

An aerial photograph of a river delta. The top of the image shows a dense forest of green trees. Below the trees, a network of water channels flows through a landscape of brown and tan earth. The channels eventually merge into a large, wide body of water that is a vibrant green color, occupying the bottom half of the image. The water's surface is textured with small ripples and shadows, suggesting a shallow depth. The overall scene is a natural, undisturbed landscape.

SOUTH/BAY
AT RIVER'S/EDGE



SET YOUR SIGHTS ON EVERYTHING YOU NEED.

Nature-inspired. Master-planned.

Set your sights on the return of Wasaga Beach's fastest growing riverside community that will leave you in awe throughout every season. Experience the clear waters of Wasaga Beach and the untouched forested landscape along the Nottawasaga River, in an ambience that is entirely yours.

Building on the phenomenal success of the first phase at Wasaga's acclaimed nature-inspired master-planned community, Fernbrook Homes and Zancor Homes are thrilled to expand on that vision with SouthBay at River's Edge — an extraordinary collection of Town and Detached Designs.

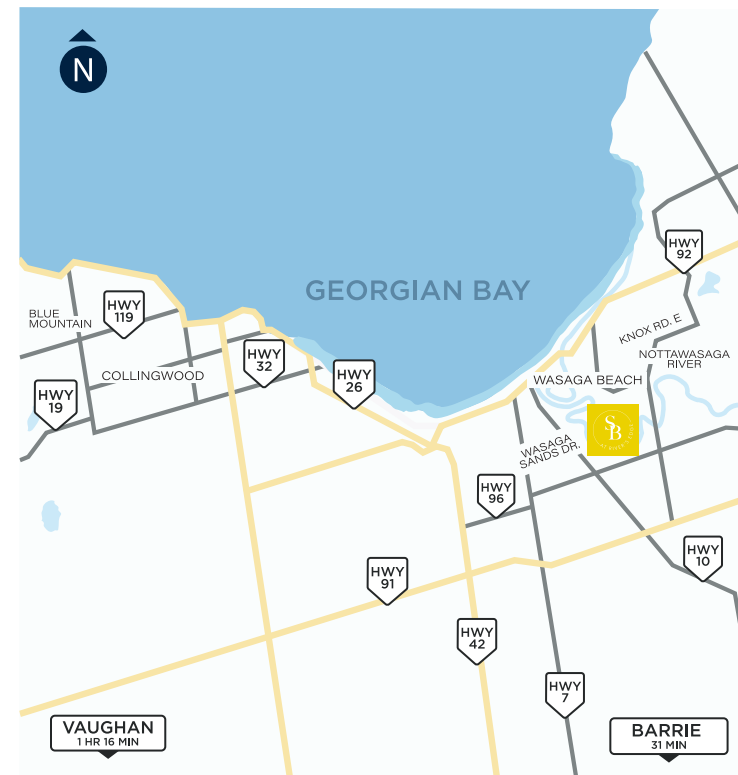


*SET YOUR
SIGHTS ON
WASAGA BEACH*

NOURISHED BY NATURE, CONNECTED TO CONVENIENCE.

Enjoy a serene lifestyle in the perfect neighbourhood setting — surrounded by nature, and connected to all the finest urban amenities.

SouthBay at River's Edge is steps away from the Nottawasaga River, Wasaga Provincial Park and its vast trail network. Best of all Wasaga Beach, the world's longest fresh water white sandy beach. Within minutes, you will find schools, restaurants, shopping, and recreation opportunities. Connect to Collingwood, Barrie, Orillia, Vaughan, and beyond via GO Transit, or via Highways 10, 26 & 400.





WASAGA BEACH. ONE OF ONTARIO'S FASTEST GROWING COMMUNITIES



*The Beach is Just the Beginning.
Home is Where Adventure Awaits.*

As one of Ontario's premier tourist destinations, with its clean white sands, thrilling attractions and natural wonders for adventurers, the town of Wasaga Beach has evolved into a charming, amenity-rich community, complete with everyday conveniences, easily accessible highways, trails, and so much more. It's where families can put down roots and build the life they've always envisioned.

SET YOUR SIGHTS ON FOUR SEASON LIVING

SPRING



For Every Explorer, Breathtaking Trails for Spring Adventures

There's nothing quite like the budding flowers of spring and the clear blue skies to spark a sense of excitement, adventure and possibilities. Overlooking the Georgian Bay, take a swing at the top-ranked Marlwood Golf Club; hike the Wasaga Provincial Trails or the untouched forested landscape, or simply stroll the banks along the Nottawasaga River.

50+
KM
BIKE TRAIL TO COLLINGWOOD

10
MINUTES
TO SKULL ISLAND

12
MINUTES
TO MARLWOOD GOLF CLUB



SUMMER

From Gorgeous Sunny Days to Long Star-lit Summer Nights

Swim the clean, clear waters, or chase the golden sun along the white sands of the world's longest freshwater beach. Test your own limits and see beautiful Wasaga Beach from over two miles up from Canada's only tandem skydiving with a beach landing. Ride the waves in the many water sporting events or launch your boat from multiple marinas. Enjoy beachside concerts - day or night - every weekend. And best of all feel at ease in nature's ambience, that is entirely curated for you, your friends, and your family.

6
MINUTES
TO SKYDIVING IN WASAGA

14
MINUTES
TO WASAGA GO-KARTS

14
KM
OF WHITE SANDY BEACHES

FALL



Fall Adventures Filled with Laughter, Fun, and Great Memories

Embark on a leisurely stroll with family, go for a run or ride your bike, take the scenic routes and enjoy the beautiful natural sights as the world turns into one dramatic tapestry of colours. From the annual Hootenanny to the Pumpkin Mania, hay bale rides to flashlight corn mazes, and town-wide trick or treats, home is where you have it all.



50⁺
KM
OF BEAUTIFUL HIKING TRAILS

17
MINUTES
TO WASAGA ADVENTURE PARK

6
MINUTES
TO FREE SPIRIT TOURS

WINTER

Winter's Destination for Fun, Snow-filled Activities and Festivity

If you're seeking the adrenaline rush of skiing the slopes, snowmobiling, fat-biking, zip lining, or the simple pleasures of cross-country skiing, Wasaga offers a host of ways to enjoy the outdoors and connect with your family in natural surroundings. From Wasaga Beach Provincial Park to McIntyre Creek and down long country roads to Smithdale, connecting to the Mad River Trail. Or just moments away, more family adventures await at Blue Mountain.



25
KM
OF GROOMED & TRACK-SET SKIABLE TRAILS

10
KM
OF SNOWSHOEING TRAILS

42
SNOW TRAILS
AT BLUE MOUNTAIN VILLAGE

SET YOUR SIGHTS ON DISTINCT SHOPPING & DINING

Unique, Vibrant Delights for Every Taste. The Perfect Complement for Every Style.

Just minutes from a diverse array of premier shopping and dining conveniences, Wasaga is yours to enjoy. Embrace retail therapy along Mosley Street, at Stonebridge Town Centre, or Mosley Centre. Get everyday essentials at Walmart Superstore or Foodland which boasts 24-hour service. If you're hungry and hankering for something in particular – experience some of the finest dining Wasaga has to offer with everything for those evolving food cravings. From fine dining to comfort eateries, you'll find something here.



DINING

- 185+ Dining Options

RETAIL

- Over 32 Brand-Name Stores at Stonebridge Town Centre
- A plethora of Shops & Boutiques along the Mosley Street Corridor



SET YOUR SIGHTS ON THE EPICENTRE OF COMMUNITY.

A Place for Your Family to Thrive and Flourish

SouthBay at River's Edge is located in the heart of Wasaga Beach amongst the soon-to-be-completed Cortellucci Zancor Centre (CZC) — Wasaga's new 117,000 SQ. FT. state-of-the-art twin-pad arena and library!

While at Wasaga's RecPlex Centre, play your favourite sport at the YMCA or step out with your loved ones for some fun time at the pool or simply take a break from the kids at the YMCA Daycare or Youth Centre, and enjoy a delicious cup of coffee in solace. At Downtown Wasaga the epicentre of community awaits for you and those dear to you! It's an aspiration of a world where family is community, everyone is welcome to celebrate, play, laugh and create memories together.



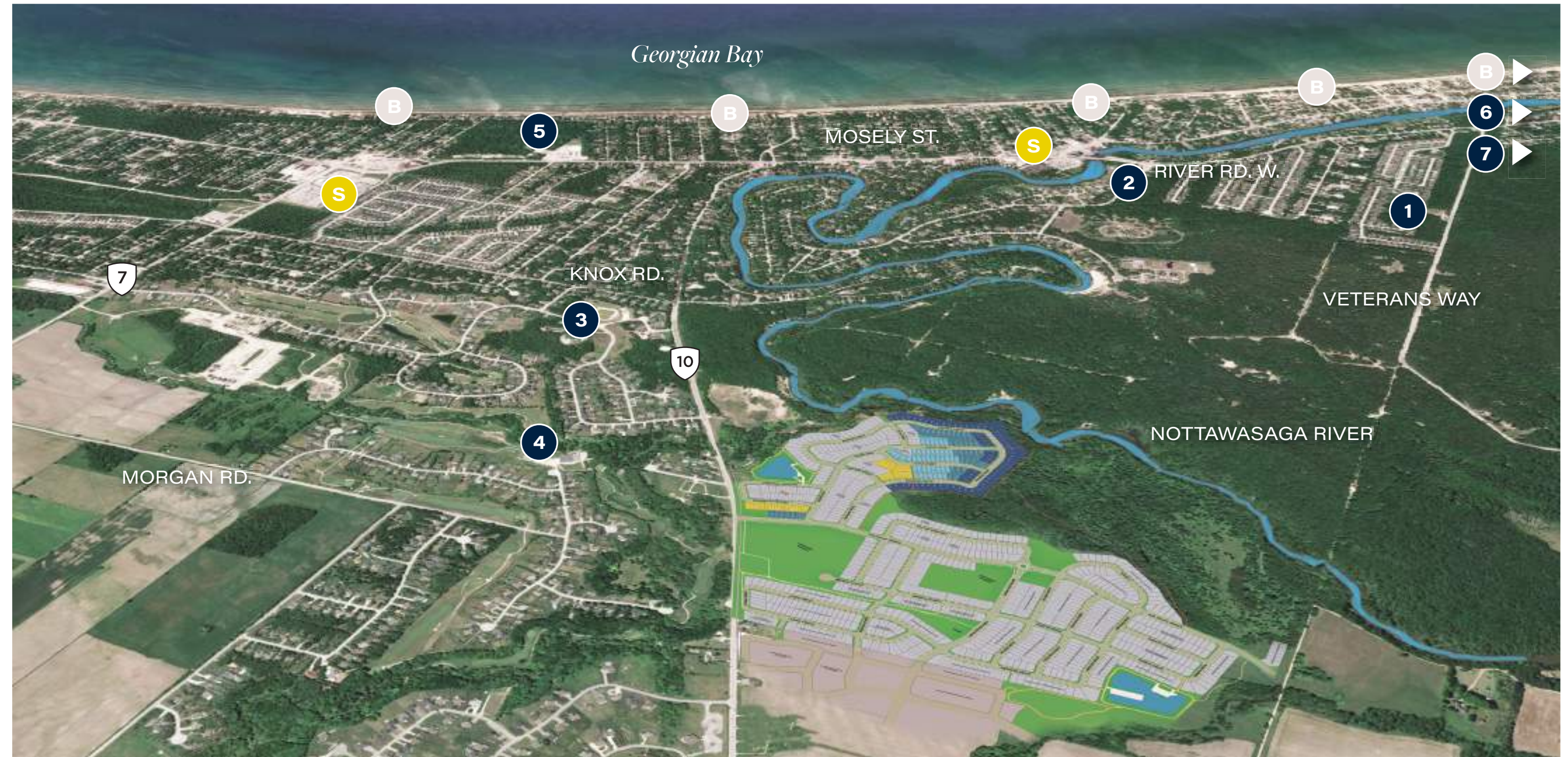
Cortellucci Zancor Centre



WHERE LIFESTYLE AND ADVENTURE IS AT YOUR DOORSTEP

- 1 Glendale Park
- 2 Schoonertown Parkette
- 3 William Arnell Park
- 4 Wasaga Sands Golf Club
- 5 Wasaga Beach Bike & Dog Park
- 6 Wasaga Beach Provincial Park
- 7 The Zancor Cortellucci Centre
COMING SOON

- B Public Beach Area
- S Shopping & Dining



Map not to scale. Artist concept. E.&O.E

LENGTH
8.7KM

MONUMENT HILL TRAIL
One of Wasaga Provincial Park's most popular trails, Monument Hill provides a challenge to some hikers and plenty of opportunities to enjoy nature and traverse the High Dunes.

LENGTH
2.1KM

VETERAN'S WAY LOOP
Veteran's Way Loop is a naturally peaceful experience from start to finish, guiding walkers through an easy, closed loop trail where they can enjoy a beautiful afternoon.

LENGTH
4.2KM

NOTTAWASAGA RIVER TRAIL
For new hikers and casual adventurers, the Nottawasaga River Trail is an ideal hike to get moving and explore the gorgeous serenity of the Nottawasaga River steps from your home.

LENGTH
16KM

WASAGA BEACH PADDLE
The best way to experience this water route is by kayak, allowing visitors a gorgeous, scenic and unique trail experience.

LENGTH
4.7KM

GANARASKA TRAIL
Located in Wasaga Provincial Park, the Ganaraska Trail provides spectacular views of the river and serene landscape year-round, making it a favourite trail among visitors and locals alike.

LENGTH
4KM

BLUEBERRY PLAINS TRAIL
This picturesque, forested trail is 4km of winding pathways, unique in its natural landscape and popular among cross-country skiers and snowshoers during winter.

SET YOUR SIGHTS ON WHAT MATTERS MOST

● SCHOOLS & DAYCARE

1. YMCA Child Care
2. Birchview Dunes Elementary School
3. St. Noel Catholic Elementary School
4. Pretty River Academy
5. Georgian College—South Georgian Bay Campus
6. Worsley Elementary School

● SHOPPING

1. Riverbend Plaza
2. Pet Valu
3. Georgian Mall
4. Canadian Tire
5. Mark's
6. Staples
7. Walmart

● GROCERIES

1. Foodland Wasaga Beach
2. Real Canadian Superstore
3. Wasaga Beach Farmers Market
4. Costco
5. LCBO
6. The Beer Store
7. Sobeys
8. Loblaws
9. Wine Rack

● RESTAURANTS

1. Sunset Grill
2. Boston Pizza
3. Tim Hortons
4. McDonald's
5. Starbucks
6. Swiss Chalet
7. Dairy Queen
8. Harvey's
9. St. Louis Bar & Grill
10. The Iron Skillet
11. Georgian Circle Restaurant
12. Wendy's Restaurant
13. A&W Canada
14. Chuck's Roadhouse
15. Barcelos Restaurant & Grill
16. Bamboo Terrace

● BARS

1. Beacon Restaurant
2. Studs Lonigans Pub
3. The Collingwood Brewery
4. Northwinds Brewhouse & Kitchen
5. Creemore Springs Brewery Limited
6. The Old Mill House Pub

● HEALTHCARE

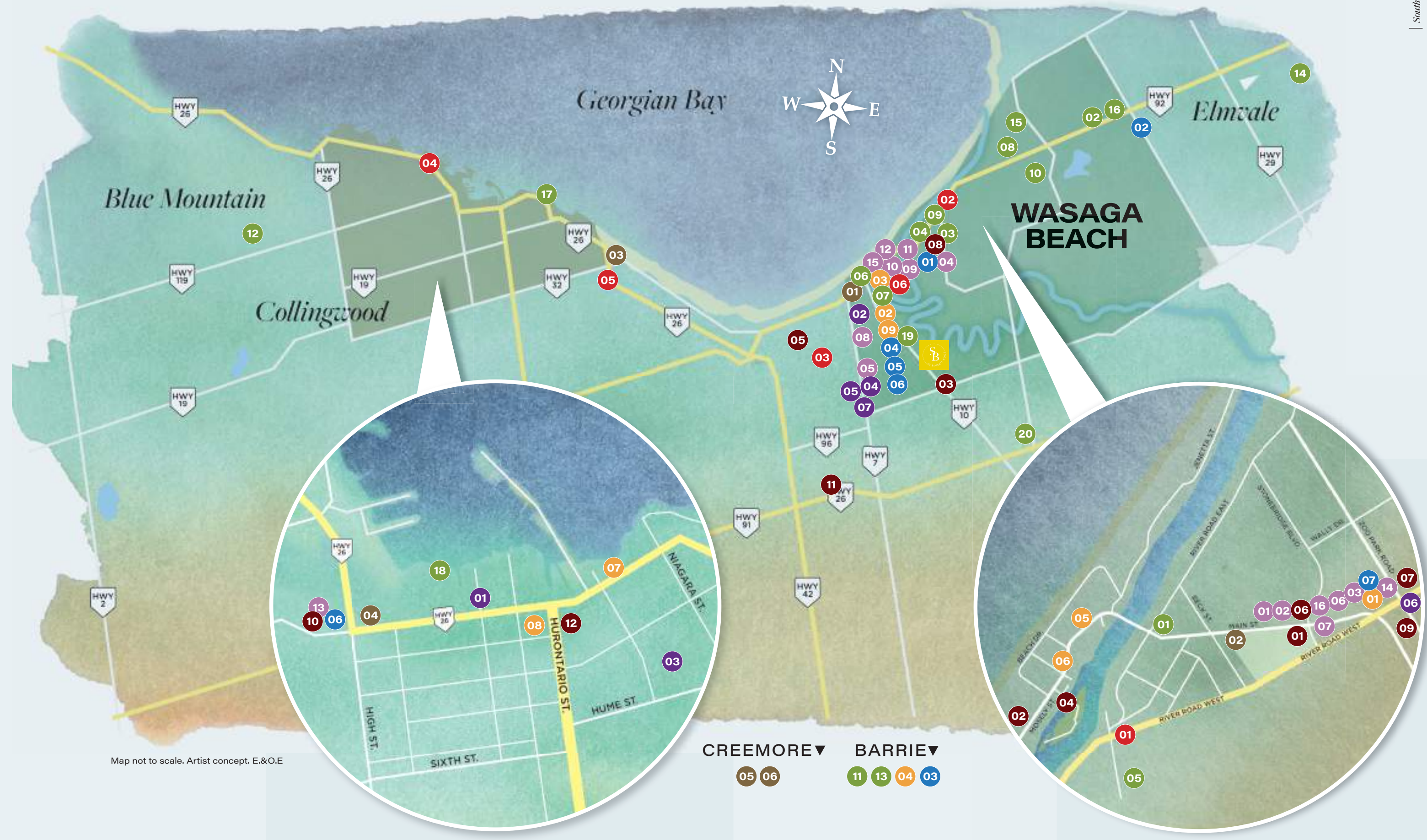
1. Shoppers Drug Mart
2. I.D.A. Pharmacy
3. Collingwood General & Marine Hospital
4. South Georgian Bay Community Healthcare
5. Royal Victoria Regional Health Centre
6. Major's Pharmacy
7. Community Health Centre

● PARKS & RECREATION

1. Skull Island Mini-Golf
2. Wasaga Adventure Park
3. Anytime Fitness
4. Wasaga Beach Yoga
5. Wasaga Nordic and Trail Centre
6. Wasaga Beach YMCA
7. Wasaga Beach Youth Centre
8. Wasaga Beach Provincial Park
9. Wasaga Beach Dog Park
10. Wasaga Beach Arena
11. Snow Valley Ski Resort
12. Blue Mountain Resort
13. Horseshoe Resort
14. Elmvale Jungle Zoo
15. Playland Park Square
16. Wasaga 500 Go-Karts
17. Sunset Point Beach
18. Harbourview Park
19. William Arnell Park
20. Sunnisdale Corners Community Centre

● SERVICES

1. Wasaga Community Church
2. Prince of Peace Anglican Church
3. Lighthouse Community Church
4. The Wasaga Beach Welcome Centre
5. The Wasaga Beach Chamber of Commerce
6. TD Bank
7. RBC
8. Scotiabank
9. Wasaga Beach United Church
10. Galaxy Cinemas
11. Service Ontario
12. St. Mary's Roman Catholic Church



SET YOUR SIGHTS JUST BEYOND WASAGA...

COLLINGWOOD



Take a Quick Drive or Bike Ride.

Make the trip to Blue Mountain Village a family event, or to the South Bay Lavender Fields in Collingwood. Visit the Collingwood Harbour or explore its downtown for upscale restaurants, shops, and more.



42
MINUTES
TO BLUE MOUNTAIN VILLAGE
AT SNOW TRAILS

28
MINUTES
TO SCENIC CAVES

62
RESTAURANTS
AT GOOD FOOD STROLL



26
MINUTES
TO GEORGIAN MALL

18
MINUTES
TO KEMPENFELT BAY

34
MINUTES
TO SPLASH ON WATERPARK



BARRIE

Where Every Need is Thoughtfully Catered For.

You are only moments away from some of the best amenities in Barrie, including waterfront destinations, shopping malls, smart centres, and restaurants. Make it a family event and discover some of Barrie's best kept secrets — its historic districts and contemporary art museums.





Artist's Impression

INSPIRED DESIGNS AND FEATURES

*Set Your Sights on Uncompromising
Style and Design.*

A home designed for life, in a community that inspires through beautifully appointed architectural details. A place for your family to flourish and thrive in a vibrant neighbourhood. Every aspect is well considered. Every material is meticulously curated. Inspired exterior forms create a continuous and inviting experience from the outside, and inform what's expected within. Each SouthBay residence is designed to maximize natural light, views, and demonstrate a high level of commitment.



Artist's Impression

BRIGHT, PEACEFUL, FAMILY-FILLED LIVING SPACES

*A Sense of Ease and Warmth That
Makes You Feel At Home.*

For the love of family and friends, SouthBay living, dining, and kitchen spaces feature open concept layouts that embody a distinct spirit and style, with inviting perspectives and gracious proportions. Each entertaining space reflects the thoughtfulness behind every design gesture with superior craftsmanship, unexpected tailored features and finishes, and meticulous attention to detail.





Artist's Impression



EMBRACE ALL THE COMFORTS OF HOME IN BLISSFUL SERENITY

Intimate designs and natural textures define the sophisticated primary suite in SouthBay's residences. Immerse yourself in a space that's created for indulgence, relaxation, and comfort, transporting you to a place of bespoke tranquility. Best of all, enjoy the ambiance of a primary ensuite thoughtfully designed to take advantage of dramatic light exposures.

SET YOUR SIGHTS ON AN
ACCLAIMED MASTER-PLANNED
COMMUNITY BY EXTRAORDINARY
MASTER BUILDERS



Design drives everything we do. We design our homes and condos to flow effortlessly from one space to another with intuitive features and finishes that will empower you and your family. Our passion for design is matched only by our pursuit of excellence in quality and customer care.

We strive to go above and beyond, ensuring that everyone is satisfied. These core ideals have shaped every neighbourhood and condo we have created over the years and most importantly, have enriched the lives of everyone who calls Zancor HOME.



Fernbrook Homes has been a leading luxury home developer in the GTA & surrounding area for over 40 years. We are widely recognized for our dedication to creating vibrant, integrated communities rooted in highly desirable locations that elevate the lifestyle of our residents.

Each Fernbrook development is the culmination of innovative architecture, thoughtful design, and outstanding customer service, resulting in communities of true distinction. We invite you to discover a lifetime of satisfaction. We invite you to visit a Fernbrook community today.



*SET YOUR
SIGHTS ON
HOME*





Fernbrook
HOMES

ZANCOR
HOMES