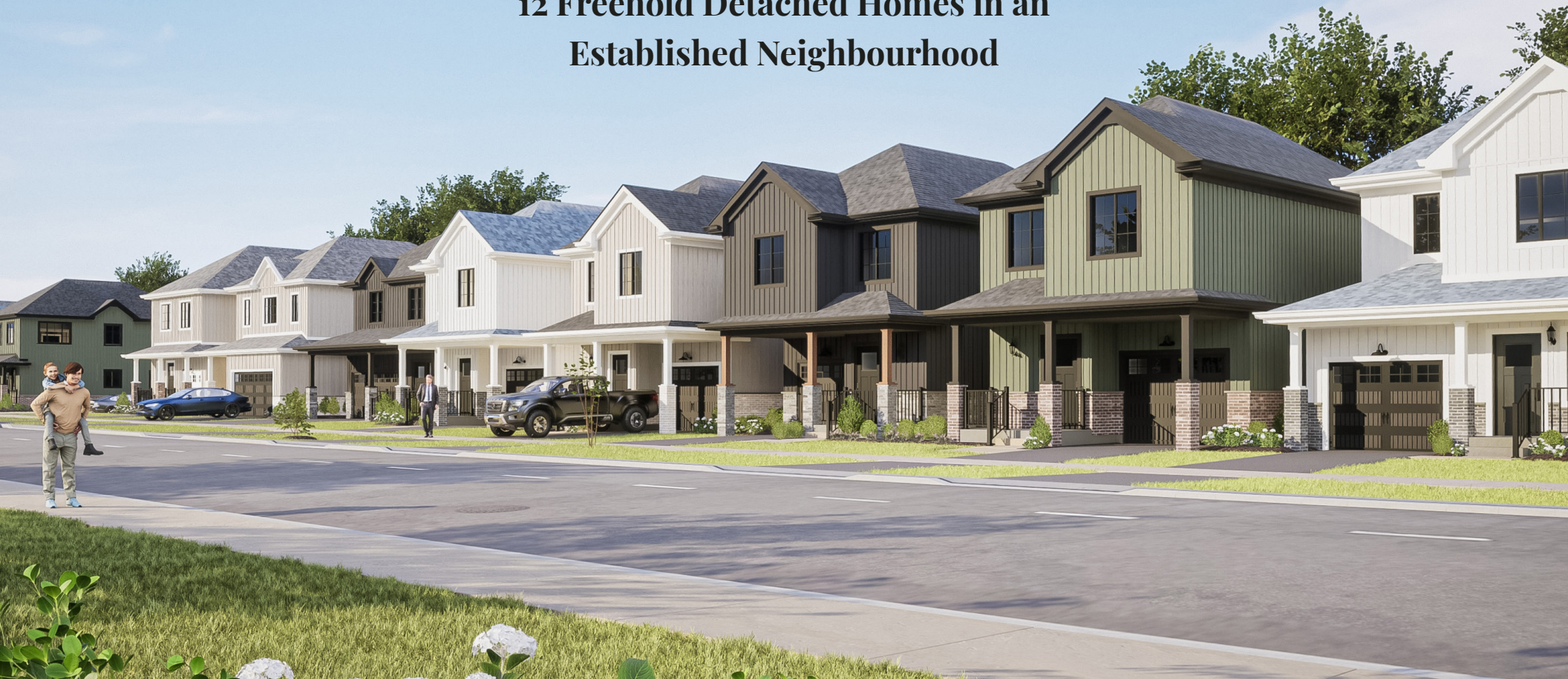


Harvie

12 Freehold Detached Homes in an
Established Neighbourhood



Welcome

Where modern living meets traditional values.

Get ready to discover our newest development on Harvie Road in Barrie!

This development features a perfect blend of living options to suit every lifestyle: 12 elegant Fully Freehold detached two-storey homes on a municipal street (Beacon Road), 67 stylish freehold townhomes on a private vacant land condominium road, and 52 modern apartment condo units complete with underground parking. Located in South Barrie, this community offers unparalleled convenience, with close proximity to all the amenities you need, including quick access to Highway 400 for an easy commute. Shopping, schools, and public transportation are just moments away, making this the ideal location for families and professionals alike.





Community

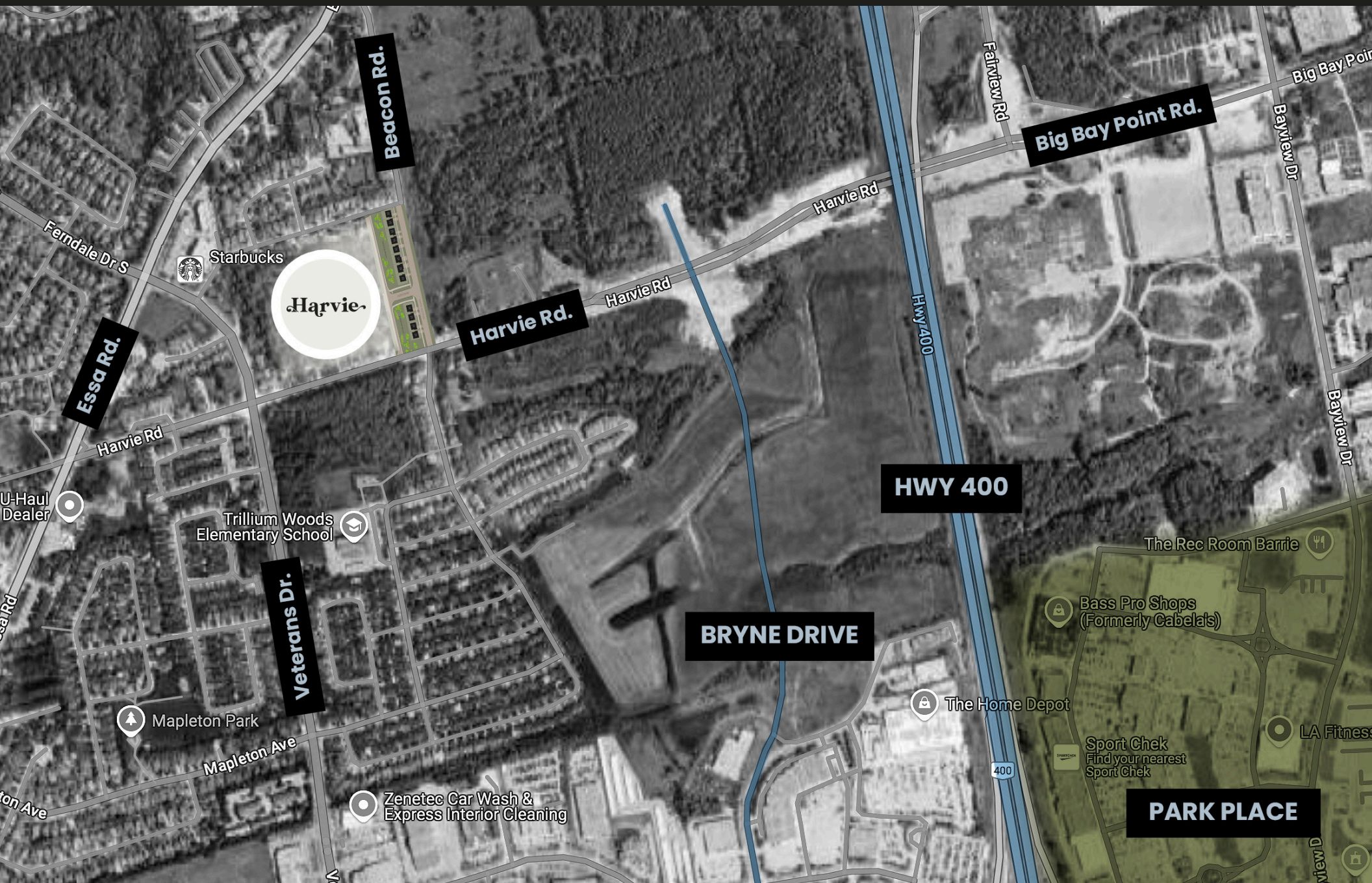
Experience the Best of Barrie:
A Vibrant Community Awaits

This exclusive collection of 12 homes is perfectly situated in a sought-after, family-friendly neighbourhood with direct access to Highway 400 and the new Bryne Drive Bypass, ensuring seamless travel to Barrie's vibrant south-end shopping district and Park Place Shopping Centre.

Families will love the walkable streets, proximity to Trillium Woods Elementary School, and nearby plaza with Starbucks and Shoppers Drug Mart. The Holly Community Centre, featuring hockey rinks, pools, and gymnasiums, is just minutes away.

Enjoy the best of community living—established, convenient, and connected.

Enjoy All the Amenities in an Established, Highly Sought After Neighbourhood



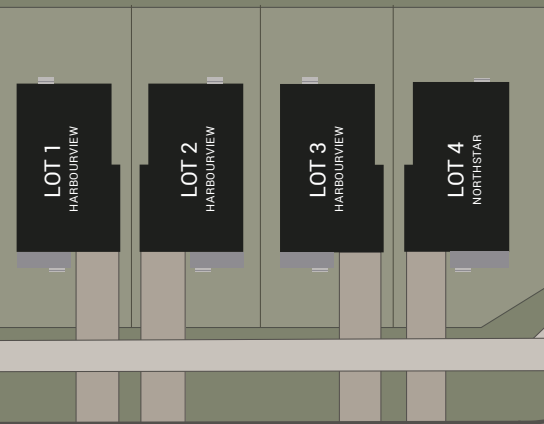
WISHING WELL LANE

PARKLAND LANE

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

LAURENTIAN WAY



<<< HARVIE ROAD

BEACON ROAD



HARBOURVIEW



NORTHSTAR



STONEHAVEN



MEADOWLIGHT



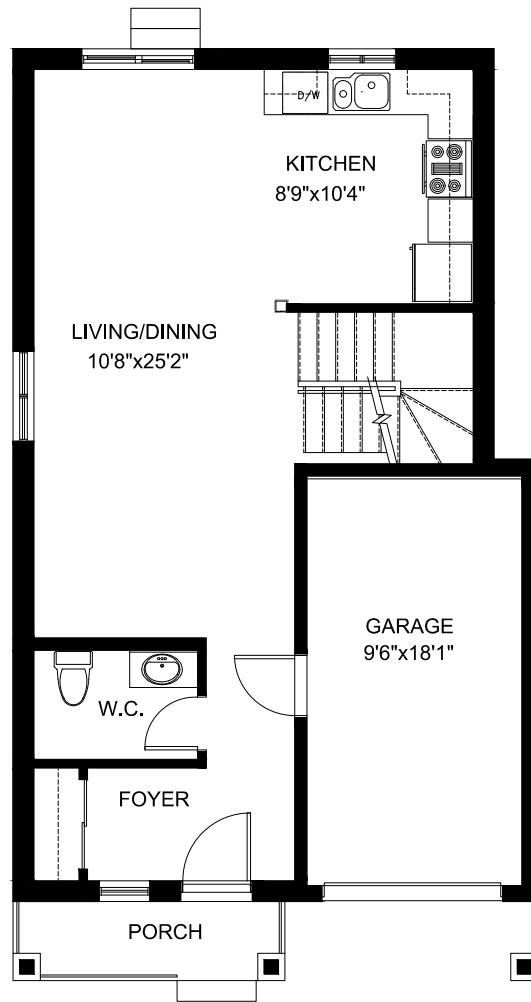
OAKRIDGE

Harbourview

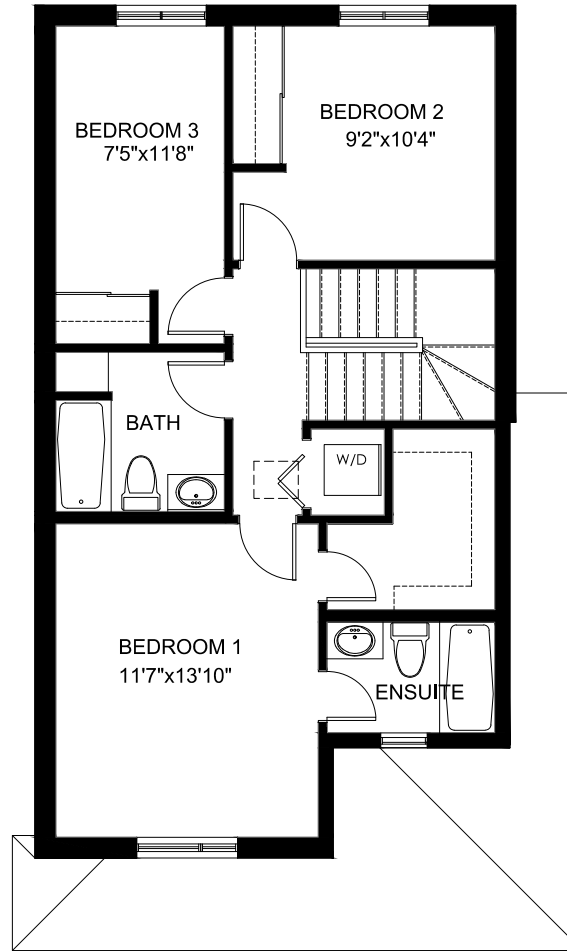
A nod to the safety and tranquility a beacon provides, reflecting an inviting, family-friendly design.



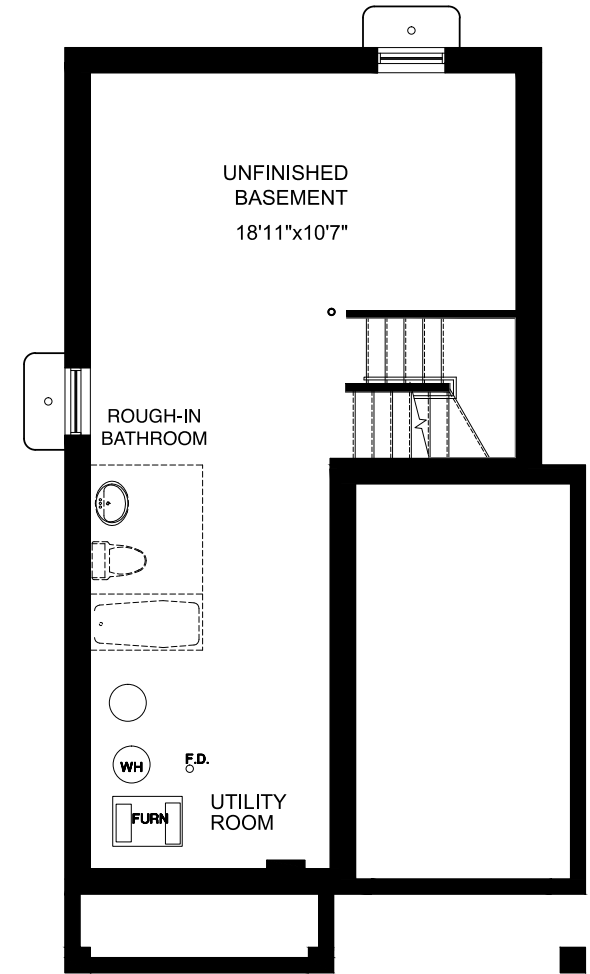
1408 Sq. Ft. | 3 Bedroom + 2.5 Bath | Single Car Garage | LOTS #1, #2, #3, #12



MAIN



UPPER



BASEMENT

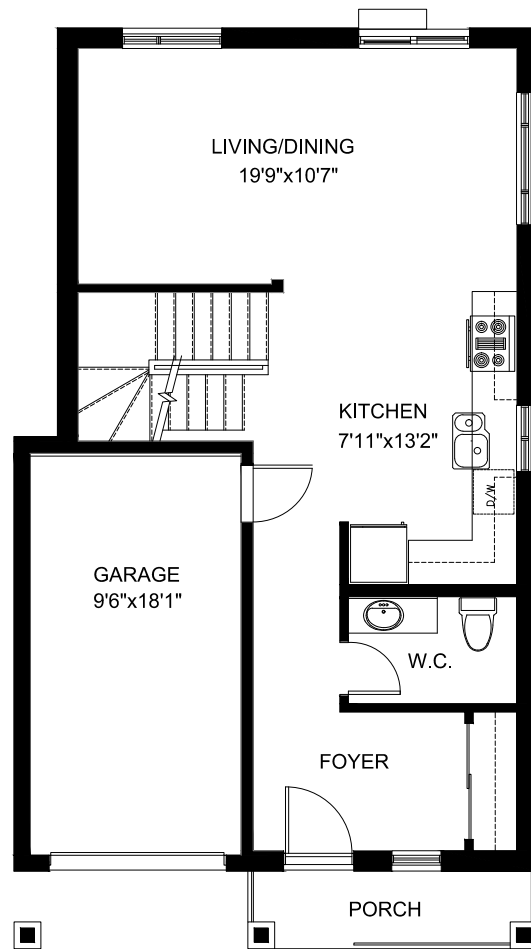
The Floor plans, elevations, dimensions, specifications, and architectural detailing shown are pre-construction plans only and may be changed or revised without notice including as may be necessitated by Architectural controls and the construction process. All dimensions are approximate. Actual usable floor space may vary from the stated area. House may be reversed. Steps may vary at any exterior entrance. Illustrations are artist's concept only. Exterior railings to be installed only as required by grade notwithstanding any illustrations or plans. E.&O.E.

Northstar

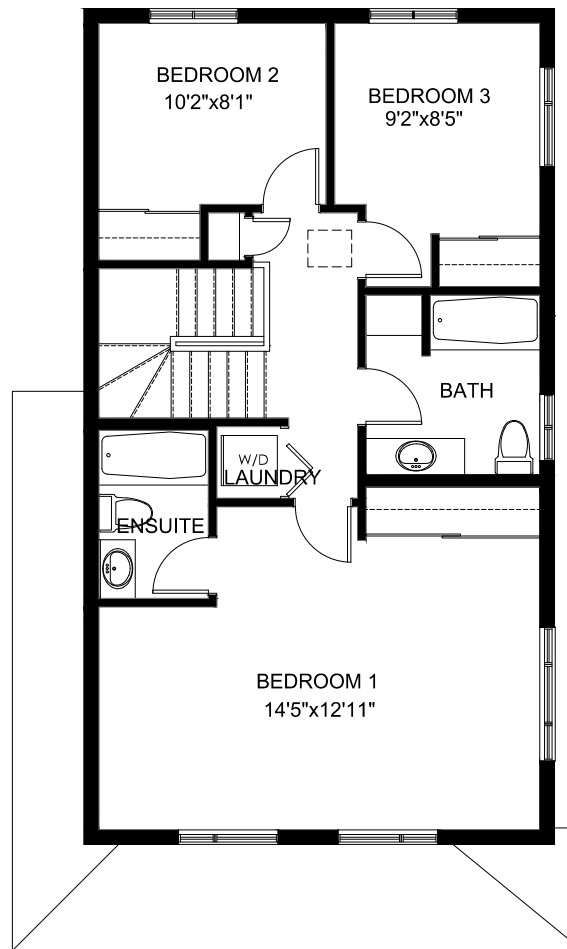
Inspired by navigation and guidance, evoking a sense of direction and sophistication.



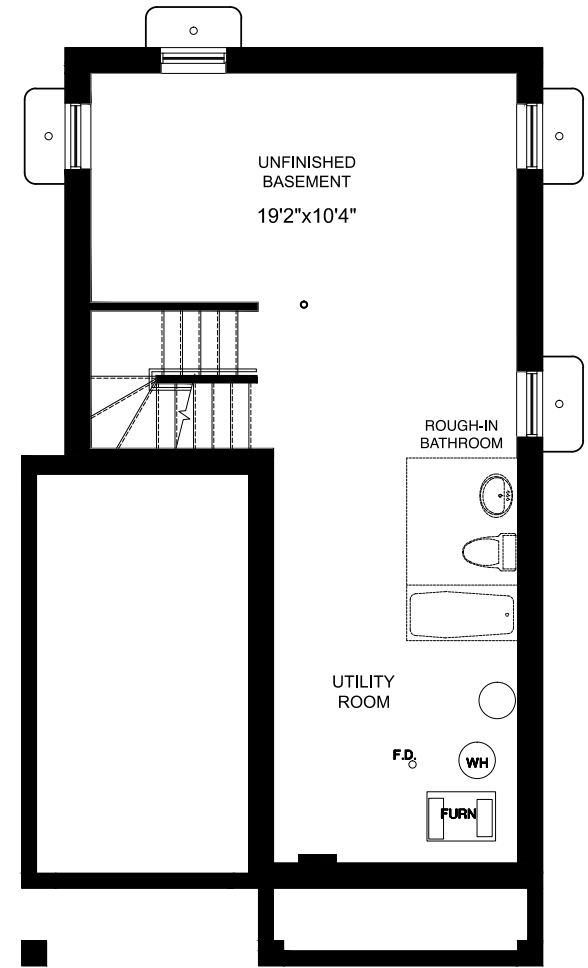
1461/1440 Sq. Ft. | 3 Bedroom + 2.5 Bath | Single Car Garage | CORNER LOTS #4, #5



MAIN



UPPER



BASEMENT

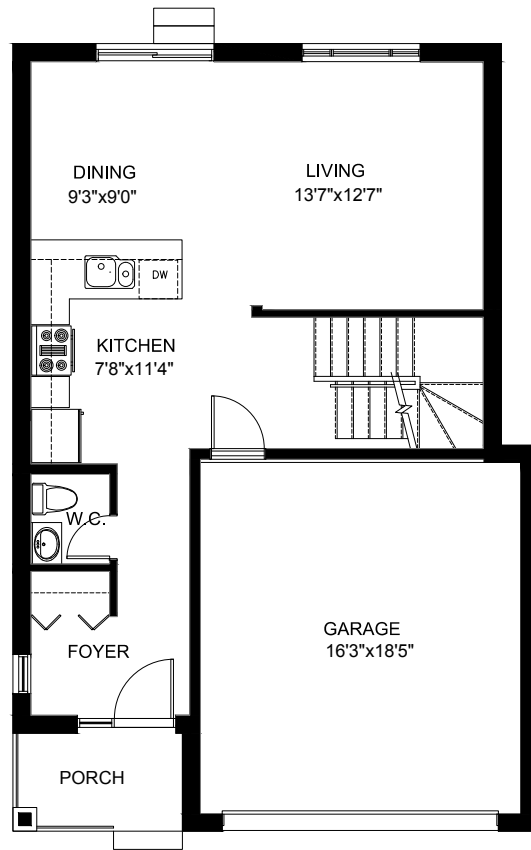
The Floor plans, elevations, dimensions, specifications, and architectural detailing shown are pre-construction plans only and may be changed or revised without notice including as may be necessitated by Architectural controls and the construction process. All dimensions are approximate. Actual usable floor space may vary from the stated area. House may be reversed. Steps may vary at any exterior entrance. Illustrations are artist's concept only. Exterior railings to be installed only as required by grade notwithstanding any illustrations or plans. E.&O.E.

Stonehaven

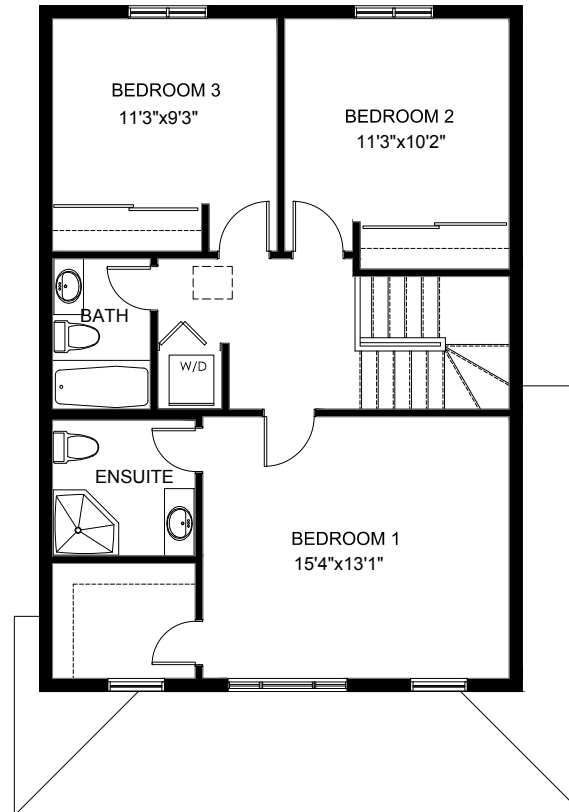
Suggesting strength and permanence, ideal for a solid, stately design.



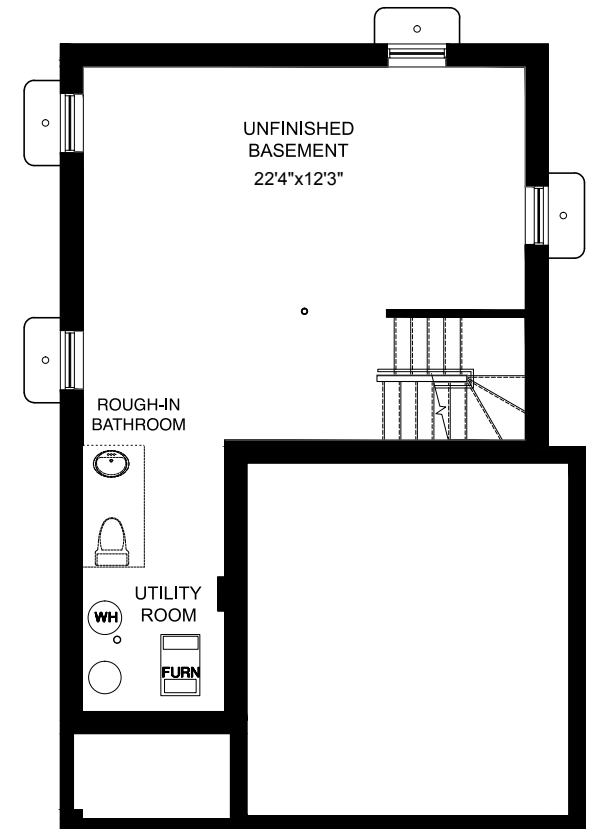
1500 Sq. Ft. | 3 Bedroom + 2.5 Bath | Double Car Garage | LOTS #6



MAIN



UPPER



BASEMENT

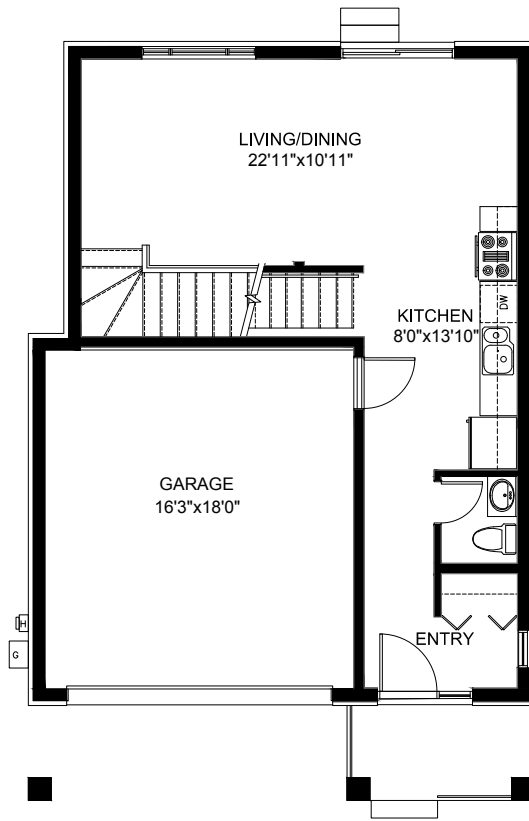
The Floor plans, elevations, dimensions, specifications, and architectural detailing shown are pre-construction plans only and may be changed or revised without notice including as may be necessitated by Architectural controls and the construction process. All dimensions are approximate. Actual usable floor space may vary from the stated area. House may be reversed. Steps may vary at any exterior entrance. Illustrations are artist's concept only. Exterior railings to be installed only as required by grade notwithstanding any illustrations or plans. E.&O.E.

Meadowlight

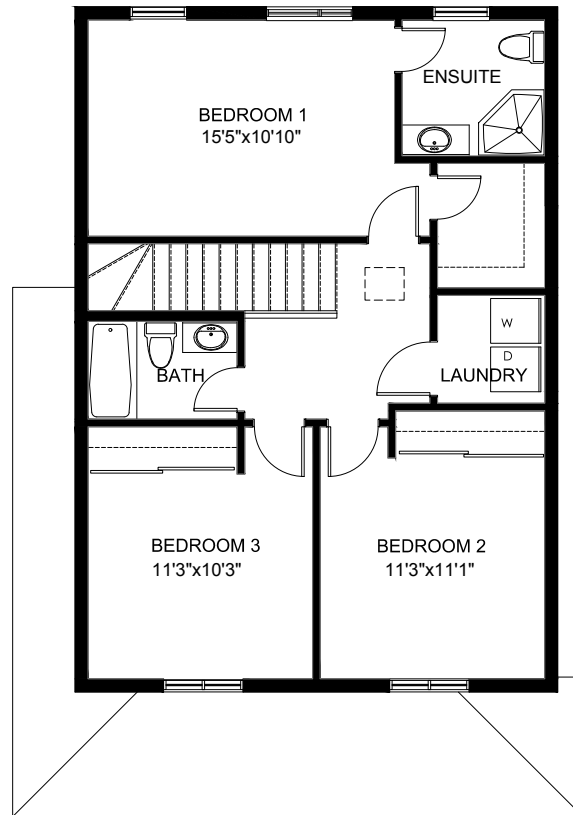
Combining the charm of open farmland with the glow of a guiding light, perfect for a serene and airy home.



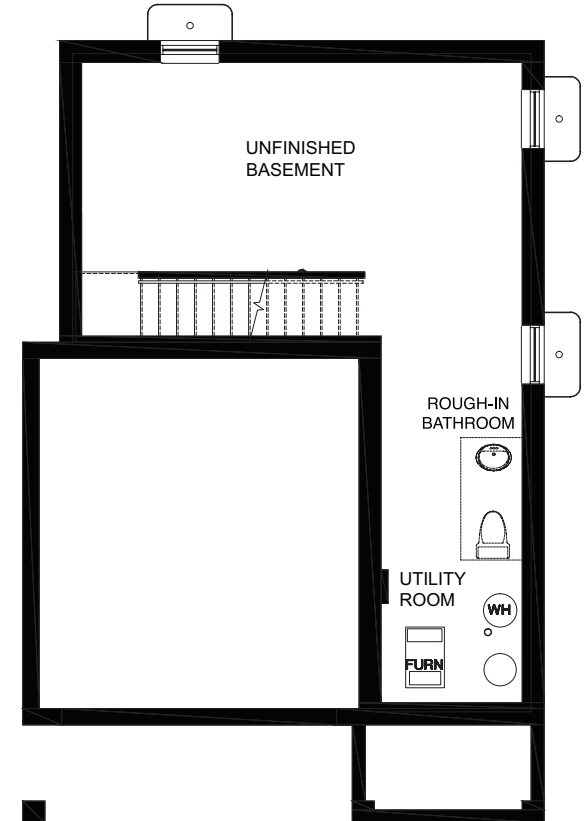
1413 Sq. Ft. | 3 Bedroom + 2.5 Bath | Double Car Garage | LOT #7



MAIN



UPPER



BASEMENT

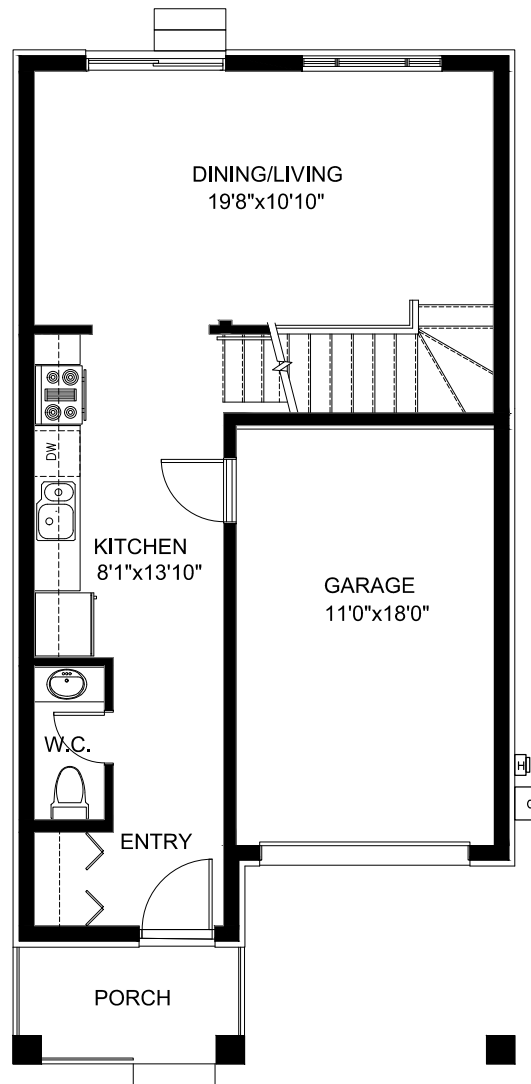
The Floor plans, elevations, dimensions, specifications, and architectural detailing shown are pre-construction plans only and may be changed or revised without notice including as may be necessitated by Architectural controls and the construction process. All dimensions are approximate. Actual usable floor space may vary from the stated area. House may be reversed. Steps may vary at any exterior entrance. Illustrations are artist's concept only. Exterior railings to be installed only as required by grade notwithstanding any illustrations or plans. E.&O.E.

Oakridge

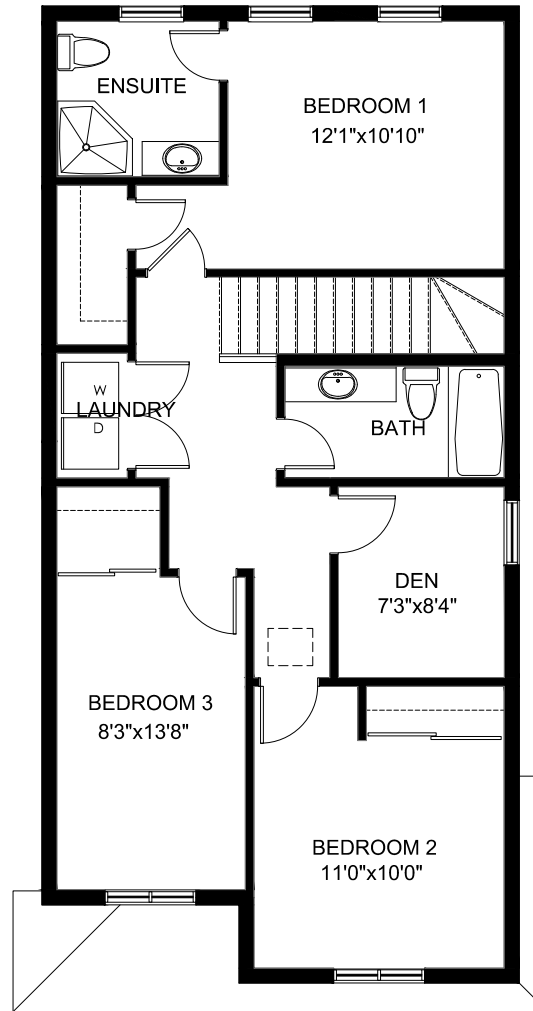
Rooted in nature and stability, a timeless and rustic-modern choice for a farmhouse-inspired home.



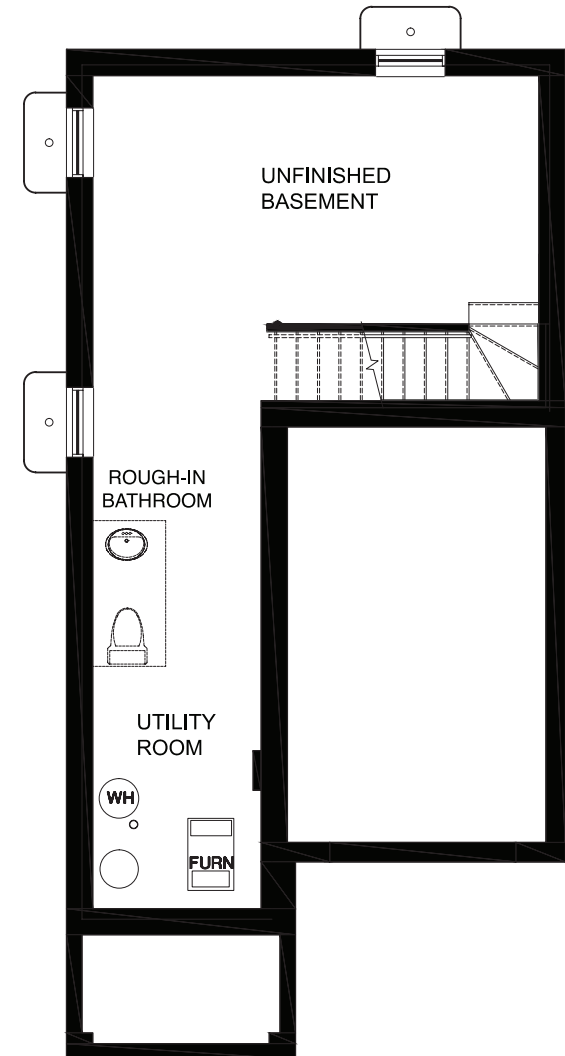
1429 Sq. Ft. | 3 Bedroom + 2.5 Bath | Single Car Garage | LOT #8, #9, #10 #11



MAIN



UPPER



BASEMENT

The Floor plans, elevations, dimensions, specifications, and architectural detailing shown are pre-construction plans only and may be changed or revised without notice including as may be necessitated by Architectural controls and the construction process. All dimensions are approximate. Actual usable floor space may vary from the stated area. House may be reversed. Steps may vary at any exterior entrance. Illustrations are artist's concept only. Exterior railings to be installed only as required by grade notwithstanding any illustrations or plans. E.&O.E.

Standard Features

Although, there is nothing “standard” about these homes!

Appealing Features

1. 5/8” tongue and groove subfloor glued, nailed and screwed.
2. Rigid 2” x 6” exterior framed walls.
3. Precast concrete steps where applicable.
4. Home insulated to the current Ontario Building codes specifications including foam insulation to garage ceiling where finished areas are above.
5. Prominent usage of architecturally selected exterior finishes.
6. Quality vinyl thermo pane casement windows throughout featuring low “e” argon gas filled panes. Vinyl thermo pane sliding patio door.
7. The finishing touches of a fully sodded lot, as per site plan.
8. Driveway paved Asphalt.
9. Concrete finished garage floors, with drainage slope.
10. Concrete finished front entry porch.
11. Steel sectional roll-up garage door(s) with inserts.
12. Maintenance free aluminum soffit. Fascia eavestroughs and, downspouts, colours architecturally-controlled by architect.
13. Insulated main entry door with window, grip set and deadbolt.
14. 9’ ceiling height on main floor and 8’ ceiling height on upper floor.
15. Complete customer service program as per Tarion Guidelines.

Design Interior Features

16. Quartz kitchen counter top from vendor’s selection with under-mount sink with single lever faucet and a provisional rough-in for future dishwasher.
17. Garage man door entrance from the garage will be provided only if grade permits. (maximum 1 step)
18. Upgraded 40” high upper cabinets in kitchen, as per plan.
19. Standard fridge size allowed is 36” x 72”. (appliances not included)
20. Black lever handles.
21. All interior trim and doors are painted white.
22. Ceramic wall tiles installed around all tub to ceiling height from builders selection.
23. Modern smooth ceilings throughout entire home. (except for unfinished basement)
24. Stained finished Oak staircase from main floor to second floor only. (see note below)
25. All interior walls to be primed and painted throughout with builder white.
26. All purchasers’ selections can be made from our variety of quality standards. A wide variety of upgrades and options are available, specifications terms and conditions are subject to change without notice. Builder has the right to substitute materials and fixtures of equal or better value.

Recognizing the challenges of matching stain across different wood species, we do not attempt to match the staircase stain to the vinyl flooring. Instead, the stain will be professionally selected from a range of standard pre-mixed colours to complement or coordinate with the flooring.

Deposit Structure

\$10,000 on signing by certified cheque or bank draft payable to Robson Carpenter LLP in trust.

4 Post-Dated Cheques as Follows:

- \$10,000 payable within 10 days of signing
- \$10,000 payable within 30 days of signing
- \$10,000 payable within 60 days of signing
- \$10,000 payable within 90 days of signing

Total Deposit \$50,000

Electrical and Plumbing System

27. Flexible water pipe solution using PEX.
28. Forced air Hi-Efficiency gas furnace with vented hot water tank (rental unit). Location may vary from brochure.
29. Ductwork is sized to allow for future central air conditioning.
30. Exterior lights, as per plans.
31. 200 amp electrical service with breaker panel and copper wiring to ESA standards.
32. Ground fault interrupter (GFI) receptacles, as per code.
33. Smoke detectors, as per code.
34. White Decora switches and receptacles throughout.
35. Light Fixtures throughout as per code.
36. One cable TV rough in outlet in pre-selected location by the builder.
37. One telephone rough in outlet in pre-selected location by builder.
38. Rough-in for central vacuum system terminating in the garage (vacuum not included).
39. Classic white plumbing fixtures for all bathrooms.
40. Convenient garage door opener receptacle on ceiling for future garage door opener. (Garage Door opener not Included).
41. Two exterior self draining water taps. One in garage (attached garages only) and one at the rear of the home.
42. Heavy duty cable and outlets for range and dryer. (appliance not included)
43. Venting provided to outside for future dryer.
44. All bathrooms to have exhaust fan vented to outside.
45. Quality single lever taps throughout, with pop up drains, all tubs with single lever controls.

ASA Development Inc. has the right to substitute colour, materials, and finishes to equal or greater value.







The Beauty of Barrie

It's no surprise to anyone who lives or works in Barrie that our city has been ranked again and again as one of the best places to live in Canada.

Scenic beauty, great schools, a low crime rate, fantastic shopping and dining, endless recreational activities all year round, and a reasonable cost of living.

Come see for yourself why no one ever wants to leave Barrie!





Your Biggest Investment... Protected

We're not just building a home,
we are building confidence.

For over 40 years, Tarion has provided new home warranty protection to more than two million Ontario homes. We are proud to be backed by Tarion Warranty Corp. This ensures you that your new home will meet or surpass the structural requirements and health and safety standards set by the Ontario Building Code.

