



**Inaski Shores**, our little gem of the Kawarthas! Located on the west-shore of Shadow Lake, each of its six four-season cottages has been designed with the same layout and similar furnishings. Each cottage has a main floor Queen bedroom with French doors facing the lake, adjacent to a main floor three-piece bath with walk-in slate tiled shower; a second floor King bed loft with its own three-piece ensuite; and a main floor 'bunk house' bedroom with two sets of bunk beds and its own four-piece ensuite. Three bathrooms, two bedrooms and a loft will sleep eight! Entertain in a fabulous open concept two story vaulted ceiling great room that opens into the dining room and a grand entertainer kitchen. The stylish and functional kitchen comes with a granite peninsula and counter tops that match the granite found in each of the bathrooms. Each cottage is accented by its own screened lakeside porch adjacent to a large cedar deck stretching across the front of each cottage.



### Cottage Features

- Two bedrooms and a Loft – Master King bed in the loft, Queen bedroom and a bunkroom with two sets of bunk beds; sleeps eight in each cottage
- Two three-piece bathrooms; one four-piece bathroom; ensuites and semi-ensuite for each bedroom; each styled with granite countertops and backsplashes; tiled in natural slate surrounds.
- Bright large principal rooms, vaulted two story great room, adjoining dining room and entertainer's kitchen
- Roughly 1,350 square feet indoors
- Large enclosed screened 'Kawartha' porch facing the lake.
- Large propane BBQ on the deck.

### Interior Cottage Features

- Hardwood floors throughout kitchen, living and dining rooms with pine baseboards throughout
- Wall to wall carpeting in each of the three bedrooms
- Natural slate flooring in each of the three bathrooms
- Granite counter tops, slate kitchen backsplash and slate tub and shower surrounds
- Two story stone propane fireplace accenting the great room
- Each cottage fully furnished.
- Fully equipped kitchen with fridge over-freezer refrigerator, electric stove, integrated microwave, dishwasher and a gorgeous walk in pantry
- Laundry closet with stacked washer and dryer within each cottage
- Ample wardrobe and closet space with a walk-in closet under stairs.
- Entertainment package with an above the fireplace large flat screen TV with HD Satellite programming; along with a flat screen TV with Satellite programming in the master loft
- Owner accessible Internet via WiFi
- Dedicated landline for each cottage.
- Potable tested 'drinkable' water supply.

### Shared Cottage Ownership

Carefree shared cottage ownership in this 6.5 acre private community of just six cottages. Relax and enjoy your cottage for five weeks every year – one week in each season plus an additional week. Purchasing your fixed summer week at time of purchase; you are afforded an opportunity, every fall, to make selections for a week in each of the remaining seasons

that are assigned for your use the following year. If your plans change, you can rent your week, loan it to family or swap your week amongst your co-owners of the property. Banking your unused weeks through RCI extends the potential of your Inaski investment.

**Inaski Shores** is a spectacular property with mature trees providing both privacy and views of Shadow Lake in the Kawarthas. The village of Coboconk is only 5km south of Inaski with the village of Norland only 2km to the north; providing quick access to all retail amenities.

- South-Eastern exposure – great sunrises and sun exposure throughout the day
- 6.5 private acres
- 450 feet of natural shoreline on Shadow Lake
- Sandy beach with a gradual sloping shoreline
- 300 foot shoreline boardwalk and cedar gazebo to share a morning coffee with your co-owners
- Three shared docks providing moorage for each of the cottages; along with our own boat launch into the lake.
- Shadow Lake, running between Norland and Coboconk; roughly 10 km in length filled with coves, inlets and islands to explore. Fish, water ski, tube or just enjoy and explore in a boat, canoe, kayak or pedal-boat.
- Full sized enclosed tennis court with basketball net
- Horse Shoe Pitch
- Children's cedar playground apparatus
- Beautiful in-ground heated salt water pool with a sun deck and lots of lounge chairs to relax on during our (10 Week) Summer Season.
- A canoe, 4 kayaks, 2 paddleboards and a pedal-boat with a cache of various sizes of life jackets.
- Two campfire sites
- Private WiFi access to the Internet within and in front of all cottages for owners and their guests
- Skating, tobogganing, snowshoeing or cross country skiing along the shoreline each winter
- Onsite garbage and recycling program
- Short drive to public boat launch in Coboconk and into Balsam Lake; providing access to over 400km of the Trent-Severn interconnected Waterways.

### **What is fractional or shared ownership?**

Shared ownership is a smart and cost effective way to own. Shared ownership allows the full cost of a waterfront property and a cottage to be equally distributed amongst a group of owners. At Inaski, there are ten shares per cottage. Owners may own single or multiple shares in one or more cottages.

### **Why is shared ownership superior to full ownership?**

Cottage ownership can be an expensive proposition. A waterfront cottage can be a sizable investment and the carrying costs of mortgaging your cottage can make it out of reach. Along with the costs of purchase are the operating costs of property taxes, ongoing maintenance, insurance, etc. As well, even though the costs of full ownership continue 12 months out of the year, few people can actually enjoy their cottage for more than a limited time period. With shared ownership you only purchase the time you actually spend at the cottage.

### **Can I rent my unit to family, friends or to the public?**

Yes, you have the option to loan or rent your cottage or swap weeks between other owners.

### **Are pets allowed?**

Three cottages at Inaski are designated pet friendly and three others are designated pet free.

### **Can other owners smoke in my unit?**

All the cottages are designated non-smoking at all times.

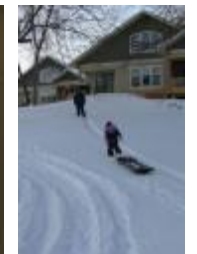
### **How are property management decisions made?**

The Association, the Inaski Shores Owners Association, and its Shareholders, own the property and its buildings. All decisions regarding the property and cottages will be made by you and your fellow owners through your Board of Directors.

### **What is included in the Annual Maintenance Fees?**

All the costs to operate and maintain your cottage including all taxes, insurance, refurbishment reserve, property management, garbage removal, lawn maintenance, landscaping, snow removal, house-cleaning, internet, phone, heat and hydro.

**How are Fixed Summer Weeks calculated?** Our Fixed Summer Season is, *"the ten (10) consecutive week period ending on the Friday immediately preceding Labour Day each calendar year"*.







## Fixed Summer Weeks @ Inaski; What does this mean?

When owners purchase an 'interval' at Inaski, they are purchasing a 1/10th investment in a specific Cottage. Their 1/10th investment provides them access to their Cottage for 5 weeks each calendar year, one in each of the ten-week Inaski seasons [Spring, Summer, Fall, Winter and Additional]. Two maintenance weeks each year, one in the spring and one in the fall make up our 52 week annual calendar. During maintenance weeks, cottages remain empty and major interior and exterior annual maintenance occurs. Four of each owners' intervals float each year; selected through a fair and equitable selection process (in early fall each year for the following year). Fair and equitable in that if your interval share had 10th pick for one particular season in one particular year, you'd received 1st pick in the following year; and so on. Owners' Fixed Summer Week however always remains permanently fixed to fall at the same time each year, forever, calculated in advance of each year based on how the calendar falls, whereby our ten Fixed Summer Weeks are *"the ten (10) consecutive week period ending on the Friday immediately preceding Labour Day each calendar year"*.

### For the Calendar Year 2020:

- Fixed Week 1, June 26-July 3
- Fixed Week 2, July 3 -July 10
- Fixed Week 3, July 10-17
- Fixed Week 4, July 17-24
- Fixed Week 5, July 24-31
- Fixed Week 6, July 31-August 7
- Fixed Week 7, August 7-14
- Fixed Week 8, August 14-21
- Fixed Week 9, August 21-28
- Fixed Week 10, August 28-Sep 04

### The Calendar Year 2020:

- Winter Season**, Jan 2-Mar 13th
- Spring Season**, Apr 10-Jun 26th
- Fall Season**, Sep 04—Nov 13th
- Additional Season**, Mar 13-Apr10 and Nov 20—Dec 31st
- Spring Maintenance**, Apr 24th -May 1st
- Fall Maintenance**, Nov 13th-20nd

These seasons and the specific weeks which makeup these seasons are identified annually in advance by the Association (based on Association documents).

The Association is a not-for-profit company whose Board of Directors are owners, elected by the voting members of the Association; the interval owners.

An Annual General Meeting is held each April, allowing interval owners to approve annual budgets and property priorities.

June 2020						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2020						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2020						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

