



MUSKOKA

— FOREST —

DETACHED HOME COLLECTION



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Muskoka Forest: Seamlessly blending homes with nature's tranquility. A woodland sanctuary offering modern comfort and serene living.

Welcome to Your Forest...

Nestled amidst a serene forest and in close proximity to Fairy Lake, this thoughtfully designed community offers the best of both worlds: natural tranquility and modern convenience. A diverse mix of bungalow and two-storey home designs on 34ft. to 50ft. lots, many backing onto green spaces, accommodates various lifestyles. The heart of the community is a park, with natural pathways, all surrounded by trees and backing onto a golf course. Future multi-family condos show a forward-thinking commitment to growth and sustainability. With accessible amenities planned and essential services nearby, Muskoka Forest promises to enhance the quality of life for its residents today and for years to come.

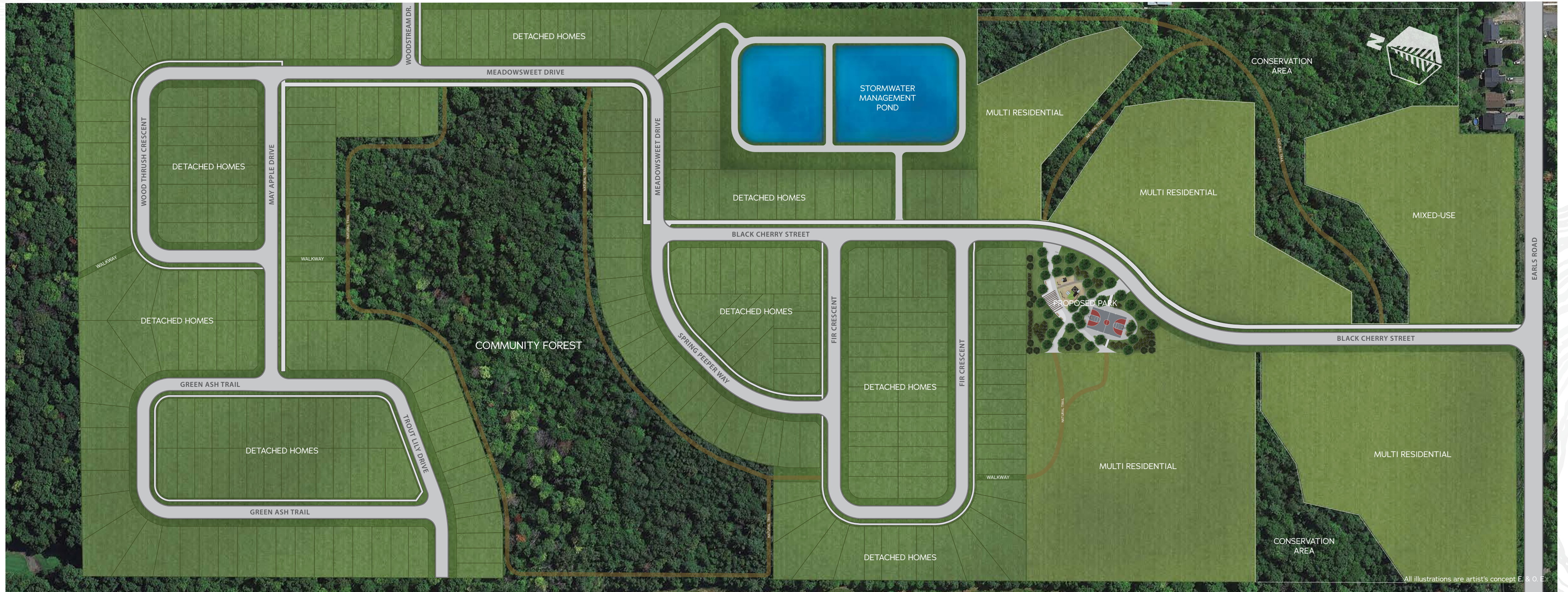


Treed Park
13 acre

Natural Trails
960m

Fairy Lake
5 min

Community Master Plan



All illustrations are artist's concept E. & O. E.

Embracing Nature's Bounty

Living in Muskoka Forest, adjacent to natural treasures like Algonquin Park and Arrowhead Park, is like dwelling in an evergreen sanctuary with tranquil lakes and diverse wildlife. Your days start with serene canoe rides, and still waters mirroring the majestic pines. Whether you're an avid golfer or just enjoy lounging in Muskoka chairs, there's an outdoor activity to suit your pace. Boating excursions offer unparalleled freedom on the water, while camping under a star-lit sky provides a humbling perspective.

This lifestyle isn't just about activities; it's a holistic approach to well-being. It's the sunsets that paint the sky in shades of fire, and the call of a loon echoing across the water as dusk falls. You're not just residing here; you're coexisting with nature in its most beautiful form. And so, living here isn't just better; it offers a harmonious balance between leisure and spiritual enrichment.



Where Culture, Charm, & Connectivity Unite

Huntsville's bustling main street is a hub of local activity, adorned with charming shops, schools, upscale boutiques, diverse eateries, and inviting cafes. The town's exceptional connectivity ensures swift exploration of neighboring areas and city centers. This locale masterfully intertwines serene landscapes with modern comforts, harmonizing the tranquility of nature with contemporary convenience.

Enhancing the scene, The Algonquin Theatre emerges as a cultural gem, offering enriching artistic encounters that seamlessly blend with the town's vibrant spirit. The allure extends further with Muskoka Heritage Place, encompassing the Railway and Museum, collectively unveiling a tapestry of rich history. This portrayal encapsulates Huntsville's essence: a dynamic main street converging with nature and connectivity, heightened by its cultural landmarks.



Riverside Dining, Landmarks, and More

Enjoy riverside dining, distinct landmarks, diverse coffee shops, outdoor activities, hospitals, and a variety of services. Unique shops and farmers markets provide local goods, contributing to the town's vibrant atmosphere. This blend essential amenities and services creates an inviting and dynamic community.

SERVICES

1. Huntsville District Memorial Hospital
2. Algonquin Family Health Team
3. Post Office
4. Ontario Provincial Police
5. Muskoka Family Dentistry
6. Huntsville Fire Hall
7. Library

PLACES OF LEARNING

1. Spruce Glen Public School
2. Huntsville Co-Op Nursery School
3. Georgian College
4. Pine Glen Public School
5. St. Mary's School
6. Huntsville High School

EVERYDAY ESSENTIALS

1. Bullock's Your Independent Grocer
2. Walmart
3. Petro Canada
4. Home Depot
5. The Beer Store
6. The Farmer's Daughter
7. Kawartha Dairy
8. LCBO
9. The Brick
10. Winners
11. Canadian Tire
12. Metro
13. Sport Chek
14. Shoppers Drug Mart
15. One Stop General Store
16. Home Hardware

EATERIES

1. East Side Mario's
2. Kelseys Original Roadhouse
3. McDonald's
4. Wendy's
5. Dairy Queen Grill & Chill
6. Belly Ice Cream
7. Guys & A Stove
8. Chuck's Road House
9. The Family Place Restaurant & Pizza
10. Moose Delaney's Sports Bar & Grill
11. Pizza Nova
12. Boston Pizza
13. On The Docks Pub
14. That Little Place By The Lights
15. The Mill on Main
16. Main St. Local Kitchen
17. Allora
18. Marigol Unique Indian
19. Huntsville Brew House
20. Beaver Tails
21. Seng's Authentic Thai Cuisine

UNIQUELY HUNTSVILLE

1. Algonquin Outfitters
2. Wooden Penny
3. Big Bear Outfitting
4. Wolfe Co. Apparel & Goods
5. Reflections Of Muskoka
6. Muskoka Bear Wear
7. The Nutty Chocolatier

JAVA STOPS

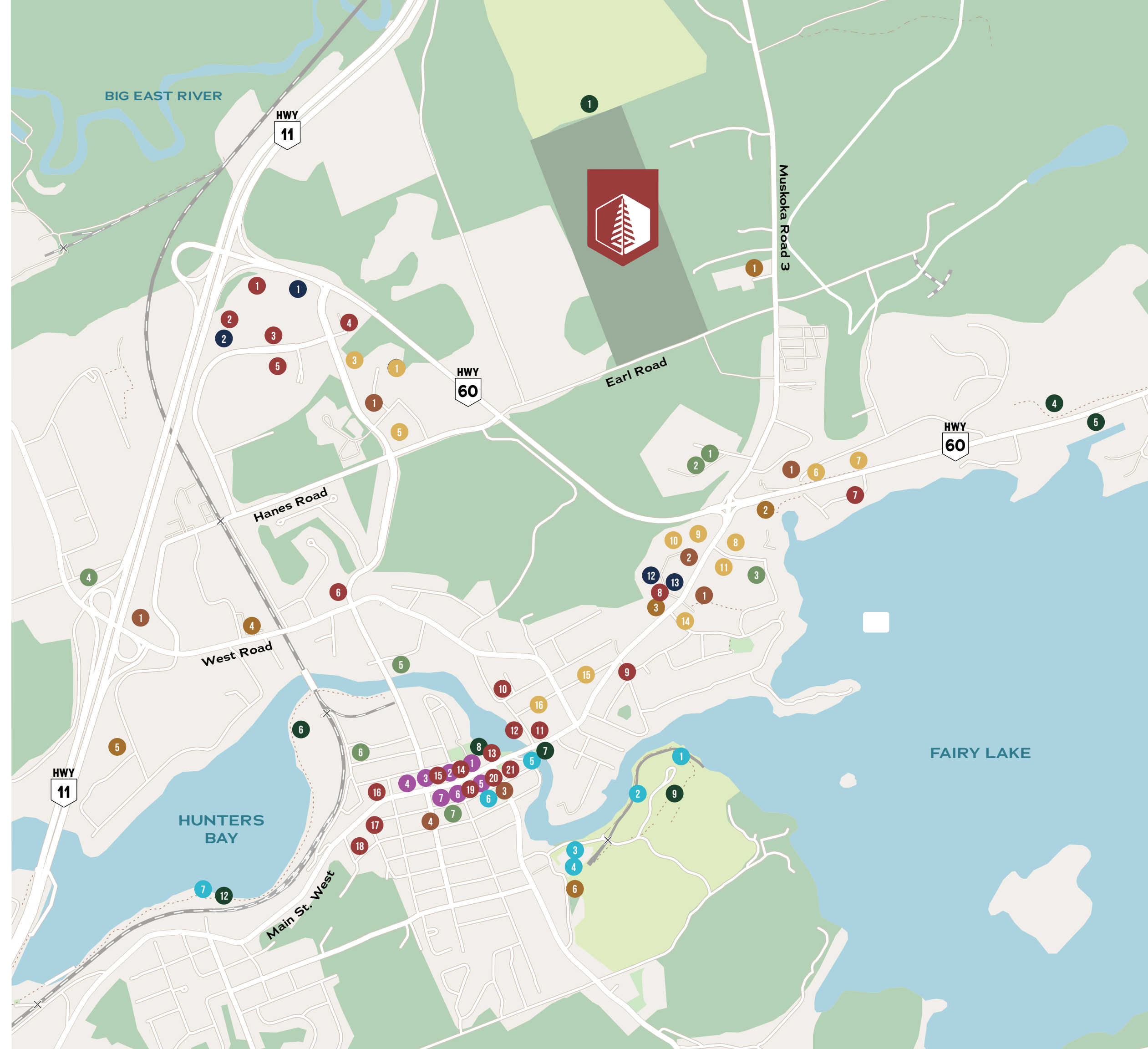
1. Tim Hortons
2. Starbucks
3. Music on Main Cafe & Bar
Downtown Espresso

INTERESTING HIGHLIGHTS

1. Lions Lookout
2. Heritage Place Train Station
3. Pioneer Village
4. Muskoka Heritage Place Museum
5. The Swing Bridge
6. Algonquin Theater
7. The Swing Bridge
8. Algonquin Theater

GET ACTIVE

1. Huntsville Downs Golf Course
2. Rotary Skateboard Park
3. McCulley-Robertson Sports Complex
4. Fairy Vista Trail
5. Huntsville Marine
6. Hunters Bay Trail
7. Lion's Point Trail
8. Trans Canada Trail
9. River Mill Park
10. Canada Summit Centre
11. Conroy Park
12. Avery Beach Park
13. Deerhurst Highlands Golf Course
14. Grandview Golf Club





Discover Beauty, Embrace Value.

Muskoka Forest introduces an elegant family community with finely crafted homes, picturesque streetscapes, natural pathways, and a park. Nestled amongst green trees, where birdsong and the occasional deer or chipmunk are your companions, this community provides a range of designs and features, making it a captivating choice for those in search of affordable luxury living.





34' HOME
COLLECTION

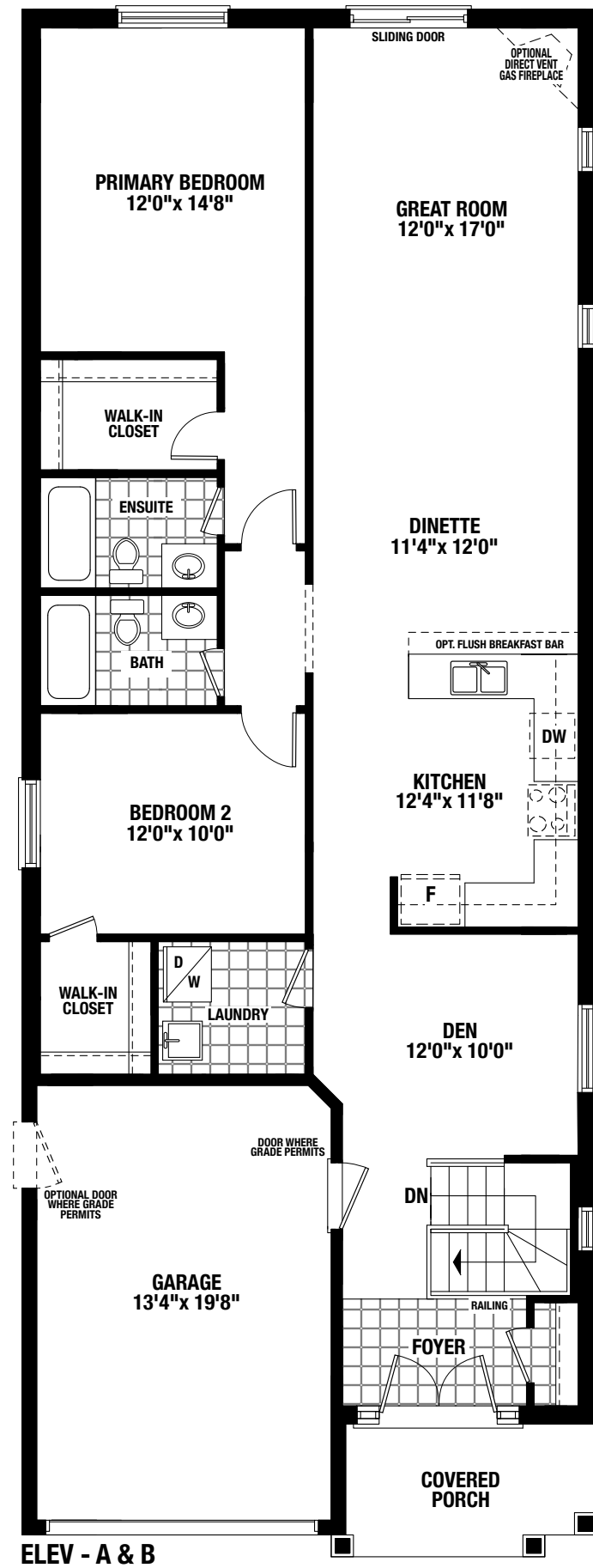
The Daisy



Elevation - A - 1450 sq.ft.

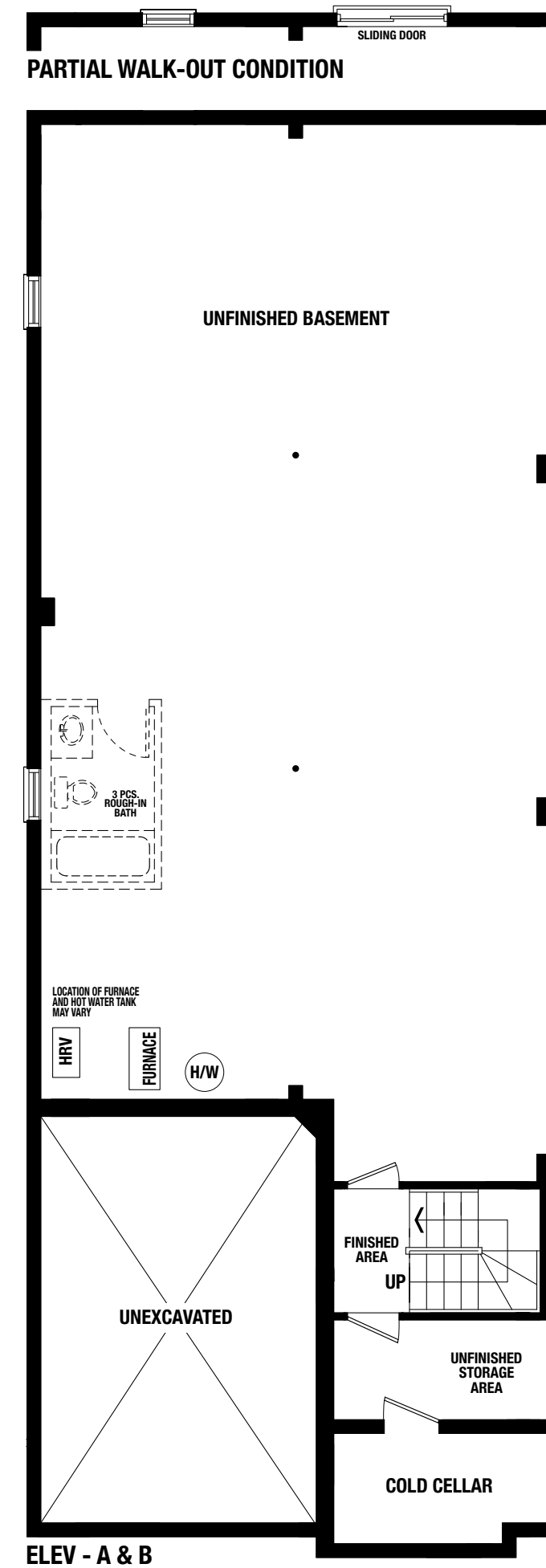


Elevation - B - 1450 sq.ft.



ELEV - A & B

MAIN FLOOR



ELEV - A & B

BASEMENT



MUSKOKA
— FOREST —

The Daisy



Elevation - A - 1450 sq.ft.



Elevation - B - 1450 sq.ft.

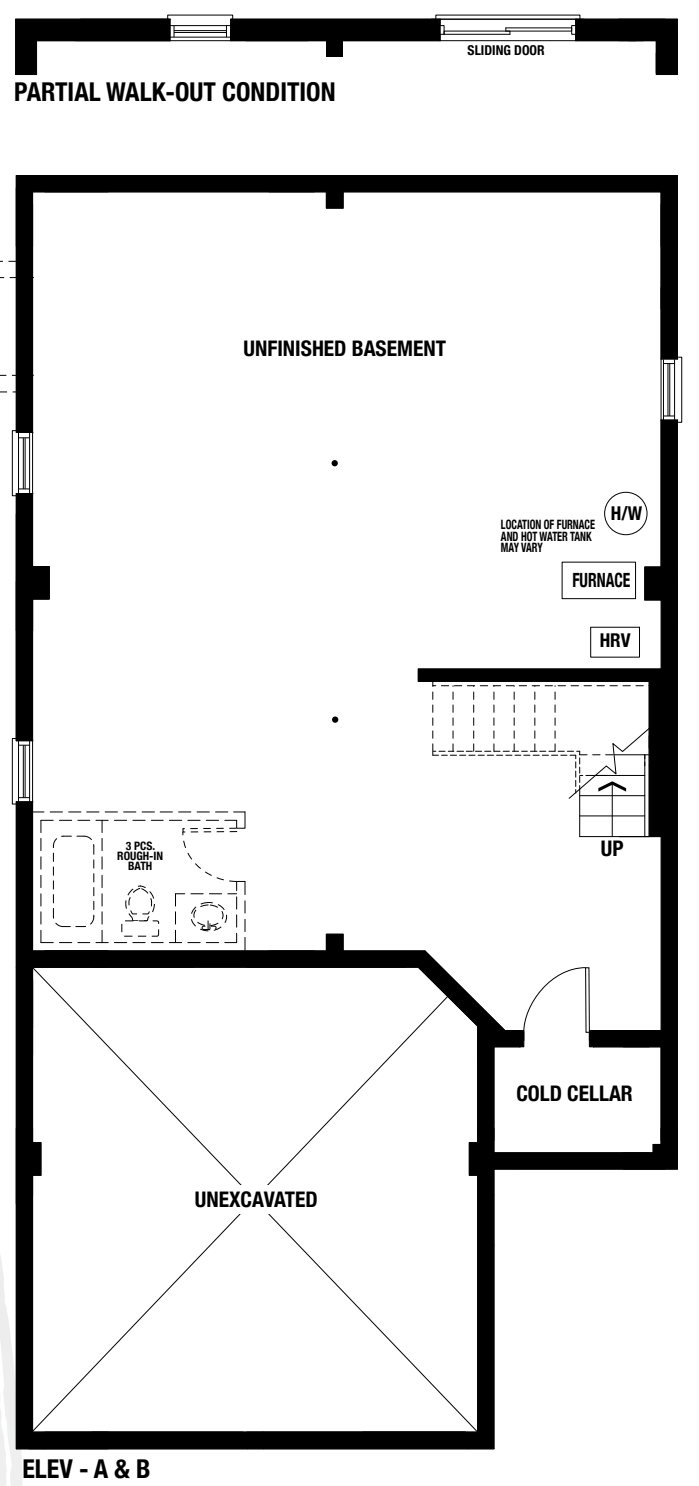
The Trillium



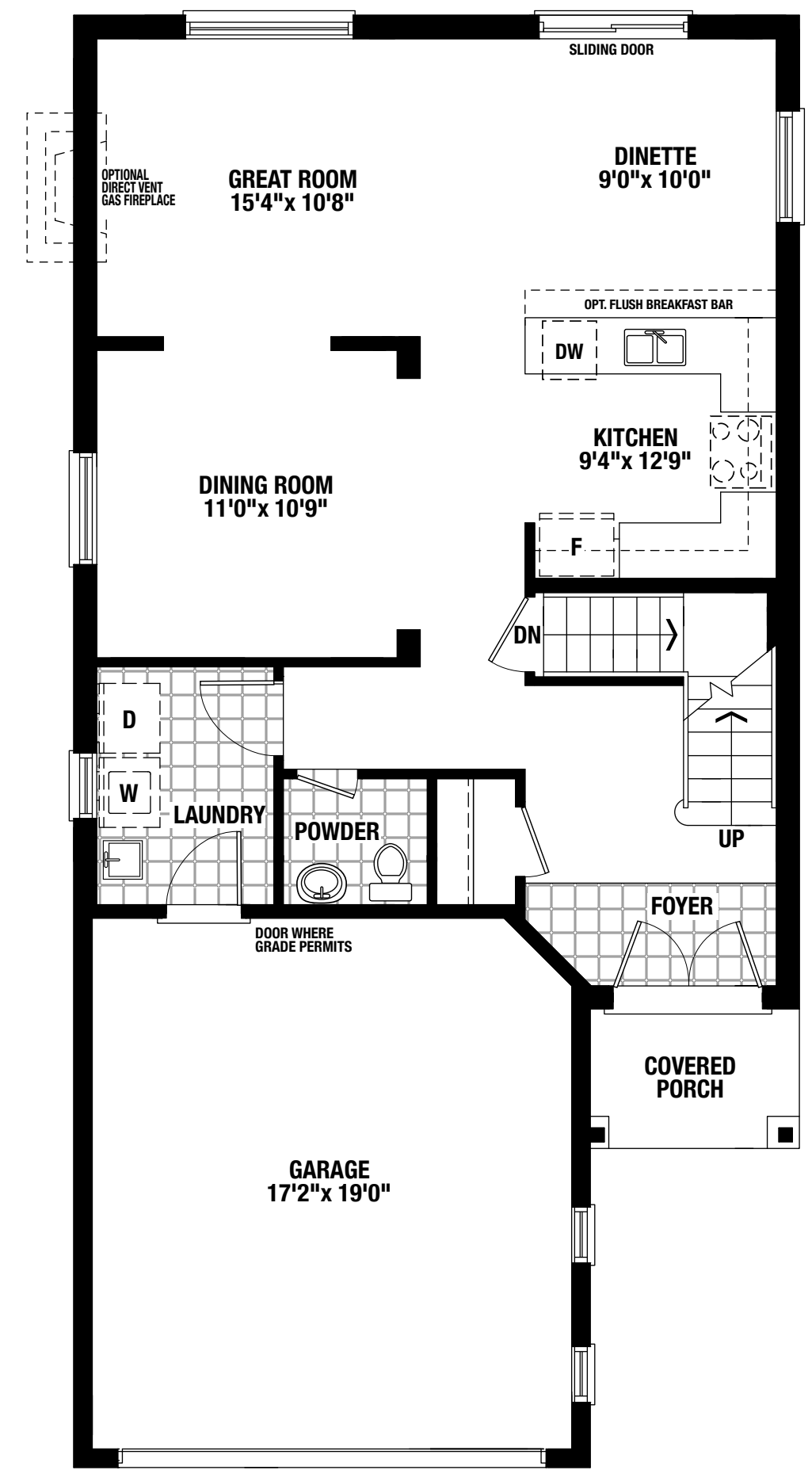
Elevation - A - 1905 sq.ft.



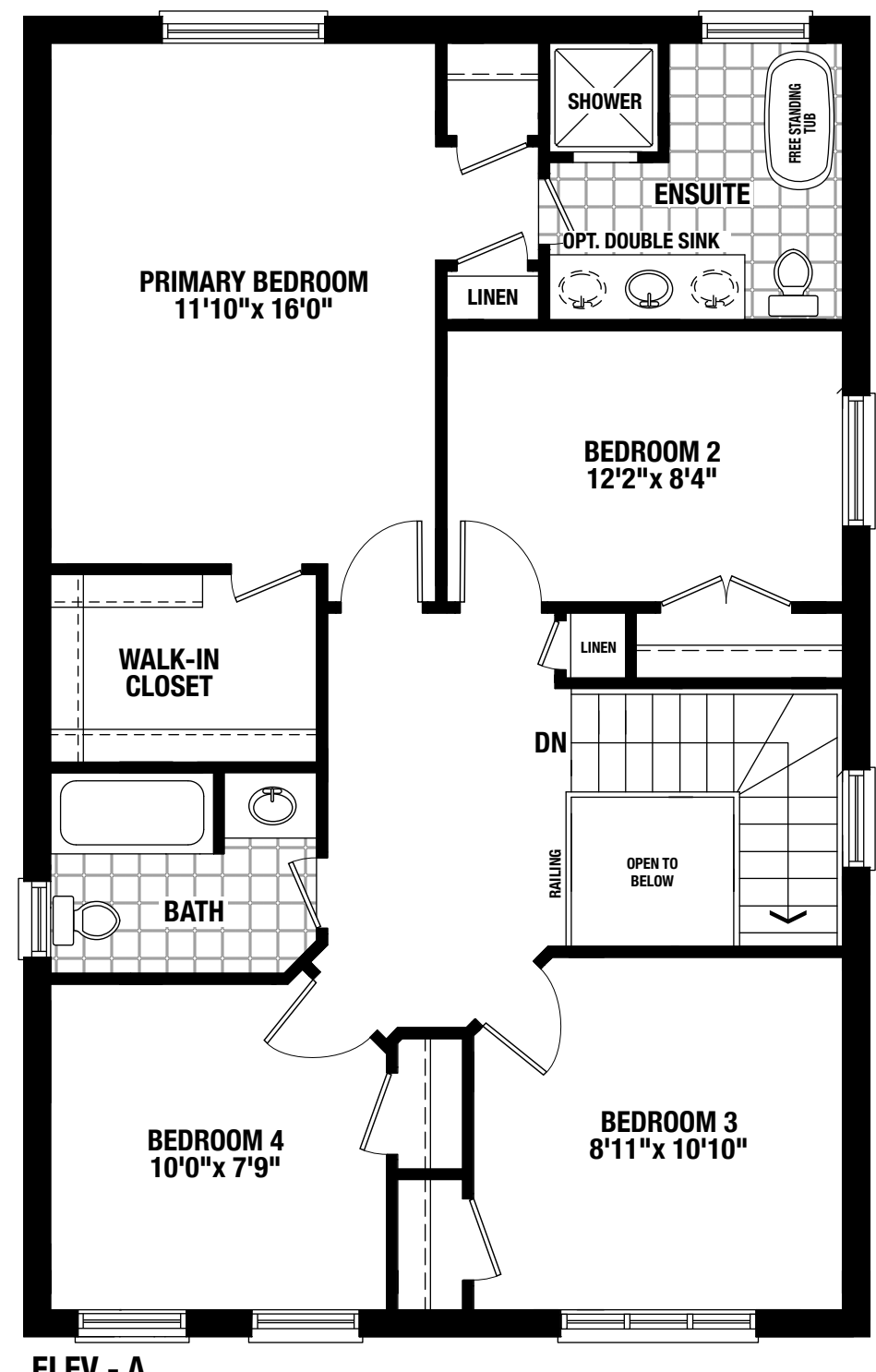
Elevation - B - 1905 sq.ft.



BASEMENT



MAIN FLOOR



SECOND FLOOR



MUSKOKA
— FOREST —

The Trillium



Elevation - A - 1905 sq.ft.



Elevation - B - 1905 sq.ft.

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The Geranium



Elevation - A - 2195 sq.ft.



Elevation - B - 2195 sq.ft.



MUSKOKA
— FOREST —

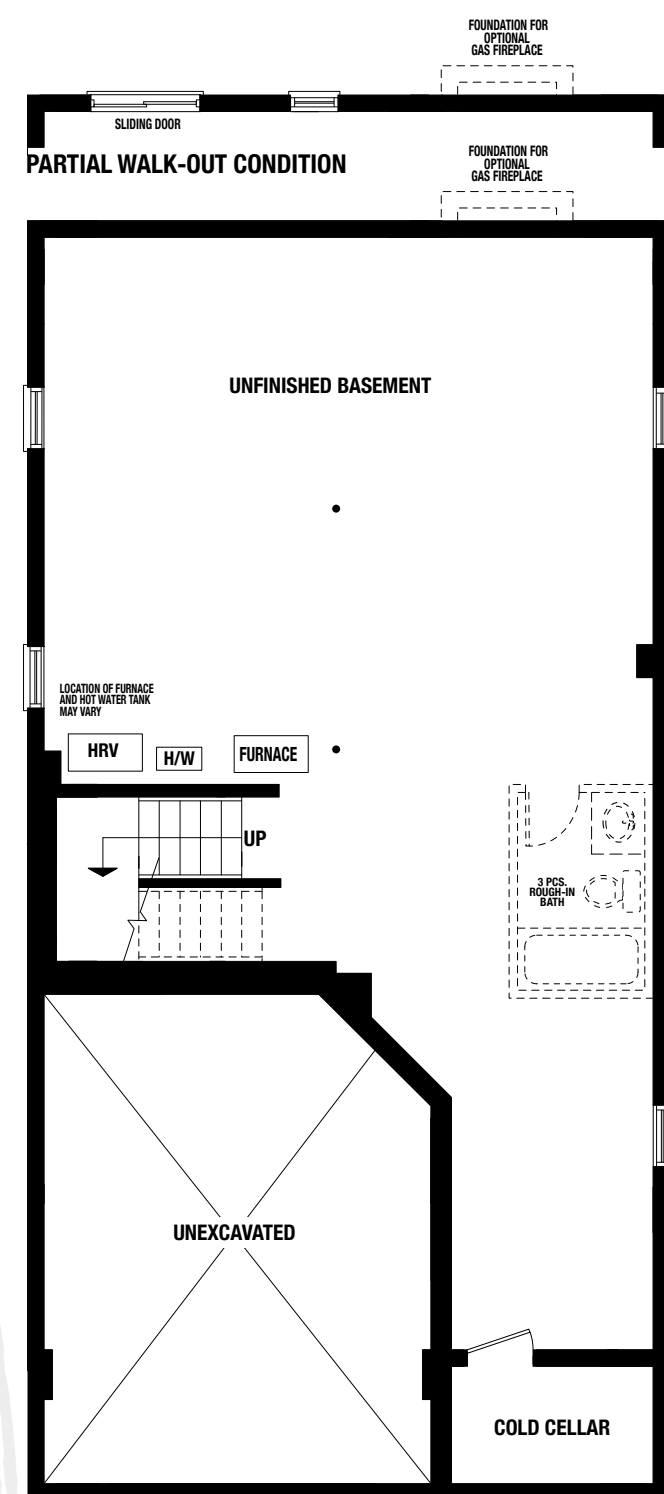
The Geranium



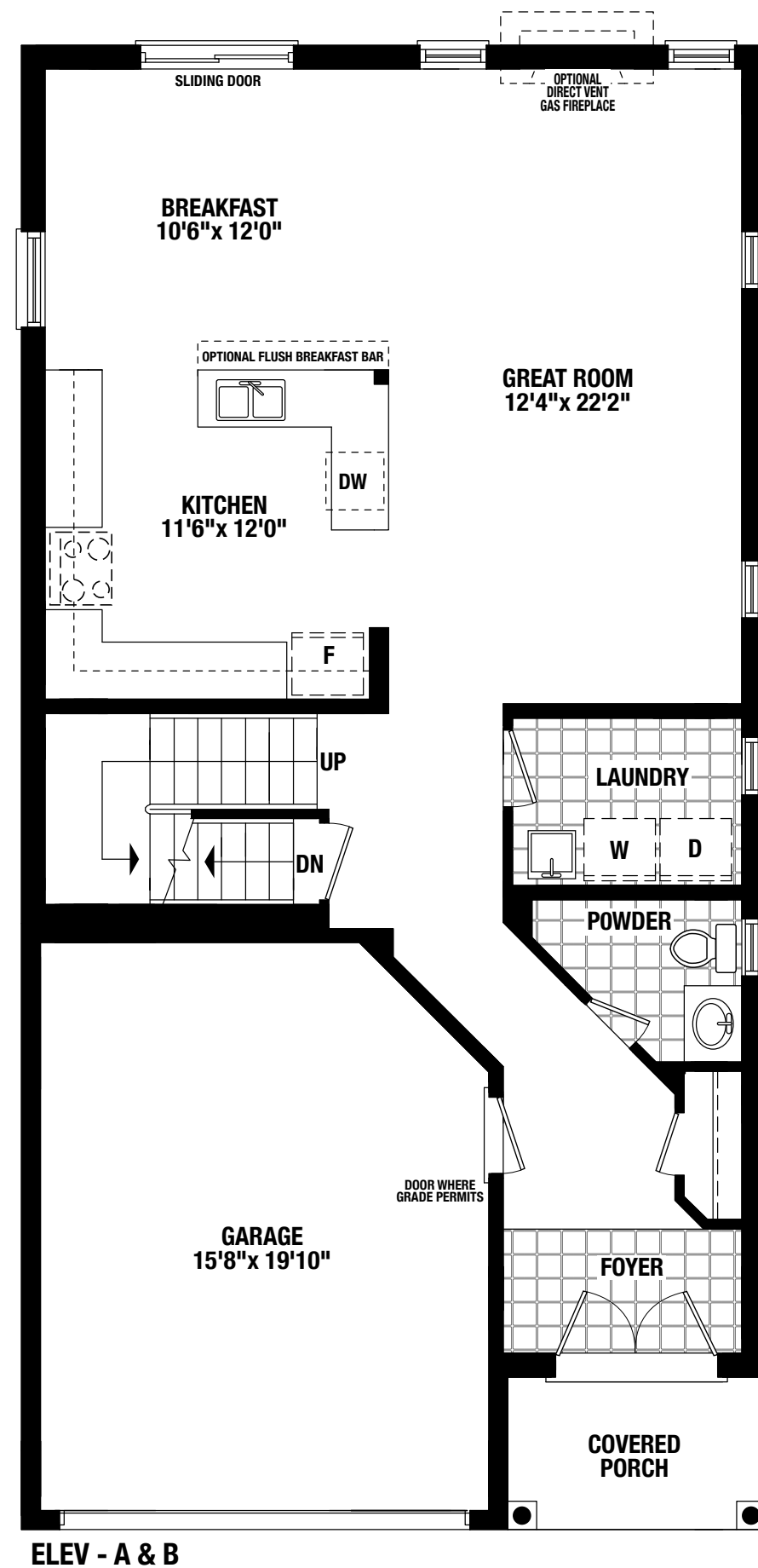
Elevation - A - 2195 sq.ft.



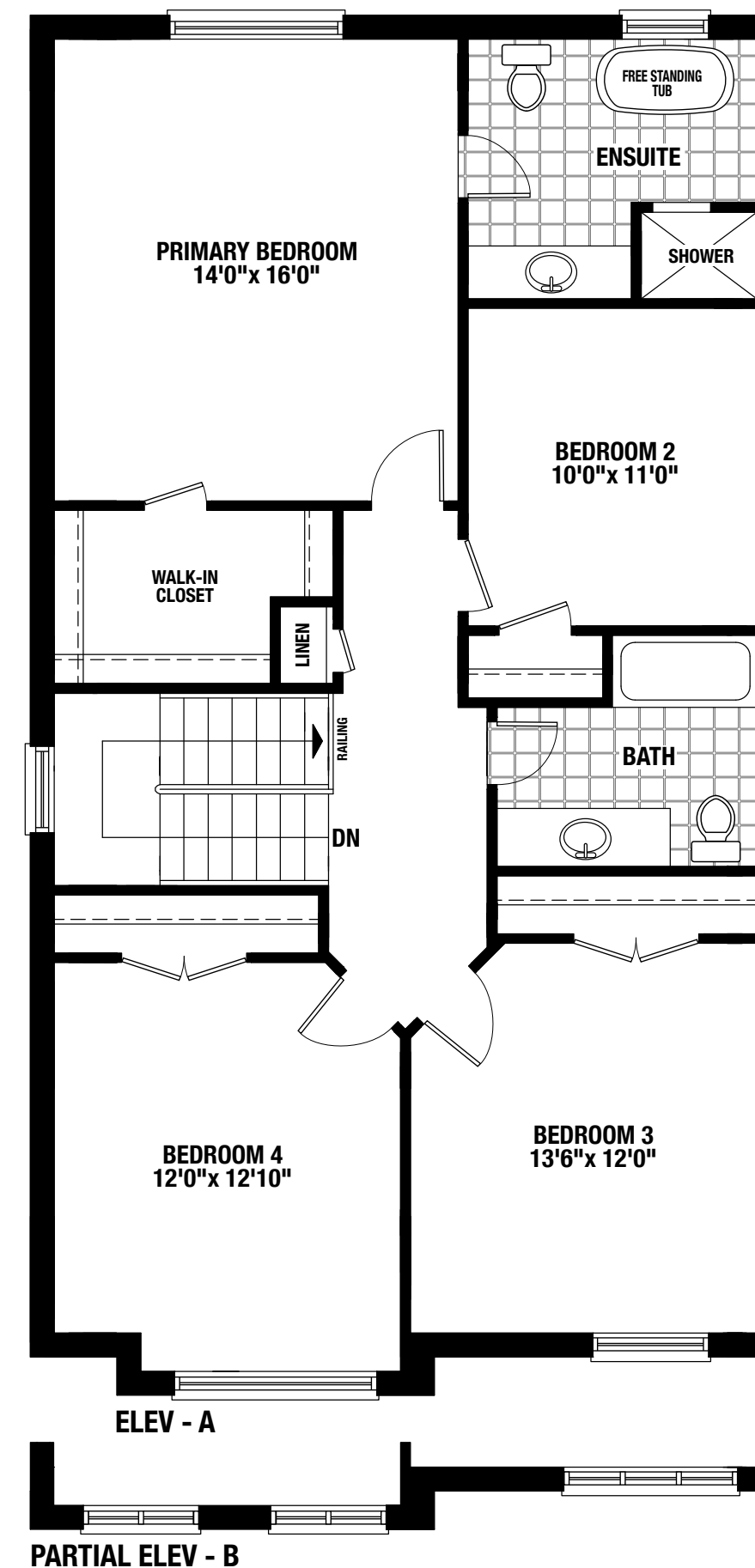
Elevation - B - 2195 sq.ft.



BASEMENT



MAIN FLOOR



SECOND FLOOR

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40' HOME COLLECTION

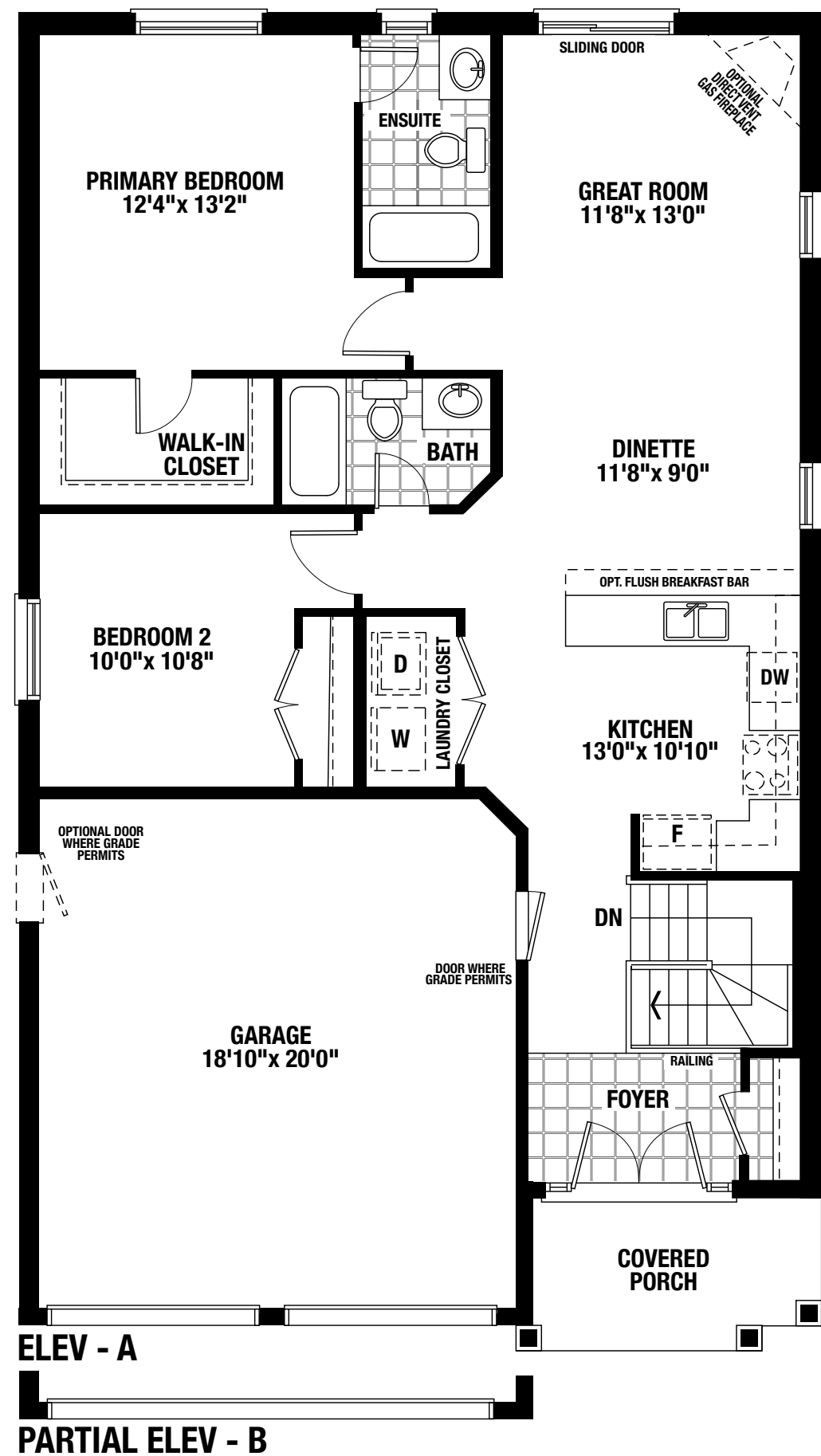
The Iris



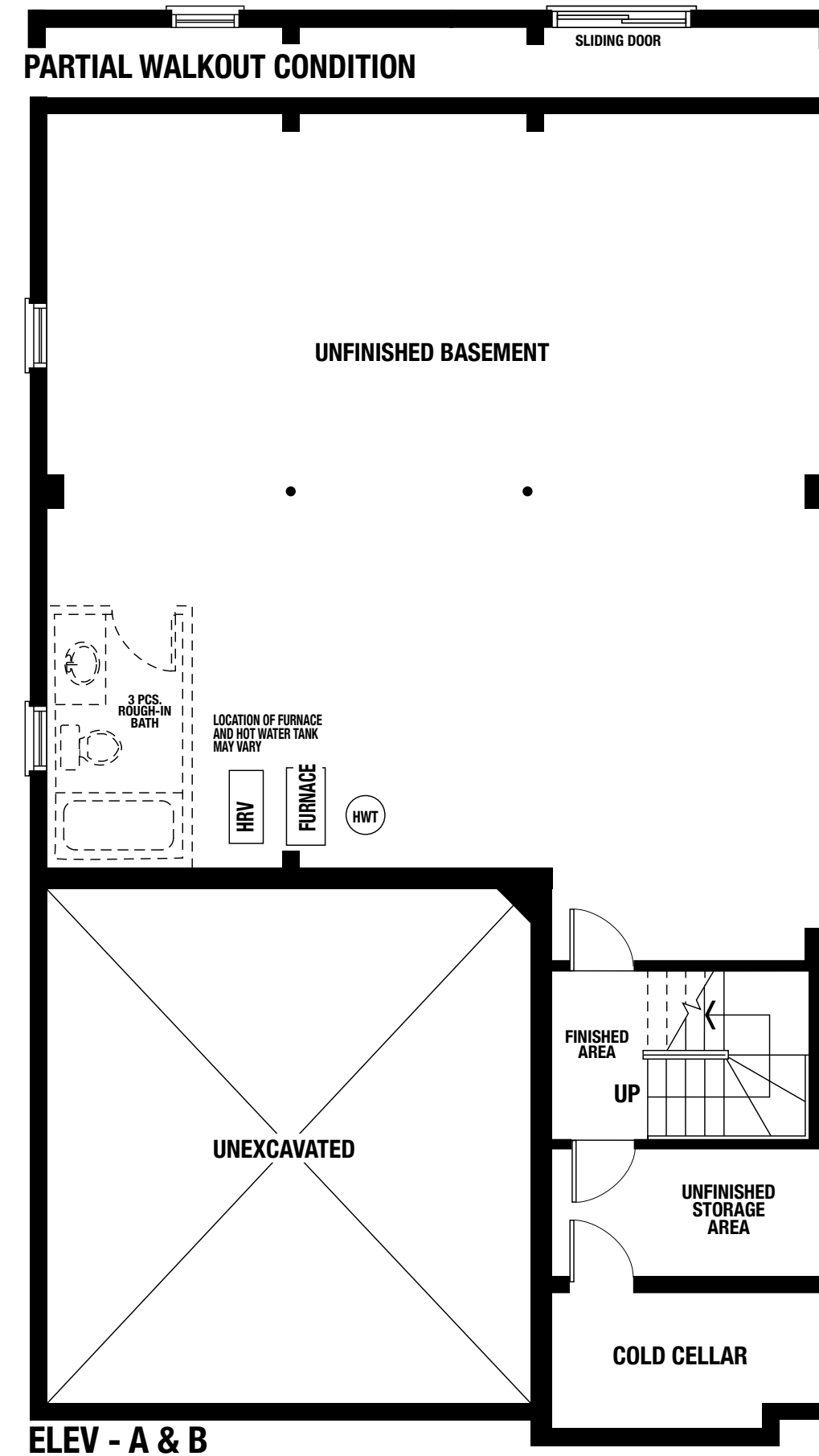
Elevation - A - 1160 sq.ft.



Elevation - B - 1160 sq.ft.



MAIN FLOOR



BASEMENT



MUSKOKA
— FOREST —

The Iris



Elevation - A - 1160 sq.ft.



Elevation - B - 1160 sq.ft.

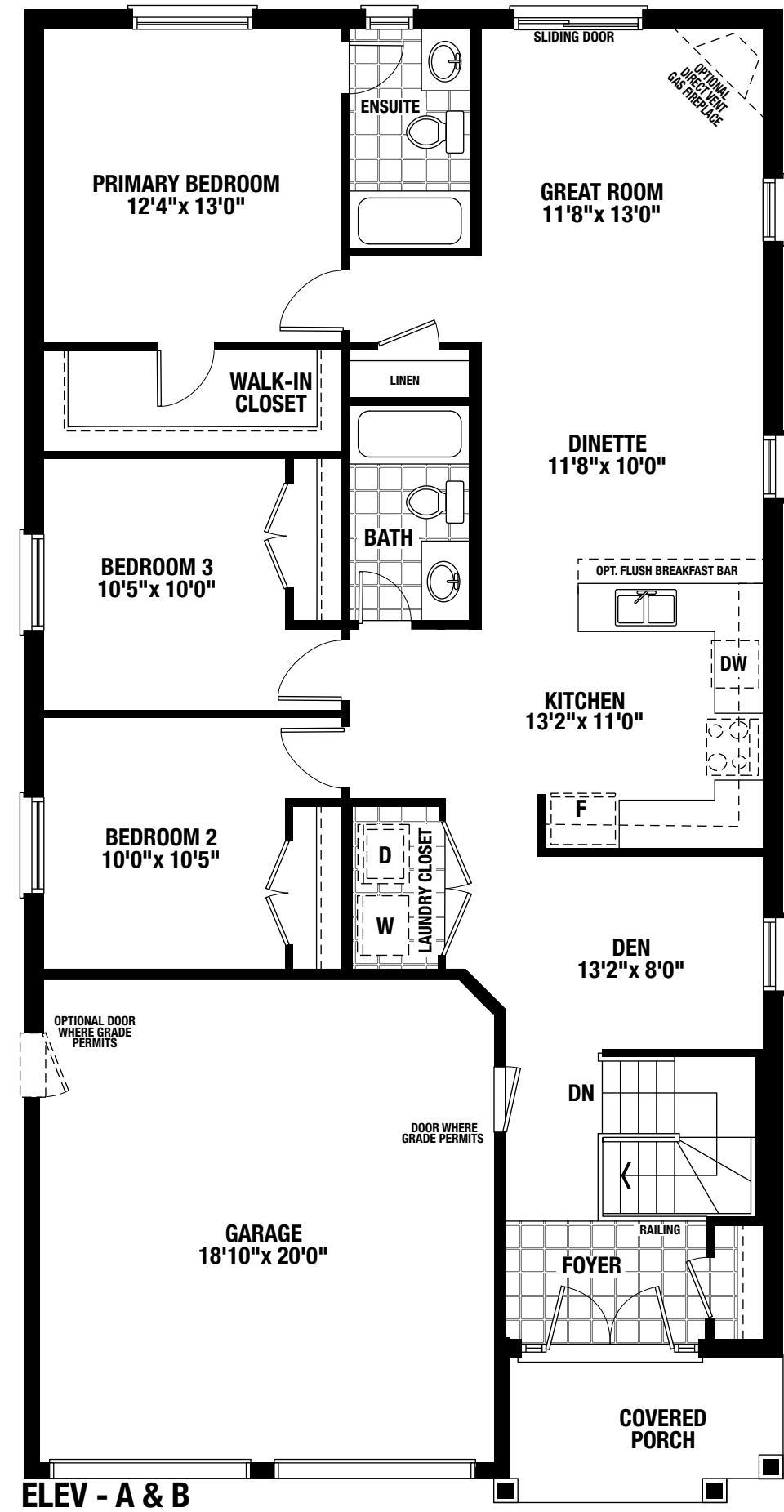
The Fern



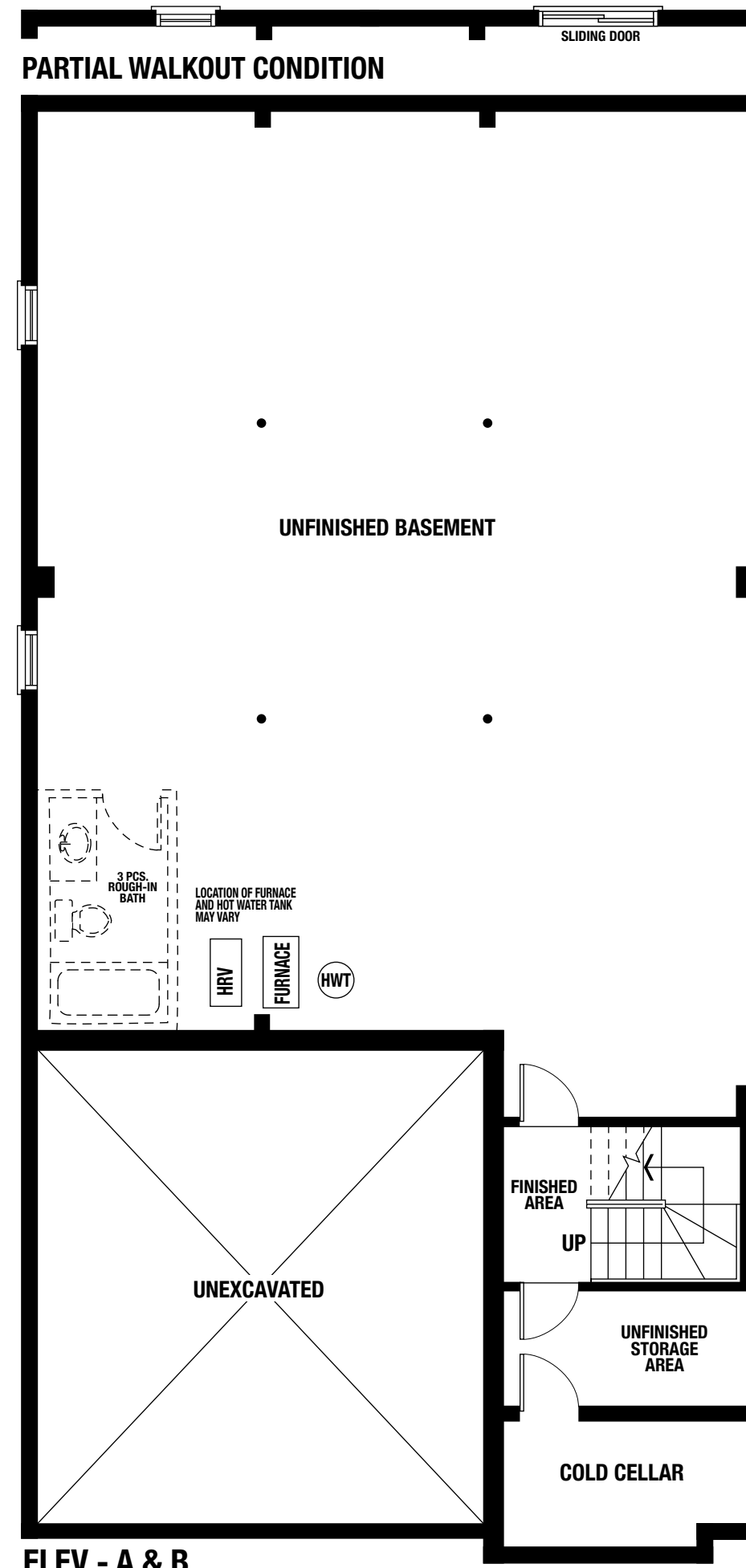
Elevation - A - 1460 sq.ft.



Elevation - B - 1460 sq.ft.



MAIN FLOOR



BASEMENT



MUSKOKA
— FOREST —

The Fern



Elevation - A - 1460 sq.ft.



Elevation - B - 1460 sq.ft.

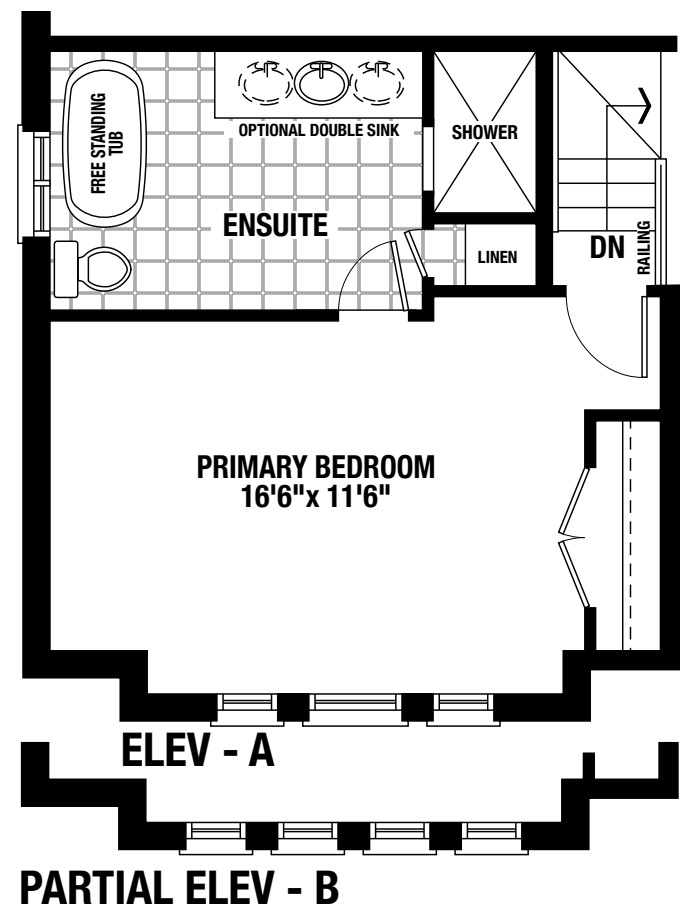
The Sunflower



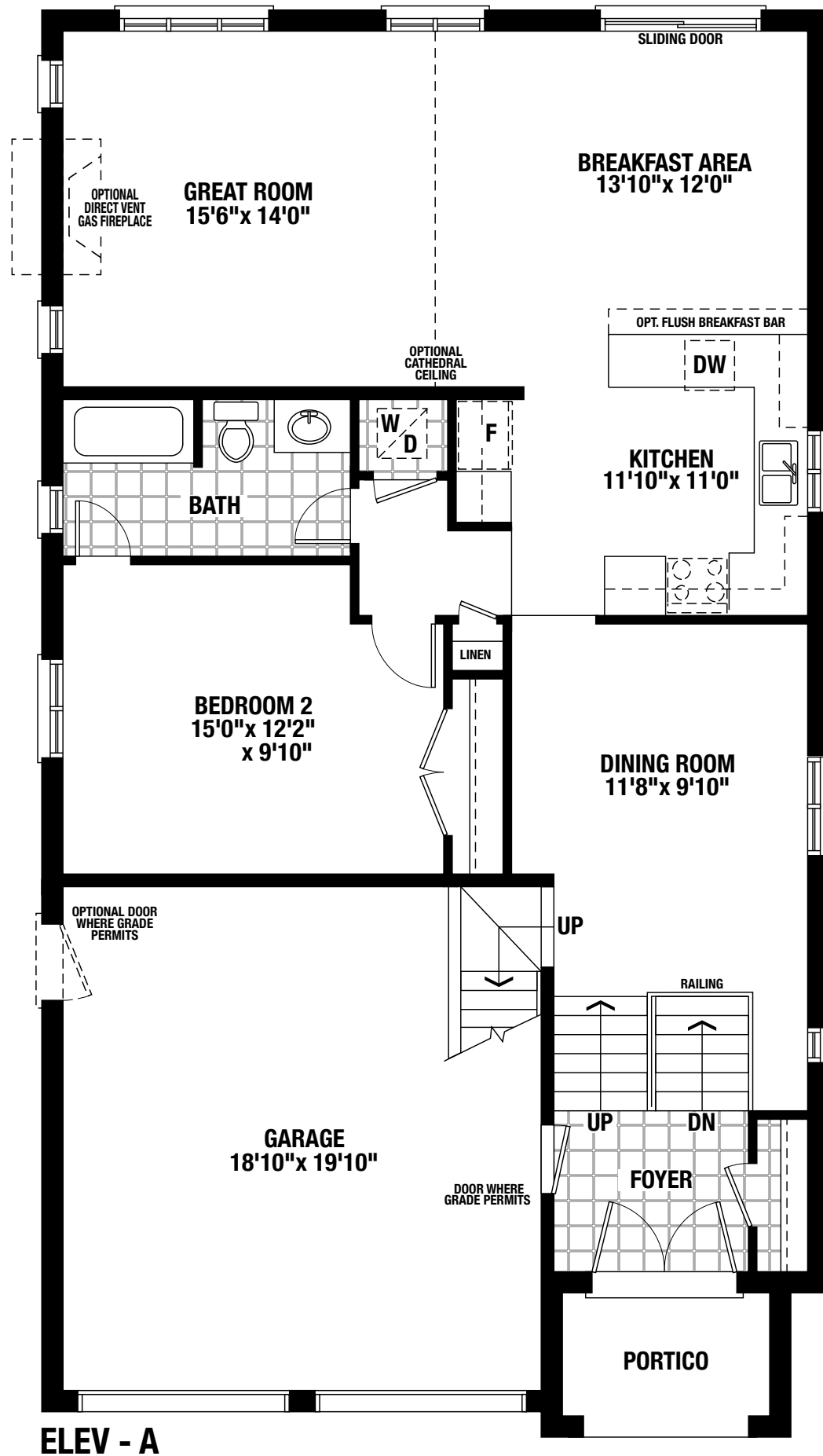
Elevation - A - 1673 sq.ft.



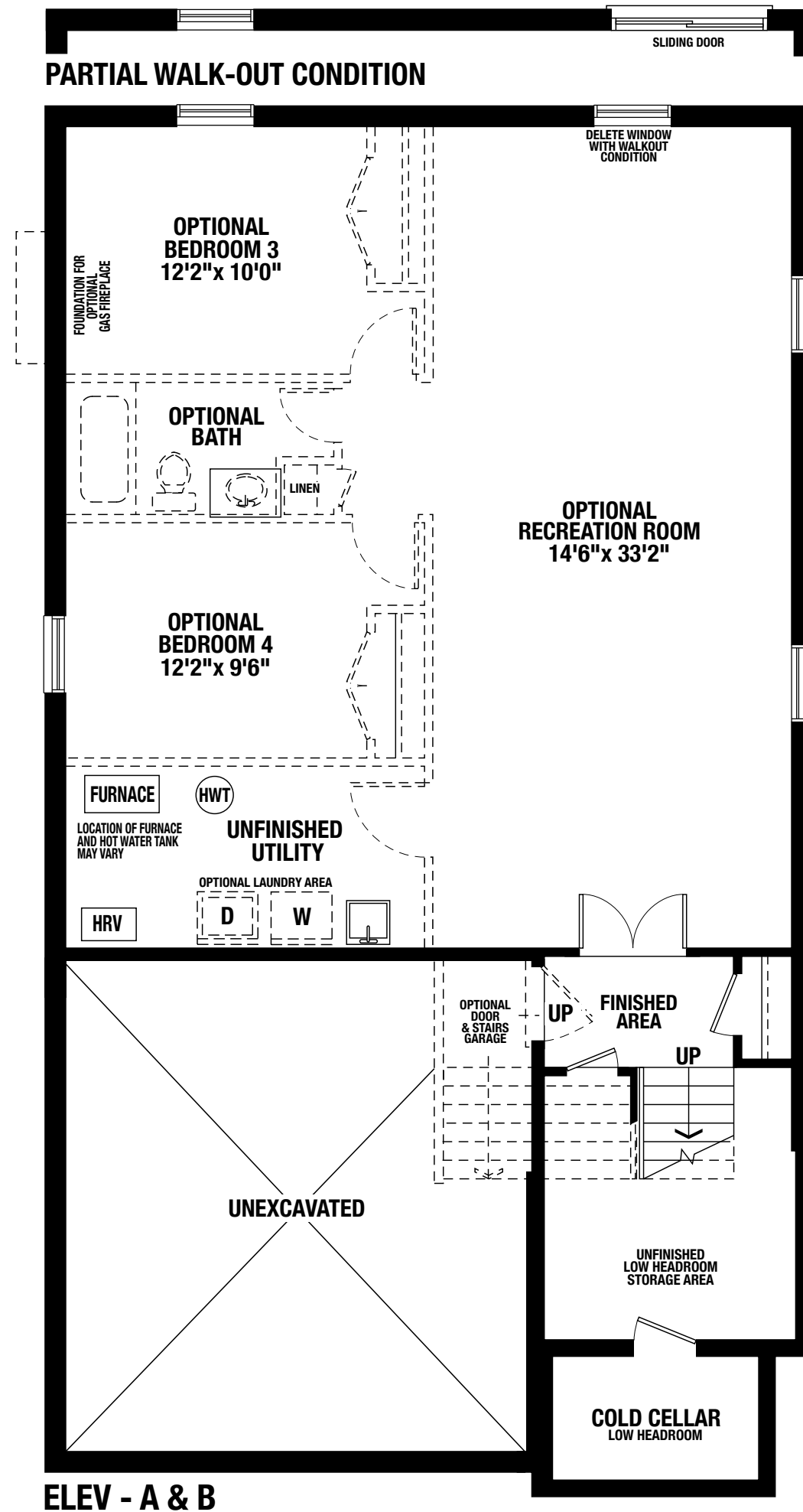
Elevation - B - 1673 sq.ft.



LOFT



MAIN FLOOR



BASEMENT



MUSKOKA
— FOREST —

The Sunflower



Elevation - A - 1673 sq.ft.



Elevation - B - 1673 sq.ft.

The Elderberry



Elevation - A - 1975 sq.ft.



Elevation - B - 1975 sq.ft.



MUSKOKA
— FOREST —

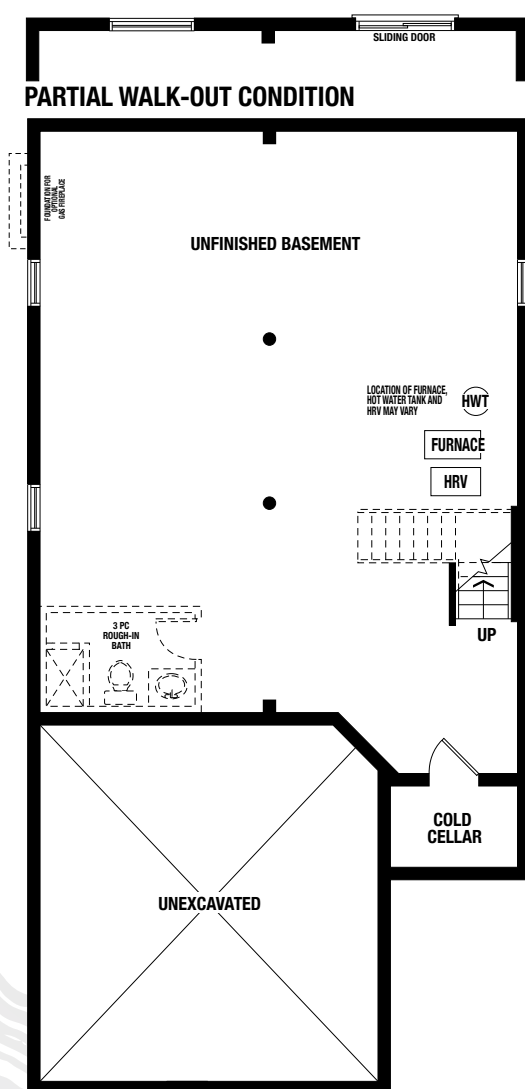
The Elderberry



Elevation - A - 1975 sq.ft.

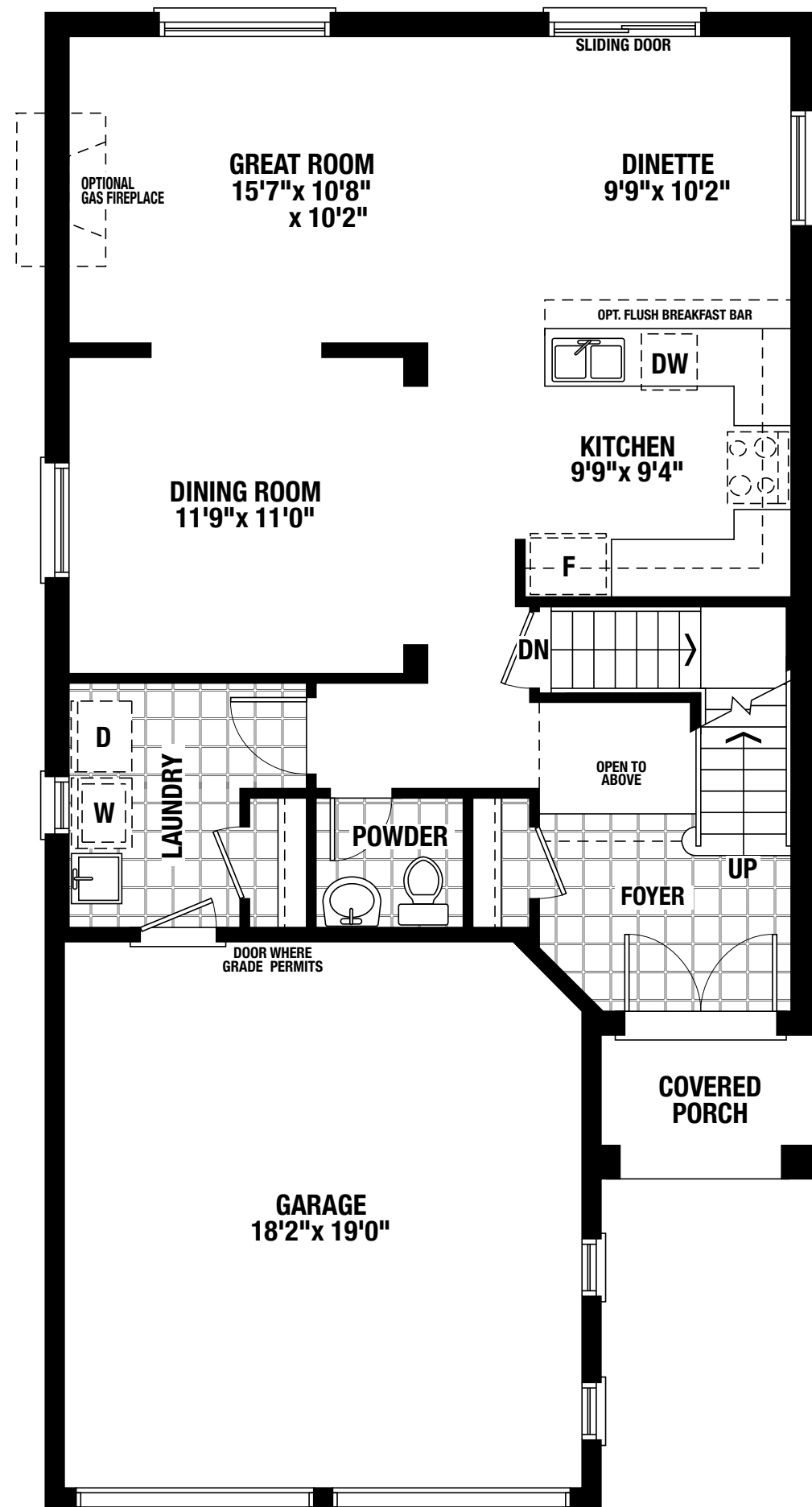


Elevation - B - 1975 sq.ft.



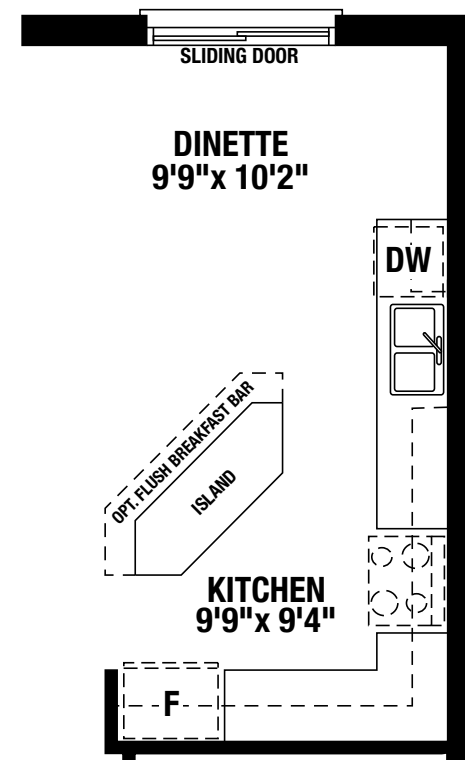
ELEV - A & B

BASEMENT

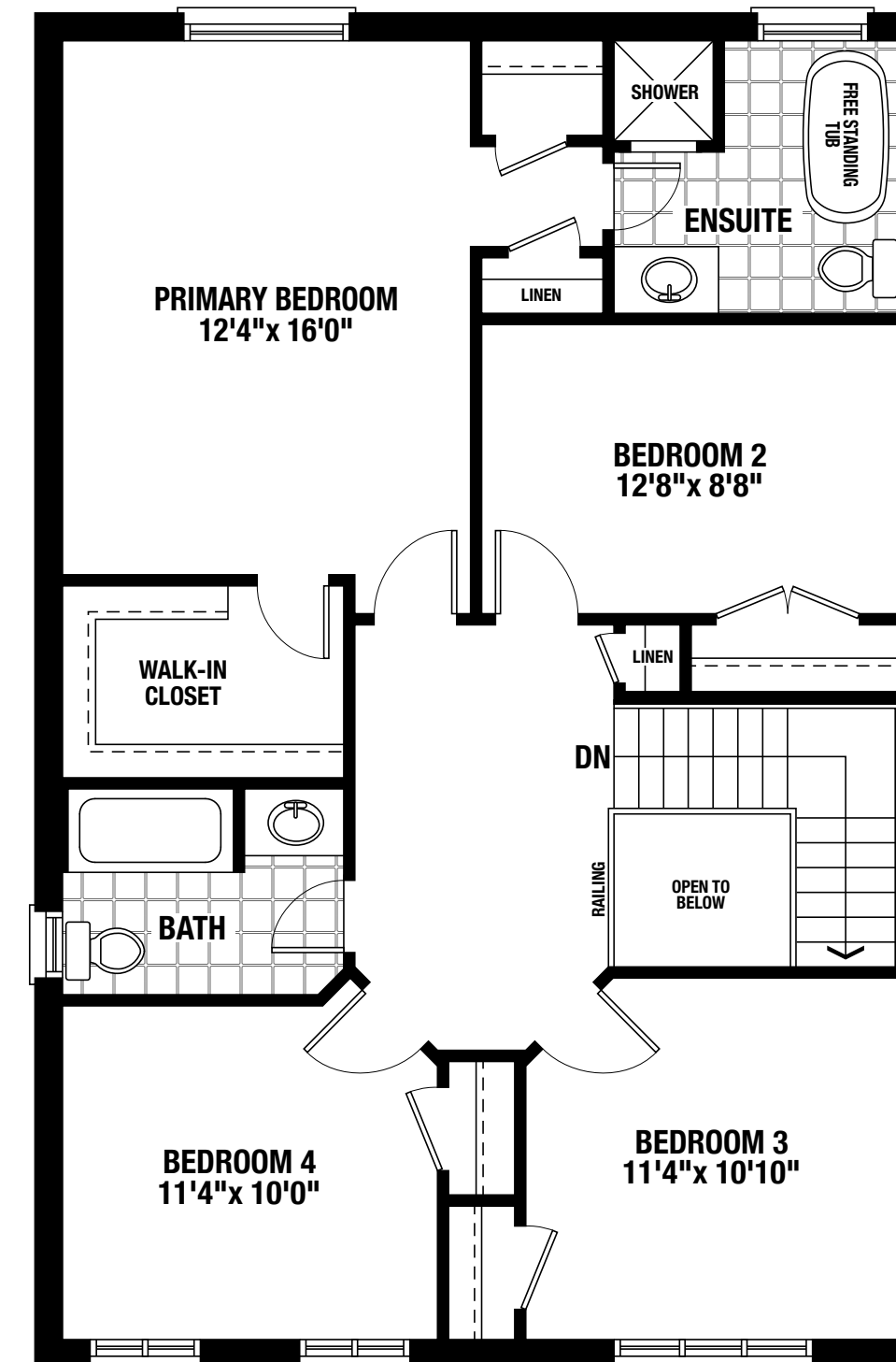


ELEV - A & B

MAIN FLOOR



OPT. KITCHEN



ELEV - A

PART ELEV - B

SECOND FLOOR

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The Cranberry



Elevation - A - 2210 sq.ft.



Elevation - B - 2210 sq.ft.



MUSKOKA
— FOREST —

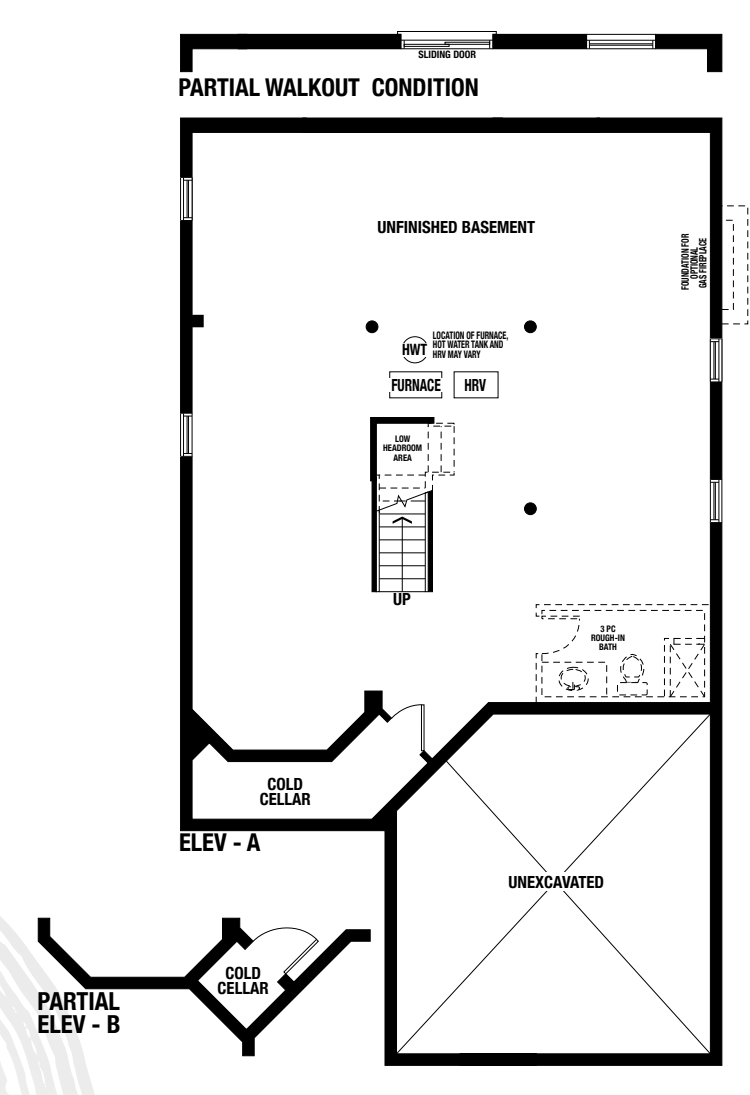
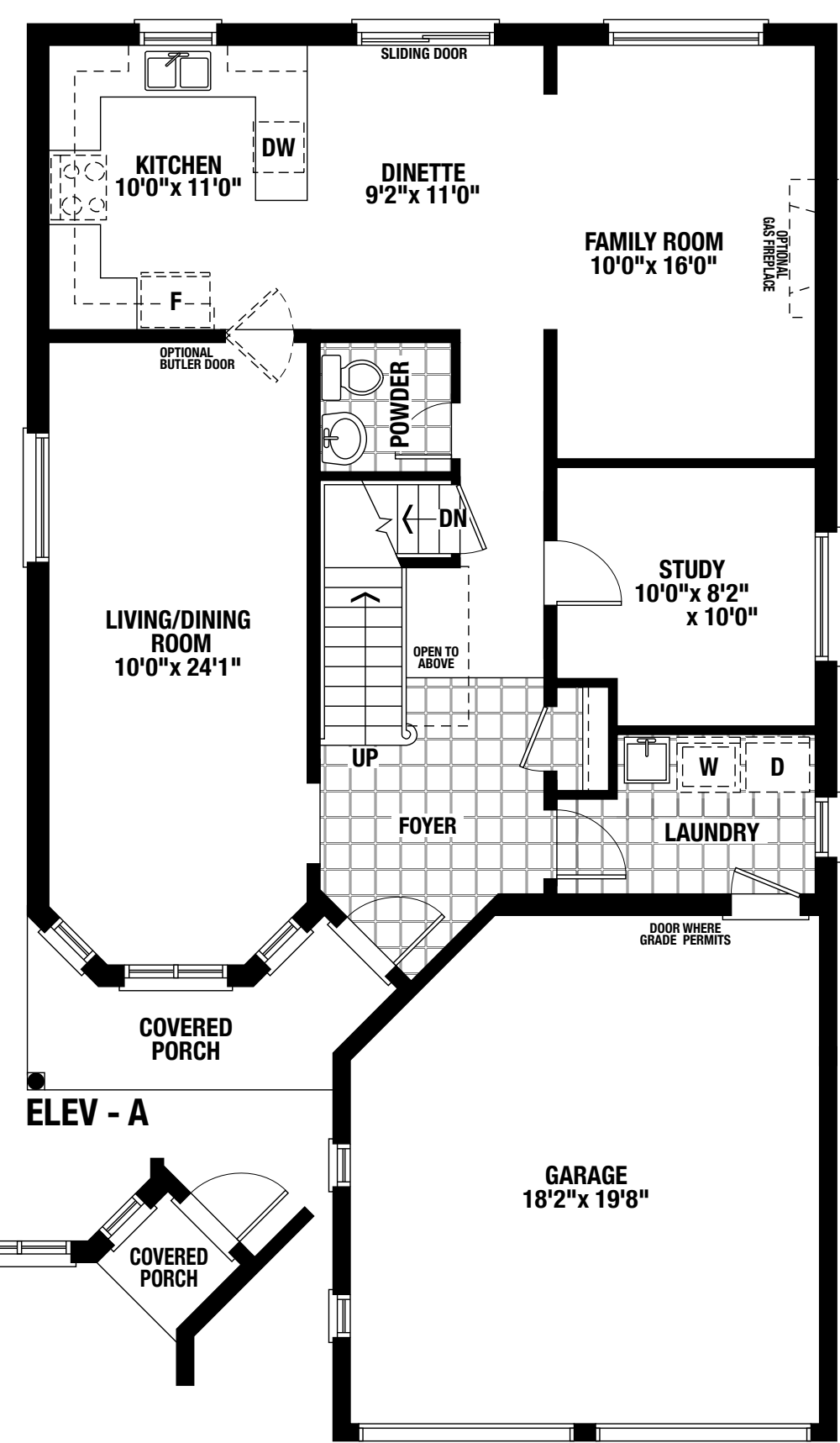
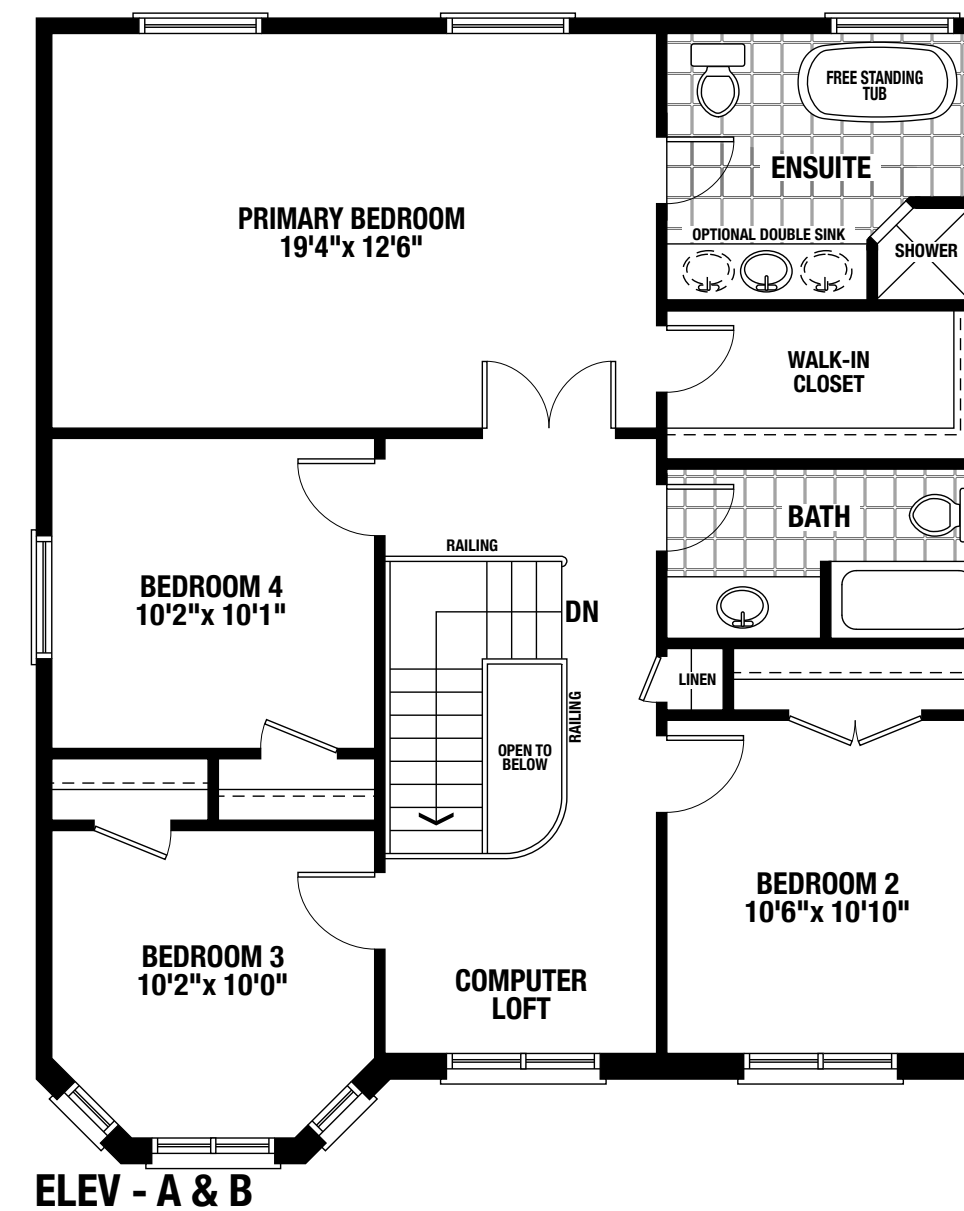
The Cranberry



Elevation - A - 2210 sq.ft.



Elevation - B - 2210 sq.ft.



40' HOME COLLECTION

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44' HOME
COLLECTION

The Poppy



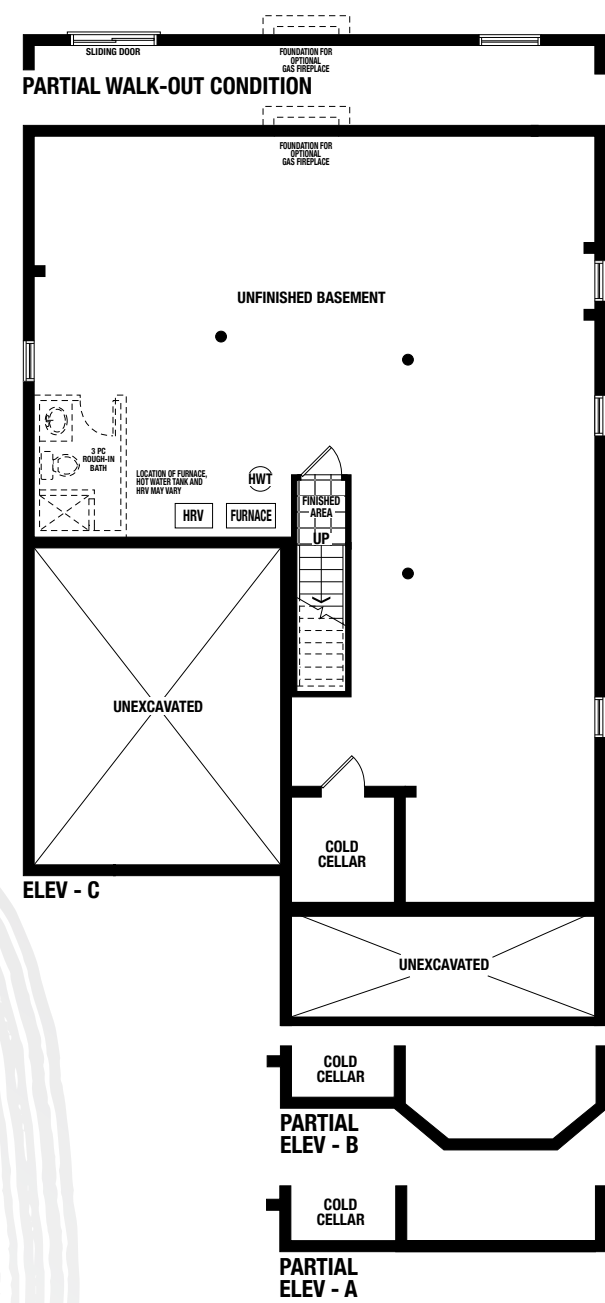
Elevation - C - 1334 sq.ft.



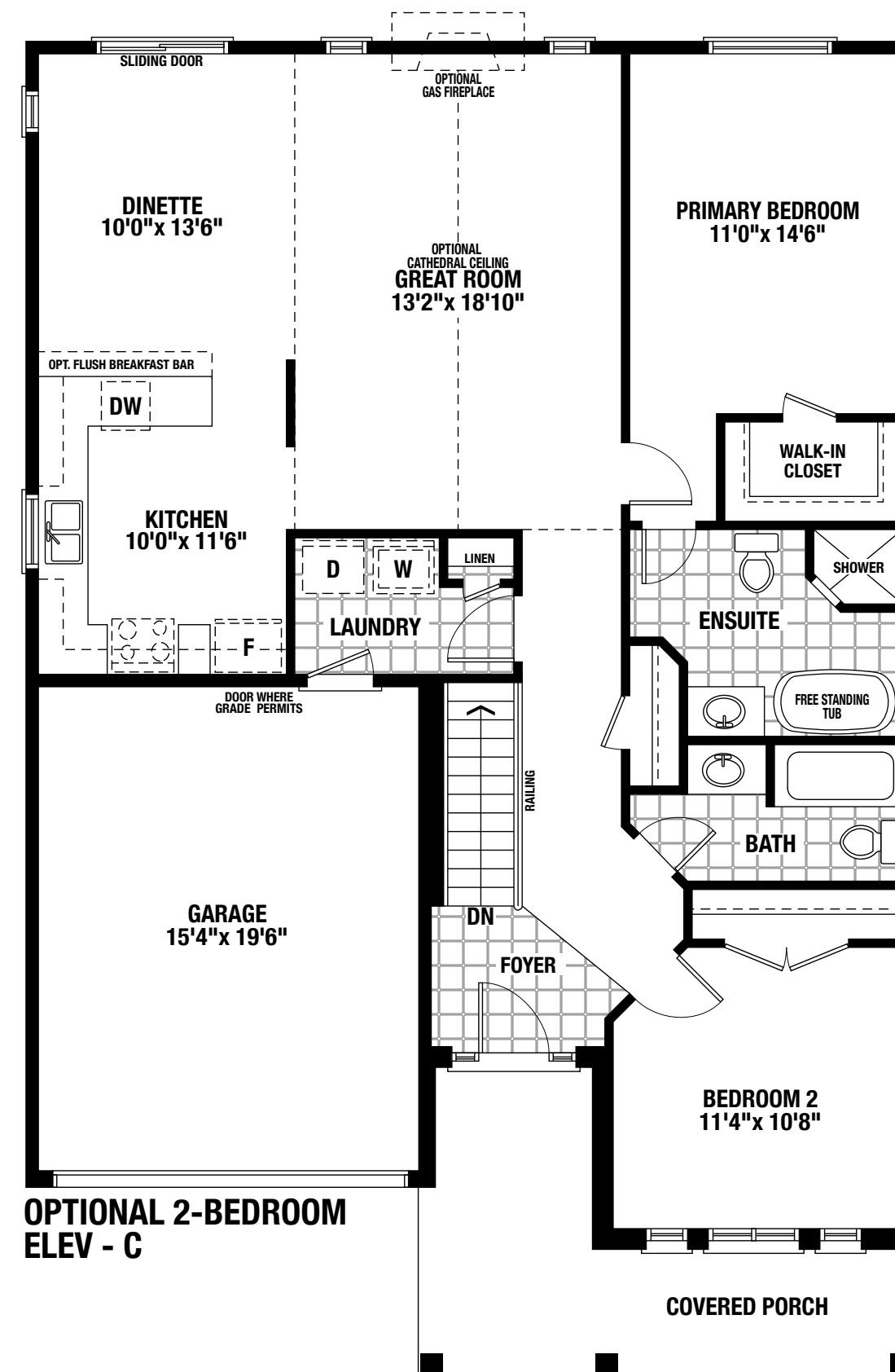
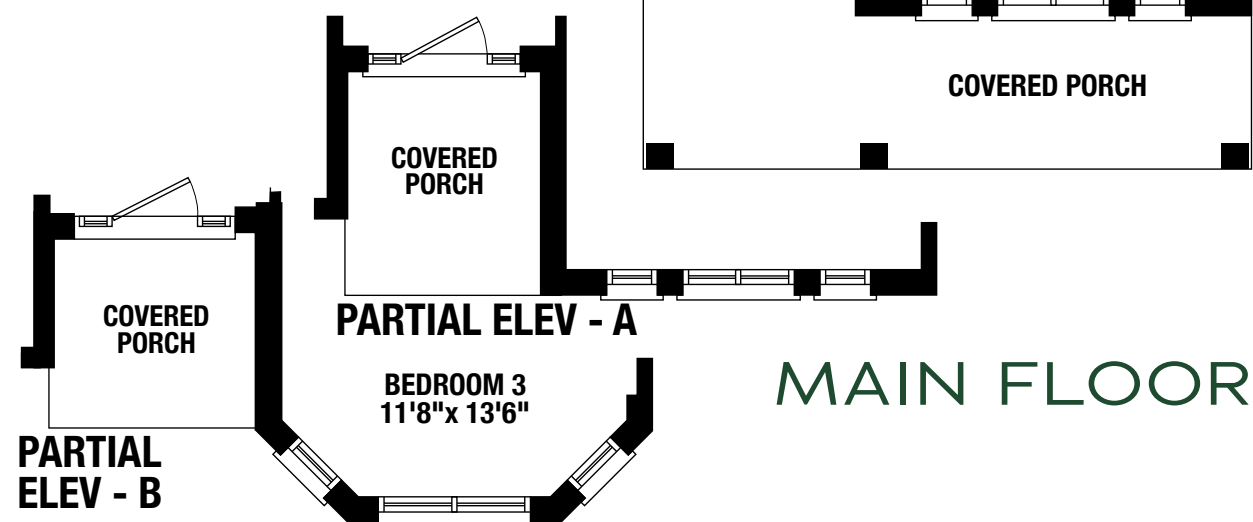
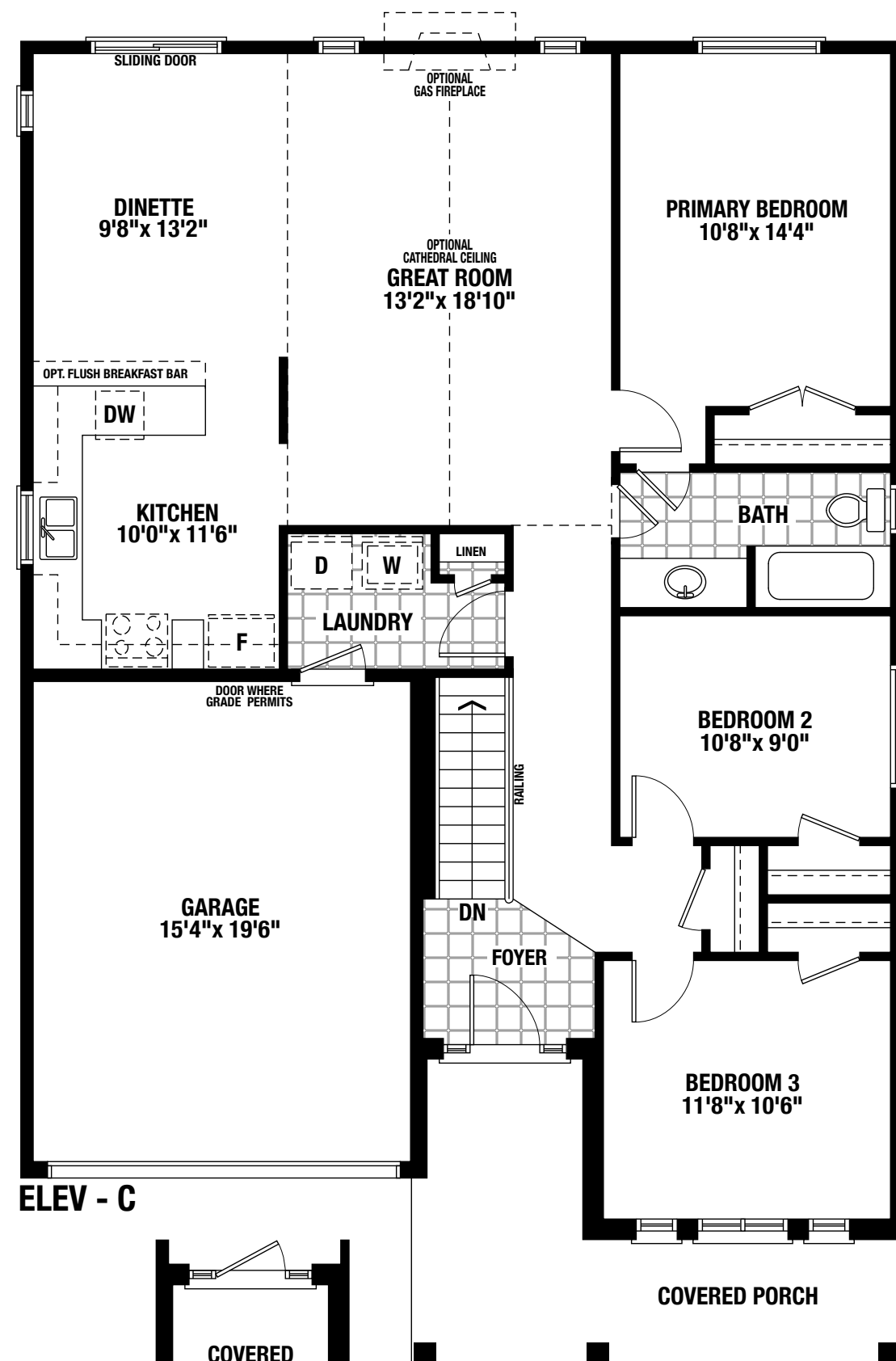
Elevation - A - 1334 sq.ft.



Elevation - B - 1360 sq.ft.



BASEMENT



OPT. MAIN FLOOR



MUSKOKA
— FOREST —

The Poppy



Elevation - C - 1334 sq.ft.



Elevation - A - 1334 sq.ft.



Elevation - B - 1360 sq.ft.

The Larkspur

44' HOME
COLLECTION



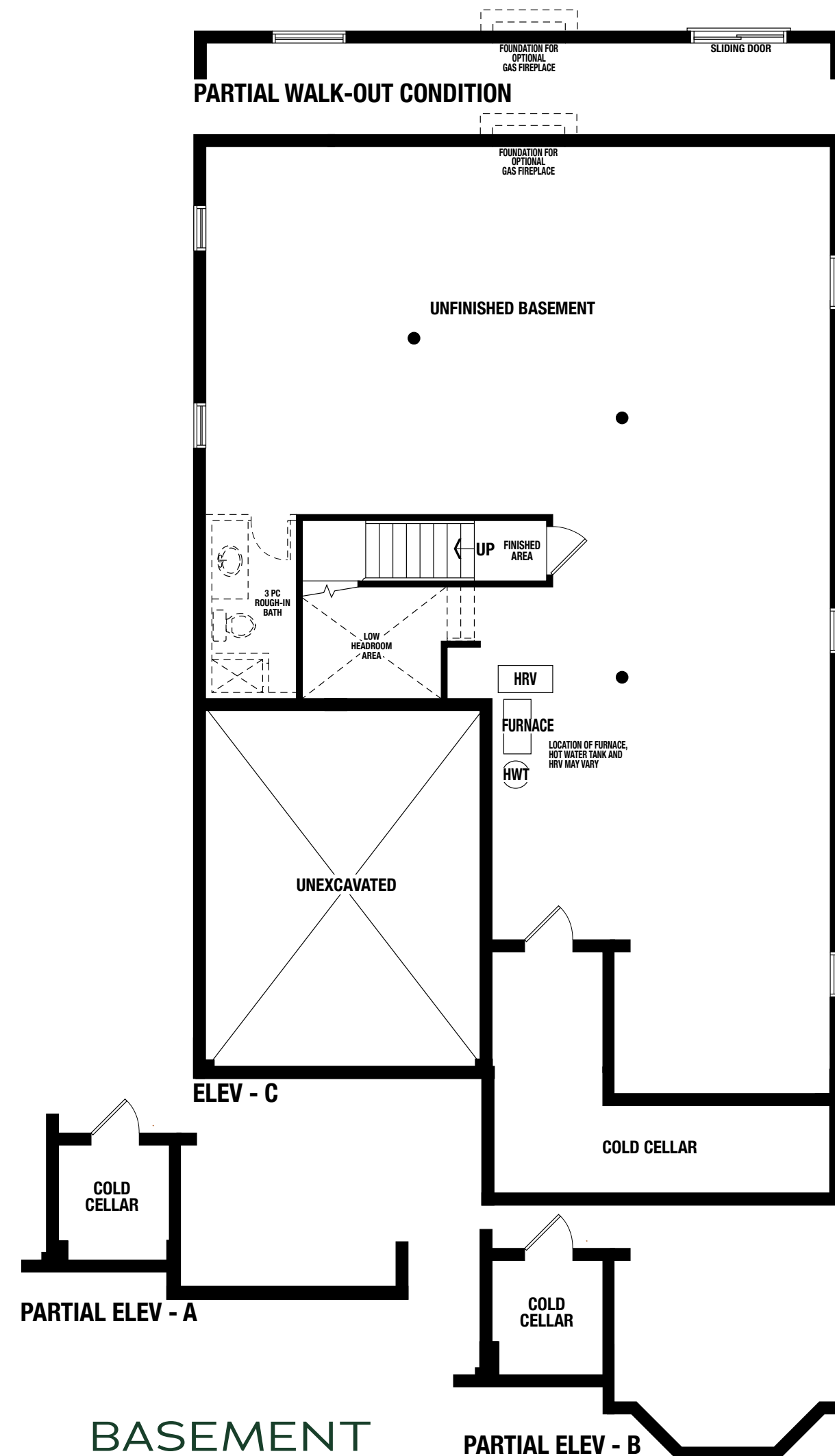
Elevation - C - 1530 sq.ft.



Elevation - A - 1530 sq.ft.



Elevation - B - 1550 sq.ft.



MUSKOKA
— FOREST —

The Larkspur



Elevation - C - 1530 sq.ft.



Elevation - A - 1530 sq.ft.



Elevation - B - 1550 sq.ft.

The Rose



Elevation - A - 2410 sq.ft.



Elevation - B - 2410 sq.ft.



MUSKOKA
— FOREST —

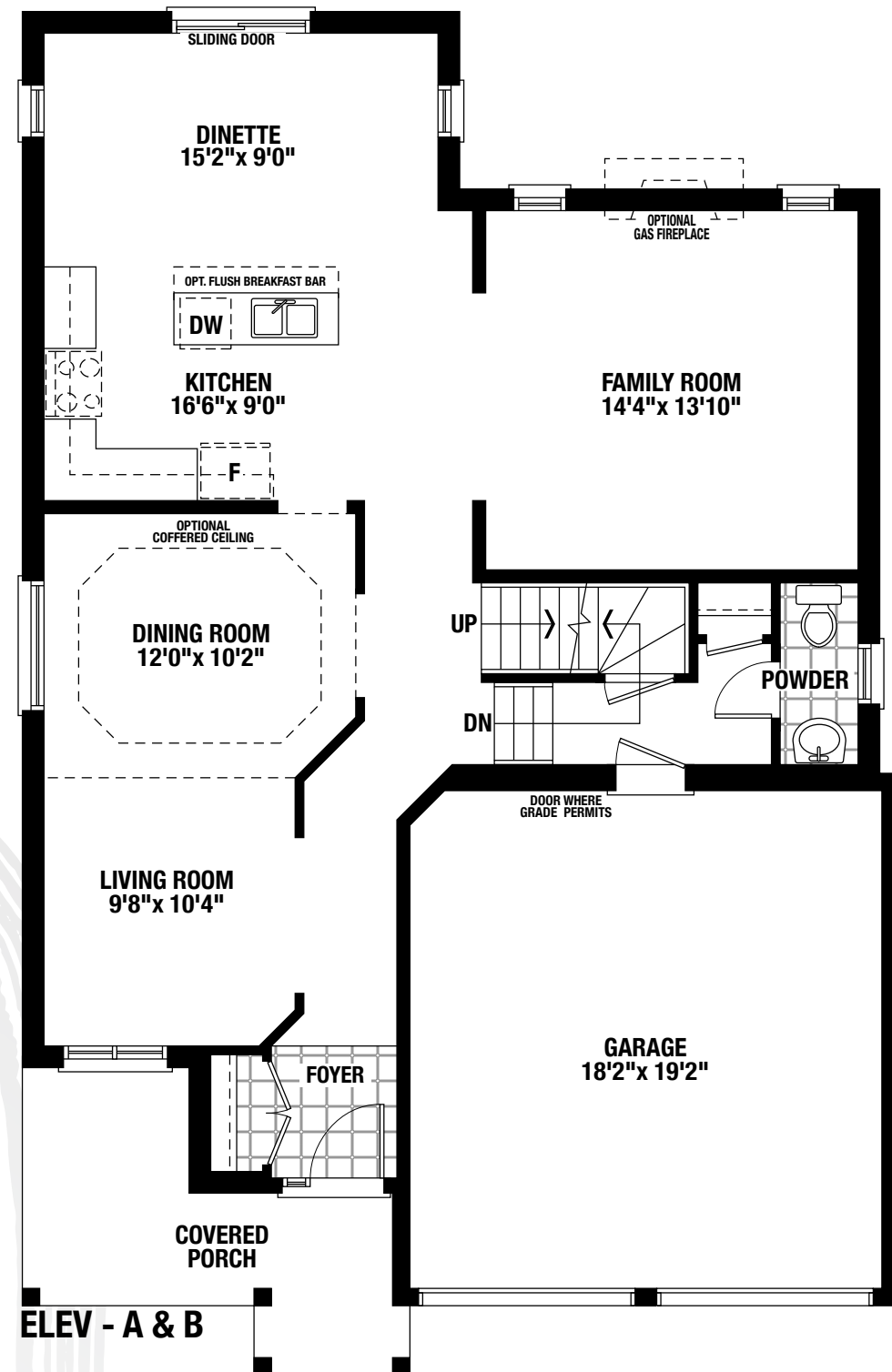
The Rose



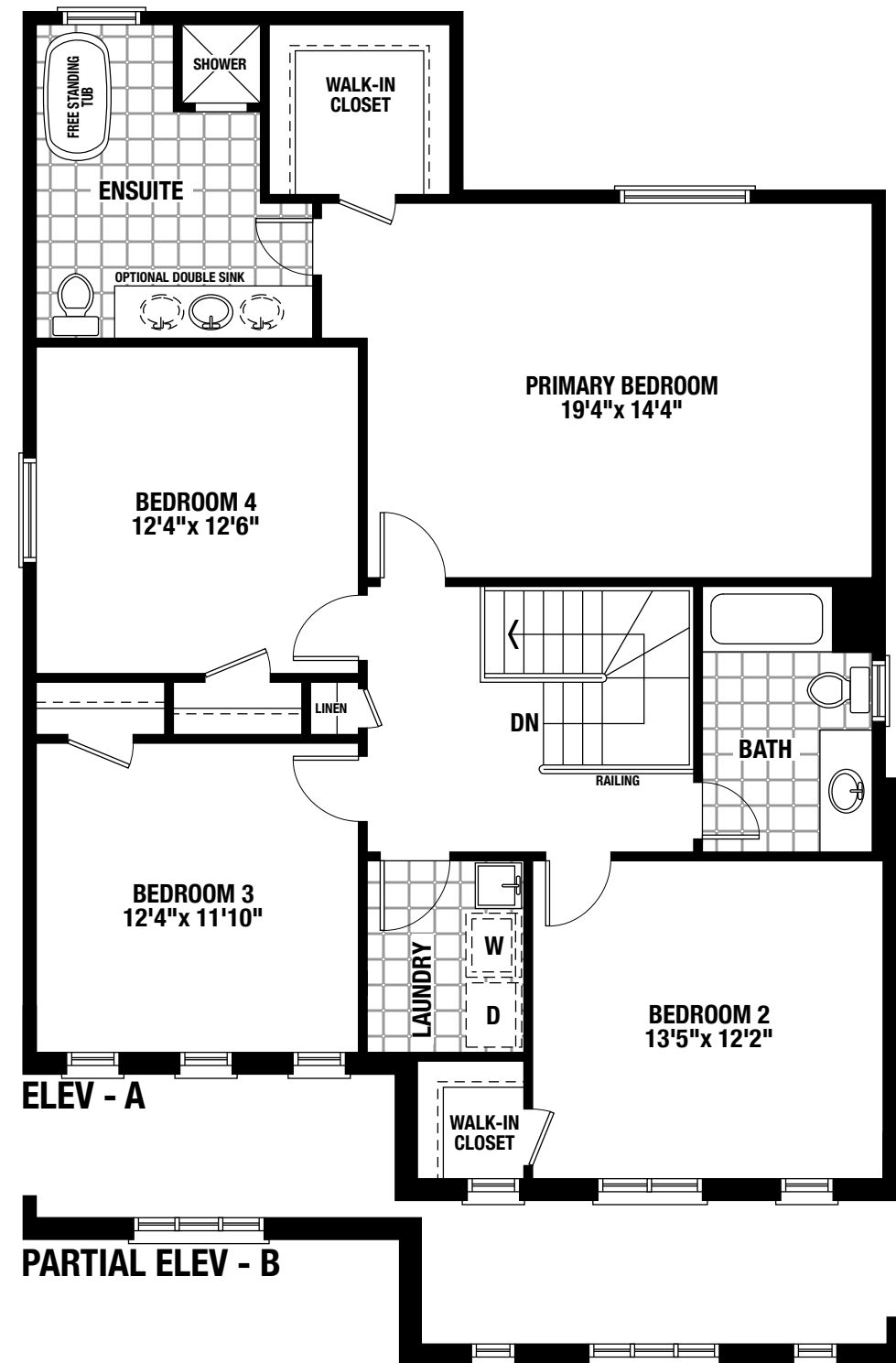
Elevation - A - 2410 sq.ft.



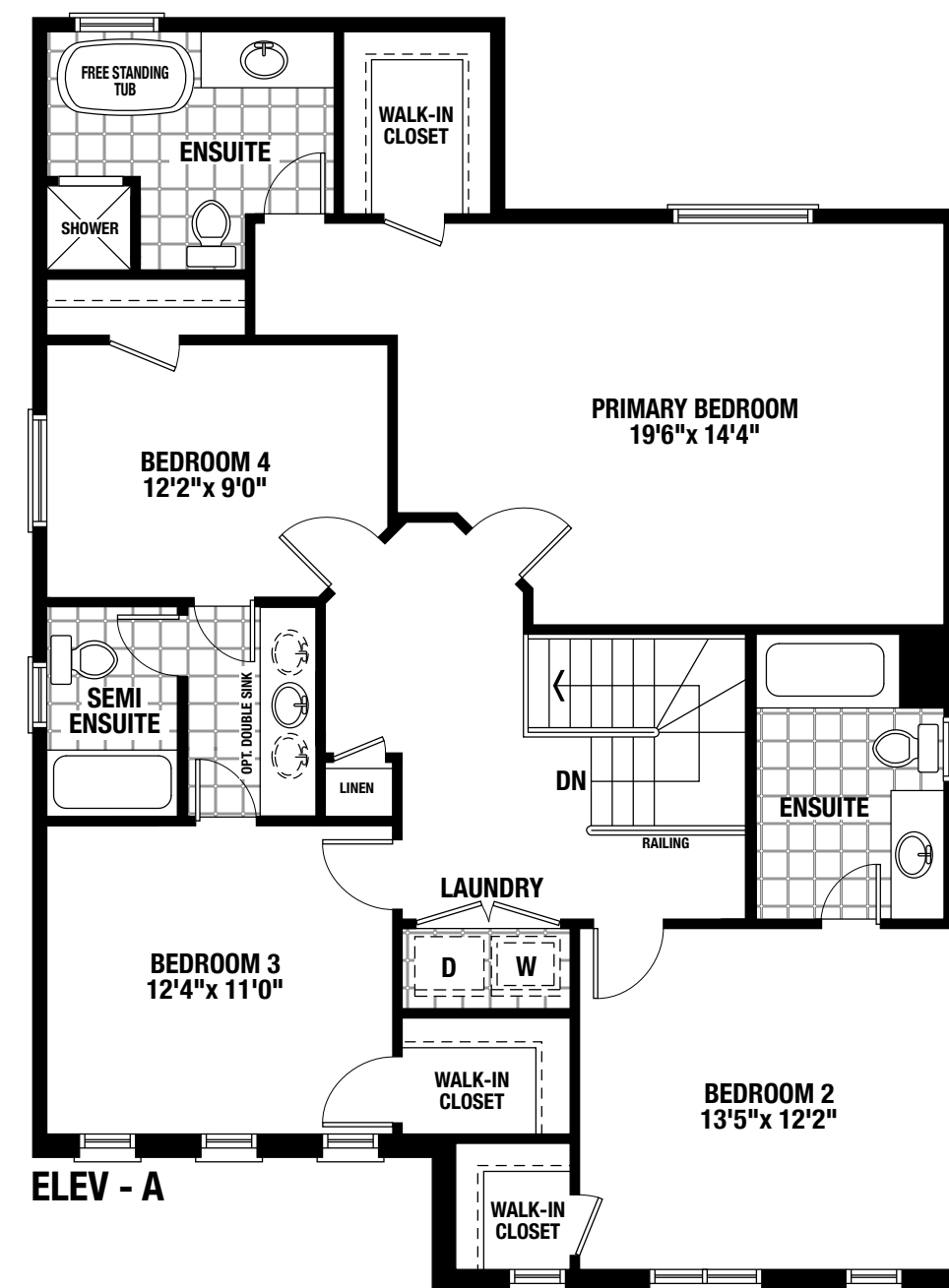
Elevation - B - 2410 sq.ft.



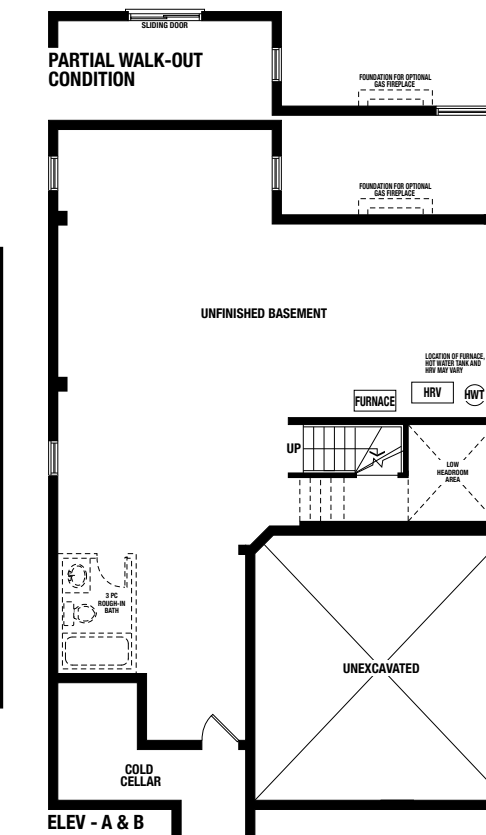
MAIN FLOOR



SECOND FLOOR



OPT. SECOND FLOOR



BASEMENT

44 HOME COLLECTION

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MUSKOKA FOREST
EXPERIENCE LIFE RENEWED



50' HOME COLLECTION

The Aster



Elevation - C - 1500 sq.ft.



Elevation - A - 1500 sq.ft.



Elevation - B - 1534 sq.ft.



MUSKOKA
— FOREST —

The Aster



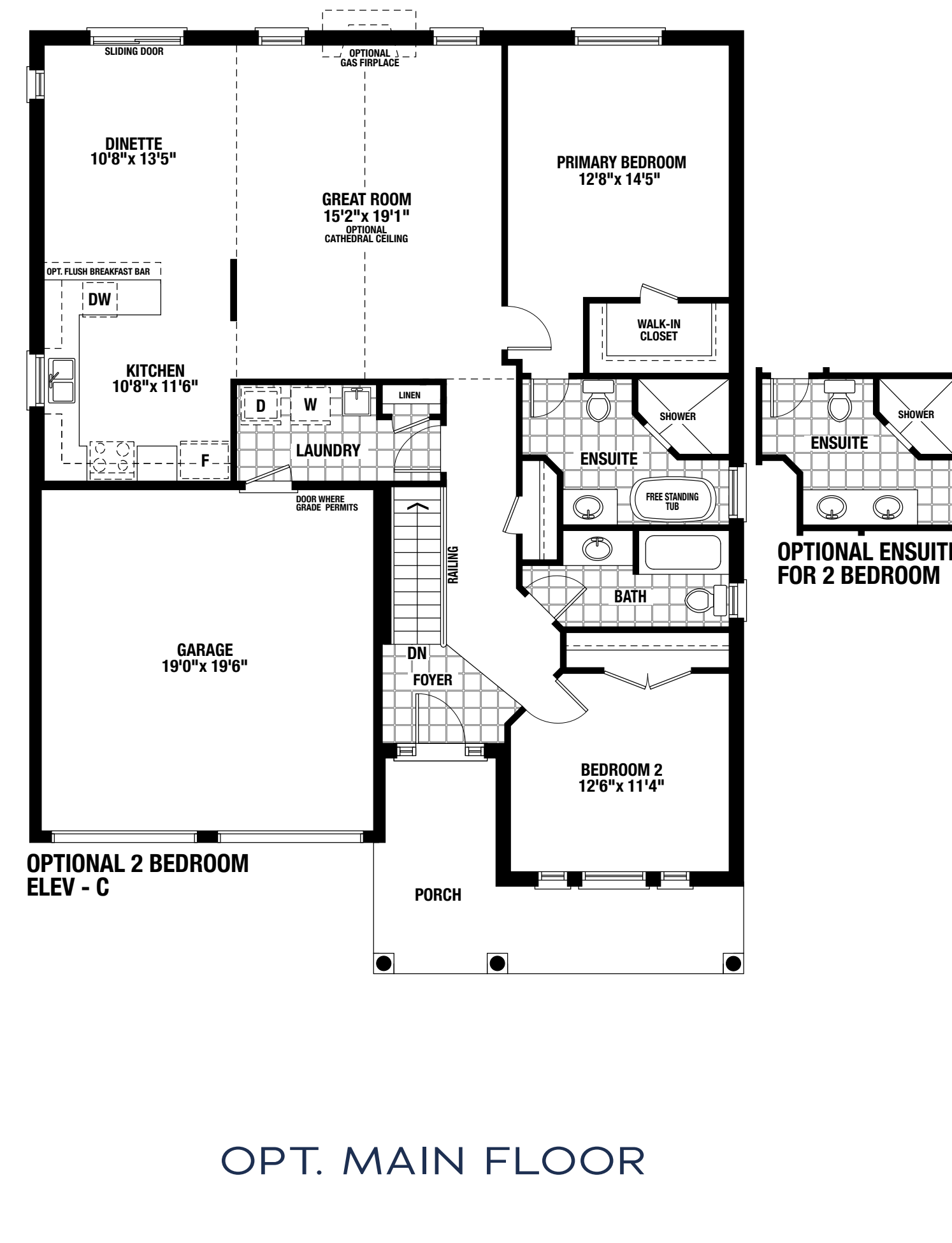
Elevation - C - 1500 sq.ft.



Elevation - A - 1500 sq.ft.



Elevation - B - 1534 sq.ft.



50' HOME COLLECTION

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The Mulberry



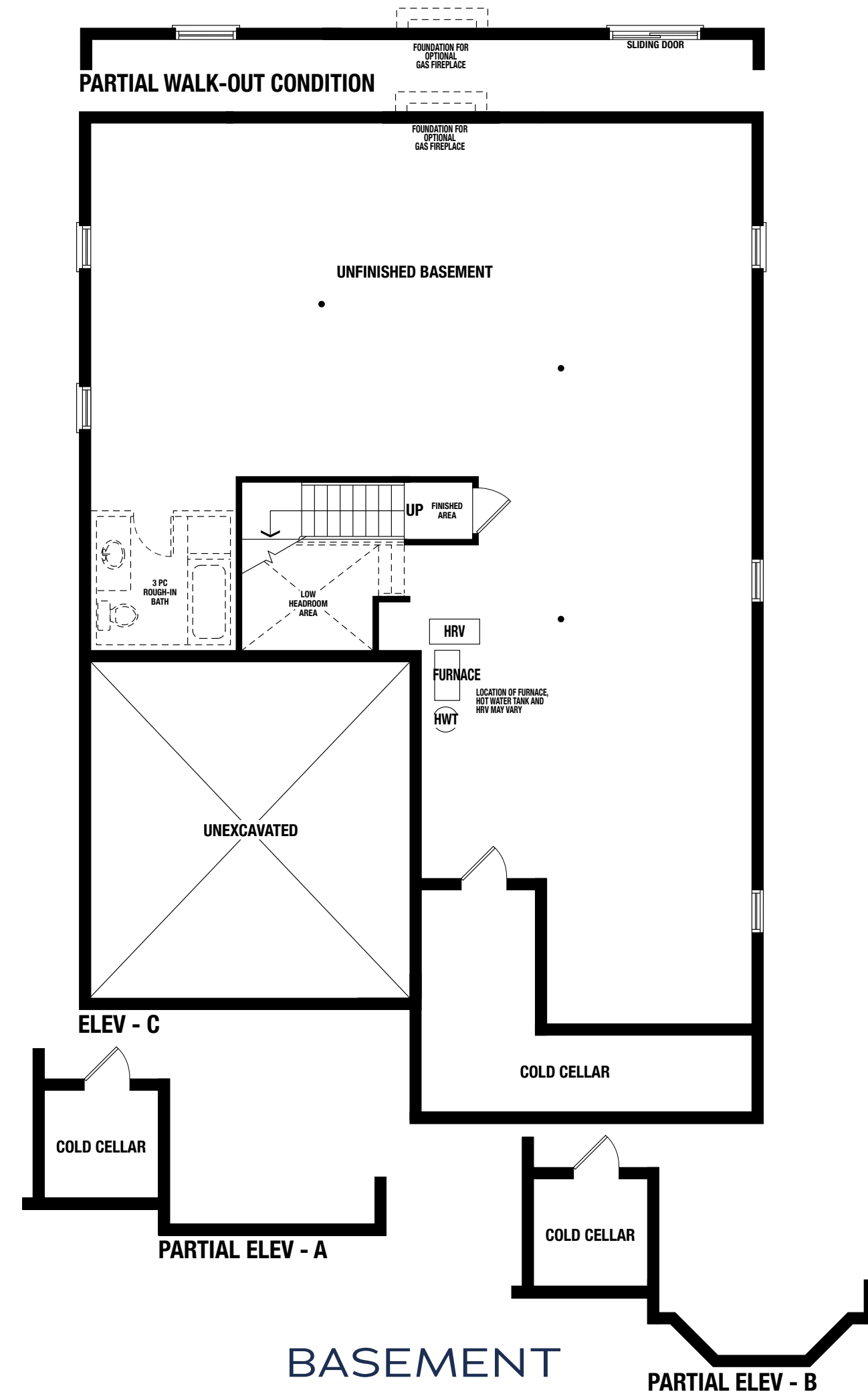
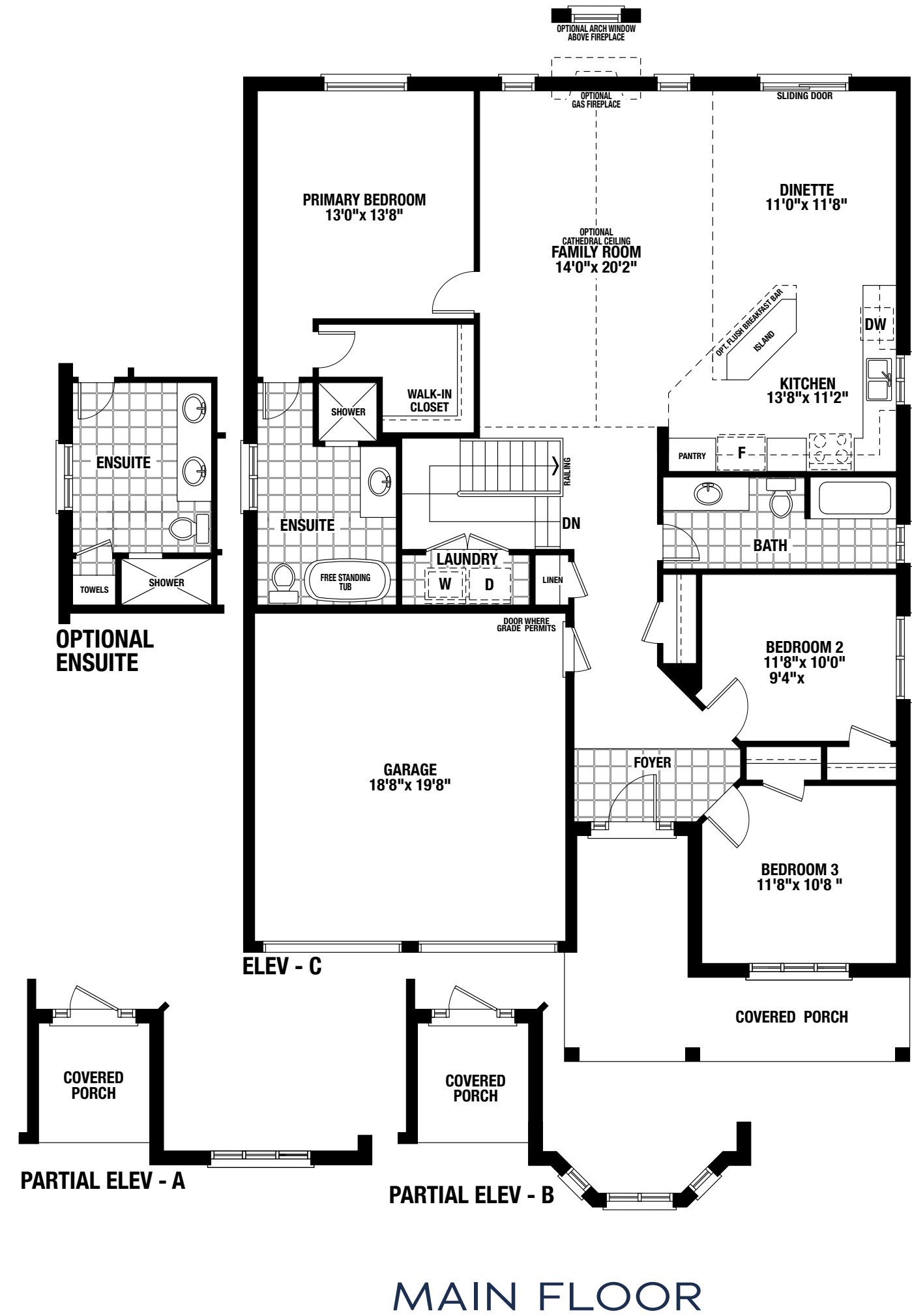
Elevation - C - 1675 sq.ft.



Elevation - A - 1675 sq.ft.



Elevation - B - 1675 sq.ft.



MUSKOKA
— FOREST —

The Mulberry



Elevation - C - 1675 sq.ft.



Elevation - A - 1675 sq.ft.



Elevation - B - 1675 sq.ft.

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The Bergamot



Elevation - C - 1800 sq.ft.



Elevation - A - 1800 sq.ft.



Elevation - B - 1800 sq.ft.



MUSKOKA
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The Bergamot



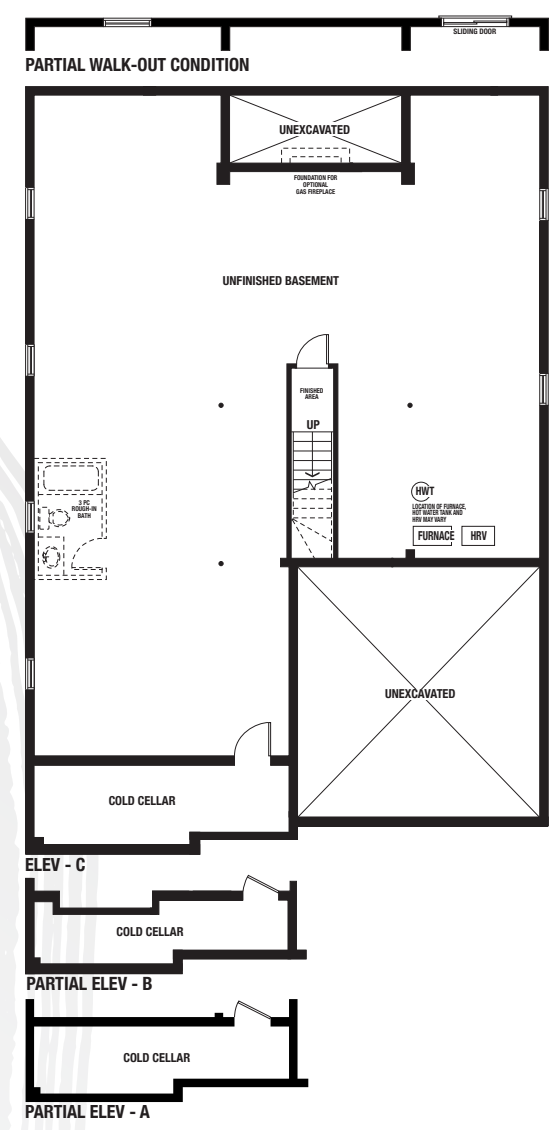
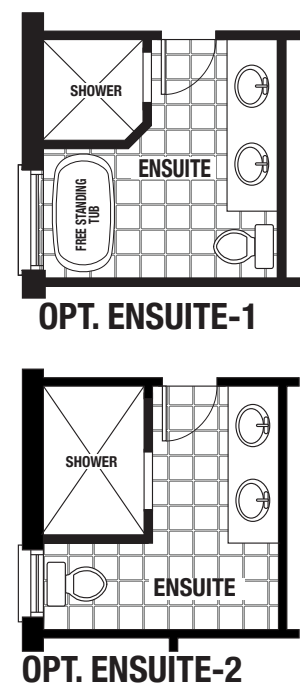
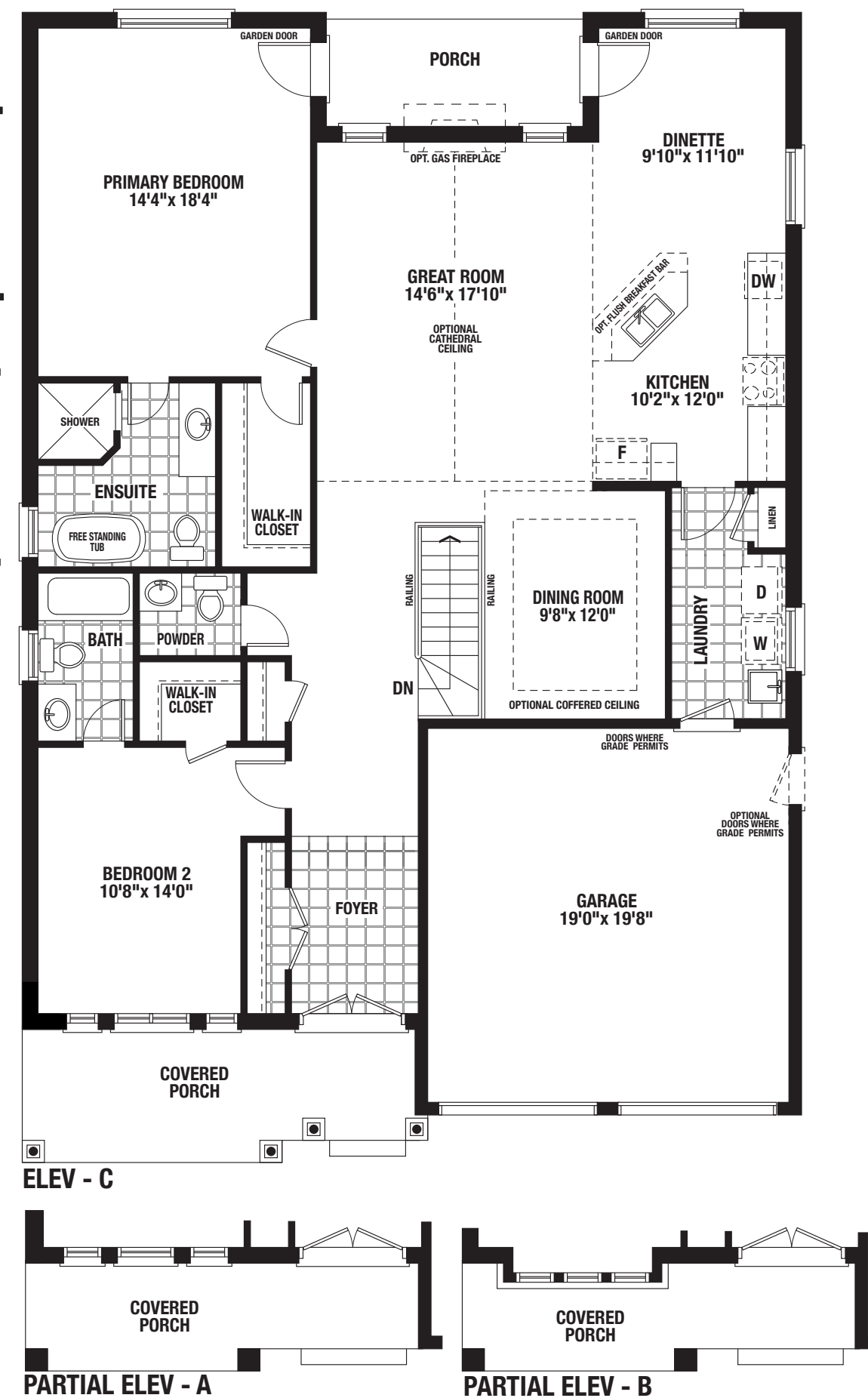
Elevation - C - 1800 sq.ft.



Elevation - A - 1800 sq.ft.



Elevation - B - 1800 sq.ft.



50' HOME COLLECTION

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The Indigo



Elevation - A - 3000 sq.ft.



Elevation - B - 3000 sq.ft.



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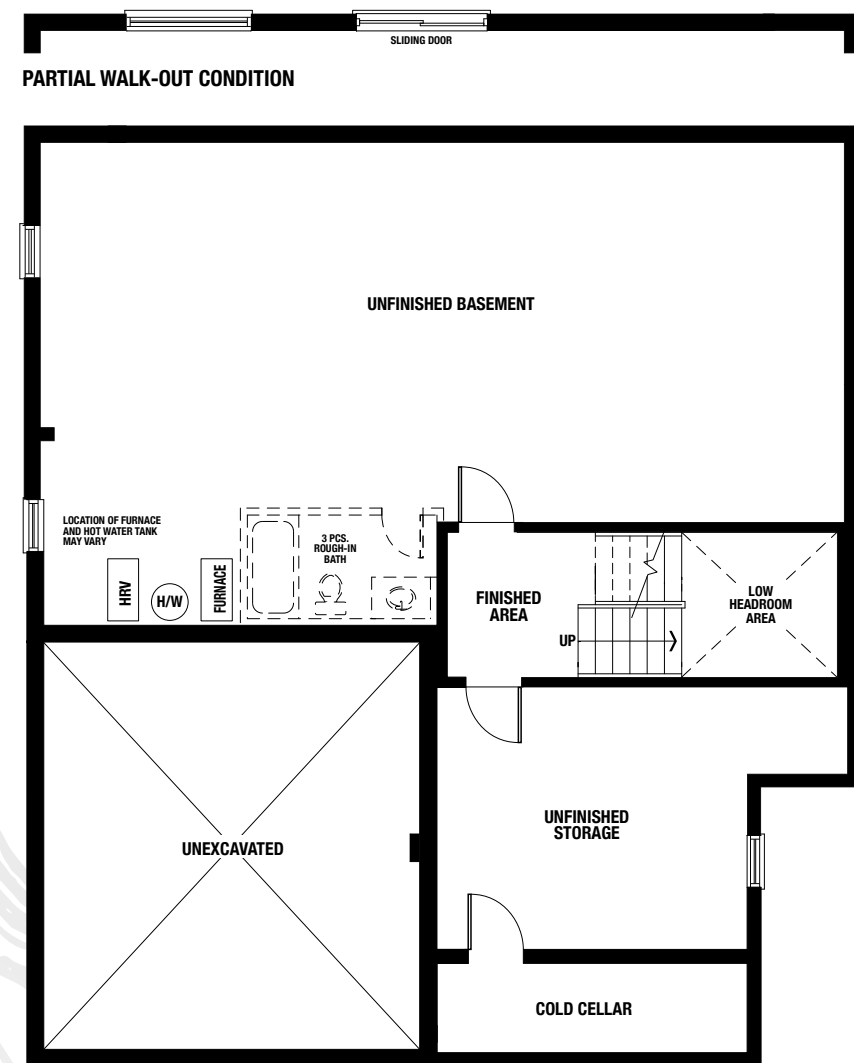
The Indigo



Elevation - A - 3000 sq.ft.



Elevation - B - 3000 sq.ft.

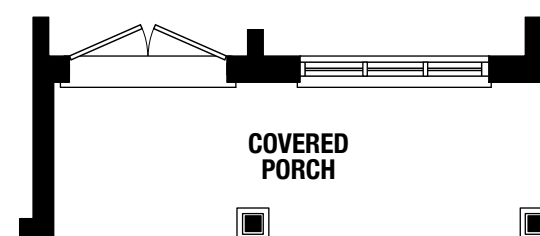


ELEV - A & B

BASEMENT

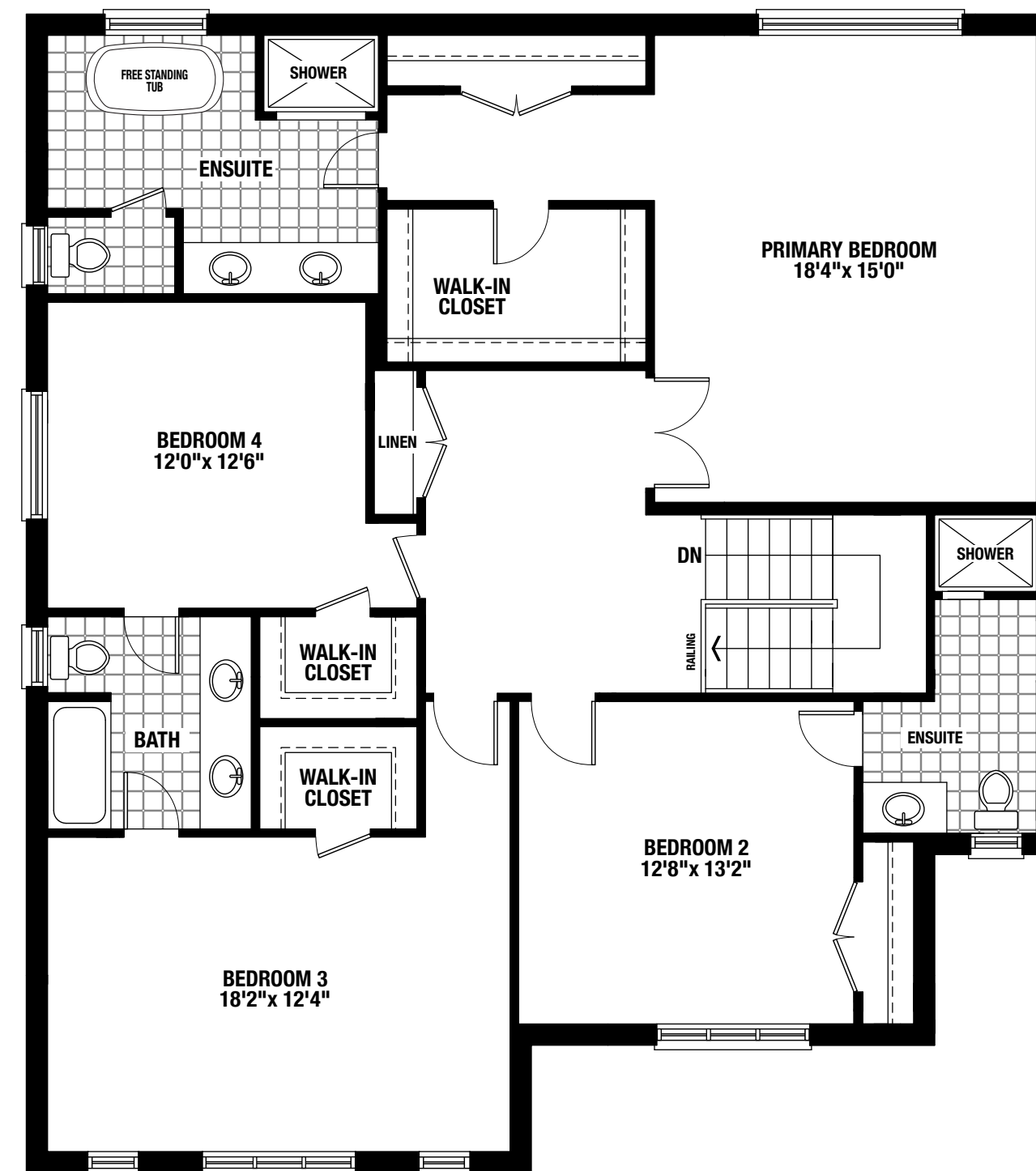


ELEV - A

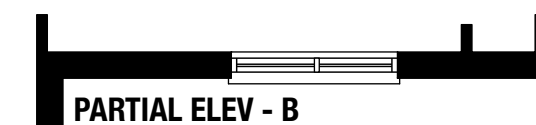


PARTIAL ELEV - B

MAIN FLOOR



ELEV - A



PARTIAL ELEV - B

SECOND FLOOR

Luxury Appointments

EXTERIOR

1. Clay Brick exterior with quoins (as per plan). Colours to be predetermined by architect (as per colour scheme).
2. Maintenance free aluminum siding, soffit, eaves and downpipes.
3. Self-sealing asphalt roof shingles with 25 year manufactures warranty.
4. Basement to be poured concrete with heavy-duty damp-proofing and weeping tiles.
5. Vinyl Casement Windows for front elevation and Vinyl Sliders to rear and side elevations.
6. Basement Windows Vinyl and Thermopane Sliders.
7. Decorative sectional roll-up garage door(s).
8. Exterior coach lamps on front elevation. Exterior lights at rear doors.
9. Fully sodded lots with precast walk and patio (where applicable).
10. Two exterior weatherproofed electrical outlets.
11. Two exterior water taps.
12. Steel clad insulated entry doors with weather stripping, and/or windows (as per plan).
13. Steel clad insulated door from garage to home, (as per plan and allowed by grade). Where not installed, there will be no further obligation.

INTERIOR

1. 8 ft. ceilings on ground, second (if applicable) and basement, (all floors are approximate and exclude drop ceiling areas, low headroom areas, bulkheads, mechanical, duct work)
2. Stainless steel double compartment kitchen sink with single lever faucet.
3. Vented outside exhaust fan over stove. Choice of white or almond.
4. Choice of quality kitchen cabinets with laminate counter tops (from builder's standard samples).
5. Kitchen cabinet unit designed for dishwasher rough-in to accommodate dishwasher.
6. Heavy-duty receptacle for stove.
7. Electrical outlet for refrigerator.
8. Security deadbolt on front door, side doors (where applicable).
9. Cold cellar storage in basement (as per plan).
10. Oak/veneer stairs in finished area.

BATHROOM

1. Single lever faucets in all vanities.
2. Choice of vanity cabinets and laminate counter tops (from builder's standard samples).
3. White bathroom fixtures (from builder's standard samples).
4. Purchaser to have a choice of ceramic wall tile for main and ensuite bathtub enclosure (from builder's standard samples).
5. Tub deck (as per plan).
6. Ceramic accessories in all bathrooms.
7. Single lever temperature sensitive shower controls.

MAIN FLOOR LAUNDRY ROOM

1. Door to laundry room from garage (where indicated, as per plan and where grade permits).
2. Single laundry tub (as per plan).
3. Plumbing for automatic washing machine.
4. Heavy duty electrical outlet for dryer.
5. Outside vent provided for dryer.

HEATING

1. 2" x 6" exterior walls and R-22 insulation, R-60 insulation in the attic and R-12 insulation in basement.
2. Forced-air high efficiency gas furnace with heat recovery ventilation system (HRV).
3. Hot water tank is a gas rental unit.
4. Ducting is sized for future air conditioning.
5. Thermal control vinyl sliding patio door(s).
6. Windows and doors sealed with quality caulking.
7. Metal clad exterior doors with magnetic weather-stripping.

ELECTRICAL

1. 100 amp electrical service (circuit breaker panel) with heavy-duty copper wiring throughout, in accordance to Hydro One Standards.
2. Interior electrical lighting fixtures (excluding living room).
3. Exterior electrical light fixtures - including front door chimes and two outside weather-proof electrical outlets, one at front and one at rear of house.
4. Ground fault interrupter (GFI) to all bathroom outlets.
5. Directly wired smoke and carbon monoxide detectors for family safety (as per building code).

PAINTING

1. Interior walls, trim and doors to be painted one colour throughout.
2. Drywall used to interior walls and ceilings.
3. Textured ceilings in family room, living room, dining room and foyer.

FLOORING

1. Ceramic tiles in foyer, bath and laundry room (from builder's standard samples).
2. Quality vinyl plank flooring throughout.
3. All sub-floor joints to be sanded and screwed.

ROUGH-IN FEATURES

1. 3 piece rough-in bathroom in the basement (in applicable models).
2. Pre-wired for cable TV in master bedroom and family room or living room.
3. Rough-in central vacuum.
4. Pre-wired for telephone with outlets in kitchen, family room and master bedroom.

INTERIOR TRIM

1. Colonial 800 series or Classic style interior doors and trim.
2. Painted quarter-round to be installed in all tiled areas.
3. Polished brass door hardware throughout.
4. Oak railings and spindles on staircase in natural finish.
5. All ceilings to be stippled finished in white except the kitchen, laundry room and bathrooms where the ceilings are to have a smooth finish, painted with flat white paint with 4" boarder.

ALSO INCLUDED

1. All homes are covered by Tarion Performance Warranty.

TARION NEW HOME WARRANTY

- One (1) year warranty on all items supported by the Tarion Warranty Protection Program and in compliance with the OBC.
- Two (2) year warranty on plumbing, heating electrical systems and building envelope.
- Seven (7) year warranty on major structural defects.
- Purchaser agrees to pay the Tarion Warranty Protection Program enrolment fee as an adjustment upon closing.



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In an effort to build a superior product, Batavia Homes reserves the right to alter dimensions, area footage, location of door, windows etc. and to operate within allowable Tarion and OBC parameters. The Purchaser acknowledges and agrees that variation in colour, shade and uniformity may occur and the colours, patterns and availability of samples displayed in the Sales Centre or Decor Centre may vary from those displayed and those available at the time of colour/feature selection. October 2023 E. & O. E.

BUILDING STRONG FOUNDATIONS

Principal of Integrity

Batavia Homes boasts a 40 year history of experience that incorporates a wealth of knowledge in new home building and community development. Founded on the principle of integrity and a firm commitment to excellence, our approach has always been focused on creating great neighbourhoods, in perfect locations, where families can look to the future and live well.

Our Main Focus

We incorporate modern features and contemporary building practices to create thoughtfully designed homes with functional interiors and exceptional exteriors. The focal point of Batavia's team of knowledgeable customer service professionals is to provide a seamless building and selection process. Our main focus has always been to give our undivided attention to each and every home we build.

Batavia Today

Today, Batavia Homes continues to deliver on our vision and mandate of building exceptional masterplanned, contemporary communities across Ontario. You can be assured, that your new family home will provide great value and investment. We take pride in our ability to build extraordinary, quality homes, always priced right!



