

# SEAN.



## RAIN WATER 339 VETERANS

35 3-STORY, NET ZERO READY FREEHOLD TOWNS & 38 MODERN CONDOS.

SEAN is home and home is community. Live the difference that distinctive design and urban integrity make at Rainwater at 339 Veterans. An inclusive community of Freehold, Net Zero Ready New Urban Towns and Modern Condos close to schools, local amenities and more.

It's time to put down roots and watch them thrive.

# THE STATS.



## NEW URBAN LIVING NOW STANDARD.

### LOCATION

339 Veterans Drive,  
Barrie, ON

### STATUS

Towns: Move in fall 2023  
Condos: Move in Late 2023

### ARCHITECT

Hunt Design  
4 Architecture Inc.

### STYLE: TOWNS

- 3-Storey with lane garages
- Modern Farmhouse design
- Modern Georgian design

### TOWN SPECS

- 35 3-Storey, Freehold New Urban Towns
- 2, 3 & 4 bedroom designs
- 2 & 3 bathroom layouts
- 5 unique floor plans
- 2, 3 or 4 car parking available
- Dedicated work from home spaces

### TOWNS SQ. FT.

1240 – 1950 Sq. Ft.

### NEW URBAN TOWN FEATURES

- Net Zero Ready (if you are)
- Optional solar panel system
- Energy efficient geothermal heating and air conditioning
- Urban landscape features
- High performance building within the EnergyStar multi-family program
- Cool, high performing fibreglass windows throughout
- Durable and design-forward all steel & brick exteriors
- Rise to new heights with a custom-designed steel stringer & wood tread staircase
- Zoom rooms with designated work from home spaces
- EnergyStar qualified comfort & control
- Sleek and seamless, easy-to-clean waterproof vinyl tiles
- Upgraded kitchen package, including standard Panasonic appliances
- Premium Moen bathroom fixtures, including a Nebia misting shower head

### STYLE: CONDOS

- Transitional modern design

### CONDO SPECS

- 9 2-Storey Towns with ground floor outdoor patios
- 38 Modern Condo Suites with 15 unique 2-storey, 2-bedroom loft style designs
- 18 unique private patios on rooftop
- Easily accessible garage with 38 parking spots & lockers

### CONDOS SQ. FT.

550 – 1620 Sq. Ft.

### MODERN CONDO FEATURES

- Energy efficient geothermal heating and air conditioning
- EnergyStar qualified comfort & control
- Built with cross laminated timber (CLT), crafting a unique interior design with exposed wood ceilings and beams
- Balconies offer ample opportunity for vegetation and personal plant growth with built in planters and biophilia greenery
- Durable and design-forward all steel & brick exteriors
- Solar shading devices as appropriate

# BARRIE LIVING IS ON THE HORIZON.

**YOUR WELL-BEING STARTS WITH WELL BUILT.**



## BARRIE BY THE NUMBERS.

Close to a plethora of local experiences, urban amenities and major attractions, Barrie is conveniently situated an hour from most major GTA cities and a stone's throw from outdoor adventures and cultural happenings. Ranked as one of the best places to live in Canada, Barrie is redefining urban living by making it an affordable destination to call home.

**300**

Number of hectares of scenic park space throughout.

**88**

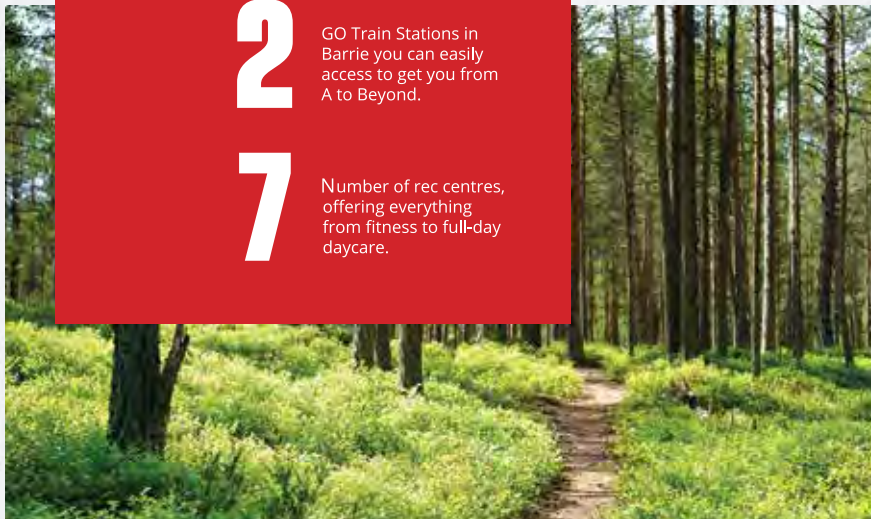
Number of trailways KMs you can hike, walk and jog.

**2**

GO Train Stations in Barrie you can easily access to get you from A to Beyond.

**7**

Number of rec centres, offering everything from fitness to full-day daycare.



## Rainwater amenities.

Rainwater at 339 Veterans is not just an address; it's an integrated community that weaves together livability, sustainability and connection. Discover standard features that are anything but.

### NEW URBANISM BLUEPRINT



It's a way of building that brings people together, turning neighbours into friends and streets into communities. Rainwater at 339 Veterans has been designed to foster accessibility, community, and utilize space in ways that enrich the landscape and better our social environment.

### URBAN FEATURETTES



Designed to enhance your outdoor experience, enjoy privacy walls and fencing, rear decks and large outdoor front patio for retreating and relaxing.

### NET ZERO READY (IF YOU ARE)



Every SEAN New Urban Townhome is built to be Net Zero Ready; enhancing the quality and integrity of your new home while saving you money.

### WIDER. BETTER



Our New Urban Towns have been designed wider than the average townhome, providing ample space for fluid living and open layouts, as well as more windows to let all that fresh air in.

### LEADING EDGE BUILDING PRACTICES



From fiberglass windows and exterior insulation and air sealing for optimal energy efficiency, to low VOC materials for better health and well-being and advanced HVAC systems for water (and bill) savings. A high performing home for a higher quality of living.

### UNTETHERED ACCESS



Rainwater at 339 Veterans places you at the urban axis of amenity and exploration, with Muskoka and Toronto a quick trek away.

### FLUID FLOOR PLANS



Flexible environments come standard at Rainwater at 339 Veterans. Work with ease in our designated WFH front flex rooms or switch up your Zoom background and set up your working station on your private porch.

### Ample Amenities



Rainwater at 339 Veterans offers residents unparalleled access to lifestyle living with ample amenities including an outdoor sports field, outdoor winter hockey rink, parkette space with workout equipment, pickleball court, outdoor kitchen and meeting area, pet washing station, firepit, and a bike repair station.

### ENERGYSTAR CERTIFIED



As a trusted symbol of livability and energy efficiency, Rainwater at 339 Veterans is built to adhere to a greater standard, improving indoor air quality and enhancing the performance of your new home. Save money and energy while helping do your part to protect the planet.



**Condominium 1** (Suites 1-38)

**Modern Farmhouse Towns** (2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38)

**Modern Georgian Towns** (3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33)

HOMES #17, #19, #22 & #24 WILL BE CONSTRUCTED WITHOUT END UNIT CONDITION MAIN AND THIRD FLOOR WINDOWS, WITH THE GROUND FLOOR SIDE YARD DOOR FIRE RATED, AS PER O.B.C. E&OE.

ALL AREAS AND STATED ROOM DIMENSIONS ARE APPROXIMATE. FURNITURE IS NOT INCLUDED. SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USABLE FLOOR AREA MAY VARY FROM STATED FLOOR AREA. ALL RENDERINGS AND HOME SITINGS ARE ARTIST'S IMPRESSIONS. E . & O . E .

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