

# braestone life

the country estate, rethought.

*Oro-Medonte's  
last master  
planned  
estate  
community*

DEFINING

*down home,  
up country.*





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# braestone life

Georgian International's newest development in the Horseshoe Valley

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## We Invest In Communities

As the developer of Braestone, we are as passionately driven about investing in the communities that we build as we are in every other aspect of our business. Through Georgian International's automotive, aviation and real estate divisions, the communities in which we operate have collectively benefitted from over \$1 million in philanthropic investment and employee volunteerism.

For more Georgian International stories visit [georgianinternational.com](http://georgianinternational.com).



passionately **driven.**



## FROM THE DEVELOPER

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When we began planning Braestone, we knew that what we did here had to be different. And it had to be exceptional.

We imagined Braestone as an authentic reflection of refined country living with an inspiring landscape and distinctive architecture.

The task of creating a community as unique as Braestone...and it will be truly unique... required the bringing together of a very talented team of professionals to ensure that this community would do justice to its remarkable natural setting.

In creating Braestone, we began with a property and a location that we really loved, and incorporated some of our best ideas about how people would want to live and what they would want to experience.

I invite you to join in our vision and become part of Oro-Medonte's finest community.

Sincerely,

*Jamie Massie*  
President & CEO, Georgian International





# welcome

*to Braestone Life*

Braestone has a fascinating history all its own, set in one of the most storied regions of Ontario. Although the location is rural and its roots are agricultural, “up-country” is the way we define the spirit and the style of Braestone - a back-to-the-land approach that takes the best of the past and recasts it for the present.

When envisioning Braestone, we created a captivating story because what makes this community particularly special will be the experiences that families will share and the memories they will build together. We were deliberate in creating many of the simple past time pleasures that have been absent or forgotten in today’s traditional communities.

Inherent to this vision are a working farm and exclusive on-site amenities that will clearly distinguish this community from every other in the region. These amenities, which we are calling our Remarkables, strongly influenced the planning and vision for Braestone to ensure it becomes, and will remain, a one-of-a-kind community for its residents.

In the pages that follow, you’ll also get to meet our “Friends Of The Farm” – a select group of people who are actively contributing to our vision for Braestone. These Friends will share essential skills and unique insights – including the secrets to perfecting the production of maple syrup, tips for planting fruits, vegetables and fall flowers, recipes for preparing delicious family meals, and how to harvest honey from a beehive...Braestone style.



These Friends also believe that the history of farming in Oro-Medonte is a legacy worth cherishing. They support Braestone’s efforts to promote artisan farming in the area, protect the natural beauty of the rural landscape, provide healthy food for our community and expose residents, their families and their circle of friends to the natural cycles of the land, from planting through cultivation to harvesting.

For those most interested in the homes we have designed for Braestone, we hope this magazine answers many of your questions. Take a moment to browse through our model lineup, architectural elevations, features and finishes, and other specifics you’ll need to begin planning your home. For detailed floor plans and elevation options, we have produced a separate floor plan book to accompany this magazine.

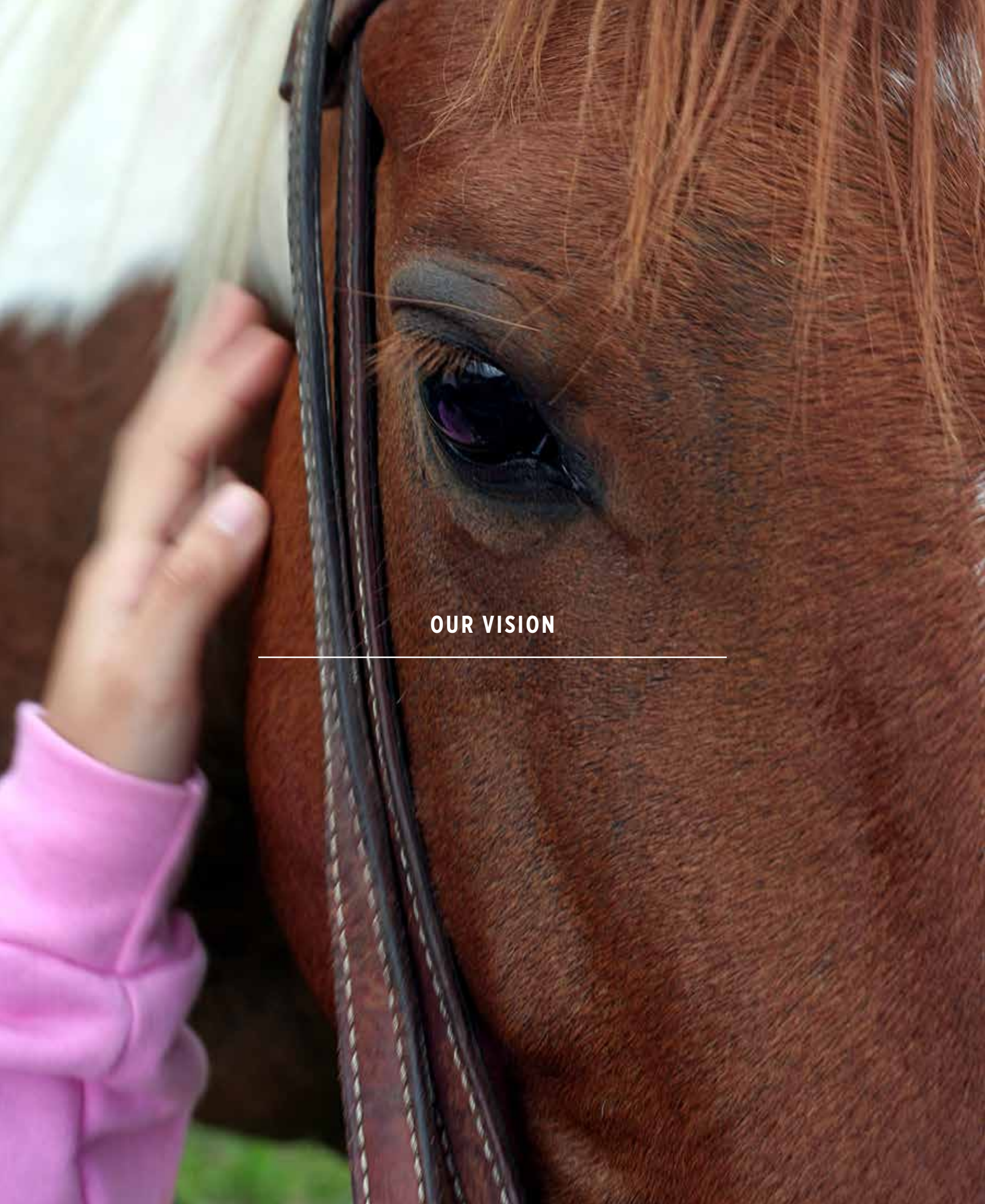
At Braestone we are creating a community that is a near perfect blend of nature and neighbourliness, proximity and privacy. A community that offers a casual yet refined style of living. A community that is down home, yet up-country. A community that is truly ‘rare earth’.

Read on, and enjoy.

*David Bunston*

Executive Vice President of Real Estate,  
Georgian International





OUR VISION

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# the country estate, rethought.



*A near perfect blend of nature and neighbourliness.*

As designer Ralph Lauren has discovered, few things so clearly define the culture of country as horses, paddocks, fences and a farm – and Braestone has all four. A classic black-stained, post-and-plank perimeter fence defines where the outside world ends and the quite different world of Braestone begins. To enter the community, one drives along a country road known as Ninth Line North, beneath a leafy canopy of trees, through a stone gateway and down a winding street known as Georgian Grande Drive.

Braestone is not a faux farm. It is composed of five different historic parcels of farmland dating to the mid-1800's. 108 of Braestone's 566 acres are dedicated to growing crops, including soybeans and the hay that will feed the community's horses. Here, children and grandchildren have an opportunity to experience first-hand a vanishing way of life in Ontario and, for those interested, to learn about some of farming's most storied practices.

Over the next five years, just 229 homes, each located on estate-size, acre to acre-and-a-half rectangles of countryside, will appear in the meadows, on the braes, in the picturesque valleys and amidst the hardwood forests of the site. An elevated ridge that crosses the land provides residents with panoramic views of Bass Lake, an idyllically beautiful aquifer-fed lake close to the property. A few miles distant, you can see the sister lakes of Simcoe and Couchiching, both part of the Trent Severn Waterway that leads to Georgian Bay via the Severn River. Remarkably, Braestone stands at the precise point where one of North America's most distinctive eco-zones ends and another begins – it is the convergence of the gentle southern Carolinian Forest and the rugged northern Canadian Shield.

Braestone will appeal to families who have a natural affinity for the outdoors, who choose to lead active, fulfilling lives and who identify with a refined and relaxed country lifestyle. Here, their very being will

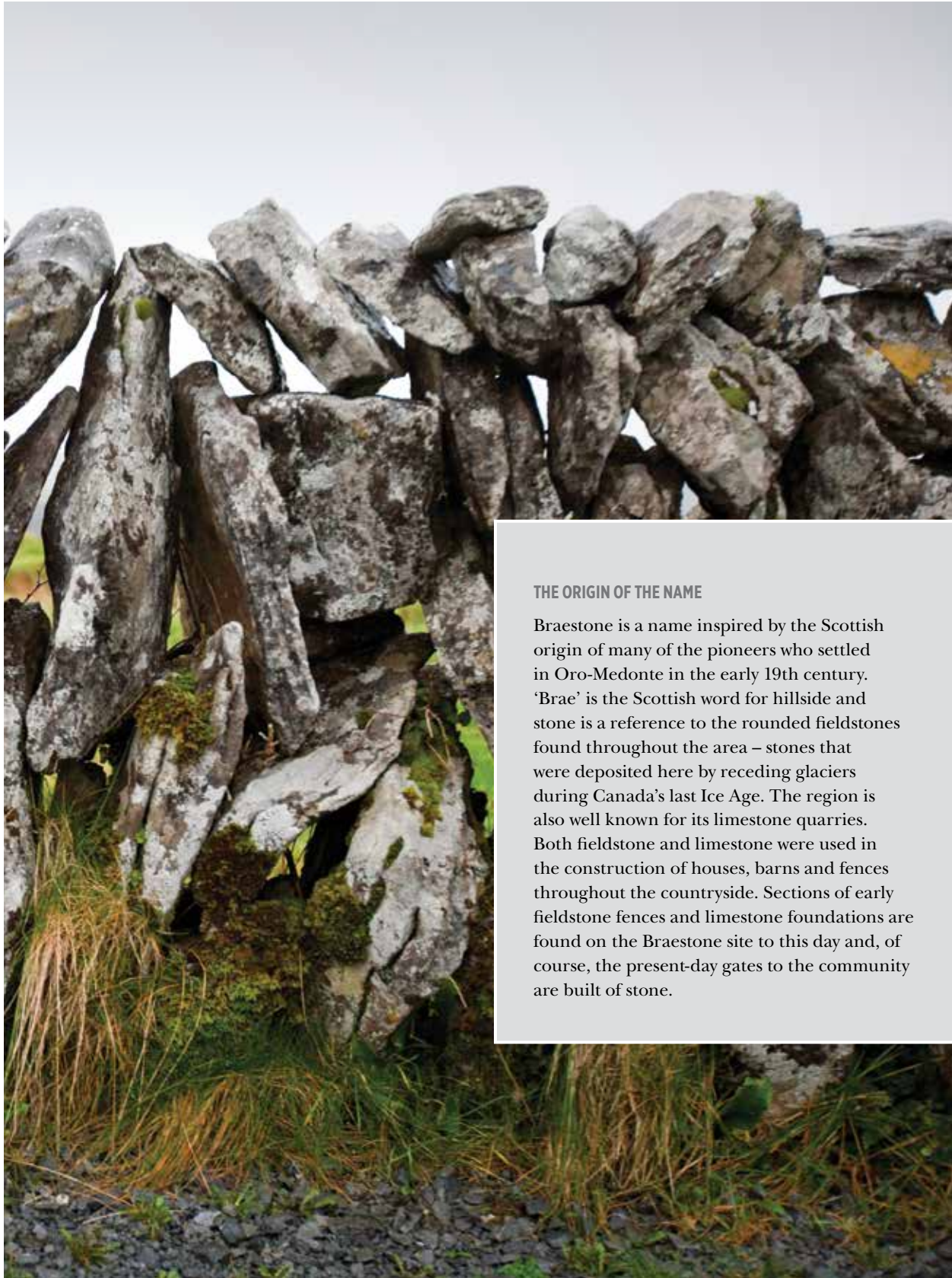
be rooted in the land – including the orchards, berry patches, herb gardens, pumpkin fields and rows of sweet corn that are a source of Braestone bounty. They will explore its extensive walking, cycling and cross-country skiing trails. They will draw inspiration and renewal from the vistas and the seasons. In winter, families will toboggan and snow-tube down an eighth-mile incline that runs from the top of the ridge to the valley below.

Braestone will continue to look and feel more or less as it has since the first Scottish, Irish and English homesteaders began cultivating the fields of Oro-Medonte Township two centuries ago. Residents of Braestone will be invested together in the ongoing preservation of the early agricultural character of the nearly one square mile of countryside. For example, the vision for Braestone includes a sugar shack where, in March, residents can participate in making their own maple syrup. There's also a small apiary (also known as a bee-yard), a catch-and-release fishpond, and the stables and paddocks so family members can discover the grace and beauty of horses. With 60 percent of the land protected in an unspoiled state, the countryside, while providing privacy, will also establish a binding, purposeful and meaningful sense of community.

In addition to its eco-sensitive planning principles, Braestone will also be known for its residential architecture – a simple but cleanly modern interpretation of “country style” influenced by the practicality and purposefulness of the 19th century farmhouses, sheds and barns of the region. Nothing in this architectural vernacular appears over-done or excessive. Each element, including the dormered rooflines and wide, covered verandas, has a reason. The interior emphasis is on the common or shared areas of the home, in particular the kitchen and the “grand room” that combine relaxed living and informal dining – the spaces where families instinctively gather. As was the case with early farmsteads that branched out over a period of time as families grew, Braestone's plans are also expandable – allowing the owners to configure a home that precisely meets their needs.

Braestone is a chance to be part of a pastoral, near-vanished way of life that is both historic and in the moment, and near to everything but secluded at the same time. It is a near perfect blend of nature and neighbourliness, basic beauty and simplified schedules. At Braestone, everyone's favourite weekend e-mail is “you have no new messages.”





#### THE ORIGIN OF THE NAME

Braestone is a name inspired by the Scottish origin of many of the pioneers who settled in Oro-Medonte in the early 19th century. 'Brae' is the Scottish word for hillside and stone is a reference to the rounded fieldstones found throughout the area – stones that were deposited here by receding glaciers during Canada's last Ice Age. The region is also well known for its limestone quarries. Both fieldstone and limestone were used in the construction of houses, barns and fences throughout the countryside. Sections of early fieldstone fences and limestone foundations are found on the Braestone site to this day and, of course, the present-day gates to the community are built of stone.



## OUR CORNERSTONES

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*A cornerstone is a quality or characteristic that is exclusive to Braestone and makes it distinct from every other community in the region. The following six cornerstones have strongly influenced the planning and design of Braestone to ensure that it becomes and remains one-of-a-kind.*

### ATTENTION-TO-DETAIL

Compare Braestone with any other community in Ontario, urban or rural, and you will be astonished at the depth of thought that has gone into every aspect of Braestone's planning, design and construction. Nothing has been overlooked, from the architectural detailing and positioning of homes to the colour palette that has been selected to ensure every home beautifully relates to one another and the environment.

### FOUR SEASON PLAYGROUND

Braestone is at the heart of everything you love about life in the Horseshoe Valley surrounded by the most coveted of neighbours and destinations. There's a world of activities right at your doorstep. From skiing to golfing, cycling to hiking – it's all within walking distance or a short scenic drive. Nearby historic villages offer quaint art galleries, restaurants and artisan farmers markets, with major retail and healthcare services in nearby Orillia and Barrie.

### ARTFUL ARCHITECTURE

Braestone will be known for its distinctive architecture – a simple but strikingly modern interpretation of “country style” influenced by the farmhouses, sheds and barns of the region. These majestic looking homes, with wider and more interesting layouts that complement the large size of Braestone's lots, are available in a variety of floor plans to suit every lifestyle.

### REMARKABLES

What truly sets this community apart are the on-site amenities, which we call the “Braestone Remarkables”, that are afforded by our own singular setting. The Toboggan Hill, Starfall our hillside observatory, The Berry Patch, The Skating Pond, The Sugar Shack and more. Because of these Remarkables, people who could live anywhere, choose to live at Braestone.

### BRAESTONE FARM

Braestone will have its own working farm. On 108 of our 566 acres, a number of Braestone Remarkables will come to life including a fruit orchard, berry patch and Christmas tree farm. The Farm's caretakers will produce honey, maple syrup, jams and more. Here, families will have an opportunity to experience first-hand the natural cycles of the land, from planting through cultivation to harvesting.

### CONNECTED TO NATURE

Braestone has a 275-acre nature preserve that flows through and around its neighbourhoods, with a connecting trail system that walkers, cyclists, cross country skiers and snowshoers can follow to explore the community. Over 60 percent of Braestone has been dedicated to preserving nature with its abundance of pine and sugar maple forests, streams, ponds and the diverse wildlife that thrives there.







## *Rare Earth*

The concept of Braestone is defined by its long views, calming silence, clean air and clear skies. This is indeed “rare earth”.





*The northwesterly view of Braestone's  
Phase 1 meadow and ridge lots.*





A MASTERFULLY PLANNED COMMUNITY

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# a perfect blend of nature and neighbourliness



*Braestone offers a rich palette of lifestyle opportunities so that each and every day is yours to create anew.*

The master plan for Braestone takes advantage of a truly remarkable landscape that will give residents breathtaking views of the forests, highlands and wildlife that inhabit it. Inspired by the property's distinctive natural features and landforms, Braestone's residents will experience living in some of Ontario's most beautiful countryside, on a piece of land that spans 566 acres with a rural character that will remain largely unchanged.

Braestone's first phase will offer just 59 estate lots on carefully plotted sites averaging one acre in size nestled within the hills, valleys and meadows that will make for picturesque homesites when compared to the near-flat quality of most suburban developments. Each of the homesites has been positioned to optimize views, protect watersheds and to provide a high degree of privacy, not only for the community as a whole, but for individual homes as well.

Neighbourhoods have been deliberately established in nodes, connected through a comprehensive trail system and enveloped by a nature preserve. In the spirit of conservation, a full 60 percent of the land will be preserved in its natural state. This unspoiled countryside, while providing privacy, will also establish a binding, purposeful and meaningful sense of community.







250m



## THE MASTER PLAN

*For its residents, Braestone will be an experience of the countryside, on a tract of land where the essential rural character will remain largely unchanged.*

- A Stone Entry Gates
- B Model Homes
- C Nature & Wildlife Preserve
- D Starfall (The Observatory)
- E The Toboggan Hill
- F The Tree House
- G The Fishing Ponds
- H Youngsters' Camp Site
- I The Red Pine Forest
- J Field of Dreams (Baseball Diamond)
- K The Skating/Toy Boat Pond
- L The Orchards (Apple & Pear)
- M Implement Sheds
- N The Sugar Shack
- O The Apiary (Honey Hut)
- P The Christmas Tree Farm
- Q The Berry Patch
- R The Barn
- S The Pumpkin Patch
- T The Corn Field
- U The Vineyard
- V The Paddocks
- W Discovery Centre
- Phase One – 59 Homesites
- Phase Two – 36 Homesites
- Phase Three – 23 Homesites
- Phase Four – 111 Homesites
- Natural Landscape
- Road
- Cedar Rail Fence
- The Trail System



# PHASE ONE

## Grand Beginnings

Braestone’s Phase One will be comprised of 59 homesites on a selection of meadow, paddock and ridge lots ranging from 1/2 an acre to over one acre in size.

### SITE PLAN LEGEND

- Paddock Lots
- Farm Lots
- Preserve Lots
- Upper Ridge Lots
- Lower Ridge Lots
- Walk-out Lots







# YOUR GARDEN NEXT DOOR

Ego's Nurseries, Garden Centre and Farm Market has been serving the Oro-Medonte Region since 1975 and is proud to be the fruit, plant, landscape and crop supplier for Braestone Farm.

Visit Ego's for all your gardening needs...

**GREENHOUSE** with trees, shrubs, perennials, annuals, baskets & planters.

**FARM FRESH PRODUCE** corn, strawberries, tomatoes, pumpkins & more.

**PICK-YOUR-OWN** strawberries, raspberries, peas and tomatoes.

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**Ego's Nurseries Ltd.** | (705) 326-9922 | [www.egosgardencentre.com](http://www.egosgardencentre.com)  
596 Horseshoe Valley Rd. E. R.R. 4 Coldwater, ON L0K 1E0





FOUR SEASON PLAYGROUND

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## a world of activities at your doorstep



*Just when you think you've done it all.*

Braestone is so big and beautiful and, at the same time so close to everything, there's complete freedom to do and to be. The community's trail system, winding through woodlands, alongside ponds and through the meadows and the farm, is an open invitation to explore all 566-acres of the countryside. There's a calendar-full of seasonal activities that the farm itself offers, including events – like an annual strawberry festival, a corn roast, maple syrup making, and a Christmas tree lighting ceremony – planned by the residents themselves.

Because the area has long been one of Ontario's favourite year-round resort destinations, it should come as no surprise that there would be an abundance of things to see and do. Beyond the farm, all within a 15-minute drive of Braestone, these are some of our favourites.



## GOLF

Golfing has always been part of historic “cottage country”. True to that resort tradition, the area offers golf as it was meant to be played, in some of the most scenic surroundings imaginable. Our local picks include Hawk Ridge, Couchiching (on the brow of a hill overlooking the lake), Horseshoe Valley Resort and Settlers’ Ghost located west of Braestone on Horseshoe Valley Road.



## HERITAGE

The area’s numerous historic sites, statues and heritage plaques are a reminder of the incredibly rich history of the region. Be sure, among many other attractions, to visit the Leacock Museum (a National Historic Site), the OPP (Ontario Provincial Police) Museum and, within a half-hour’s drive, the village of Sainte-Marie Among The Hurons and Martyrs’ Shrine.

## HIKING

Braestone trails appeal to short treks but the adventurous will head to the 50km Barrie Ganaraska Trail that starts near Horseshoe Valley Road & 5th Line for a fun day of varied terrain hiking suitable for novices. The new Lohuaru Trail links the fitness park with the Horseshoe Valley Memorial Park on Line 4 with a short but pleasant 1 km hike.

## FISHING

There’s fishing for both aspiring and advanced anglers, including a unique learning program at Bass Lake. Very few lakes in Canada can top Couchiching and Simcoe’s combination of species that include trout, whitefish, large and smallmouth bass, northern pike, walleye and smelt. Each year, Lake Simcoe is re-stocked with 150,000 whitefish and 100,000 trout. The lakes, especially Simcoe, are also internationally renowned for ice-fishing.



## RESORTS

The local trio of Snow Valley, Mount. St. Louis Moonstone and Horseshoe Resort offer some of the best snow conditions in Ontario, with alpine ski and snowboard runs, Nordic trails and terrain parks. These resorts cater to all levels of skiers with beginners’ terrains and advanced runs. They also have outstanding snowmaking and grooming capability.

## DINING OUT

There is a strong foodie culture emerging in the Orillia and Barrie areas inspired in part by the ready availability of fresh, locally-grown fruits and vegetables, the accessibility of fresh trout and perch, and the makers of local artisan foods. In Orillia, check out Era 67 and Patillero for artisan foods and, even closer to Braestone, Silks in Horseshoe Valley for upscale dining.





#### FRESH FOODS

The region is well known for its Farmers' Markets as well as its organic produce, award-winning honey, small-batch cheeses, cured meats, jams and jellies and, of course, maple syrups and sugars all created by local craftsmen.

#### BIKING

Nearby Horseshoe Resort boasts 30 km of 'lift access' cross country biking, or if road biking is preferred, Oro-Medonte has over 800 km of paved rural roads to explore the countryside.



#### BOATING

You can see the spring-fed, sandy-bottomed Bass Lake from the top of Braestone. Nearby Lake Couchiching and Lake Simcoe are part of the Trent Severn Waterway, a National Historic Site considered to be one of the world's premier cruising grounds. Where there's boating, there's also water skiing, wakeboarding, kayaking and standup paddle boarding.

#### TEN REASONS TO LIVE HERE

1. All of Nature is your playground
2. Artful architecture that defines up-country living
3. A working farm for the residents of Braestone
4. Neighbours who share your love of the land
5. Braestone's Remarkables (on-site amenities)
6. Country traditions your family will treasure
7. From hills to valleys, meadows to ponds, 566 acres of diverse topography – 340 acres of it forever green
8. Three resorts just down the road and hundreds of other activities minutes away
9. The pleasures of a porch
10. Views, views, views wherever and whenever you look

## AREA MAP

### BRAESTONE PUBLIC SCHOOLS ZONES

- A** Guthrie Public School
- B** Orillia District Collegiate Vocational Institute
- C** Park Street Collegiate Institute

### BRAESTONE CATHOLIC SCHOOLS ZONES

- D** Notre Dame Catholic School
- E** Patrick Fogarty Secondary Catholic School

### AREA AMENITIES

- F** Lakehead University Orillia Campus
- G** Georgian College
- H** Royal Victoria Hospital/Orillia Soldiers' Memorial Hospital
- I** Horseshoe Resort
- J** Mount St. Louis Moonstone
- K** Snow Valley Ski Resort
- L** Settler's Ghost Golf Course
- M** Highlands Golf Course
- N** Valley Golf Course
- O** Mariposa Market Store
- P** Georgian Mall
- Q** Orillia Square Mall
- R** Couchiching Beach Park
- S** Bayview Memorial Park
- T** Wasaga Beach
- U** McCutcheon's Maple Syrup
- V** EGO's Garden Centre
- W** Lavender Hills Farm
- X** Timbersmith Log Homes
- Y** Lake Simcoe Regional Airport
- Z** Hardwood Hills Ski & Bike

--- Ganaraska Trail











BRAESTONE REMARKABLES



## on-site amenities like no other



*We looked to the landscape for inspiration and created our very own “Remarkables” for Braestone – life-enriching amenities that will foster a richer, deeper connection with the land and a more substantive lifestyle for residents of all ages.*

Born of the land, Braestone’s Remarkables are simple and timeless amenities that have grown naturally out of the community’s own unique and magnificent landscape. Horseback riding, Nordic skiing, maple sugar tapping and orchard and berry picking are just some of the many remarkable experiences homeowners will enjoy living here.

There are literally dozens of Remarkables that differentiate and define Braestone at a highly emotional level. Purity and simplicity and their importance to life in a world that threatens to overwhelm us are articulated in the experience of pond-skating or sliding down an eighth-of-a-mile toboggan hill, walking waist-deep in a field of flowers to the treehouse or watching the sun set and the stars shine atop the observatory hill called Starfall. “Simplicity is the ultimate sophistication” said Da Vinci and residents of Braestone will appreciate the nuances of this adage as they experience Braestone’s Remarkables firsthand.





## BRAESTONE'S REMARKABLES

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### N° 1 – STARFALL

*braestone's hilltop observatory*

High on the ridge with a commanding view of Braestone and beyond is the hilltop observatory known as Starfall. It's a place where you can almost touch the moon. Where the starry night sky is darker and fuller than you've ever seen before. Where residents will enjoy omnipresent views of meteor showers, passing satellites and, from time to time, the celestial spectacle known as the Northern Lights. By design, Braestone's International Dark Sky Lighting Standards will minimize light pollution and maximize your views of eternity.



### N° 2 – THE PUMPKIN PATCH



### N° 3 – THE PADDOCKS



### N° 4 – THE TRAILS

*happy trails*

Truly experiencing the picturesque countryside of the Braestone community is felt most powerfully when on foot and bike, skis or skates. It's the touch of the ground, feeling close to the land. At Braestone, an extensive trail system will wind through forests, along streams, beside ponds - tracing the natural topography, skirting our farm's pasture and joining neighbourhoods. Once complete, soft trails will be the preferred avenue for neighbours to visit each other. Children can skip and run on the many kilometers of trails, collect autumn leaves by the pathside and take them home to be pressed. The trails of Braestone will be truly remarkable.



### N° 5 – ARTFUL ARCHITECTURE

*down home, upcountry*

In addition to its eco-sensitive plan, Braestone will be known for its artful architecture – a simple yet strikingly modern interpretation of country style influenced by the farmhouses, barns and sheds of the Oro-Medonte region. Each homestead's interior details are a tribute to Braestone's more refined lifestyle with each room and corridor contributing to a sense of warmth and spaciousness, but with evocative twists like walk-in pantries, reading nooks, boot rooms and more.



### N° 6 – THE APIARY (HONEY HUT)





#### N° 7 – THE SUGAR SHACK

*“ahhh sugar, sugar...”*

Braestone is remarkably fortunate in so many ways and one of them is the large number of sap-producing maple trees on the property. As one of our many Remarkables, Braestone will incorporate a charming Sugar Shack for the community and homeowners to learn about and participate in the age-old practice of tapping maple trees and boiling the sap to make maple syrup. In years to come, residents of Braestone can gather together at the Sugar Shack when the sap begins to run and enjoy their very own pure Braestone maple syrup.



#### N° 8 – THE NATURE PRESERVE



#### N° 9 – THE ORCHARDS



#### N° 10 – THE SKATING POND

*switching to glide*

This is Braestone, where the landscape itself has gifted residents with an abundance of Remarkables like The Skating Pond. This one of three crystal-clear, aquifer-fed ponds nestled in the heart of our inspiring community will be a four season source of joy. All winter long, The Skating Pond will come alive with the sound of blades carving across the frozen ice. Games of pickup hockey will be played 'til the last light of day and first time figure skaters will learn their cross-cuts and figure eights. In summer, the fish-stocked waters will be a magnet for family fly-fishing experiences and tadpole collecting. The Skating Pond is another remarkable reason to call Braestone home.



#### N° 11– THE TOBOGGAN HILL

*laughing all the way*

Topography has been a driving factor in the planning of Braestone; in particular the large hill, or 'brae' in Scottish, that dominates the site. It has helped to shape the neighbourhoods with their own distinctive characteristics. But more importantly, it has gifted to residents another of the Braestone Remarkables; their very own Toboggan Hill. In the spirit of the land and the simple pleasures we gain from our connection to it, pride of place belongs to our Toboggan Hill that will be the scene of laughter and rosey cheeks for all the Braestone families who will revel in snowy days spent together.



#### N° 12 – FIELD OF DREAMS



### N° 13 – A CHRISTMAS TREE FARM

#### *O Christmas Tree*

The land that makes up Braestone is a fertile and gentle place, perfect for growing families and ideal for growing Christmas trees. Among the many heartfelt experiences to be discovered here, Braestone will dedicate lands to its very own Christmas tree farm. Year after year, the fortunate families who live here can experience the joy of trampling through the snow on a search for the perfect tree – in your own back yard. After you cut your tree, you can head for the warmth of home, carving sweeping trails through the snow as you pull it homewards. Once inside, you and your family can trim your tree with decorations you have been collecting over the years. Growing family traditions of the heart is all part of the remarkable way of life at Braestone.









## BRAESTONE REMARKABLES CONT.



### N° 14 – BRAESTONE FARM

*an authentically country experience*

Upon entering Braestone's stone gate entrance, residents will pass by Braestone's own working farm. On 108 of our 566 acres horses will graze, crops will be grown, and a number of our Remarkables will come to life including a fruit orchard and berry patch. Here, families will have an opportunity to experience first-hand a vanishing way of life in Ontario. The Farm's caretakers will produce honey, maple syrup, jams and more. Braestone Farm's efforts to promote artisan farming in the area will protect the natural beauty of the rural landscape, provide healthy food for our community and expose residents, their families and their circle of friends to the natural cycles of the land, from planting through cultivation to harvesting.



### N° 15 – THE RED PINE FOREST



### N° 16 – THE TREE HOUSE



### N° 17 – THE BERRY PATCH

*reviving a country tradition*

Celebrating its roots in the Horseshoe Valley where a proud tradition of farming and self-sufficiency built deep connections to the land, Braestone will feature its very own berry patch as another Remarkable for its residents to enjoy. Berries grown here will include raspberries, strawberries, blueberries and gooseberries. Harvest will once again be a time of enjoyment for families as we revive a timeless country tradition – summer berry picking. A favourite annual pastime, berry picking has been the centre point of annual summer harvests in rural communities for centuries.



### N° 18 – GAS-FIRED LANTERNS

*let there be light*

Braestone is rich in details that will make its features and finishes truly unique. As part of its artful architecture, this community will feature gas-fired lanterns on every home. The ambience they'll create will truly differentiate the homes and streetscapes at Braestone, and provide a consistent and homogenous exterior lighting treatment for the community. The soft, flickering light will warmly greet visitors approaching the front of each home's porch, and reinforce a near-vanished way of life that is both historic and in-the-moment.



### N° 19 – YOUNGSTER'S CAMP SITE





## LAVENDER HILLS FARM



# 5,000,000 BEES CALL LAVENDER HILLS FARM HOME

Located on 25 acres just minutes from Braestone, Lavender Hills Farm is a local producer of honey, cosmetics, candles and soaps. Committed to producing the highest quality products for the local market, Tom Morrissey and Tina-May Luker sell exclusively at farmers' markets in Barrie, Gravenhurst, Orillia and Oro-Medonte.

[WWW.LAVENDERHILLSFARM.CA](http://WWW.LAVENDERHILLSFARM.CA) | WARMINSTER ROAD, ORILLIA, ONTARIO



ARTFUL ARCHITECTURE

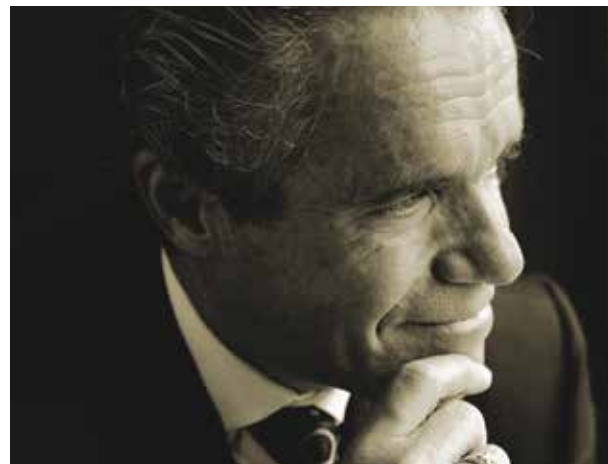


# architecture embraced by time and place



*Inspiration awakened by the perfect setting and the ideal moment.*

When designing the residences of Braestone, the goal was to create a distinctive and timeless architectural style, one that combined the elements of early Oro-Medonte farmhouses, barns and sheds but in a more modern and eco-friendly interpretation. To achieve this, William Hicks of Hicks Partners, the architect behind Braestone, was sought out for his renowned architectural expertise. Having been responsible for some of Canada's most distinguished and recognizable projects, Mr. Hicks and his award-winning reputation for creating thoughtful spaces that convey a sense of place and belonging was the obvious choice. The result is a series of inspiring homes that are sophisticated in appearance, yet simple in detail. Timeless and appropriate to its surroundings, Braestone's architectural style will also be immediately recognizable for its truly differentiating aspects.



*William Hicks of Hicks Partners*



Firstly, Braestone's bungalow and two-storey models were purposefully designed so when these individual homes are viewed as a collection, rooflines will balance one another, setbacks will provide a high degree of privacy and the visual mass of each home will complement the home to either side.

Secondly, the use of traditional pitched rooflines and extra deep soffits, integrated with generous porches and lit by authentic gas-burning lanterns will create truly charming elevations and inviting streetscapes.

Thirdly, the artful positioning of coach houses as a detached option accentuates the home versus the automobile. The detached coach house, which can be finished with a second storey to increase living space, also enhances privacy to the backyard by creating a courtyard for outdoor entertaining. Detached coach houses allow for more natural light in the home with windows along all four exterior walls, much wider floor plates and central staircase placement for more openness on all floors.

*Braestone's architectural style is a form of "continuation architecture", where floor plans are designed with principal living spaces at the core and plan variations that include additional rooms connected to it.*







## CRAFTED THE OLD WORLD WAY

Timbersmith is a proud family-operated timber frame and log building company with offices in Craighurst, Ontario and on Vancouver Island, British Columbia. For the past 35 years, Timbersmith has designed and built the finest quality hand-crafted timber frame and log buildings in the world, including Braestone's Discovery Centre.

**Visit [timbersmith.ca](http://timbersmith.ca) to view our online portfolio.**

**2245 HORSESHOE VALLEY ROAD, CRAIGHURST, ONTARIO L4M 4Y8 | (705) 241-4352**

# THE BRAESTONE COLOUR PALETTE

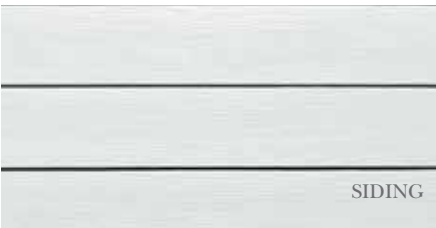





Paint colours by

## RALPH LAUREN

*Consistent with the country character of Braestone, our homes feature a classic exterior and interior paint palette similar to Ralph Lauren’s “Thoroughbred” colours. This country aesthetic draws from the richness of colors found in nature – from the taupes of freshly cut hay, the sand colours of the banks of the pond and the warm grays of fieldstone. Through the years, these colours were translated into the textiles, painted furniture and decorative arts of 18th and 19th rural life. It creates a country formal but lived-in look.*




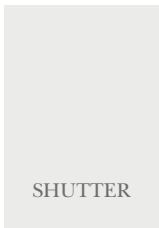




COLOUR PALETTE 1A

 SIDING		 SHUTTER	
 FRONT DOOR	 TRIM	 WINDOW	 SHINGLE



COLOUR PALETTE 1B

 SIDING		 SHUTTER	
 FRONT DOOR	 TRIM	 WINDOW	 SHINGLE

COLOUR PALETTE 2A

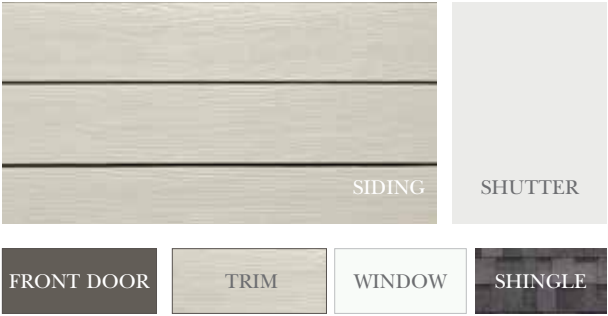
 SIDING		 SHUTTER	
 FRONT DOOR	 TRIM	 WINDOW	 SHINGLE

COLOUR PALETTE 2B

 SIDING		 SHUTTER	
 FRONT DOOR	 TRIM	 WINDOW	 SHINGLE



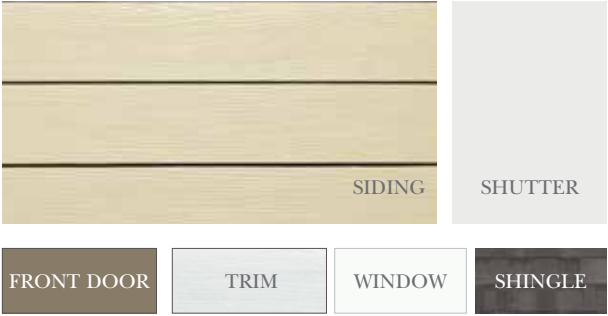
COLOUR PALETTE 3A



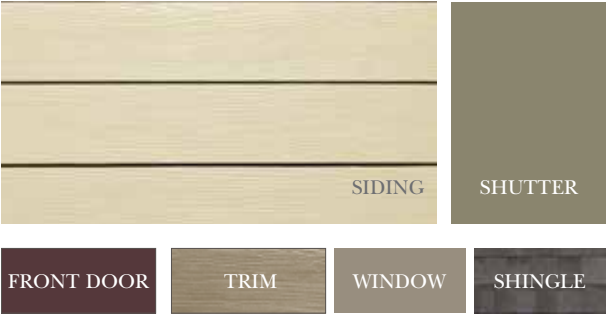
COLOUR PALETTE 3B



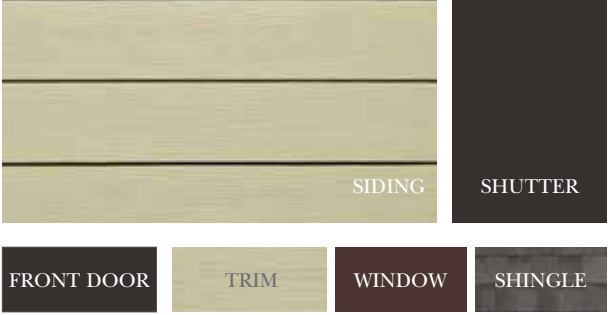
COLOUR PALETTE 4A



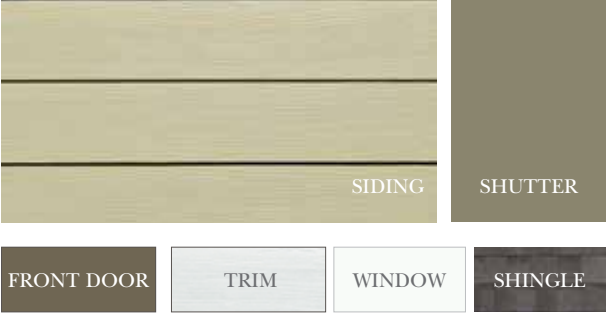
COLOUR PALETTE 4B



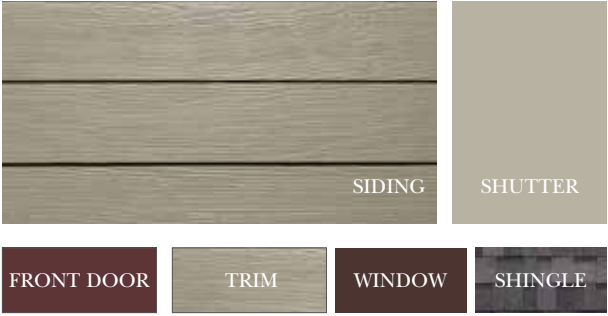
COLOUR PALETTE 5A



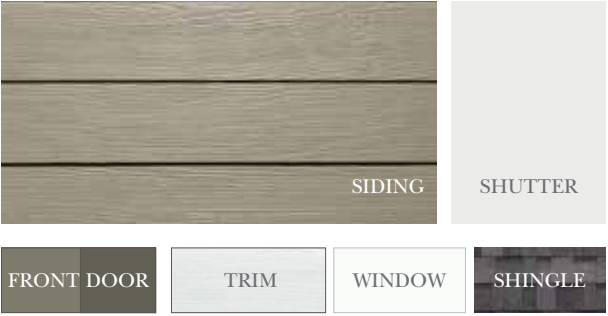
COLOUR PALETTE 5B



COLOUR PALETTE 6A



COLOUR PALETTE 6B





THE MODELS

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# down home, up country.



*Influenced by the farmhouses, barns and sheds of the Oro-Medonte region, the residences of Braestone are thoroughly contemporary and infinitely appealing.*

The community of Braestone boasts a thoughtful collection of home styles including bungalows, bungalows with loft options, and two-storey plans.

As an extension of the architectural concept, the home design names were inspired by some of the most recognizable equestrian breeds which include The Thoroughbred, The Morgan, The Clydesdale, The Oldenburg and The Belgian.

In addition to their design and craftsmanship, the residences of Braestone will long be admired for their relationship to their natural setting. Each home will be sited to optimize views, capture the sun and provide visual interest to the community. Architectural guidelines and controls will be implemented so that the

exterior detailing of each home, no matter its size or individual style, will be complementary to its neighbour and remain consistent and of the level of quality befitting a community of this high caliber.

When Braestone is complete, it will more authentically represent country estate living than any other community in Oro-Medonte.

# THE MODELS

*Braestone currently offers the following six model families ranging from bungalows, bugalows with loft option, two-storey designs and optional finished coach houses. For elevation options and detailed floor plans, please refer to Braestone's Floorplan Book.*

PAGE N° 48

## THE CUMBERLAND FAMILY

- 2 Bedroom Bungalow - A | 1,120square feet
- 2 Bedroom Bungalow - B | 1,403 square feet
- 3 Bedroom Bungalow | 1,600 square feet



PAGE N° 49

## THE CLYDESDALE FAMILY

- 2 Bedroom Bungalow | 1,529 square feet
- 3 Bedroom Bungalow | 1,928 square feet
- 4 Bedroom Bungalow | 1,977 square feet

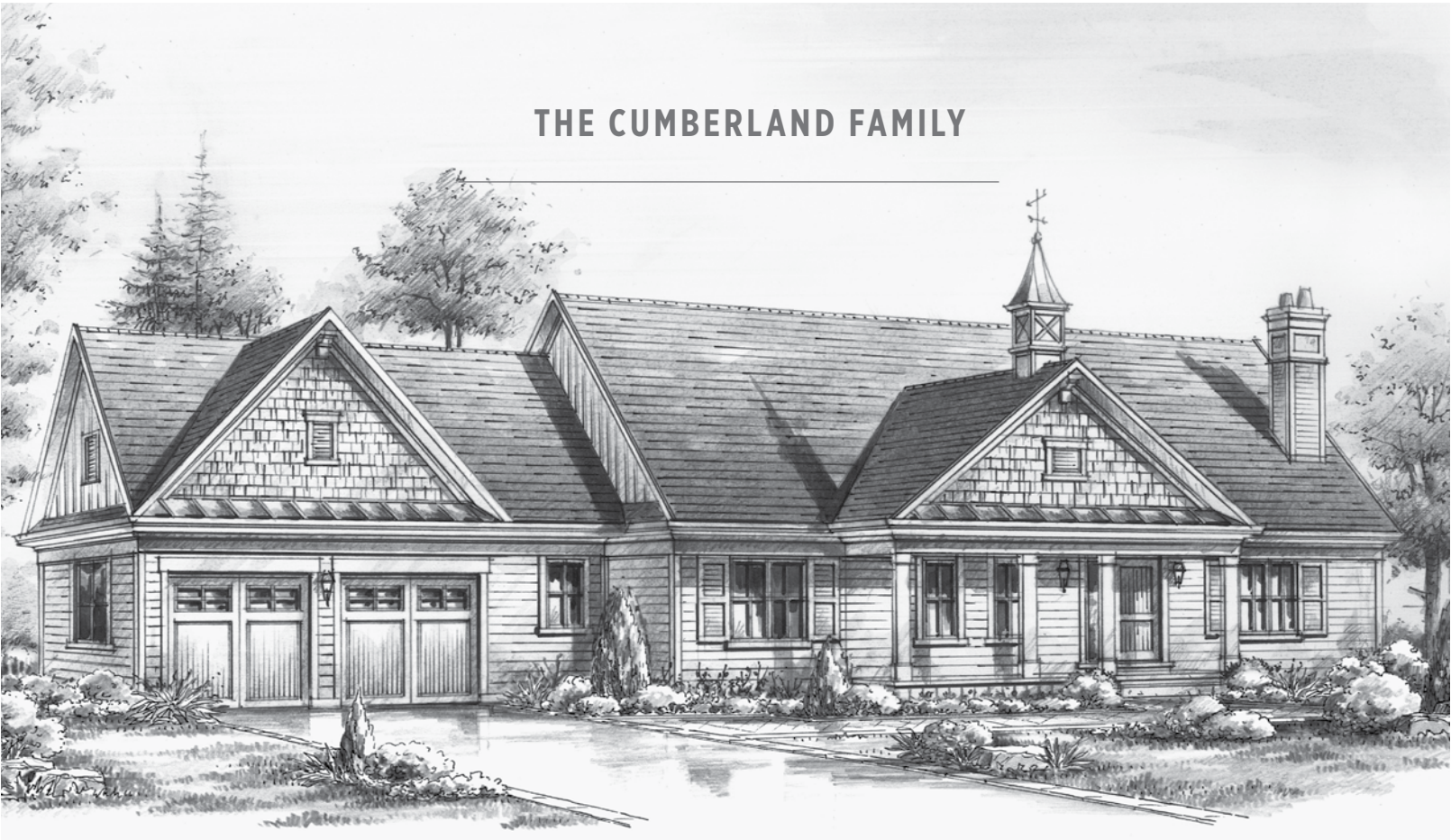




**THE BELGIAN FAMILY***2 Bedroom Bungalow | 1,670 square feet**3 Bedroom Bungalow | 2,111 square feet**4 Bedroom Bungalow | 2,171 square feet***THE THOROUGHbred FAMILY***2 Bedroom Bungalow | 1,687 square feet**3 Bedroom Bungalow | 2,398 square feet**4 Bedroom Two-Storey | 2,720 square feet***THE OLDENBURG FAMILY***3 Bedroom Two-Storey | 2,760 square feet**3 Bedroom Two-Storey | 2,848 square feet**4 Bedroom Two-Storey | 3,001 square feet**4 Bedroom Two-Storey | 3,235 / 3,232 square feet***THE MORGAN FAMILY***2 Bedroom Bungalow | 1,715 square feet**3 Bedroom Bungalow | 2,033 square feet**For complete floorplans please refer to Braestone's Floorplan Book.*

Areas, materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. Elevations featured contain standard and upgrade options. E. & O.E.

# THE CUMBERLAND FAMILY



## THE CUMBERLAND | 3 BEDROOM BUNGALOW

1,600 square feet



### 2 BEDROOM BUNGALOW - A

1,120 square feet



### 2 BEDROOM BUNGALOW - B

1,403 square feet

MODEL	RESIDENCE (ELEV. A/B)	OPT. LOFT		OPT. FINISHED COACH HOUSE		PORCHES	
	SQ. FT.	ELEV. A	ELEV. B	ELEV. A	ELEV. B	ELEV. A	ELEV. B
2 Bedroom Bungalow - A	1,120	—	—			177	247
2 Bedroom Bungalow - B	1,403	—	—			160	160
3 Bedroom Bungalow	1,600	—	—			206	206

For complete floorplans please refer to Braestone's Floorplan Book.

Areas, materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. Elevations featured contain standard and upgrade options. E. & O.E.



# THE CLYDESDALE FAMILY



## THE CLYDESDALE | 4 BEDROOM BUNGALOW

1,977 square feet



### 2 BEDROOM BUNGALOW

1,529 square feet



### 3 BEDROOM BUNGALOW

1,928 square feet

MODEL	RESIDENCE (ELEV. A/B)	OPT. LOFT		OPT. FINISHED COACH HOUSE		PORCHES	
	SQ. FT.	ELEV. A	ELEV. B	ELEV. A	ELEV. B	ELEV. A	ELEV. B
2 Bedroom Bungalow	1,529	—	—	384	381	193	123
3 Bedroom Bungalow	1,928	—	—	350	409	121	310
4 Bedroom Bungalow	1,977	457	427	409	409	297	256

For complete floorplans please refer to Braestone's Floorplan Book.

Areas, materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. Elevations featured contain standard and upgrade options. E. & O.E.



# THE BELGIAN FAMILY

**THE BELGIAN | 4 BEDROOM BUNGALOW**  
*2,171 square feet*



**2 BEDROOM BUNGALOW**  
*1,670 square feet*



**3 BEDROOM BUNGALOW**  
*2,111 square feet*

MODEL	RESIDENCE (ELEV. A/B)	OPT. LOFT		OPT. FINISHED COACH HOUSE		PORCHES	
	SQ. FT.	ELEV. A	ELEV. B	ELEV. A	ELEV. B	ELEV. A	ELEV. B
2 Bedroom Bungalow	1,670	—	—	423	409	129	184
3 Bedroom Bungalow	2,111	—	—	381	409	199	199
4 Bedroom Bungalow	2,171	—	—	350	384	128	128

*For complete floorplans please refer to Braestone's Floorplan Book.*

Areas, materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. Elevations featured contain standard and upgrade options. E. & O.E.



# THE THOROUGHBRED FAMILY



**THE THOROUGHBRED | 4 BEDROOM BUNGALOW**  
*2,720 square feet*



**2 BEDROOM BUNGALOW**  
*1,687 square feet*

**3 BEDROOM TWO-STOREY**  
*2,398 square feet*

MODEL	RESIDENCE (ELEV. A/B)	OPT. LOFT		OPT. FINISHED COACH HOUSE		PORCHES	
	SQ. FT.	ELEV. A	ELEV. B	ELEV. A	ELEV. B	ELEV. A	ELEV. B
2 Bedroom Bungalow	1,687	—	—	409	350	225	92
3 Bedroom Two-Storey	2,398	—	—	350	350	318	274
4 Bedroom Two-Storey	2,720	—	—	409	384	318	318

*For complete floorplans please refer to Braestone's Floorplan Book.*

Areas, materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. Elevations featured contain standard and upgrade options. E. & O.E.

# THE OLDENBURG FAMILY



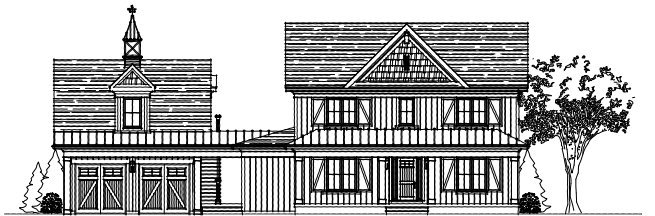
**THE OLDENBURG | 4 BEDROOM BUNGALOW**  
*3,235 / 3,232 square feet*



**3 BEDROOM TWO-STOREY**  
*2,848 square feet*



**3 BEDROOM TWO-STOREY**  
*2,760 square feet*



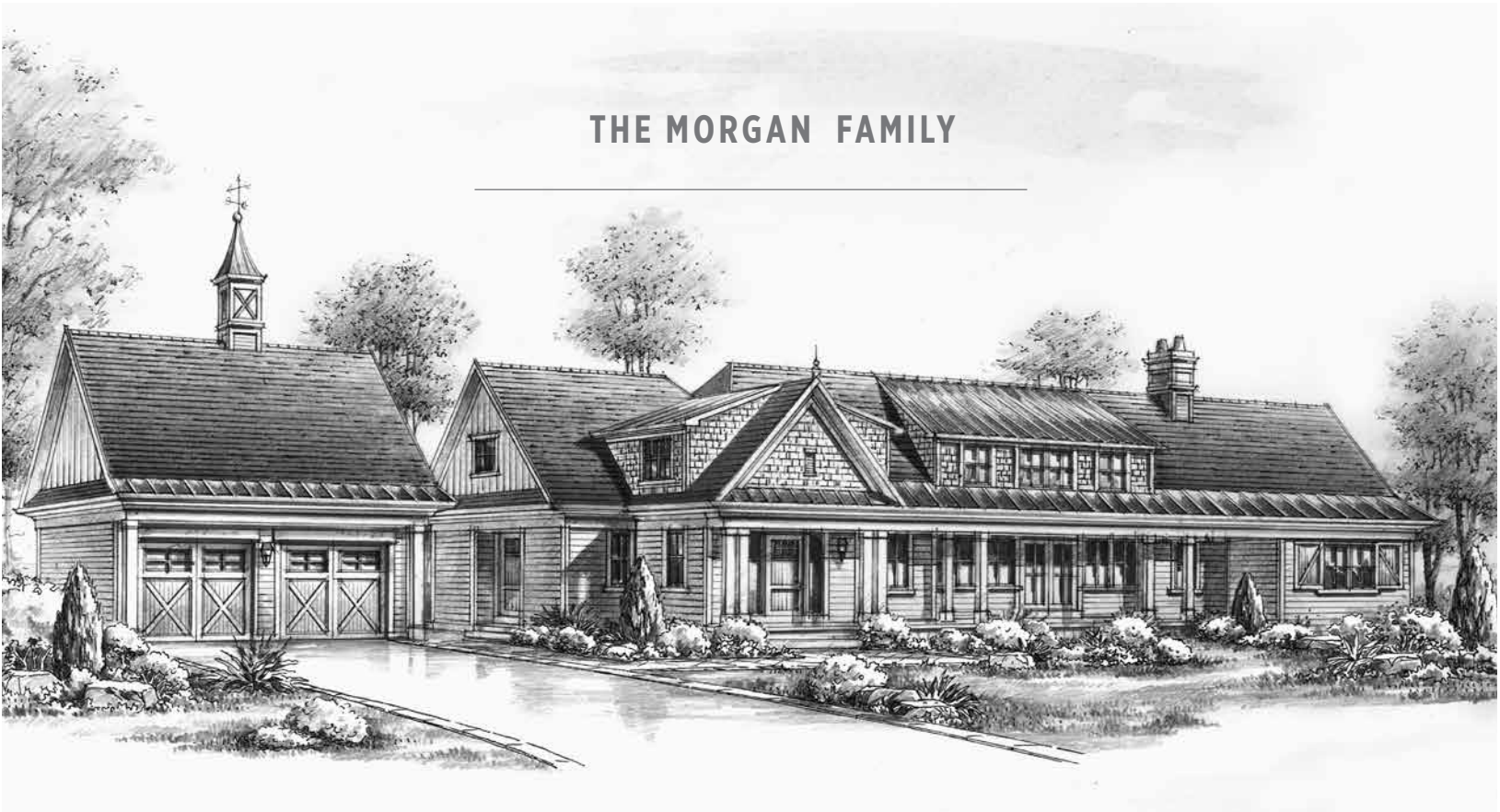
**4 BEDROOM TWO-STOREY**  
*3,001 square feet*

MODEL	RESIDENCE (ELEV. A/B)	OPT. LOFT		OPT. FINISHED COACH HOUSE		PORCHES	
	SQ. FT.	ELEV. A	ELEV. B	ELEV. A	ELEV. B	ELEV. A	ELEV. B
3 Bedroom Two-Storey	2,760	–	–	409	384	270	270
3 Bedroom Two-Storey	2,848	–	–	423	381	519	270
4 Bedroom Two-Storey	3,001	–	–	350	409	270	112
4 Bedroom Two-Storey	3,235 / 3,232	–	–	384	350	276	196

*For complete floorplans please refer to Braestone's Floorplan Book.*

Areas, materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. Elevations featured contain standard and upgrade options. E. & O.E.





# THE MORGAN FAMILY

## THE MORGAN | 3 BEDROOM BUNGALOW

2,033 square feet



## 2 BEDROOM BUNGALOW

1,715 square feet

MODEL	RESIDENCE (ELEV. A/B)	OPT. LOFT		OPT. FINISHED COACH HOUSE		PORCHES	
	SQ. FT.	ELEV. A	ELEV. B	ELEV. A	ELEV. B	ELEV. A	ELEV. B
2 Bedroom Bungalow	1,715	757	–	–	–	467	333
3 Bedroom Bungalow	2,033	625	616	–	–	423	225

*For complete floorplans please refer to Braestone's Floorplan Book.*

Areas, materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept. Elevations featured contain standard and upgrade options. E. & O.E.



## FEATURES AND FINISHES

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### EXTERIOR

- Architecturally designed by renowned Canadian architect William Hicks
- Architectural details include porches, cupolas, finials, dormers, entry and transom sidelights, steep roof pitches and gas-fired copper coach lanterns\*
- Municipal services include water, natural gas, hydro, cable and telecommunication connections
- Private individual septic systems
- Fully sodded front yards and partially sodded side and rear yards. Front landscaping includes a concrete paver walkway and steps. Each lot will have a tree(s) planted in the front yard as per plan
- Granular, crushed stone driveways
- Maintenance-free, 30-year warranty, Hardie Board™ siding, shakes and trims in colours from builder's samples as per elevations
- Architectural double laminated fiberglass shingles on ½" plywood sheathing
- Aluminum soffits, fascia, eaves trough and downspouts
- Colour coordinated vinyl thermal pane casement windows with internal grills on upper floors \*
- Poured concrete foundation wall protected with heavy-weight tar damp proofing and wrapped with high quality drainage membrane to protect from water penetration
- Large lower level sliding egress windows \*
- Architecturally designed porch columns, railings and stairs \*
- Large double-car coach houses with optional living area above
- Two carriage-style, oversized 8' by 8' molded sectional rollup garage doors installed with heavy-duty springs and rust resistant hardware with operator rough in
- Insulated metal front entry door(s) with inset glass and/or glass sidelights and transoms \* with grip set and deadbolt lock
- Glass paneled terrace doors in eating and living areas \*
- Electronically ignited gas-fired copper coach lantern(s) on front elevations \*
- Two exterior freeze-resistant water taps
- Two exterior weatherproof ground fault protected electrical outlets

### INTERIOR

- Superior Edge Gold™ ¾" tongue-and-groove engineered wood sub-floor system to minimize warping and squeaking, fastened with glue and screws
- Premium 2' x 6' exterior wall studs with R24 insulation.
- Vaulted ceilings in great rooms where indicated and 9' ceilings elsewhere on main floor, 8' ceilings on second and lower levels
- Trimmed archways throughout where applicable\*
- Oak stair treads and handrails with 4 ½" newel posts, with painted stair risers and pickets on staircases to upper level
- 5 ½" contemporary beveled baseboards with matching 2 ¾" casing
- Safe 'n Sound™ smooth finish, solid-core passage doors with three hinges, two panels, superior sound dampening and 20 minute fire protection
- Satin nickel interior lever hardware
- Direct vent, 35" gas fireplace featuring craftsman style painted wood surround and remote wall switch
- Quality primer and low VOC paint on all interior walls, doors and trim
- Smooth finish ceilings in all areas

### FLOOR FINISHES

- Porcelain tile flooring in foyer, bathrooms, and laundry/mudroom
- Choice of cut pile or textured loop carpet with high quality 6lb. and 10mm dense under-pad in upper hallway(s), bedrooms and closets
- Choice of high quality 5" wide maple or oak engineered wood plank flooring in a range of colour samples in the main hall, great room, dining room and kitchen areas

### KITCHEN FEATURES

- Custom designed Raywal™ kitchen cabinetry with 39" upper cabinets offered in a variety of finishes, styles and colours from builders samples
- Large islands with seating \*
- Dedicated pantry areas \*
- Granite countertops with ceramic tile backsplashes
- Double under mount stainless steel sink with single lever Kohler faucet and pull down vegetable spray
- 20 Amp counter level outlets for kitchen appliances
- Dishwasher space provided with electrical and plumbing rough-in
- Range hood with exterior venting provided



#### BATHROOM FINISHES

- Quality Raywal™ vanity cabinetry with laminate countertops and drop-in porcelain sinks in all bathrooms
- Pedestal sink or vanities in powder rooms\*
- Two-handle Kohler faucets in all bathrooms in polished chrome
- Master bathroom has island-style soaker tub and separate ceramic tile enclosed shower with glass shower door, recessed overhead light and scald-resistant shower valve
- Ducted Heat Recovery Ventilator (HRV) with individual wall timers for efficient exhausting of stale air and scheduled fresh air exchanges
- Mirrors over vanities with decorative lights included
- Polished chrome bathroom accessories to include towel bar and/or towel ring and toilet tissue holder

#### LIGHTING AND WIRING

- 100 amp electrical service, circuit breaker panel and copper wiring throughout
- Eight (8) recessed pot lights included in kitchen area
- White decora switches and receptacles throughout
- Heavy-duty wiring and receptacle for clothes dryer and stove
- Light fixtures in all rooms with capped ceiling outlet over dining area
- Bell chime at front door
- Smoke detectors in all bedrooms and combination smoke / CO detectors in common areas
- Thermostat wiring for furnace and air conditioner
- Seasonal exterior soffit receptacle with interior switching

#### ENERGY RELATED

- R50 attic insulation, R31 in vaulted ceilings, R24 wall insulation above grade and R13 wall insulation below grade. Spray foam insulation for coach house ceilings below living spaces
- Low E<sup>2</sup> argon gas-filled windows
- Windows and entrance doors insulated with foam between frames to minimize air infiltration
- Two-stage, forced-air, high-efficiency natural gas furnace
- High-efficiency gas-fired hot water heater on rental basis
- HRV with exhaust air feature
- Energy-efficient water saving shower heads and toilet tanks

#### LAUNDRY / MUDROOM

- Heavy-duty electrical outlets for washer and dryer with exterior venting for dryer
- Drain and water connections for washer
- Laundry tub as indicated in drawings

#### TECHNOLOGY

- Pre-wired with latest technology cabling including wide-bandwidth video and high-speed data
- Choice of eight (8) locations for telephone or cable TV/ internet outlets

#### ROUGH-INS FOR FUTURE

- Ducting sized for future central air conditioning
- Rough-in 3 piece bathroom in lower level (\*)
- Central Vacuum roughed in on finished levels, at least one per floor

#### TARION NEW HOME WARRANTY PROGRAM

- All homes will be enrolled in and protected by the Tarion New Home Warranty Program
- 7 years on major structural defects
- 2 years on plumbing electrical and heating systems
- 2 years on building envelope
- 1 year on defects and workmanship
- Purchaser agrees to pay the Tarion warranty enrollment fee on closing, as an adjustment

#### NOTE:

\* As per drawings. Specifications are subject to change without notice.

1. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.
2. Granite and wood are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variations.
3. If the Dwelling is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least ten (10) days prior to notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.
4. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
5. Any references to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model.
6. All dimensions, if any, are approximate.
7. All specifications and materials are subject to change without notice.
8. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
9. Errors and omissions excepted (E&OE)





BRAESTONE FARM

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# a working farm for the residents of Braestone



*Making a near vanishing way of life available  
for Braestone residents to experience.*

Upon entering Braestone's stone gate entrance, residents will pass by the fields and pastures of Braestone's own working farm. On 108 of our 566 acres horses will graze, crops will be grown, Christmas trees will be harvested for the holiday season and a number of our Remarkables will come to life including a fruit orchard and berry patch. Here, families will have an opportunity to experience first-hand a historic way of life in Ontario. The Farm's caretakers will produce honey, maple syrup, jams and more. Braestone Farm's efforts to promote artisan farming in the area will protect the natural beauty of the rural landscape, provide healthy food for our community and expose residents, their families and their circle of friends to the natural cycles of the land, from planting through cultivation to harvesting.

The farm itself defines the very character of Braestone. Its buildings, fences, ponds, gardens, fields and crops are daily visual reminders of the property's heritage. The community's street names are also the names of the breeds of "heavy horses" that were used to work the land

at Braestone and other mixed-use farms throughout Oro-Medonte. Belgians (one of the street names) are among the strongest of the heavy horses and, true to that category of horses, can weigh 2,000 pounds or more. Georgian Grandes, a cross between the American Saddlebred and the Friesian, were bred for strenuous equestrian and driving purposes – driving being a reference to pulling sleighs and carriages. The horses you see in the paddocks and fields of Braestone are either owned by residents of Braestone or neighbours in the immediate area and rather than being workhorses are used primarily for trail riding.

Living at Braestone is utter quiet at night and a pitch-dark sky ablaze with stars. It's the sound of frogs coming from one of the farm's ponds and the birdcall of the house wrens visiting your backyard feeder. It's long walks or horseback rides along the trails maintained as part of Braestone's long-term forest management policies. Country life is a long run along the rural roads and side-roads that crisscross Oro-Medonte.

Living life in the country is a 24/7 course in botany, biology and agronomy. It's recognizing that in the country the sun shines brighter, the air smells fresher, the water is purer. It's a physical sense of ease and peace. This relationship with the land is what life was circa-1900 for over 90 percent of Canada's population and what many imagine life should still be.



On The Farm:

- |               |                         |
|---------------|-------------------------|
| Corn          | Grape Vineyard          |
| Raspberries   | Pumpkin Patch           |
| Strawberries  | Christmas tree farm     |
| Blueberries   | Apiary                  |
| Gooseberries  | Sugar Shack             |
| Apple Orchard | Soya bean and hay crops |
| Pear Orchard  | Paddocks                |
| Cherry Trees  |                         |





*An authentically country experience*

Nothing symbolizes Canada more than the Maple Leaf and the ambrosia that flows every spring from maple tree trunks across our great land. A Braestone tradition has begun with the first batch of maple syrup already bottled and ready for pancakes, flapjacks and waffles.





#### HOW TO MAKE MAPLE SYRUP

In March, maple sap is transformed into maple syrup in a sugarhouse, or “sugar shack”, which at Braestone is located on Braestone Farm. In Oro-Medonte, maple syrup making is a 200-year old tradition. The finest syrup can only be made from fresh, clean sap that must be transformed into syrup the same day it is gathered. The art of sugaring is centered on the evaporator, a large metal pan which, fired by wood, oil or gas, heats the sap until it boils, sending billows of steam up through the vent or cupola at the top of the sugarhouse. From the time the maple water is poured into the evaporator to the time it turns into syrup, it undergoes a complex chain of chemical reactions, which produce the characteristically “maple” colour and flavour.

At sea level, the correct temperature for evaporation to occur is 104°C. There is, on average, 40:1 ratio when it comes to maple syrup. Around 40 litres of maple water (another name for sap) must be evaporated to produce 1 litre of syrup.



# Producing World Champion Maple Syrup

*since 1972*

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McCutcheon's is a friendly, family-run farm committed to perfecting the art of maple syrup making. Taste the result of over 40 years of experience from this renowned Royal Winter Fair ribbon holder, two-time winner of the World Championship trophy and Master Sugar Maker for Braestone Farm. McCutcheon's Pure Maple Syrup contains no additives or preservatives and is 100% organic... naturally.





## FRIENDS OF THE FARM

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*This is a select group of people, all of whom share the vision for Braestone with all of them now bringing Braestone's story to life. From a celebrity chef to an organic farmer, a storyteller to a beekeeper, these Friends contribute their time and expertise to make Braestone a remarkable place to live.*



**KRISTIN EGO AND GARY MacPHAIL**  
**THE AGRICULTURISTS**

As horticulturalist and nurseryman, Kristin and Gary carry on a family tradition of growing beautiful plants for gardens and producing fresh, locally grown fruits and vegetables at Ego's Nurseries. Kristin's family has farmed in the area for generations. Their greenhouse, nursery and seasonal farm market on Horseshoe Valley Road, opposite Braestone, was started by Kristin's parents in 1975 and has been a supplier of plants, fruits and vegetables for Braestone Farm.



**KEN McCUTCHEON**  
**THE MASTER SUGARMAKER**

Ken McCutcheon, a Master Sugar Maker, is the Founder of McCutcheon's Maple Syrup, a family-run farm located in picturesque Medonte Township. Founded in 1972, McCutcheon's is now proudly in it's 40th year of perfecting this uniquely Canadian tradition. His artful maple syrup and sugar concoctions continue to win provincial, national and global awards, including a World Championship trophy and his expertise is behind (and in) every bottle of Braestone Farm Maple Syrup.



**ORLAND AYERS**  
**THE FARMER**

A lifelong local resident of the area, Orland has farmed the Braestone land for many years. He is pleased to be our resident expert and will be kept busy farming 50 acres of Braestone Farm with a myriad of crops including soybeans and hay.





**TOM MORRISEY**  
**THE BEEKEEPER**

Tom's Lavender Hills Farm located on 25-acres just outside of Orillia is a local producer of award-winning honeys, honeycomb, handcrafted cosmetics, candles and soaps. In addition to existing hardwood and softwood forests, Tom has also created a tall-grass, wildflower prairie as a valuable resource for the farm's bees and other pollinators. More than five million bees populate Tom's seven bee yards in central Ontario. Braestone is thrilled to have Tom set up our bee apiary and keep a fatherly eye on things.



**MAX WALKER**  
**THE TIMBERSMITH**

Timbersmith was founded in British Columbia over 35 years ago by Cliff Walker, later joined by his son Max. The company is renowned for building the finest quality and energy efficient timber frame and log buildings in Canada and around the world. Timebersmith has recently opened their second location on Horseshoe Valley Road and are proud of their custom crafted work on Braestone's Discovery Centre.



**STEPHANIE STONE**  
**THE EQUESTRIAN**

Stephanie began her horse career in show-jumping and has combined her love of the sport with her passion for architecture by planning, designing and overseeing the construction of equine facilities. Stephanie continues to advise Braestone on "horse culture" and how that translates into the design detailing of the paddocks, barns and distinctive fencing you see at Braestone.



**PAUL SMITH**  
**THE STORYTELLER**

Although Paul currently lives in Vancouver, he considers Orillia to be his hometown. Paul has researched and written the "future story" (vision) for many destination resorts and communities around the world including Blue Mountain and Tremblant as well as Braestone. Paul's father was the long-time MLA for Simcoe East and the founder of CFOR, the call letters of Orillia's original radio station.



**TRISH MAGWOOD**  
**THE GASTRONOME**

Trish is a successful food entrepreneur, business owner, teacher, consultant chef, award winning cookbook author (*Dish Entertains*, *In My Mother's Kitchen*), media personality and now app-creator (Trish's Kitchen). She revolutionized the notion of a food experience through her creative service company, dish cooking studio. Trish also created and hosted party dish - (Food Network Canada, Slice, Fine Living US) an entertaining lifestyle television show sharing her passion for food and entertaining. Try out the delicious recipes Trish has selected for us on page 70 to 75.

## *Fresh bounty*

Inspired by the Farm's bounty and her family's own recipes, Friend of The Farm gastronome, Trish Magwood, shares some of her easy and delicious recipes featured on pages 70 to 75.







*Pears from Braestone Farm's Orchard*



## THE TEAM

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## PULLING TOGETHER

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*What will become apparent as you read about the team behind this community is that each firm, in addition to Georgian International itself, was strongly committed to making the unique vision of Braestone a reality.*



### DEVELOPER

For nearly three decades, Barrie-based Georgian International has been a leader in the automotive retail and regional airline industries as well as a developer of imaginative, site-sensitive communities like Braestone. Georgian is widely recognized for its uncompromising commitment to excellence, to innovation and to the kind of attention-to-detail that is evident at Braestone. Their communities are a rewarding experience not just for the people who live in them but also for the Georgian team that envisions, plans, designs and builds them.



### ARCHITECT

William Hicks is known for his distinctive architecture and grew to prominence with his clubhouse designs and award-winning, finely detailed residences that reflect the individual character of their unique settings. Hicks Partners translates vision into three-dimensional reality and, as the firm has done at Braestone with their down-home up-country interpretation of rural Ontario, they succeed in capturing the unique sense of place of each community that their multi-talented team works on.



### LANDSCAPE ARCHITECT

Envision-Tatham Inc. provides services in site planning, landscape architecture, urban design, and arboriculture for clients across Ontario. Since its' founding in 2003, Envision-Tatham has established itself as one of Simcoe County's most respected landscape architectural practices. The firm has been responsible for contributing to the relaxed country ambiance of Braestone including the design of Starfall (the hilltop observatory), the stone-gated entranceway and the black-stained fence.



### ENVIRONMENTAL CONSULTANT

Founded in 1995, Azimuth Environmental Consulting offers clients like Braestone a diverse cross-section of environmental services. Among their many services are environmental planning and restoration, agriculture, hydrogeology, wildlife management practices, biology and botany – each of which has been key to Braestone's desire to preserve the original agriculture character of this unique community.



#### URBAN PLANNER

MHBC is a professional team of urban planners, designers and landscape architects. The synergies created among their five offices ensure that each project has a strong foundation and a strong identity. This multi-office approach also ensures that MHBC always remains relevant in terms of current and future policies and regulations as well as land-use trends. MHBC prides itself on keeping Braestone true to its original planning vision.



#### ENGINEERING CONSULTANT

This Collingwood-based firm is a Canadian, employee-owned engineering firm with branch offices in Bracebridge, Barrie and Orillia. CCTA has a team of over 75 employees including 26 professional engineers and 14 certified technologists. To residential development projects like Braestone, the firm brings knowledge, science, integrity and ingenuity. Through their solutions-driven approach, they have been instrumental in allowing Braestone to achieve a harmonious balance between nature and built-forms



#### INTERIOR DESIGN

Established in 2002 as interior design and space planning firm, their website says it all. "Design shapes us. Creativity distinguishes us. Problem-solving inspires us. Change motivates us. Environmental concerns ground us. And the journey excites us." For Anna Redman, Jo Watson and their team, Braestone is a reflection of that philosophy.

McOUAT | PARTNERSHIP

#### CREATIVE AGENCY

As Canada's leading real estate marketers, McOuat | Partnership has directed marketing for over 2,000 communities all over North America in the past forty years. Credited with helping make Toronto the most dynamic real estate development community in North America, the Partnership team set the policies, systems and standards most new home communities now employ. Integrated skills. Out of the box thinking. Award-winning design. And a broad base of experience in advertising, strategy, retail identity, packaging, events, signage, social media, web design and more.



#### STORYTELLER

For his entire professional life, Paul Smith has believed that "everything remarkable begins with a story" and he played a key role in helping Georgian International author the defining story of Braestone. Although he has worked out of Vancouver with globally recognized firms that include Intrawest on all seven continents, Braestone has special significance for Paul because his hometown is Orillia and because he has been a pioneer in the concept of "preservation development." Braestone is an example of that enlightened approach to protecting irreplaceable natural assets.









## RECIPES FROM TRISH

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*Trish Magwood, author of In My Mother's Kitchen, with her mother.*



## from our family to yours



*“My Mom and grandmother taught me the importance of the gathering, to love good food, to share it and to pass it on.”*

*- Trish Magwood, author of “dish entertains” and “In My Mother’s Kitchen,”  
winner of the James Beard Award.*

Friend of the Farm, gastronome Trish Magwood, has personally selected four recipes from her popular book *In My Mother’s Kitchen*, published by Harper Collins, to share with Braestone Life readers.

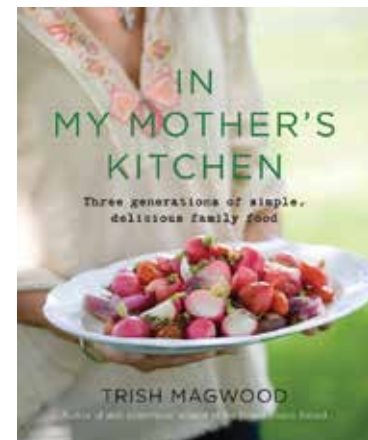
A contemporary, busy working mom herself, Trish believes in the value of simple, delicious home cooking and the moments spent together in the kitchen.

*In My Mother’s Kitchen* is a personal collection of four generations’ worth of simple, delicious meals that work, inspired by family recipes from her mother and 96 year old grandmother, peppered by friends’ and her own children’s input. It’s all about preserving the family table in a modern context, no matter how busy our lives have become. According to Trish, these meals bring the biggest smiles, allowing us to have a quick chat and hold on to the connections, because it all goes so fast.

Trish’s mantra is ‘keep it simple and fresh, and focus on the gathering’. On her parents’ own farm, Trish’s dad grows endless fruits and vegetables, nurtures a vineyard and makes his own maple syrup. It’s a testament to Braestone life. Her book is also as much a celebration of local produce as it is of great recipes.

As Trish shares secrets and tips with others, she sees that ‘the more things change, the more they stay the same’. Good old recipes show up, with variations from family to family, time and time again. No matter what kind or size of home, the generations naturally gather together in the kitchen. The family kitchen is the hub of Trish’s own home too, where her family is creating their own traditions and happy memories.

At Braestone, we’re proud of our association with Trish and her commitment to the family kitchen as a place where memories and meals are best shared.



## ODE-TO-ONTARIO PORK TENDERLOIN

*"I have so many recipes for dressing up pork tenderloin, from Asian to Indian. But this recipe is one of my absolute favourites. It uses my dad's apples and maple syrup—an ode to Ontario!"*

SERVES 4

### INGREDIENTS

- 1 cup (250 mL) beer
- 1/4 cup (60 mL) maple syrup
- 1/4 cup (60 mL) soy sauce
- 1/4 Vidalia onion, finely chopped
- 1 tart apple (such as McIntosh), peeled and finely chopped
- 2 tsp (10 mL) chopped fresh thyme
- 2 pork tenderloins (each about 3/4 lb/375 g)
- Salt and pepper to taste

### HOW TO

Preheat oven to 400°F (200°C).

In a small saucepan, combine beer, maple syrup, soy sauce, onion, apple and thyme. Bring to a boil, reduce heat and simmer for 15 minutes or until slightly thickened.

Season pork with salt and pepper and put in a shallow roasting pan. Tuck thin "tail" under so each tenderloin is a uniform thickness. Pour sauce over pork.

Roast uncovered, basting with sauce a few times, 40 minutes or until a meat thermometer reads 160°F (70°C). Let rest 5 minutes before carving. Slice into thick medallions and spoon sauce over top.



### KITCHEN NOTES:

Pork pairs beautifully with sweet flavours and with fruit. A great accompaniment is Baked Sweet Potato Fries (page 174). Also great with roasted peaches or pineapple or with applesauce.

### VARIATIONS:

For an Asian variation, make sauce from 4 sliced green onions, 4 minced cloves garlic, 3 tbsp (50 mL) minced fresh ginger and 1/3 cup (75 mL) each of soy sauce, honey and dry sherry. Serve with steamed rice and sautéed sugar snap peas.

A simple grill variation: marinate in ingredients above for 3 to 24 hours, then grill about 25 minutes (6 minutes per side).



## SUMMER RED PEPPER SOUP

*“A variation of this soup is in my first book, *Dish Entertains*.” This version is even simpler and is a summer soup ritual of my mother-in-law’s. Judi always has a batch in the fridge—it’s a perfect cottage lunch and great for impromptu drop-ins.”*

SERVES 6 TO 8

### INGREDIENTS

- 1/3 cup (75 mL) butter
- 2 cups (500 mL) chopped leeks  
(2 large, white part only)
- 4 cups (1 L) chopped sweet red peppers (4 medium)
- 1 1/2 cups (375 mL) chicken stock
- 4 cups (1 L) buttermilk
- Chopped chives or basil, for garnish

### HOW TO

In a large soup pot, melt butter over medium heat. Add leeks and cook, stirring occasionally, for 5 minutes or until translucent. Add peppers and cook for 10 minutes. Add chicken stock and simmer, uncovered, for 30 minutes.

Remove from heat. Using a hand blender, purée until smooth. (Or, using a blender, purée in batches.) Add buttermilk and stir well. Chill. Serve garnished with chives or basil.



### KITCHEN NOTES:

Keep in a pretty pitcher in the fridge and enjoy with crusty breads and your favourite cheeses. When it’s chilly out, warm this soup—it’s great both ways. Serve with a dollop of sour cream or yogurt.

1 large pepper yields 1 cup (250 mL) chopped pepper, and 1 large leek yields 1 cup (250 mL) chopped leeks

## SIMPLE SOLE MEUNIÈRE

*“Pan-fried with lemon is how my dad used to cook his freshly caught Georgian Bay bass. Later I discovered this was an age-old classic French dish. The first time I made this for my kids, I was nervous they wouldn’t go for it, since they were so used to baked fish sticks. But Fin fell in love with it, and it immediately went on his “Fin’s Dinners” list.”*

SERVES 4

### INGREDIENTS

- 1/3 cup (75 mL) all-purpose flour
- Kosher salt and freshly ground black pepper
- 4 sole fillets, each 5 oz (150 g)
- 2 tbsp (30 mL) grapeseed oil
- 2 tbsp (30 mL) butter
- 1 tsp (5 mL) lemon zest
- 1/4 cup (60 mL) fresh lemon juice (2 lemons)
- Chopped parsley, for garnish
- Lemon wedges, for serving

### KITCHEN NOTES:

Always ask at the fish counter when the fish came in—ideally, you want same day.

### VARIATIONS:

If you want a little crunch, mix 1/2 cup (125 mL) panko bread crumbs in with the flour. You can also add a little Parmesan.

You can make a quick sauce in the same pan, melting 2 tbsp (30 mL) butter and swirling in parsley and lemon juice to taste; pour over the fish.

Swap sole for another light white fish such as tilapia. Ask your fishmonger for local lake fish such as trout.



### HOW TO

Preheat oven to 250°F (120°C).

Combine flour with salt and pepper to taste in a large shallow plate. Pat sole fillets dry with paper towels.

Heat 1 tbsp (15 mL) of the oil in a large sauté pan over medium-high heat. Add 1 tbsp (15 mL) butter and quickly swirl. Dredge 2 sole fillets in the seasoned flour on both sides, carefully shaking off excess, and place them in the hot pan. Cook for 2 minutes or until fish loosens from the pan and is lightly golden underneath. Add half the lemon zest and half the lemon juice, then turn fish carefully with a thin spatula. Cook for 2 minutes on the other side.

As soon as fish is cooked through, carefully transfer to warm plates and keep fish warm in the oven while you repeat the process with the remaining 2 fillets.

Sprinkle with salt and pepper and serve immediately with lemon wedges and a good sprinkle of chopped parsley and lemon zest. (I have sometimes omitted the parsley—a classic ingredient for this dish—because the green flecks threw off the kids, but please add liberally!)

Serve with steamed rice and your favourite vegetable. I love this fish with grilled asparagus or grilled radicchio.



## ELENA'S SUCCOTASH

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*"This refreshing summer dish can be a salad, a side or a meal. Make it the day ahead - it's best the second day."*

SERVES 6 TO 8

### INGREDIENTS

- Zest and juice of 1 lime
- 2 tsp (10 mL) butter, melted
- 1 tsp (5 mL) cayenne pepper
- 4 ears corn, husked
- 1 sweet red pepper, diced
- 1/4 red onion, diced
- 1 1/2 green onions, thinly sliced
- 1 1/2 cups (375 mL) halved cherry tomatoes
- 1 cup (250 mL) shelled edamame, blanched and cooled
- 1/3 cup (75 mL) olive oil
- 1 tsp (5 mL) salt
- 1 avocado, cubed (optional)

### HOW TO

Preheat grill to medium.

Stir together lime zest, butter and cayenne. Brush on corn. Grill, turning every 3 or 4 minutes, until soft and lightly charred, about 10 minutes. Remove from grill and let cool. Working over a large bowl, cut corn off the cob. Add red pepper, red onion, green onions, tomatoes, edamame, olive oil, salt and lime juice. Stir well. Cover and refrigerate overnight. Add avocado, if using, just before serving.



### KITCHEN NOTES:

I always buy edamame still in their shell for a quick snack, but for this dish, buy the shelled edamame to save time.

### VARIATION:

Substitute frozen fava beans for edamame.



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\*All Illustrations are artist concept. All sq. ft. noted are approx. Braestone proposed Remarkables and on-site amenities are subject to change without notice. Specifications correct at press time. E. & O.E.







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