



Sophie's Landing simply first class

Why is Phase II of Sophie's Landing Lakeside Club already 60-per-cent sold in just four months?

It's simple. Buyers know value when they see it.

This first-class, award-winning resort community, located on the shores of Lake Simcoe in the heart of Orillia, is attracting purchasers with its waterfront, club-like lifestyle.

Recently ranked as one of the top lifestyle communities in Ontario, Orillia's only gated neighbourhood offers a private club and exclusive waterside amenities, along with maintenance-free living in beautiful, detached bungalow homes.

Developer/builder Signature Carleton has carefully planned Sophie's Landing Lakeside Club as a top-quality community for cottagers, empty-nesters and snowbirds.

The all-season amenities offer plenty of social and fitness activities and this is proving particularly attractive to baby boomers who are planning their retirement years.

Among the popular features in Phase II is the heated, salt-water, roman-style, exterior in-ground pool with night lighting.

A protected swim area and boating

Featured Development

facilities make full use of the Lake Simcoe shoreline, as does a waterside, covered patio, roof terrace and BBQ.

The clubhouse features a fireside espresso lounge/party room, fully-equipped kitchen and fitness and spa facilities.

Award-winning designs in Phase I have inspired six new floor plans for Phase II, each in Muskoka or French Country elevations. The builder's commitment to full customization of your home means a wide choice of finishing options and accommodation of virtually any requested changes.

These 36 bungalows – no two are alike in a carefully controlled, secure, French Village streetscape – feature full basements and attached garages.

Including the hugely popular optional lofts, sizes range from 1,400 sq. ft. to 2,000 sq. ft.; prices begin in the \$350,000 range.

Sophie's Landing is a Common Elements Condominium, but the house and lot are freehold. For more information, call (705) 329-7710 or visit www.sophieslanding.ca



Eric Kerzner, P. Eng., president of Signature Carleton Inc., tours the Sophie's Landing site with Orillia mayor Ron Stevens. Phase II of the lake-front property is 60 per cent sold.

