



Photograph: courtesy of Evanco Homes

The Homes of Huntsville Downs, a subdivision by Evanco Homes, is a community situated beside the Huntsville Downs Golf Course.

THE MANY WAYS TO ENJOY LIFE IN MUSKOKA

By Sandy Lockhart

For those looking to enjoy all Muskoka offers, with more time for leisure and less for maintenance, there are many options. Fractional ownership properties, condominiums, residential subdivisions and unique lakeside private residence communities are all available.

Evanco Corporation has three single family home subdivisions underway in Muskoka; Inveraray Glen and Muskoka Highlands in Bracebridge and the Homes of Huntsville Downs.

“Mostly up until now, buyers have been coming off the lake or large rural properties,” says Barb Buckley, sales manager for Evanco Homes, developer of the Inveraray Glen subdivision in Bracebridge. However, she notes the subdivision is attracting young professional too.

Inveraray Glen is a lifestyle community of 530 acres situated on the banks of Beaver Creek. Plans for

the development include preserving over 50 per cent of the natural landscape. Homeowners appreciate the feel without the maintenance

required on a larger rural or lakeside property.

“It is a country feel in downtown Bracebridge,” she says.

In the future, Evanco Homes is planning to offer some semi-detached homes with walkouts, backing onto the ravine at Inver-



Photograph: courtesy of Eagle Landing Company

Eagle Landing Company offers lots on Bigwin Island for those looking for traditional cottage life.



Photograph: courtesy of Evanco

The Inveraray Glen subdivision in Bracebridge, built by Evanco, is a lifestyle community.

aray Glen.

The Residences of Muskoka Highlands, another Evanco Homes project in Bracebridge, backs onto

the golf course and offers a combination of golf course and ravine lots.

“They appeal to the active fami-

ly,” says Buckley, adding they are closer to shopping, the theatre and sporting facilities.

The Homes of Huntsville Downs

subdivision offers homes on lots with 65 to 100-foot frontage. Future phases include townhomes as well as estate homes on golf course lots.

These homes appeal to everyone but Buckley says many homeowners are “actively retired.” People coming into town from the lakes and large acreage properties appreciate being closer to services such as the hospital.

“They are still golfing. They like to work in the yard but don’t want the maintenance of the large rural properties,” she says.

Some are looking for an alternative to a traditional cottage. The Landscapes on Lake of Bays provides owners with carefree vacations several times per year. The Landscapes is a vacation property development in which owners purchase a fractional share of a cottage of their choice, entitling them to exclusive use of the property for five weeks every year, into perpetuity.

“Why are you going to spend a million dollars if you are only going to use it for three weeks per year,” says Keith Singleton, senior sales executive. “You can take advantage of all the amenities and the lake.



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Photograph: courtesy of Skyline

These artist rendering depicts what buyers can expect at Deerhurst Summit Lodges, a condo offered by Skyline at the iconic resort.

You can even bring your boat for your week.”

This year a major new undertaking is the construction of a luxurious fitness and spa building complete with massage room and indoor pool and more.

“We are building an outdoor pool with waterfall, hot tub for eight to 10 people and a children’s

splash pad,” he says.

With every cottage facing the water, docks and beaches for swimming, and an assortment of lounging areas from the cabana to the boathouse, there is place for everyone to enjoy their Muskoka vacation.

Landscape owners include everyone from retired couples with chil-



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Photograph: courtesy of The Landscape

The Landscapes is a vacation property development on Lake of Bays. Owners purchase a fractional share of a cottage.

dren and grandchildren to young professionals with our without small children. "We are for anybody," he says.

Others looking for the Muskoka lifestyle without the maintenance that comes with it may choose a condominium.

The second phase of Legends at the Falls, a condominium development by Goodfellow Construction located on a bluff overlooking the Bracebridge Falls, will have a model suite ready for this summer.

This phase will be sharing amenities with the first phase, including a

big party room and a unique hobby room.

"It is the place for guys who miss their garage for painting and cutting," says salesperson Lesley-Anne Goodfellow. "They don't want the work of maintaining their lawn or snow plowing. Instead they can just do the fun stuff."

Most Legends at the Falls condominium owners are retirees. "Sometimes they are just retiring off the lake," Goodfellow

says. "They don't want the work of the cottage anymore, but still want

"They don't want the work of the cottage - anymore, but still want to remain in Muskoka."



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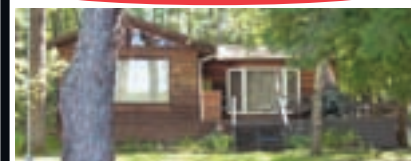
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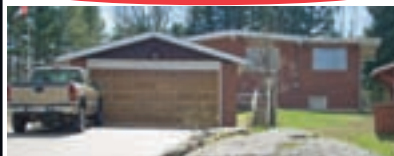
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Photograph: courtesy of Goodfellow Construction

The view overlooking Bracebridge Bay is one of the selling points of the Legends at the Falls condominium units, now in Phase 2.

to remain in Muskoka.”

It is a summer base for those who go away for the winter and can be a winter base for those who summer at a seasonal cottage.

“We have a variety of people who like the easier lifestyle,” she says, adding that others choose buying a condo as a way to leave Toronto and move to Muskoka.

Phase 2 will have some new amenities, including a high pressure car wash system in the underground parking garage and an exercise room.

“It frees up their time for the things they actually enjoy,” Goodfellow says of living in a condo at Legends of the Falls.

Deerhurst Resort in Huntsville is the location of a new condominium development for those looking to own a piece of Muskoka while taking advantage of all the amenities of the world class resort.

Skyline will offer the once-in-a-lifetime opportunity to own a piece

of the iconic Deerhurst Resort and revel in a four-season lifestyle.

Deerhurst Resort is the fifth and newest addition to Skyline founder Gil Blutrigh’s vision to create a new

generation of upscale and affordable resorts in Ontario, and eventually across Canada.

Deerhurst Summit Lodges is a 120 condo development that is a complete renovation and refurbishment of the Deerhurst Sports Villas. The

new suites will be a minimum of one bedroom with features such as fireplaces, stainless steel appliances and balconies. The interiors of the lodges were designed by the Design Agency, the hosts from the popular HGTV show *Designer Guys*.

“The prices are amazing,” says Harley Nakelsky, director of sales and marketing for Skyline. “We couldn’t build new for this cost.”

With the reasonable price for the whole ownership condominiums, Nakelsky says there is already a lot

“It frees up their time for the things they actually enjoy.”



JENNIFER SEBELE, CRA
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LAKES of MUSKOKA

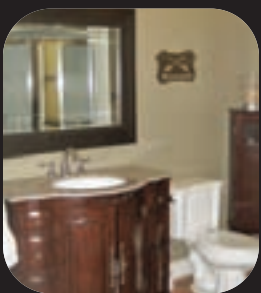
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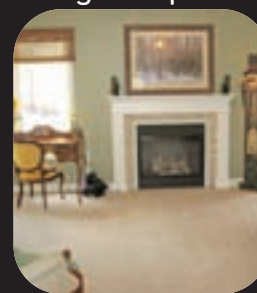


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of interest, most from people planning to use it as a vacation home.

"They can put the property into the rental program and just use the weeks they want," he explains.

Some plan to move into it full time, upon retirement after using the extra income to pay it off. The owners have full access to Deerpark Resort plus purchasers get added benefits, such as discounts on resort restaurants and services.

Nakelsky says the Deerpark Summit Lodges will afford owners with the opportunity to take advantage of the Muskoka lifestyle.

"You have a pool without having to maintain it and all the amenities you could ever want at the cottage," Nakelsky says.

Those amenities include winter and summer sports, world-class shows, golf courses, pools and much more.

Some of the new units will be ready this summer but all will be available by the end of 2011.

Those looking for a more traditional cottage with the amenities of a resort can turn to the lakefront golf course community on Bigwin Island on Lake of Bays.

"Basically, you have the privacy



Photograph: courtesy of Eagle Landing Company

The Eagle Landing development on Bigwin Island gives buyers flexibility when building the cottage of their dreams.

and exclusivity of being on an island but because it is serviced by Bigwin Golf Club, it has the amenities of the resort," says Dave Smith, president of the Eagle Landing Company, the developer.

"It is for people that are looking for a cottage experience both private and active," he says, explaining

that through the club there are many social activities.

Eagle Landing has waterfront lots with frontage on Lake of Bays and Bigwin Golf Club in the back. Smith explains someone purchasing at Eagle Landing has many options. They can purchase a property and build their home, they can work

with an Eagle Landing suggested builder or have Eagle Landing take care of the whole project for them.

Smith's clients are looking for something that is new, low maintenance and has all the modern technology.

"It is not going to be a lot of work for them," he says, noting the last cottage they sold was completely furnished and ready to move in, with sheets on the beds and soap in the bathrooms.

With a regular ferry and barge service, and a large mainland parking lot, the island is more accessible than traditional island properties. Once on the island, transportation is limited to vehicles like boats and golf carts.

"You don't have to worry about a car driving by your cottage," says Smith.

Those planning to take advantage of the Muskoka way of living have many different options. If you are looking for a fractional vacation property or a home in the right community for your lifestyle, it is available in Muskoka. Everyone can find the best way for their family to enjoy the rocks, lakes, trees and ambience of the area.



LAKES of MUSKOKA

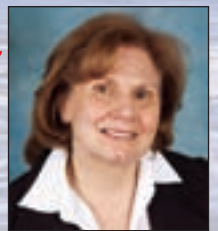
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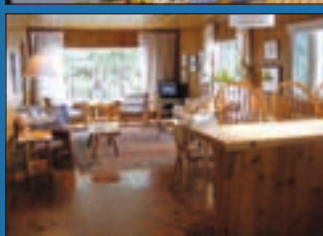


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