



UPPER VISTA

LUXURY HOMES ON THE MUSKOKA RIVER

September 2, 2021

EVERTRUST

DEVELOPMENT GROUP CANADA INC

The Evertrust Design Philosophy

1

Unique Product

Dr. Ted has a philosophy of choosing only the most unique, desirable sites to build on. Previous communities are near Niagara Falls or on the Welland Recreational Canal.

2

Designed for Living

Dr. Ted builds with the end user in mind. Each community is designed for a happy and healthy lifestyle, for young and old!

3

Community Value

Dr. Ted always seeks to bring to value to the communities he builds in and he has a holistic approach to residential development. He hopes to bring value not just to purchasers, but to all residents of Bracebridge.



Niagara Falls

- Evertrust Developments' first development was also the first Luxury Condo built in Niagara Falls. Located on the Thundering Waters Golf Club, directly on the 18th hole, Upper Vista Condos appears to emerge organically from the surrounding landscape.
- Sales began in 2016 and the building was completed, closed and registered in 2020.





Welland

- Located on the Welland Canal, adjacent to the Lincoln Docks, Upper Vista Welland is comprised of two charming 5-storey buildings connected at ground with a shared lobby.
- Building offers useful amenities and multiple recreational options in every direction.
- Sales began in late 2020. Both towers are now completely sold out.



BRACEBRIDGE



Now Introducing Upper Vista Muskoka

- Located where the Muskoka River meets Lake Muskoka. Upper Vista Muskoka is a 470 acre property with the goal of creating a happy, healthy community for people looking to bring a high-end lifestyle to some of the most beautiful cottage country in the world.
- We invite you to work with us on the initial phases of Upper Vista Muskoka including:
 - Phase 1: 41 Detached Homes
 - Phase 2: Additional Detached homes
 - Phase 3: 14 Semi Detached Homes
 - Any many more phases to come



Why Bracebridge?

- Bracebridge Sportsplex: Built in 2006, this multi-million dollar sports facility offers pools, fitness centre, outdoor track, volleyball, etc.
- Arts at the Albion is a co-operative gallery in the heart of Gravenhurst, Muskoka, showcasing the work of 20 diverse and unique local artists and crafts people in a heritage building.
- Fish in Lake Muskoka with the Muskoka Guided Fishing Tours.
- Enjoy the beautiful trails and nature in Bracebridge Bay Park.
- Shopping, Schools, and Hospitals nearby for healthy, happy living for all members of the family.
- Santa's Village amusement park offers fun for children and families





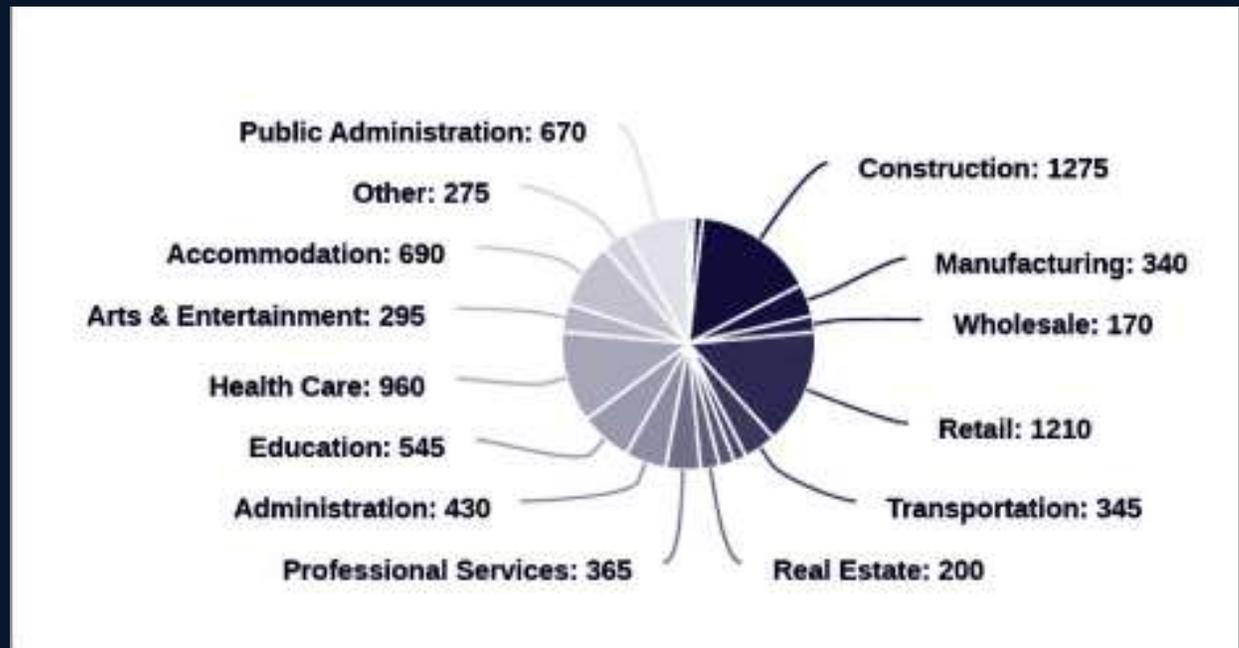
Why Invest in Muskoka

1. Aging population drives increased demand for cottage country properties
2. Limited supply of existing homes at an affordable price
3. The Loonie discount: Favorable exchange rates attract foreign investors accelerating capital appreciation

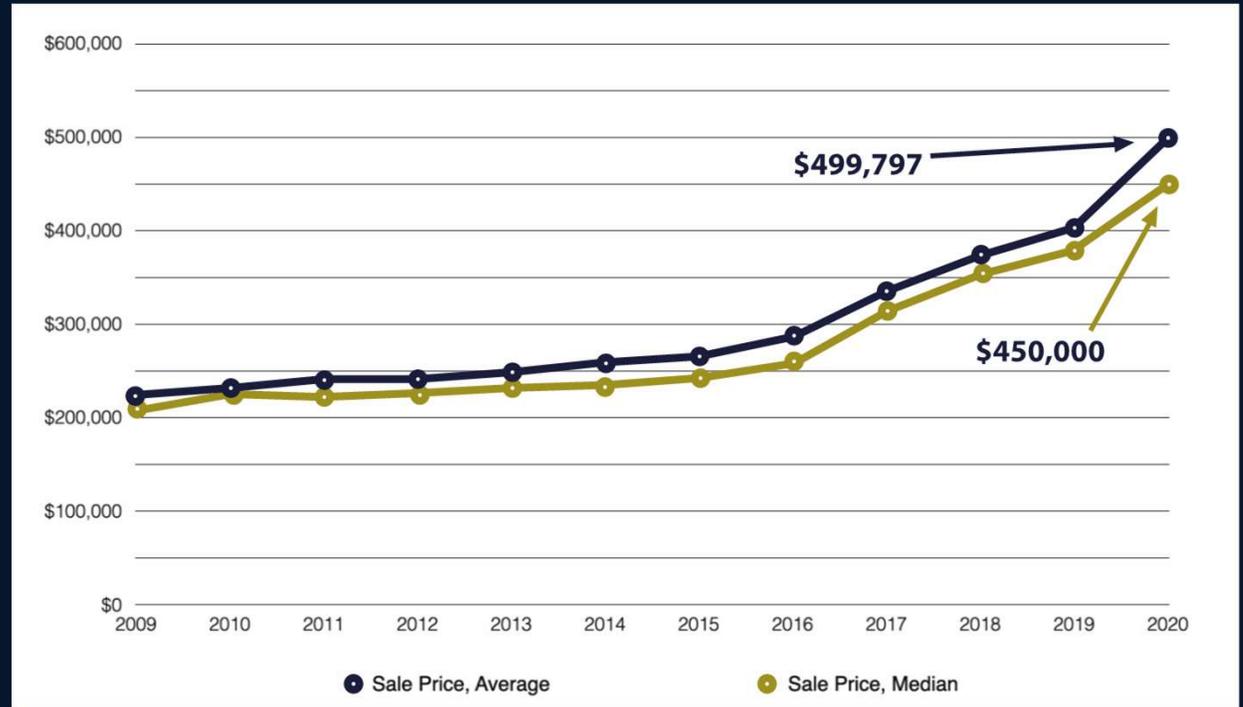


Diversified Economy

Labour Force by Industry



Rising Property Values



Muskoka: The Hamptons of the North

Muskoka

Roughly 2 hours from Toronto, Canada's financial capital

Internationally recognized beautiful countryside

Home to some of the most luxurious and expensive custom properties in Canada

Large seasonal vacation market

Many celebrity homes (Tom Hanks, Steven Spielberg, Cindy Crawford, Kurt Russell and Goldie Hawn, Kate Hudson)

Hamptons

Roughly 2 hours from New York, America's financial capital

Internationally recognized beautiful countryside

Home to some of the most luxurious and expensive custom properties in USA

Large seasonal vacation market

Many celebrity homes (Beyonce & Jay-Z, Neil Patrick Harris, Julianne Moore, Alec Baldwin, Kelly Ripa)



Phase 1: Detached Homes

- 65' wide lots with large spaces for BBQ, pool, gardening or entertaining
- Deep lots of up to 150 feet
- Bungalows or two storey homes
- Option for pool
- Some units backing onto ravine
- Starting in the low \$600,000s



Phase 1: 41 Detached Homes

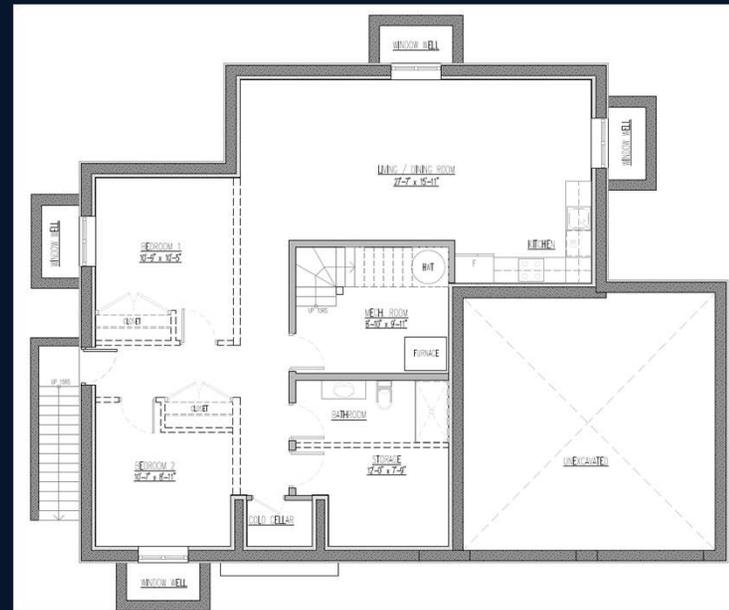


Bungalow Layouts



Optional Finished Basement

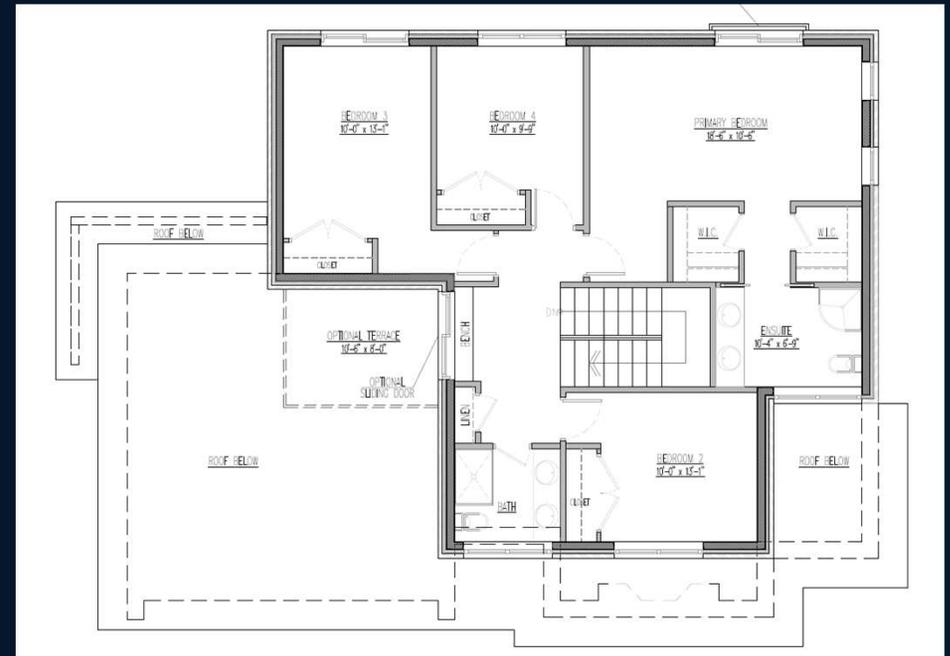
All homes come with the option for a finished basement with a separate entrance. Perfect for multi-generational families or for additional rental income



Two Storey Layouts

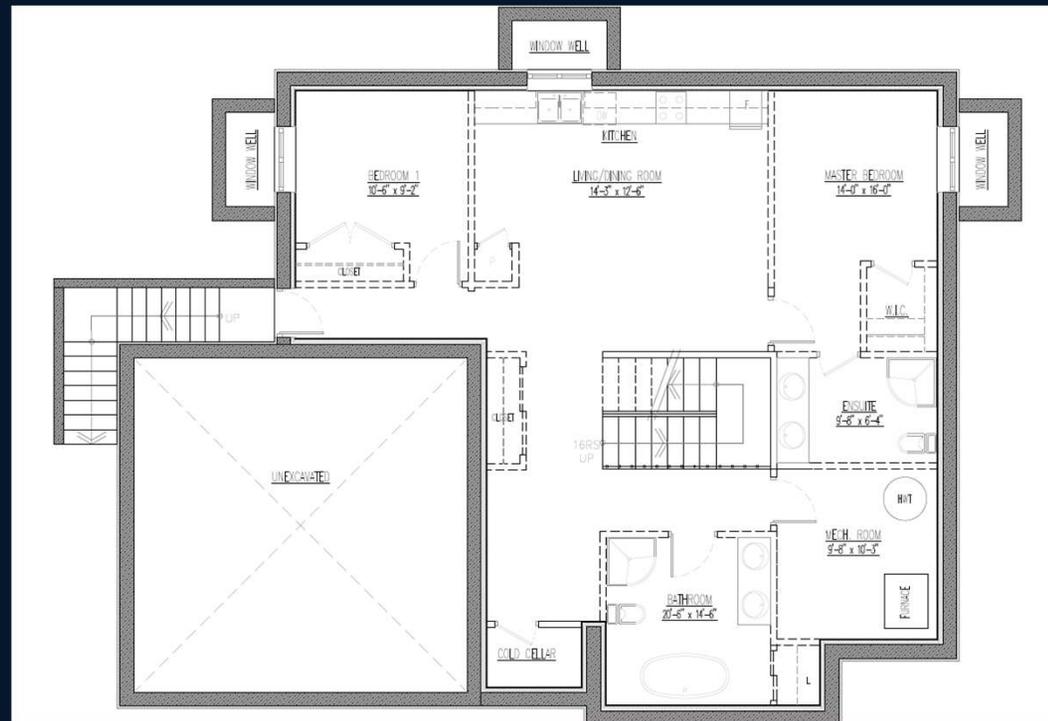


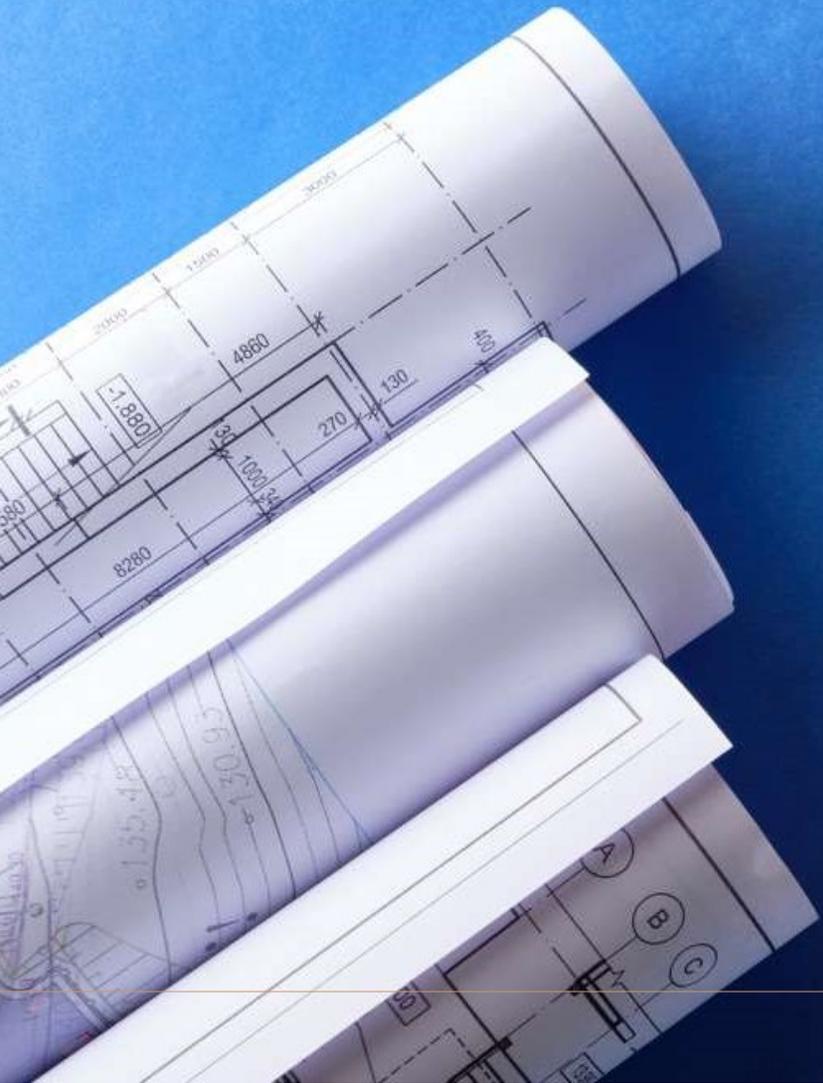
2nd Floor



Optional Finished Basement

All homes come with the option for a finished basement with a separate entrance. Perfect for multi-generational families or for additional rental income





Priced for Affordability

- Bungalows starting from the low \$600,000's
- 2 storey homes starting from \$1 million
- Only 10% deposit before occupancy
- Various options for upgrades and customizations
- Lot premiums may apply



Upper Vista Muskoka
a master planned community



Thank you for your support

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