



WHERE IT'S ALL
WITHIN REACH



COMMUNITIES AT THE CENTRE OF IT ALL

At Mattamy, we know that a home is more than just the house you live in. For over 40 years, Mattamy has built communities where families can thrive. As the largest 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.



DESIGNED FOR YOUR FAMILY

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.



Single Car Garage
Detached Home

THE
ARLINGTON
1,351 sq. ft.



Traditional (TA)



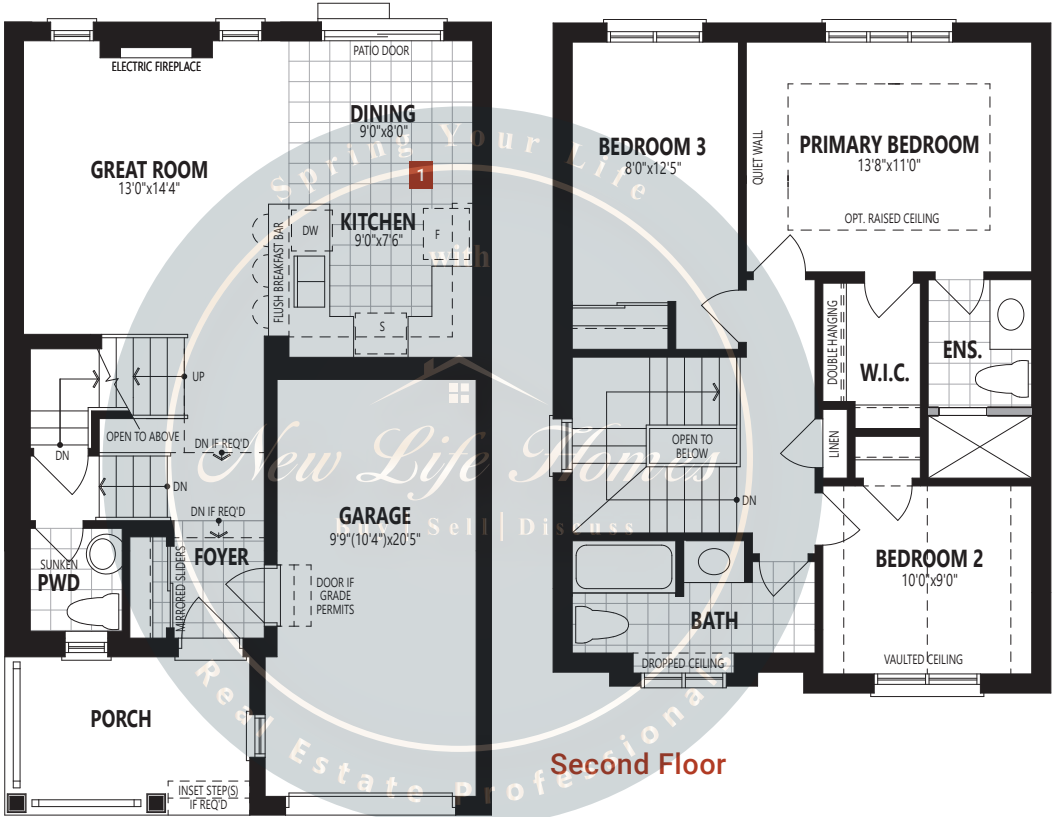
Modern (MO)

H30A 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 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.

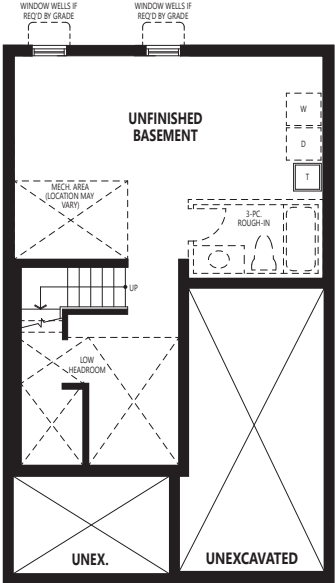
Single Car Garage
Detached Home

THE
ARLINGTON
1,351 sq. ft.

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



Second Floor



Basement

Ground Floor

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Single Car Garage
Detached Home

THE
ARLINGTON
1,351 sq. ft.

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTIONS

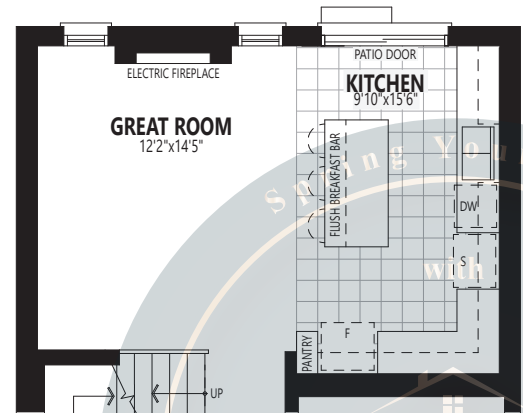
Raised Basement Ceiling

Approx. 12" higher ceilings

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

GROUND FLOOR OPTION

1 ALTERNATE KITCHEN



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Single Car Garage
Detached Home

THE
BELMONT

1,707 sq. ft.
(Incl. 17 sq. ft. open to below)



Traditional (TA)



English Manor (EM)



French Chateau (FR)



Modern (MO)

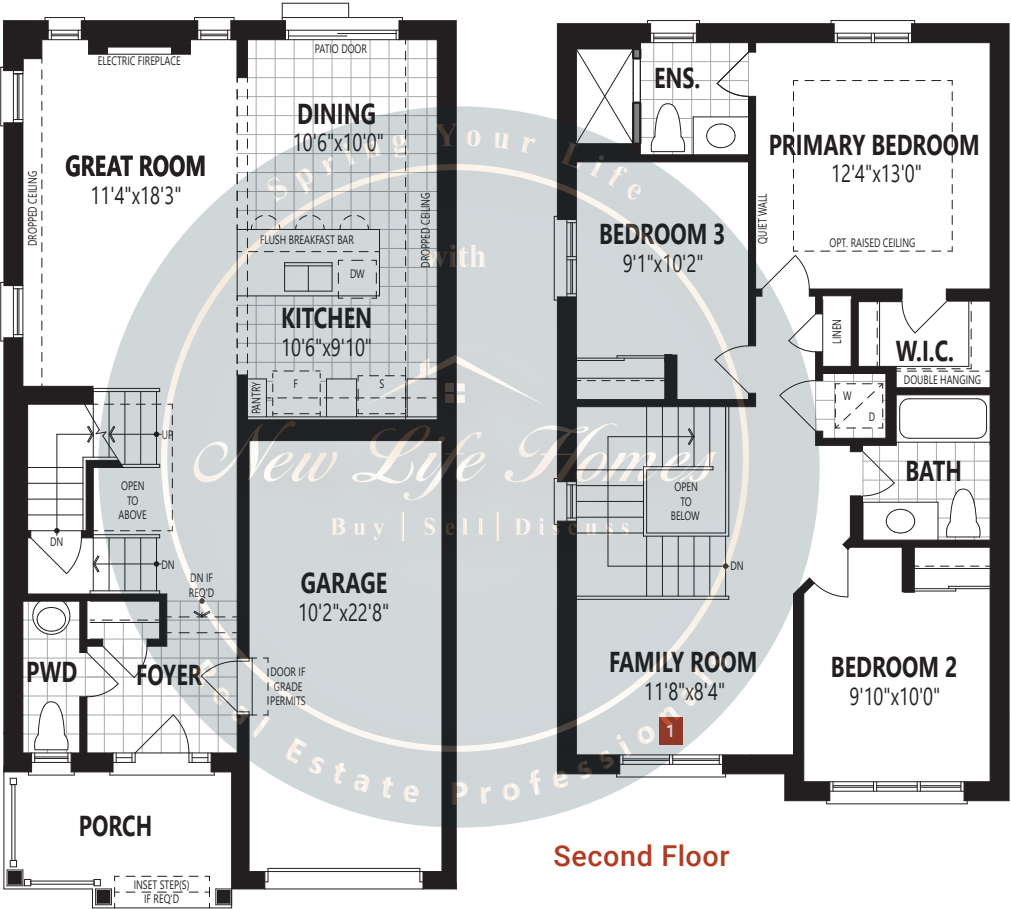
L30A All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation "Traditional" of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions 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 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.

Single Car Garage
Detached Home

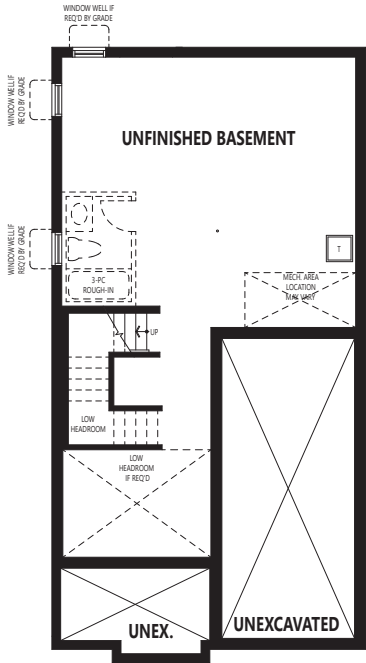
THE
BELMONT

1,707 sq. ft.
(Incl. 17 sq. ft. open to below)

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Second Floor



Basement

Ground Floor

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Single Car Garage
Detached Home

THE BELMONT

1,707 sq. ft.
(Incl. 17 sq. ft. open to below)

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTIONS

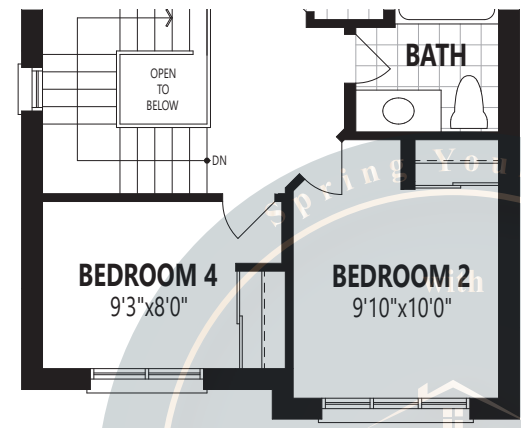
Raised Basement Ceiling

Approx. 12" higher ceilings

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

SECOND FLOOR OPTION

1 BEDROOM 4 IN LIEU OF FAMILY ROOM



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Single Car Garage
Detached Home

THE
ELGIN

1,825 sq. ft.
(Incl. 18 sq. ft. open to below)



English Manor (EM)



French Chateau (FR)



Modern (MO)



Traditional (TA)

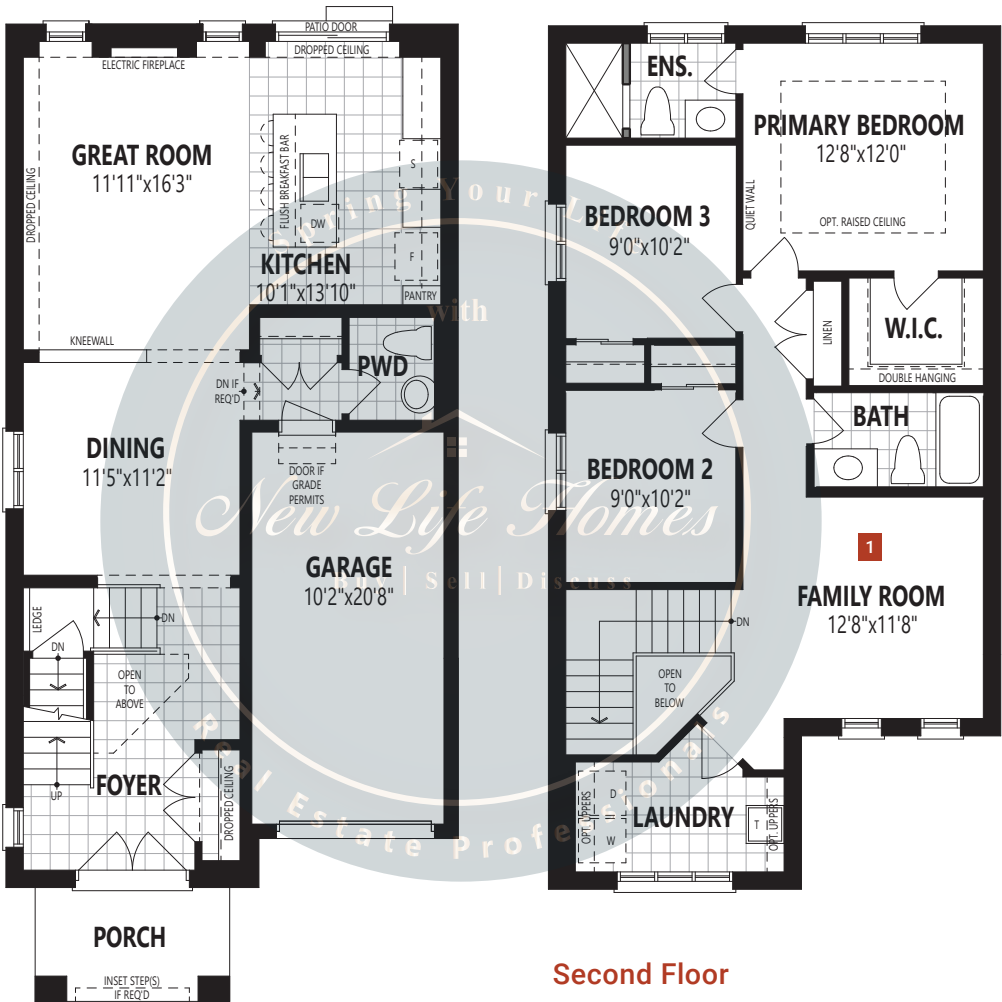
L30B All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'English Manor' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions 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.

Single Car Garage
Detached Home

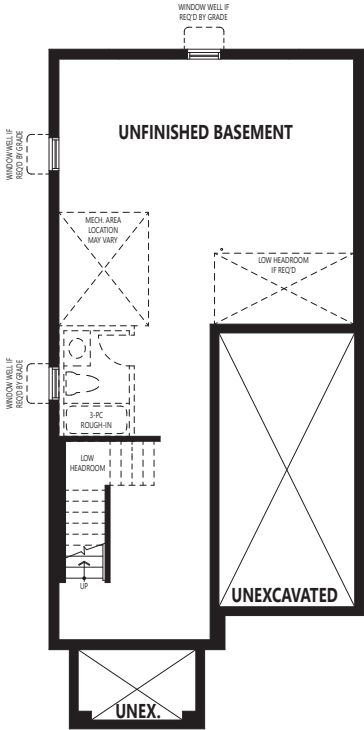
THE
ELGIN

1,825 sq. ft.
(Incl. 18 sq. ft. open to below)

Home Office Package Available in Select Bedrooms & Dens.
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Second Floor



Basement

Ground Floor

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Single Car Garage
Detached Home

THE
ELGIN

1,825 sq. ft.
(Incl. 18 sq. ft. open to below)

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTIONS

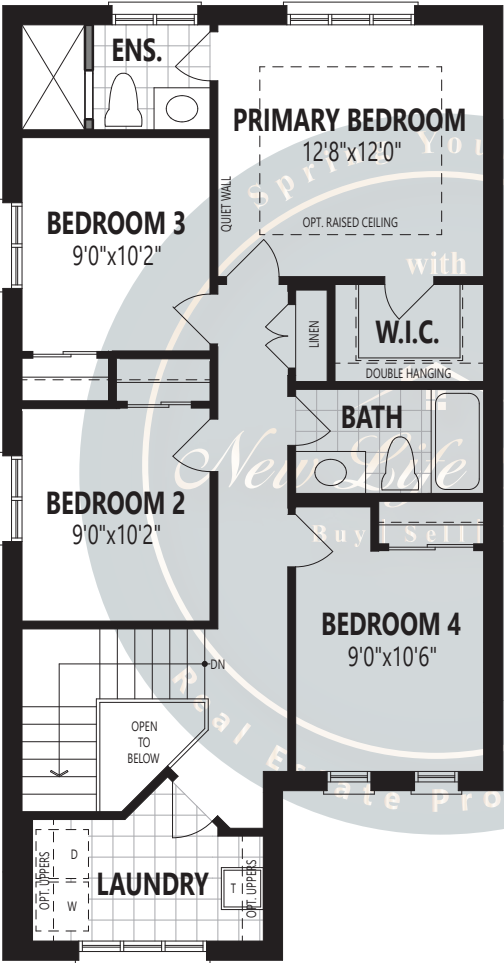
Raised Basement Ceiling

Approx. 12" higher ceilings

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

SECOND FLOOR OPTION

1 BEDROOM 4 IN LIEU OF FAMILY ROOM



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Single Car Garage
Detached Home

THE
SHERWOOD

2,094 sq. ft.
(Incl. 11 sq. ft. open to below)



Modern (MO)



English Manor (EM)



French Chateau (FR)



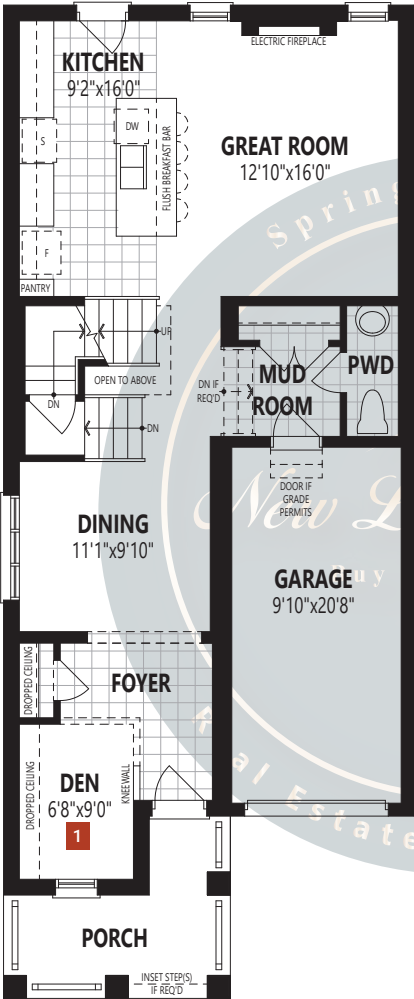
Traditional (TA)

L30C 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 – Mattamy Homes Limited.

Single Car Garage
Detached Home

THE
SHERWOOD

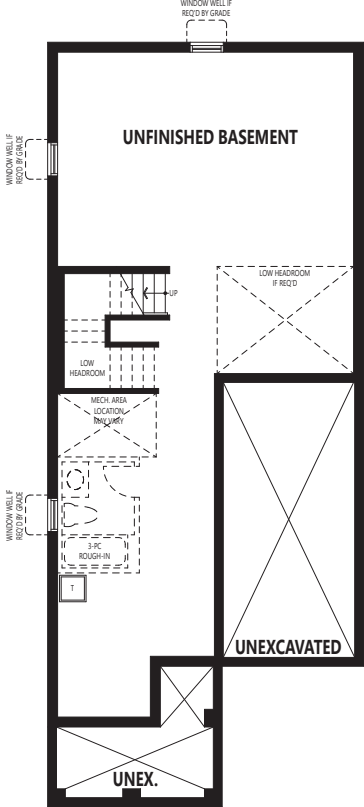
2,094 sq. ft.
(Incl. 11 sq. ft. open to below)



Ground Floor



Second Floor



Basement

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

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Single Car Garage
Detached Home

THE
SHERWOOD

2,094 sq. ft.
(Incl. 11 sq. ft. open to below)

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTIONS

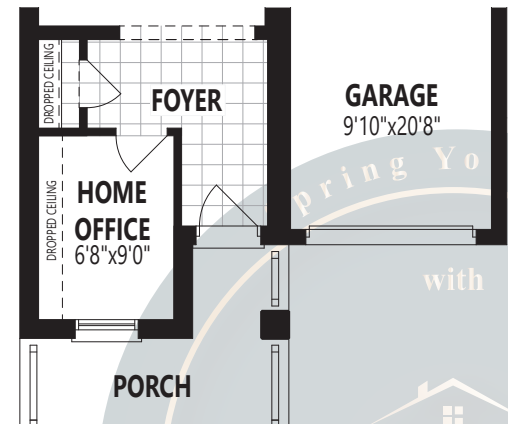
Raised Basement Ceiling

Approx. 12" higher ceilings

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

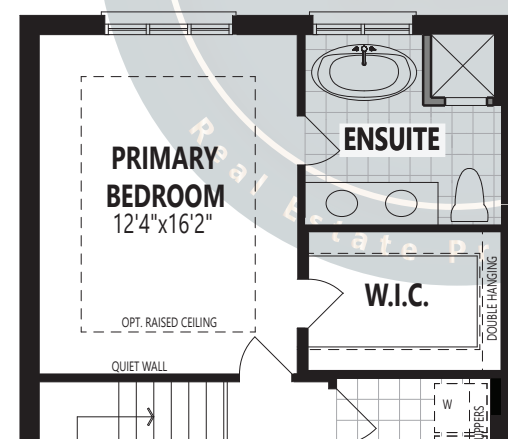
GROUND FLOOR OPTIONS

1 HOME OFFICE IN LIEU OF DEN

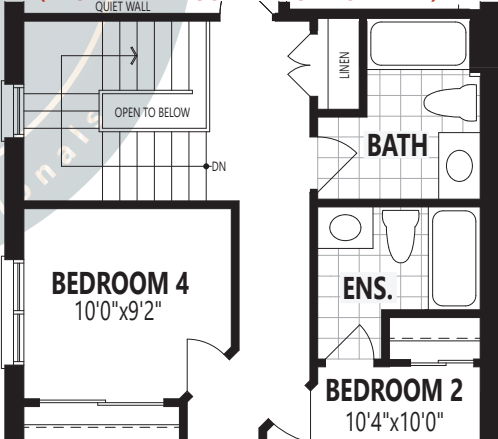


SECOND FLOOR OPTIONS

2 BATH OASIS



3 THIRD BATH
(LAUNDRY RELOCATED TO BASEMENT)



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Single Car Garage
Detached Home

THE
WILLOWDALE
2,170 sq. ft.



French Chateau (FR)



English Manor (EM)



Modern (MO)



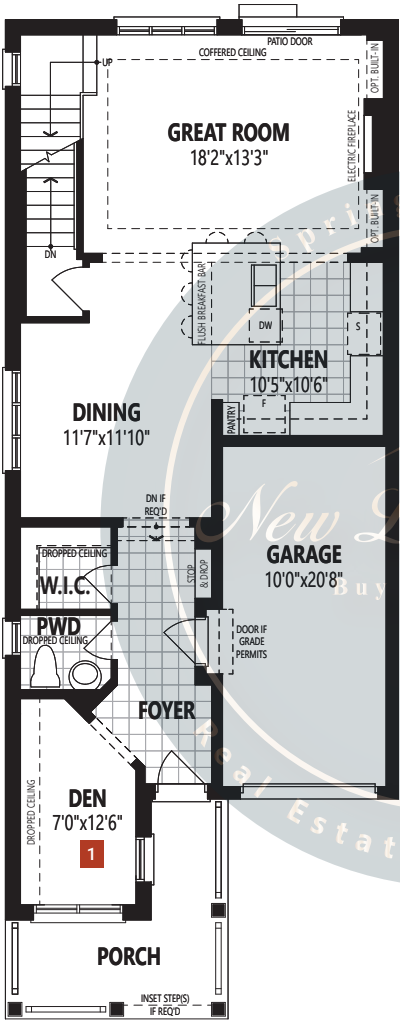
Traditional (TA)

L30D 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 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.

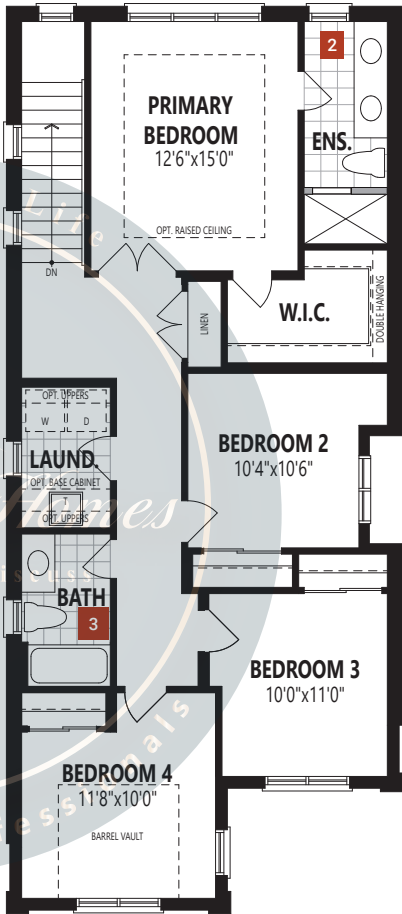
Single Car Garage
Detached Home

THE
WILLOWDALE
2,170 sq. ft.

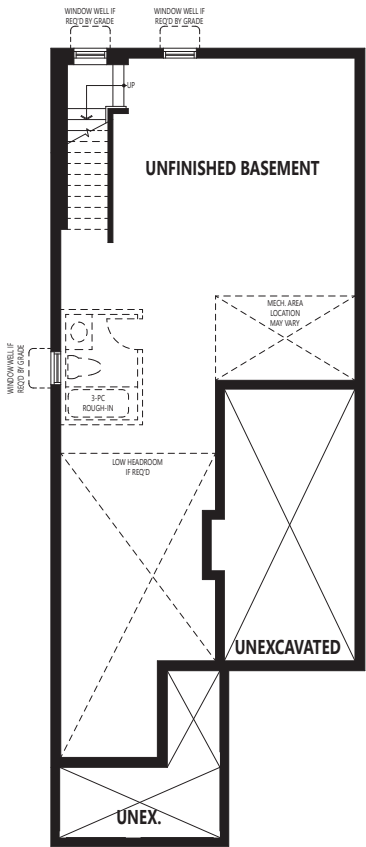
Home Office Package Available in Select Bedrooms & Dens.
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Ground Floor



Second Floor



Basement

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Single Car Garage
Detached Home

THE WILLOWDALE 2,170 sq. ft.

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTIONS

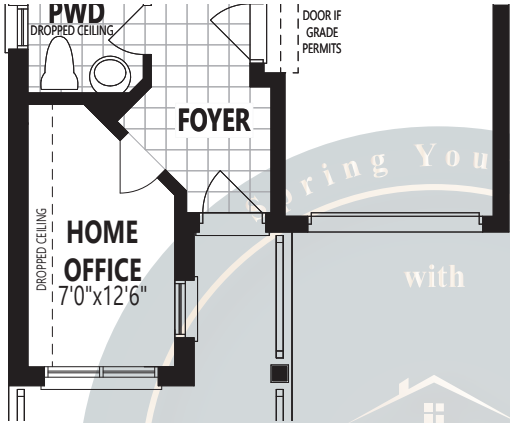
Raised Basement Ceiling

Approx. 12" higher ceilings

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

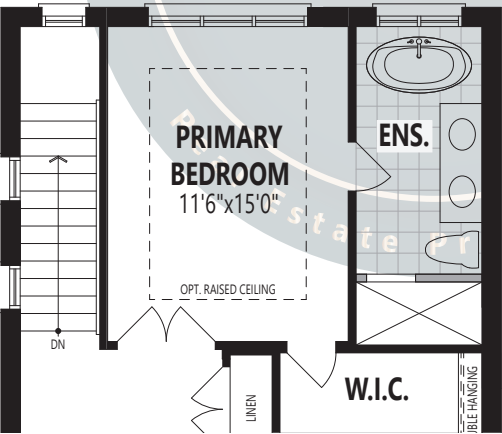
GROUND FLOOR OPTION

1 HOME OFFICE IN LIEU OF DEN

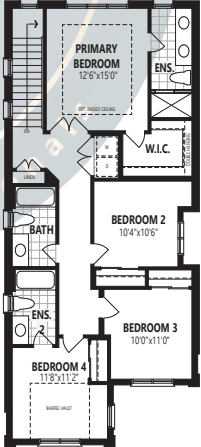


SECOND FLOOR OPTIONS

2 BATH OASIS



3 THIRD BATH
(LAUNDRY RELOCATED TO BASEMENT)



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Single Car Garage
Detached Home

THE
WINDERMERE
2,534 sq. ft.



Modern (MO)



English Manor (EM)



French Chateau (FR)



Traditional (TA)

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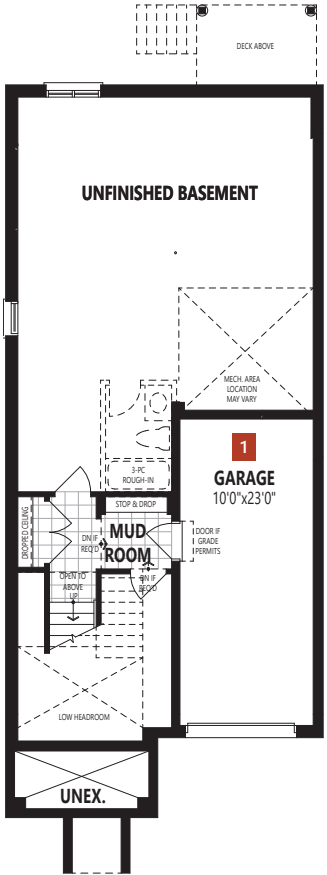
Single Car Garage
Detached Home

THE
WINDERMERE
2,534 sq. ft.

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Second Floor



Basement

Ground Floor

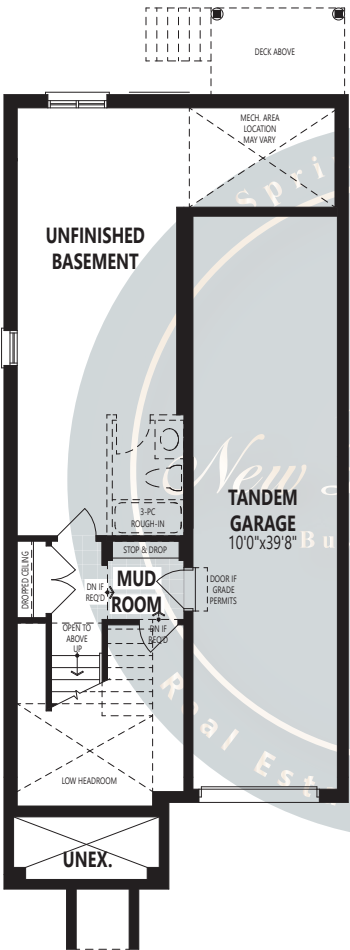
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Single Car Garage
Detached Home

THE
WINDERMERE
2,534 sq. ft.

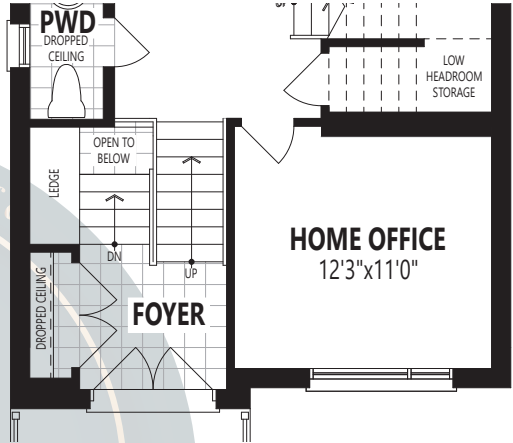
BASEMENT OPTION

1 TANDEM GARAGE



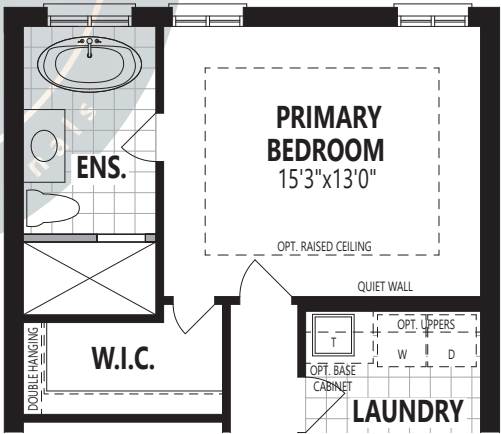
GROUND FLOOR OPTION

2 HOME OFFICE IN LIEU OF DEN

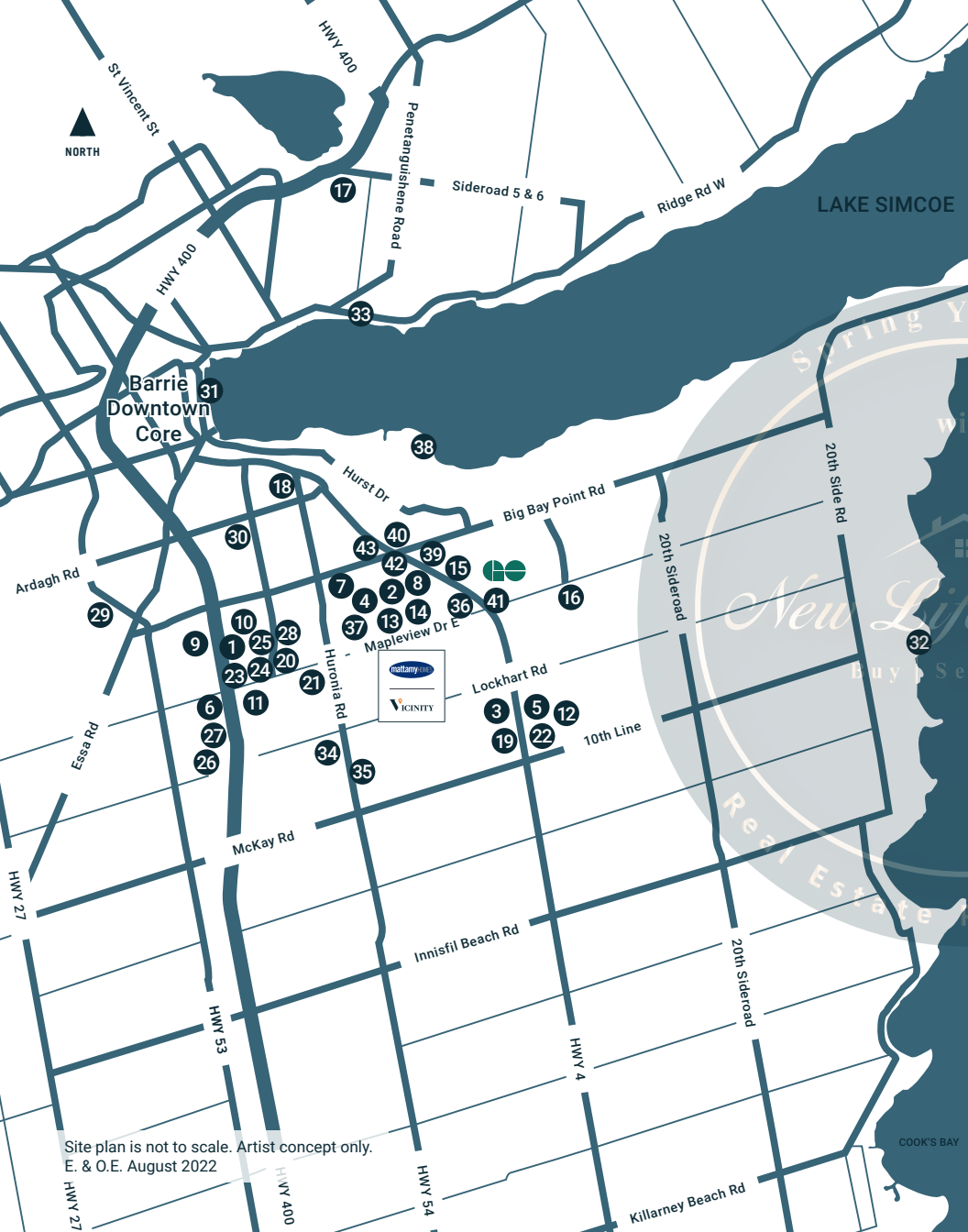


SECOND FLOOR OPTION

3 BATH OASIS



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Site plan is not to scale. Artist concept only.
E. & O.E. August 2022

AMENITIES

SHOPPING

1. Park Place Mall
2. Dollarama
3. Foodland
4. Zehrs
5. Rexall
6. Walmart
7. LCBO
8. Beer Store
9. Home Depot
10. Winners
11. Costco

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