

EVERWELL

SOUTH BARRIE



SORBARA

—→ *group of companies* ←—

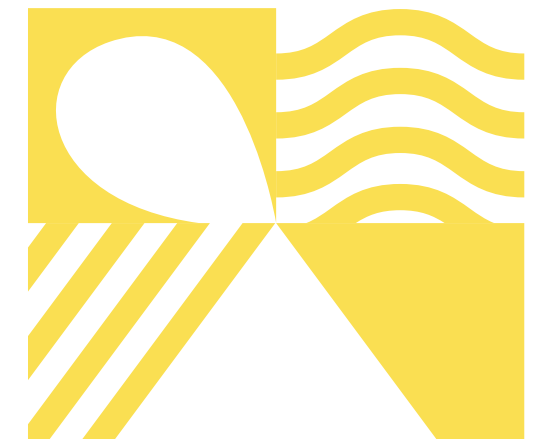
Well Designed Well
Well Established
Well Positioned Well
Well Planned Well Done
Well Played Well
Well Equipped Well Lived
Well Done Well Pl
Well Designed Well Conr
Well Planned Wel
Well Thought Out W
Well Discovered W
Well Equipped Well Lived

EVER



WELL

Ever Yours, Well Beyond Expectation.



Introducing Everwell

Hugging the curving shore of Kempenfelt Bay on Lake Simcoe, Barrie is a city of compelling duality: big city convenience meets community mindedness, modern meets heritage, urban connection meets outdoor escape.

As the newest master planned community to take root in Barrie, Everwell was created with that same multifaceted mindset: a burgeoning place where work life intertwines with family moments, and functional spaces with livable comfort. Where modern amenities meet abundant greenery, with thirty-percent of Everwell surrounded by protected greenspace. And elegant design converges with high-tech features.

Here, you can have it all. The Ever after Well beyond your expectations.

Every Day, Well Lived.

**You deserve to live Well.
To live in a space that is
thoughtfully designed and
strategically positioned,
measured in more than square
footage but in quality of life.**

Welcome to Everwell, a community harmoniously nestled within the flourishing City of Barrie, both at the cusp of cottage country and on the pulse of Toronto. Here, you'll find a refined mix of traditional and contemporary homes, intelligently designed with holistic consideration, taking into account all aspects of your life – work and play, family and relaxation, culture and greenspace.

At Everwell you'll live Ever-connected in a Well-established neighbourhood in a home, and a city, designed for a life Well lived.



Ever Connected, Well Planned.



Everwell is a collection of freehold townhouses and 32', 36', 40' homes, where every detail – the parks, the ponds, and the pathways – have been meticulously planned with community interactivity and liveability in mind.

Our homes prioritize the essential elements of a superb modern family home: room functions and size, distinctive interior design, high-end exterior finishing options, luxury details, enhanced energy features and smart home essentials. Our Designed for You floorplans and alternate floorplan options ensure that your Everwell home is designed to suit you and your family's specific needs so that it really is Designed for You.

*Artist's concept.

Ever Growing, Well Positioned.



Barrie is evolving, and quickly. With monumental projections for population growth, the city is set to ever-evolve into a thriving economic city centre with an urban pulse.

Barrie has seen steady, continuous expansion in the past decade; it's been a designated Ontario Urban Growth Centre since 2009. The most recent shift in priorities, working from home, a need for more space, an ever-hot real estate market outside of main metropolises – has served as a major catalyst to that growth. Barrie's population, which sat at 151,043 in 2020 (a jump of over 10,000 since the 2016 Consensus) is forecasted to climb to 171,900 in 2022, and nearly double by 2051.

Consequently, there's a lot on the horizon for Barrie. Development is ramping up – in 2020, the city added the equivalent of 18 football fields

(nearly 100,000 square metres) worth of floor area toward industrial, commercial and institutional space according to the municipality's 2020 Growth Report. A total of 1,647 building permits were issued, 1,343 of which were for residential projects.

The city has also put a major focus on multiculturalism and inclusivity initiatives. Plus, locals, old and new, can take advantage of Barrie's ongoing plans to expand public art and green spaces, and improve parking, transportation and walkability.

By the Numbers

+10K

BARRIE'S
POPULATION JUMP
BETWEEN 2016
& 2020

2051

THE YEAR BARRIE'S
POPULATION IS
FORECASTED TO DOUBLE

18

THE # OF FOOTBALL FIELDS
WORTH OF FLOOR AREA
DEDICATED TOWARDS
INDUSTRIAL, COMMERCIAL
& INSTITUTIONAL GROWTH
IN BARRIE

1

OF THE PROVINCE'S
25 FASTEST
GROWING URBAN
MUNICIPALITIES

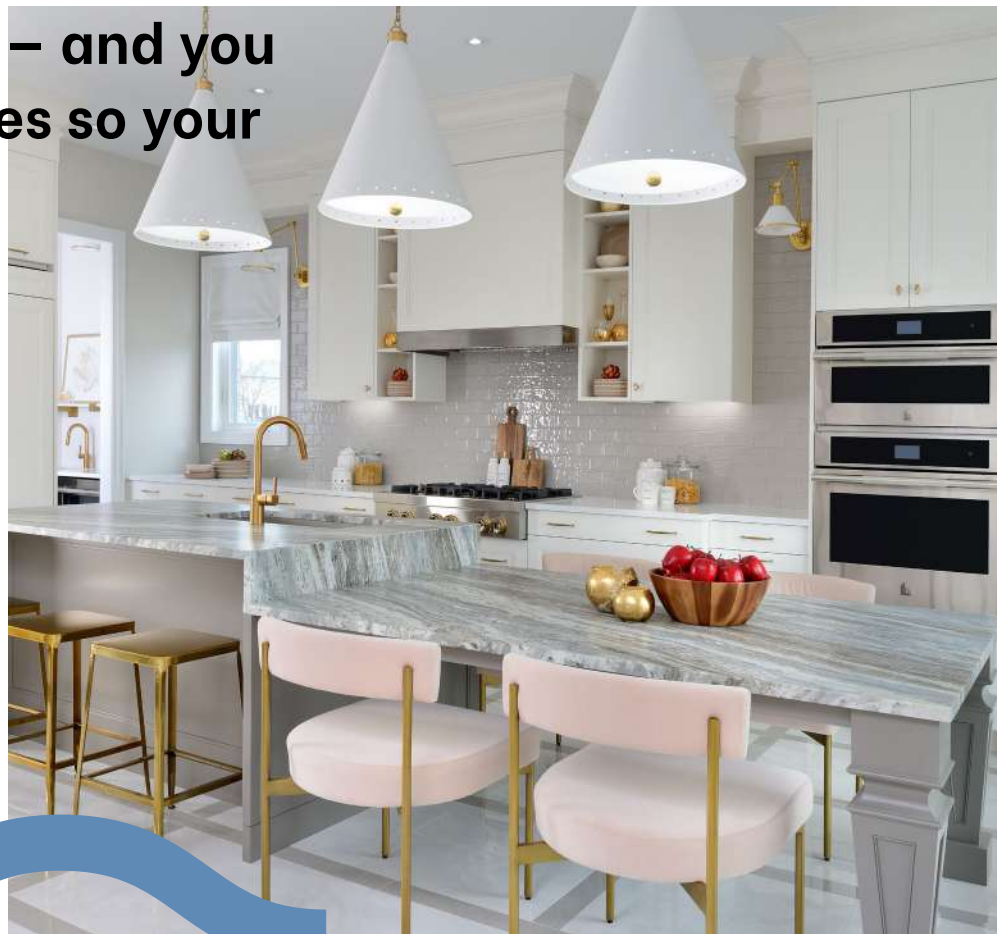
Sources: CTV NEWS Barrie, Toronto Sun, Toronto Star

Ever Enduring, Well Designed.

It's all in the details. Our Designed for You difference means you work with our design consultants in our Décor Studio to hand pick from a wide selection of finishings – countertops, cabinetry, tiles – and you can opt for design and structural upgrades so your space feels customized to you.

ELEGANT FEATURES

Exercise your eye for design when you choose which style of imported ceramic floor tiles should adorn your foyer, powder room and kitchen area, – everywhere that isn't stained oak hardwood on the main floor. Consider the high-ceilings, oak staircase and railings, superb laundry room features and a gas fireplace*.



OPTIONAL FINISHED BASEMENT

Opt for our finished basements which are designed for both comfort and efficiency so that your extra space – be it an office, entertainment room, gym, kids play area, or however else you choose to make it your own – is warm, peaceful and comfortable.

GOURMET KITCHEN

Think of your mornings at the kitchen island with a flush breakfast bar* while selecting your kitchen cabinetry, offered in a variety of furniture-quality finishes, styles and colours. You'll also pick the stone for the kitchen countertops.

LUXURY BATHROOMS

Choose from a variety of furniture-quality vanity cabinetry finishes, styles and colours, plus laminate countertop options, that you think best suit the bathrooms, including the primary ensuite, complete with stone countertops, freestanding bathtub, or separate shower stall* and chrome faucets.

HIGH TECH HOMES

Enjoy a long list of your Everwell home's enhanced energy-efficient and safety features for ultimate comfort and peace of mind. Plus, each home is equipped with the Enercare Smarter Home Essentials Package, a simple, integrated package complete with Smarter Home Hub, Programmable Thermostat, Water Leak Sensor and Doorbell with Camera.

*as per applicable plan

Ever Home,



Well Lived.

Ever Evolving, Well Established.

THE SORBARA DIFFERENCE

The Sorbara Group of Companies is a family-owned integrated real estate, planning, development, construction, investment and management firm focused on designing and constructing distinctive communities that help cultivate the aesthetic landscape of the neighbourhoods within which people live, work and play.

Over 75 years of building environments for families, individuals, companies and institutions has taught Sorbara that attention to detail in how people live is the most important element of design.

The best testament to our community commitment is evident in our built form. A drive through our projects, both completed and under construction, showcases Sorbara's commitment to our Tenants, Homeowners and Stakeholders.

1. COPPERWOOD
2. CRAFTHOUSE (INTERIOR)
3. 400 WELLINGTON (INTERIOR)
4. FAIRWATER
5. AURORA HILLS (INTERIOR)
6. CRAFTHOUSE



Every Day,



Well Explored.

Well Positioned, Ever Adventurous.

Find a life of rich adventure – all well within reach from your home.



Get on the **400** in less than **10 mins** and you have a decision to make – north or south.

Drive south to **Toronto** in **about an hour** and you're at the epicentre of culture.

Experience world-class cuisine, attractions, live theatre and museums, plus all the best music on tour.

(Don't want to drive? No problem. Jump on a **direct GO Train** at one of

two Barrie stations and you'll arrive in 1h 30 mins.) On the way, you'll get to the country's biggest

amusement park, **Canada's Wonderland** in **45 minutes**.

Head north on the 400 for 45 minutes to Gravenhurst, the gateway to Muskoka cottage country.

On the way, within 35 minutes, stop at Webers, the quintessential hamburger-and-shake cottage pit stop.

A short drive east and you'll arrive at Canada's largest outdoor event space, **Burl's Creek Event Grounds** in **25 minutes**.

The grounds have hosted the Rolling Stones, Boots and Hearts country music festival, and the Big Festival, a huge food and music festival, and more.

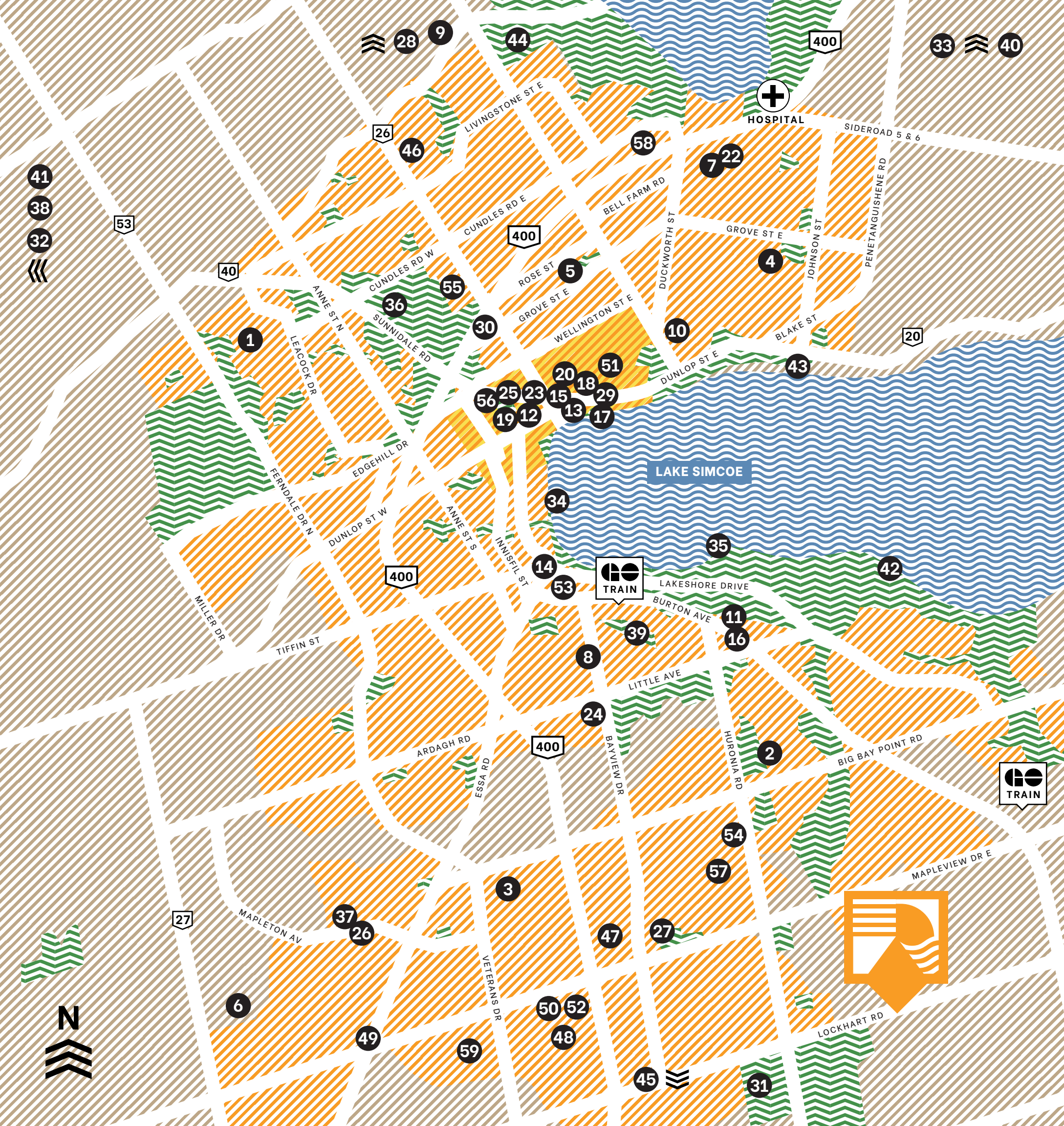
Head north-west instead to the sandy shores of **Wasaga Beach** in

40 minutes or 1 hour to **Scandinave Spa** in **Collingwood**. Or opt to hit up the restaurants and shopping at **Blue Mountain Village**, **only an hour away**.

**All drive times are approximate and based on light traffic.*

Location, of course, is everything. So why not strategically position yourself between a thriving metropolis and coveted cottage country? Why not live a short drive away from ski chalets, epic spas, theme parks and music festivals?





BARRIE

Ever Connected, Well Travelled.

15 MINS DOWNTOWN

45 MINS GRAVENHURST

8 MINS HWY 400

60 MINS TORONTO

EDUCATION

1. Emma King Elementary School
2. Willow Landing Elementary School
3. Trillium Woods Elementary School
4. Eastview Secondary School
5. Barrie North Collegiate Institute
6. Bear Creek Secondary School
7. Georgian College
8. Allandale Heights Public School
9. Barrie Montessori & Elementary Private School
10. Codrington Public School

DINING

11. Urban Dish & Grill Wine Bar
12. Bacio Trattoria
13. Flying Monkeys Craft Brewery
14. Farmhouse
15. North Country
16. Barnstormer Brewing & Distilling Co. Brewpub Restaurant
17. 147 Ristorante
18. Kenzington Burger Bar
19. Mexhico
20. Il Buco

ENTERTAINMENT/ RECREATION

21. Friday Harbour
22. Georgian Theatre
23. Five Points Theatre
24. Allandale Recreation Centre
25. Mavrick's Music Hall
26. Holly Community Centre
27. Sadlon Arena
28. Barrie Community Sports Complex
29. MacLaren Art Centre
30. The YMCA Simcoe/Muskoka

OUTDOOR AMENITIES

31. Innisbrook Golf Course
32. Snow Valley Ski Resort
33. Hardwood Ski & Bike
34. Centennial Park & Beach
35. Minet's Point Park & Beach
36. Sunnidale Park
37. Ardagh Bluffs
38. Fort Willow
39. Greenfield Park
40. Horseshoe Resort
41. Wasaga Beach
42. Tyndale Beach
43. Johnson's Beach
44. Barrie Country Club

RETAIL

45. The 400 Market
46. Georgian Mall
47. Park Place
48. Walmart Supercentre
49. Shopper's Drug Mart
50. Canadian Tire
51. Barrie Farmer's Market
52. Smart Centres Barrie South

FITNESS/ HEALTH

53. Waterfront Fitness and Pilates
54. Mind to Muscle
55. Planet Fitness
56. Orangetheory Fitness
57. CrossFit Barrie
58. LA Fitness
59. Athletic Culture

21

Well Played, Ever Green.

Hike, bike, swim, paddle, ski, golf – the list is a long one. Here we highlight only a few of the many amazing places to make the most of the outdoors in and around the city year-round.

1. PLAY IN THE PARKS

The greenspace in Barrie is abundant and the amenities, amazing – splash pads, tennis courts, playgrounds, picnic areas and more. **Don't miss:** **Kempenfelt Park, Sam Cancilla Park and Heritage Park**

2. LOUNGE ON THE BEACHES

Drive along Barrie's lakeshore and you'd be hard pressed not to find a beautiful beach. **Don't miss:** **Downtown's Centennial Beach, Johnson's Beach and Tyndale Beach**

3. SKI ON THE HILLS

Take advantage of Barrie and the surrounding area's winter wonderland status at the close-by ski hills an hour or less away. **Don't miss:** **Blue Mountain, Mount St Louis Moonstone and Horseshoe Valley**

4. HIT THE LINKS AT THE COURSES

Perfect your game at an impressively wide range of 9, 18 and 27 hole courses. There are 8 courses in Barrie alone, and 67 within 35 kilometres of the city. **Don't miss:** **Cedar Links Golf Centre, Innisbrook Golf Course and Simoro Golf Links**

5. BIKE OR HIKE THE TRAILS

Explore the parks, woodland and waterfront thanks to a huge network of trails in and around Barrie, including part of Canada's Great Trail, the world's longest network of recreational multi-use trails. **Don't miss:** **The Great Trail, Waterfront Trail, Lake Country Oro-Medonte Rail Trail and Ardagh Bluffs Trail**



Well Educated, Ever Learning.

At-a-Glance Education Stats

38

ELEMENTARY
SCHOOLS

8

SECONDARY
SCHOOLS

1

COLLEGE

M | Sadlon Centre
for Health, Wellness and Sciences

Take advantage of
Barrie's extensive and
diverse education system
– enriching young minds
and shaping professions.

With a wealth of access and amenity, discover a rich terrain of higher learning with a focus on enrichment, culture and connection. The Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board are the two main boards in Barrie, with 38 elementary schools and 8 high schools between them.

Georgian College, one of Canada's highest-ranking colleges of applied arts and technology, offers full-time post-secondary degrees and a wide collection of trades training, continuing education programs and graduate certificates.

Well Discovered, Ever Open.

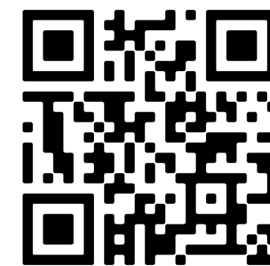
There's something for every
interest in this dynamic city.

FOR FOODIES

International cuisines to suit any craving, local breweries and splurge-worthy restaurants

Bucket list: Sip award-winning brews at Flying Monkeys Craft Brewery, sit down to Italian Cuisine at Il Buco Ristorante and treat yourself to steak and seafood at The North Restaurant

On your radar: The Craft Beer & BBQ Festival



Barrie Festivals &
Events, Tourism Barrie



FOR FITNESS LOVERS

Water sports, amazing trails and gyms specializing in everything from yoga to CrossFit

Bucket list: Rent a standup paddle board from Northern SUP, bike the 60-kilometre Oro Medonte Route loop and try your hand at bouldering at Alt. Rock rock climbing

On your radar: The Honda Waterfront Half Marathon

FOR FAMILIES

Parks and beaches, day camps, activity centres, movie theatres and epic playgrounds

Bucket list: Ride the slides at Splash ON, a giant floating inflatable water park, solve puzzles at Escape Room Barrie and play the day away at Centennial Park's amazing playground

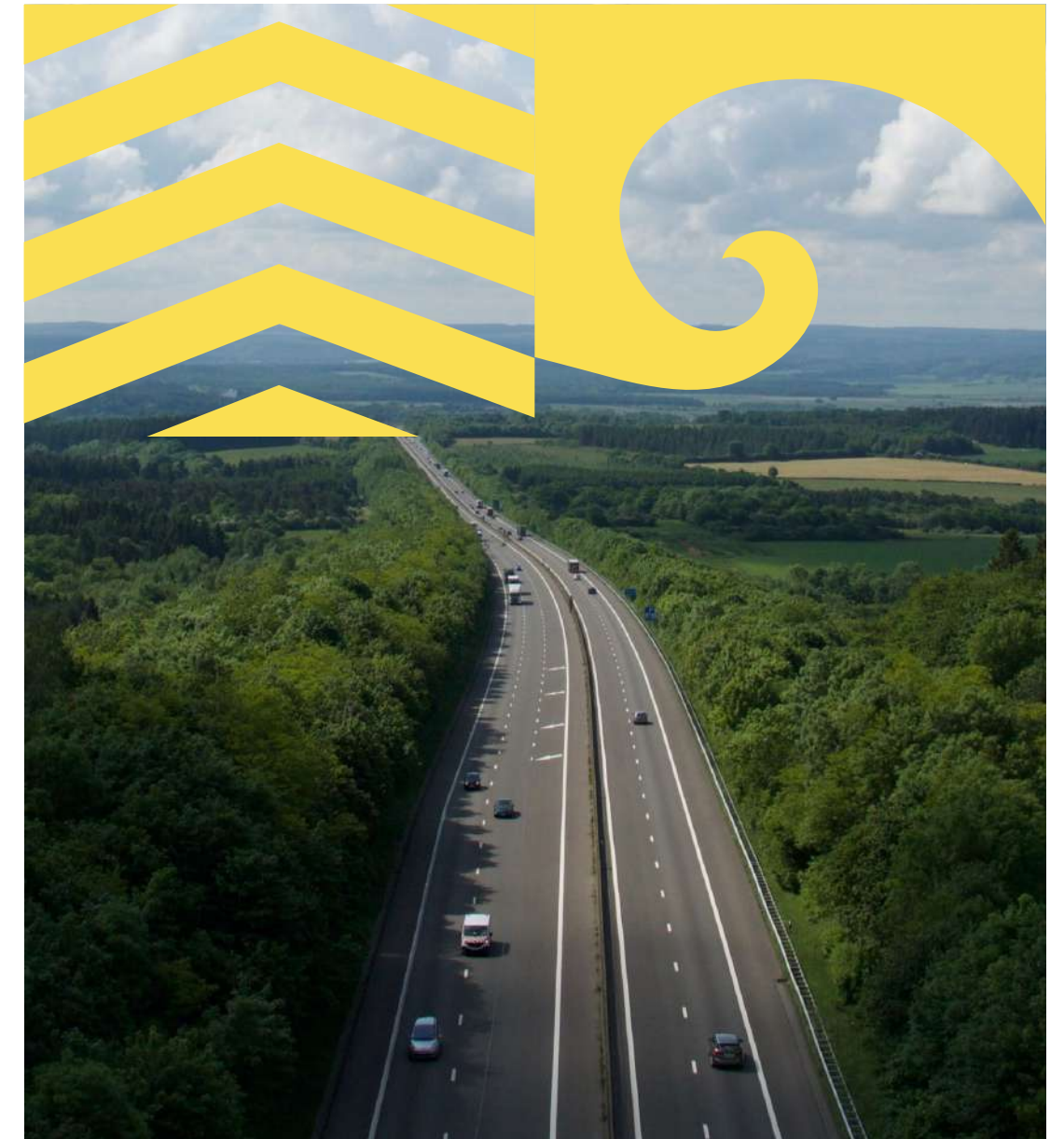
On your radar: The Waterfront Festival and the Santa Clause Parade

Well Connected, Ever Moving.

Wherever you're going, Everwell is the perfect starting point. Get onto the main highways with ease, catch a train into the city or a bus out of town.

SIMPLE COMMUTE

Take advantage of no-traffic travel on the GO Train to Toronto that you can board at either Barrie South or Allandale Waterfront station. And thanks to easy access to Highway 400, the just-over-100 kilometres drive into the city couldn't be more straightforward.



EASY ESCAPE

Muskoka, Blue Mountain, Collingwood – wherever you're off to, getting there is an uncomplicated drive away, or an effortless bus ride thanks to a healthy network of transit systems such as Simcoe County LINX and Ontario Northland.

Well Envisioned, Ever Evolving.

Barrie is booming. Beyond its clear connection to Toronto and cottage country, the city offers up a burgeoning local culture, stunning waterfront, beautiful greenspaces, a historic downtown and all the modern amenities and conveniences of a thriving suburban city.

BIG CITY AMENITY

With the largest hospital in Simcoe Muskoka District, four medical clinics, three major community centres, three shopping malls, multiple major-brand big box stores and shopping plazas, plus a huge collection of fitness centres, you really have everything you need in Barrie.

BEAUTIFUL WATERFRONT

Barrie's waterfront has been undergoing a revitalization, and the amenities along the beautiful shoreline are worthy of days and days of exploration. Discover all the incredible parks and beaches with amazing playgrounds, volleyball and basketball courts (and hockey in the winter), board and boat rentals, and much more.

NEIGHBOURHOOD CHARM

Barrie's many neighbourhoods all have their own appeal, from heritage to outdoorsy to modern and up-and-coming. Allandale was once a vibrant railway town and has the architecture to prove it. Ardagh Bluffs is surrounded by beautiful woodland trails, and Bayfield with tons of shopping and restaurants. A block up from the waterfront's Heritage Park, Barrie's charming downtown main, Dunlop Street, is lined with shops, cafes, restaurants and pubs.

THRIVING CULTURE

Check out the more than 26,000 pieces at the Maclaren Arts Centre, then hop around the multiple smaller galleries around the city. Catch a show at the Five Points Theatre, the Georgian Theatre and more. Take in the many public sculptures around town made by international and Canadian Artists. Dine out on (or order in) quality cuisine from around the world. And don't miss all the events, such as the Barrie Jazz & Blues Festival and Promenade Days street festival.

EVER



WELL

Ever Connected
Ever Flourishing
Ever Dyr
Ever Liveable
Ever Evolving
Ever M
Ever Green
Ever Th
Ever Open
Ever Adv
Ever Active
Ever Y
Dynamic
Ever Flexi
Ever Modern
Ever
Ever Thoughtful
Ever
Ever Connected
Ever Open
Ever You

EVERWELL

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