

SEAN.



THE FUTURE OF BARRIE LIVING, FUTURE PROOFED.

829 ESSA ROAD

With a sleek, modern farmhouse design, every detail of 829 Essa defines urban liveability. Fluid floorplans have been designed for today's work from home environment, with adaptable spaces that can flex to fit your ever-changing needs. Standard sustainable features, including EnergyStar qualified building practices and solar panel systems, allow you to have total control of your home, creating a safer, more comfortable living environment.

THE STATS.

LOCATION

829 Essa Road, Barrie

STATUS

Move in early 2022

ARCHITECT

Hunt Design

STYLE

Modern Farmhouse Design

TOWN SPECS

- 8 2-Storey New Urban Towns
- 3 bedrooms, up to 3.5 baths & 2 WFH office spaces
- 2-car parking
- Optional finished basement

SQUARE FOOTAGE

1750 - 2335

STANDARD TOWN FEATURES

- Net Zero Ready (if you are)
- Solar panel system
- Urban landscape featurettes
- Durable and design-forward all steel & thin stone exteriors
- Rise to new heights with a custom-designed steel stringer & wood tread staircase
- Zoom rooms with designated work from home spaces
- EnergyStar qualified comfort & control and air con
- Sleek and seamless, easy to clean durable LVT vinyl tiles throughout
- Upgraded kitchen design, including standard Panasonic appliances
- Premium Moen bathroom fixtures, including a Nebia misting shower head
- No condo fees



NEW URBAN LIVING, NOW STANDARD.

BARRIE LIVING IS ON THE HORIZON.



BARRIE BY THE NUMBERS.

Close to a plethora of local experiences, urban amenities, and major attractions, Barrie is conveniently situated an hour from most major GTA cities and a stone's throw from outdoor adventures and cultural happenings. Ranked as one of the best places to live in Canada, Barrie is redefining urban living by making it an affordable destination to call home.

300

Number of hectares of scenic park space throughout.

88

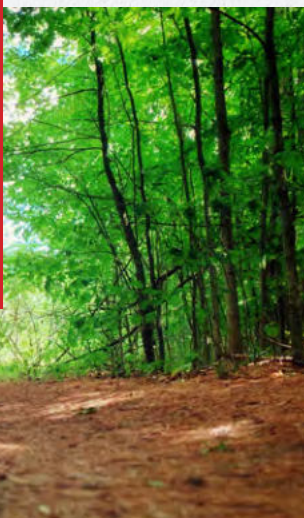
Number of trailway km you can hike, walk, and jog.

2

GO Train stations in Barrie you can easily access to get you from A to Beyond.

7

Number of rec centres, offering everything from fitness to full-day daycare.



829 ESSA AMENITIES.

829 Essa Road is not simply an address; it's an integrated community that weaves together liveability, sustainability and connection. Discover standard features that are anything but.

NEW URBANISM BLUEPRINT



It's a way of building that brings people together, turning neighbours into friends and streets into communities. 829 Essa Road has been designed to foster accessibility, community, and utilize space in ways that enrich the landscape and better our social environment.

URBAN FEATURETTES



Designed to enhance your outdoor experience, enjoy privacy walls and fencing, rear decks, and large outdoor front patio for retreating and relaxing.

NET ZERO READY (IF YOU ARE)



Available to all buyers, enhance the quality and integrity of your new home while saving money. Your home is ready, are you?

WIDER. BETTER



Our New Urban Towns have been designed wider than the average townhome, providing ample space for fluid living and open layouts, as well as more windows to let all that fresh air in.

LEADING-EDGE BUILDING PRACTICES



From fiberglass windows and exterior insulation and air sealing for optimal energy efficiency, to low VOC materials for better health and well-being and advanced HVAC systems for water (and bill) savings. A win for well-being, a win for all beings.

UNTETHERED ACCESS



829 Essa Road places you at the urban axis of amenity and exploration, with Muskoka and Toronto a quick trek away.

FLUID FLOORPLANS



Flexible environments come standard at 829 Essa. Work with ease in our designated WFH front flex rooms or switch up your Zoom background and set up your working station on your private porch.

OUTDOOR AMENITY



Enjoy the great outdoor from your New Urban Town on your patio, the perfect outdoor retreat and new summer HQ.

ENERGYSTAR CERTIFIED



As a trusted symbol of liveability and energy efficiency, 829 Essa Road is built to adhere to a greater standard, improving indoor air quality, and enhancing the performance of your new home. Save money and energy while helping do your part to protect the planet.

YOUR WELL-BEING STARTS WITH WELL BUILT.

829 ESSA ROAD

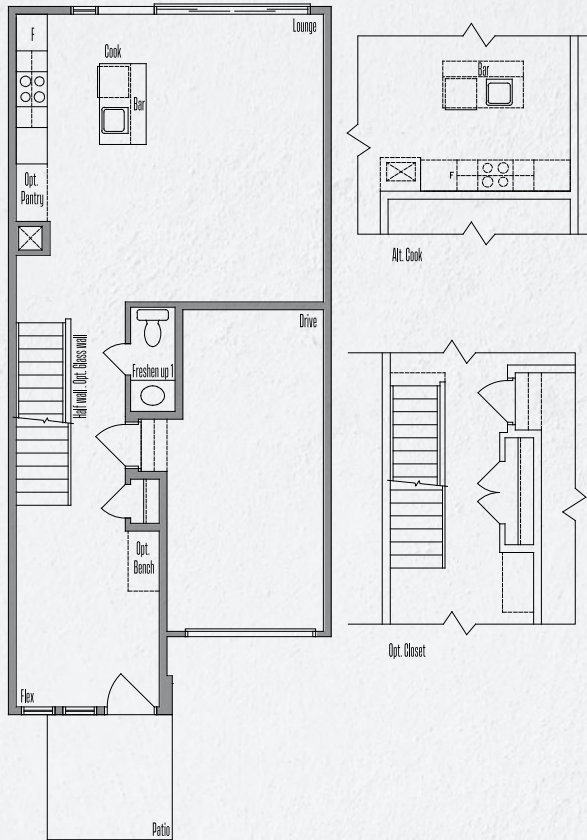
8 Units Total, #138 - #152



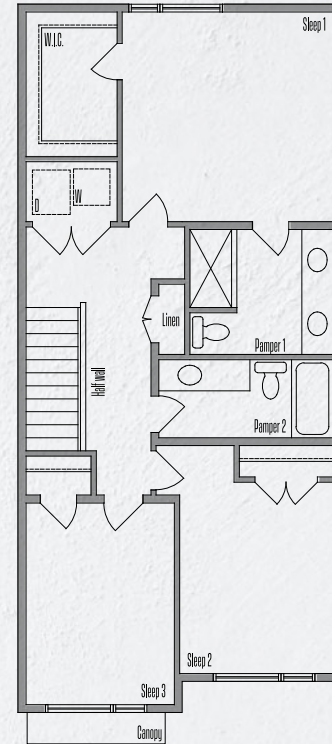
FLOOR PLANS - INTERIOR HOME #140 - 150

Three bedrooms, up to 3.5 baths and WFH Flex Room
 1750 Square Feet, incl. Foyer
 2210 Square Feet, incl. Fin. Rec.

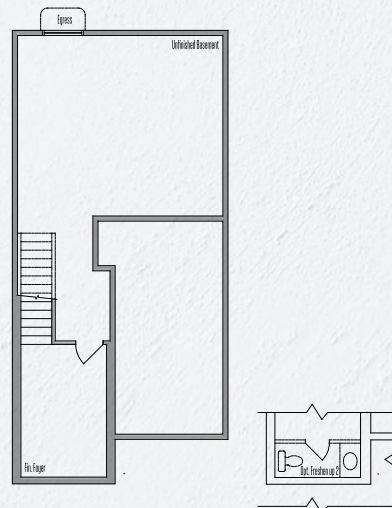
MAIN FLOOR PLAN



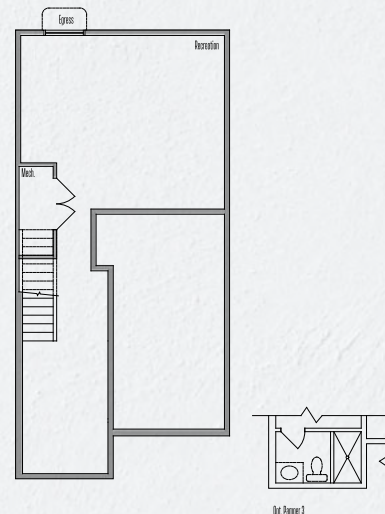
SECOND FLOOR PLAN



BASEMENT PLAN



BASEMENT PLAN OPT. FINISHED RECREATION



ALL AREAS AND STATED ROOM DIMENSIONS ARE APPROXIMATE. FURNITURE IS NOT INCLUDED. SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USABLE FLOOR AREA MAY VARY FROM STATED FLOOR AREA. ALL RENDERINGS AND HOME SITTINGS ARE ARTIST'S IMPRESSIONS. E. & O. E.

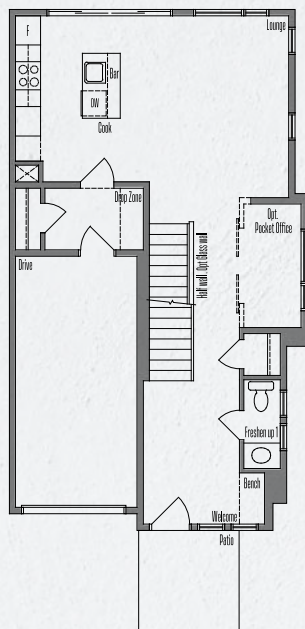
FLOOR PLANS - EXTERIOR HOME #138 & 152

Three bedrooms, up to 3.5 baths and 2 WFH Offices

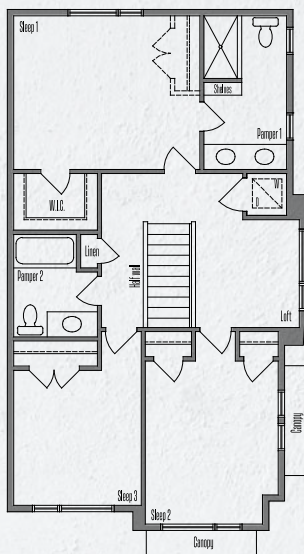
#152 1865 Square Feet, incl. Foyer; 2335 Square Feet incl. Fin. Rec.

#138 1842 Square Feet, incl. Foyer; 2300 Square Feet incl. Fin. Rec.

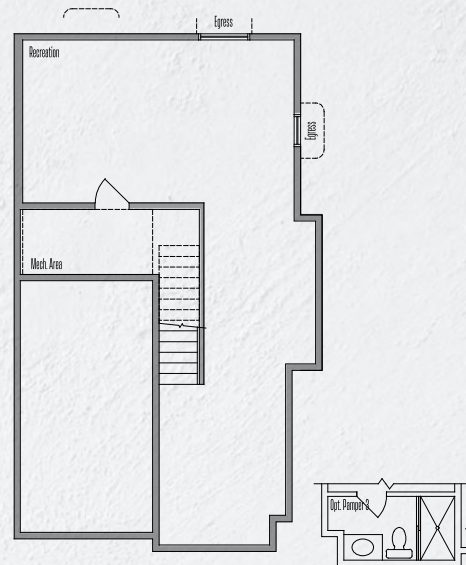
MAIN FLOOR PLAN
#152



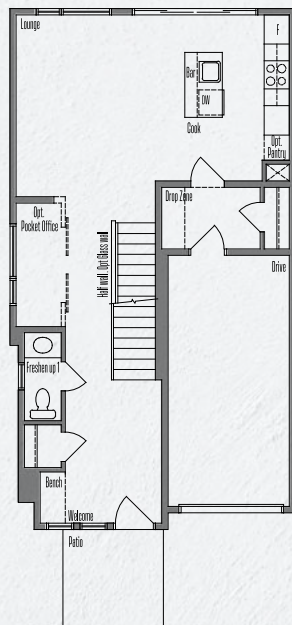
SECOND FLOOR PLAN
#152



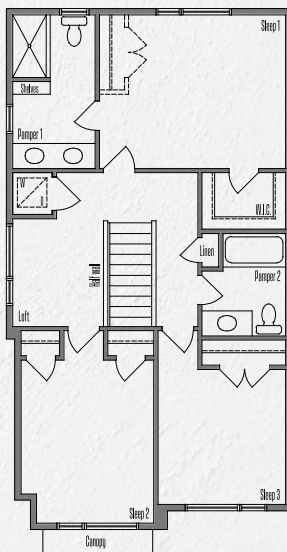
BASEMENT PLAN
#152



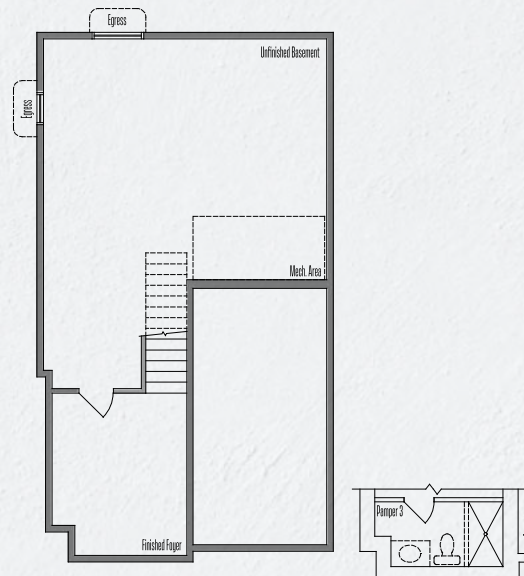
MAIN FLOOR PLAN
#138



SECOND FLOOR PLAN
#138



BASEMENT PLAN
#138



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