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MVP IS ABOUT
LIVING WHERE
YOU PLAY AND
RE-DISCOVERING
THE THINGS
YOU VALUE MOST

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For Those Who Value...
**COMMUNITY,
FAMILY & HOME**

Located in South Barrie at Maplevue Drive East and 20th Sideroad, Fernbrook Homes and Tiffany Park Homes are pleased to bring you a complete community of true distinction - Maplevue Park. Homebuyers will love the incredible standard of living available here. MVP is located minutes from Lake Simcoe's Kempenfelt Bay with numerous parks, beaches, marinas, hiking trails and more just a stone's throw away. Just down the road, along Maplevue, you will find a variety of great shopping and dining options, that will service all

of your needs. You can also experience great shopping, dining and entertainment in downtown Barrie along Dunlop Street. MVP is conveniently located just minutes to Highway 400 as well as Barrie South GO Station, providing an easy commute. Homeowners at MVP will be able to enjoy all of the natural amenities you could think of, while at the same time, having all of the urban comforts of big city living. Come explore for yourself to see why MVP is the most valued new place to call home.

For Those Who Value...

HOMES OF TRUE DISTINCTION & FLEXIBLE LIVING OPTIONS



OVER 900
SPACIOUS
FAMILY HOMES

MVP is a collection of 900 homes, consisting of towns and single detached homes with sports fields, parks and green spaces built right into the community. A wonderful selection of spacious 2-storey townhomes and detached homes, featuring oversized and two car garages are available in this all-new master-planned community.

For Those Who Value... LIVING WHERE CITY MEETS NATURE

- 1 MVP
- 2 5 Minutes to Local Beaches
- 3 1 Minute to Local Restaurants
- 4 4 Minutes to Big Box Retail
- 5 2 Minutes to Barrie South GO
- 6 5 Minutes to Allandale Waterfront GO
- 7 10 Minutes to Downtown Shopping & Restaurants
- 8 3 Minutes to Hwy. 400
- 9 12 Minutes to Centennial Park Beach
- 10 9 Minutes to Heritage Park
- 11 15 Minutes to Kempenfelt Park
- 12 18 Minutes to Johnson's Beach
- 13 5 Minutes to Allandale Golf Course
- 14 5 Minutes to National Pines Golf Club
- 15 10 Minutes to Innisfil Beach
- 16 45 Minutes to Vaughan Metro Centre Subway
- 17 6 Minutes to More Big Box Retail
- 18 20 Minutes to Georgian College
- 19 3 Minutes to Popular Chain Restaurants





For Those Who Value...
**A WORLD OF
NATURE &
RECREATION**



Waterfront, parks and greenspaces are a source of true serenity at MVP. With an abundance of recreational activities and over 300 hectares of parkland to enjoy, Barrie is a prime location to raise a family. The stunning waterfront hosts a multitude of activities you can enjoy year-round. There are outdoor fitness stations, waterfront playgrounds and splash pads, walking and hiking trails, paddle boarding and more.

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If you love the great outdoors, you can enjoy it more often at MVP.

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For Those Who Value...
**ENDLESS
OUTDOOR FUN**



FOR SKIERS & SNOWBOARDERS:
In the winter, Snow Valley Ski Resort, Horseshoe Valley and Mount St. Louis Moonstone are all close at hand.

**BE ACTIVE IN
THE GREAT
OUTDOORS**



Live minutes to basketball courts, volleyball courts, and soccer fields at Centennial Park.



Golf lovers will be thrilled to have Tangle Creek Golf and Country Club, Allandale Golf Course, Innisbrook Golf Course, Big Bay Point Golf and Country Club, The Next Golf Club and Cedar Link Golf Centre, all less than 30 minutes away.

For Those Who Value... CONVENIENT URBAN AMENITIES

MVP is perfectly positioned to take advantage of South Barrie's ever-growing selection of convenient urban amenities. There are numerous major shops and plazas along Mapleview Drive and Big Bay Point Road. Pick up everyday essentials just 5 minutes away at Walmart or Costco. Sample over a dozen local restaurants less than 10 minutes away. Hop on Highway 400 and arrive at Tanger Outlets in less than 15 minutes. There are also many big box stores and restaurants along Mapleview Drive, including Chapters, Goodness Me Health Food, The Keg, Milestones, Burger's Priest, Best Buy, Old Navy and so much more!



Situated along the beautiful waterfront, Barrie's downtown is a vibrant hub of bustling restaurants and nightlife just 5 minutes from your home at MVP.



SOPHISTICATED DOWNTOWN DINING
Head downtown to sample gourmet restaurants and boutiques such as Il Buco, Painters Hall, The North Restaurant, Le Petit Chapeau plus dozens more within a 10 minute drive.

For Those Who Value...

BEAUTIFUL BEACHES

Tyndale Beach and Park and Wilkins Beach are just 10 minutes away. Centennial Park and Beach are just 12 minutes away. Johnson's Beach is just 18 minutes away. Dock your boat just 5 minutes from your door at Brentwood Marine. The City of Barrie Marina and Tiffin Boat Launch are both just 15 minutes away.





For Those Who Value...
A GREAT EDUCATION

Georgian College is 15 minutes away, and offers diploma programs & degree-diploma programs in partnership with Lakehead University. Families will enjoy having great local schools already in place at MVP. Mapleview Heights Public School, St. Peter's, Hewitt's Creek Public School, St. Gabriel the Archangel Catholic School, Innisfil Montessori Academy and Hyde Park Public School are all within a 5-minute drive. Secondary schools include Innisdale Secondary School, St. Peter's Catholic Secondary School and École Secondaire Roméo-Dallaire.

**SCHOOLS
 WITHIN
 5MIN**



- MAPLEVIEW HEIGHTS PUBLIC SCHOOL
- ST. PETER'S CATHOLIC SECONDARY SCHOOL
- HEWITT'S CREEK PUBLIC SCHOOL
- ST. GABRIEL THE ARCHANGEL CATHOLIC SCHOOL
- INNISFIL MONTESSORI ACADEMY
- HYDE PARK PUBLIC SCHOOL

For Those Who Value...
**AN EASY
 COMMUTE**



Barrie South GO Train Station is just 3 minutes from MVP. Residents here can travel to Toronto in as little as 90 minutes, with regular train or bus service available 7 days a week. MVP is also located just 9 minutes from Hwy. 400, providing rapid access to Toronto, Vaughan, Newmarket and cottage country.



9 MINS
 TO
 HWY 400



3 MINS
 TO SOUTH BARRIE
 GO STATION



90 MINS
 TO TORONTO
 ON GO TRAIN



For Those Who Value...

DISTINCTIVE HOME DESIGNS AND FINISHES

The homes of MVP offer the ultimate in luxury to Barrie homebuyers. Large windows invite light and warmth into your living space. Elegant interior finishes in every room cultivate an atmosphere of richness that is at once welcoming and sophisticated. If you value the finer things in life, you are certain to appreciate the remarkable quality and detail available in every home here.

- 9' Ceilings on Main Levels, with 8' Second Levels
- Open Concept Layouts
- Pre-Finished Hardwood Flooring on Main Levels of Detached Homes
- Premium Oak Staircases
- Elegant oversized 12X24 Inch Tiles
- Spacious Spa-Like Master Ensuites
- Functional and Spacious Floor Plans with Flex Spaces Built In



Our carefully designed layouts feature open concept main levels, spacious master suites and well thought out flex spaces. There are also innovative designs that feature two completely separate living spaces featuring separate entrances, kitchens and living areas, all within one home. The exterior of the homes features distinctive architectural details, with a choice of contemporary, traditional or Victorian designs.

For Those Who Value...
**A TRUSTED
BUILDER TEAM**



Tiffany
PARK HOMES

At Tiffany Park Homes we believe we're earning our customers' trust and respect with every home that we build. From our beginnings as a small family business, our commitment to quality construction and customer service has helped us to grow into one of the most reputable homebuilders in the GTA, with an enviable reputation of thousands of fine homes built over 20 years.

We believe that the ultimate proof of Tiffany Park homeowner satisfaction can be seen in the many referrals of friends and relatives made by Tiffany Park homeowners over the years. We also believe that the fact that many of our new homebuyers are previous Tiffany Park homeowners demonstrates that once you've experienced the exceptional quality of a Tiffany Park home, you simply won't want to live in a home built by anybody else.



Fernbrook
HOMES

Fernbrook Homes is one of Canada's leading builders and is widely recognized for their outstanding commitment to creating distinctive communities. With a keen natural understanding of what makes a community a preferred place to live, Fernbrook has an exceptional reputation for architectural integrity, classic design, and outstanding customer service.

Fernbrook is proud of their commitment to complete customer satisfaction and strives to offer the finest after-sales customer service in the industry. Come discover a lifetime of satisfaction awaiting you here.



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