



**EXPERIENCE  
YOUR WORLD**



## WE BUILD THE WORLD. YOU MAKE IT YOUR OWN

For 45 years and counting, we've been building for how people truly live, hitting a milestone of over 135,000 homes as North America's largest privately owned homebuilder.

Unlock the life you want in a home to make your own, a neighbourhood that inspires you every day and a future that shines bright.

At Vicinity West by Mattamy Homes, nature, community and necessities are all around you.

*New Life Homes*  
Buy | Sell | Discuss  
Real Estate Professionals







## NEIGHBOURHOODS THAT INSPIRE THE LIFE YOU WANT TO LIVE

Our neighbourhoods are complete living environments, with every detail designed to set the life you want in motion.

Whether you're embarking on a new adventure or expanding upon your world, Vicinity West is the ideal neighbourhood in the right location for you.

- Get where you need to go with easy access to Highway 400 and GO Transit
- Fine-tune your swing at nearby golf courses
- Bask in the sun and sand at a local beach, just a short drive away
- Head to a nearby nature conservation area for a fun-filled day of hiking, disc golf, snowshoeing or canoeing
- Well-established schools are just a short drive away
- Enjoy delicious dining options close to home

Spring Your Life  
with  
*New Life Homes*  
Buy | Sell | Discuss



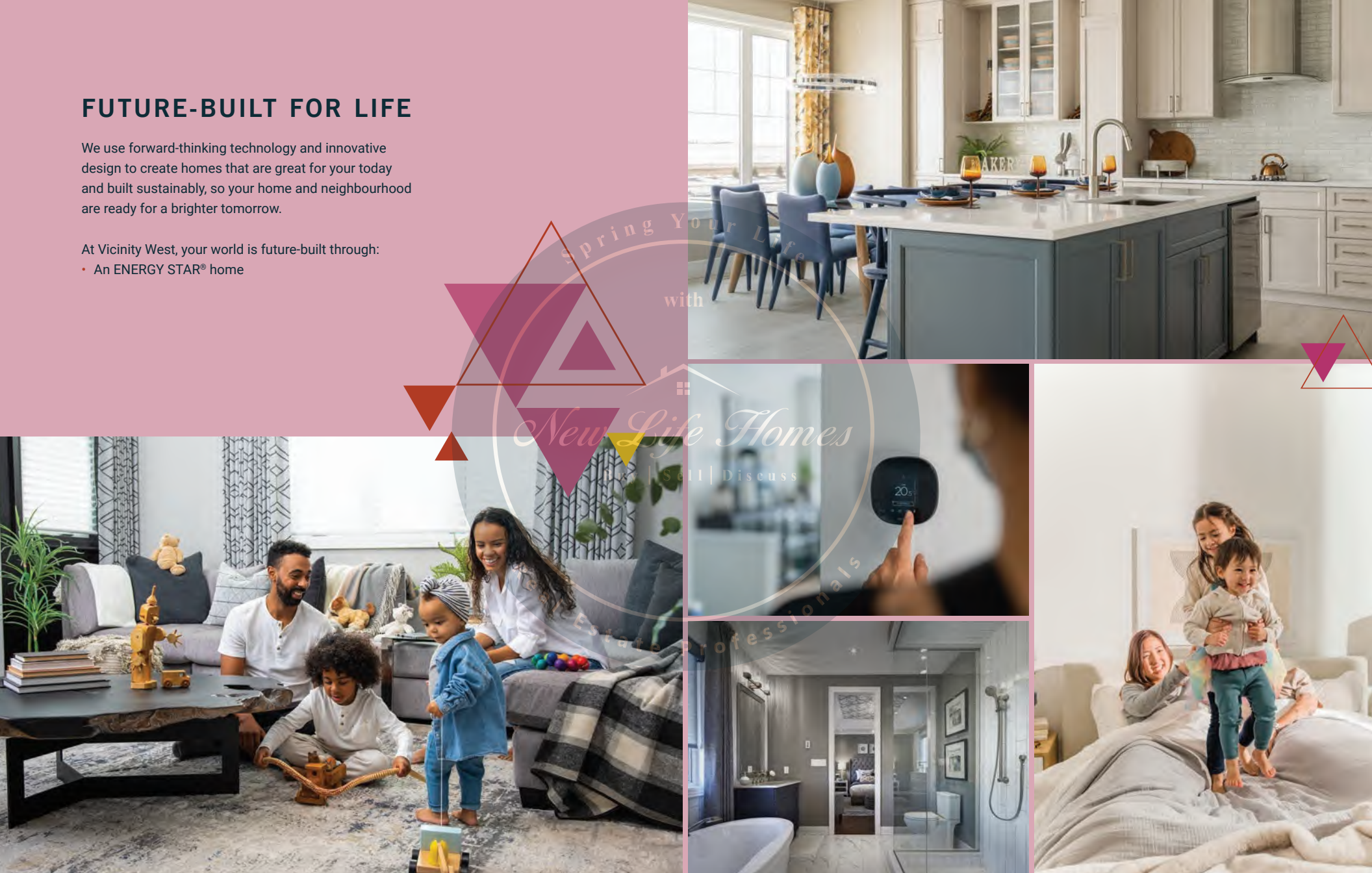


# FUTURE-BUILT FOR LIFE

We use forward-thinking technology and innovative design to create homes that are great for your today and built sustainably, so your home and neighbourhood are ready for a brighter tomorrow.

At Vicinity West, your world is future-built through:

- An ENERGY STAR® home







## WE HAVE THE PERFECT HOME FOR YOU

From your first home to your forever home to your anywhere-in-between, we build for a world that's all yours.

At Vicinity West, your home options include:

- Village Homes
- Dual-Front Townhomes
- 2-Storey Townhomes
- Single Car Garage Detached
- Double Car Garage Detached

Find the home that fits you with your choice of floorplan, Design Studio finishes and select Architect's Choice Options.

*New Life Homes*  
Buy | Sell | Discuss



Single Car Garage  
Detached Home

THE  
ARLINGTON  
1,351 sq. ft.



Traditional (TA)



Modern (MO)

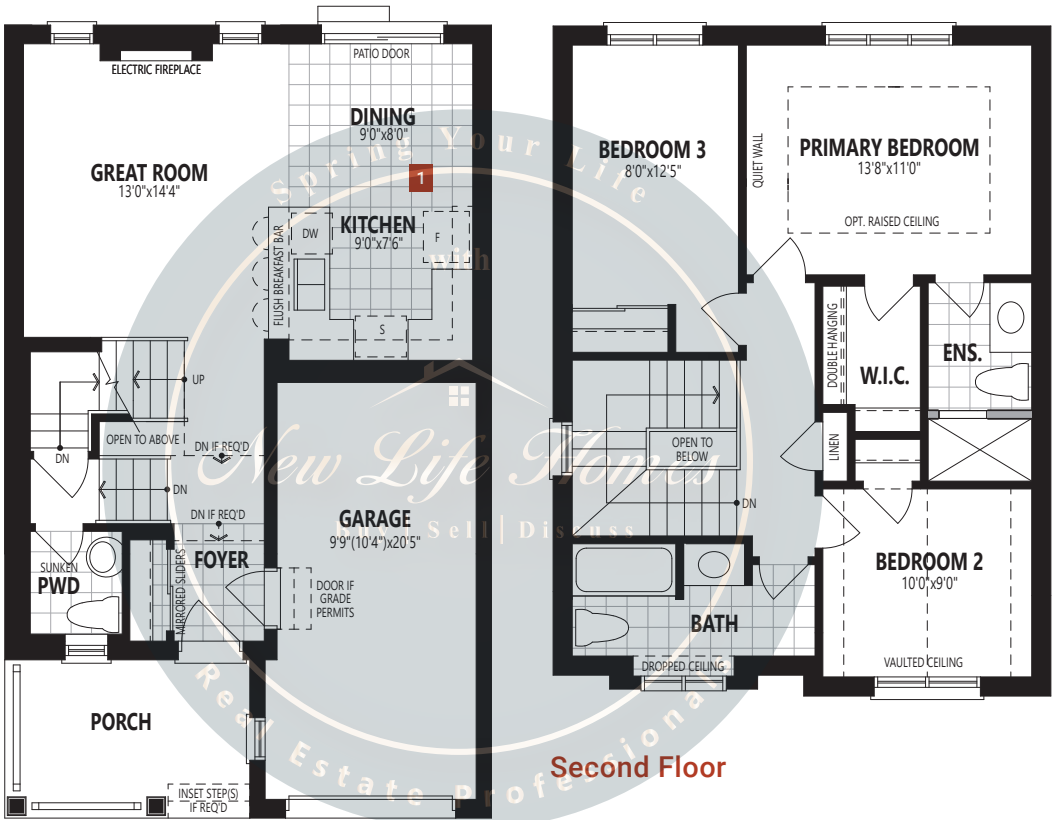
**H30A** All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Traditional' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions 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.



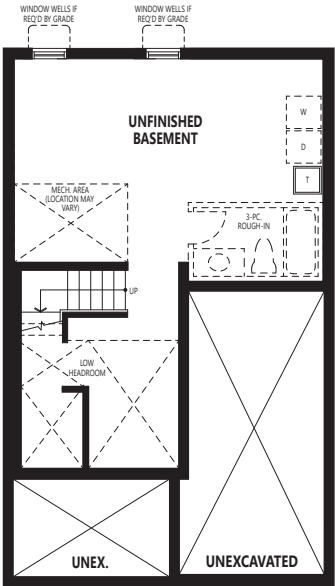
Single Car Garage  
Detached Home

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

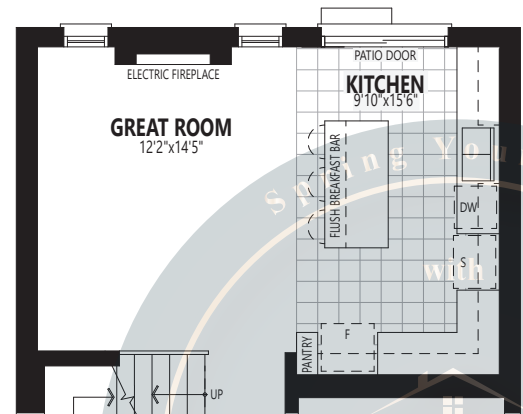
BASEMENT OPTIONS

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)

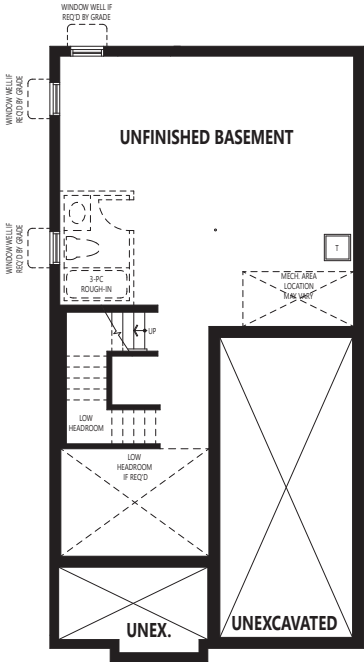
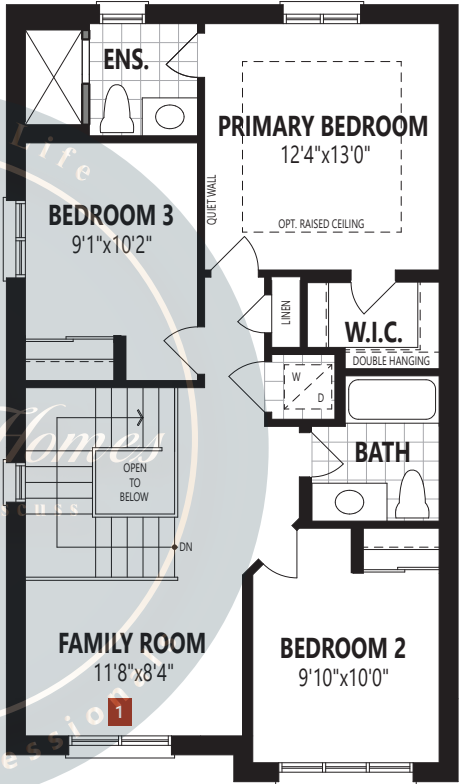
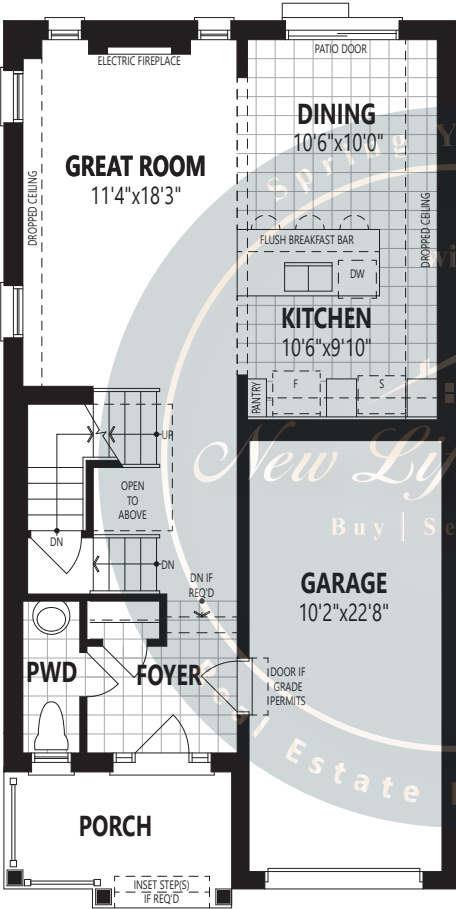
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Single Car Garage  
Detached Home

THE  
BELMONT

1,707 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.



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

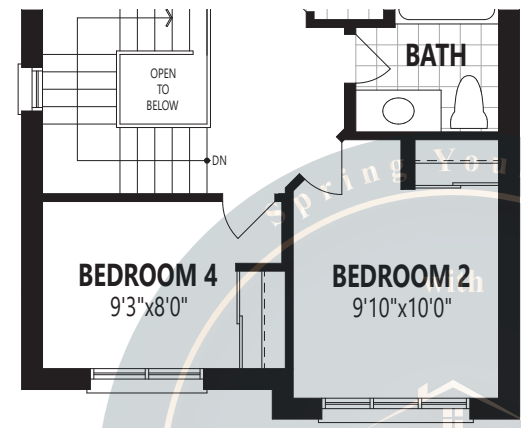
BASEMENT OPTIONS

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.

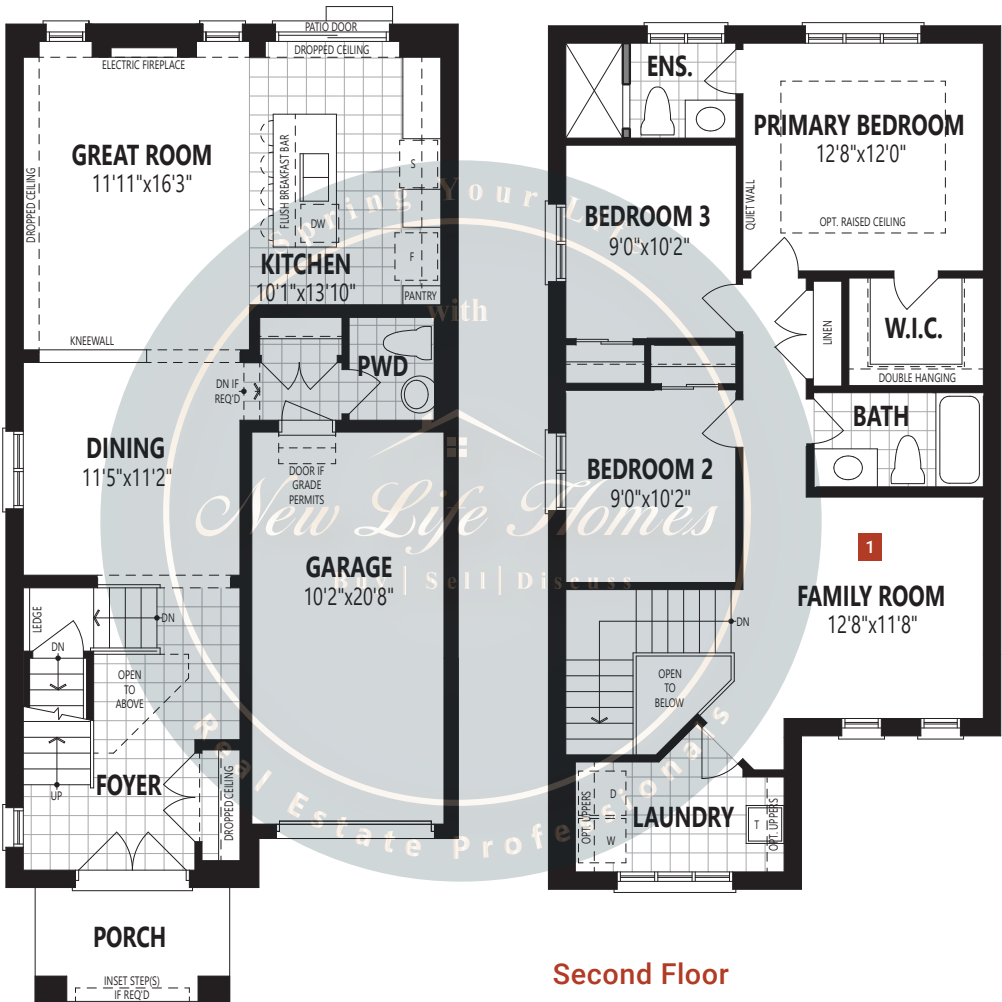


Single Car Garage  
Detached Home

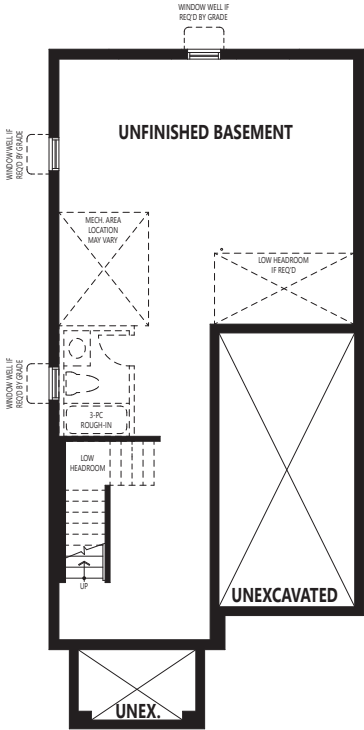
THE  
ELGIN

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

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



Second Floor



Basement

Ground Floor

**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)

ARCHITECT'S CHOICE  
OPTIONS AVAILABLE  
FOR THIS HOME

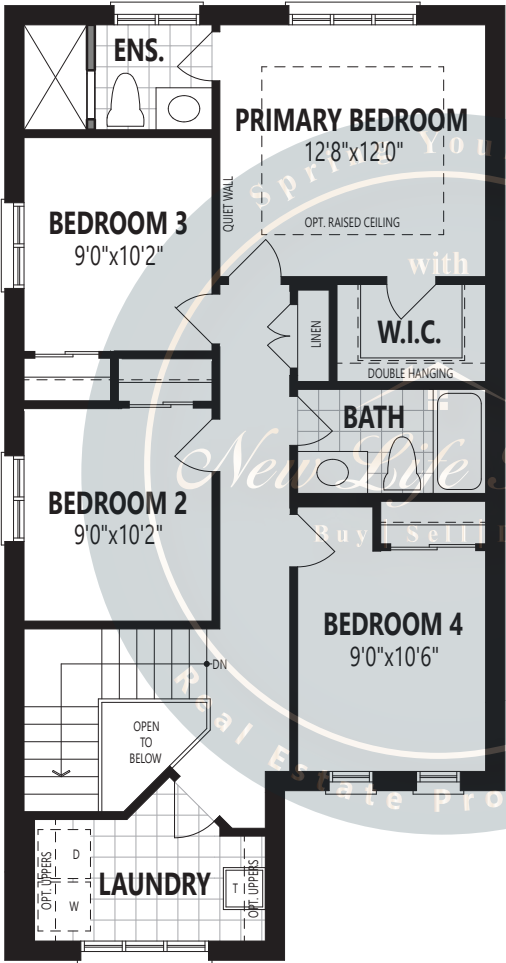
BASEMENT OPTIONS

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)



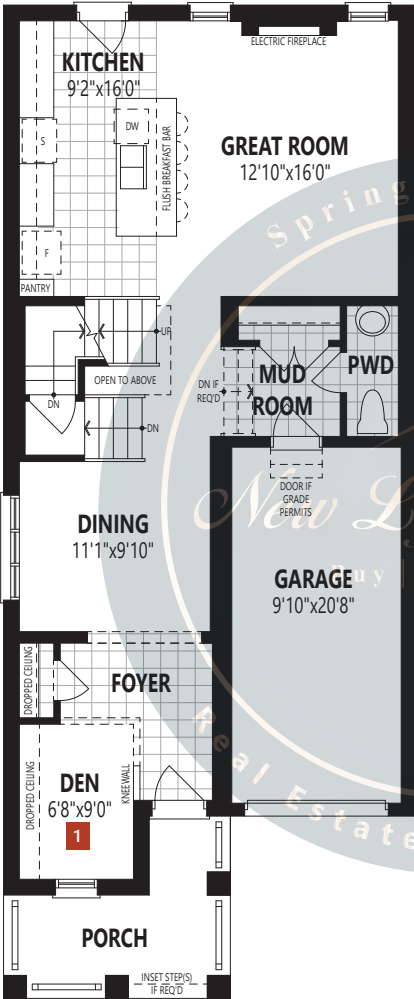
Traditional (TA)

**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

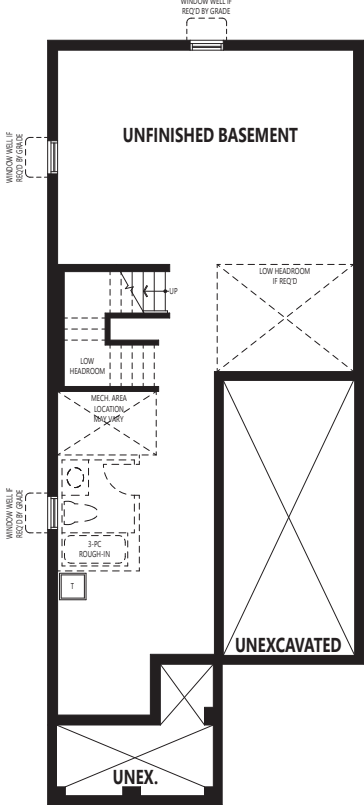
2,094 sq. ft.  
(Incl. 11 sq. ft. open to below)



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)

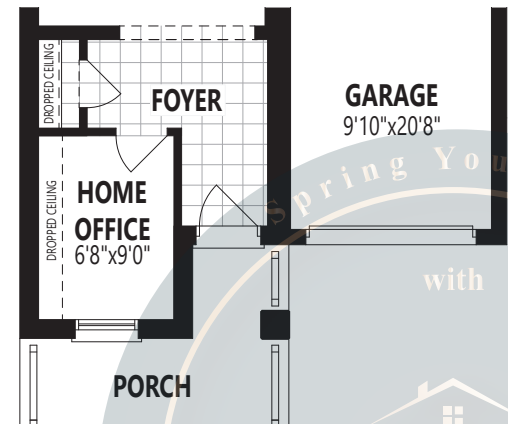
ARCHITECT'S CHOICE  
OPTIONS AVAILABLE  
FOR THIS HOME

BASEMENT OPTIONS

- Raised Basement Ceiling
- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate

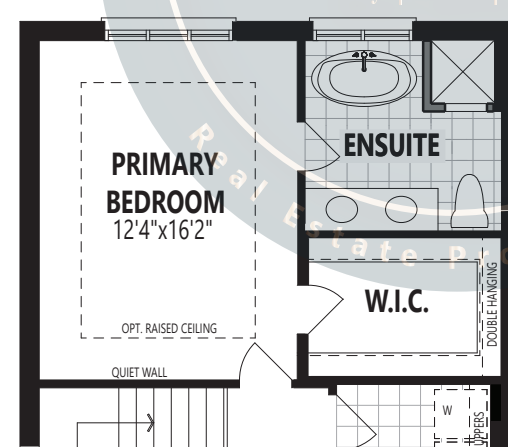
GROUND FLOOR OPTIONS

1 HOME OFFICE IN LIEU OF DEN

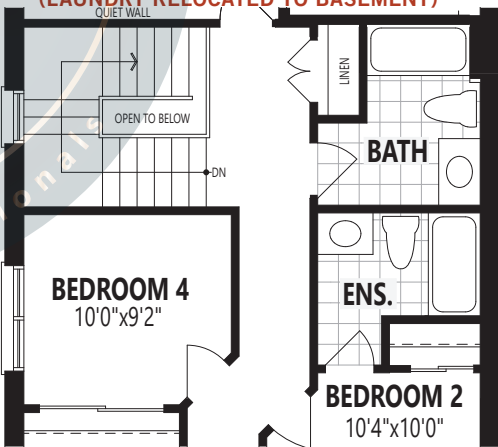


SECOND FLOOR OPTIONS

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)

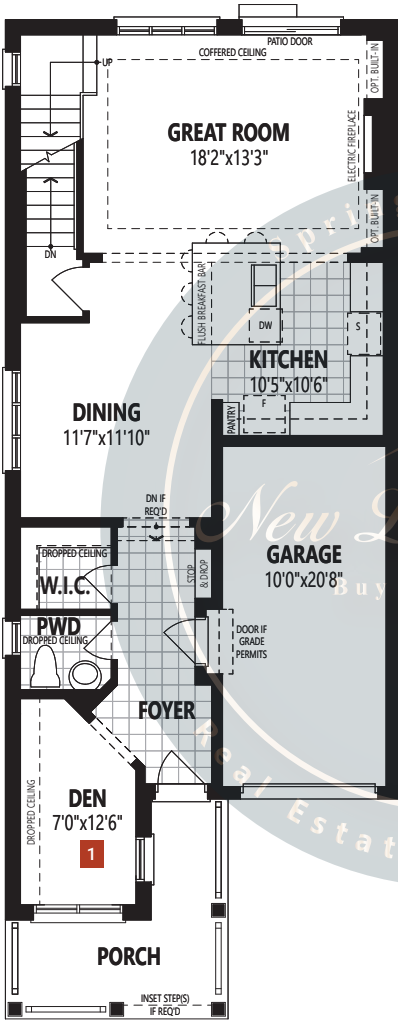


Traditional (TA)

**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

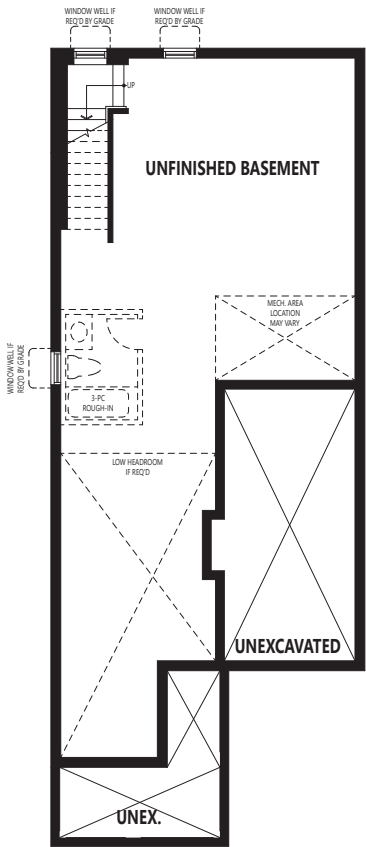
THE  
WILLOWDALE  
2,170 sq. ft.



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 WILLOWDALE 2,170 sq. ft.

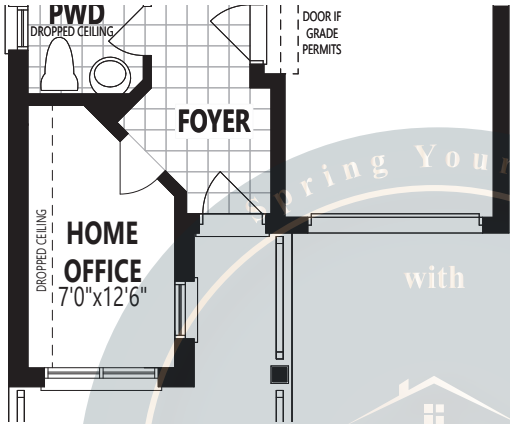
ARCHITECT'S CHOICE  
OPTIONS AVAILABLE  
FOR THIS HOME

BASEMENT OPTIONS

- Raised Basement Ceiling
- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate

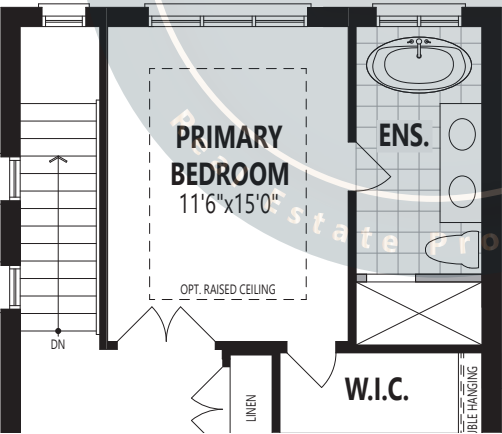
## GROUND FLOOR OPTION

1 HOME OFFICE IN LIEU OF DEN

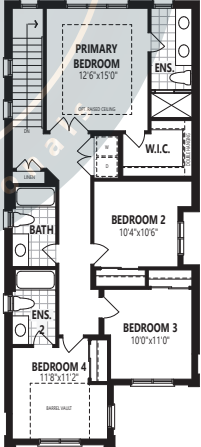


## SECOND FLOOR OPTIONS

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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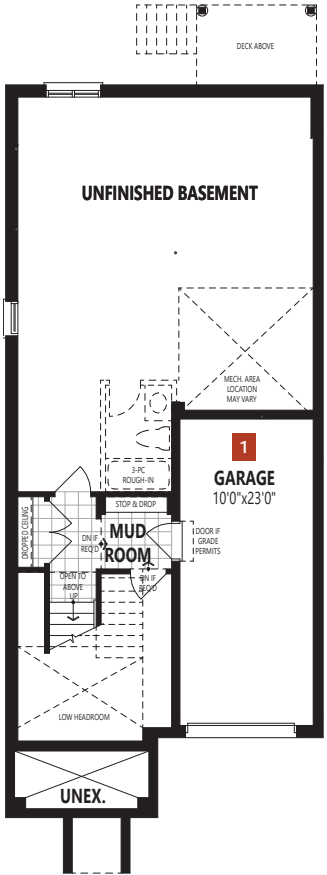
Single Car Garage  
Detached Home

THE  
WINDERMERE  
2,534 sq. ft.

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



Second Floor



Basement

Ground Floor

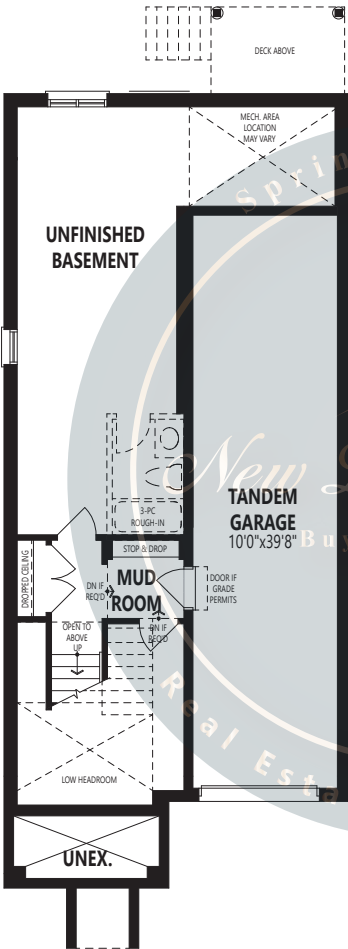
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Single Car Garage  
Detached Home

THE  
WINDERMERE  
2,534 sq. ft.

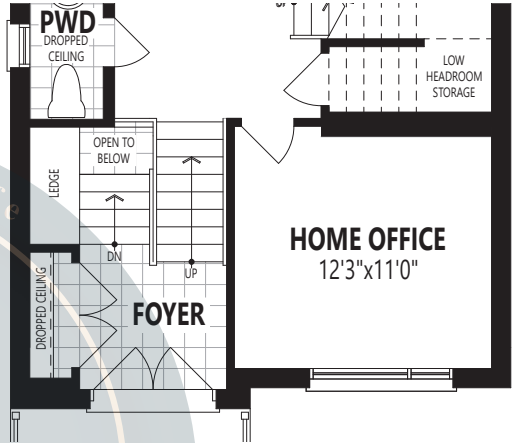
BASEMENT OPTION

1 TANDEM GARAGE



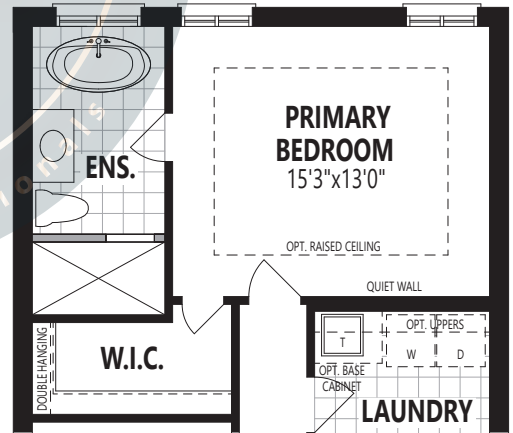
GROUND FLOOR OPTION

2 HOME OFFICE IN LIEU OF DEN



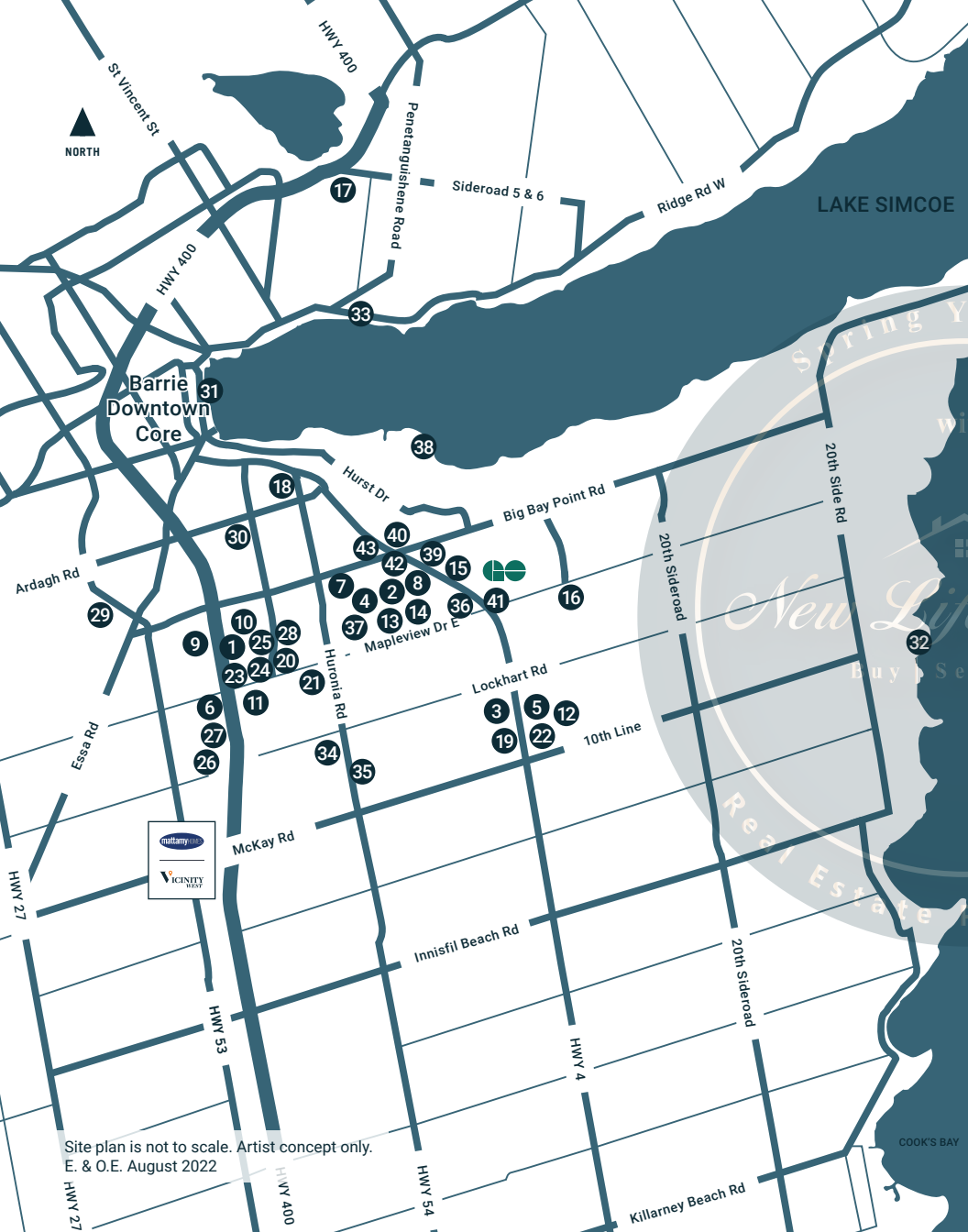
SECOND FLOOR OPTION

3 BATH OASIS



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# AMENITIES

## SHOPPING

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

## SCHOOLS

12. Sunnybrae Public School
13. Maplevue 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

- 15 minutes to Barrie South Go Station
- 5 Minutes to 400