

# 430 ESSA

Living is in the details.



430 ESSA is the pinnacle of contemporary living in Barrie. Its minimalistic functional design, encourages purpose and emanates extravagance through its dark-brick exterior and copper accents. This bold focal point eloquently showcases the luxury of modern convenience.

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#### THE NEIGHBOURHOOD

## Welcome to Barrie

Barrie is on the brink of tremendous growth. Marked by natural landscapes, this city of promise is congestion-free and accessible to a host of amenities for modern, convenient living.





## Contemporary living well-played

At 430 ESSA, the world is at your doorstep. Packed with nearby amenities, including Wal-Mart, Costco, Shoppers Drug Mart and Starbucks, you can save time running your everyday errands. The condo is also just minutes away from a range of indoor and outdoor entertainment spots, local fine dining, accessible transit and shoppes at ground level.

**1. Barrie Waterfront**  
9-minute drive

**2. Heritage Park**  
10-mins drive

**3. Snow Valley Ski Resort**  
16-minute drive

**4. Canvas and Cabernet**  
12-minute drive

**5. Allandale GO Station**  
8-minute drive

**6. Innisbrook Golf Course**  
10-minute drive

**7. Georgian College**  
12-minute drive

**8. Starbucks**  
1-minute walk

**9. Groovy Tuesdays Bistro**  
12-minute drive

**10. Urban Dish**  
9-minute drive

**11. Park Place Shopping Centre**  
8-minute drive

**12. Galaxy Cinemas**  
6-minute drive

**Landmarks & Amenities**

1. Barrie Waterfront
2. Galaxy Cinemas
3. Innisbrook Golf Course
4. National Pines Golf Club
5. The Wilds at Cedar Valley Golf Course
6. Pet Valu
7. Rexall Pharma Plus
8. Canadian Music Academy Barrie
9. Fairfield Inn & Suites by Marriott Barrie
10. Hampton Inn & Suites by Hilton Barrie
11. Holly Community Centre
12. Centennial Park
13. Mapleton Park
14. Heritage Park
15. RBC Royal Bank
16. TD Canada Trust
17. Snow Valley Ski Resort

**Restaurants & Cafes**

1. Starbucks
2. Tim Hortons
3. Burger's Priest
4. Cora's
5. Country Kitchen
6. Groovy Tuesday's Bistro
7. Urban Dish Grill & Wine Bar
8. Simmering Kettle
9. Canvas and Cabernet
10. Mandarin
11. Painter's Hall Bistro

**Shopping & Grocery**

1. Goodness Me! Natural Food Market
2. M&M Food Market
3. Costco Wholesale
4. Food Basics
5. FreshCo
6. Sobeyes
7. Park Place
8. SmartCentres Barrie North
9. Shoppers Drug Mart

**Education**

1. Georgian College
2. Innisdale Secondary School
3. Bear Creek Secondary School
4. Unity Christian High School
5. St. Joan of Arc Catholic High School
6. Trillium Woods Elementary School
7. St. Bernadette Elementary School
8. St. Nicholas Catholic School
9. Ardagh Bluffs Public School
10. Holly Meadows Elementary School
11. St. John Vianney Catholic School
12. Mapleview Heights Elementary School
13. Saint Michael the Archangel Catholic Elementary School

**H** Royal Victoria Regional Health Centre  Fire Stations



## Barrie's new transit hub

Coming to Barrie in 2020, the new Allandale transit hub is set to enhance regional travel for residents at 430 ESSA. Just minutes away from the condo, this new addition to Allandale Waterfront GO Station will simplify morning commutes and enable greater connectivity throughout the GTA, Simcoe County, Muskoka and more. This main transit terminal will also increase opportunity for local businesses and set the stage for a boost in property resale value.

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Current GO train route from Allandale Waterfront GO station



## Key benefits

### Expanded GO service

The new Allandale Mobility Hub has prompted expanded service on the Barrie GO line. By 2020, Metrolinx plans to offer all-day, two-way GO service 7 days a week.

### Local opportunities

The new transit terminal will minimize travel time, cultivate community and provide potential commercial spaces for new stores and services.

### Faster connections

430 ESSA makes it easier to access a main transit terminal, commute to work and travel to cities and towns in surrounding regions.



## An epicentre of accessibility

430 ESSA delivers the luxury of accessibility in all aspects of your life. Whether you're running errands or commuting to and from the city, this condo accommodates any lifestyle with everything you need outside your door. Residents are in close proximity to major highways, local transit, regular GO service and the new highly anticipated Allandale Mobility Hub.



### Accessible

Close to Highway 400 and the new Allandale Mobility Hub, residents can easily access destinations like the GTA, Simcoe County and Muskoka.



### Regular GO Service

Minutes away from Allandale Waterfront and Barrie South GO Stations, 430 ESSA minimizes travel time and makes commuting easier.



### Local Transit

Getting around Barrie has never been easier. Residents are steps away from local transit, commuter trains and inter-city buses.





## THE BUILDING

# Live where the details matter

430 ESSA was intentionally designed to make life simple. With exclusive features, shoppes at ground level and access to an abundance of amenities and entertainment, comes a vibrant community that redefines living in Barrie.



### Lobby “connection space”

A practical workspace with free WiFi that gives new meaning to working remotely.



### Fitness centre

A forward-thinking fitness area for residents with cardio machines and free weights.



### Entertainment lounge

Connected to an outdoor terrace, this lounge includes a kitchenette, bar, TV, and common area.



### Concrete & steel structure

Built to last with infrastructure designed for maximum strength, sound insulation and durability.



### Electric vehicle charging stations

430 ESSA has designated charging stations for residents with electric vehicles.



### Parking stackers

A forward-thinking residential upgrade that allows you to park two cars in a single stall.



### Ground-level shoppes

Access to cafes, shoppes, and health and fitness services at the base of the building.





ESSA RD.

VETERANS DR.

PROPOSED DRIVEWAY ENTRANCE

COVERED PARKING

FUTURE REDEVELOPMENT

RESIDENTIAL ENTRANCE

EXISTING RETAIL

LOCKER AREA  
FLOORS 2-4

LOBBY  
"CONNECTION  
SPACE"  
FLOOR 1

OUTDOOR  
TERRACE  
FLOOR 2

ENTERTAINMENT  
LOUNGE PATIO  
FLOOR 2

ELEVATORS  
FLOORS 1-4

ENTERTAINMENT  
LOUNGE  
FLOOR 2

FITNESS CENTRE  
FLOOR 2

RESIDENTIAL  
ENTRANCE

OUTDOOR TERRACE

## Sanctuary at your doorstep

430 ESSA breaks the rules of modern living with its lush outdoor terrace, offering residents a secluded area to get away from the noise, lounge in open green spaces and embrace the beautiful weather without ever leaving home.





LOBBY

A lobby poised with elegance and comfort

Inspired by a boutique-style hotel lobby, 430 ESSA radiates elegance and comfort with a modern touch through warm, minimalist design elements, alluring fixtures and sophisticated furniture.



ENTERTAINMENT LOUNGE

A party room that cultivates community

Designed to be an extension of your home, this multi-purpose party room is an elegant venue to host special occasions and casual weekday gatherings with friends and family.

FITNESS CENTRE

Wellness in proximity

Located on the second floor of the building, the fitness area is easily accessible to all 430 ESSA residents and includes cardio machines and free weights.



## KITCHENS

### Contemporary-style kitchens with character

All residential suites enjoy open-concept, contemporary kitchen designs with warm, neutral palettes and plenty of space to host family and friends.



## LIVING SPACES

### Modern, refined living spaces

430 ESSA unleashes a new avenue of contemporary living in Barrie. Each residential suite is marked by profound minimalism and creates a stunning canvas adaptable to the unique styles of its residents. It features contemporary finishes, clean lines and neutral colour schemes, bringing you beautiful, refined living spaces.



## BATHROOMS

### Cutting-edge bathroom design

Sophistication transcends every residential suite at 430 ESSA. All bathrooms are enhanced by exceptional detail, designed with modern finishes, metal accessories and state-of-the-art faucets, countertops and flooring.



SHOPPES

## The best of Barrie all in one place

With room for potential cafes, yoga studios, shoppes and health services, this condo community creates local opportunity and invites more people and businesses into the neighbourhood.

