



ROYAL WINDSOR

AT BALMORAL VILLAGE

A full-page photograph of a middle-aged couple walking hand-in-hand on a sandy beach. The woman is on the left, wearing a short-sleeved floral shirt and white pants. The man is on the right, wearing a white button-down shirt and khaki pants. They are both smiling and looking towards the right. The background shows the ocean and a bright sunset with a lens flare effect.

RESORT-STYLE CONDOMINIUM LIVING IN  
COLLINGWOOD'S PREMIER ADULT LIFESTYLE COMMUNITY.



# WELCOME TO CAREFREE CONDOMINIUM LIVING IN COLLINGWOOD

Set in the only village of its kind in Collingwood,  
Royal Windsor is an innovative vision founded on  
principles that celebrate life, nature, and holistic living.  
Every part of this vibrant community is designed  
to keep you healthy and vibrant.

Welcome to Royal Windsor at Balmoral Village.







Royal Windsor is the perfect location for those who enjoy an active outdoor lifestyle. Just a short distance away are Blue Mountain, Collingwood Harbour, several prominent ski clubs, the Scandinave Spa, and seven public and private golf courses.

# *Live* BETWEEN BLUE WATERS AND GREEN MOUNTAINS







ENJOY LIFE  
LIKE NEVER BEFORE



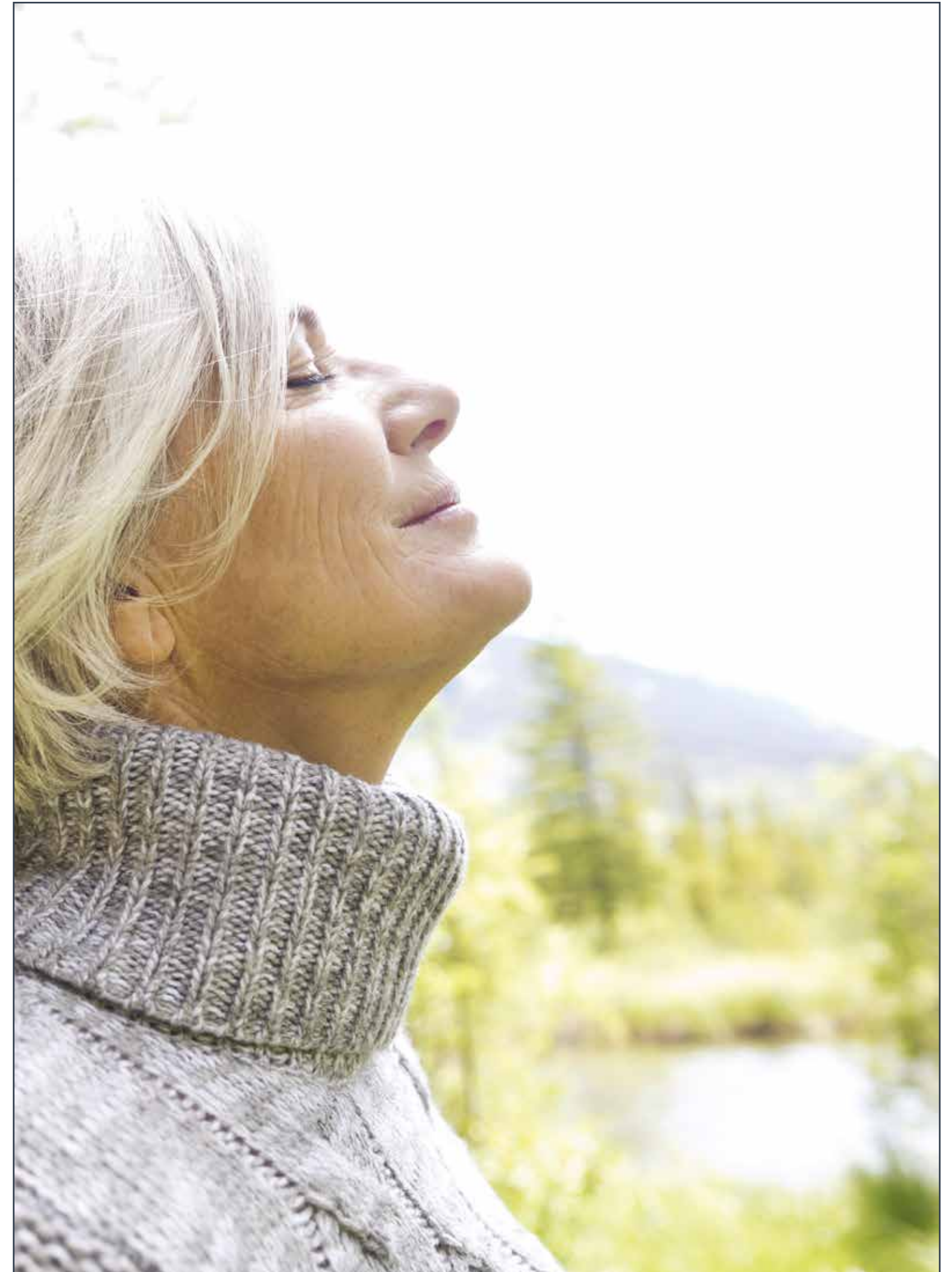




## A GRAND ENTRANCE TO ACTIVE ADULT LIVING

With your arrival at Royal Windsor, you know you're someplace special, where an active adult lifestyle can be savoured by all who are fortunate enough to live here.

The building's two-storey lobby with floor-to-ceiling windows makes for a very elegant first impression indeed. The lobby extends a gracious welcome to you and your guests, with its contemporary design and furnishings. Here, Sherwood Homes' attention to detail really shines, with a level of quality craftsmanship that can be found in all the common areas and every individual suite.







ARTIST'S CONCEPT

THE ROYAL WINDSOR LOBBY





## AN ACTIVE LIFESTYLE AT YOUR FINGERTIPS



### The Balmoral Village Clubhouse and Recreation Centre

Your home at Royal Windsor comes with it's own 8,000 square foot Recreation Centre already built-in with a wide range of fitness and recreation facilities at your disposal including:

- Swimming pool with therapeutic pool for aquatic therapy and recreation
- Aerobics/Yoga studio
- Fitness studio with a full complement of exercise equipment
- Quiet library reading room
- Theatre room
- Golf simulator
- Multi-purpose activity rooms
- Lounges for social gatherings
- Games room with billiards and card tables







**Blue Mountain Ski Area:**  
10 minute drive

**Georgian Bay:**  
10 minute drive

**Cranberry Golf & Tennis Club:**  
5 minute walk

**Collingwood Mews Shopping Centre:** 5 minute walk

**Collingwood Harbour and Marina:** 5 minute walk

**Downtown Collingwood:** 3 minute drive  
**Collingwood General and Marine Hospital:** 9 minute drive  
**Highway 26:** 10 minute drive  
**Collingwood Shopping Centre:** 4 minute drive





## ENJOY THE ROYAL TREATMENT EVERY DAY

- An 8,000 sq. ft. Residents Clubhouse complete with a wide range of recreational and social amenities
- A planned 20,000 sq. ft. Medical/Wellness Centre with complete medical facilities and the support of a caring staff of health professionals.
- Pathways and sidewalks connecting to the Georgian Trail as well the Black Ash Creek Trail, with links to the walking and biking trails within the Town of Collingwood.
- Retirement and Assisted Living services available on-site
- A central location within easy walking distance to downtown Collingwood's shops, restaurants and cinemas as well as the public golf course at Cranberry Resort
- Just a 10-minute drive to the Collingwood Hospital
- Convenient public bus transportation to the Town Centre, as well as Wasaga Beach and the ski hills and resort amenities of Blue Mountain.
- A Four Seasons Lifestyle from boating and watersports (just a 5 minute walk)... to golf (7 courses within 10 minutes drive)... to Blue Mountain skiing (10 minutes away)



### ROOFTOP PARTY ROOM/LOUNGE AND OUTDOOR TERRACE







SPECTACULAR VIEWS.  
INSIDE AND OUT.





MODERN STYLE.  
METICULOUSLY DESIGNED.







## DISCOVER AN INCOMPARABLE LIFESTYLE IN THE PERFECT SETTING

A wide selection of large condo units are available, with amazing designs ranging from 660 to 1900 sq.ft. All offer luxuriously appointed features and finishes, including spacious balconies and terraces offering panoramic views of Blue Mountain and the Osler Bluff Ski Club.







## IT'S ANOTHER BEAUTIFUL DAY IN COLLINGWOOD

At Royal Windsor, its prime location puts you a short distance from Collingwood's many local attractions including Blue Mountain, the Collingwood Harbour, several prominent ski clubs, Scandinave Spa, and seven world-class golf courses. Nature enthusiasts can keep active with over 80 km of walking and biking trails within the Town of Collingwood; take a stroll through Canada's oldest and longest footpath, the Bruce Trail or enjoy a picturesque 8-minute bicycle ride along the waterfront trail system.







# A FOUNDATION OF TRUST AND INTEGRITY

Sherwood Homes was established in 1994 to build on our decades of experience in developing master-planned communities.

From bungalows and two-storey homes to townhomes and midrise condominiums, our company's reputation for quality has grown with every new luxury home and neighbourhood which we have created, along with the trust that new home buyers have placed in us.

Over the past 25 years, we have consistently demonstrated our deep commitment to craftsmanship and attention to detail at developments like Silver Glen Preserve in Collingwood, Lora Bay in Thornbury, Cobble Beach in Owen Sound, and other communities across the Greater Golden Horseshoe area.

At Sherwood Homes we believe that you and your family deserve the very best. We strive to ensure you are completely satisfied with not only the final product but with the personalized service that you receive throughout the entire home buying and building process.

**Sherwood Homes.**

We're inspired by building a home that will inspire you.

*Tim Blevins*

*Charlotte Blevins*

Principals, Sherwood Homes







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**RoyalWindsorCondos.com**