

Georgian Bay Office: 255 King St, Midland, L4R 3M4, ON // Barrie Office: 516 Bryne Dr, Barrie, L4N 9PZ, ON



753 HONEY HARBOUR RD

FEATURES & UPGRADES

ENERGY EFFICIENCY, HEALTH & ENVIRONMENTAL COMMITMENT

- Well insulated and tightly sealed building envelope
- Insulated slab foundation with radiant heating and cooling
- Southern exposure, high performance windows and thermal mass of the concrete
- contribute to comfort and efficiency of the HVAC systems
- High efficiency heat pump for heating and cooling
- Energy Recovery Ventilator (ERV) for fresh filtered air
- "Advanced Framing" techniques for more insulation and less thermal bridging
- Vapour open wall and roof construction allow the building to "breath"
- Fireproof and recyclable steel siding and roof
- Attention to indoor air quality with design and material choices
- Solid wood and Green Guard Gold products used throughout
- No VOC, 100% latex paint and primer
- Water-based polyurethane concrete floor finish
- Beeswax and linseed oil wood floor finish
- Low impact on the environment and building site with Canadian sourced materials
- (foundation system, lumber and wood products, insulation, siding, roofing)

VICTORIA BADGER
SALES REPRESENTATIVE



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FOUNDATION

- Insulated frost-protected monolithic slab foundation
- Stego Wrap 15-Mil Vapor Barrier laid on bedrock and crushed stone base
- Radon venting pipe installed under slab (to be used only if needed)
- Rigid foam insulation and French drain around perimeter of the foundation
- The ISO-SLAB system with its superior insulation and optimal use of thermal mass, is
- ideal for projects with radiant flooring
- ISO-SLAB system is designed and manufactured in Canada for our climate
- Low impact construction on the landscape

HVAC

- State-of-the-art, high efficiency heating, ventilation and air conditioning
- Arctic Heat cold climate air-to-water heat pump with electric backup boiler
- Hydronic in-floor radiant heating and cooling
- 4 heating/cooling zones with smart thermostats and wifi connectivity
- Dedicated, ducted Energy Recovery Ventilator (ERV) for fresh filtered air
- EPA rated, WETT certified, high efficiency wood stove
- 900CFM kitchen range hood

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WINDOWS & DOORS

- Northern Performance 3-pane, high efficiency casement windows
- Window and door openings use ThermalBuck, a Rough Opening Extension Support
- Element (ROESE). These insulated, waterproof bucks minimize thermal bridging and moisture issues vs. conventional wood construction
- Maximum Southern exposure contributes to heat gains in colder months
- Large overhangs block sun in the summer
- Fibreglass entrance door

EXTERIOR

- Fire and water proof cladding and insulation
- Corrugated steel siding
- 1.25 inches of Rockwool Comfortboard continuous exterior insulation
- Standing seam steel roof
- Entire roof deck covered with weather resistant barrier under steel roofing
- Eavestroughs and French drains
- High and dry building site on Muskoka rock cap
- Gravel driveway with RV parking and electric connection

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INSULATION & WEATHER PROOFING

- Rain screen exterior cladding detail
- The rain screen design creates an air cavity directly behind the cladding which is vented at the top and bottom of the wall to help protect the building from moisture. This allows moisture to easily drain away from the building, and the air that moves between the cladding and the wall accelerates evaporation of any residual moisture due to passive ventilation.
- Rockwool insulation used throughout the home is fire and water proof
- 1.25 inches of Rockwool Comfortboard continuous exterior insulation
- Vapour open housewrap, liquid weatherproof membrane, tape, caulk and liquid flashing create a "tight" building envelope
- 5.5 inches of Rockwool Comfortbatt in wall cavity
- 16.5 inches of Rockwool Comfortbatt between ceiling trusses
- Additional 5 inches of cellulose insulation blown on top of attic insulation to fill any voids
- 1.25 inches of vapour permeable EPS foam board continuous interior insulation
- "Membrain" intelligent vapour retarding membrane
- High performance EPDM rubber gaskets used at sill and wall penetrations
- High performance membranes, liquid flashing, caulking, foam and tapes used for wind, water sealing and insulation details

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INSULATION & WEATHER PROOFING

- “ThermalBuck” Rough Opening Extension Support Element (ROESE) for window and door openings. These insulated, waterproof bucks minimize thermal bridging and moisture issues vs. conventional wood construction
- Insulated concrete slab with aluminum flashing

SERVICES

- 200AMP Electrical service
- Pole with meter in yard for future garage, granny suite, or EV charger
- Pole with RV outlet in yard for camper hookup
- 2 exterior electric outlets
- Drilled well with abundant clean water
- Iron Blaster water treatment to improve water taste
- Exterior garden hose connection with frost free bib

HIGH EFFICIENCY SMART APPLIANCES

- LG Black stainless steel low profile electric stove with convection oven, airfry and wifi
- Matching LG dishwasher and deep double-door fridge
- LG WashCombo high efficiency ventless heat pump washer & dryer with wifi
- Rheem Proterra Performance Platinum heat pump water heater (with hybrid option) with wifi
- Security cameras with remote monitoring and notifications
- Network wiring to TV and throughout house

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