

OAK BAY

GOLF & MARINA COMMUNITY

# What if...

What if you could stroll to the golf course from your front door or amble down a pathway to your boat or meet a pal for drinks at your private clubhouse just a few steps away? What if you could live in a place blanketed by lush trees and forests, on the shores of the world's largest freshwater bay just 90-minutes from Toronto, in a community that has a world-class golf course, a marina, and endless recreational amenities?

Let us show you the way.

*My Weekend is Waiting!*



# A lifestyle for the not necessarily rich and famous!



A home at Oak Bay is more than just beautiful rooms with magnificent appointments; it's a lifestyle; a word we agree has been overused and misrepresented. But there simply is nothing else to describe The Oak Bay experience. Think a California or Florida private golf club community but in Muskoka on magnificent Georgian Bay at Port Severn. Think golf, tennis, boating, fishing, skiing, swimming, hiking, biking. Think parties, friends, hot toddies around a campfire. Think weekend retreat or year-round living. Think fun, laughter, fitness. Good times.

Think Oak Bay.





Where  
the fun  
never  
ends.

My  
weekend  
is  
waiting!



What could be better than living in a community surrounded by recreational amenities? If you answered "Nothing", we're on the same wavelength! At Oak Bay you can choose the home of your dreams with every conceivable amenity a short walk away. But you knew that already. So, here's something to get you even more excited...

Turn the page.





# Your very own golf club at your door.



Oak Bay Golf Club is a Par 72, 18-hole course designed by Shawn Watters, one of Canada's most respected golf course architects. And it's a beauty. Carved into the natural woodland setting with rock outcroppings, water features and plenty of natural challenges, the course is one of Muskoka's most challenging and enjoyable. Better yet, it's in your own back (or front) yard!

With the convenience and cache of a beautiful golf course mere steps from your home, Oak Bay is the ideal choice for golfers who take their fun seriously. Come on.

It's tee time.



The Oak Bay Golf Clubhouse

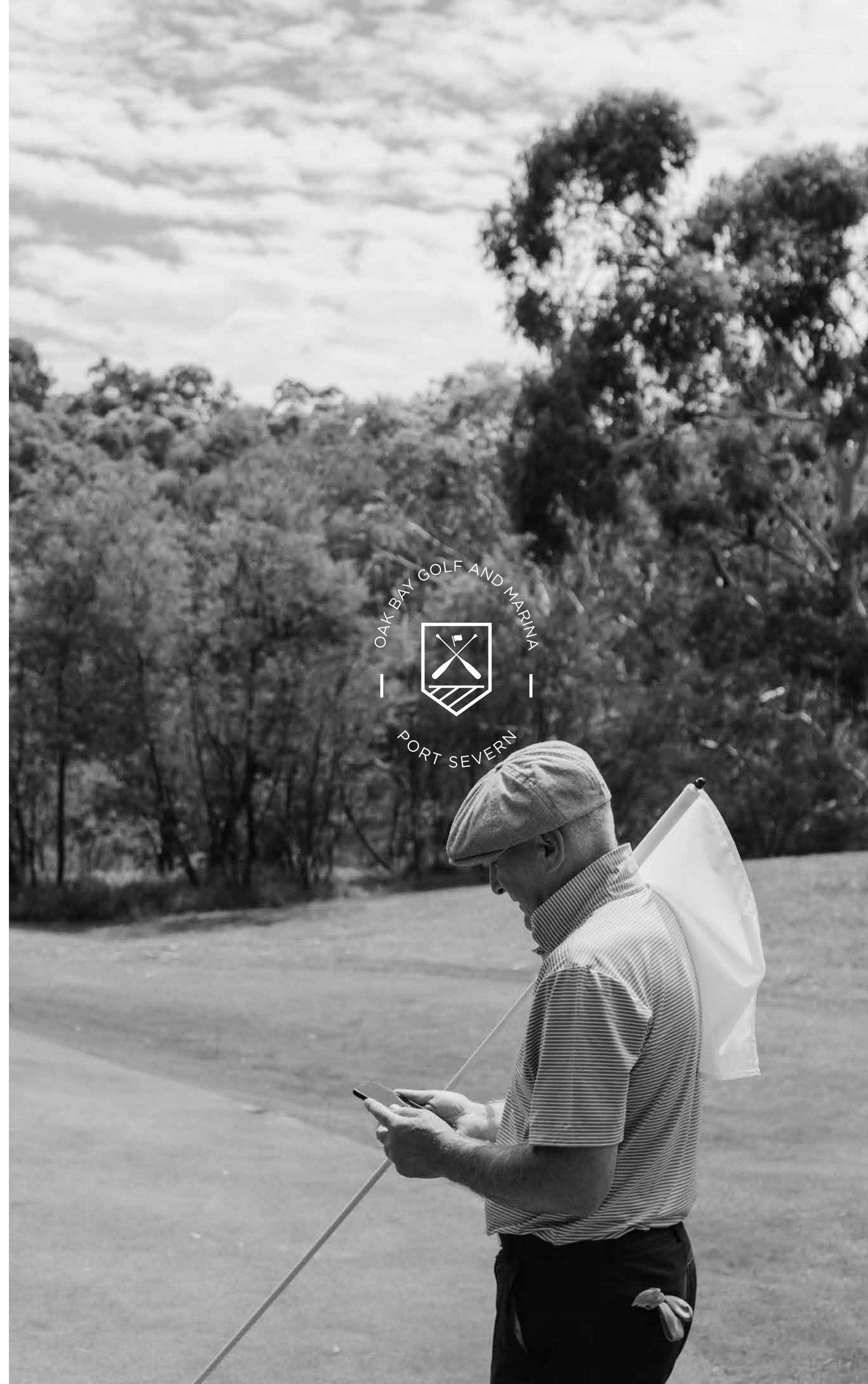






# With a world class Clubhouse to enjoy.

The Oak Bay Golf Clubhouse gives you 10,000 sq. ft. on two-floors to strut your stuff. Eat, drink and make merry in the second-floor restaurant and patio, featuring a gorgeous 150-seat restaurant, large bar, five TV screens for sporting events and an open-concept kitchen with an authentic wood-burning pizza oven. Enjoy family dining in the comfortable lounge area or chill on the wrap-around patio. For a quick bite, the ground floor Grab and Go Snack Bar is convenient and easy. There's also a well-outfitted Pro Shop, a beautiful outdoor swimming pool and well-appointed Men's and Ladies' locker rooms as well as change rooms for pool guests – all against the backdrop of magnificent views of Georgian Bay.





# Float your boat just steps from your front door.



How awesome is that? Your boat docked within eyesight of your home. Safely tucked into the shoreline, the Oak Bay Marina offers indoor boat storage as well as outdoor slips that let you access your boat easily. It's like having your cake and eating it too. Or having your cake and sharing it with good friends on board your boat. Or water skiing or wake boarding or just soaking up some rays. Whatever you do on the water, your marina provides all the comfort and security you need.

Ship ahoy, mon capitaine!









RENDERING IS ARTIST'S CONCEPT ONLY. E.&O.E.

Exceptional space and design to suit every taste. Whether it's on land fronting the water, backing onto the golf course or nestled in the woods, every property here is a setting that will take your breath away.





ACTUAL PHOTO OF OAK BAY MODEL

Contemporary design maximizes flow and provides residents with flexible space to gather, entertain, prepare meals and enjoy each other's company.





ACTUAL PHOTO OF OAK BAY MODEL

Light-filled and open concept design ensures the perfect measure of connection and purpose in the principal living areas.









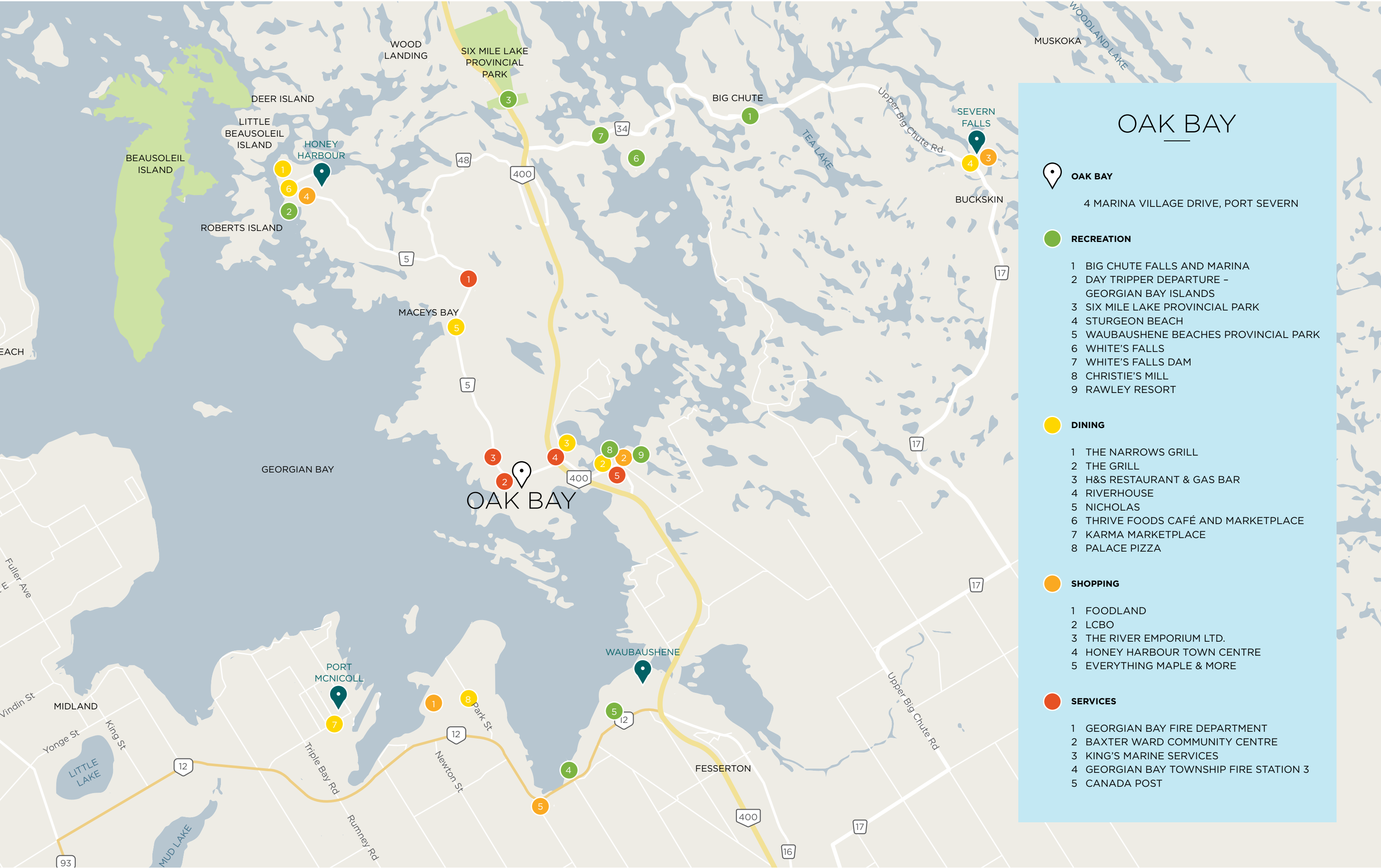
The  
local  
area

For all  
ages and  
lifestyles

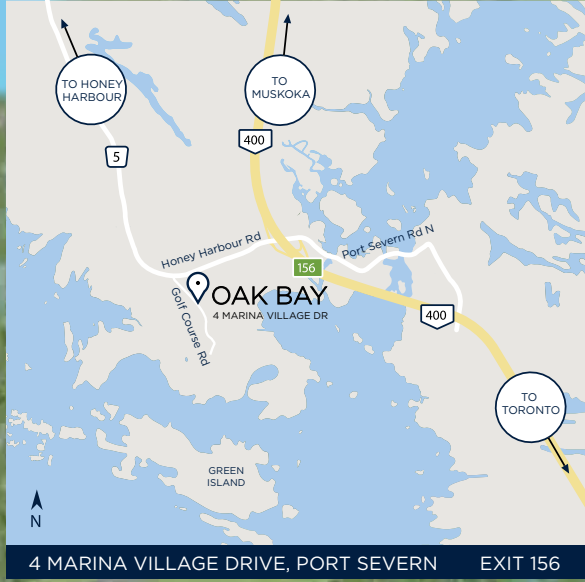




# Located at the heart of Ontario's playground!







**A MAGNIFICENT COMMUNITY ON THE SHORES OF GEORGIAN BAY**

- EXISTING OAK BAY RESIDENTIAL
- FUTURE OAK BAY RESIDENTIAL
- OAK BAY MODEL HOMES



Summerside Townhomes



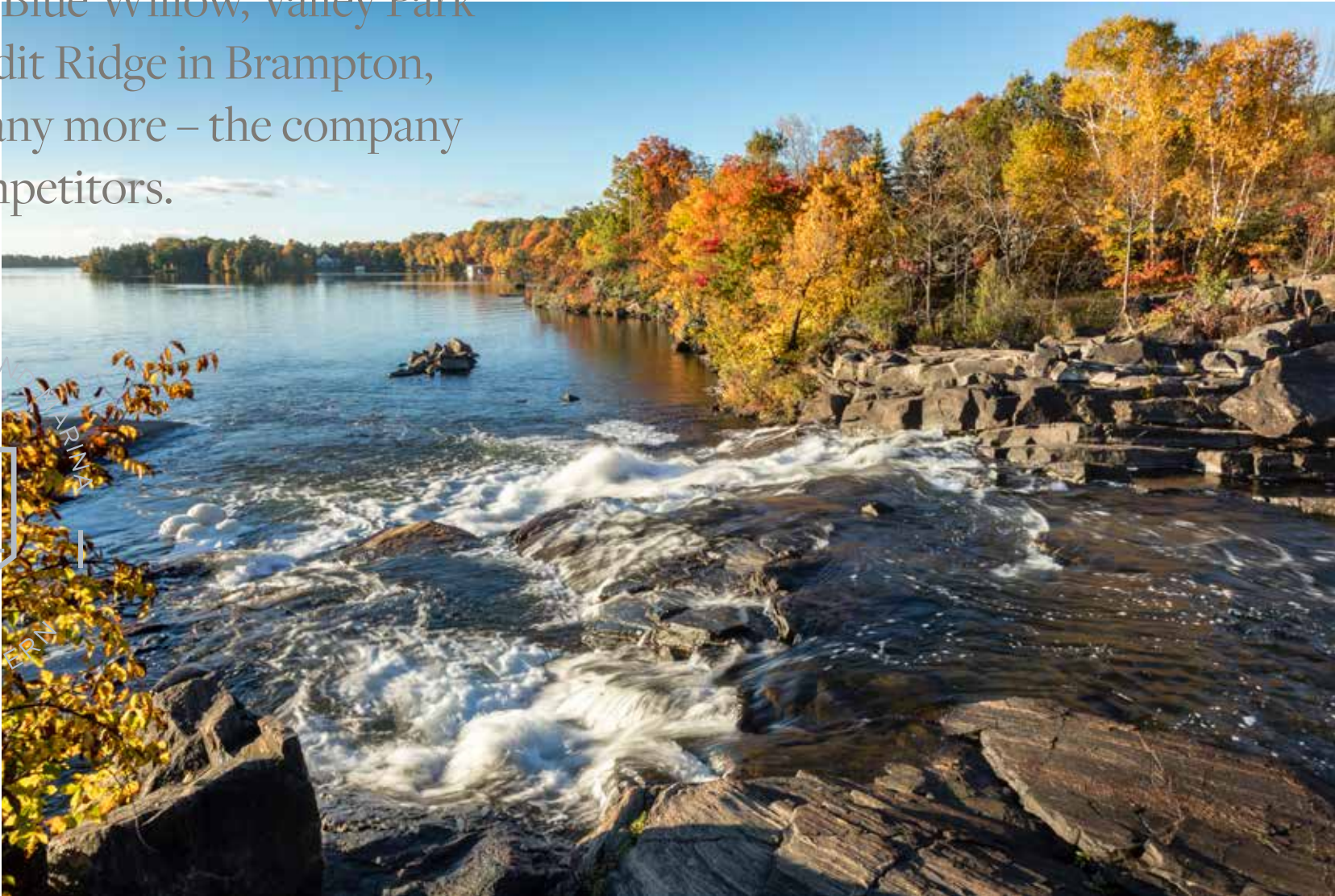
RENDERING IS ARTIST'S CONCEPT ONLY. E.&O.E.

Contemporary design allows for modern living with large outdoor spaces that connect you to nature without ever leaving home.



# It takes a village.

Eden Oak has constructed more than 30 significant developments across the Greater Toronto Area and has built over 5,000 homes. With the construction of the Vellore Park development, Blue Willow, Valley Park in Woodbridge, Estates of Credit Ridge in Brampton, Oak Bay in Port Severn and many more – the company has set itself apart from its competitors.



**SPECTRUM REALTY SERVICES INC.**

Spectrum Realty has an enviable reputation for providing the most comprehensive and expansive range of realty services in the GTA. Their legendary commitment to service has facilitated the sale of hundreds of millions of dollars worth of real estate since their inception, becoming one of the largest movers of residential properties in the region.

Spectrum’s comprehensive approach to satisfying client needs has positioned them as a team poised to tackle any and all challenges. Every member of their experienced team believes that ensuring the satisfaction of the client is the most important part of their job. Spectrum’s approach and exceptional services are revolutionizing home buying and changing the GTA’s landscape one dream at a time.

**RN DESIGN**

Founded in 1991 by Rob Nicolucci, RN Design is an award-winning design firm that specializes in servicing the residential development industry. Today, the firm employs 56 people with offices in Vaughan, Ontario.

RN Design has been influential in designing new residences of all forms and styles. Its portfolio includes almost 5,000 home designs and working drawings and 15,000 lot grading plans in approximately 150 communities.

**FIGURE 3**

Toronto’s largest independent multi-disciplinary design firm, figure3 is committed to creating spaces that are functional, inspired and authentic – meeting the needs of people at home, at work and at play.

At figure3 we believe that understanding the people we design for is foundational to designing spaces that support, enhance and elevate.

**52 PICK-UP INC.**

For two decades, 52 Pick-up has offered expert advertising and marketing services to the builder-developer sector. The company specializes in new housing, and works with a diverse roster of clients. 52 Pick-up has won an impressive number of awards for creativity and strategic marketing over the years.

What 52 Pick-up brings to the table is fresh, innovative thinking, 20 years of experience selling new real estate, knowledgeable campaign planning and outstanding graphics and design. Our signature approach and dedication to sharing our expertise means we act as more than an external creative partner – we become a member of the team. Our efficiency, cooperation and all hands-on deck approach garners real world results for our clients.



