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VACATION LIVING: SITE STORY

Land at Sophie's Landing

In this world of sprawling subdivisions, there is a builder with a different kind of vision. A vision of a gated community of custom bungalows, with lofts and full basements, in a first-class French Country resort setting: Sophie's Landing Lakeside Club in Orillia.

Developed by Eric Kerzner, president of Toronto-based Signature Carleton, Sophie's Landing is a unique concept in Ontario, a gated waterfront lifestyle community which has won two urban design awards and was recently rated as Ontario's #1 Lifestyle Community. Buyers enjoy a waterfront resort lifestyle on the north shore of Lake Simcoe, only an hour and 15 minutes away from Toronto.

Purchasers in Sophie's Landing use their home as a quality cottage, summer home or full-time residence. They range in age but are mostly in their 40s and 50s. They appreciate Kerzner's customization and, in fact, Kerzner hired his own purchasers to staff the sales centre because purchasers are the company's best salespeople.

Sophie's Landing is anything but a subdivision. Kerzner, a civil engineer whose passion is architectural design, says, "Our buyers love the opportunity to personalize their homes, so we created a 'cost + 20%' formula to customize and upgrade." His theory is that the concept of "no two homes alike" will give the property values nowhere to go but up.

Along with an exclusive 36-slip private marina, Sophie's Landing features a large clubhouse with waterfront roof garden, swimming pool, fitness and spa, billiards and games, fireside lounge and more.

Anyone interested in Sophie's Landing should move quickly. Phase 1 (49 units) is sold out and built out. Phase 2 (35 units) is 90% sold. The builder is offering a free upgrade package valued at \$25,000, together with three years of free dock rental, for a total savings of \$33,000 (for a limited time only).

Sophie's Landing will host a sales event on July 4 (12 to 4 p.m.) featuring free BBQ, open houses and boat tours. Jewel 88.5 FM will broadcast from the site at 10 Invermara Court in Orillia.

— Courtesy of Signature Carleton



SOPHIE'S LANDING LAKE SIDE CLUB

Exclusive Gated Waterfront Community

Detached Bungalows

From \$339,900 up to 3000 sq. ft.

Private Marina

Waterfront Clubhouse
on Lake Simcoe

Fitness, Pool & Spa

Fireside Espresso Lounge

Award Winning
Architectural Designs

5 min to Casino Rama

RESORT
LIVING
in ORILLIA
\$125*/month

*Condo Fees

PHASE 2 - FINAL RELEASE

JOIN US SAT, JULY 4 12-4 PM
BBQ • MEET THE BUILDER • BOAT RIDES • FUN WITH JEWEL 88.5

BUY NOW & SAVE
\$33,000*

*Limited Time Offer

705-329-7710 sophieslanding.ca