



ELEVATE
YOUR
EVERYDAY



UPPER VISTA

LUXURY HOMES ON THE MUSKOKA RIVER



LUXURY CONDOMINIUMS

EVERTRUST

DEVELOPMENT GROUP CANADA INC.



UPPER VISTA

LUXURY HOMES ON THE MUSKOKA RIVER

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LUXURY LIVING COMES TO COTTAGE COUNTRY



UPPER VISTA

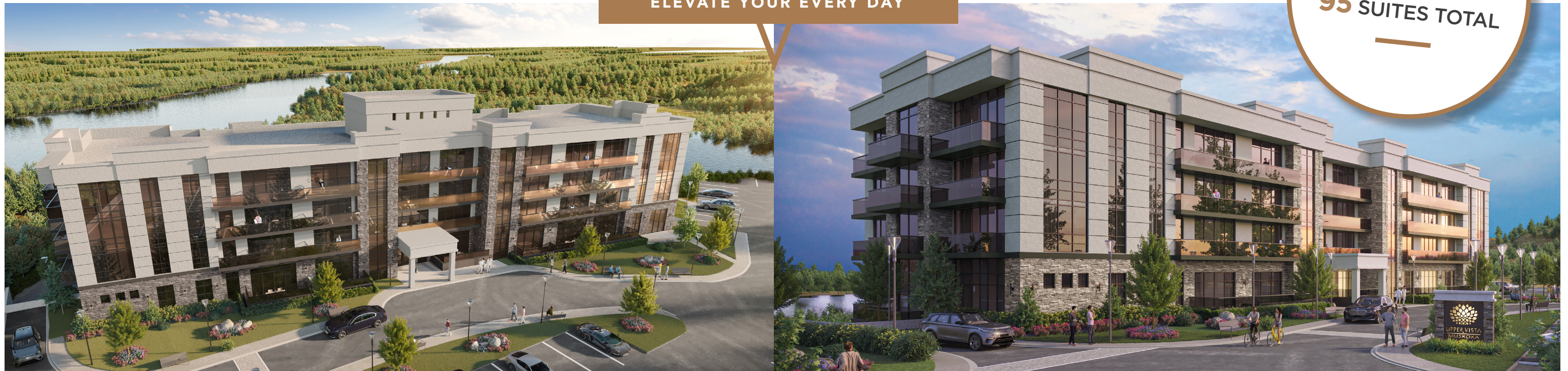
LUXURY HOMES ON THE MUSKOKA RIVER

Wake up to the call of the loon. Race down to the water's edge to watch the sunset.

On the winding road home, wave to your neighbours and revel in your exquisite manor, deep property and newfound privacy. At Upper Vista, every residence has been meticulously designed to elevate your every day. Balancing comfort and style, every room has a subtle elegance and every window provides a Muskoka view, be it the calm water, a heron taking flight or a pink sunset through the forested grounds.

ELEVATE YOUR EVERY DAY

4 STOREYS
95 SUITES TOTAL



Renderings are artist's concept. E.&O.E.



LUXURY HOMES ON THE MUSKOKA RIVER

PURCHASE BENEFITS



5 REASONS TO PURCHASE AT UPPER VISTA MUSKOKA



AFFORDABLE HOMES WITH MORE
LIVABLE SPACE FOR WORK-FROM-HOME BUYERS



PERFECT BALANCE OF QUIET COTTAGE-COUNTRY
AND CLOSE-BY CITY CONVENIENCES



IDEAL LOCATION FOR A RENTAL HOME
WITH HIGH EARNING POTENTIAL



AMAZING RECREATIONAL PROPERTY
FOR WEEKEND VISITS AND VACATIONS



PREMIER RANKED INVESTMENT
OPPORTUNITY VS. TORONTO

BRACEBRIDGE CONNECTIVITY

Built around a breathtaking waterfall on the Muskoka River, Bracebridge is known for its close-knit community, its natural beauty and its easy access to neighbouring cities and towns. Just two hours north of Toronto, it is ideally situated and well-served by local eateries, entertainment hubs, water cruising, dozens of four-season trails as well as arts and cultural attractions. You don't have to go far, the best of Muskoka living is all right here.



5 REASONS TO LOVE BRACEBRIDGE

1

FESTIVALS AND MARKETS

Throughout the entire year, the area comes alive with festivals, art shows, farmers' markets, theatre in the park, Santa's Village events and more.

2

WATER ACTIVITIES

World-class boating, sunsets from the dock and vibrant marinas with restaurants and cafes.

3

A BALANCED LIFESTYLE

Refresh, relax and rejuvenate at Canada's top spas and resorts right here in Muskoka. Spend the day or retreat for a weekend and find the inner peace you have been yearning for.

4

YEAR-ROUND ECONOMY

Our key sectors include: Construction, Tourism/Hospitality, Niche Manufacturing
Emerging sectors include: Educational Services, Healthcare, Geo-Tech/Green Technology, The Arts

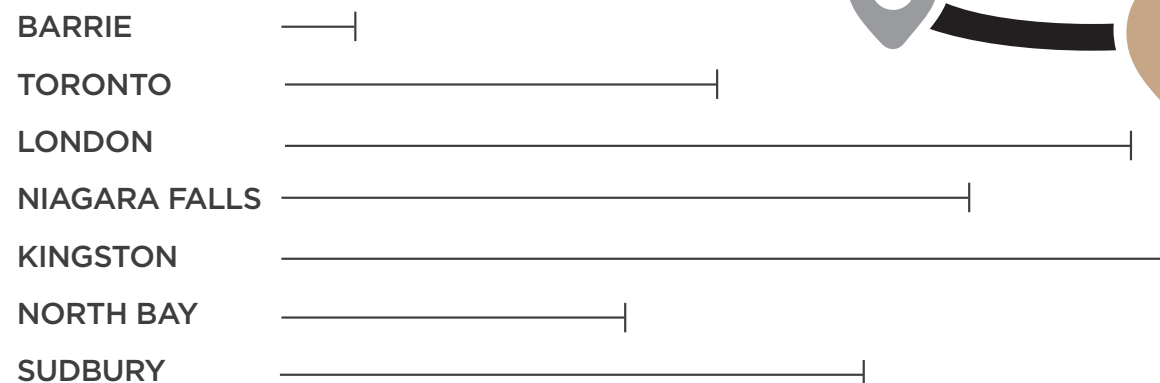
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5-STAR VIEWS

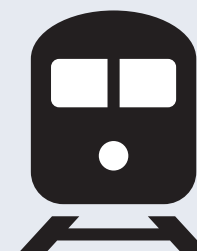
Muskoka is majestic in all four seasons. Colourful, nature-filled and serene, delight in views from your large picture windows, your docks or perched upon one of the many lookout points around cottage country.



PROXIMITY TO KEY URBAN CENTRES

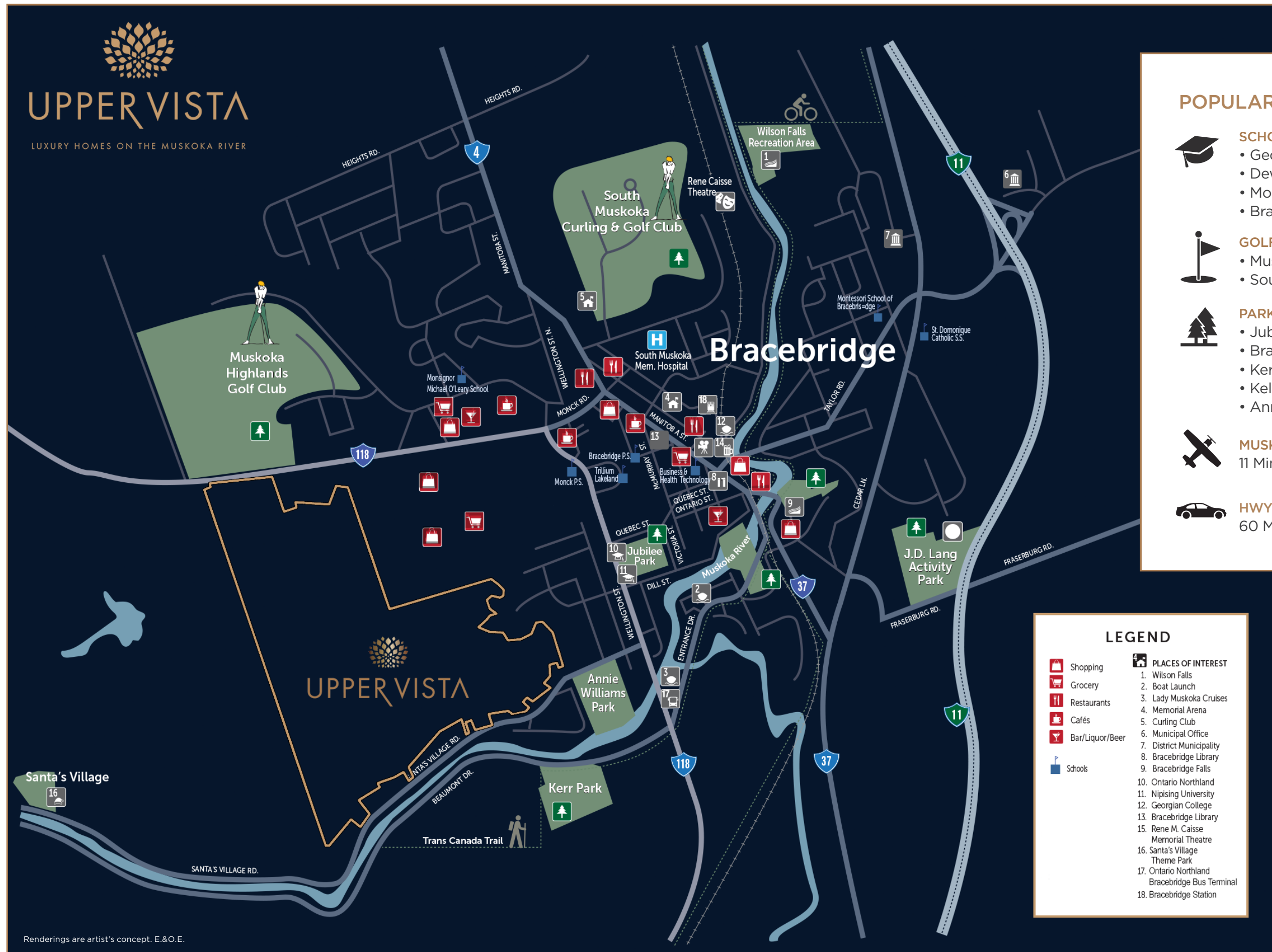


NORTHLANDER TRAIN ROUTE (TORONTO TO COCHRANE)



UPPER VISTA

LUXURY HOMES ON THE MUSKOKA RIVER



POPULAR NEARBY AMENITIES



SCHOOLS

- Georgian College
- Dewey Institute
- Monck Public School
- Bracebridge Public School



GOLF COURSES

- Muskoka Highlands Golf Links
- South Muskoka Curling & Golf Club



PARKS

- Jubilee Park
- Bracebridge Bay Park
- Kerr Park
- Kelvin Grove Park
- Annie Williams Memorial Park



MUSKOKA AIRPORT

11 Minute Drive



HWY 118 TO HWY 11 TO HWY 400
60 Minute Drive

LEGEND

- Shopping
- Grocery
- Restaurants
- Cafés
- Bar/Liquor/Beer
- Schools

PLACES OF INTEREST

1. Wilson Falls
2. Boat Launch
3. Lady Muskoka Cruises
4. Memorial Arena
5. Curling Club
6. Municipal Office
7. District Municipality
8. Bracebridge Library
9. Bracebridge Falls
10. Ontario Northland
11. Nipissing University
12. Georgian College
13. Bracebridge Library
15. Rene M. Caisse Memorial Theatre
16. Santa's Village Theme Park
17. Ontario Northland Bracebridge Bus Terminal
18. Bracebridge Station

ECONOMIC GROWTH

Today, Bracebridge features an eclectic mix of one-of-a-kind boutiques, eateries and historic buildings that are anchored by the beautiful Bracebridge Falls and the iconic Silver Bridge. Located at the 45th parallel, Bracebridge is the home of Santa’s Village, a family theme park that attracts in excess of 60,000 people annually.

Voted one of Ontario’s top 10 historic downtowns, Bracebridge is situated in the heart of Muskoka and is the economic, educational, political and technological centre of the region. Bracebridge flourished in the early days due to the numerous waterfalls in the area which powered sawmills, a gristmill, a woolen mill, a shingle mill and a linen mill. The Town was also home to several tanneries in the late 1800s. Waterfalls continue to supply power to the Town of Bracebridge through Town-owned power generating plants at High, Wilson’s and the Bracebridge falls.



> MUSKOKA EMBRACES 3.2+ MILLION VISITS ANNUALLY



57%
OUTDOOR
ACTIVITIES



18%
VISITING
FRIENDS/FAMILY



8%
NATIONAL/
PROVINCIAL PARKS



6%
CULTURAL
EVENTS



4%
SIGHTSEEING



4%
BUSINESS
CONFERENCES



3%
RESTAURANTS/
BARS



> TOURIST SPEND

\$212M
FOOD &
BEVERAGE



\$91M
TRANSPORTATION



\$101M
ACCOMMODATION



\$52M
RETAIL



\$36M
ENTERTAINMENT/
RECREATION



A SMART INVESTMENT

MUSKOKA—NATURALLY BEAUTIFUL

WITH OVER 1,600 LAKES, BEAUTIFUL LUSH FORESTS, AND OUTDOOR ACTIVITIES GALORE, MUSKOKA IS ONE OF CANADA’S BEST VACATION DESTINATIONS, CONSIDERED BY MOST PEOPLE AS COTTAGE HEAVEN.



ROUGHLY 70% OF ALL THE INVENTORY IS OVER 50 YEARS OLD

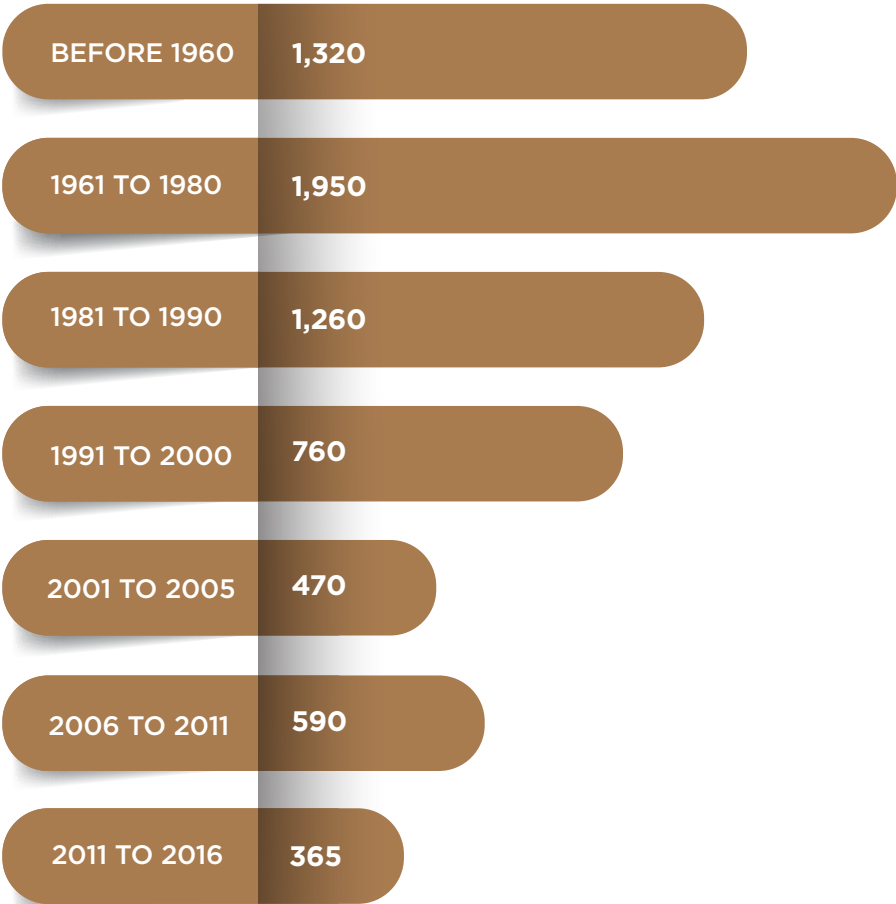
BUILDING STATISTICS



1,205
BUILDING PERMITS ISSUED (2018)

\$120,877,655

VALUE OF PERMITS ISSUED



SECOND HOME HOUSEHOLDS

SPEND AN ESTIMATED \$154+ MILLION ANNUALLY IN MUSKOKA



A SMART INVESTMENT

STRONG MARKET FOR NEWLY-CONSTRUCTED HOMES

AFFORDABLE HOMES WITH MORE LIVABLE SPACE
FOR WORK-FROM-HOME BUYERS

PERFECT BALANCE OF QUIET COTTAGE-COUNTRY
AND CLOSE-BY CITY CONVENIENCES

IDEAL LOCATION FOR A RENTAL HOME WITH
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PREMIER RANKED INVESTMENT OPPORTUNITY
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LUXURY CONDOMINIUMS



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WELCOME HOME





FRONT ENTRANCE



OUTDOOR AMENITIES



INTERIOR AMENITIES

ELEVATED FINISHES

TOP FEATURES

12 FT. CEILINGS ON LEVEL 1 AND 9 FT. CEILINGS ON LEVELS 2 TO 4

ENERGY-EFFICIENT WINDOWS

HIGH-QUALITY, SINGLE, STAINLESS STEEL UNDERMOUNT SINK

LUXURIOUS PORCELAIN TILED SHOWERS WITH RAIN SHOWER HEADS AND GLASS DOORS

OPULENT 5 FT. OR 6 FT. SOAKER BATHTUB WITH ACRYLIC APRON AND/OR SHOWER STALL

ENGINEERED HARDWOOD OR OPTION OF VINYL WOOD PLANK FLOORS THROUGHOUT

DURABLE SOLID CORE WOOD VENEER ENTRY DOOR WITH PRIVACY VIEWER AND STATELY HARDWARE

DISTINCTIVE SOLID PANEL SLAB CABINETS WITH CONTEMPORARY METAL HARDWARE



BUILDING AMENITIES

GOLF SIMULATOR

LUXURIOUS BILLIARDS ROOM

PARTY ROOM WITH BILLIARDS AND FULL KITCHEN

UPSCALE LOUNGE

STATE-OF-THE-ART GYM AND FITNESS SPACE

SKILLFULLY CONSTRUCTED BONFIRE PITS

CO-WORKING SPACE

SHADED ARBOUR SEATING AREA

TRANQUIL OUTDOOR YOGA SPACE

GAZEBO

OUTDOOR PLAYGROUND

CHANGE ROOMS

BIKE STORAGE

LOCKER STORAGE



FEATURES & FINISHES



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GENERAL

- Expansive 12 ft. ceilings on level 1 (except in bathrooms and areas with bulkheads, as per plan)
- 9 ft. ceilings on levels 2 to 4 (except in bathrooms and areas with bulkheads, as per plan)
- Smooth finish ceilings throughout (except in bedroom and den)
- Energy-efficient windows
- Walls painted with flat VOC white latex paint
- Frost-free water bib on terraces on first floor, as per plan
- Pot lights, as per plan

DOORS & HARDWARE

- Trim painted with semi-gloss white
- Durable solid core wood veneer entry door with privacy viewer and contemporary hardware
- Space-saving, single sliding or swing doors to bedrooms, as per plan
- Hollow core interior and closet doors, as per plan
- White plastic-coated wire shelving in closets, as per plan
- Contemporary metal door hardware

ELECTRICAL

- Telephone outlet in living room and kitchen, as per plan
- Cable outlet in living room, bedrooms, and den, as per plan
- Capped light box in kitchen, living/dining room, and den, as per plan
- Ceiling light fixture in foyer and walk-in closets, as per plan
- Balcony or terrace with exterior light fixture and one electrical outlet, as per plan

HEATING & AIR-CONDITIONING

- Individual suite controlled heating and cooling system
- Energy Recovery Ventilation System for optimal energy savings and reduction in the amount of common area air that enters each suite
- Exhaust fan vented to exterior for higher air quality

STYLISH DESIGNER KITCHENS

- Solid panel slab cabinetry with contemporary metal hardware
- Standard quartz countertop and contemporary backsplash
- Single stainless steel undermount sink
- Contemporary chrome, single lever low-flow faucet
- Built-in pantry, as per plan
- Brand-name stainless steel appliances including:
 - Stainless steel refrigerator with bottom freezer
 - Stainless steel electric range; microwave hood fan
 - Stainless steel dishwasher, as per plan

LIVING SPACE

- Expansive 9 ft. ceilings in living areas with 12 ft. ceilings on level 1
- Individually controlled forced air heating and cooling system
- High-speed wiring infrastructure

AMENITIES

- Golf simulator
- Luxurious billiards room
- Multi-use party room with complete kitchen including all stainless-steel appliances, adjoining the billiards room
- Luxurious upscale lounge
- Gym room
- Luxurious bonfire pits
- Outdoor shaded arbour seating area
- Tranquil outdoor yoga space
- Outdoor playground
- Change rooms
- Bike storage room
- Locker storage room

SPA INSPIRED BATHROOMS

- Solid panel slab cabinets and contemporary metal hardware
- Standard quartz countertop
- Elegant undermount sink
- Contemporary chrome, single lever low-flow faucet
- Refined wall sconce lighting and full mirror
- Contemporary porcelain tiled floors
- Contemporary porcelain tiled showers with rain shower heads and glass doors
- 5 ft. or 6 ft. soaker bathtub with acrylic apron and/or shower stall, as per plan
- Contemporary ceramic wall on all wet wall surrounds
- Tiled laundry closet with brand name stacked washer and dryer

SECURITY

- Smoke and carbon monoxide detectors as required in each suite
- Telephone-style intercom system (from Vendor's standard samples)
- Complete sprinkler system in all suites
- Secured key pass entry to building
- Intercom panel system at entrance
- Security cameras surrounding building

FLOORING

- Engineered wood or option of vinyl wood plank floors throughout, except in bathrooms, laundry closets and storage closets, as per plan
- Contemporary square edge baseboards throughout

The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such materials are of equal or better quality than those represented to the Purchaser. It is acknowledged that the Vendor, in its sole discretion, may, at any time, without notice to any party, make any deletions, changes or modifications to the Features and Finishes set out herein. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not the same are minor shall be made by the Vendor's Architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly shown on renderings. Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements. Renderings are artist's concept. E.&O.E. August 2022.

PAST PROJECTS

UPPER VISTA NIAGARA
150 Luxury Condos

UPPER VISTA WELLAND
227 Luxury Condos

UPPER VISTA MUSKOKA 1
40 Detached Luxury Homes

UPPER VISTA MUSKOKA 2
54 Detached Luxury Homes

UPPER VISTA MUSKOKA 3
14 Semi-Detached Luxury Homes



UPPER VISTA NIAGARA



UPPER VISTA WELLAND

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UPPER VISTA, MUSKOKA 1



UPPER VISTA, MUSKOKA 2



UPPER VISTA, MUSKOKA 3

EVERTRUST

DEVELOPMENT GROUP CANADA INC.

Evertrust Development Group was founded by Dr. Ted (Jiancheng) Zhou, an accomplished property developer, businessman and scholar.

He has over 25 years of experience as a developer and builder globally.

Evertrust focuses on real estate development across Canada and North America. Dr. Zhou believes in investing in industries that meet the people's needs and investing in a differentiated market that can be regarded as a "valuable investment."

As a "happy lifestyle provider", Evertrust Development Group delivers high-quality amenities in real estate development and carries on the mission of delivering "a top quality product and top-quality service to ensure a happy life."

Everything Evertrust does is "customer orientated." In order to provide the customers with the best value, its mantra is everything Evertrust builds should create communities that are Happy, Healthy, High-End and Affordable. Dr. Zhou created his own licensed Construction company, TQC Construction Group. TQC Construction Group is a registered Tarion builder with HCRA license. With a firstclass professional construction team, TQC is positioned to strictly control construction time, project quality and construction cost, and provide customers with high-quality construction control services. In Ontario, Evertrust holds multiple properties totaling over one thousand acres. At any time the



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