



— GATES OF —
MEAFORD



GATESOFMEAFORD.COM

Artist's concept only. E. & O. E.



WELCOME TO **THE GATES OF MEAFORD**

Situated on the southern shore of Georgian Bay, the Municipality of Meaford is a fascinating, four-season destination that has it all – great live theatre and concerts, fresh local food, unique shopping, nature at your doorstep, a beautiful harbour and so much more. There is no shortage of things to do and places to discover. In addition to the countless year-round, outdoor activities available nearby, enjoy a variety of options for the family in the heritage town of Collingwood, quaint village of The Blue Mountains, the sandy shores of Wasaga Beach, and the rustic charm of Clearview.



EAT & DRINK

Foodies beware, this can be a dangerous place for those who love to eat! Southern Georgian Bay features a diverse mix of cuisines hosted by a variety of charming locales. If you love calming cafes, delightful diners, and family-friendly restaurants, don't worry - you're in the right place.

Next time you're driving through the Kimberley Valley, stop in at Hearts. Trust us, you won't regret it.



THE GREAT OUTDOORS AT YOUR DOORSTEP

There's no shortage of things to do for those who are active by nature and love the great outdoors. From the Niagara Escarpment and Bruce Trail to Memorial Park and license-free family fishing, you and your loved ones will have no problem keeping busy.

Before you head to work, take a hike or drop a line at the Bighead River Valley in Meaford.

ENDLESS ENJOYMENT

With a number of local venues like the Meaford Hall, you'll never be bored. And if you're in the area in September, don't miss out on the Georgian Bay Festival - which features musical acts, pop-up markets, and even the Full Harvest Bike rally!

Check out Terrace Thursdays at Meaford Hall and enjoy food, drinks and live music.



WHEN LOCAL, SHOP LOCAL

The local businesses in Meaford are one of a kind. Check out L'Apothicaire Botanique for custom herbal medicine with healing properties. Afterwards, head over to Maggie + Dix for home and garden decor, or to find gifts for birthdays, holidays, bridal showers and even your pets.

Next, satisfy your sweet tooth at Grandma Lambe's, home to fresh baked pies and goods. Did you know that Grandma Lambe's has been a Meaford staple since the 1940's?



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DETACHED MODELS

All of our detached homes were designed with family in mind leaving no constraints on your family's future plans.

ICON

3 FLOORPLAN OPTIONS
2000 - 2500 SQ.FT.

ICON

4 BEDROOMS

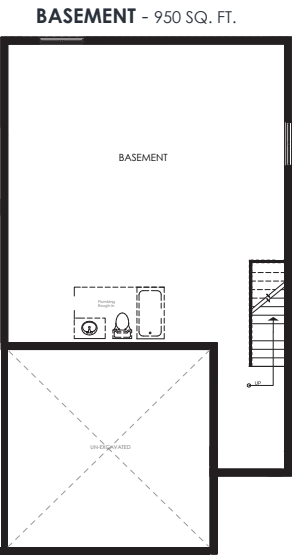
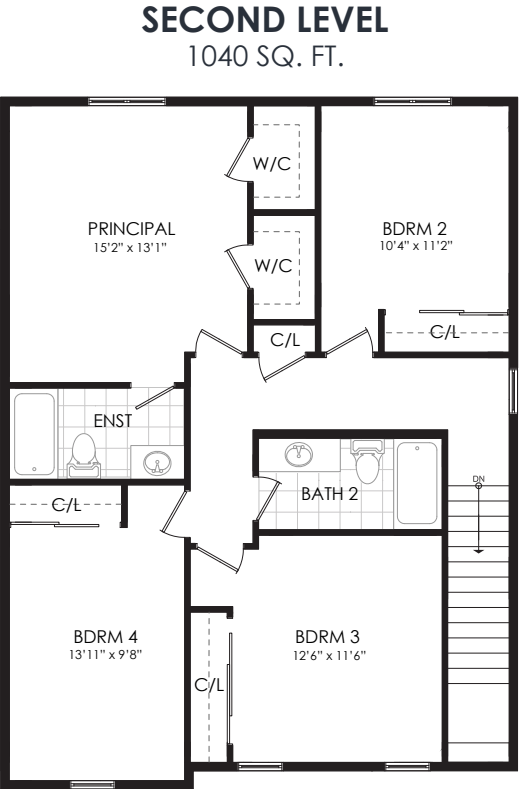
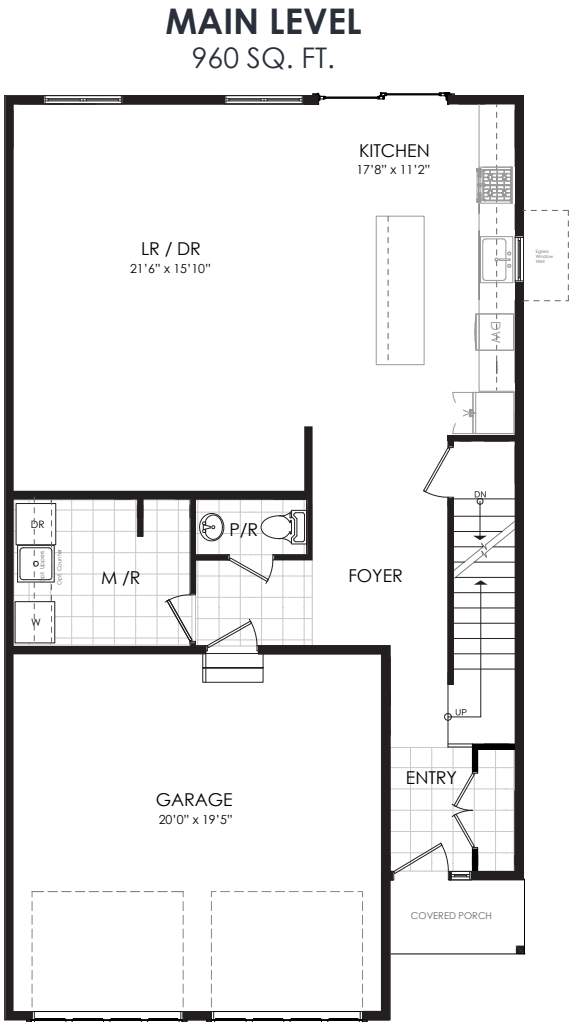
ICON

2.5 BATHROOMS

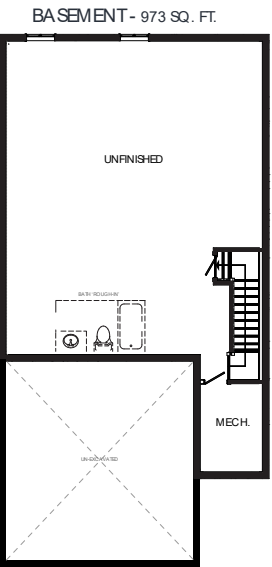
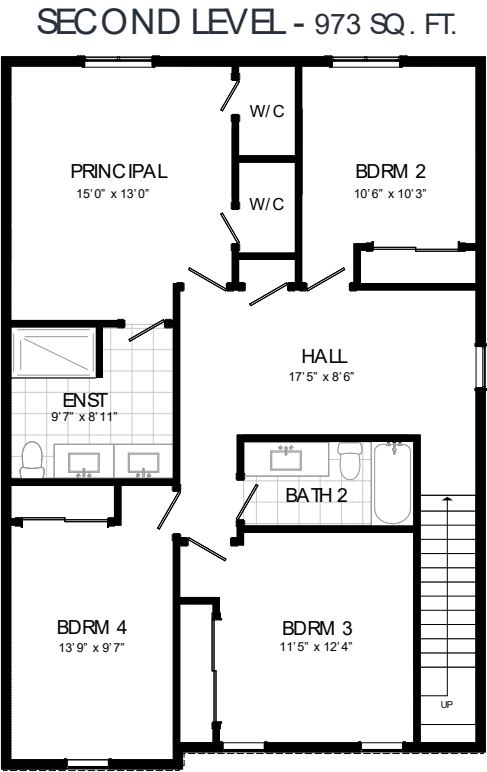
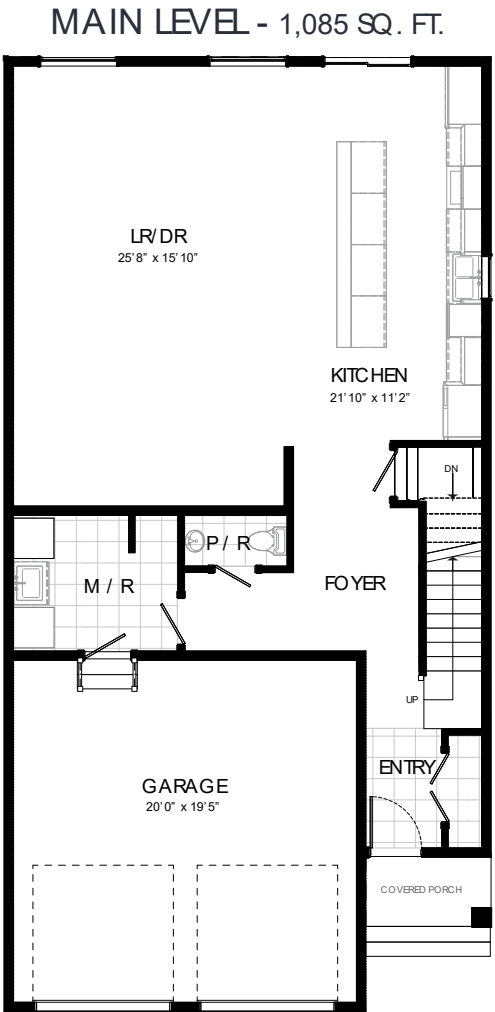


DETACHED FLOORPLANS

THE KIMBERLEY
2000 SQ.FT.
4 BEDROOM | 2.5 BATHROOM



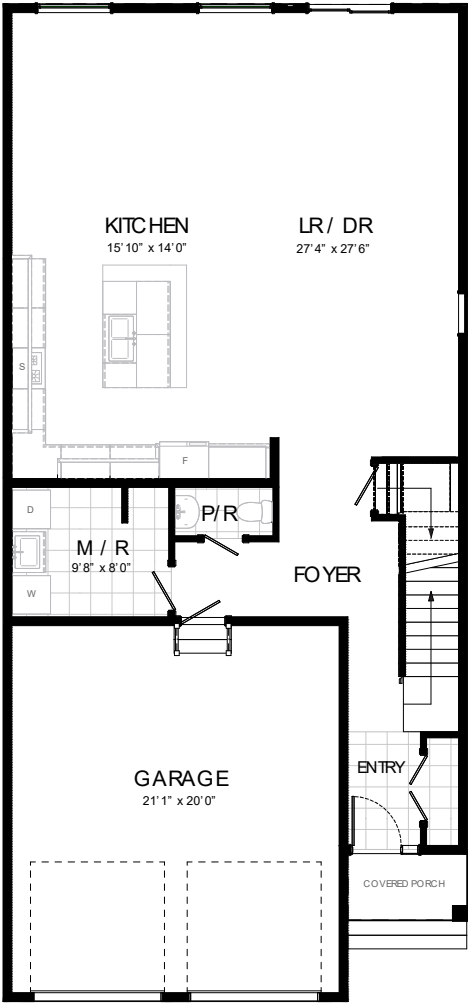
THE RAVENNA
2250 SQ.FT.
4 BEDROOM | 2.5 BATHROOM



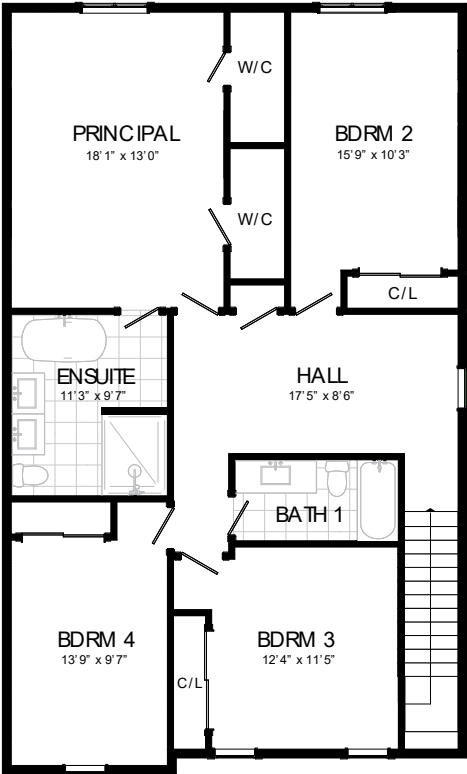
DETACHED FLOORPLANS

THE BAYVIEW
2500 SQ.FT.
4 BEDROOM | 2.5 BATHROOMS

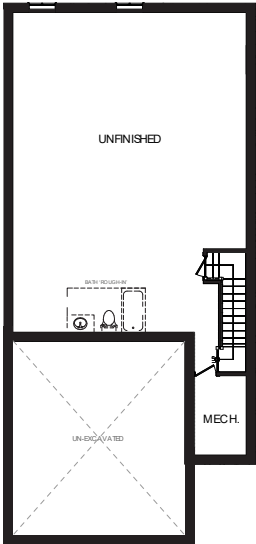
MAIN LEVEL - 1,316 SQ. FT.



SECOND LEVEL - 1,184 SQ. FT.



BASEMENT - 1,084 SQ. FT.



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DETACHED BUNGALOWS

With most of the main floor space dedicated to living areas, the bungalow is ideal for those looking to downsize. For the growing family, have the best of both worlds by adding a second storey loft. When the time is right, exercise your option to finish the 'walk-out' basement... Or, just have us do that too!



ICON

2 FLOORPLAN OPTIONS
1,406 - 2,128 SQ.FT.

ICON

2 - 3 BEDROOMS + DEN

ICON

2.5-3.5 BATHROOMS

ICON

LOFT OPTION

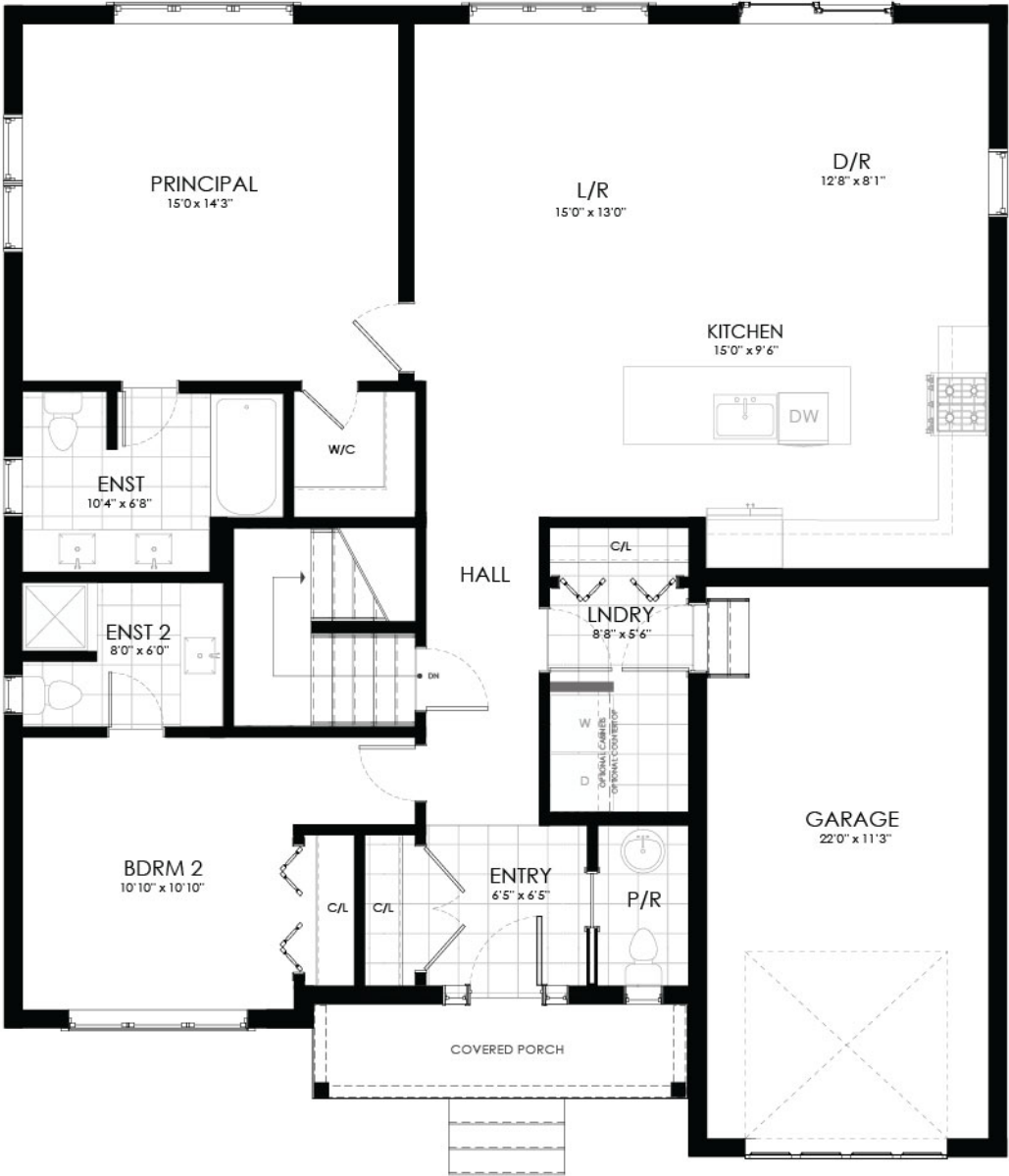


DETACHED BUNGALOW FLOORPLANS

THE HEATHCOTE 1,406 SQ.FT.

2 BEDROOM | 2.5 BATHROOM
LOFT [OPTIONAL]

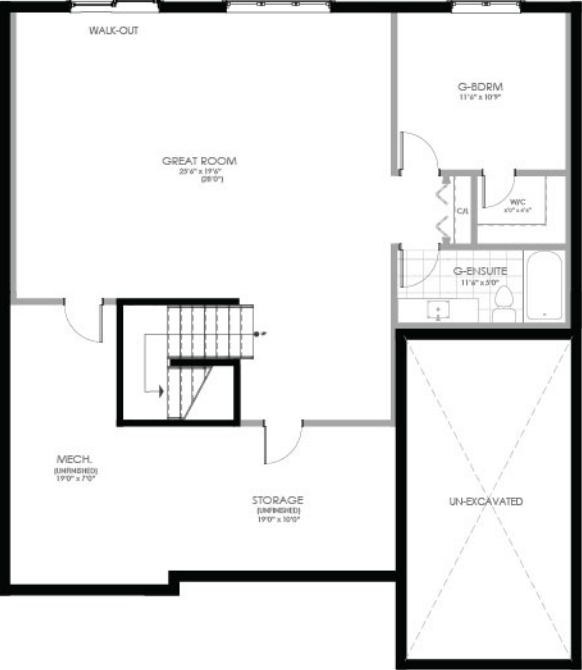
MAIN FLOOR - 1,406 SQ.FT. 2 Bedroom | 2 Bathrooms



FLOORPLAN CALL-OUT:
GALLEY-KITCHEN OPTION



BASEMENT [OPTIONAL UPGRADE A] - 1,406 SQ.FT. + 1 Bedroom | + 1 Bathroom



BASEMENT [OPTIONAL UPGRADE B] - 1,406 SQ.FT. + 2 Bedroom | + 1 Bathroom



DETACHED BUNGALOW FLOORPLANS

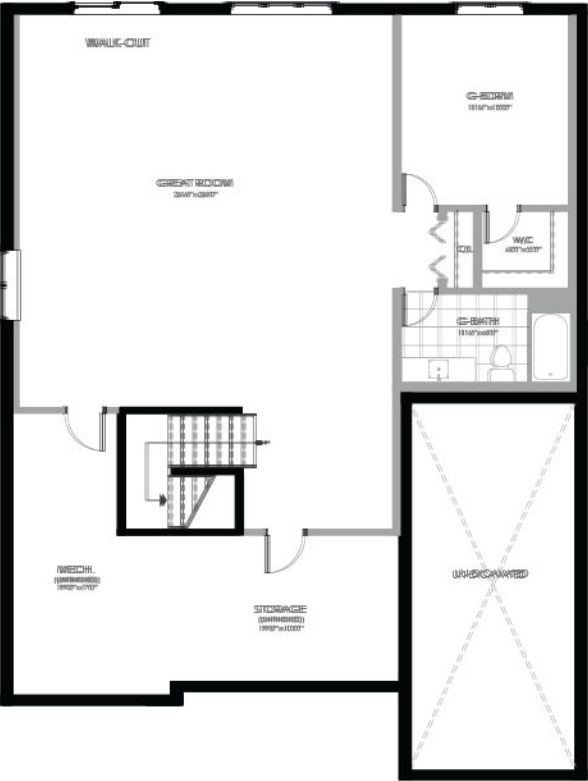
THE HEATHCOTE - XL 1,653 SQ.FT.

2 BEDROOM + DEN | 2.5 BATHROOM
LOFT [OPTIONAL]

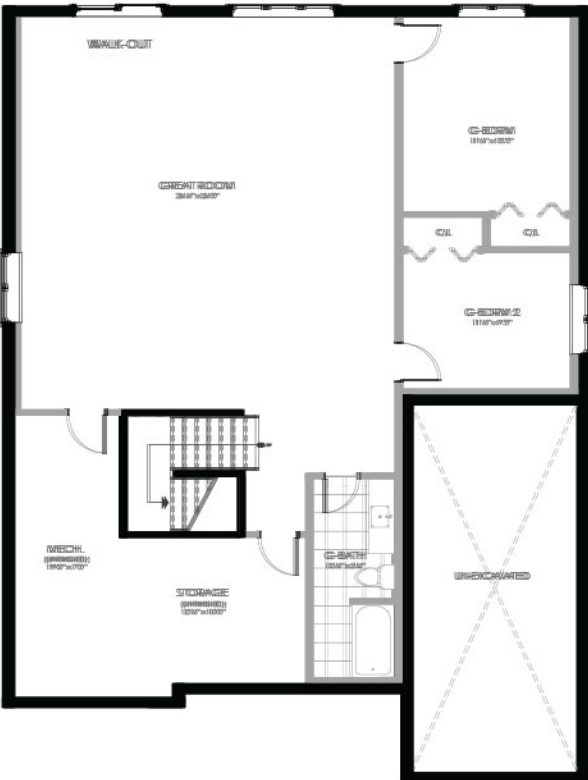
MAIN FLOOR - 1,653 SQ.FT. 2 Bedrooms + Den | 2.5 Bathrooms



BASEMENT [OPTIONAL UPGRADE A] - 1,653 SQ.FT. + 1 Bedroom | + 1 Bathroom



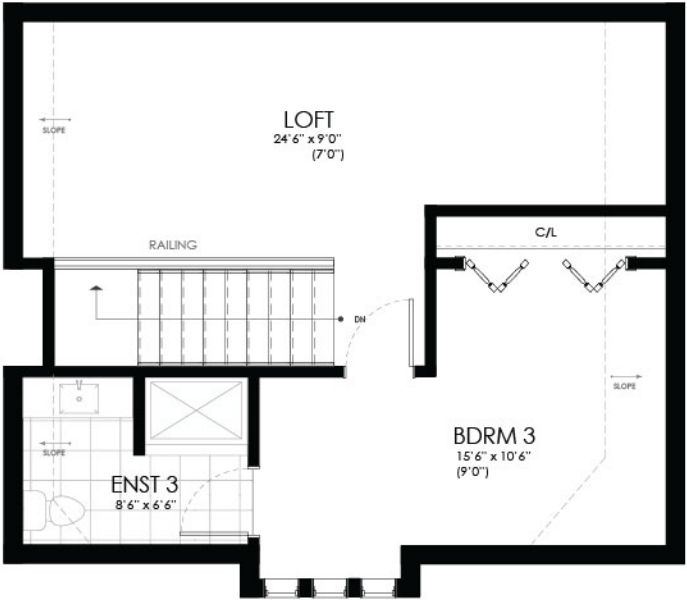
BASEMENT [OPTIONAL UPGRADE B] - 1,653 SQ.FT. + 2 Bedroom | + 1 Bathroom



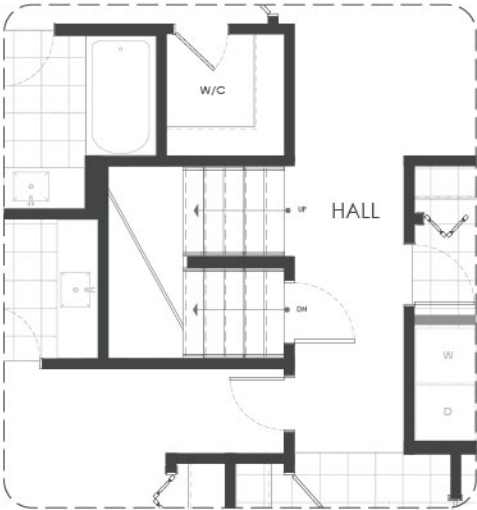
DETACHED BUNGALOW FLOORPLANS



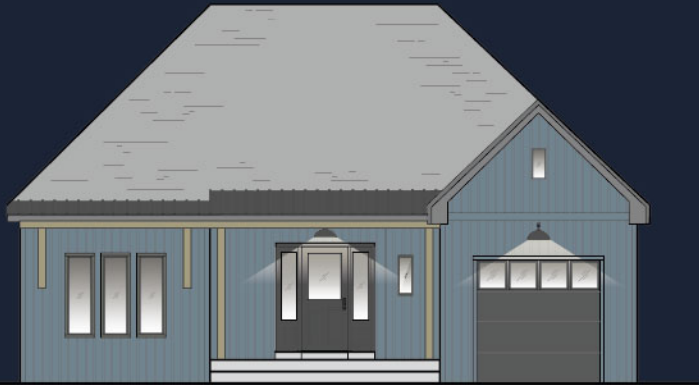
LOFT [OPTIONAL UPGRADE] - 565 SQ.FT.
+ 1 Bedroom | + 1 Bathroom



FLOORPLAN CALL-OUT:
STAIRWELL WITH **OPTIONAL LOFT**



ELEVATION CALL OUT:
DORMER with OPTIONAL LOFT



HEATHCOTE & XL - ELEVATION A



HEATHCOTE & XL - ELEVATION B | WITH LOFT



2-STOREY SEMI-DETACHED MODELS

Featuring 144' lot depths, 9' ceiling heights, great design and premium finishes, our semi-detached models stand proud.

Artist's concept only. E. & O. E.

ICON

6 FLOORPLAN OPTIONS
1314 - 2000 SQ.FT.

ICON

3 & 4 BEDROOMS

ICON

2.5 BATHROOMS

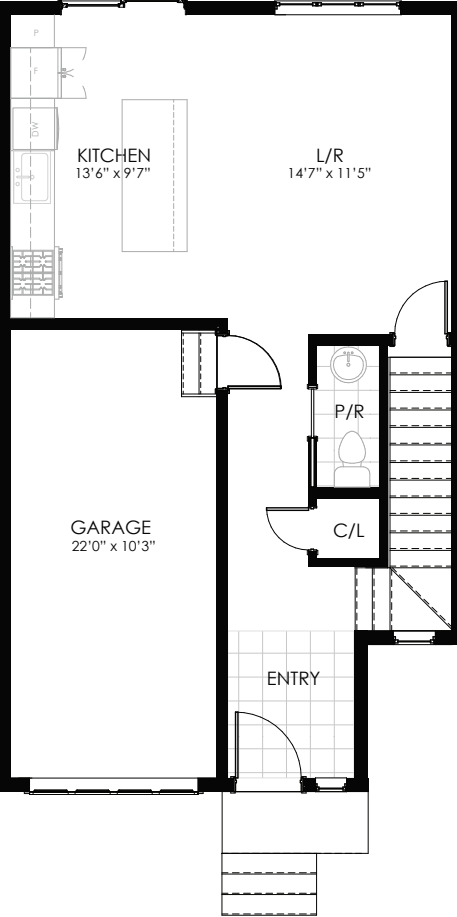


SEMI-DETACHED FLOORPLANS

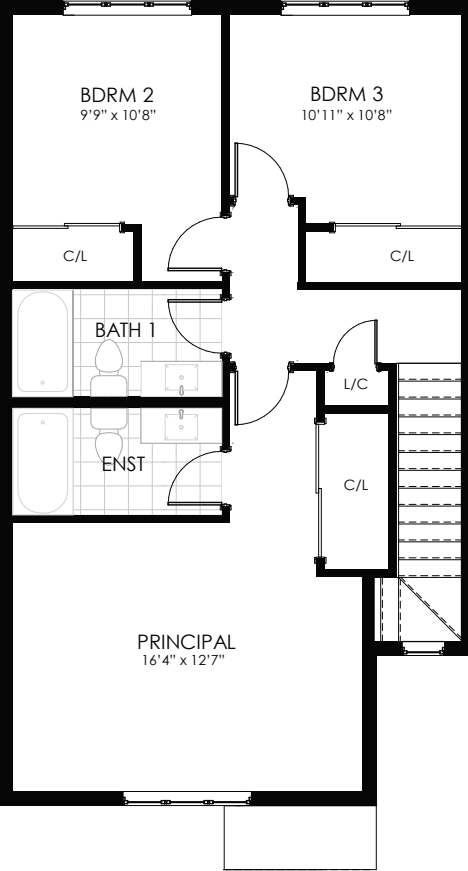
THE WOODFORD

1314 SQ.FT.
3 BEDROOM | 2.5 BATHROOMS

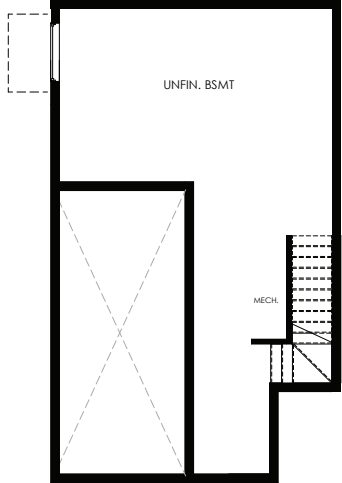
MAIN FLOOR - 560 SQ.FT.



SECOND FLOOR - 754 SQ.FT.



BASEMENT - 560 SQ.FT.



SEMI-DETACHED FLOORPLANS

THE ROCKLYN: PLAN-A
1537 SQ.FT.
3 BEDROOMS | 2.5 BATHROOMS



THE ROCKLYN: PLAN-B
1537 SQ.FT.
3 BEDROOMS | 2.5 BATHROOMS



SEMI-DETACHED FLOORPLANS

THE ARNOTT PLAN-A
1757 SQ.FT.
3 BEDROOM | 2.5 BATHROOM



THE ARNOTT PLAN-B
1757 SQ.FT.
3 BEDROOM + DEN | 2.5 BATHROOMS



SEMI-DETACHED FLOORPLANS

THE ANNAN
2000 SQ.FT.
3 BEDROOM + DEN | 2.5 BATHROOMS
4 BEDROOM | 2.5 BATHROOM





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SEMI DETACHED BUNGALOF

Introducing the Fairmount, with the Principal Bedroom on the main floor and all your ammenities, live easy knowing there is extra room up stairs for your family to visit and grow.

ICON

3 FLOORPLAN OPTIONS
1,406 - 2,128 SQ.FT.

ICON

2 - 3 BEDROOMS + DEN

ICON

2.5-3.5 BATHROOMS

ICON

LOFT OPTION



SEMI-DETACHED BUNGALOFTS

THE FAIRMOUNT 1,430 SQ.FT.

2 BEDROOM | 2.5 BATHROOM
LOFT A

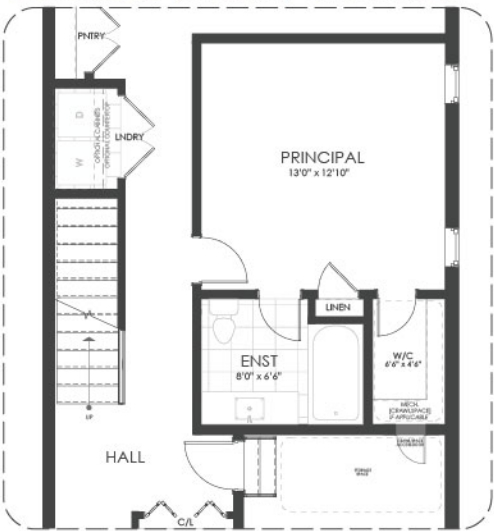
THE FAIRMOUNT - XL 1,575 SQ.FT.

3 BEDROOM | 2.5 BATHROOM
LOFT B

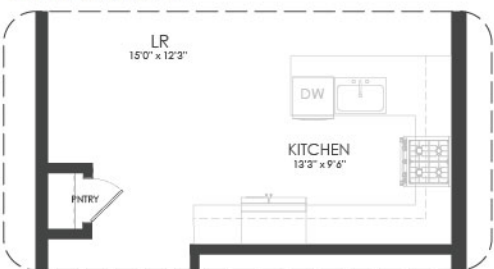
THE FAIRMOUNT [ON GRADE] 1,430 - 1,575 SQ.FT.

2 - 3 BEDROOM | 2.5 BATHROOM
LOFT A & B

OPTIONAL CALL-OUT:
THE FAIRMOUNT [ON GRADE] - PLAN ITERATION

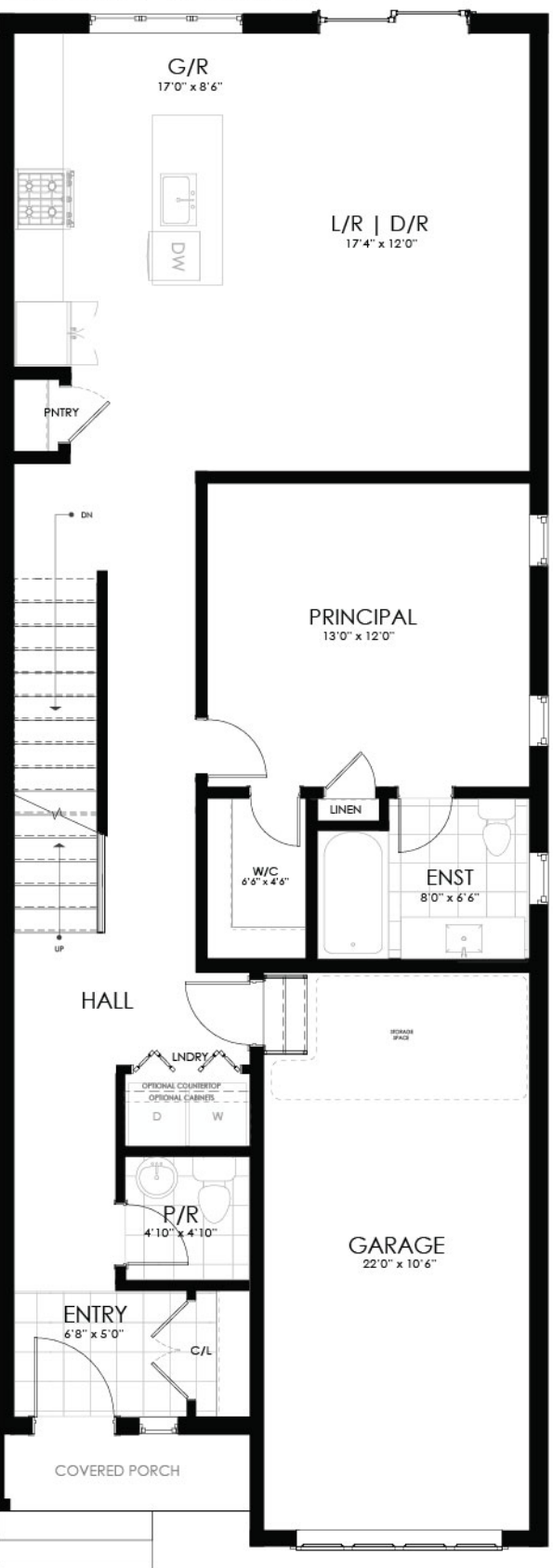


OPTIONAL CALL-OUT:
KITCHEN LAYOUT 2



MAIN FLOOR - 1,030 SQ.FT.

1 Bedroom | 1.5 Bathroom

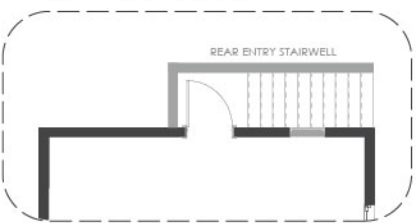


[OPTIONAL UPGRADE A] BASEMENT - 1,030 SQ.FT.

+ 1 Bedroom | + 1 Bathroom

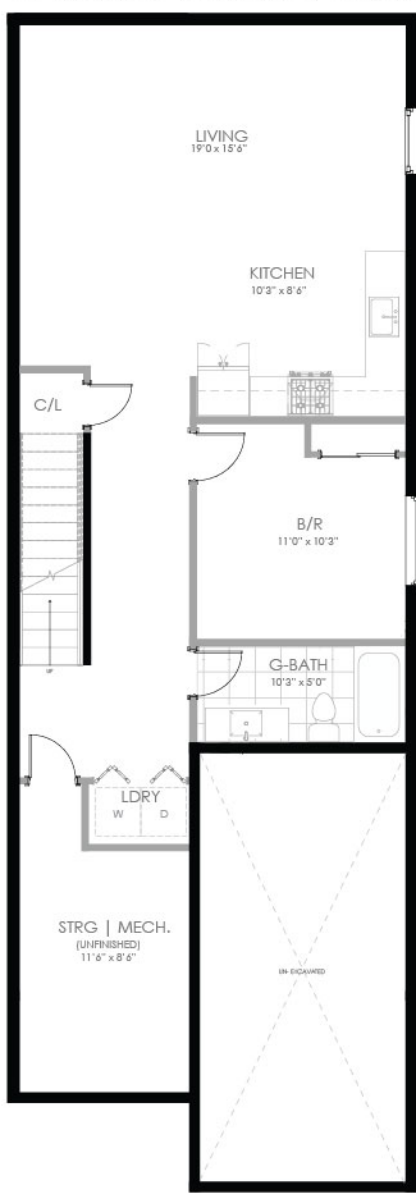


OPTIONAL UPGRADE CALL OUT: REAR BASEMENT ACCESS

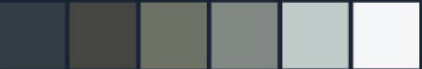


[OPTIONAL UPGRADE B] BASEMENT - 1,030 SQ.FT.

+ 1 Bedroom | + 1 Bathroom | + Kitchen | + Laundry



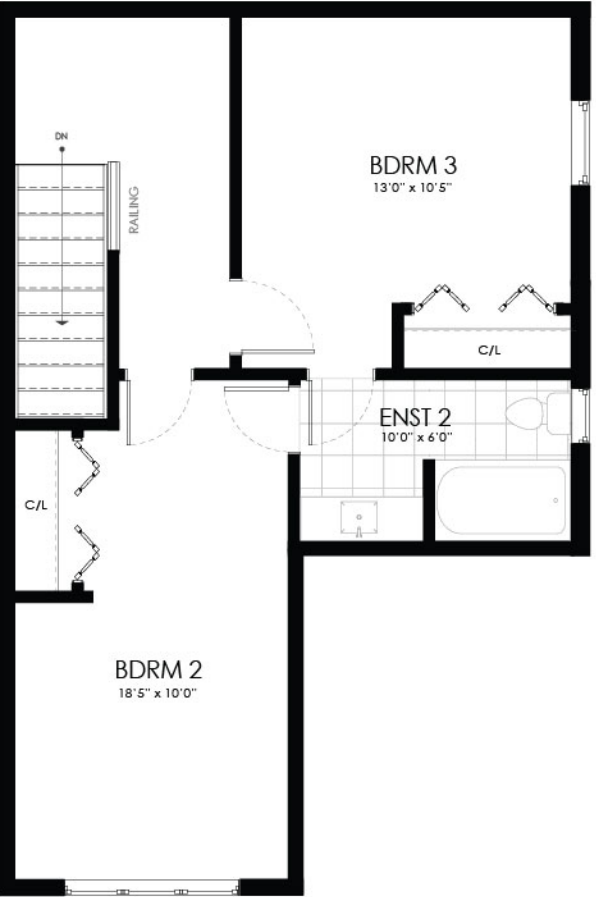
SEMI-DETACHED BUNGALOWS



LOFT A - 400 SQ.FT.
1 Bedroom | 1 Bathroom



LOFT B - 545 SQ.FT.
2 Bedroom | 1 Bathroom



OPTIONAL CALL OUT:
LOFT B [LOFT SPACE IN-LIEU OF BEDROOM 3]



FRONT ELEVATION
[DORMER WITH LOFT B]



FAIRMOUNT & XL - ELEVATION WITH LOFT A

IRON ORE



FAIRMOUNT & XL - ELEVATION WITH LOFT B

DOVER GREY



The Property LinQ
Georgian Bay

Please come visit us at the Property LinQ Sales Centre to learn more about the Gates of Meaford. We are located just 20 minutes from the site along Highway 26 in Collingwood. We are looking forward to seeing you there.

11352 HWY 26, COLLINGWOOD

PLAN B - UPGRADED
KITCHEN/LIVING ROOM



VIRTUAL



We've created virtual models of our most popular semi-detached home, so you can see what we have to offer. Take a 'walk-through' the rocklyn from the comfort of your own home or come see us at the Property LinQ to try it on the VR headset.

WWW.GATESOFMEAFORD.COM

360 SPIN

Do a 360 spin of our homes from a birds-eye perspective. See how your home sits on the lot and how much space you have in your backyard. Visit www.gatesofmeaford.com to explore more.





PROJECT INFORMATION

PROCESS

Nortterra at Phase 1 of the Gates of Meaford is scheduled to start construction in September of 2023. First homes are scheduled for completion nine months after construction start.

START TO FINISH

- Sign Agreement of Purchase and Sale with first deposit on signing
- Deposit 2 – 30 days from date of agreement
- Deposit 3 – 60 days from date of agreement
- Design Meeting – to be scheduled following receipt of all deposits
- Construction Start – Excavation / Foundation
- Roof Installation
- Framing Walk Around – optional
- Interior Finishing + Cabinet Install
- Pre-Delivery Inspection
- Closing

On signing of the agreement of purchase and sale, purchasers are encouraged to bring post-dated cheques in the amount of their deposit. It is a requirement that the purchaser obtains a mortgage pre-approval a maximum of 21 days following signing. It is encouraged that purchasers arrive signing with their proof of financing.

UPGRADES

Design meeting to be scheduled following receipt of final deposit.

Additional Deposits required for upgrades and special features. 40% of upgrade value required upon selection.

CONTACT

Sales Centre: The Property LinQ
Sales Office: 11352 ON-26, Collingwood
Sales Office Tel: (705) 888-5462
Email: info@nortterra.com
Website: gatesofmeaford.com
Broker of Record: Bosley Real Estate

Monday: *by appointment
Tuesday: *by appointment
Wednesday: 11AM – 6PM
Thursday: 11AM – 6PM
Friday: 11AM – 6PM
Saturday: 11AM – 6PM
Sunday: 11AM – 6PM

DEPOSITS: SEMIDETACHED

- \$5,000 with Offer
- \$20,000 in 30 days
- \$35,000 in 60 days

DEPOSITS: DETACHED

- \$10,000 with Offer
- \$30,000 in 30 days
- \$35,000 in 60 days

VIRTUAL TOURS

We've created virtual models of our semi-detached units so you can see what we have to offer. Take a 'walk-through' of the Rocklyn from the comfort of you're own home. Or, come see us at the Sales Centre to try it on the VR headset.



DEVELOPMENT GROUP



DEVELOPER: Nortterra is a real estate development and construction company operating on Ontario. Nortterra's Officers have 25 years of experience across the commercial and residential development industry and the premier custom residential construction industry. With tenured experience building high-end luxury homes, we pride ourselves on transferring our level of service and experience to the buyers and community at the Gates of Meaford. We are inspired to create great places to Live, Well.

Website: www.nortterra.com
Email: info@nortterra.com
Instagram: [@nortterra_dg](https://www.instagram.com/nortterra_dg)

SALES CENTRE: The Property LinQ is a new virtual model home centre that leverages the use of digital visualization to present a 3D representation of our home models. The purchaser will have the ability to virtually, 'walk-through' the 3D model using touchscreen monitors, a VR-headset, or online from the comfort of your home. The Property LinQ is the first of its kind in Ontario. Come visit us at the Property LinQ sales centre to experience Nortterra's homes at the Gates of Meaford.

Website: www.inventdev.com/homegyde/thepropertylinq/gatesofmeaford/info
Phone: (705) 888-5462

BROKER OF RECORD: Bosley Real Estate Ltd., Brokerage is a fourth generation, Canadian, family-owned business operating in Ontario since 1928. With such great longevity comes knowledge, brand recognition and an unparalleled level of consumer trust. Bosley's experience covers all aspects of real estate. Schedule your appointment with a Bosley agent today to learn about what we have to offer at. You can be sure to receive the highest level of industry knowledge and service.

Website: www.bosleyrealestate.com
Phone: (226) 665-0222
Email: georgianbay@bosleyrealestate.com



ARCHITECTURAL DESIGN: Spencer Douglas Planning and Design was procured by Nortterra to create the architectural design for the semi-detached units in Phase 1. Spencer Douglas has a background in highend luxury cottage design with a focus in the Muskokas and Southern Georgian Bay. Spencer Douglas is responsible for bringing this fresh and bold new look to the Gates of Meaford.

Website: www.spencerdouglas.ca
Instagram: [@spencerdouglasmuskoka](https://www.instagram.com/spencerdouglasmuskoka)



INTERIOR DESIGN: With over 25 years of experience, Mellan has excelled in all aspects of turning a house into a home. Mellan's passion for design stems from their creativity in custom home design work. While working with purchasers 1 on 1, Mellan is able to turn 'the traditional' into unique masterpieces. Purchasers will meet have the opportunity to meet with Mellan to curate a custom selection of specifications and upgrades in their Nortterra home at the Gates of Meaford.

Website: www.mellandesign.com
Email: info@mellandesign.com



INSURANCE SOLUTIONS: Highcourt Breckles is an international insurance broker dedicated to helping individuals preserve their wealth. Their highly trained insurance advisors have the experience and capabilities to provide you with the right package to best suit your individual needs. With 70+ years of experience and over 30,000 clients, Highcourt is an experienced and convenient outlet for personal home insurance and other services.

Client Advisor: Charlie Steip
Phone: (647) 931-2886 Ext. 3283
Email: csteip@highcourtbreckles.com

"Your four season destination, for a lifetime."



IN PARTNERSHIP WITH



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Development Group Inc.

BOSLEY
REAL ESTATE | EST 1928

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