



“CHEMONG BLUFFS ESTATES”

Welcome to Chemong Bluffs Estates, Ennismore's newest waterfront community located conveniently 10 minutes from Peterborough and 5 minutes from Bridgenorth. Enjoy the relaxed lifestyle of a country waterfront community, within minutes to all amenities, 2 golf courses, amusement parks, shopping and entertainment.

All homes are built exclusively by Glen Watson Construction Ltd. The homes to be built will feature an 1800 sq. ft. minimum on bungalows and 2200 sq. ft. on 2 level homes. All homes will be brick or wood products, no vinyl, and built with a 2 car garage. All back lots are a minimum of 1 acre and will have deeded access to a waterfront lot with 138 ft. frontage and boat ramp.

We encourage you to bring a plan forward for pricing on a lot of your choice. We can also help with plans. No two homes will be the same.

Don't miss out on this rare opportunity. Call today to secure your lot!

Ted Murphy
Sales Representative

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CHEMONG BLUFFS ESTATES

WATERFRONT LOTS

Lot 30	126.3 ft. waterfront	x	170.9 ft.
Lot 28	125 ft. waterfront	x	203 ft.
Lot 26	109 ft. waterfront	x	205.5 ft.
Lot 24	83 ft. waterfront	x	233 ft.
Lot 31	539 ft. waterfront	x	Irregular

BACK LOTS

Premium Lots:

Lot 25	1.5 acre	333 ft. x 320 ft.	Irreg.
Lot 27		157 ft. x 320 ft.	
Lot 29		167 ft. x 314 ft.	

Remaining Back Lots:

Lot 23	402 ft. x 273 ft.	Irreg.
Lot 21	164 ft. x 327 ft.	
Lot 19	138 ft. x 343 ft.	
Lot 17	121 ft. x 343 ft.	
Lot 15	126 ft. x 344 ft.	
Lot 13	126 ft. x 344 ft.	
Lot 11	126 ft. x 344 ft.	
Lot 9	126 ft. x 344 ft.	
Lot 7	126 ft. x 344 ft.	
Lot 5	128 ft. x 344 ft.	
Lot 3	120 ft. x 344 ft.	
Lot 2	131 ft. x 342 ft.	
Lot 4	130 ft. x 342 ft.	Irreg.
Lot 6	126 ft. x 355 ft.	
Lot 8	134 ft. x 355 ft.	
Lot 10	134 ft. x 355 ft.	
Lot 12	134 ft. x 353 ft.	
Lot 14	134 ft. x 349 ft.	
Lot 16	134 ft. x 349 ft.	
Lot 18	134 ft. x 346 ft.	
Lot 20	132 ft. x 346 ft.	
Lot 22	124 ft. x 420 ft.	Irreg.

Chemong Bluffs

Custom Built Homes by Glen Watson Construction Ltd.

Chemong Bluffs is located in Ennismore on scenic Chemong Lake. This year-round development features custom-built homes by Glen Watson Construction, all on treed one acre lots that come with deeded access to the waterfront and boat launching facilities.

There are five waterfront lots and thirteen back lots remaining in this 30 lot development north of Fowler's Corners. The subdivision is five minutes from Bridgenorth and ten minutes from Peterborough. The homes are built to a minimum size of 1800 sq. ft on bungalows and 2200 sq. ft on a two storey, all with gas fireplaces, nine-foot ceilings, a generous cabinet and flooring allowances. Current residents range from young families, to business professionals and retirees.

"Developments such as Chemong Bluffs won't be offered again," says Ted Murphy, ReMax real estate agent. "After the land was purchased several years ago, the regulations



changed, so that more land is now required for the wells and septic systems, thus driving the land prices higher. These homes provide high quality in a beautiful, prime location which is close to all of the amenities."

Homeowners have year round accessibility to recreation, with swimming, fishing, boating and docking on the Trent Severn Waterway and picnicking on the 120 ft. shoreline during the summer, and snowshoeing, cross-country skiing and skating in the winter. There are three golf courses located within a five minute drive.

"I custom design each home," says Glen Watson, who has an honours degree in architecture. "Each home is different, reflecting the individuality of the clients. I don't build the same home twice."

As designer, Watson determines the aesthetic appearance of the development and is keeping architectural control by employing top quality sub-trades, using high quality materials, and minimizing the use of lower quality materials such as vinyl and aluminum.

After clients have purchased a lot, they come in with their ideas and wishes for their new home.

"We sit down and talk with the client to formulate the plans," says Watson. "Be it a two storey home or walk-out bungalow, each home is designed to meet the needs of the homeowners. Some of the homes we are building now are fully accessible for the disabled. All of our homes are built for high energy efficiency, with thermal windows, high R-rated insulation, and energy efficient heating systems."

Glen Watson Construction has been building high quality custom homes in the Peterborough area for 35 years. Watson was among the first builders in Ontario to build R2000 demonstration homes in the early 1980s.



Go north at Fowler's Corners, turn right on Valley Road, and follow the signs on your right.

CONTACT INFORMATION

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