



MAPLEVIEW PARK

## Live where you play, and rediscover the things you value most...

A few reasons why so many people are choosing to make Barrie their home... and why rents in Barrie are so strong!

### Population Growth and Infrastructure:

- The population in Barrie has increased 5.4% from the last time it was measured in 2011 – That's growing faster than the national rate of 5%. **Making Barrie one of Canada's fastest growing cities.**
- In 2010, due to the rapid population growth, the city annexed land from neighbouring Innisfil to support the expanding population.
- Barrie is home to higher education institutes, data and distribution centres for big corporations such as IBM and TD Canada, as well as many other major employers that make it an ideal place to live – **this makes Barrie a highly desirable location to invest, as housing prices continue to rise due to this increase in infrastructure and demand.**

### Strong Rental Market:

In June of this year, the median rent for a 1-bedroom apartment in Barrie was \$1,450. **That is the 4<sup>th</sup> highest rental rate for a 1-bedroom in the country**, exceeded only by Toronto, Vancouver and Burnaby! That is higher than some other great areas such as Victoria, Kelowna, Kitchener and Hamilton!

**Barrie has all of the incredible natural amenities you could think of, while at the same time, having all of the Urban comforts of a Big City!**

### Natural Amenities:

- Lake Simcoe and Kempenfelt Bay are just minutes away and there is not one, but 4, or 5 different beaches to choose from nearby as well as numerous marinas and boat launches.
- The stunning waterfront features outdoor fitness stations, waterfront playgrounds and splash pads, walking and hiking trails, paddle boarding and much more!
- Barrie is one of the best downhill skiing and snowboarding destinations in the province, with Snow Valley, Horseshoe Valley, and Mount St. Louis Moonstone all in close proximity.
- Other outdoor winter activities to enjoy near MVP include skating on the lake, ice fishing, snowshoeing, snowtubing and so much more!

### Urban Amenities:

- Big-box stores and restaurants just minutes away along Mapleview on either side of Highway 400: Costco, Best Buy, Home Depot, Sobeys, Bed Bath & Beyond, Chapters, Homesense, Winners, Michaels, Walmart, Canadian Tire and many more!
- Some of the great restaurants located just minutes away include: The Keg, Milestones, Montana's, Spoon and Fork, Il Buco, Baton Rouge and many more!
- Great shopping and dining options in downtown Barrie on Dunlop Street.



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### Easy Commuting:

- MVP is conveniently located minutes away from Highway 400, providing easy access to downtown Toronto and the entire GTA.
- Barrie South Go Train Station is less than 5 minutes away.
- Commute to Union Station in 90 minutes on the GO Train (or any stop before in considerably less time) – Use your time on the train to listen to a pod cast, read a book, catch up on emails, your favourite Netflix show, or simply rest.

**Less than 5 minutes to Barrie South GO Train Station!**

### 15 minutes to Georgian College!

#### Education:

- Georgian College is 15 minutes away, offering diploma programs and degree-diploma programs in partnership with Lakehead University
- Families will enjoy great local schools already in place at MVP, such as:
  - Mapleview Heights Public School
  - St, Peter’s Catholic Secondary
  - Hewitt’s Creek Public School
  - St. Gabriel The Archangel Catholic School
  - Hyde Park Public School
  - Innisfil Montessori Academy

#### The Homes:

- Beautifully appointed homes with a choice of Traditional, Contemporary or Victorian exterior elevations
- Open concept layouts
- 9’ ceilings on main floors and 8’ ceilings on 2nd floor
- All tiled areas are 12” x 24” tiles
- Oak staircases
- MVP offers the rare opportunity to purchase a legal secondary suite on a number of homes.
- Secondary Suites include second entrance, second kitchen, 2 hours fire rating between the suites, etc.
- Will allow for incredible investment potential, opportunities to subsidize living expenses, as well as the option for multi-generational living.

**MVP is a collection of 900 homes, consisting of towns and single detached homes with sports fields, parks and greenspaces built right into the community.**

### Your Trusted Builders...

Fernbrook Homes is one of Canada’s leading builders and is widely recognized for their outstanding commitment to create distinctive communities. With a keen natural understanding of what makes a community a preferred place to live, Fernbrook has an exceptional reputation for architectural integrity, classic design and outstanding customer service.

Tiffany Park Homes is earning their customer's trust and respect with every home they build. From their beginnings as a small family business, their commitment to quality construction and customer service has helped Tiffany Park grow into one of the most reputable homebuilders in the GTA, with an enviable reputation of thousands of fine homes built over 20 years.