom.
- Rough-in for central vacuum inlet dropped to the basement or garage.

## WARRANTY

- Seven Developments is committed to providing excellent service under the guidelines by Tarion Home warranty program including:
- One (1) year warranty protection against defects in workmanship and materials supported by the Tarion Warranty Corporation.
  - Two (2) year warranty protection against defects in workmanship and materials including electrical, plumbing and heating delivery and distribution systems, and caulking for windows and doors preventing water penetrations.
  - Seven (7) year warranty protection against major structural defects as defined in the Tarion Warranties Planning Act.
  - Purchaser agrees to pay the Tarion Warranty enrolment fee as an adjustment upon closing.

SPECIFICATIONS, ITEMS AND TERMS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BUILDER HAS THE RIGHT TO SUBSTITUTE MATERIALS OF EQUAL OR BETTER VALUE. E.&O.E. MARCH 2023.



[primroseestates.ca](http://primroseestates.ca)