

# SOPHIE'S LANDING

ORILLIA'S PREMIER WATERFRONT ADDRESS



Sophie's Landing Phase II is the final release of 36 bungalow villas with optional lofts at Sophie's Landing Lakeside Club. Sophie's Landing is a high end lifestyle recreational gated community on the north shores of Lake Simcoe, just west of the Narrows in Orillia. Onsite club amenities include pools, spa, fireside lounge, gazebos, private marina, nature trails and more. Casino Rama, golfing, skiing, historical downtown, and a 65 acre park lie just outside the gates of Sophie's Landing.



Sophie's Landing Lakeside Club is an architectural award winning resort community featuring Muskoka and French Country elevations, with dramatic interior and exterior details. Signature Carleton, developer of this planned community, offers customization to ensure no 2 homes are alike.

For more information visit

[www.sophieslanding.ca](http://www.sophieslanding.ca) or call (705) 329-7710

# NEW RELEASE

Private Marina  
Pool & BBQ  
Fireside Espresso  
Lounge  
Fitness and Spa  
Nature Trails  
Waterside Patios

The award winning gated lifestyle community on Lake Simcoe

Detached bungalows with lofts, full basement and attached garage from \$299,900



WATERFRONT  
RESORT LIVING IN ORILLIA



## We Caught The Vision

As a personal friend as well as the builder of our Toronto home, Eric presented us with an idea he had for this interesting French Village inspired community in a very hot location in Orillia. We weren't really looking for a summer place at the time and may have considered the Muskokas' had we been thinking about it, but it all sounded so good we jumped in, so to speak. Our kids are young and active, with lots going on at home so if we have to go into the city it's just an hours drive and we can shoot right back after if we want to. We're definitely what you'd call 'city-folks', but now that we've got this amazing customized home with our backyard on Lake Simcoe, we really appreciate quality family time together and are feeling more like locals all the time. It's fantastic!

A really nice group of people live here and it shows by how friendly they are. We've even had our driveway shoveled by some of our neighbours when we were away! As a family we are enjoying many activities we never really did before, like fishing and swimming off our docks, hiking, roller-blading and curling ...we love the freedom and outdoor lifestyle and are extremely happy with our decision to purchase here at Sophie's Landing.

*Louis and Marlene Weisleder*



Signature



Carleton

(705) 329-7710

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# Sophie's Landing

**E**ric Kerzner, president of Signature Carleton, a design-build Toronto-based firm, has evidently found the winning formula for lifestyle communities catering to the baby boomer market. Sophie's Landing Lakeside Club is a gated community of 85 Muskoka and French Country Custom Bungalows, with soaring lofts in a first-class resort setting on the north shore of Lake Simcoe in the heart of Orillia.

"We located our development in Orillia because of its proximity to Toronto, and because Orillia has excellent four-season amenities, including a 65-acre park just outside our gates, skiing, golfing, heritage downtown, Casino Rama, and a different festival every weekend," says Kerzner.

Louisa Burke, a purchaser, says, "Sophie's success has a lot to do with Kerzner's commitment to customization and quality. He allows (actually encourages) purchasers to customize, and loves to help design for specific needs. That was important to me."

"Very early on in Phase 1, we decided that it was vital to make the idea of customization easy and affordable," Kerzner explains. "As a result, we adopted a 'Cost + 20%' formula."



The Sales Centre is located at 5 Invermara Court, Unit 5, at the southwest corner of Invermara Court and Atherley Rd (Hwy 12S) in Orillia.

The Sales Centre is open daily from 10 am to 6 pm; evenings by appointment.

705.329.7710  
sophieslanding.ca

## First-class resort setting on Lake Simcoe



The Cost + 20% customization program allows purchasers to tailor their homes to suit personal needs and style. Kerzner adds, "With no two homes alike, we are creating a French Village setting, not a subdivision."

Phase II is the final release of only 36 custom bungalow villas. The highly coveted French Country and Muskoka designs in Phase I are the inspiration for the five exciting new models being offered.

On-site amenities, including private marina, pools, barbecue, fireside lounge, gazebos, fitness spa, and nature trails complete this first-class lifestyle community.

Sizes vary from approximately 1,000 to 3,000 square feet. Prices start in the low \$300,000s. Dock slips are available in Sophie's Landing's private marina from \$20,000. All homes are detached and come standard with full basement and attached garage.