

ATMOSPHERE

LOCATIONS | DESTINATIONS | LIFESTYLE | ACTIVITIES



**MIDHURST
VALLEY**



An aerial view of the Neighbourhoods of Cardinal Point, Stouffville

ATMOSPHERE

It all begins here. On these pages, you'll find what makes Midhurst Valley so special. What makes it a true once-in-a-lifetime opportunity to live in a community unlike any other. Here, you'll find the hidden gems, the destinations, the local favourites that go from "I want it" to "I. Must. Have. It!" in one visit. Little corners of the world, or local, one-off, Mom & Pop operations that set this corner of the world apart.

These local entrepreneurs have chosen to weave themselves into the fabric of this rich community tapestry and enrich the lives of the people that call it home. These are more than coordinates on a map. They're stories to be told on the poetic backdrop that is Midhurst. And your place in it – Midhurst Valley. This is why we love living here. This is why we call Midhurst Valley "home."

◀ Geranium communities are purposefully designed to create warm and inviting streetscapes that encourage a sense of community and a relaxed pace. Streetscapes that welcome homeowners the day they move in and for generations thereafter.

It's Love At First Bite Here.

✓ Whether you're cooking up something special or having your morning coffee, Geranium homes offer spacious kitchens that are both functional and aesthetically pleasing. Featuring 9' main floor ceilings, premium granite countertops with undermount sinks in the kitchen, and state-of-the-art stainless steel appliances standard.



Chesterman Model Home Kitchen
Courts of Canterbury, Port Perry

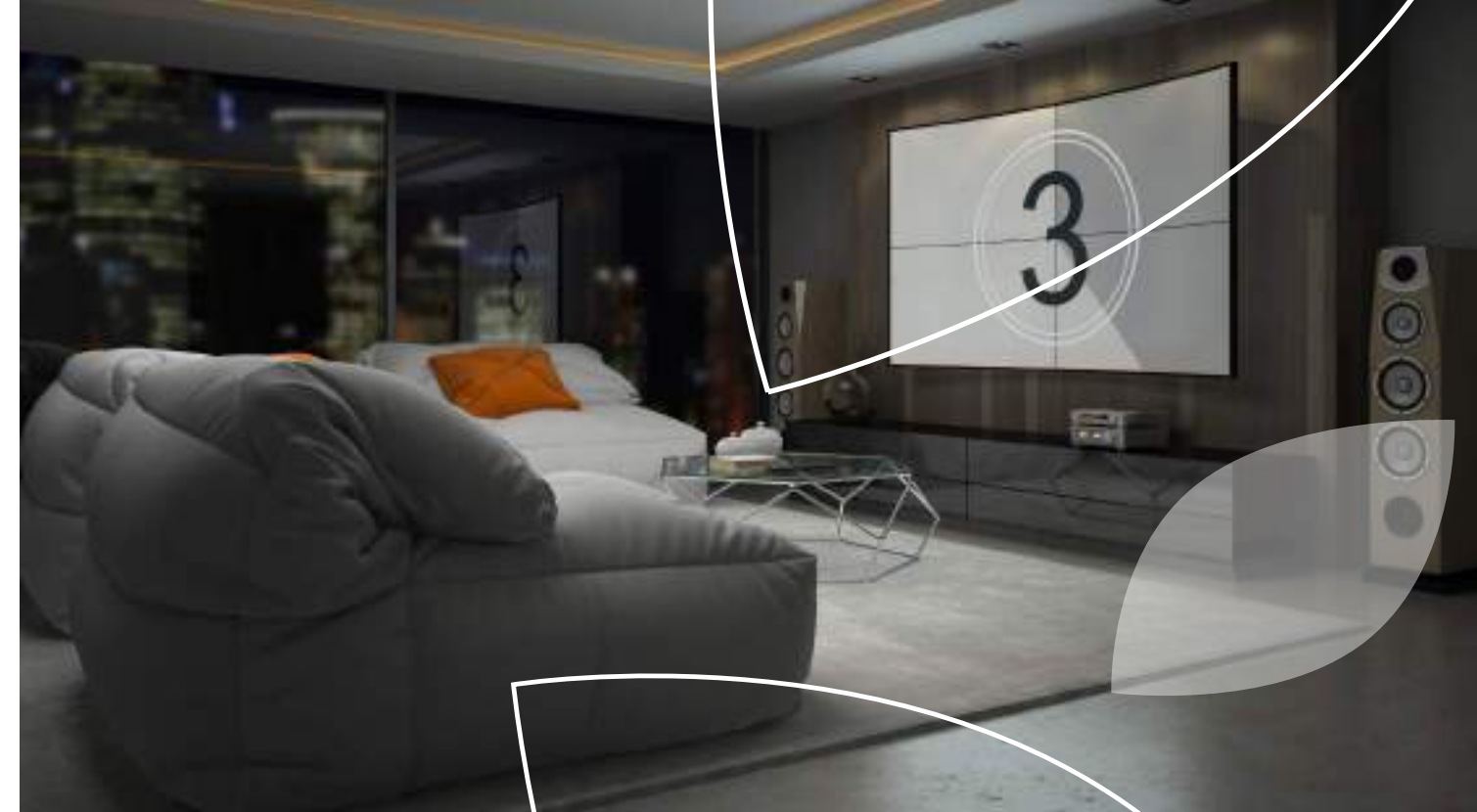


MMM DONUTS ^
240 Bayview Dr unit 11, Barrie
mmdonuts.ca

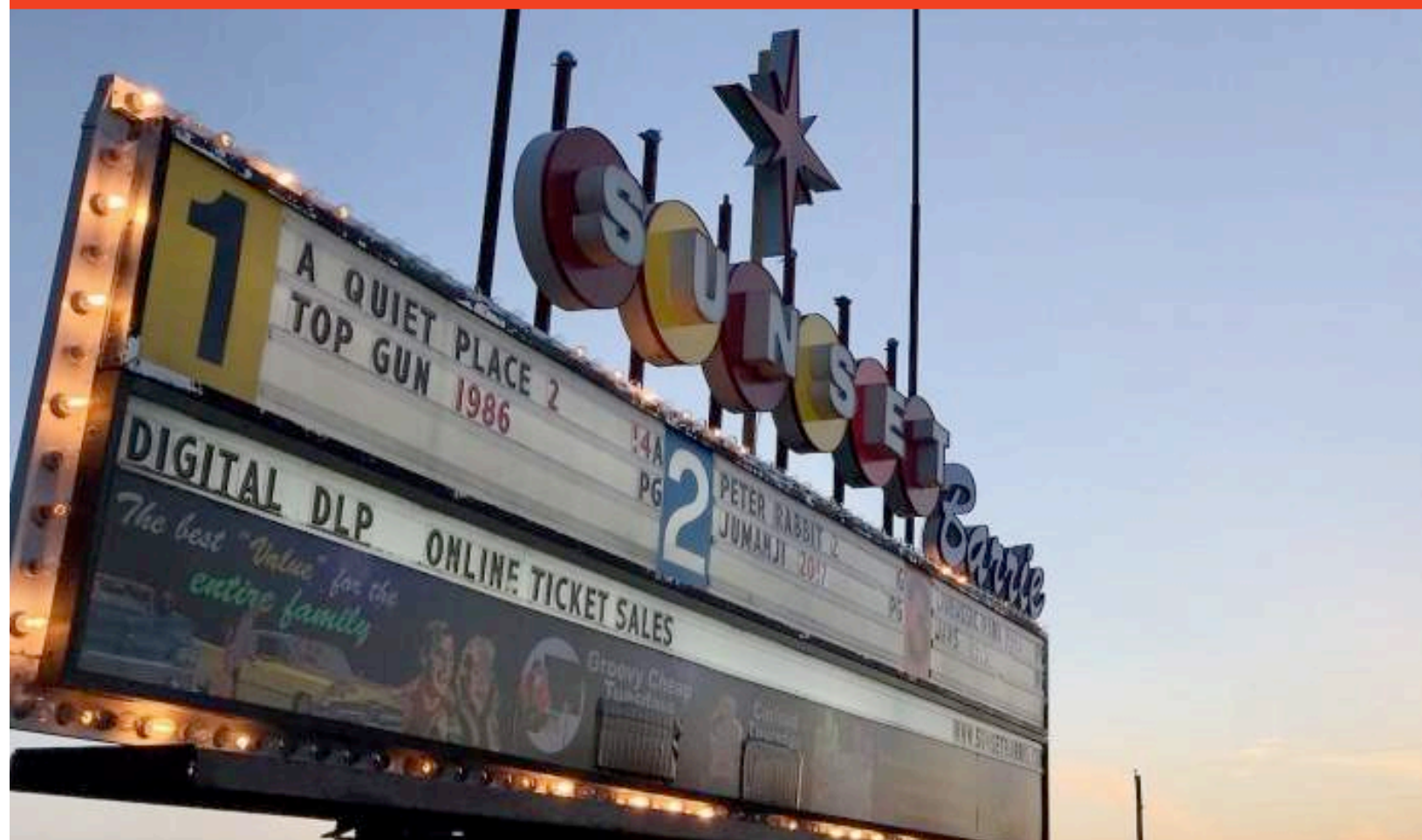
No trip to Simcoe County would be complete without visiting the area's foremost authority on delicious - Mmm Donuts. 100% plant-based, using no animal products whatsoever, this local hidden gem sets the bar high for decadence and taste. Perfect for a quick bite, on-the-go, or at home in your elegantly appointed kitchen at Midhurst Valley. Soon, Mmm Donuts won't be the only one garnering a reputation for some of the finest flavours in the area. Geranium has earned a reputation for some pretty impressive kitchens in their own right. Gourmet-inspired spaces ideal for both the budding gourmand and the SKIP-afficionado alike, a Geranium kitchen is the perfect medley of deliciousness and design décor. And more than befitting of a local icon like Mmm Donuts.



Let **There** Be Lights, Camera, Nostalgia!



✓ **SUNSET DRIVE-IN BARRIE**
134 Line 4 South, Oro-Medonte, ON, L0L 2L0
premiertheatres.ca/sunsetbarrie



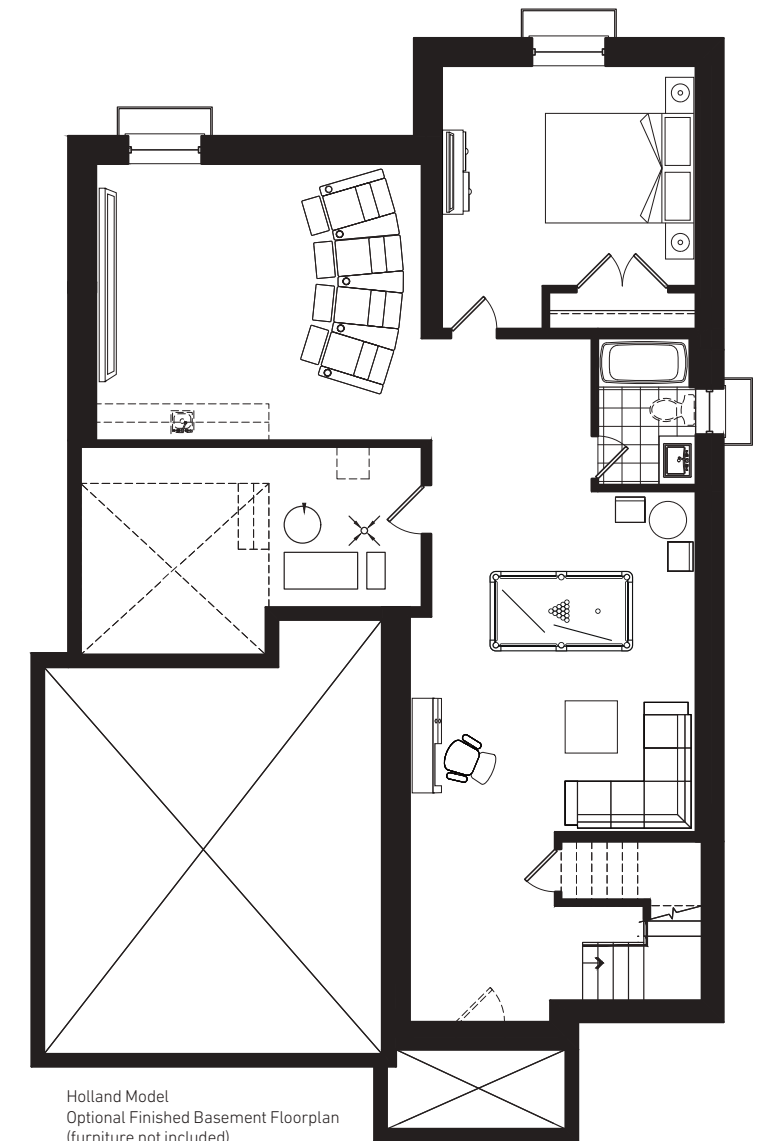
^ Looking for Hollywood North? Then look no further than Midhurst Valley. On every floor plan, Geranium offers optional finished basement layouts providing media lovers everything they could hope for. Plenty of space? Check. The latest Hollywood blockbuster? Check. The popcorn, however, is up to you.

Feeling nostalgic? Remember the days when Mom and Dad would pack up the whole family in their pajamas and head over to the Sunset Drive-in Barrie? Sure, the picture and sound weren't always the best but for classic summertime memories, it just can't be beat. Or if you love the convenience of the smaller screen then you could always just stay home and take advantage of the ample recreation room space afforded to the newest residents of Midhurst Valley. Whatever your multimedia dream, your Geranium home can accommodate it. 100-inch, 4k, HDMI? Yes, please. And make it quick. My popcorn is getting stale.





Bring Home The Movies.



^ The key to a great home theatre setup is space. And the Geranium homes at Midhurst Valley offer that in spades. Spacious layouts and a clear focus on homebuyer needs really make this community ideal for people unwilling to compromise.

Holland - Elevation C (44-04)
Midhurst Valley

Local, It's Everyw**here** You Look.

For over 175 years, Barrie Farmer's Market has given residents the very best Simcoe County has to offer. From local produce to meats, eggs – whatever your tastebuds crave, this Barrie tradition gathers the area's finest together each week. Deliciously local, Barrie Farmer's Market sends the most discerning connoisseurs home happy every week. Organic, traditional, exotic, cultural – whatever you've got planned for the menu, it can be found right here. So once you've arrived home from the market, you can plan your next feast in your custom-crafted and exquisitely appointed Geranium kitchen. Elegant and impressive, the kitchens at Midhurst Valley offer a bright, spacious area with plenty of work surface and storage. Not to mention enough space to cook for the whole family.

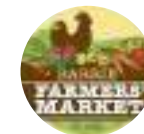


Elmwood Model Home Kitchen
Edgewood, Pickering

^ Clean lines, exquisite materials, and an unwavering commitment to homeowner satisfaction. That's Geranium's recipe for the perfect kitchen, which you'll find at Midhurst Valley.



^ Local farmers are proud to offer you their very best produce each week. Similarly, Geranium proudly includes premium, modern features and finishes such as granite countertops and undermount sinks. Backed by Geranium's signature workmanship and obsessive attention to detail.



BARRIE FARMER'S MARKET
City Hall, 70 Collier St, Barrie
barriefarmersmarket.ca

Find Yourself Here.



^ Vetta Nordic Spa
3210 Line, 3 Line N, Oro-Medonte, ON, L0L 2L0
vettaspa.com

The word is out: Vetta Spa is Simcoe's most exclusive true Nordic spa experience. Relax, recharge, and revitalize as you experience the true meaning of Zen. Bask in the pinnacle of calm with a massage or indulge in the Nordic-inspired restaurant or in-spa bistro. Or if your idea of relaxation is not venturing too far from home then there's plenty of Zen right at home in Midhurst Valley. Calm yourself in the soothing waters of your very own soaker tub. Let the steam envelope you as you bask in 100% pure serenity in the comfort of your spa-inspired bathroom oasis at Midhurst Valley. From the ground up, every Geranium home has been designed and created to serve as a testament to unparalleled design, functionality, and beauty.



✓ Who says you have to leave home to enjoy an authentic spa experience? Geranium offers homes featuring luxurious deep soaker tubs, exquisite ceramic in the separate showers, and plenty of room. After all, if you can't relax at home...

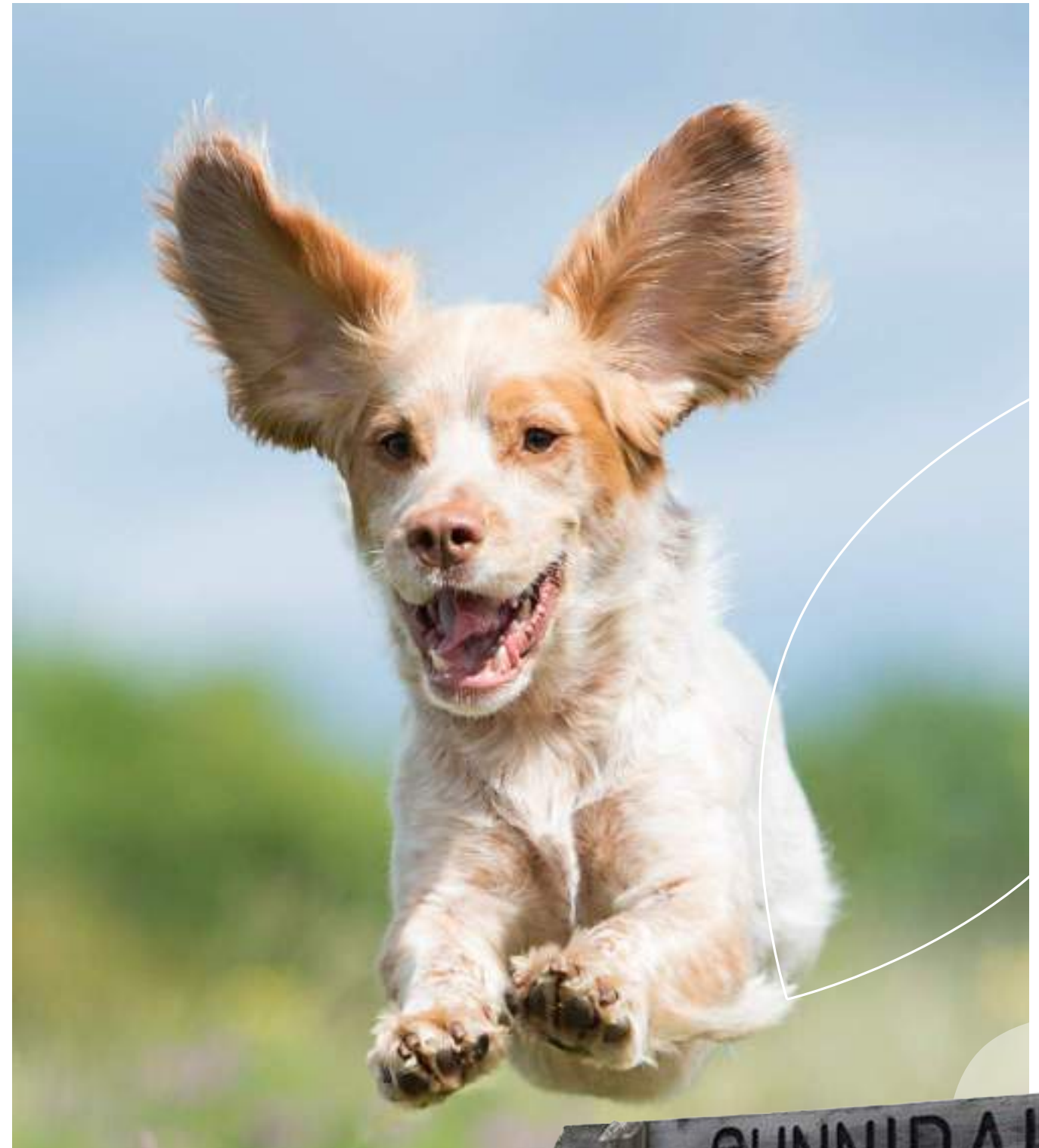
Forte Model Home Primary Bath
Allegro, Aurora

Dogs Everywhere – Pure Paradise!



^ After a long day of muddy fun with your fur baby, it's nice to come home. Featuring functional mudrooms, Geranium's homes at Midhurst Valley have it all. The space for pets to run and the amenities to get them clean.

The Sunnida Off-Leash Dog Park is the perfect place to let your canine friend stretch their legs and blow off some steam. Far from your standard city-run dog park, this expansive 7.15 acre natural rolling setting with earthen footpaths is perfect for those Midhurst Valley residents that want to go off-leash. Here, nature and dog lovers alike can find their Zen surrounded by some of the area's most picturesque settings. The park is also joined with the Sunnida Community Garden with numerous upgrades completed in 2020 which include the addition of two permanent bridges, new benches, and regeneration and restoration of vegetation and soil. So get out, take the dogs, and get as dirty as you want. With most Geranium designs offering mudrooms, there's plenty of space to clean-up afterwards, or even give them a good hose down in the garage. Either way, you and your furry friends are sure to love Midhurst Valley.



^ **SUNNIDALE OFF-LEASH DOG PARK**
60-68 Coulter St, Barrie
barrie.ca/Living/ParksTrails/Parks



There's Always Something To Do!



▲ Midhurst Valley offers residents a wealth of leisure activities. With many of Geranium's floor plans offering plenty of storage solutions for all your "grown-up" toys. From mountain bikes to canoes, skis, hockey equipment, and so much more.

Just a few minutes north at The Heights Ski and Country Club, locals know what it's like to become one with nature. Here, it's all about exploring the area's stunning geology along trails that snake their way through the spectacular Copeland Forest. The Heights has something for all ages and abilities. Whether it's downhill or cross country skiing, snowshoeing, mountain biking, hiking, and so much more! Here, in this one-of-a-kind setting, Midhurst Valley residents can truly take advantage of everything the area has to offer - right next door. If outdoor adventure is your game, then Midhurst Valley puts you in the heart of it all. Located on the doorstep to cottage country, Midhurst Valley is an outdoor adventurer's dream. These homes were designed and created with dedicated spaces for today's busy active lifestyles. Your home at Midhurst Valley was designed specifically to fit your love for the outside.

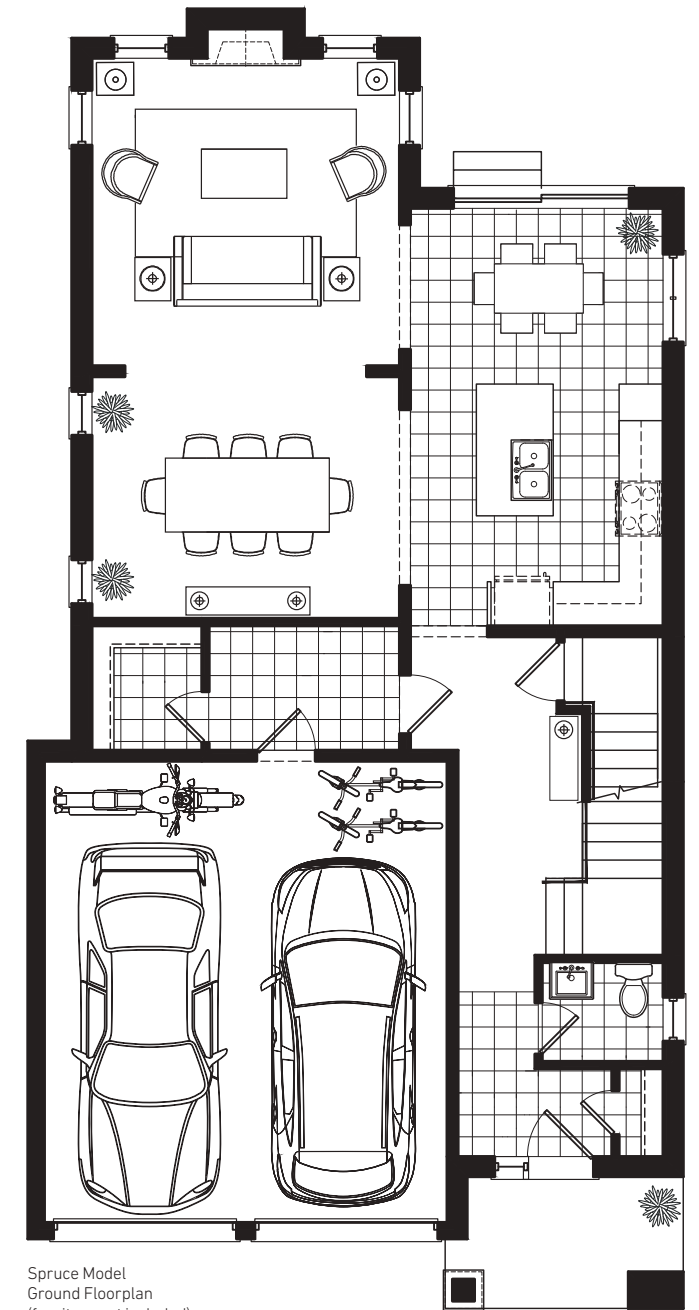


▲ THE HEIGHTS SKI AND COUNTRY CLUB
1106 Horseshoe Valley Road West R.R.#1 Barrie
theheights.ski





Designed With You In Mind.



Spruce Model
Ground Floorplan
(furniture not included)

Spruce – Elevation B (36-02)
Midhurst Valley

▲ Midhurst Valley matches your active outdoor lifestyle. Get muddy mountain biking through the nearby pristine Copeland Forest, clean your bike in the spacious garage, and leave your muddy clothes there too. All this and not a spec of dirt finds its way inside your Geranium home.

Our **Legacy** Is You.

At Geranium, we believe community is everything. Which is why we invest in the communities we serve by participating in local sponsorships, supporting community events and organizations, and learning about what makes the area special. We want our actions to have a lasting, positive impact on the places our proud owners call home.

We build homes of lasting value by planning, designing and building communities that raise the bar for craftsmanship and quality paired with an unparalleled lifestyle. The result is a level of value homeowners won't find anywhere else, and a commitment to home buyer satisfaction that spans generations.



A Local Tradition Lives **Here.**



^ Why not immortalize the day, say, in a craft. Get the kid's imagination going. Egg carton canoe anyone? The sky's the limit. The best part is the second level media rooms in our 36' and 44' models at Midhurst Valley afford you plenty of flexibility for a kid's craft / sewing/ hobby room.

You park the car by the side of the road. Grab your canoe or innertube from the car and make your way down the banks. And so begins a lazy, meandering afternoon on the Willow Creek. As long as locals can remember, the adventurous have been throwing their canoes, innertubes, and floaties into the water and letting it gently carry them down to the mouth of Little Lake. The water moves at a snail's pace, so enjoy talking and the scenery while unwinding from the cares of the week. The trek usually takes a couple of hours, but the memories last forever, creating a tradition that can be passed down from generation to generation. Geranium understands the importance of tradition. Which is why Geranium communities have been proudly designed and built with distinction and style since 1977. Innovative homes meticulously planned and expertly executed on welcoming streetscapes to create coveted communities like Midhurst Valley.



^ WILLOW CREEK CANOE LAUNCH
2032 George Johnston Road, Minesing, ON
44.4279783, -79.8175018 - Google Maps

It's More Than A Sport **Here.**



▲ MIDHURST PAVILION ICE RINK
Spence Ave, Midhurst
44.444390, -79.736255 - Google Maps

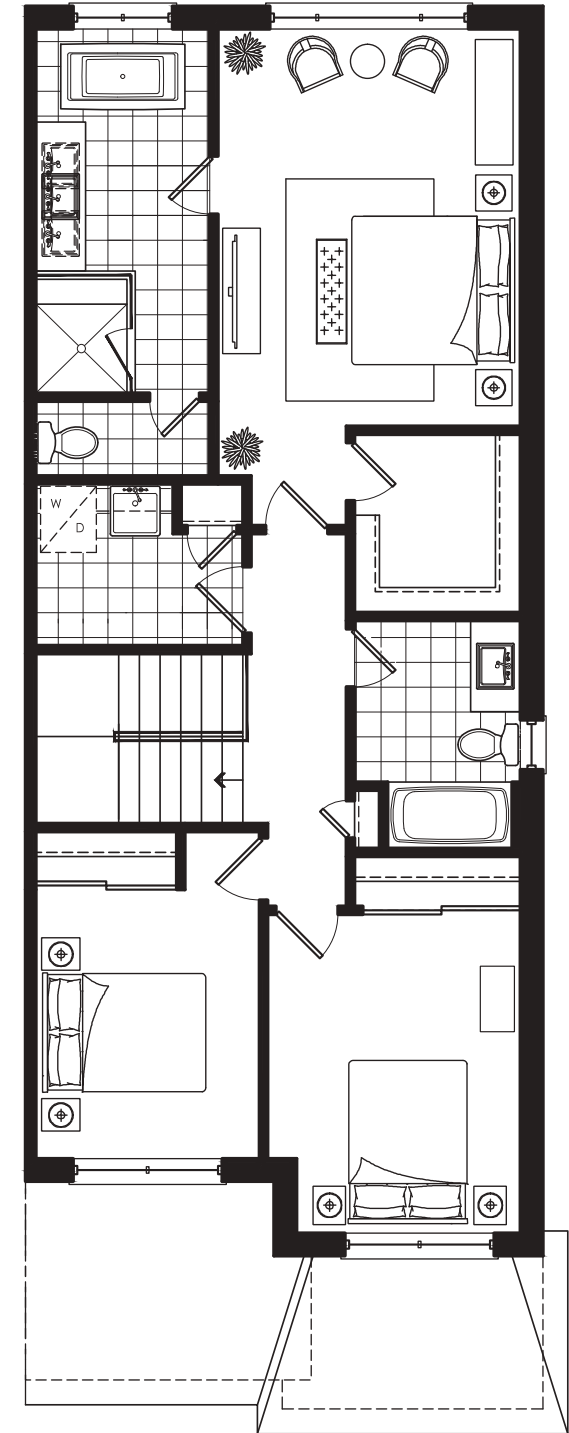
Many a young Canadian has dreamed of a life on the ice. But before they grace that sheet of glass on the NHL's most hallowed ground they must start here. Places like the Midhurst Outdoor Rink. On any cold winter night you'll find the local hopefuls practicing their moves and celebrating a yearly rite of passage from coast to coast. Winter means hockey. There's nothing quite like the biting cold from playing on an outdoor rink. And Midhurst's Outdoor Rink is easily one of the area's finest. Just waiting for that next prodigy to make the big leagues and shine a light on this incredible community. But first they have to put in the work, which means returning home with less-than-fragrant hockey equipment. Thanks to Geranium's thoughtful designs with spacious laundry rooms complete with tubs, that gear doesn't stand a chance.



▲ With so many leisure pursuits surrounding Midhurst Valley it's only fitting the homes have enough space to accommodate it all. From hockey gear to skis, toboggans, and more, Geranium's homes have been designed specifically with your passions in mind. And the streetscapes have been meticulously planned for life. Kids playing on front lawns, pickup games of ball hockey in the street, and trips to the park. This is life at Midhurst Valley.



Relax, You're Home.



Ginger Model
Bedrooms Floorplan
(furniture not included)

^ After a busy day of doing what you love, relax and unwind in your spacious primary bedroom. These exquisite homes offer the perfect cozy space to get the chill off your bones after a long night of skating outside with the kids.

Ginger – Elevation A (SM-03)
Midhurst Valley



Geranium's Island Towns at Friday Harbour Resort

The Marina at Friday Harbour Resort

FRIDAY HARBOUR RESORT
3999 Friday Drive, Innisfil
fridayharbour.com



The Nature Preserve at Friday Harbour Resort

Find yourself and get lost at the same time. The Nature Preserve at Friday Harbour gives hikers and outdoor enthusiasts alike kilometers of trails to explore.



The Nest 18 Hole Golf Course at Friday Harbour Resort

Designed by award-winning golf course architect Doug Carrick, The Nest Golf Club offers 18 holes of tranquil beauty set along Lake Simcoe. Demanding yet fun, this world-class course boasts stunning views in every direction while still challenging even the most-experienced golfer.

Promenade? Walk **Here.**



Find yourself in a modern-day Venice. Water everywhere, people enjoying themselves, and a natural beauty that has to be seen to be believed. This is the four season mecca that is Friday Harbour Resort, Geranium's expression of resort-style living mere minutes from Midhurst Valley. Decades in the making, this magnum opus is the signature example of Geranium's dream-like innovation come to fruition. The quintessential leisure destination that has everything: 5-star dining, inspired golfing, and a 200-acre Nature Preserve with 7 kilometres of trails waiting to be explored. Not to mention summer and winter activities, and equipment rentals everywhere you look. This is Friday Harbour Resort. Yours to discover from your home in Midhurst Valley.



Building Quality Homes For Over 40 Years.

Since 1977, Geranium has been guided by the vision to create communities and neighbourhoods that are meticulously planned, expertly executed, and designed with respect for the environment and the families who will call them home.

Our integrated approach to each new development is always inspired by a fresh perspective; designing neighbourhoods best suited to the features of the land with the intent to contribute to the quality of life for home buyers, while adding value to the local community.

For over 40 years, we've adhered to a belief that the concept of community goes well beyond the bricks and mortar of building homes. It is about building a future for those who will call them home.





GERANIUM
From the ground up™

geranium.com

Prices and specifications are subject to change without notice. Renderings are artist's concept and may include upgraded features.
Imagery of Geranium's homes used throughout to showcase past communities and may not represent actual finishes at Midhurst Valley. E.&O.E. September 2021.