



Skiing, golfing, adventure...
Everything is here,
in your OWN backyard!



HORSESHOE
Copeland House

Southern Ontario's Four Season Lifestyle. Make It Your Home!

HORSESHOE

ALL YOURS,
ALL YEAR ROUND...

Copeland House

POWER
REAL ESTATE LTD. BROKERAGE



Artist's Concept





YOUR HOME AT HORSESHOE!

OVER
D. BROKERAGE

Horseshoe's evolution from a destination resort to a place to call home is being realized through our slope-side condominium called Copeland House.

Copeland House is your home at Horseshoe. Where else would a skiing/ golfing/adventure/nature-loving person like you want to live your resort-style life? You want every day to be rich and rewarding, 12 months a year. These whole-ownership condominiums will appeal to anyone who has ever swung a golf club at one of the country's top golf courses, taken the kids trekking through the woods on a quiet Sunday morning, celebrated a family birthday with a thrills-and-spills day in the Adventure Park or dreamed of relaxing on their own balcony overlooking one of Ontario's most well-loved ski resorts.

ARCHITECTURE AND AMBIENCE THAT BRING THE RESORT LIFE HOME

Copeland House is situated near the base of the slope in the heart of the new Horseshoe Resort and Village. Comprised of two

masterfully designed buildings with 58 suites in each and welcoming shops and restaurants on the ground level, their architecture evokes the traditional form and appeal of an old Ontario town. The charm is obvious and beautifully authentic. There's the picture-book romance of a mountain background, tiered sloped gables, architectural details like handrails, cornices (and more), honed from wood with stonework from local sources. The colours are inspired by Horseshoe's natural environment, with oversized picture windows and arched entrances to the balcony, all crowned by a traditional cupola with a clock tower. These are buildings that cater to the modern sensibilities of Canadian destination-seekers. From the moment you start to unpack your family's gear, you'll appreciate your perfect home in Copeland House.



Cross Country Trails Through The Copeland Forest

Hwy 400

Horseshoe Valley Road

Hwy 11 ➤

The Valley Golf Course

The Valley Golf Course

Ski School Meeting Place

**Yamaha Riding
Adventures
Entrance on
3rd Line**

**The Highlands
Golf Course
Entrance on
3rd Line**

**The Valley
Golf Course**

Artist's Concept

PICK YOUR ADVENTURE

- 1 Real Estate Presentation Centre
- 2 The Heights of Horseshoe
- 3 Cross Country Chalet
- 4 Horseback Riding
- 5 Administration
- 6 Ellesmere Chapel
- 7 The Inn: Silks Dining • Lounge, Shizen Spa, Fitness Room,
Squash Court, Indoor Pool, Outdoor Pool, Hot Tub,
Conference Rooms, Fireside Lounge
- 8 Tack Shop/Tubing Tickets
- 9 Zip Flyer Landing
- 10 Euro Bungee
- 11 Hitching Post Grill
- 12 Climbing Tower
- 13 Gazebo
- 14 Children's Play Area
- 15 Red Horse Maze
- 16 Skate/Bike Park
- 16 Skating Rink
- 17 Kids Korral
- 18 Horseshoe Centre
- 19 The Lodges
- 20 Crazy Horse Restaurant
- 21 Cookhouse Cafeteria
- 22 Faye's Cake Cabin
- 23 Rodeo Dough
- 24 Guest Services: Lift Tickets, Lost & Found, Locker Rentals
- 25 Shoe Brew Café
- 26 Fairway Room
- 27 Tee to Ski Retail Shop & Rental Shop
- 28 The Valley Golf Course Green Fees
- 29 Ridgetop Minigolf
- 30 Winter Tubing & Summer OGO
- 31 Treetop Trekking
- 32 Segway Tours

-
-  First Aid
 -  Washrooms
 -  Lost Children

Living at Copeland House, everything is just steps away. With more than 52 activities next to your home, you'll never get bored! Shop in the Village. Tee off at either of our two courses. Trek or ride through the forest. Be home in minutes! Check out the location of all the amenities, with Copeland House at the heart of it all!

STANDARD FEATURES

Suite Features

- Ceiling height in principal rooms are approx. 9 feet (levels 2 to 4); approx. 10 feet on ground floor
- Gas fireplace in living room with wood mantel
- Balconies or garden patios
- Sliding doors open onto balconies and/or garden patios as per plan
- Lockable owner's closet where applicable per plan
- Painted interior walls per designer color selections
- Sliding or hinged closet doors, where applicable
- 4" baseboard and 2" door casing
- 7 feet slab-style bedroom, bathroom, closet and laundry room doors with brushed chrome hardware as per plan
- Smooth finish ceilings
- Decorative paneled window casings
- Vinyl coated wire shelving with integrated hanging rod in all closets and storage areas as per plan

Floorings

- Tiled porcelain flooring in bathroom(s)
- Laminated flooring in great room, foyer and kitchen
- 32oz Berber carpet in bedrooms

Kitchen and Laundry

- Granite countertop from builder's samples
- Stainless steel, under-mounted double bowl sink with single lever pull-out faucet
- Matching Stainless steel appliance package by Frigidaire to include:
 - 30" Electrical Oven/Range with Ceramic/Glass Top
 - 24" Quiet-Operated Dishwasher
 - 30" Fridge
 - 1000 Warts Microwave oven with fan venting to the exterior
 - 24" Stacked Washer/Dryer in white
- Open concept kitchen
- Breakfast bars where applicable per plan
- Contemporary cabinetry in 3 finishes to be selected from builder's samples
- Ceramic backsplash tile per designer colour selections

Bathrooms

- Designer vanity with under-mounted sink and faucet (top-mounted vessel in powder room)
- Caesar Stone counter top to be selected from builder's samples
- Floor to ceiling ceramic tiles on shower walls and floors to be selected from builder's samples
- Deck-mounted faucet
- Gleaming white euro style bathroom fixtures
- Soaker tubs where applicable as per plan
- Frameless tempered glass shower enclosures in shower stalls
- Vanity mirror
- Large shower head
- Exhaust fans ducted to the exterior

Electrical and Mechanical

- Long-life service panel with circuit breakers
- Pre-wired telephone and co-axial cable outlets in living areas and bedrooms
- Track lighting in kitchen
- Light fixtures in foyer/halls and bathrooms
- Purchaser's rented individually controlled heating and air conditioning utilizing a heat pump system
- Smoke and heat detectors as per code
- Switched outlets in bedroom(s) and living room
- Modern, white "Decora" receptacles and switches
- Pot lights in bathroom(s) and powder room

Notes

- All suites are protected by the Tarion New Home Warranty Program.
- All materials and specifications are subject to change without notice.
- All dimensions and usable floor areas, if any given, are approximate.
- Natural products are subject to natural variations in colour and grain.
- Tile is subject to pattern, shade, and colour variations.
- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
- The Vendor reserves the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser, or shown in the plans and specifications provided that the substituted products and materials are of equal or better quality than those originally shown, as determined by the Vendor's architect.



Exclusive VIP Preview Pricing

Suite Type	Model	Interior Space (sqf.)	Exterior Space (sqf.)	Starting Price
Sleeps Four	The Highlands	507	99	\$ 199,900
Sleeps Four	The Greens	487	53	\$ 209,900
Sleeps Six	The Valleyview	736	58	\$ 249,900
Sleeps Six	The Ridge	646	58	\$ 255,900
Sleeps Six	The Apline	755	64	\$ 266,900
Sleeps Six	The Garden	789	211	\$ 269,900
Sleeps Six	The Copeland	906	79	\$ 296,900

Deposit Structure

\$3,500 on signing
Balance to 5% in 30 days
5% in 90 days
5% in 120 days

Tentative Occupancy: Ski Season 2013

One parking space & one locker included in purchase price
Underground Parking available for \$9,000

Maintenance

Approx. 39¢ per square foot
Hydro and water metered separately
Parking Maintenance \$40/month
Locker Maintenance \$20/month

Taxes

Estimated at approximately 1.196067% of purchase price
Prices Include H.S.T.*

All prices, figures and materials are preliminary and are subject to change without notice. E. & O.E. *H.S.T. Included for Primary Purchase only.

Please see a Sales Representative for details.

Presentation Center: 1101 Horseshoe Valley Road, Barrie, Ontario, L4M 4Y8 | T: 1.855.302.7463
www.horseshoevillage.com

Exclusive Listing Brokerage: The Condo Store Realty Inc., Brokerage. Brokers Protected.

Sales Representative:

JJ Manson

jj@horseshoevillage.com

Sales Representative:

Gary Readman

gary@horseshoevillage.com



VIP Brokers Suite Request

Date: _____ Time: _____

Agent Name: _____ Brokerage: _____ Phone: _____

1 st Choice			
Model:	Suite:	Floor:	Unit:
2 nd Choice			
Model:	Suite:	Floor:	Unit:
3 rd Choice			
Model:	Suite:	Floor:	Unit:

Underground Parking at \$9,000* yes no

\$	+	+	=	\$
List Price		Extra Parking	Locker	Total Price

Purchaser 1

First Name: _____ Last Name: _____

SIN #: _____ D.O.B.: _____

Street Address: _____ City: _____ Province: _____

Postal Code: _____ Occupation: _____

Phone: _____ Fax: _____ Email: _____

Purchaser 2

First Name: _____ Last Name: _____

SIN #: _____ D.O.B.: _____

Street Address: _____ City: _____ Province: _____

Postal Code: _____ Occupation: _____

Phone: _____ Fax: _____ Email: _____

Deposit Structure

\$2,500 on Signing	Due Date:	Amount:	\$3,500
Bal. To 5% in 30 days	Due Date:	Amount:	\$
5% in 90 days	Due Date:	Amount:	\$
5% in 120 days	Due Date:	Amount:	\$

Purchaser's Solicitor

Name: _____ Firm: _____

Tel: _____ Fax: _____

Street Address: _____

City: _____ Province: _____ Postal Code: _____

THE GREENS

Sleeps Four

Open-concept kitchen/dining/living room combine to create an intimate space for family dinners and entertaining.

The private balcony. Great for your early morning stretch – or to check the day's conditions.



540 Total sq. ft.
(Interior 487 sq. ft. / Balcony 53 sq. ft.)

You're a ski-hound who loves your own private view of the outdoors. What you want is a no-fuss Horseshoe hideaway to act as base camp for all your activities. This is it. A one-bedroom that fits everything you need into one smartly designed package. What you'll love: The vista from the living room; the sliding doors that open up your living space, for all of your friends and family.



THE HIGHLANDS

Sleeps Four

*Soak up the sun
on your extra-large
private balcony*



*Enjoy your time at home
with this open-concept layout
just waiting for your setup.*

606 Total sq. ft.
(Interior 507 sq. ft. / Balcony 99 sq. ft.)

The ideal home-away-from-home for everyone who wants the feel of a permanent residence in a suite that's easy to care for. A great open-concept living room awaits you. Plus the extra-large balcony gives you the option of lounging outdoors, looking out over the golf course.



THE RIDGE

Sleeps Six

A cosy corner fireplace provides warmth and ambience for your après-ski wind down.



Each plan comes with a built-in owner's closet to lock up your goodies when you are in the Rental Program.

704 Total sq. ft.
(Interior 646 sq. ft. / Balcony 58 sq. ft.)

This home has two full bathrooms, which are an asset when those friends arrive... and they will! Adding to your sense of space, the balcony comes standard with spectacular mountain views.



THE VALLEYVIEW

Sleeps Six



Set out coffee, tea, pastries and muffins on the breakfast bar. First up, first served!

To look fresh and crisp on the golf course, or to rinse off after your game - your extra-large bathroom will come in handy.

794 Total sq. ft.
(Interior 736 sq. ft. / Balcony 58 sq. ft.)

Brew your coffee and sip it at your breakfast bar. Enjoy that early morning stretch on your balcony. Check out what's happening in the valley. A feel-good interior that's perfect to come home to after your day's adventure. With a dining area and a breakfast bar, this is the ideal suite for the host and hostess who love company.



THE ALPINE

Sleeps Six

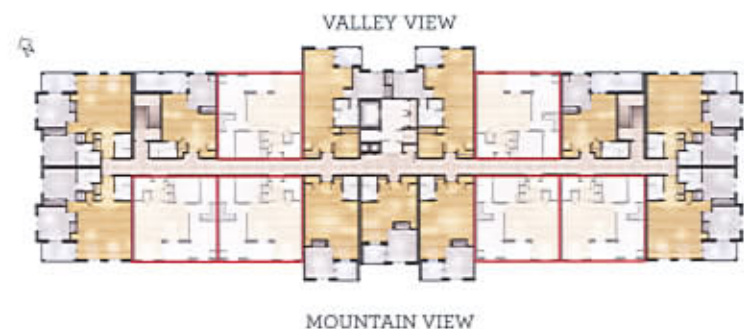


This unique closet has room for both your summer and winter wardrobes. Year-round lifestyle indeed!

Host a fabulous dinner party and enjoy mountain or valley views right from your dining room!

819 Total sq. ft.
(Interior 755 sq. ft. / Balcony 64 sq. ft.)

Just the layout you need for the time of your life. With the dining area and extra bathroom, there's enough room for the kids and your guests, but really this is about you. A kitchen you want to cook in! A breakfast bar for that early morning pre-ski fuel-up. A cosy den for catching up on those emails, quiet reading, or to accommodate extra sleepover guests. For those late-night after-dinner chats, dim the lights, ignite the fire. And bask in the cosy glow.



THE GARDEN

Sleeps Six



The room may be open concept, but the kitchen is designed to maximize efficiency. Perfect for the chef at heart!

Private garden patio to enjoy the beautiful nature surrounding you.

1000 Total sq. ft.

(End Unit Interior 789 sq. ft. / Garden Patio 211 sq. ft.)

When you're not skiing on the mountain, sit in your garden and admire it from the comfort of your own lounge. A Horseshoe home with a private porch that indulges the family or individual who wants more personal space. Enjoy BBQs in the garden, or fresh herbs you've just picked from your planter. Fire up the modern energy-efficient appliances of your kitchen and cook up something tasty.

ALSO AVAILABLE - A limited number of 755 sq. ft. ground floor suites, 719 sq. ft. + 194 sq. ft. garden patio suites and 595 sq. ft. + 182 sq. ft. garden patios suites.



THE COPELAND

Sleeps Six



Eggs are frying. Coffee's being served on the breakfast bar. This is where you plan the day – at home around the family breakfast table.

House full? Plenty of places for people to get ready. With two full bathrooms, nobody has to wait in line for that morning shower!

985 Total sq. ft.
(Interior 906 sq. ft. / Balcony 79 sq. ft.)

Our largest plan with two walls of glass for amazing views of nature all around your home. Friends coming? There's enough sleeping room for eight! What you can all look forward to after a day's skiing: coming home and sitting in front of the gas fireplace with a mug of cocoa. Home has never been so tailored to your lifestyle.



THE INS & OUTS of the RENTAL PROGRAM

What is the ownership structure of Copeland House?

Copeland House will be a whole-ownership condominium comprised of 116 suites within two buildings located in the heart of Horseshoe Resort, with views over the mountain and valley.

Is participating in the Rental Program mandatory?

No, you do not have to participate in the Rental Program. It's your choice! If you want to offset the costs of your resort home, you can join Horseshoe's Rental Program. When you are not in residence, you will receive a share of room revenue, which contributes to your cost of ownership. The experienced Horseshoe management team will maintain your suite at the highest of levels. Horseshoe gives you the best of both worlds with whole ownership and the option of a fully managed Rental Program.

If I put my home in the rental program, how much personal use do I have? How far in advance can I secure my reservations?

You may use your suite with our flexible program as much as you want to. Once a year, you will submit calendars for the dates you want to be in the Rental Program and the dates you want to enjoy personally.

What services does the rental manager provide? How is rental revenue distributed?

The rental manager will work as hard as possible to rent out your resort home on a regular basis as part of Horseshoe Resort. As the owner, you will receive 50% of all adjusted revenues generated from your suite. Adjusted revenue takes into account the costs the rental manager has incurred to secure the reservations.

Do I need to purchase your furniture package to be in the Rental Program?

Yes, you will need to purchase our designer furniture package to be in the Rental Program.

Can I sell my resort home?

You may sell your resort home at any time after you have closed, in accordance with the terms of the agreement of purchase and sale.

Can I rent my resort home on my own?

You can rent the suite out on your own for a minimum one-year tenancy agreement, and the tenant will, of course, be bound by the Condominium By-laws. If you wish to rent out your suite for less than a year, you may only do so by joining the Horseshoe Rental Program.

What privileges does the hotel guest have at Horseshoe?

Hotel guests staying in your suite have access to all of the amenities of the resort. Access to the pools and fitness facilities in the Inn and access to all of the exciting pay-per-use services at Horseshoe Resort.

What ongoing costs can I expect?

The main ongoing costs are condominium fees, resort access fee, utilities, real estate taxes and personal insurance on your condominium.

Who is the Developer?

Skyline International Development is the premier developer of destination communities in Ontario. A Canadian company with a rare world-class portfolio, founded in 1998 by 2004 Ernst and Young Entrepreneur of the Year, Gil Blutrigh. Skyline's holdings include the award-winning boutique hotels Cosmopolitan Hotel Toronto and Pantages Hotel Toronto Centre, Cleveland Arcade and Hyatt Regency Cleveland, Le Méridien King Edward Hotel, four Shizen Spas, Port McNicoll on Georgian Bay, Deerhurst Resort in Muskoka and the new Horseshoe Resort in Barrie.

FIVE REASONS JOINING IS TO YOUR ADVANTAGE:

ONE

When you're not at home, use your suite to generate income to offset the cost of your Horseshoe Condominium.

TWO

Because Horseshoe manages the rental program, it's absolutely hassle free.

THREE

Flexibility. You choose the times you will be at Horseshoe. And specify when you want us to take care of it for you.

FOUR

Joining the Rental Program allows you to rent your suite for shorter time periods than if you rent it yourself

FIVE

Our Rental Program is managed by experts who will work hard on your behalf to help maximize your rental revenue.

THE PRIVILEGES of a SKYLIFE CLUB MEMBERSHIP

OWNERS
RECEIVE A
SKYLIFE CLUB
MEMBERSHIP*

(value of \$25,000)

As a Copeland House owner, you also receive, at no additional cost, the Family SkyLife Club Membership (valued at \$25,000). You may choose to activate your membership any time within 12 months of the closing of your condo. Owned by Skyline International Development, and established as a social and recreational club, Horseshoe is one of a network of leisure and hospitality jewels that includes hotels, luxury spas, golf and ski resorts. You and your family are welcome to enjoy them all!

MEMBERSHIP ENHANCES THE EXPERIENCE

Connect with our concierge and you're good to go. Just one phone call to our SkyLife Club concierge and you can easily arrange everything from tee times to dinner reservations to ski equipment rentals, to RSVP-ing to our special Member's Only events.

Skyline's properties include the Cosmopolitan and Pantages Hotels in downtown Toronto, and the destination communities of Port McNicoll, Horseshoe Resort and Huntsville's Deerhurst Resort. As a member of SkyLife Club, all of our doors are open to you.

YEAR-ROUND EXCITEMENT

Life shouldn't be dull. With membership in the SkyLife Club, it isn't! With this variety of experiences and destinations, Skyline developed the concept of offering members the opportunity to enjoy all destinations every day of the year through the operation of key SkyLife Club segments:

- **SkyLife Golf** gives you unlimited free green fees and cart rentals at golf courses at Horseshoe Resort and Deerhurst Resort, as well as unlimited access to our driving ranges.

- **SkyLife Ski** gives you unlimited free skiing and snowboarding at the family friendly Horseshoe Resort.
- **SkyLife Marine** gives you limited free use of the sailboats, kayaks, canoes and wind surfers at Deerhurst Resort.
- **SkyLife Adventure** gives you free access to certain Horseshoe Adventure Park activities including mini golf, winter tubing, the maze, mountain bike park, tower climbing and two OGO Ball rides per day.
- **SkyLife Hospitality** gives you three free room nights per year at any Skyline Hotels and Resorts-managed properties, including award-winning hotels such as Toronto's Cosmopolitan Hotel and Pantages Hotel Toronto Centre, as well as discounts on additional nights.
- **SkyLife Dine** gives you a 20% discount on all fine dining (alcoholic beverages excluded) at Skyline Hotels and Resorts managed food and beverage restaurants, plus a monthly dining credit.
- You will also receive 20% off the posted rates of certain Shizen Spa services and retail products, free access to exercise facilities at the Sports Centres at Horseshoe Resort and Deerhurst Resort, plus your own Members Lounge at Horseshoe Resort and invitations to SkyLife sponsored events.
- This offering is not available to existing SkyLife Club Members.
- Nominal annual dues apply.

PERFECT 10 BENEFITS THAT ADD UP TO SAVINGS!

ONE

Unlimited FREE green fees and cart rentals at all Horseshoe Resort and Deerhurst Resort courses and unlimited access to our driving ranges.

TWO

Unlimited skiing and boarding at Horseshoe Resort.

THREE

FREE use of the sailboats, kayaks, canoes, stand up paddleboards and wind surfers at Deerhurst Resort.

FOUR

FREE access to the Horseshoe Adventure Park.

FIVE

Three FREE room nights per year at any Skyline Hotels and Resorts managed properties and discounts on additional night room rates plus FREE upgrades upon check in.

SIX

20% discount on all Fine Dining at participating Skyline restaurants, as well as receive a monthly credit.

SEVEN

20% off the posted rates of Shizen Spa services and retail products.

EIGHT

FREE access to the exercise facilities at Horseshoe's and Deerhurst's Sports Centres.

NINE

Access to Horseshoe Resort's SkyLife Lounge.

TEN

Receive invitations to Members Only SkyLife sponsored events.

* SkyLife Club Membership is non-transferable and non-salable and can be activated within 12 months of the closing of your suite. See Representative for details.

Owner's VIP Card

As an owner at Copeland House, you will receive VIP treatment BEFORE you move in. Your special owner VIP Card will entitle you to a long list of benefits from the day your offer goes firm until the day you take occupancy:

OWNER'S ACCESS TO ALL THESE AMENITIES AT HORSESHOE RESORT:

Indoor Pool and Whirlpool
Fitness Room
Outdoor Pool
Squash Court
Skateboard Park
Outdoor Skating Rink (when available)
Games Room
Hiking Trails



SPECIAL SAVINGS, INCLUDING:

- 10% off on all food and non-alcoholic beverages at Horseshoe's restaurants, lounges, golf club houses and food kiosks.
- 20% off all Alpine, Nordic ski rental equipment
- 20% off all golf equipment rentals
- 20% off all alpine ski lift tickets and Season Passes
- 20% off all Nordic ski passes and Season Passes
- 20% off all winter Tubing Passes
- 10% off all ski school lessons and programs
- 20% off green fees at Valley and Highlands Golf Courses
- 10% off driving range fees at Highlands Golf Course
- 10% off all passes at Horseshoe Adventure Park
- 10% off all Kids Korral activities.
- 10% off all Shizen Spa at Horseshoe treatments, retail and services
- 10% off all retail items in Tack Shop, Tee to Ski, Indulgences and Highlands Pro Shop
- 10% off bike park pass

HORSEShoeING AROUND

Illustrated by: Edwin Fotheringham



Meet Horseshoe Henry. As a new resident of Copeland House, his enthusiasm knows no bounds. His vow? To experience everything Horseshoe has to offer – and the sooner the better! But he's forgot about his locker, and it really is a shocker to see him carry all his stuff around. Skis, clubs, goggles, and boots, biking helmet and bathing suits. His racquet, his board - all that great Horseshoe gear! But he's guaranteed to have fun every day of the year.

Act Now to Make it Your Own



www.OwnHorseshoe.com

1-855-302-7463 (Toll Free)

1101 Horseshoe Valley Road - Comp. 10 R.R.#1 Barrie, Ontario L4M 4Y8