



ALL SEASON RESORT COTTAGES

For more information please visit our website
www.caledonhillsresort.com

Find your true R&R

The Perfect Alternative Cottage Solution



Experience year-round luxury and outdoor adventure with an All-Season Resort Cottage—your perfect Canadian escape in every season.



Versatile Design

Enjoy a thoughtfully crafted cottage that seamlessly connects with nature—open or close your doors to the outdoors at your convenience.



Affordable Luxury

Indulge in a premium resort lifestyle without breaking the bank, giving you the freedom to explore adventures across the globe.



Relaxation Meets Adventure

Discover the ideal blend of tranquil retreat and exciting experiences, tailored to suit any mood, any time of year.

ALL SEASON COTTAGE SUMMARY

Program Concept

You own the unit and lease the recreational site through a 10-Year License of Occupation.

Units are CSA Z241-certified Park Model RVs.

All occupants must maintain a principal residence outside the resort due to recreational zoning requirements.

Occupancy is seasonal (11.5 months/year). The park is closed annually from January 15th to February 1st (17 days), with no access permitted during this time.



10-Year Site License of Occupation

Guarantees site usage and caps annual site fee increases to a maximum of 3%

Municipal taxes are included in the site fee. While annual increases are capped at 3%, any rare surcharges from the municipality may result in a nominal adjustment

All units and site fees are subject to HST.

Site Fees

Range from **\$8,650 to \$12,650**, depending on park and site location.
Add **\$2,000/year** for double-wide units.



What is Included:

- ✓ Water consumption (up to 375 liters/day or ~3 pump outs/month)**Caledon only*
- ✓ General maintenance
- ✓ Basic infrastructure use
- ✓ Garbage Disposal
- ✓ Park Amenities

Single Wide Model	Deluxe Series	Premium Series
Elevation 33' – 1 Bedroom	\$209,000	\$229,000
Elevation 38' – 1 Bedroom	\$214,000	\$234,000
Elevation 40' – 2 Bedroom	\$219,000	\$239,000
Elevation 42' – 2 Bedroom	\$224,000	\$244,000
Elevation 45' – 2 Bedroom	\$229,000	\$249,000
Elevation 45' – 2 Bed, 1.5 Bath	\$234,000	\$254,000
Elevation 45' – 3 Bed, 1.5 Bath	\$234,000	\$259,000

Dbl Wide	Bedrooms/Bathrooms	Size (sq ft)	Price
Arlington	2 Bed / 1 Bath	768	\$319,000 – \$339,000
Acadia	3 Bed / 2 Bath	971	\$389,999
Arlington	2 Bed / 2 Bath	973	\$399,999
Arlington	2 Bed / 2 Bath	1,070	\$399,999
Arlington	3 Bed / 2 Bath	1,014	\$399,999

**please note upgrades or changes may effect the final pricing*



Included in Unit Price – Site Infrastructure Upgrades

Each unit pricing includes the following for All-Season Operation:

- ✓ Heat-traced water lines
- ✓ 50-amp electrical service
- ✓ Modern wastewater/sewage systems
- ✓ Insulated skirting
- ✓ Hydro-seeding of the site



Optional Add-On: Concrete pad (50' x 17') available only at Caledon Hills for \$10,000 (not permitted at Olympia Village or Big Valley due to bylaws).

Additional Information

- Suppliers -Elevation Park Models & Northlander Park Models
- Single wide units range from 396 sq ft to 538 sq ft
- 1 ½ Wides & double wide units from 768-1100 sqft

Deposit Details: Reserve your unit with a fully refundable \$10 000 deposit. In order to proceed with unit build, a total of 25% deposit will be required. Financing options are available.

Additional Costs: Hydro, propane, internet, and insurance (usage-dependent).

Park Infrastructure/Equipment Fee: \$39/month (covers water, sewage, hydro infrastructure).

Excess Wastewater Disposal: \$250/pump out (up to 1,000 gallons beyond monthly allotment) **Caledon Only**

MPAC Assessments: May occur infrequently; fees range from \$30–\$400.

Site Sizes: Average 40' x 60'. Parking: Up to 2 vehicles per site.

Flexibility guaranteed: if the lifestyle isn't for you, you can remove the unit anytime within 10 years at no cost, or have us resell it for a 5% fee.

The Lake Collection



Our models are carefully selected and built to withstand Ontario's diverse seasons. Well-insulated and high-quality, each offers modern styling, luxurious amenities, and the comfort of a dream retreat.

- ✓ 2+ bedroom options
- ✓ Quality 4 Season Construction
- ✓ Multiple floor plans & layouts to choose



The Process

Experience hassle-free affordable Resort Cottage Ownership.

1

Select Your
Site

2

Select Your
Model

3

Flexible
Financing

4

Setup/Delivery
on Site

Our team is ready to assist you. Schedule a viewing of their stunning models today by visiting their site and getting in touch with our team!


Our Resorts



Caledon Hills Resort

Water Source: Spring fed ponds

Sewage System: 1000 Gallon Holding tanks

 8431 ON-9, Caledon, ON L7E 0E8

Olympia Village Resort

Water Source: Well water

Sewage System: Septic

 1161 Concession 4 W, Waterdown, ON L0R 2B0



Big Valley Resort

Water Source: reservoir

Sewage System: Septic

 2211 King St, St. Catharines, ON L2R 6P7



Bluewater Village Resort

Water Source: well water

Sewage System: Septic

 79681 Bluewater Hwy, Goderich, ON N7A 3X8



**WE ARE
OPEN
7
DAYS
A WEEK**



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