

WHERE IT'S ALL WITHIN REACH



privately owned homebuilder in North America, our thoughtfully planned approach tends to every detail. From easy flowing floorplans to beautiful streetscapes and nearby essentials, we've thought of it all.

Situated in South Barrie, Vicinity offers the perfect balance of urban connectivity and recreation. Vicinity places you at the heart of everything, with countless nature escapes and popular amenities just outside your door.





### **NEVER FAR FROM HOME**

At Vicinity, you'll never have to venture too far to find what you're looking for. Residing in the growing city of Barrie, you'll find expansive greenspaces, opportunities for exploration and urban amenities nearby. Close to schools for the kids, GO Transit for the commuter and walking trails for the adventurer in each of you, it's the ideal setting to make your dream lifestyle a reality.





When you're taking a break from all the amenities Vicinity has to offer, you'll be relaxing in a personal sanctuary designed for you. With the freedom to select the home design that best suits your lifestyle, your family can enjoy each day to the fullest in a home that meets all your needs.

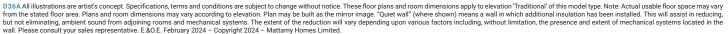
During your appointment at our sophisticated Design Studio, one of our professional Design Consultants will guide you through the design selections available at Vicinity. Taking the time to choose each finish and fixture, you'll see the vision of your dream home take shape right in front of your eyes.



THE
AMBERLEE

1,805 sq. ft.
(Incl. 49 sq. ft. open to below)





**English Manor (EM)** 

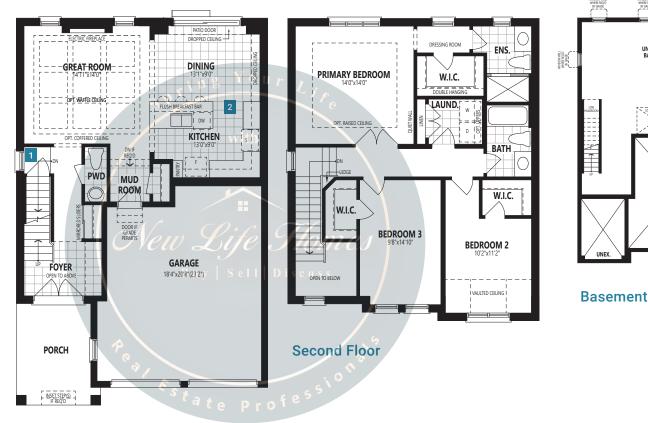
Modern (MO)

Home Office Package Available in Select Bedrooms & Dens. Please speak to your Design Consultant for more information.

UNFINISHED

UNEXCAVATED

## THE AMBERLEE 1,805 sq. ft. (Incl. 49 sq. ft. open to below)



**Ground Floor** 

D36A All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Traditional' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. 'Quiet wall' (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.8.O.E. February 2024 — Copyright 2024 — Mattamy Homes Limited.

### THE AMBERLEE 1,805 sq. ft. (Incl. 49 sq. ft. open to below)

ARCHITECT'S CHOICE OPTIONS AVAILABLE FOR THIS HOME

### **BASEMENT OPTIONS**

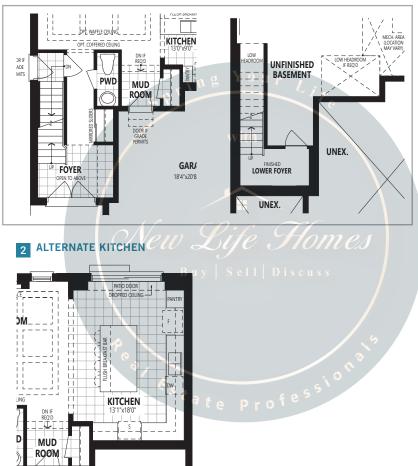
Raised Basement Ceiling

Approx. 12" higher ceilings

Stair configuration and/or minor design changes may be required to accommodate

### **GROUND FLOOR OPTIONS**

1 SIDE DOOR ENTRY (IF GRADE PERMITS)
(ADDITIONAL 34 SQ. FT.)



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THE CEDRIC  $2,085_{\text{sq. ft.}}$ 





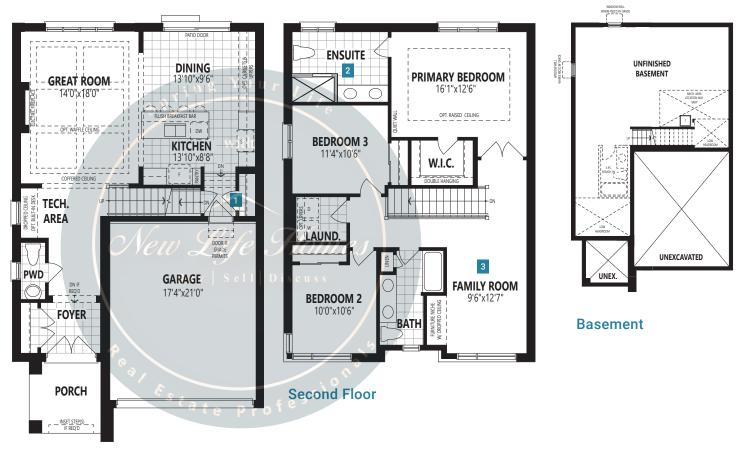




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THE CEDRIC 2,085 sq. ft.

Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



### **Ground Floor**

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### THE **CEDRIC** 2,085 sq. ft.

### ARCHITECT'S CHOICE **OPTIONS AVAILABLE** FOR THIS HOME

### **BASEMENT OPTIONS**

Raised Basement Ceiling

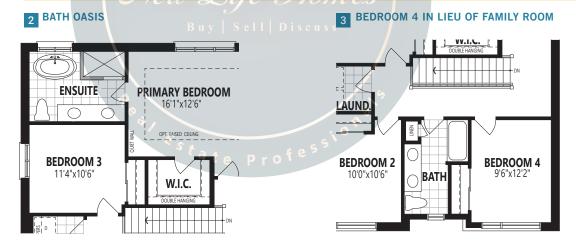
Approx. 12" higher ceilings

Stair configuration and/or minor design changes may be required to accommodate

### **GROUND FLOOR OPTION**







K36A All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Transitional' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. February 2024 - Copyright 2024 - Mattamy Homes Limited.

THE VALE CORNER 2,113 sq. ft.

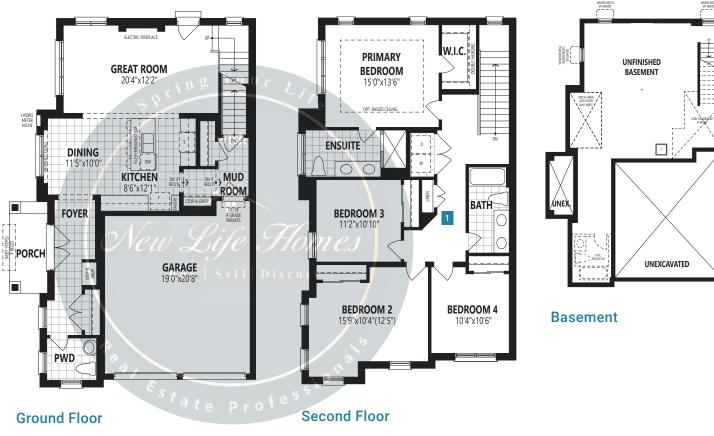


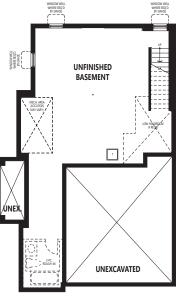




G30E All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'English Manor' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. 'Quiet wall' (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.BO.E. February 2024 – Copyright 2024 – Mattamy Homes Limited.

THE VALE **CORNER 2,113** sq. ft. Home Office Package Available in Select Bedrooms & Dens. Please speak to your Design Consultant for more information.





G30E All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'English Manor' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. February 2024 - Copyright 2024 - Mattamy Homes Limited.

# THE VALE CORNER 2,113 sq. ft.

ARCHITECT'S CHOICE OPTIONS AVAILABLE FOR THIS HOME

### **BASEMENT OPTIONS**

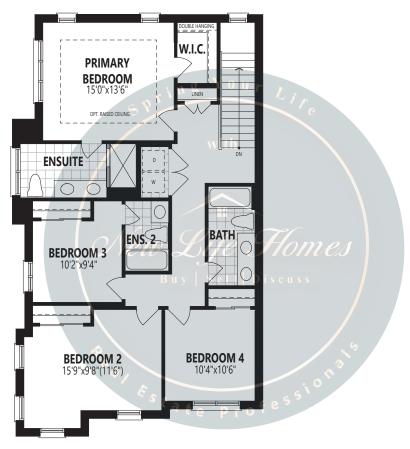
Raised Basement Ceiling

Approx. 12" higher ceilings

Stair configuration and/or minor design changes may be required to accommodate

### SECOND FLOOR OPTION





G30E All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'English Manor' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. 'Quiet wall' (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.Bo.E. February 2024 – Copyright 2024 – Mattamy Homes Limited.

THE DAWSON
2,308 sq. ft. (Incl. 17 sq. ft. open to below)





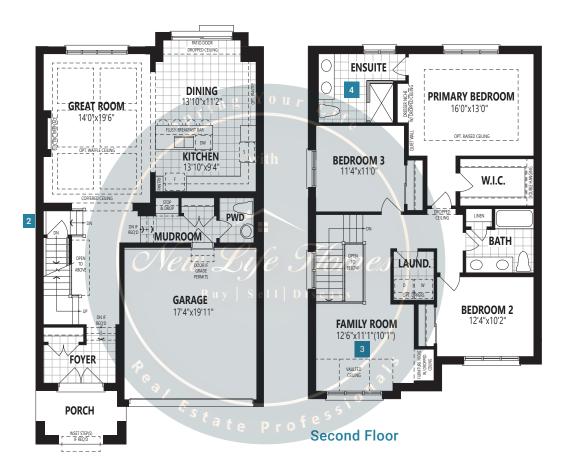


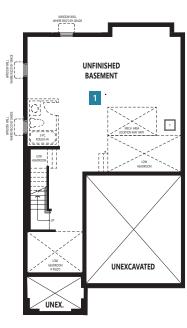


K36B All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'English Manor' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to delevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E&O.E. February 2024 – Copyright 2024 – Mattamy Homes Limited.

THE DAWSON
2,308 sq. ft. (Incl. 17 sq. ft. open to below)

Home Office Package Available in Select Bedrooms & Dens. Please speak to your Design Consultant for more information.





**Basement** 

### **Ground Floor**

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## THE DAWSON 2,308 sq. ft. (Incl. 17 sq. ft. open to below)

### ARCHITECT'S CHOICE OPTIONS AVAILABLE FOR THIS HOME

### **BASEMENT OPTIONS**

Raised Basement Ceiling

Approx. 12" higher ceilings

Stair configuration and/or minor design changes may be required to accommodate

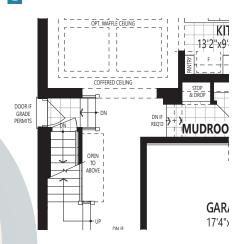
### **BASEMENT OPTION**

1 GUEST SUITE IN BASEMENT
(IF GRADE PERMITS INCL. RAISED BASEMENT CEILING)

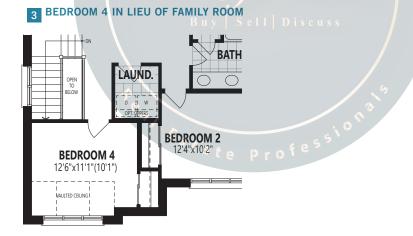


SIDE DOOR ENTRY (IF GRADE PERMITS)

**GROUND FLOOR OPTION** 



SECOND FLOOR OPTIONS

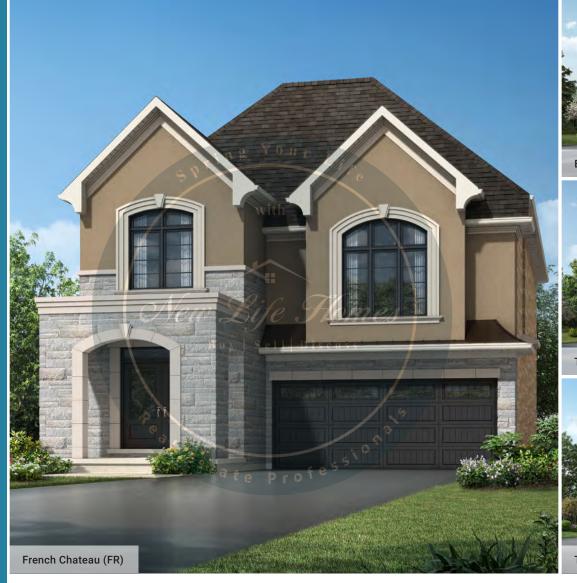


4 BATH OASIS



K36B All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'English Manor' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. 'Quiet wall' (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.80.E. February 2024 – Copyright 2024 – Mattamy Homes Limited.

THE
GIBSON
2,580 sq. ft.
(Incl. 13 sq. ft. open to below)



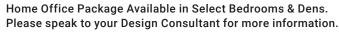






K36C All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'French Chateau' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to deveation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E&O.E. February 2024 – Copyright 2024 – Mattamy Homes Limited.

THE
GIBSON
2,580 sq. ft.
(Incl. 13 sq. ft. open to below)





### **Ground Floor**

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## THE GIBSON 2,580 sq. ft. (Incl. 13 sq. ft. open to below)

### ARCHITECT'S CHOICE OPTIONS AVAILABLE FOR THIS HOME

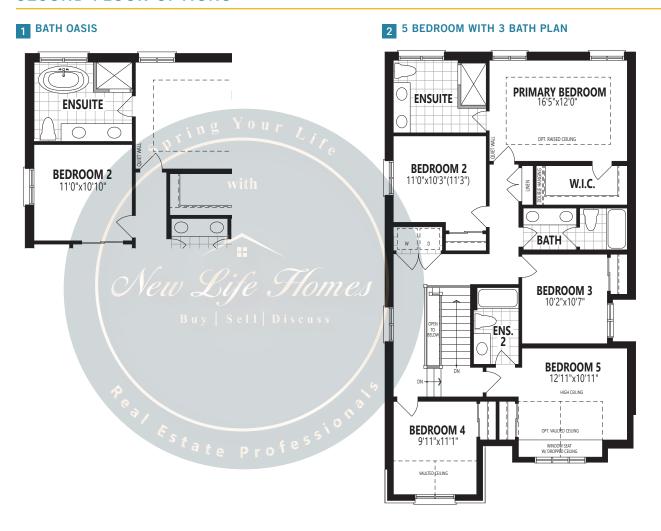
### **BASEMENT OPTIONS**

Raised Basement Ceiling

Approx. 12" higher ceilings

Stair configuration and/or minor design changes may be required to accommodate

### SECOND FLOOR OPTIONS



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THE
LOGAN

2,662 sq. ft.
(Incl. 20 sq. ft. open to below)







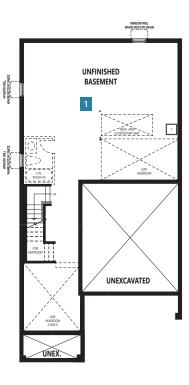


K36D All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Traditional' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent for the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. February 2024 — Copyright 2024 — Mattamy Homes Limited.

Home Office Package Available in Select Bedrooms & Dens. Please speak to your Design Consultant for more information.

# THE LOGAN 2,662 sq. ft. (Incl. 20 sq. ft. open to below)





**Basement** 

### **Ground Floor**

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### THE LOGAN 2,662 sq. ft. (Incl. 20 sq. ft. open to below)

### ARCHITECT'S CHOICE OPTIONS AVAILABLE FOR THIS HOME

### **BASEMENT OPTIONS**

**Raised Basement Ceiling** 

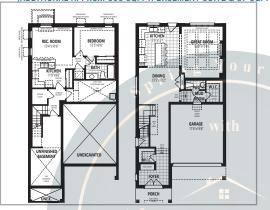
Approx. 12" higher ceilings

Stair configuration and/or minor design changes may be required to accommodate

### **BASEMENT OPTION**

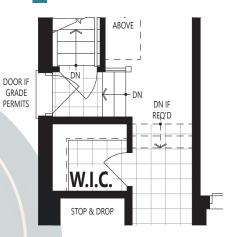
11 GUEST SUITE IN BASEMENT
(IF GRADE PERMITS INCL. RAISED BASEMENT CEILING)

(ADDITIONAL APPROX. 606 SQ. FT. BASEMENT SUITE & 87 SQ. FT. COMMON AREA)



SIDE DOOR ENTRY (IF GRADE PERMITS)

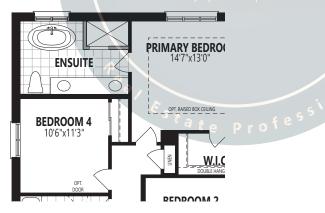
**GROUND FLOOR OPTION** 



SECOND FLOOR OPTIONS

3 BATH OASIS

Buy | Sell | Discus



BEDROOM 5 IN LIEU OF FAMILY ROOM



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THE MARA

2,698 sq. ft.
(Incl. 107 sq. ft. finished basement)









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THE MARA
2,698 sq. ft.
(Incl. 107 sq. ft. finished basement)

Home Office Package Available in Select Bedrooms & Dens. Please speak to your Design Consultant for more information.

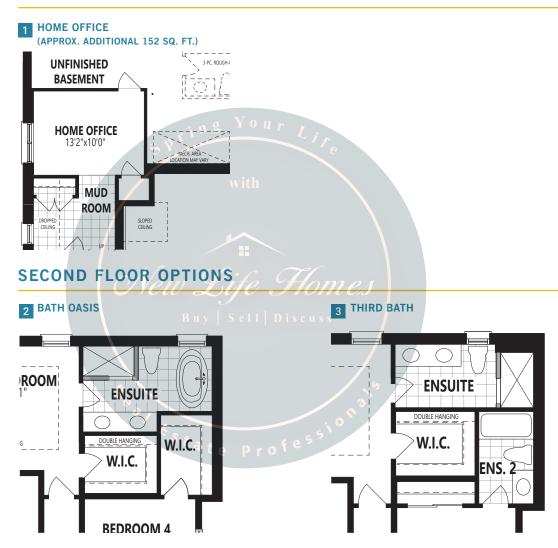


### **Ground Floor**

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THE
MARA
2,698 sq. ft.
(Incl. 107 sq. ft. finished basement)

### **BASEMENT OPTION**



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THE YATES  $2,768_{\text{sq. ft.}}$ 





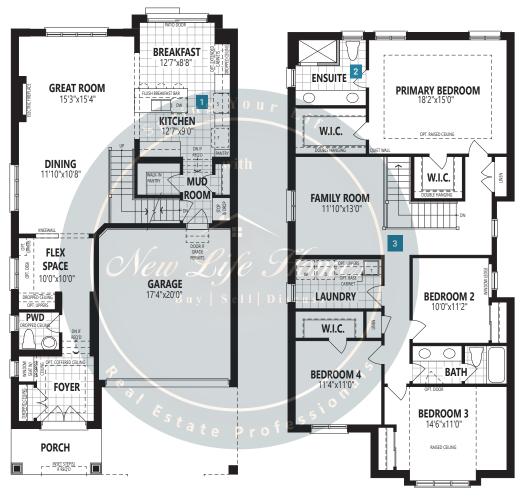


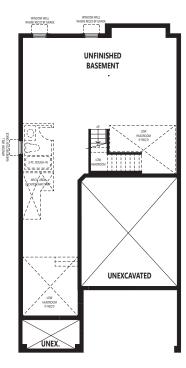


K36F All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'English Manor' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. February 2024 — Copyright 2024 — Mattamy Homes Limited.

THE YATES 2,768 sq. ft.

Home Office Package Available in Select Bedrooms & Dens. Please speak to your Design Consultant for more information.





**Basement** 

**Ground Floor** 

**Second Floor** 

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### THE **YATES** 2,768 sq. ft.

### ARCHITECT'S CHOICE **OPTIONS AVAILABLE** FOR THIS HOME

### **BASEMENT OPTIONS**

**Raised Basement Ceiling** 

Approx. 12" higher ceilings

Stair configuration and/or minor design changes may be required to accommodate

### **GROUND FLOOR OPTION**







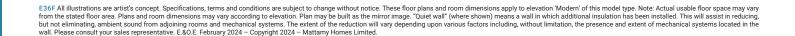
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# THE YORKWOOD CORNER 2,808 sq. ft.

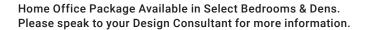




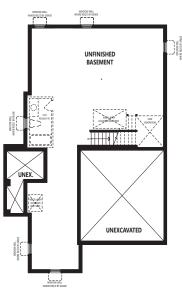




THE
YORKWOOD
CORNER
2,808 sq. ft.







**Basement** 

E36F All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Modern' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. February 2024 — Copyright 2024 — Matthew Homes Limited.

# THE YORKWOOD CORNER 2,808 sq. ft.

ARCHITECT'S CHOICE OPTIONS AVAILABLE FOR THIS HOME

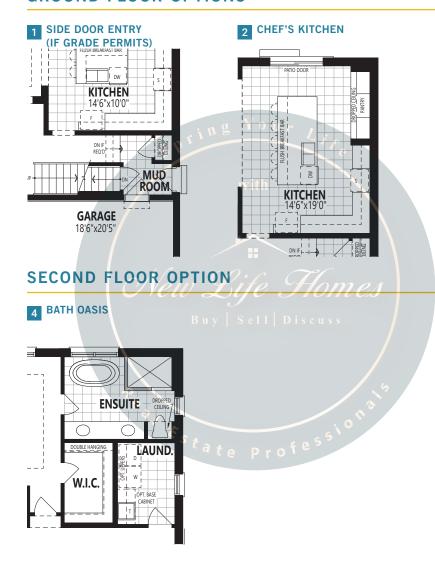
### **BASEMENT OPTIONS**

Raised Basement Ceiling

Approx. 12" higher ceilings

Stair configuration and/or minor design changes may be required to accommodate

### **GROUND FLOOR OPTIONS**



E36F All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Modern' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. 'Quiet wall' (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.8.O.E. February 2024 — Copyright 2024 — Mattamy Homes Limited.

**ENCLOSED DEN** 

DEN

10'4"x12'2"

### NORTH Ridge Rd W Sideroad 5 & 6 LAKE SIMCOE Barrie 31 Downtown Côre Big Bay Point Rd Ardagh Rd 9 Lockhart Rd 6 27 29 3 5 P 10th Line 22 34 McKay Rd <sub>Innisfil Beach</sub> Rd Site plan is not to scale. Artist concept only. E. & O.E. August 2022 Killarney Beach Rd

### **AMENITIES**

### **SHOPPING**

- 1. Park Place Mall
- 2. Dollarama
- 3. Foodland
- 4. Zhe
- 5. Rexall
- 6. Walmart
- 7. LCBO
- 8. Beer Store
- 9. Home Depo
- 10. Winners
- 11 Cost

### schools ()

- 12. Sunnybrae Public School
- 13. Mapleview Heights Elementary School
- 14. Elementary School La Source
- 15. St. Peter's Catholic Secondary School
- 16. Maple Ridge Secondary School

### **CITY SERVICES**

- 17. Royal Victoria Regional Health Centre
- 18. Service Ontario

### RECREATION

- 19. Tim Hortons
- 20. Starbucks
- 21. Wild Wing
- 22. Stacked Pancake & Breakfast House

- 23. The Keg Steakhouse & Bar
- 24. Milestones
- 25. Spoon and Fork
- 26. Galaxy Cinemas Barrie
- 27. Goodlife Fitness
- 28. LA Fitness
- 29. Peggy Hill Team Community Centre
- 30. Allendale Recreation Centre
- 31. Centennial Beach
- 32. Innisfil Beach
- 33. Johnson's Beach
- 34. Innisbrook Golf Course
- 35. National Pines Golf Club

### PARKS/TRAILS

- 36. D & J Fralick Park
- 37. Lovers Creek Ravine
- 38. Tyndale Park
- 39. RBC Royal Bank
- 40. Bank of Montreal
- 41. Scotiabank
- 42. TD Canada Trust
- 43. CIBC

### HIGHWAYS/TRANSPORTATION

5 minutes to Barrie South Go Station

14 Minutes to 400