

BAY PORT

RESORT

a home away from *home*



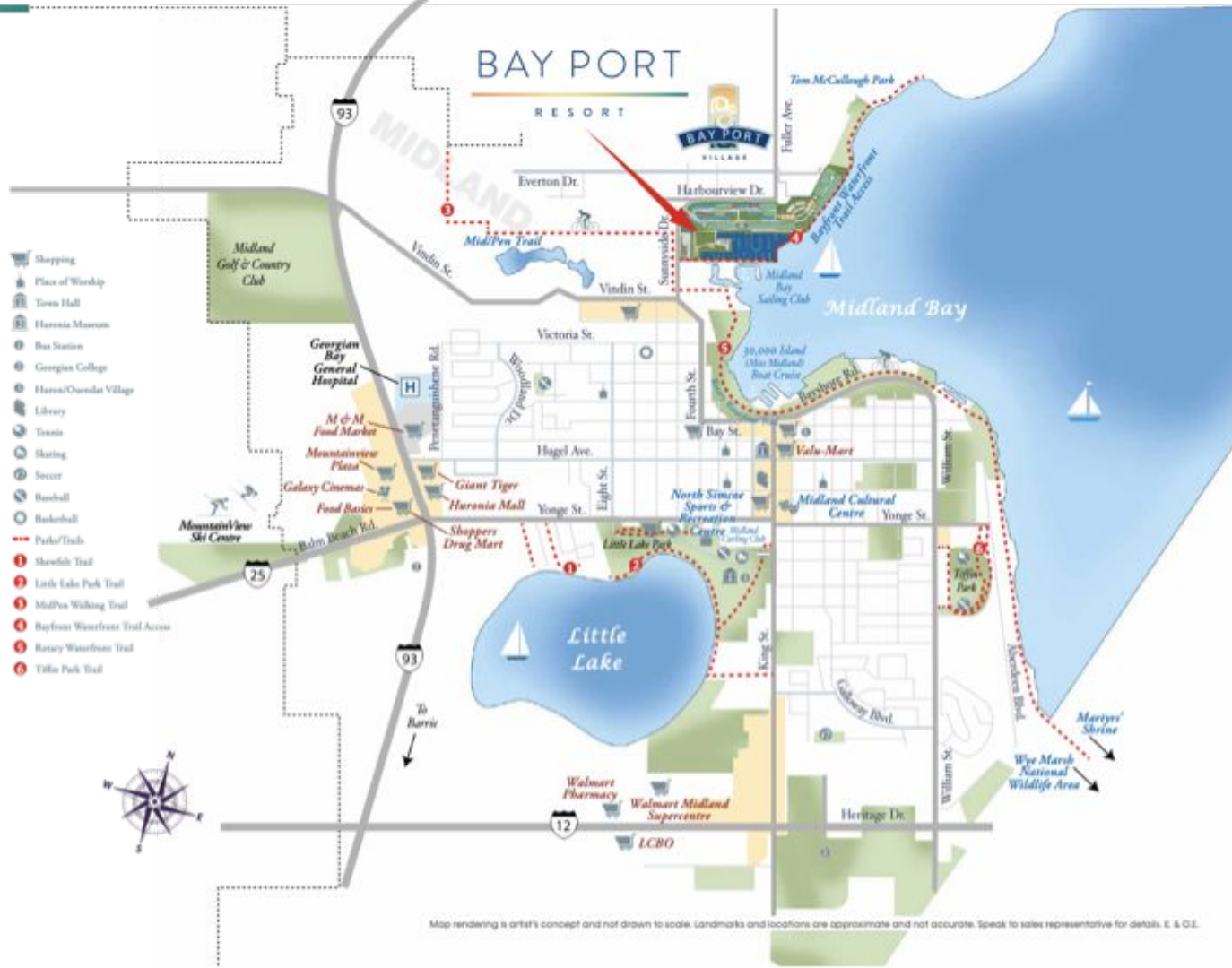
add luxury to your *lifestyle*

Bay Port Resort is an escape like no other. A Georgian Bay paradise where land, water and sky converge and transport you to breathtaking new horizons. A home. A vacation. A four-season resort where your getaway dreams are a luxurious reality, every day of the year.





Situated on picturesque Georgian Bay, the Town of Midland is steeped in Canada's rich history while boasting a beautiful array of natural and modern attractions. It's the perfect place to quench your thirst for adventure, on water and land, while savouring all the benefits of urban-style living.



Map rendering a artist's concept and not drawn to scale. Landmarks and locations are approximate and not accurate. Speak to sales representative for details. E. & O.E.



Midland Golf & Country Club



Bay Port Yachting Centre



Midland Bay Sailing Club



Town of Midland



Peter Petterson Park



BAY PORT
RESORT
Sales Office

live on top of the *world*

Bay Port Resort has been meticulously planned to bring luxury resort-style living to Georgian Bay's prime waterside location. The perfect place for families and couples to get away and embrace a healthy, active lifestyle amidst Ontario's prized four-season playground. It's an area steeped in history and rich cultural heritage, steps from Midland's eclectic boutique shops, and a short trip to other local hot-spots such as Penetanguishene, Port McNicoll, Waubesa, Victoria Harbour, and Port Severn.



enjoy *resort-style*
wellness amenities at home



Rendering is artist's concept and not drawn to scale. E. & O.E.

on the cusp of limitless *possibilities*



Illustration is artist's concept only. E. & O. E.

life's *ultimate* port of call

Imagine a full-service marina at your doorstep at Bay Port Marina. The Bay Port Yachting Centre features slips for over 700 boats, and the Midland Bay Sailing Club accommodates a range of sailing crafts, from dinghies and small keelboats in the dry-sail area to larger keelboats in the slips. Enjoy a day out on the water, stroll along the boardwalk or drink in the waterside experience out on the docks.

always *accommodating*

Arrive in style. Stay in luxury. Always leave wanting more. The Bay Port Resort lobby welcomes you home. The resort also features a professionally managed rental program to ensure the property is expertly maintained to the highest exacting standards.



where conversation is *golden*

Meet up with old friends or make new ones. Bay Port Resort's inviting lounge is a sublime space to unwind, socialize and savour the good life in exceptional company.



All photographs and illustrations do not necessarily depict actual features but represents similar quality that will be offered at Bay Port Resort. Features and finishes may vary. Materials and specifications are subject to change without notice. E. & O. O.

A409b

STUDIO - 370 SQ. FT.

BAY PORT

RESORT



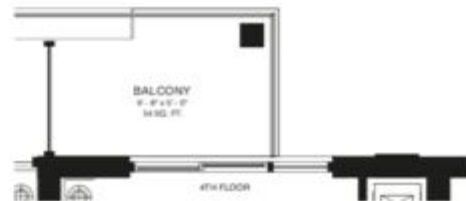
A401b

GROUND - FOURTH FLOORS

STUDIO • 450 SQ. FT.

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RESORT

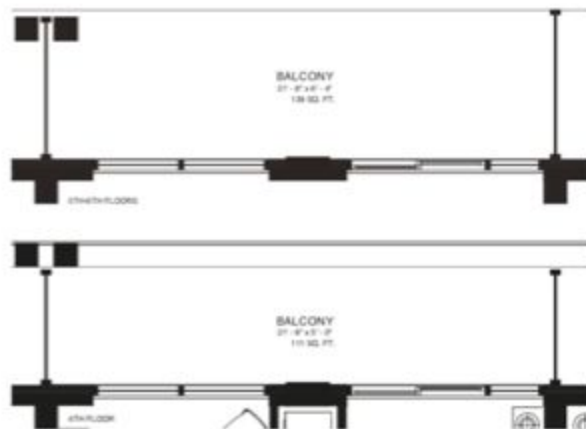


A401a

1 BEDROOM • 588 SQ. FT.

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A402

2 BEDROOM • 873 SQ. FT.

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R E S O R T

VIP REGISTRANT STARTING PRICING

STUDIOS – HIGH \$200'S

DELUXE STUDIOS – MID-\$300'S

1 BEDROOMS – MID-\$400'S

2 BEDROOMS – LOW-\$600'S



BAY PORT

R E S O R T

VIP REGISTRANT DEPOSIT PROGRAM

\$5,000 on Signing

Balance to 5% in 30 Days

5% in ~~90~~ 180 Days

5% in ~~180~~ 365 Days

5% in ~~366~~ 540 Days

\$5,000 in ~~540~~ 630 Days

Balance to 30% on ~~630-Days~~ Occupancy

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R E S O R T

Bonus Package

All Suite Package (\$30,000 estimated value)

Upon purchasing a unit at Bayport Resort and opting into the rental management program at time of sale you will receive a free fully furnished suite package for your unit. Furnishings are hand picked by our in house designers and include everything from linens to tableware and furniture. Everything needed to have a successful rental suite.

Please see sales representative for more details.

Rental Program Expenses (\$2,400 estimated value) First year of indirect rental program expenses included

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R E S O R T

Closing Costs Capped:
\$4,500

Reduced Assignment Fee:
~~\$10,000~~ \$2,500

FAQs

1. What are condo hotels?

Combining vacation home ownership with investment potential, they are luxury properties in popular vacation destinations. While they resemble a hotel, each suite is individually owned as a condo. Owners enjoy them at their leisure and/or participate in the hotel's rental management program to generate additional income. The on-site management company takes care of all upkeep, maintenance and interaction with renters. Owners have the right to sell their unit at any time.

2. Do owners have to participate in the rental program?

Owners may elect to join the professionally managed rental program to generate income when they are not using their suite. A professional management company ensures that Owner's investment/property is maintained and operated at the highest standards. This will provide maximum value to the investment, while safeguarding the property with security and a piece of mind. It is not a requirement to participate in the rental program. However, to ensure safety, security and to maximize the value to the Owners, this will be the only rental program permitted for the building. Owners, private Airbnb and similar rental companies will not be permitted to rent the suites independently.

FAQ's Cont.

3. Are there other units available that are not condo hotels?

Yes. Adjacent to this site we also offer towns, singles, and an upcoming residential condominium. For more information on these units please contact sales@mybayport.ca

4. Is this condo covered by The Tarion Warranty Program?

Tarion does not cover this condominium, however, the Kaitlin Corporation will stand by its product with a similar warranty, including a seven-year warranty which covers major structural defects.

5. Is my deposit protected?

Absolutely. All condominium unit deposits must be held in trust under the legislations of the Condominium Act. Any monies for the construction of the condo are released under the strict guidelines and insurance requirements of the Act.

FAQs Cont.

6. How does parking work for a condo hotel?

There will be ample parking for residents and guests alike.

7. What are the condo fees? Are there any other fees?

There are the standard condo fees that cover the landscaping, snow removal and general maintenance of the common elements. The Membership Fee will cover the use of the hotel amenities including the fitness room, pool and more.

8. What percentage of the condo fee goes to the Reserve Fund?

The condo will be governed by the Condominium Act, which regulates most aspects of condo formation, purchase, living in and governance in Ontario. The condo's Reserve Fund will follow legislated rules set by the Act.

FAQs Cont.

9. Can I customize my furniture and/or finishes? Will my trade or supplier be permitted to work on my unit prior to occupancy?

For Owners participating in the rental management program, our professional Design Team will create an inviting, warm atmosphere while complementing the décor with smart finishes to welcome you and guests of the hotel. As a hotel, it is important to maintain unity in the design, integrity and quality of workmanship to the highest standards.

10. Do I have to purchase condo unit with furniture?

No, if you decide to purchase without opting into the rental management program, your suite will not come furnished.

11. Is HST included in purchase price? Am I eligible for the HST rebate?

Qualifying registrants may offset the HST owing with a corresponding ITC for a net zero balance payable.

FAQs Cont.

12. What if the owner would like to stay in their suite while under the rental management contract?

The owner would have to provide six months notice that the suite will be occupied. If the suite is not rented, the owner may occupy the suite on not less than seven days notice.

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