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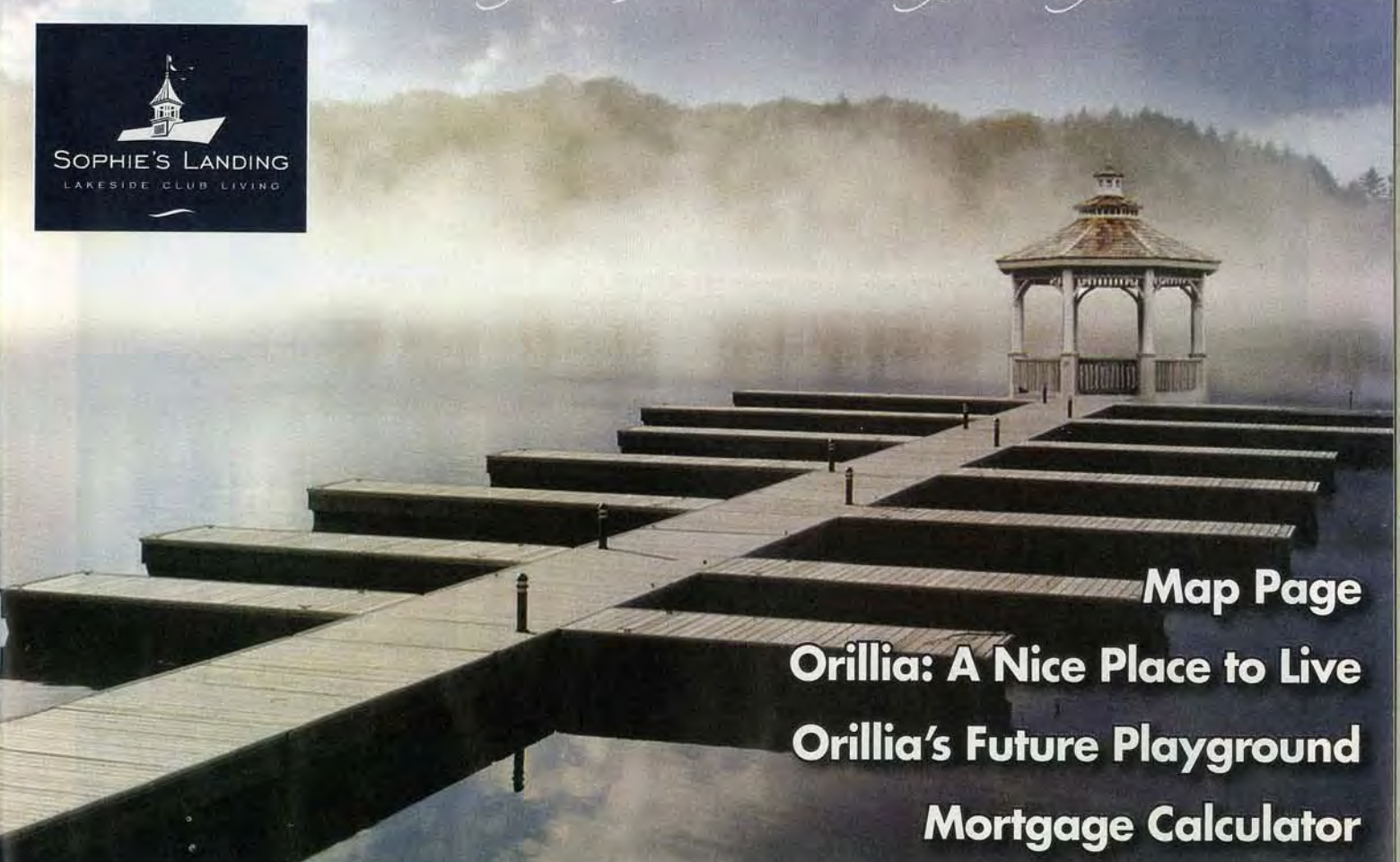
Focus on  
**ORILLIA**

# HOMIES

## SIMCOE COUNTY

BARRIE | INNISFIL | ORILLIA | ALLISTON  
MIDLAND | COLLINGWOOD | WASAGA BEACH

*Sophie's Landing... Carefully planned to satisfy all of your senses.*



**Map Page**

**Orillia: A Nice Place to Live**

**Orillia's Future Playground**

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**FREE!**

VOLUME 3      ISSUE 6  
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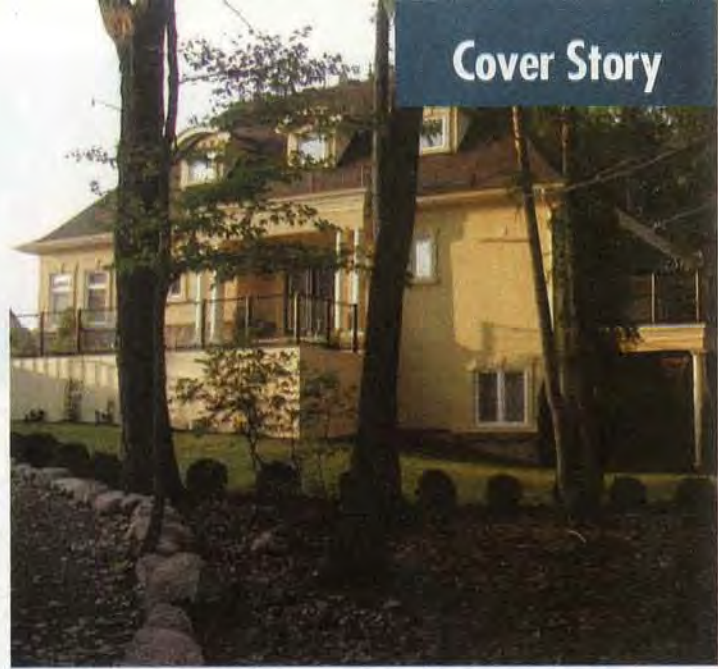
*Sophie's Landing...  
Carefully planned to  
satisfy all of your senses.*

**By Devorah Garland**

Sophie's Landing is Orillia's only gated community, located on the shores of Lake Simcoe. Combining superior leisure amenities with beautiful, detached bungalow homes, this is a first-class lifestyle community, carefully planned to satisfy all of your senses. Phase II of this exclusive resort style community has just been released.

Developer/builder Signature Carleton is proud that Sophie's Landing was recently ranked as one of the top lifestyle communities in Ontario. Purchasers are raving about the friendly, close-knit, sociable atmosphere.

Imagine it: leisure hours spent at your club's pool, its private beachfront with 7,000 sq. ft. of shoreline, or socializing with neighbours from your gated community at the waterside BBQ or inside the clubhouse enjoying the fireside lounge.



Nearby is a 65-acre park, marinas, and trails; winter pastimes include alpine and cross-country skiing, ice fishing and snowmobiling; and you can sail your boat, out of your own privately owned slip, over to the Trent-Severn Waterway System.

After your leisurely day, you stroll back along the colourful streetscape to your own individually customized, beautifully finished bungalow. The award-winning, distinctive designs in Phase I have inspired 5 new floor plans for Phase II, each in Muskoka or French Country elevations.

36 bungalows, in a French Village setting planned so that no two are alike, come with full basements and attached garage. Soaring optional lofts and loads of options help customize your home to your personal needs and style.

Sophie's Landing is a Common Elements Condominium, but the house and lot are freehold, keeping monthly fees delightfully low. Come see what all the excitement is about!



**Join us for our Phase 1 Rec Centre Ribbon Cutting Ceremony on the Civic Long Weekend.**



**Fast Facts**

**LOCATION:** Lake Simcoe in Orillia **DEVELOPER/BUILDER:** Signature Carleton **PRICES:** Bungalows from 1,000 sq. ft. to 1,800 sq. ft. are priced from \$299,900. Private dock slips start at \$20,000. **TO SEE FOR YOURSELF:** Follow Hwy 11 North to Orillia (follow signs for Orillia/HWY-11/N Bay), take HWY 12 S for approximately 5 KM (5 minutes). Stay to the right at the T junction for Hwy 12 S (Atherley Rd) and travel to the first set of lights. Turn right at the lights and watch for the showroom signs. **HOURS:** 7 days a week from 10 a.m. to 6 p.m. or by appointment. **FOR MORE INFORMATION:** Call (705) 329-7710 or visit [www.sophieslanding.ca](http://www.sophieslanding.ca).

# Orillia: A nice place to visit and

# now I want to live there

“Mayor Ron Stevens says, ‘We’re part of the Trent-Severn system; a tremendous amount of tourism comes in by boat. Our waterfront area is second to none in my view.’”

By Heather M. O'Connor



Orillia is coming into its own. The quaint Georgian Bay community of 30,000 is outgrowing its reputation of “a nice place to visit” and earning a reputation as “a nice place to live.”

Casino Rama’s top class entertainment attracts many visitors to town. The city also boasts several tempting festivals, like the Leacock

Summer Festival, Mariposa Folk Festival and Orillia Jazz Festival. But eclipsing all else, Orillia is a boater’s paradise with 200 boat slips and miles of sandy beaches.

Mayor Ron Stevens says, “We’re part of the Trent-Severn system; a tremendous amount of tourism comes in by boat. Our waterfront area is second to none in my view.

“We are legally a city but we still keep a small-town ambience. The lifestyle ultimately, in many cases, causes [visitors] to move to Orillia.”

The Real Estate Investment Network has consistently ranked Orillia as one of Ontario’s best places to invest in real estate – this year they’ve tied for second.

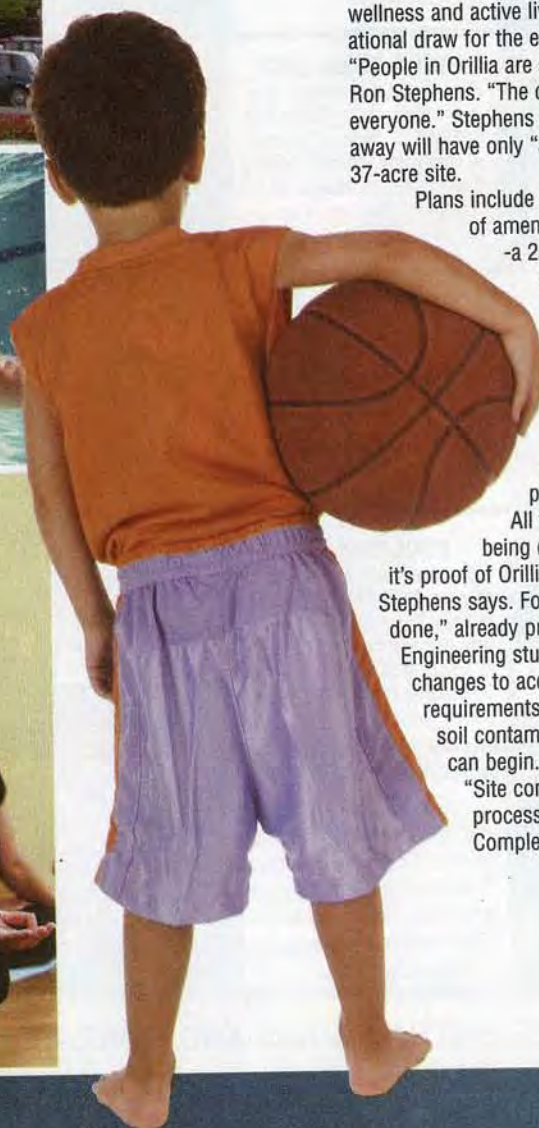
The city has also notched 20th place in Moneysense magazine’s list of the best cities in Canada in which to live, work and do business.

“We are starting to see an influx of condominium development into our community, something we haven’t seen a lot of in our past,” says Mayor Stevens. “There is more and more demand from people who simply do not want to do the maintenance. They want to enjoy the amenities of living in a beautiful area like ours without having to spend half their day cutting the grass.”

# Orillia's Future Playground

“*P*eople in Orillia are supporting this tremendously”, says Mayor Ron Stephens. “The central location makes it accessible for everyone.””

By Devorah Garland



Five years of extensive planning will soon produce a long-awaited Multi Use Recreational Facility (MURF) in the center of Orillia. Rising from the site of an old foundry, the elaborate year-round wellness and active living centre will become a social and recreational draw for the entire community.

“People in Orillia are supporting this tremendously”, says Mayor Ron Stephens. “The central location makes it accessible for everyone.” Stephens estimates that residents living the farthest away will have only “a 10-minute car ride” to the 37-acre site.

Plans include a 2-storey building with over 172,000 sq. ft. of amenities, including extensive aquatic facilities—a 25-metre swimming pool (with Pool Gallery seating for 150), a leisure/teaching pool, hot therapy pool, water slide and toddler play area—plus 2 professional quality ice pads; a 3-lane rubberized walking track; a 9,000 sq. ft. gymnasium; a seniors’ centre; 2 multi-purpose rooms (one with a view to the pool and one a view to the gymnasium); and concession and pro shops.

All the pre-planning is now in place. “It’s all being done before the tendering process,” and it’s proof of Orillia Council’s commitment to this project, Stephens says. For example, “a 4-lane road that was recently done,” already provides easy access, Stephens says.

Engineering studies are already completed, but need changes to accommodate Ministry of the Environment requirements. The site has ‘brownfield’ status, meaning soil contamination must be resolved before construction can begin.

“Site condition approval is next, then the tendering process and construction,” says Stephens. Completion is expected in roughly 2 years.