

LAKEVU

LIVE BIG ON LITTLE LAKE



Exclusive VIP Agent Sales Opportunity

Package Includes:

Feature Sheet
Incentive Sheet
Inventory Price List
Worksheet
Floorplans

JD
**DEVELOPMENT
GROUP**

LAKEVU

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Lakevu Condos, Phase 1 is a 10-storey, mid-rise building and the first of a 3-tower residential community overlooking scenic Little Lake, in Barrie.



Elegant Party Room

GROUND FLOOR AMENITIES

- Ground level entry lobby
- Fitness room
- Party Room
- Pool Table Room
- Management Office
- Pet Spa
- Guest Suite

- Rooftop Lounge with BBQ area, overlooking Little Lake
- Individual Storage
- Bicycle Lockers as available
- Glass Balcony railings



Games Room

YOUR SUITE

- Approximately 8'6" ceilings (except 10' ceilings on Ground Floor)
- Smooth ceiling throughout all finished areas
- Exterior glass sliding doors***
- Modern style solid core entry door with hardware and security viewer
- Private balconies / patios / terraces***
- Laminate flooring throughout (except tiled areas)***
- Closets to include wire shelving and hanging rails
- Laundry with stacked washer/dryer vented to exterior
- Tile from Vendor's standard design packages
- Interior walls painted with Vendor's choice of one colour throughout

YOUR KITCHEN

- Custom-crafted kitchen cabinetry with choice of styles and colour from Vendor's standard design packages
- Solid surface kitchen countertop with polished finish and straight edge detail as per Vendor's standard design packages
- Ceramic backsplash*
- Stainless steel under-mounted double sink with polished chrome-finish single lever high arc kitchen faucet, complete with pull down spray
- Stainless steel finish appliance package including full-size fridge and range and full-size dishwasher, microwave / hood combo
- Modern track style ceiling light fixture with multiple heads



Rooftop Lounge Overlooking The Lake

MAIN AND MASTER ENSUITE BATHROOM

- Tile from Vendor's standard design packages
- Modern vanity cabinet with storage
- Solid surface countertop with undermount sink
- Modern vanity mirror
- Designer wall mounted light fixture above mirror
- Bathtub with tile surround
- Shower enclosure or corner shower with glass door, tiled base, modern-style tiled walls***
- High efficiency toilet
- All plumbing fixtures are fitted with shut-off valves

ELECTRICAL/MECHANICAL FEATURES

- Individual electric service (each suite is separately metered)
- High efficiency central heating and air conditioning system, distributed through in-suite forced air hydronic fan coil units
- Energy Recovery Ventilator (ERV) in each suite provides fresh air and energy saving
- White Decora style receptacles and switches throughout
- In-suite smoke detector**
- In-suite fire sprinkler system**
- USB receptacles in living room and bedrooms
- Ceiling light fixtures in foyer, hallway(s), kitchen, den, dining room and bedroom(s)***

SECURITY FEATURES

- Intercom system
- Key fob access from underground parking to elevator, lobby and main entrance, provides peace of mind.



Dramatic Lobby & Lounge

v*Colours and/or materials to be selected from Vendor's standard design packages.

**as per building code requirements

***as per plan

Purchasers understand and acknowledge that any information provided on this insert is strictly marketing material and does not form part of a legal or binding agreement of purchase and sale. Purchasers understand that the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards. The Vendor shall have the right to substitute other products and materials for those listed on this insert provided that the substituted materials are of a quality equal to, or better than, the products and materials so listed or so provided. Colours and specific finishes will depend on the Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice and all materials specified above are subject to availability at time of installation. All suites protected under Tarion. E. & O.E.

LIVE BIG ON LITTLE LAKE



Actual View of Little Lake, Barrie, ON

* Speak to a Sales Representative for details. Prices and Availability are subject to change without notice September 30, 2020

LAKEVU

LIVE BIG ON LITTLE LAKE

BUILDING A LIMITED TIME INCENTIVES

1 Year Free Maintenance

Capped Development Charges
(\$2,000 on all suites)

Zero Dollars Assignment Fee
(Legal Administrative Fees Apply)
(Value \$7,500)

Right to Lease During Interim Occupancy
(In Accordance with Vendor's Amending Agreement)

Extended Deposit Structure
\$5,000 on signing
Balance to 5% in 30 Days
5% on Occupancy

LIMITED TIME OFFER



*For complete details please see a sales representative. All prices, figures and materials are preliminary and are subject to change without notice. • All areas and dimensions are approximate • Cannot be combined with any other incentives or programs • Special Limited Time Offer and may be withdrawn at any time without notice. Features & Finishes per plan. • Specific Units only. Purchase Price, parking and locker all include HST. • **Not transferrable, assignable, or redeemable for cash E&OE March 2021 Co-listed with Orion Realty Corporation.



LAKEVU

LIVE BIG ON LITTLE LAKE

BUILDING A PRICING

SUITES						
MODEL	TYPE	Marketing Unit #	Legal Unit	Legal Level	APPROXIMATE SIZE	PRICES FROM*
2 E COR Paint Lake	2Br + D	105	4	1	983 SQFT	\$613,990.00
2C Deer Main Floor	2 Br	110	9	1	879 SQFT	\$539,990.00
2A Panache	2Br	208	7	2	830 SQFT	\$513,990.00
2A Panache	2Br	210	9	2	830 SQFT	\$508,990.00
2 B COR BF Cranberry	2Br	217	13	2	935 SQFT	\$572,990.00
2B COR Rice Lake	2 Br	218	15	2	940 SQFT	\$593,990.00
2D Crystal	2Br	301	1	3	813 SQFT	\$503,990.00
2A Panache	2Br	308	7	3	830 SQFT	\$518,990.00
2A Panache	2Br	309	8	3	830 SQFT	\$509,990.00
2A Panache	2Br	310	9	3	830 SQFT	\$509,990.00
2 B COR BF Cranberry	2 Br	317	14	3	935 SQFT	\$577,990.00
2 A Panache	2 Br	502	2	4	830 SQFT	\$523,990.00

SUBJECT TO AVAILABILITY. PREMIUMS APPLY TO FLOORS AND VIEWS

PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE

DEPOSIT STRUCTURE

\$5,000 on Signing
Balance to 5% in 30 Days
5% in 90 Days
10% on Occupancy
Deposits made out to Fogler, Rubinoff LLP,
in Trust
Parking: 1 Spot Included
Locker: \$5,000 (incl HST)
(See Sales Representative for details)

MAINTENANCE

Approximately \$0.47 per Sq.ft.
(Hydro, water and gas are separately metered)
Parking: \$35.95/ month
Tandem Parking: \$54.95 / month
Locker: \$14.95/ month
Taxes
Estimated at approximately 1.0%
All prices quoted include H.S.T
Occupancy Starting August 2021

11 Lakeside Terrace | Barrie | Ontario | L4M 7B9
1 (705) 812-5402

Diana Girgis & Nancy Badria
Sales Representatives
In2ition Realty
sales@lakevucondos.ca

Presentation Centre Hours
BY APPOINTMENT ONLY

Closed Mondays, Tuesdays & Holidays



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Prices, sizes and specifications are subject to change without notice. E.&O.E. Premiums apply to floors, balconies, terraces and views.

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BUILDING A

PRICING

SUITES

MODEL	TYPE	Marketing Unit #	Legal Unit	Legal Level	APPROXIMATE SIZE	PRICES FROM*
2 A Panache	2 Br	508	7	4	830 SQFT	\$523,990.00
2 A Panache	2 Br	509	8	4	830 SQFT	\$518,990.00
2 A Panache	2 Br	510	9	4	830 SQFT	\$514,990.00
2C Deer	2 Br	511	10	4	879 SQFT	\$542,990.00
2 B COR BF Cranberry	2 Br	517	14	4	935 SQFT	\$578,990.00
2 A Panache	2 Br	602	2	5	830 SQFT	\$524,990.00
2 E COR Paint Lake	2Br + D	607	6	5	983 SQFT	\$649,990.00
2A Panache	2 Br	609	8	5	830 SQFT	\$524,990.00
2 A Panache	2 Br	610	9	5	830 SQFT	\$520,990.00
2 C Deer	2 Br	611	10	5	855 SQFT	\$539,990.00
2 F COR Lake of Woods	2 Br	612	11	5	963 SQFT	\$593,990.00
2 A Panache	2 Br	710	9	6	830 SQFT	\$525,990.00
2 F COR Lake of Woods	2 Br	712	11	6	963 SQFT	\$594,990.00
2 B BF Cranberry	2 Br	717	14	6	935 SQFT	\$580,990.00
2 A Panache	2 Br	810	9	7	830 SQFT	\$526,990.00

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5% in 90 Days
10% on Occupancy
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Locker: \$14.95/ month
Taxes
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SUITES						
MODEL	TYPE	Marketing Unit #	Legal Unit	Legal Level	APPROXIMATE SIZE	PRICES FROM*
2 C Deer	2 Br	811	10	7	855 SQFT	\$535,990.00
2 C Deer	2 Br	911	10	8	855 SQFT	\$536,990.00
2 F COR Lake of Woods	2 Br	912	11	8	963 SQFT	\$596,990.00
2 D Crystal	2 Br	1001	1	9	813 SQFT	\$525,990.00
2 F COR Lake of Woods	2 Br	1011	10	9	963 SQFT	\$606,990.00
2 A BF Canoe	2 Br	1012	11	9	848 SQFT	\$543,990.00

PENTHOUSE LEVEL SUITES						
MODEL	TYPE	Marketing Unit #	Legal Unit	Legal Level	APPROXIMATE SIZE	PRICES FROM*
2 D Crystal	2 Br	1101	1	10	813 SQFT	\$529,990.00
2 F COR Lake of Woods	2 Br	1110	9	10	963 SQFT	\$611,990.00

SUBJECT TO AVAILABILITY. PREMIUMS APPLY TO FLOORS AND VIEWS
PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE

<div>DEPOSIT STRUCTURE</div> <p>\$5,000 on Signing Balance to 5% in 30 Days 5% in 90 Days 10% on Occupancy Deposits made out to Fogler, Rubinoff LLP, in Trust Parking: 1 Spot Included Locker: \$5,000 (incl. HST) (See Sales Representative for details)</p>	<div>MAINTENANCE</div> <p>Approximately \$0.47 per Sq.ft (Hydro, water and gas are separately metered) Parking: \$35.95/ month Tandem Parking: \$54.95 / month Locker: \$14.95/ month Taxes Estimated at approximately 1.0% All prices quoted include H.S.T Occupancy Starting August 2021</p>
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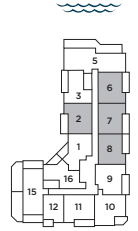
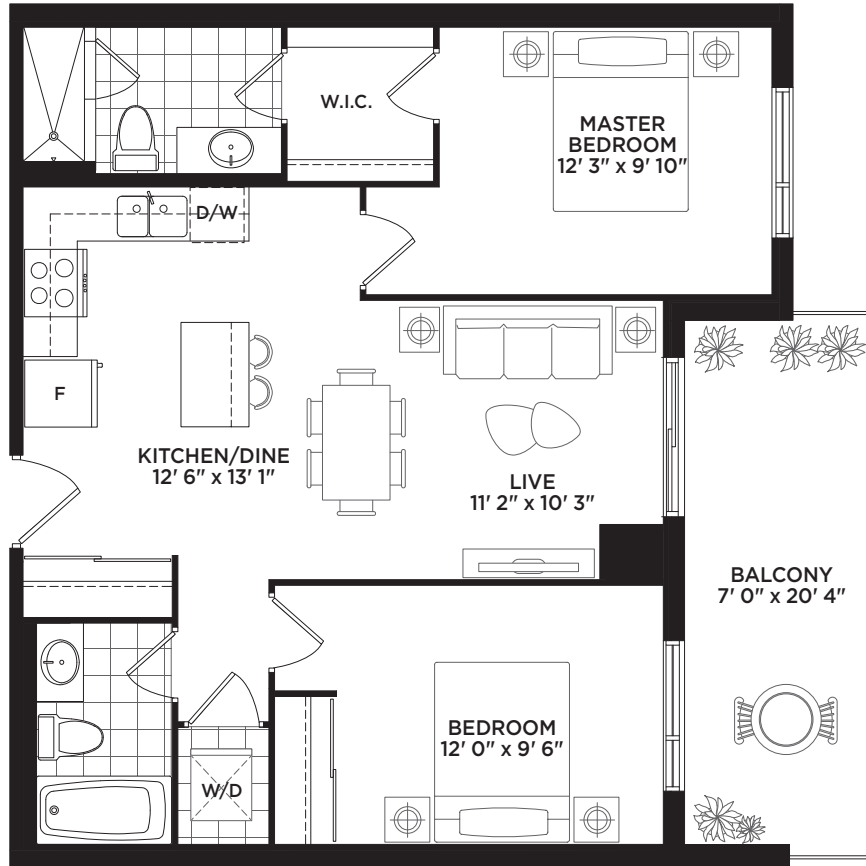


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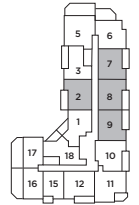
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LAKEVU

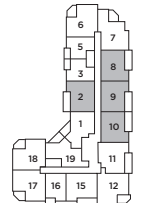
LIVE BIG ON LITTLE LAKE



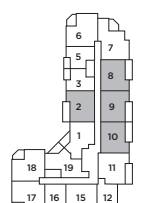
11th floor



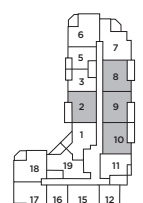
10th floor



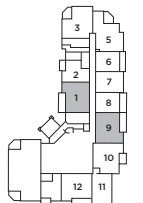
6th-9th floor



3rd & 5th floor



2nd floor



1st floor

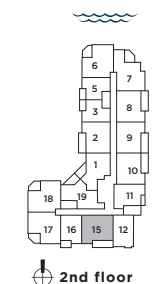
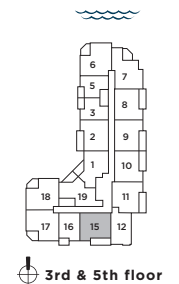
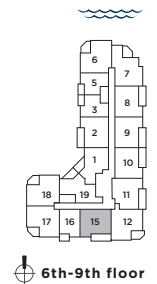
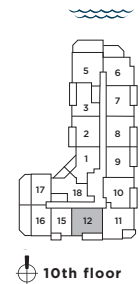
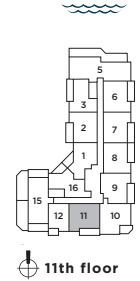
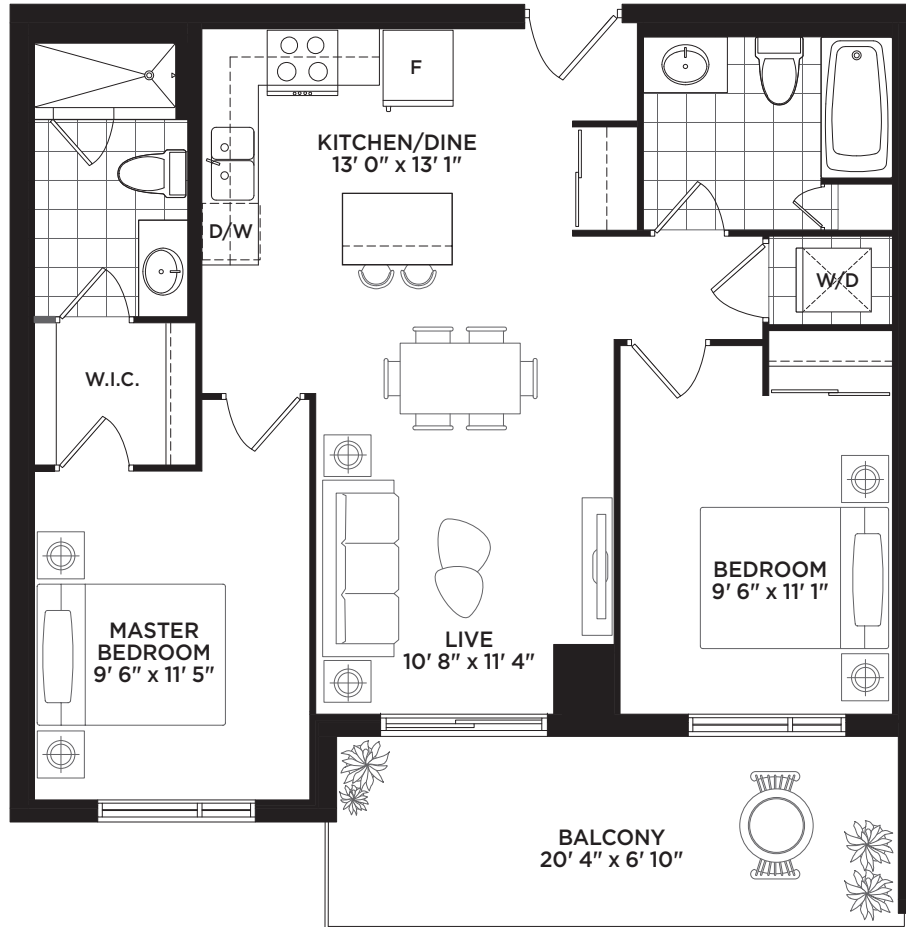
PANACHE

2 BED

830 sq.ft.

LAKEVU

LIVE BIG ON LITTLE LAKE



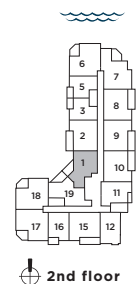
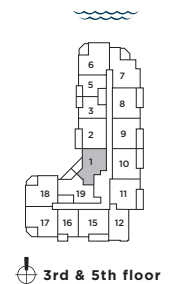
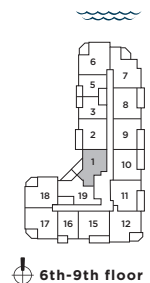
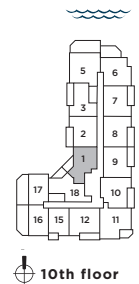
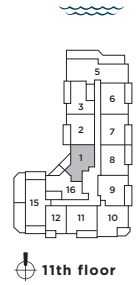
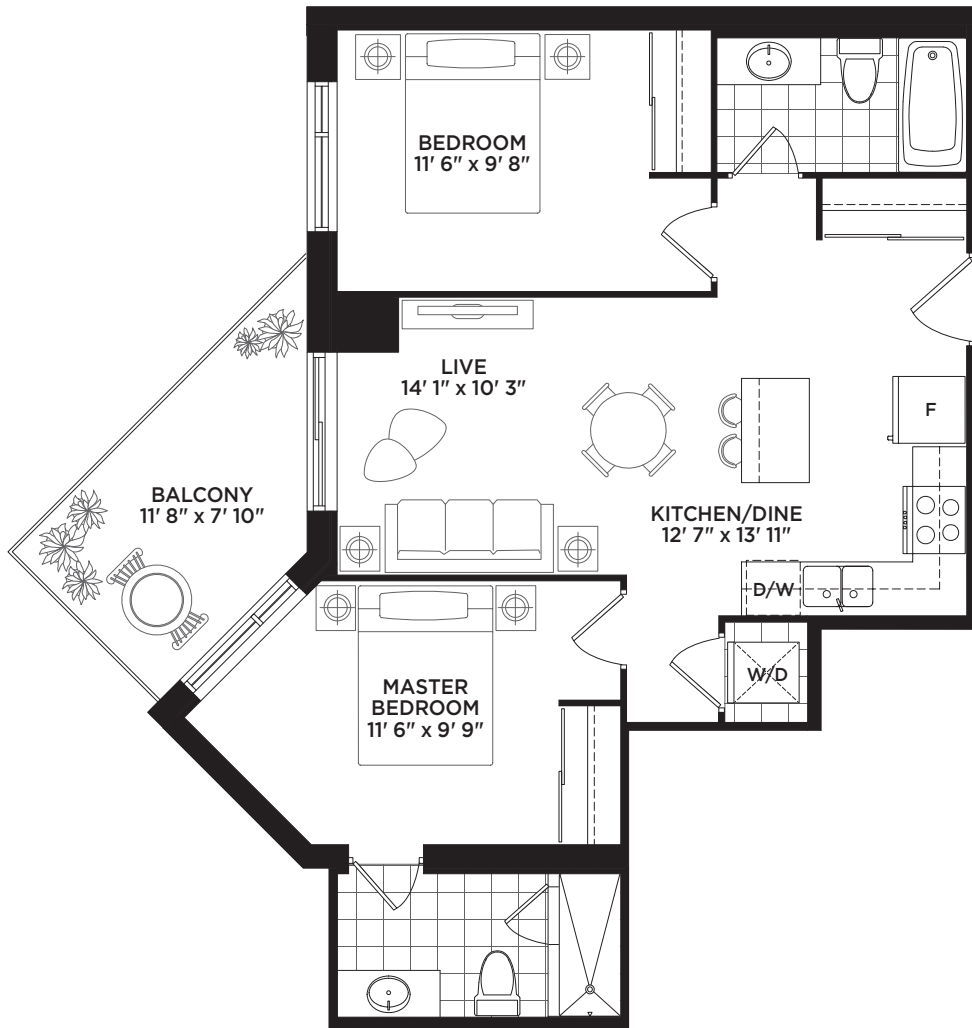
CANOE

2 BED (BF)

848 sq.ft.

LAKEVU

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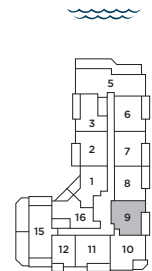
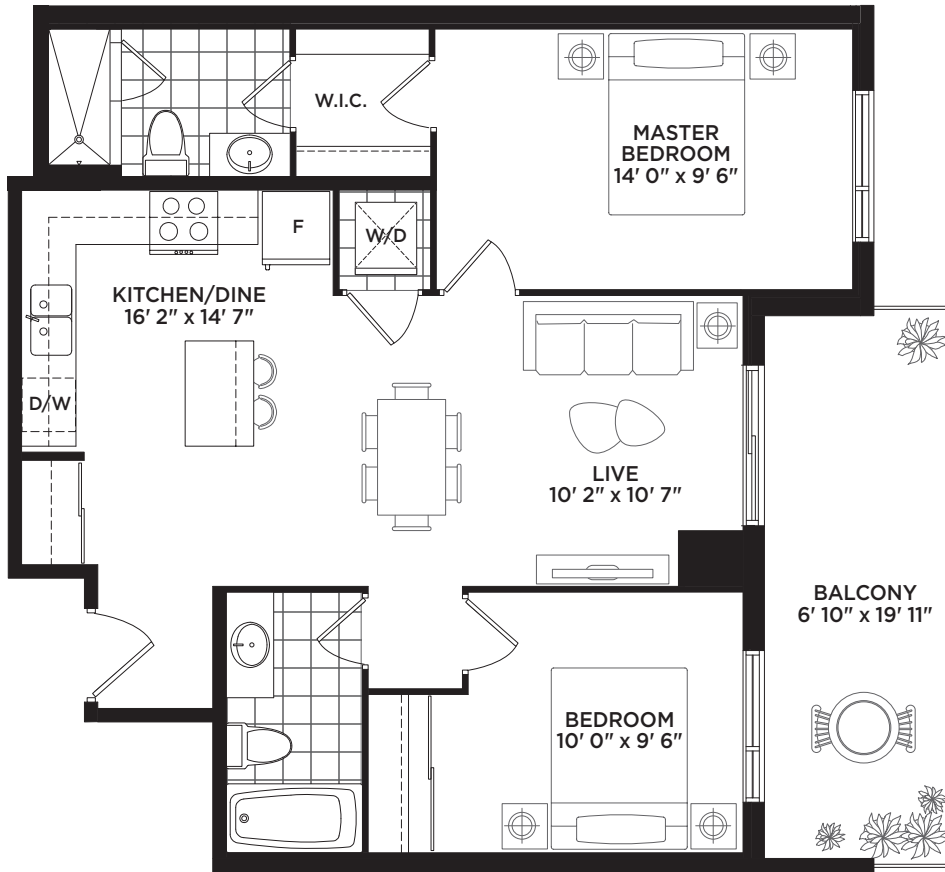
CRYSTAL

2 BED

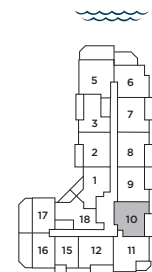
813 sq.ft.

LAKEVU

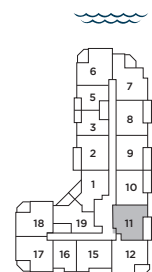
LIVE BIG ON LITTLE LAKE



11th floor



10th floor



6th-9th floor

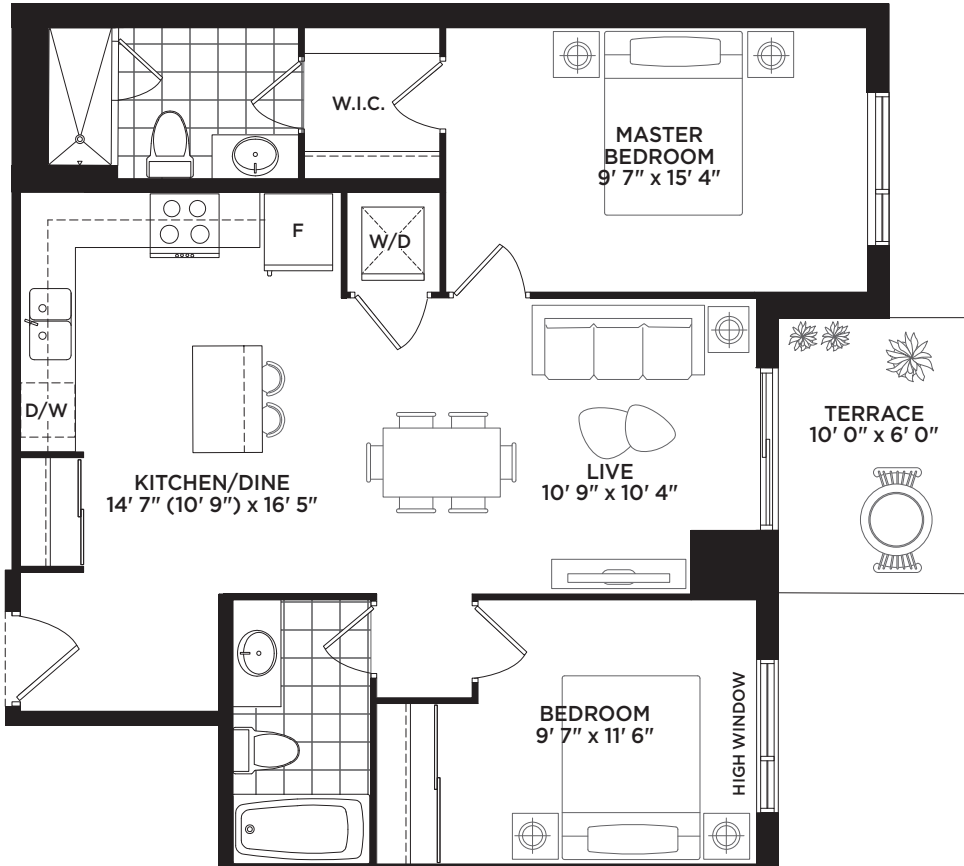
DEER

2 BED

855 sq.ft.

LAKEVU

LIVE BIG ON LITTLE LAKE



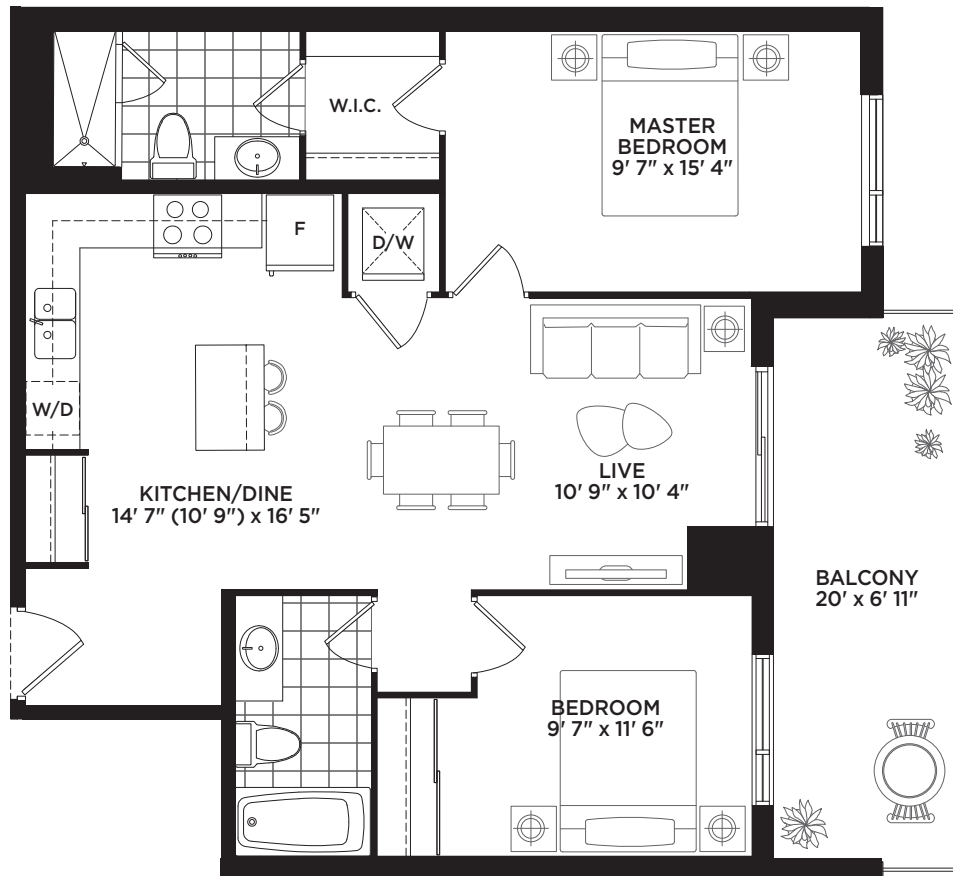
DEER (GROUND FLOOR)

2 BED

879 sq.ft.

LAKEVU

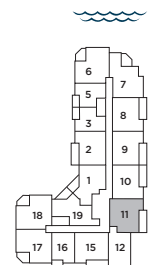
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DEER

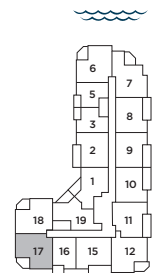
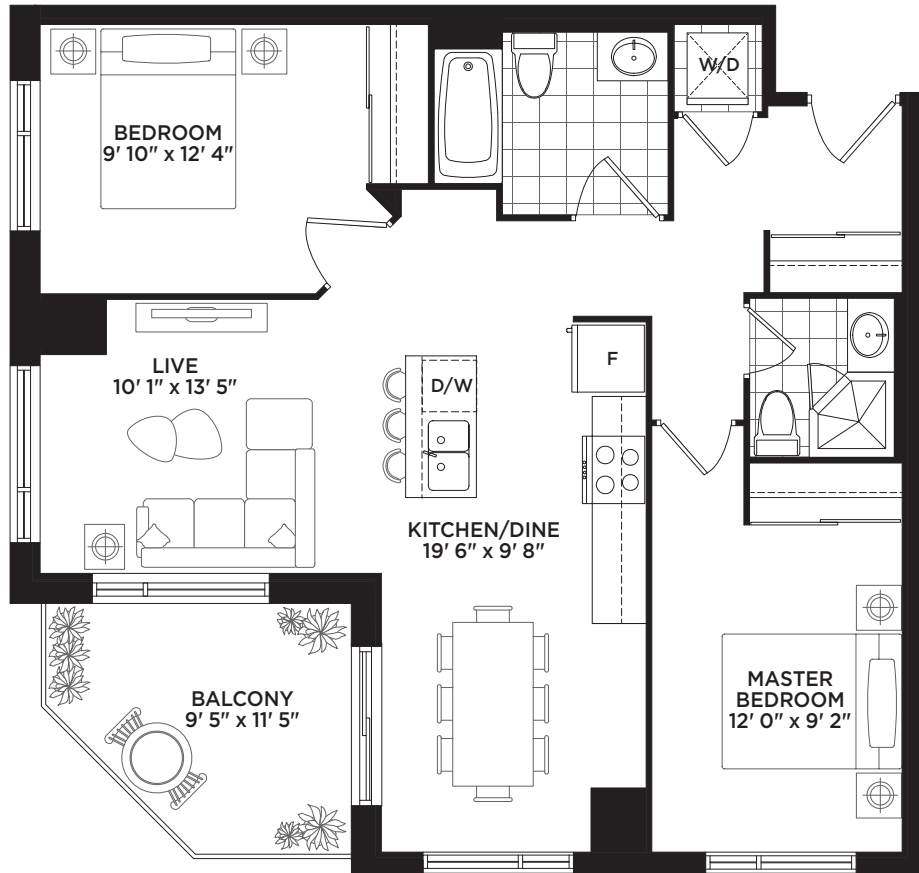
2 BED

879 sq.ft.

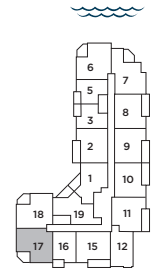


LAKEVU

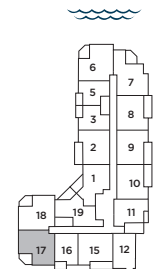
LIVE BIG ON LITTLE LAKE



6th-9th floor



3rd & 5th floor



2nd floor

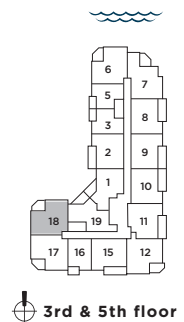
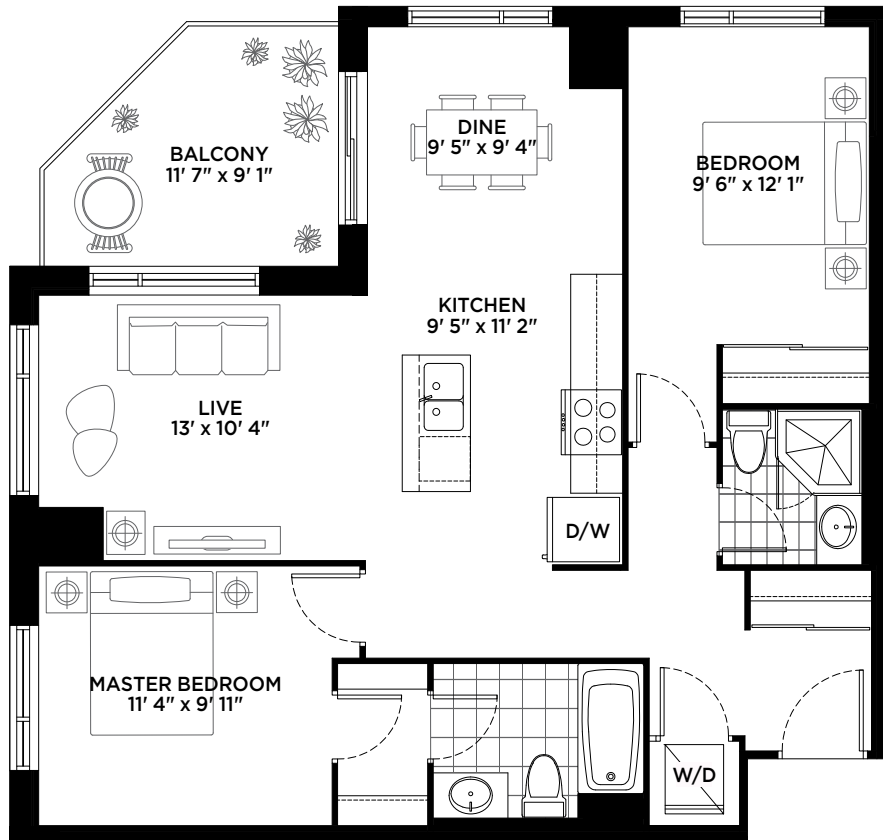
CRANBERRY

2 BED (BF)

935 sq.ft.

LAKEVU

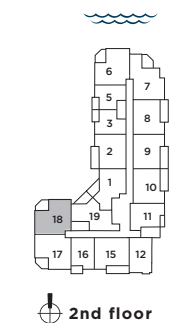
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RICE LAKE

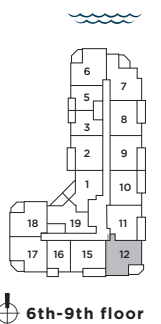
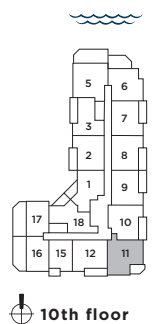
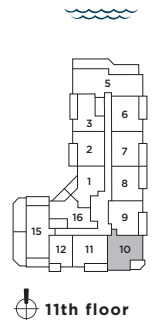
2 BED

940 sq.ft.



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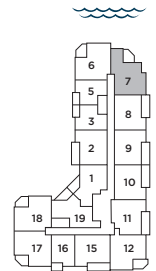
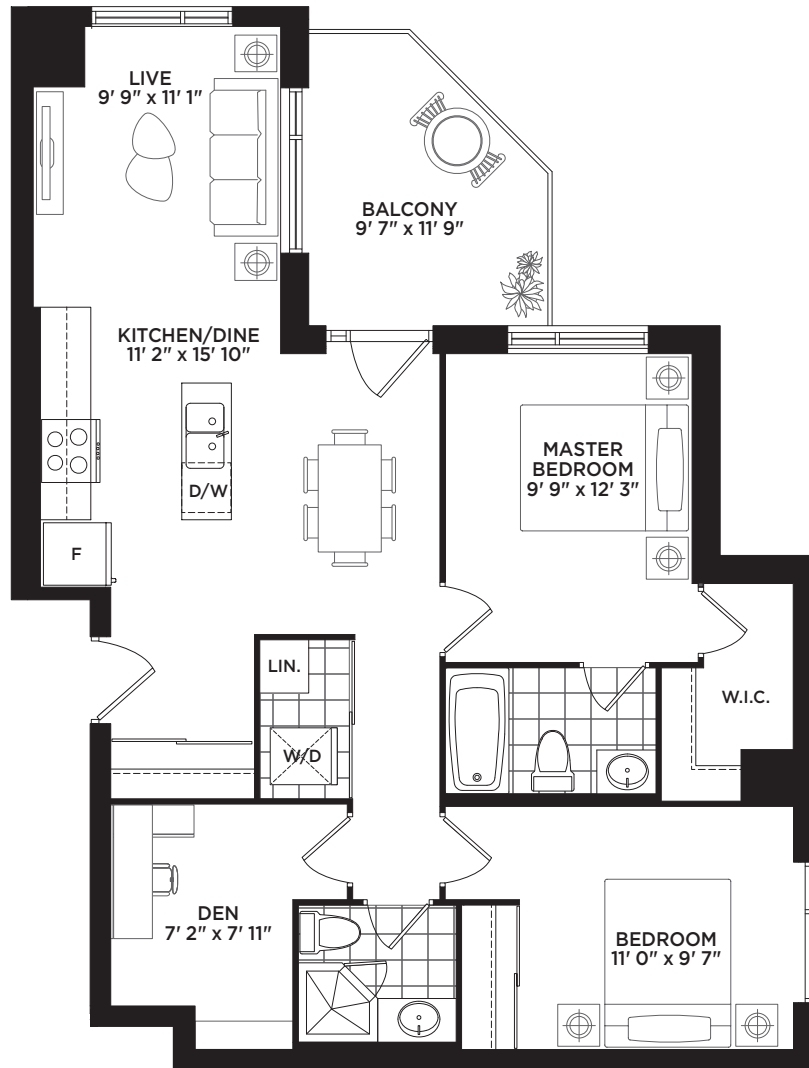
LAKE OF THE WOODS

2 BED

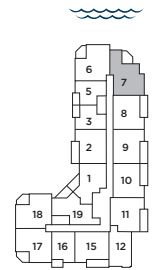
963 sq.ft.

LAKEVU

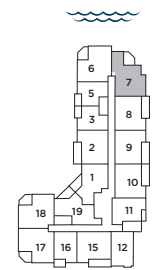
LIVE BIG ON LITTLE LAKE



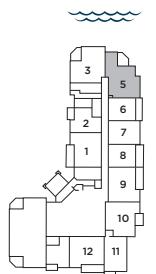
6th-9th floor



3rd & 5th floor



2nd floor



1st floor

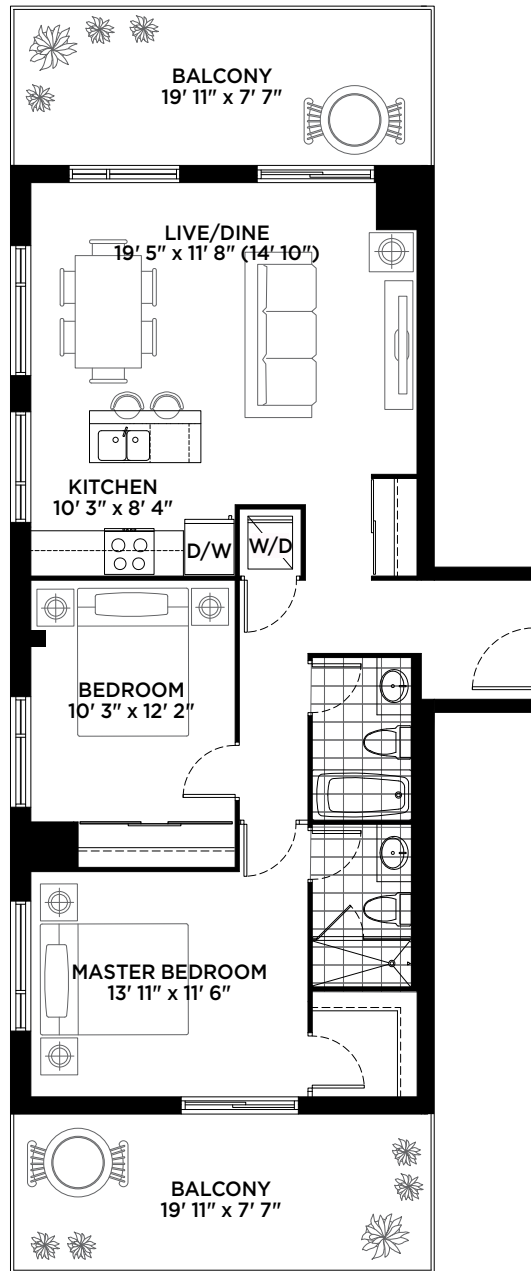
PAINT LAKE

2 BED

983 sq.ft.

LAKEVU

LIVE BIG ON LITTLE LAKE



GOLDEN LAKE

2 BED

1049 sq.ft.



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All measurements and dimensions are approximate only and not guaranteed to be exact or to scale. Dimensions may vary with actual construction.
Please consult your sales representative for further details. E. & O.E. 2020.

