

# BRAMPTON GUARDIAN NEW HOMES

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## Wasaga Beach Village by Berkley Homes

*Get swept away by the breeze and the energy of life at Wasaga Beach. Berkley Homes has designed an impressive enclave of fully-detached homes on Georgian Bay called Wasaga Beach Village. Instead of the occasional trip to this majestic area, live there year round amid the sand dunes, golf courses, and hiking trails with mountain views in the background.*

*This collection of fully-detached homes - a short walk from the beach -- is for couples, empty nesters, young families, growing families, and those who want to live life to the fullest.*



**This Week's Feature Builder**  
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The Grand Georgian, elevation B is a 1,735 sq. ft. corner model (2,470 sq. ft. with the optional loft).

## Let a whole new way of life unfold at Wasaga Beach Village

Find serenity at Wasaga Beach Village by Berkley Homes, just a short walk from sparkling white sands.

The days of packing the car to enjoy a long weekend under beautiful skies will be a distant memory, when you live at Wasaga Beach Village.

Wasaga Beach is one of the prettiest parts of the province. It's blessed with a 14km white sand beach, the longest freshwater beach in the world and a panoramic mountain view across the bay. Your lifestyle will be as active or as relaxing as you desire. Spend days playing Frisbee on the beach with your children, hiking, canoeing, fishing, windsurfing, soaking up the sun, or long walks along the shore under star-filled skies.

When you live at Wasaga Beach Village your choices for recreation will be endless. The 2,900-acre Blueberry Plains nature reserve situated on 26 kilometres of trails is another jewel in this picturesque town. The wide variety of animals (including more than 200 bird species), and flowers is a treat for the senses, and provides a tremendous learning opportunity for the young and young at heart. Other recreational opportunities include the Wasaga Stars Arena, which has year-round ice, the Huronia School of Skating and Summer Camp, Northwestern Hockey Camp, fitness nature trails, a playground, a multi-purpose sports pad.

The nearby towns of Collingwood, Blue Mountain, Stayner, and Creemore have alpine and cross-country skiing, horseback riding, more golfing, shopping, attractions, restaurants, nightlife and so much more.

Homes at Wasaga Beach Village range in size from 1,102 sq. ft. to 2,649 and start from \$224,990. These are all raised bungalows with an optional loft and are available on 50' lots, some more than 120' deep. Several lots back onto wooded areas, a pond, or open space for the utmost in privacy. This weekend only, Berkley has a special bonus package: choose from two options including granite counter tops in the kitchen, a fireplace, oak hardwood strip flooring, five appliances, or oak stairs. Ask the sales representative for details.

Homes in this pretty series have two-car garages, pressure treated wood decks, 9' main floor ceilings, imported ceramic tile in the foyer, kitchen, laundry room, and bathrooms, 40 oz broadloom. Berkley prides itself on being a hands-on builder and welcomes buyers to make adjustments to floor plans in conjunction with a designer.

These homes have been created with distinctive exteriors reminiscent of a bygone era. Depending on the model,



The Seacliff elevation A is 1,315 sq. ft. with an optional loft.

timeless façades have stone accents, dormers, soldier coursing, horizontal board and batten-like trim, columns, decorative trim, covered porches, bowed windows, arches, transom windows, Juliet balconies, Palladian windows and optional covered rear verandas.

Varying floor plans have half-walls, columns, open-to-above areas, mud rooms, separate dining rooms, main floor laundry rooms, optional gas fireplaces, optional built-ins, eat-in kitchens with extended breakfast bars, garden doors, and sumptuous master ensuites.

The Seacliff, elevation A is a charming 1,315 sq. ft. bungalow; the optional loft makes it 2,000 sq. ft. Its unique façade is well appointed with horizontal board and batten, stone accents, decorative trim, pre-cast surrounds, plus a covered porch with columns, and curved arches. Once inside, your sunken foyer opens to a beautiful open concept plan. The secondary bedroom at the front of this plan can double as a home office. Your spacious family room has a large picture window, an optional gas fireplace and an optional media niche. The adjacent, eat-in kitchen has ample counter space, an extended breakfast bar that seats three, and a sliding door to your rear deck. At the back of this home is your large master bedroom, which includes a walk-in closet and full ensuite bathroom. There is a second full bathroom on the main floor, plus a laundry area.

The loft option adds drama to the family and main hallway with bright open-to-above areas. There are two bedrooms on this level plus an open area which would make a great media room.

The Grand Georgian, elevation B is 1,735 sq. ft. corner model (2,470 sq. ft. with the optional loft). It has tremendous curb appeal: stone accents, pre-cast surrounds, decorative trim, a two-car garage, varying roof peaks, a transom window, a covered porch with columns, and an arch, plus a romantic decorative balcony. Step through the double-door entry and into a stylish floor plan. Your spacious combined living/dining room next to the foyer has a dramatic cathedral ceiling. On the other side of the foyer is your large eat-in kitchen which features plenty of counter space, a centre island with an extended breakfast bar that seats four, an optional pantry and a door to the rear deck. The adjacent family room is filled with light from a bowed window, plus another window that faces the deck. Choose the optional gas fireplace and optional built-in to make this casual space even more inviting. Two bedrooms are located at the back of this home away from the activity of the rest of the household: Your master bedroom has a deep walk-in closet and a sumptuous ensuite featuring a separate shower, an oval tub, and a double-sink vanity. There is a second full bathroom and a laundry room on the main floor. If you choose the loft, you'll have additional space for guests: there are two bedrooms, a full bathroom, and an alcove.

When you move to Wasaga Beach Village, you'll get more than a great home in a beautiful town; you'll discover a sense of community. There are so many ways to meet other residents such as at the many events held throughout the year: Winterfest, Wasaga Beach Fun Run, Jazz in the Park, Corvette Beach Cruise, fireworks displays, National Beach Volleyball Championships, Rainbow Trout Derby, a tree lighting ceremony, and a Santa Claus Parade.

Wasaga Beach has a thriving business community. To keep up with the influx of new residents, the town is working hard to improve amenities and attract business, while maintaining its charm. It is also encouraging more commercial and industrial development; hundreds of businesses call Wasaga Beach home. The Real Canadian Superstore is an 80,000 sq. ft. facility that contains a gym, dry cleaner, drug store, and other services.

The sales office for Wasaga Beach Village is in the Bayside Mall, located at 707 River Rd. W., at Main Street. For priority registration call 1-877-422-1185 or 705-422-1185 or visit [www.wasagabeachvillage.com](http://www.wasagabeachvillage.com).