

The background of the entire page is a high-contrast, black and white photograph of water ripples. The ripples are captured in a way that creates a strong sense of depth and movement, with bright highlights and deep shadows. The pattern of the ripples is organic and fluid, filling the entire frame.

# LAKEVU3

FINAL PHASE





IT REFLECTS WELL ON YOU







# WHY DOES LAKEVU3 REFLECT BEFECT YOUR VISION?



It says something particular about your taste



It announces your accomplishments



It predicts your foresight



It confirms your sophistication



It affirms your love of nature



It warms your sense of wellbeing



It proclaims your individuality



And it tells the world you have arrived





# LAKEVU ISN'T A DREAM DEVELOPMENT

It's already here. Phase One is sold out and occupied. Phase Two is sold out with occupancy coming up very soon. And construction is already underway on LakeVu3. If you see the sparkle of opportunity. If you see ripples that lead to a brighter future, then your view is LakeVu3.

LAKEVU3  
FINAL PHASE

Now Selling

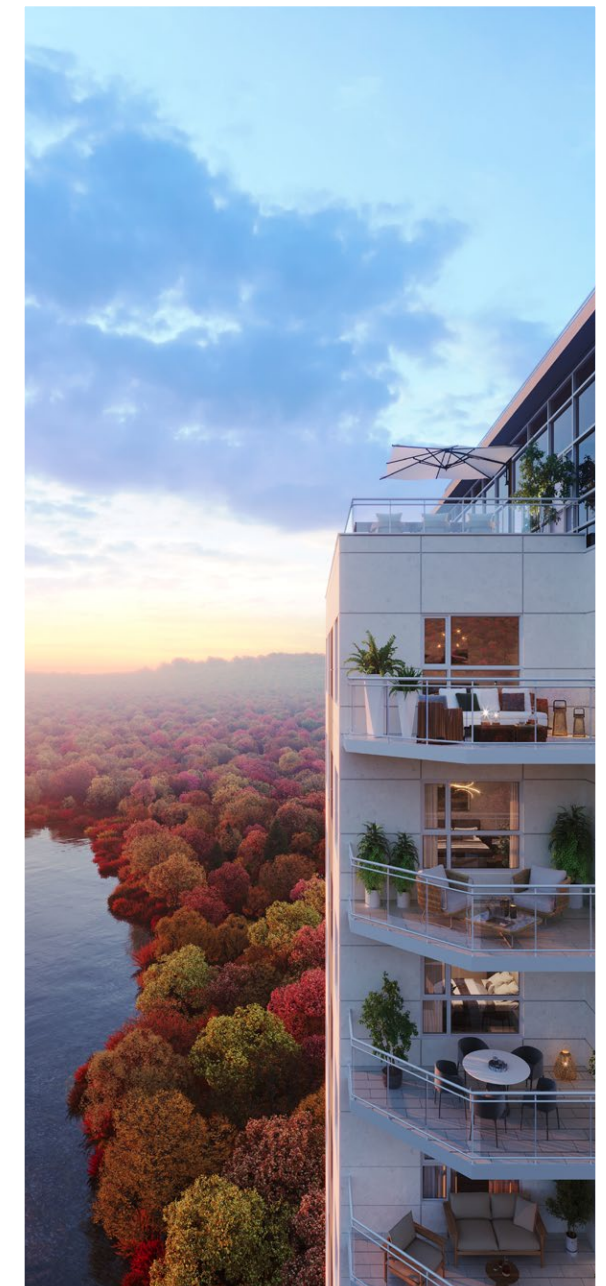
LAKEVU  
PHASE TWO

Move in Soon

LAKEVU  
LIVE BIG ON LITTLE LAKE

Occupied





This is what life should be like every day. Contemporary architecture. Stylish suites. Life-enhancing amenities. Breathtaking rooftop views. And the lake right at your feet. All within minutes of everything that makes Barrie one of the most desirable, and fastest growing cities in Canada.



# A BIGGER BIGGER BETTER BARRIE

The perfect balance of lifestyle and intelligent investment is why Barrie is one of the fastest growing cities in Canada. This is where the energy and optimism of the country's biggest metropolis meets the comfortable pace of cottage country. Billions in new investment have solidified Barrie as the Capital of the Near North. And the largest employers are stable industries bringing job security to the local economy. Toronto is less than an hour away with Hwy 400, Hwy 11 and two GO Train Stations. Lake Simcoe Regional Airport serves almost half a million people per year, and with ten local transit lines, you can get where you need to go quickly. Barrie is booming, for so many good reasons.







Barrie is the gateway to cottage country, with acres of parkland to explore. Go fishing, paddling, and swimming on Barrie's incredible waterfront. All your favourite urban amenities are nearby including shops and restaurants, plus live music and Summer festivals. And for Winter fun, there's skiing, snowboarding, and tubing just up the road.



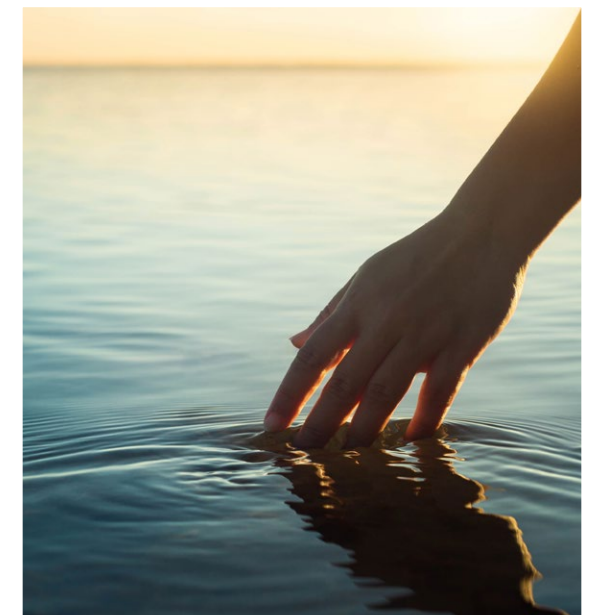
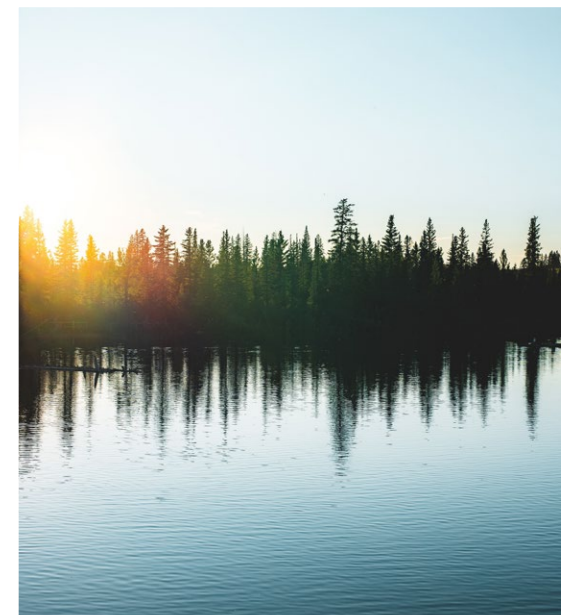
# THERE'S SOMETHING DIFFERENT DIFFERENT TO DO EVERY DAY

The waterfront of Lake Simcoe's Kempenfelt Bay is minutes from LakeVu3. But there is so much more to Barrie than its beautiful setting. You'll find festivals like Kempenfest and Ribfest. The MacLaren Art Centre and a host of galleries. The Georgian Theatre, Five Points Theatre, Huronia Symphony, dance, public art, restaurants, live music and great schools including private and Montessori. With local sports, parks, trails, golf and ski hills, there's something happening 365 days a year.





# WELLS NES



Kayak or canoe. Fish for bass, perch or pickerel. Hike or bike, snowshoe or cross-country ski in Little Lake Park next door. Skip a stone on the waves. Breathe the fresh wind from the west. And watch the sun set over the water. Life by the Lake is better in every way.





# CLOSE TO EVERYWHERE EVEN HERE YOU WANT TO GO



## MINUTES TO:

### CONNECTIVITY:

- 1 min to Highway 400
- 8 min to Barrie Transit Terminal
- 14 min to Allandale GO Station

### CONVENIENCE:

- 2 min to Zehrs & LCBO (Plaza)
- 7 min to Georgian Mall
- 7 min to Downtown Barrie

### EDUCATION:

- 2 min to Georgian College

### NATURE:

- 1 min to Little Lake
- 8 min to Barrie North Shore Trail
- 9 min to Johnson's Beach



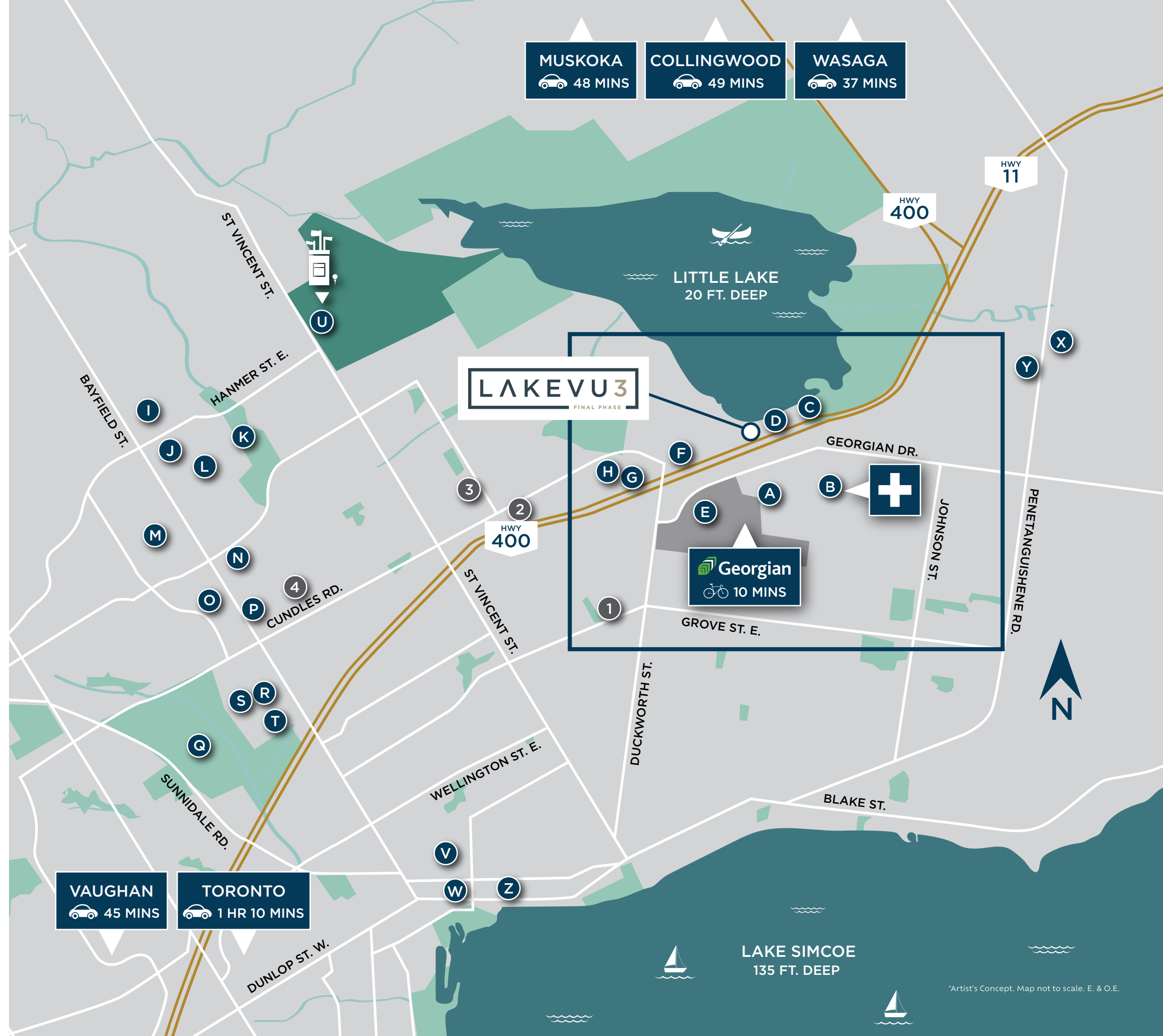
- A Georgian College
- B Royal Victoria Health Centre
- C Little Lake Park
- D Amica Little Lake
- E Georgian Theatre
- F Little Lake Health Centre & LifeLabs Medical
- G LCBO
- H North Barrie Crossing Shopping Centre  
Shoppers Drug Mart  
Tim Hortons  
Montana's  
Halibut House Fish and Chips  
Harvey's  
McDonald's  
Dollarama  
Cineplex  
Symposium Cafe Restaurant and Lounge  
LA Fitness  
TD Canada Trust
- I Staples
- J TOYS "R" US
- K East Bayfield Community Centre and Park
- L Georgian Mall
- M Barrie SmartCentres
- N Springwater Marketplace
- O Metro
- P Esso
- Q Arboretum Sunnidale Park
- R Bayfield Mall
- S Tim Hortons  
Planet Fitness  
CIBC
- T Canadian Tire
- U Barrie Country Club
- V Barrie Public Library
- W Downtown Barrie
- X Heritage Estate Winery and Cidery
- Y Landings of Willow Creek Golf
- Z Maclaren Art Centre

SCHOOLS

- 1 Maple Grove Public School
- 2 Frère-André Catholic Elementary School
- 3 Monsignor Clair Catholic Elementary School
- 4 Cundles Heights Public School

TRANSIT

- GO Station
- Barrie Transit





Look deeply into Little Lake  
Can you see yourself?  
Better yet, can you see yourself here?





# LAKEVU3 IS YOUR FINAL OPPORTUNITY

This is the final boutique condominium on Little Lake.  
Our largest suites. Stunning contemporary architecture.  
Bright spacious design. Spectacular views. Balconies that reach  
out to the sun. Elevated features and finishes. And a lakeside  
way of life that breathes wellness into every moment.



\*Artist's Concept E. & O.E.



# ROOFTOP TERRACE





# FRONT LOBBY





# PARTY ROOM

## BUBBLY BOOM





# FITNESS CENTRE







It's your new place, your perfect space. And here at LakeVu3, every detail makes life more comfortable and refined. Open concept floorplans let the light flow from room to room. Contemporary finishes add style and sophistication. The deeper you look into LakeVu3, the brighter the future looks.





## KITCHEN FEATURES:

- Custom designed cabinetry
- High quality laminated door panels with wood-grain pattern
- Soft-closing mechanism
- Integrated LED valance lighting
- Gola profile recessed handle
- Single handle faucet with pull down sprayer
- Undermount stainless steel sink
- Tiled backsplash
- Quartz composite countertop
- Integrated garbage bin

## APPLIANCE PACKAGE:

- Fully integrated panel refrigerator
- Fully integrated panel dishwasher
- Electric ceramic glass smooth cooktop
- Electric wall mount oven
- Microwave oven exhaust hood combination





\*Artist's Concept E. & O.E.

## BATH FEATURES:

- Designer vanity cabinets with integrated LED valance lighting
- High quality laminated door panels with wood-grain pattern
- Soft-closing mechanism
- Gola profile recessed handle
- Single handle faucet with pull down sprayer
- Quartz composite countertop with undermount sink
- Framed glass shower enclosure with pot light as per plan
- Full height wall tile in tub surround and shower stall as per plan
- Porcelain or ceramic floor tile

## OTHER IN-SUITE FEATURES:

- Individual in-suite controlled heating and cooling
- Energy Recovery Ventilator
- Ceiling light fixtures in foyer, hallway, kitchen, dining and bedroom as per plan
- Water leak detection sensor
- Smoke and heat detector
- Fire protection sprinkler system

## SUITE FEATURES:

- Rooftop lounge overlooking the lake, with BBQ, dining and sun-bathing areas
- Fitness room and yoga studio
- Party room with kitchen and dining areas
- Multi-purpose game and activity room
- Pet spa
- Guest suite

## SMART FEATURES:

- Digital security system and video calling via mobile app
- Digital key access to building, common areas and suites
- Facial recognition entry
- Resident marketplace

## WARRANTY:

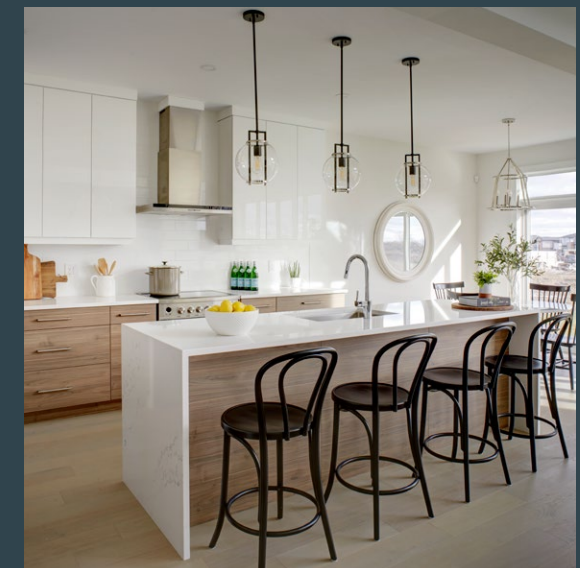
- New home warranty protection backed by Tarion Warranty Corporation



# A BETTER BELLER WAY TO LIVE

We are driven by a single, comprehensive goal:  
Provide our purchaser with distinguished design, efficient service  
and ensure our developments prove valuable investments.

JD Development Group represents quality design, innovative  
process and long-term value. With partners, investors, and  
residents in mind, we strategically convert sites with high,  
untapped potential into thriving student, residential, mixed-use  
and commercial developments.





# THE TEAM

## ARCHITECT

### McKNIGHT CHARRON LIMITED ARCHITECTS

McKnight Charron Limited Architects (MCL) is an architectural firm whose vision and design philosophy are fully receptive to the needs and aspirations of their clients. MCL's solutions are always unique and molded by the parameters of the site and specific project goals. Both partners, Stephen Charron and Michael McKnight have demonstrated their design success with over 30 years of successful projects with appreciative clients who understand the firm's commitment to quality service. The initiative to enthusiastically combine design innovation with attention to detail is fundamental to the success of all projects and is what makes MCL so successful amongst their clients.

## INTERIOR DESIGN

### HALLETT & KOLAR INTERIORS

Hallett & Kolar Interiors is a full service interior design firm in Toronto, Ontario. Led by designers Noemi Hallett and Cindy Kolar, we are dedicated to providing exceptional service while creating customized spaces that reflect our clients needs and lifestyles.

## LANDSCAPING DESIGN

### JOHN D. BELL ASSOCIATES LIMITED

John D. Bell Associates Limited is dedicated to furthering excellence in Landscape Architecture and Environmental Design through professional collaboration. For nearly 20 years, a system of teamwork has developed and nurtured amongst their staff of innovative and experienced Landscape Architects to develop cost effective, functional, aesthetic, and environmentally sensitive designs. Through their office, they offer a wide variety of services tailored to individual project needs while striving to develop the best environmental, site-specific solutions for their clients.

## SALES

### HARBOUR MARKETING

Harbour Marketing is a pre-construction sales and marketing agency with strategic broker connections across Canada. With the guidance of seasoned experts, the company provides invaluable consultation to clients on every aspect of development, from branding and marketing through to sales strategy.

## BRANDING


### McOUAT PARTNERSHIP

McOuat Partnership are marketers with vast and varied experience, acknowledged as pioneers of some of the Canadian real estate industry's key marketing innovations. Founded by Chuck McOuat in 1973, and led today by the next generation of the McOuat family, the company has worked on over 3,000 projects across North America and the Caribbean.







The background of the entire page is a high-contrast, black and white photograph of water ripples. The ripples are captured in a way that creates a strong sense of depth and movement, with bright highlights and deep shadows. The pattern of the ripples flows diagonally across the page, from the top left towards the bottom right.

Sales Office:  
11 Lakeside Terrace, Barrie, ON  
289.554.9514

[sales@lakevucondos.ca](mailto:sales@lakevucondos.ca)  
[LakeVuCondos.ca](http://LakeVuCondos.ca)

**JD** DEVELOPMENT  
GROUP

\*All renderings are Artist's concept. Information subject to change without notice. E. & O.E.





FEATURES AND FINISHES

SUITE FEATURES AND FINISHES

- Ceiling height of approximately 9’ on floors 2-10, 11’ on ground level and 10’ on floors 11, 9’10” on floor 12 (except where bulkheads and/or structural beams or mechanicals exist.)
- Smooth ceilings throughout
- Sliding balcony glass door, as per plan
- Modern style solid core suite entrance door
- Private balcony, patio, terrace, as per applicable plan
- Wide plank laminate flooring from Vendor’s standard design packages
- Floor tile in washrooms and laundry area from Vendor’s standard design packages
- All interior suite doors, baseboards, and trim to be complete with white interior semi-gloss paint finish  
White interior flat paint finish on walls throughout
- Wire closet shelf and/or rod in all closets
- Laundry featuring white stacked washer/ dryer unit, vented to the exterior

KITCHEN

- Custom designed kitchen cabinetry with choice of colour from Vendor’s standard design packages
- Soft close cabinet doors and drawers
- Quartz kitchen countertop with polished finish and straight edge as per Vendor’s standard design packages
- Tiled backsplash as per Vendor’s standard design packages
- Stainless steel sink with modern single lever pull-down faucet
- LED track light fixture with adjustable light heads
- Premium stainless-steel appliances including:
  - 24” Panel-ready Refrigerator
  - 24” Panel-ready Dishwasher
  - 30” Cooktop
  - 30” Wall Oven
  - 30” Over-the-range Microwave

BATHROOM

- Custom designed cabinetry with quartz countertop and undermount sink
- Designer vanity medicine cabinet with mirror and LED lighting
- White soaker tub with designer selected fixture package
- Chrome framed shower enclosure with door and shower pot light, as per applicable plan where shower stall is shown
- Full height wall tile in tub surround and in separate shower stall, as per applicable plan
- 12” x 24” floor tile in bathroom(s) from Vendor’s standard design packages

MECHANICAL/ELECTRICAL

- Individual in-suite controlled heating and cooling system with Energy Recovery Ventilator
- Individual in-suite electricity meter(s)
- Individual in-suite hot and cold-water meter(s)
- White Decora switches and outlets
- Ceiling light fixtures in foyer, hallway(s), kitchen, den, dining room and bedroom(s), as per plan
- Water leak detection sensor(s) in laundry area
- In-suite smoke and heat detector(s)
- In-suite sprinkler fire protection system

BUILDING FEATURES

- Professionally designed lobby and entrance area
- Rooftop Lounge overlooking Little Lake, with BBQ, dining area, and sun lounge area
- Fitness room with exercise equipment
- Party room with kitchen and dining area
- Multi-purpose activities room
- Guest suite
- Pet-wash station

SMART COMMUNITY

- 1VALET Resident App (IOS and Android)
- Digital Key Access into the building, common areas and suites
- Smartphone Video Calling from Main Entry
- Facial Entry
- Resident Marketplace
- Digital Code & Guest App for Guest Access
- Document Library (DocBox)

WARRANTY

- New home warranty protection backed by Tarion Warranty Corporation

Specifications are subject to change without notice. In accordance with the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided. Decorative and upgraded items displayed in the sales office are for display purpose only and are not included in the purchase price. Floors and specific finishes will depend on Vendor’s standard décor package as selected. The ceiling heights stated are approximate. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than stated. All colours and finishes are to be selected from vendor’s standard selections. All available features and finishes are as per plan and may vary from suite to suite. Prices and specifications are subject to change without notice.  
E. & O.E