



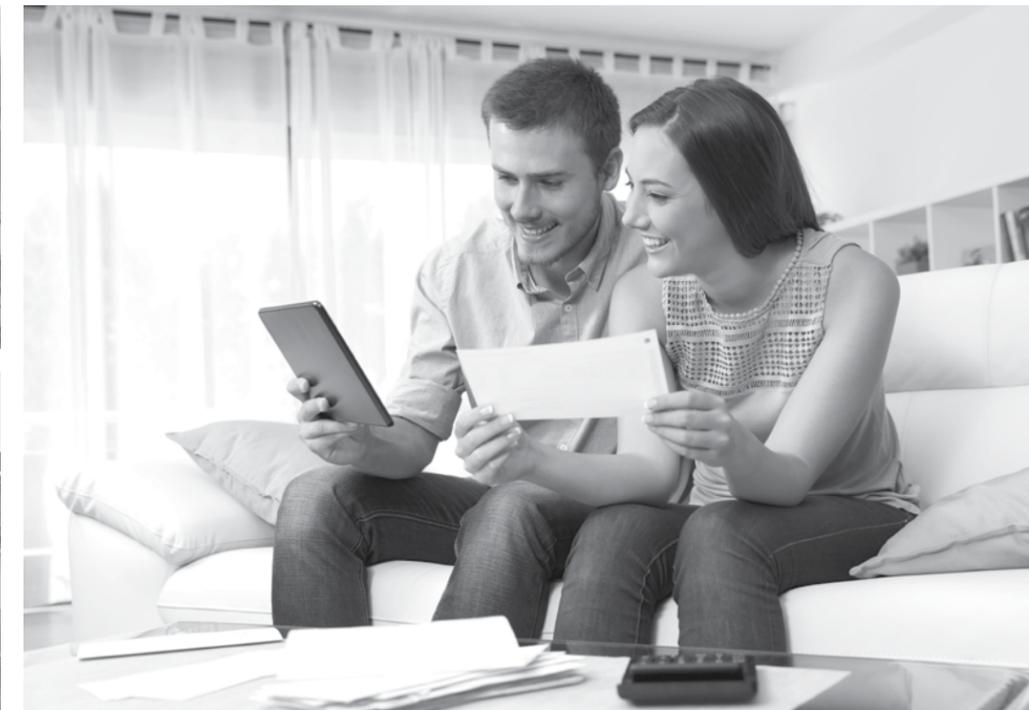
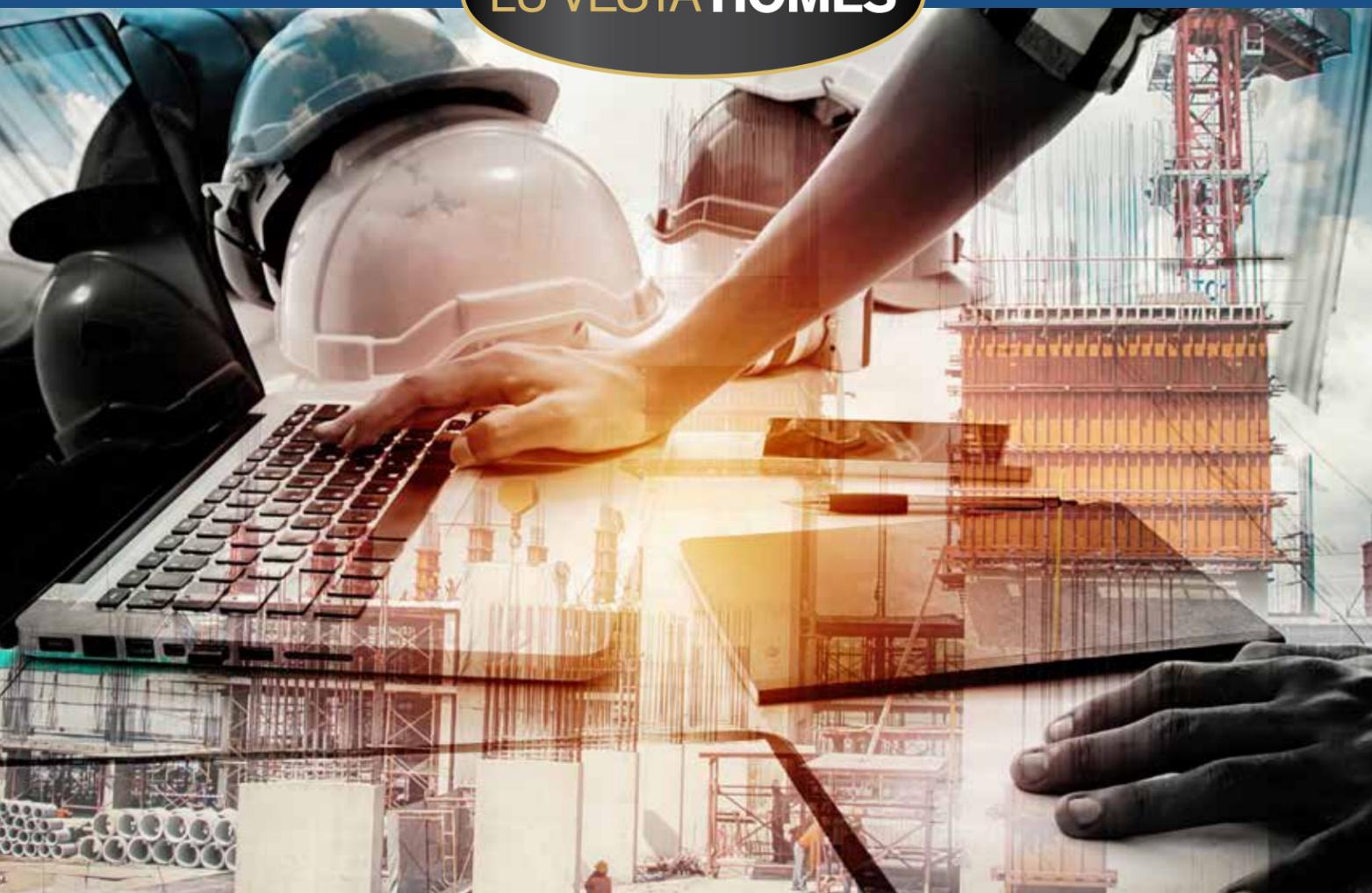
Lakeshore Pointe

CONDOMINIUM



Lu Vesta Homes' principals have been making their mark on communities across Canada since 1970. From gracious custom homes, cozy sub-divisions, condominiums and office complexes, the dynamic team behind Lu Vesta has always been one step ahead of today's desire for multi-purpose community building.

LU VESTA HOMES



Past projects by the Principals of Lu Vesta include: Springbank Estates Condominiums, London | Tiffany Woods Condominiums, London | Marconi Townhouses, London | E.C. Row and Grand Marais Rd. Subdivision, Windsor | 2975 and 2985 Drew Rd, Mississauga commercial condominiums and plaza.

Lu Vesta is now embarking on a number of new, premier developments in North Bay, and other areas of Northern Ontario.

THE TEAM



THL PROGRAM MANAGEMENT

Highly experienced THL is the overall project manager and construction manager with a combined 60 years of expertise in these types of developments. Well respected firm known for their quality of work.



MILBORNE GROUP

Canada's leading marketer of urban, master-planned, multi-phased communities.



FOXX ADVERTISING & DESIGN INC.

A full-service advertising agency, instrumental in the launch and success of over a hundred developments across Ontario.



BERTRAND WHEELER

An architectural team led by Mr. Brian Bertrand, a prominent North Bay architect with over 40 years experience.



MILER & URSO

Highly respected North Bay planning, surveying, and civil engineering firm which understands the needs and requirements of the city.



JABLONSKY, AST AND PARTNER

A highly regarded structural engineering firm based in Toronto since 1955.



SUPPA ENGINEERING

A well-known, North Bay mechanical and electrical engineering firm with experience in many residential buildings of a similar size and scope.



CB ROSS

Over 20 years of project costing and project monitoring experience across Canada.



C. JOHN D'AGOSTINO

A prominent North Bay legal firm who has been providing legal services and advice on property development since 1997.



JD ENGINEERING

Transportation Planning and Traffic Studies.



ENGLOBE

Geotechnical and hydrogeological services.



SENEZ

Code consultant and fire science services.



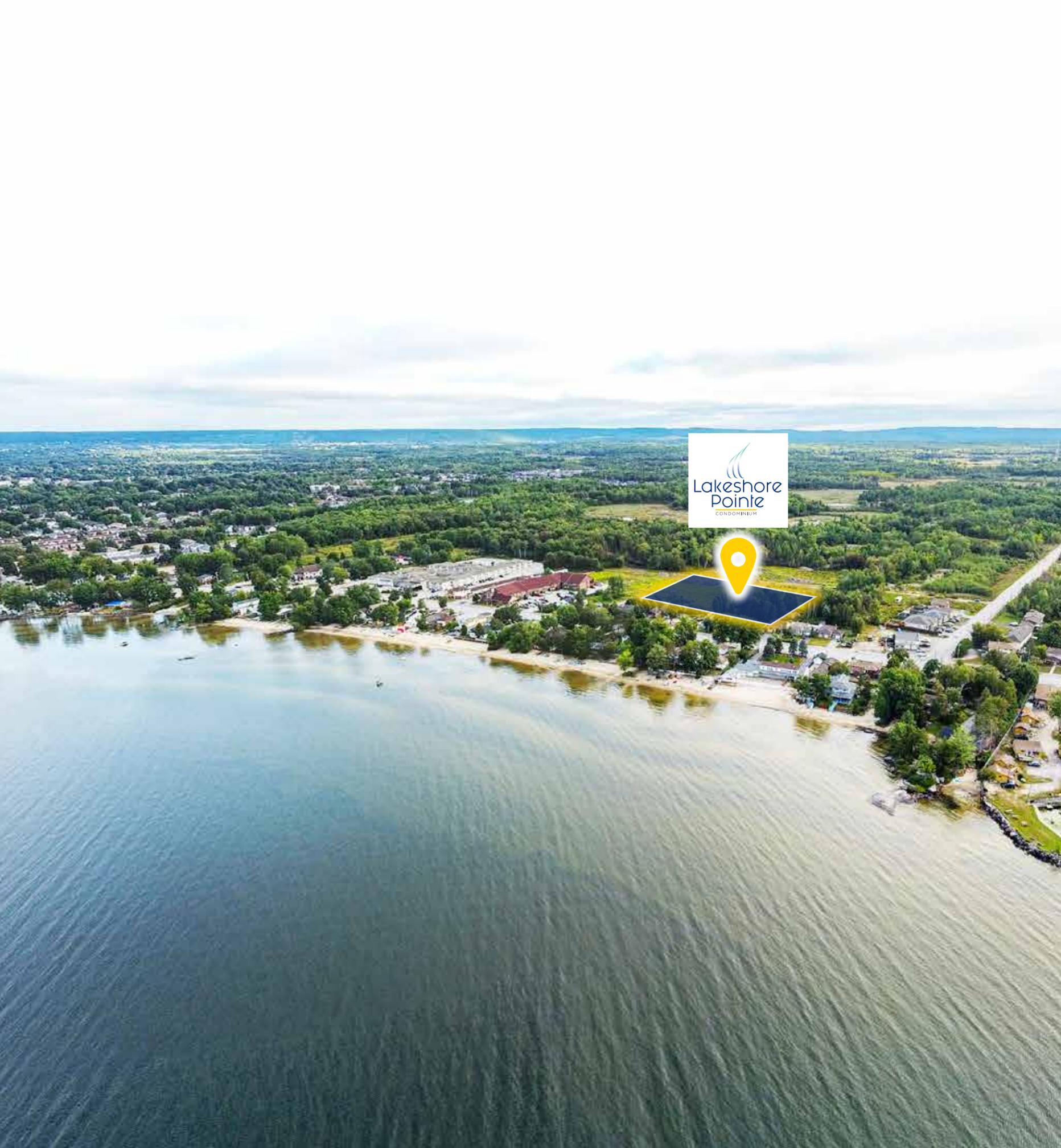
Lakeshore
Pointe
CONDOMINIUM

NORTH BAY'S **EXCLUSIVE** ADDRESS

This boutique four-storey condominium rising proudly near the shores of Lake Nipissing near Sunset Park, promises to offer residents completely carefree living so they can enjoy everything North Bay and the surrounding regions have to offer.

BREATHTAKING VIEWS OF LAKE NIPPISSING

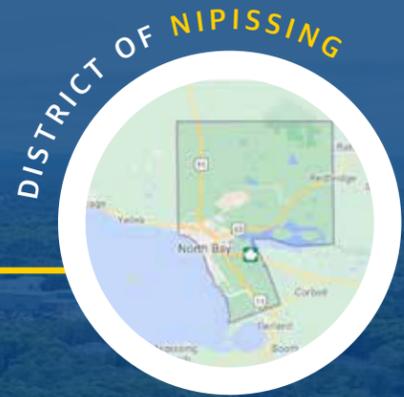




Lakeshore
Pointe
CONDOMINIUM



LIVING IN NORTH BAY



NORTH BAY, a peaceful and scenic city caressing the shores of Lake Nipissing and Trout Lake offers both urban and rural living. Lakefront properties and country settings are available within minutes of the active downtown core.



5

REASONS TO LOVE NORTH BAY

- 1 Ranked #2 as the **BEST PLACE IN CANADA TO INVEST IN REAL ESTATE**
(Source: Moneysense.ca)
- 2 Ranked #1 for the second consecutive year as the **TOP SPOT FOR POPULATION GROWTH IN CANADA**
(Source: UHAUL)
- 3 Ranked within the **TOP 25 BEST PLACES TO LIVE IN CANADA**
(Source: ReMax)
- 4 **STRATEGIC CORE AREA IN ONTARIO'S GROWTH PLAN** and included in the Federal Government's Prosperity and Growth Strategy for Northern Ontario
(Source: FedNor)
- 5 North Bay's diverse economy is supported by **VIBRANT BUSINESSES** and **INDUSTRIAL AND INSTITUTIONAL SECTORS**.
North Bay continues to grow with the help of the North Bay Immigration Pilot program which will allow skilled foreign workers to fill in high-demand jobs in the area and beyond.

A couple is shown in profile, smiling and looking at a smartphone together. The background is a soft-focus outdoor scene with a yellow sky. The text is overlaid on the left side of the image.

NORTH BAY IS ONTARIO'S HOTTEST REAL ESTATE MARKET

The potential of North Bay's real estate market continues to rocket up, especially with its housing affordability, thriving economy, enviable infrastructure and easy proximity to lifestyle amenities.

Currently, there is a major shortage on available rentals in the North Bay area especially for the students at Nipissing University and Canadore College. Many are opting for remote learning, and schools are asking local homeowners to provide rental accommodations to students. With the current shortage of available rentals, North Bay has become the ultimate place to invest in Ontario real estate.

AT THE CROSSROADS OF ALL TRANSPORTATION NODES



+ **JACK GARLAND AIRPORT HAS A 10,000 FOOT RUNWAY**, one of only four in Ontario

+ **CANADIAN PACIFIC, CANADIAN NATIONAL AND OTTAWA VALLEY RAILWAY** provide freight service to North Bay

+ **THE TRANS-CANADA HIGHWAY 17**, Canada's east-west artery, passes through North Bay and connects to the HIGHWAY 11 linking to Toronto

+ **DAILY BUS SERVICE** from the GTA to North Bay

+ **5 DAILY FLIGHTS** to/from North Bay and Toronto

+ **METROLINX INVESTING** in 56 bi-level coaches to be refurbished at Ontario Northland's Remanufacturing and Repair Centre

+ Ontario Government to spend \$86.6 billion over the next 10 years to build and expand roads, highways and public transit
RESTORING THE NORTHLANDER PASSENGER RAIL and providing high speed train service into the GTA



ACCESS TO HEALTHCARE



7 HOSPITALS AND HEALTHCARE CENTRES IN NORTH BAY AND SURROUNDING REGIONS:



IDEALLY & CENTRALLY LOCATED



STEPS

TO LAKE
NIPISSING



5mins

TO HWY 11



9mins

TO WATERFRONT
MARINA



9mins

TO HERITAGE
RAILWAY &
CAROUSEL
COMPANY



10mins

TO HWY 63



10mins

TO HWY 17



11mins

TO NORTH BAY
TRAIN STATION



14mins

TO KINSMEN TRAIL



15mins

TO NIPISSING
UNIVERSITY



18mins

TO NORTH BAY
REGIONAL
HEALTH CENTRE



18mins

TO CANADORE
COLLEGE



20mins

TO JACK GARLAND
AIRPORT



3hrs

DRIVE TO
TORONTO
PEARSON
AIRPORT



3.5hrs

DRIVE TO
TORONTO



3.5hrs

DRIVE TO
OTTAWA

ALL THE AMENITIES YOU COULD NEED



SHOPPING

- + North Bay Farmer's Market
- + Orchard's Fresh Food Market
- + Northgate Shopping Centre
- + North Bay Mall



BEACHES, PARKS + TRAILS

- + Kinsmen Trail
- + Marathon Beach
- + Waterfront Marina
- + Condo Trail
- + Lee Park
- + Laurier Woods Conservation Area
- + Thompson Park
- + Eva Wardlaw Conservation Area
- + Silver Beach Park
- + Champlain Park
- + Cranberry Trail



MUSEUMS

- + North Bay Museum
- + Heritage Railway
& Carousel Company



OUTDOOR AMENITIES

- + Laurentian Ski Hill
- + North Bay Golf &
Country Club
- + Pinewood Park
Golf Course
- + Osprey Links
Golf Course



RESTAURANTS

- + The White Owl Bistro
- + Churchill's Prime Rib House
- + The Crown and Beaver Pub
- + Match Eatery & Public House
North Bay
- + Lot 88 Steakhouse



+ **MINUTES TO BEACH ACCESS** across Lakeshore Drive to swim, kayak, boat, and fish

+ **SPEND A DAY ON THE GREENS GOLFING** at the 1921 Stanley Thompson designed, North Bay Golf Club

+ **GO BIKING** along Kate Pace Way walking and cycling path

+ **EXPLORE NORTH BAY'S QUAIN T DOWNTOWN** to enjoy restaurants, cafés, boutique shops and more



+ **GO FISHING** in Ahmic Lake, Lake Nipissing, Lake Nosbonsing, or French River



+ **ENJOY THE SLOPES** at Laurentian Ski Hill or cross-country skiing along the Trans Canada Trail System

MULTI-LEVEL LEARNING ESTABLISHMENTS



PRE-SCHOOL TO HIGH SCHOOL

North Bay has four district
school boards:

- + Near North District School Board
- + Nipissing-Parry Sound Catholic District School Board
- + Conseil scolaire catholique Franco-Nord
- + Conseil scolaire public du Nord-Est de l'Ontario



POST-SECONDARY

- + Nipissing University
- + Canadore College
- + CTS Canadian Career College
- + Over 10,000 students



SCHOOLS CLOSEST TO LAKESHORE POINTE:

- + Sunset Park Public School
- + Conseil scolaire public du Nord-Est de l'Ontario
- + Our Lady of Fatima Catholic School
- + École St-Raymond
- + West Ferris Secondary School



LAKESHORE POINTE

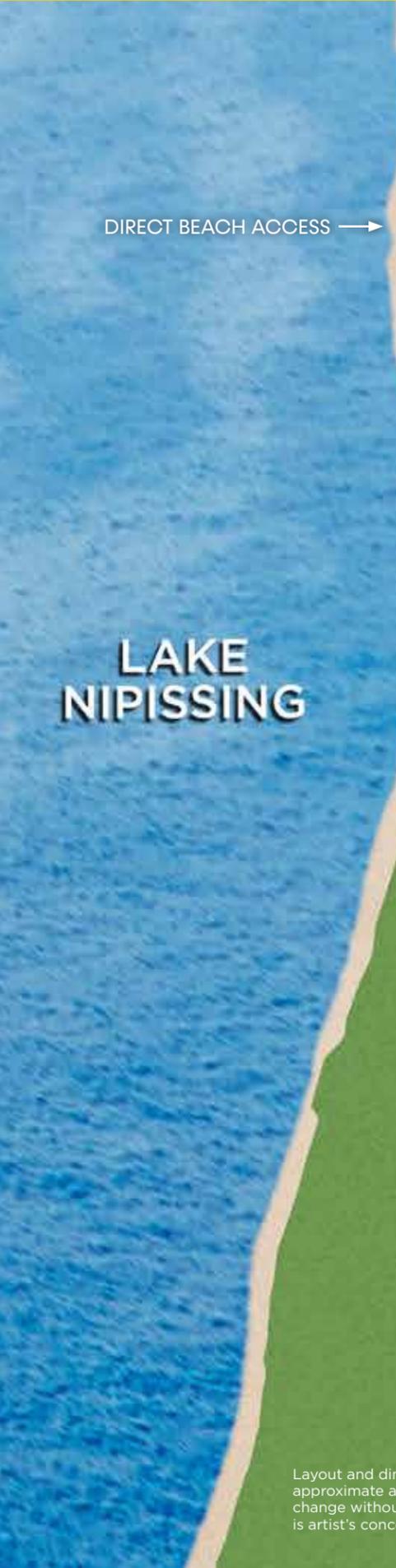
is the first pre-construction project to come to North Bay's Real Estate market in the last 15 years. It's the first phase of a future master-planned community comprising of a collection of low-rise condos, towns, singles and semis.

Lakeshore Pointe has been artfully conceived to respond to today's work-from-home reality, with suite designs incorporating cheerful workspaces. Or for a change of scenery, head to the work-from-home library spaces on the main floor, suited for business professionals and university students alike. It's the perfect space to host virtual meetings and webinars, in-person meetings or study groups.





Artist's concept.



DIRECT BEACH ACCESS →

LAKE NIPISSING

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING RETAIL

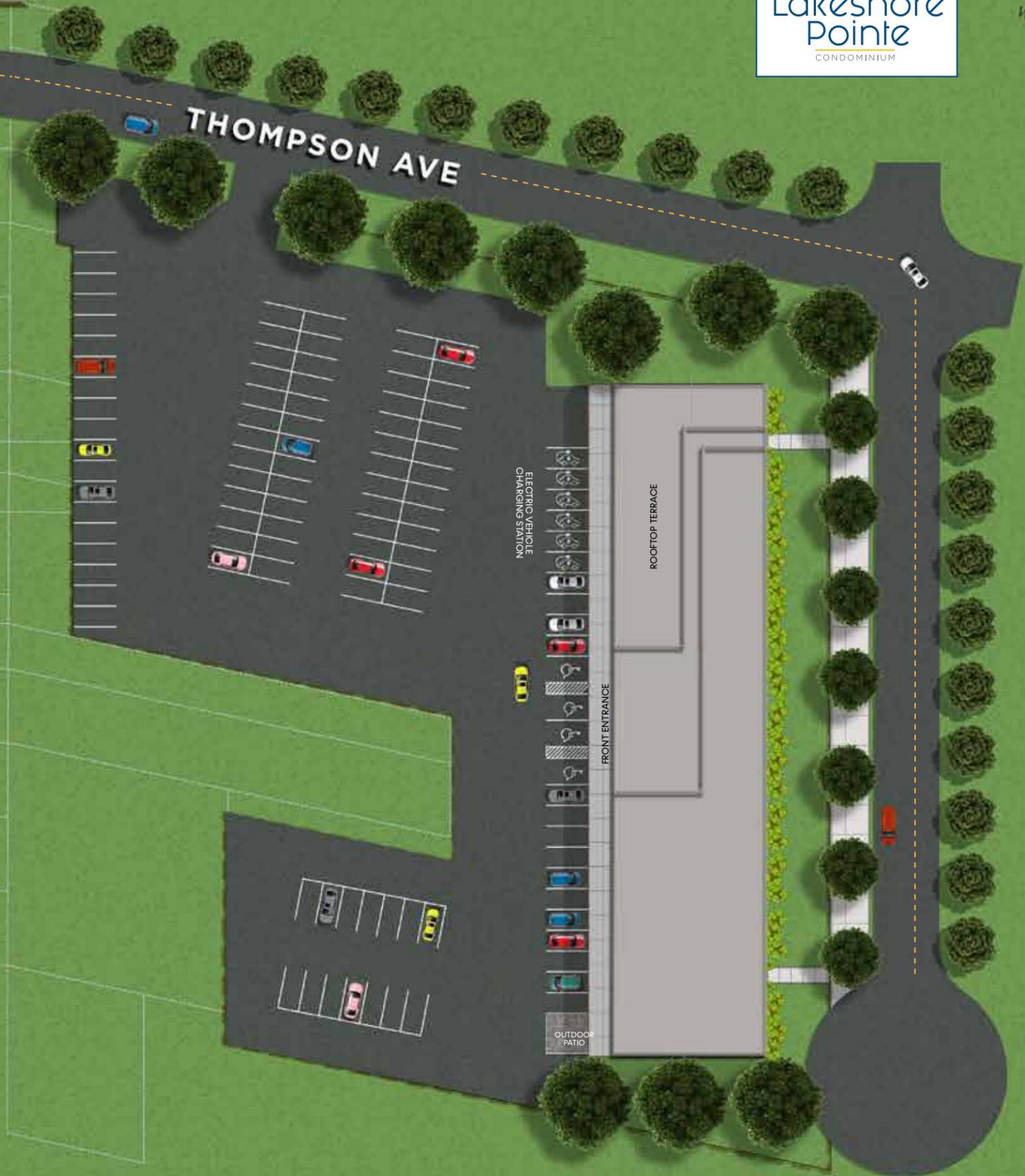
EXISTING RESIDENTIAL

LAKESHORE DRIVE

THOMPSON AVE



FUTURE DEVELOPMENT



Layout and dimensions are approximate and subject to change without notice. Illustration is artist's concept only. E. & O. E.

LOBBY



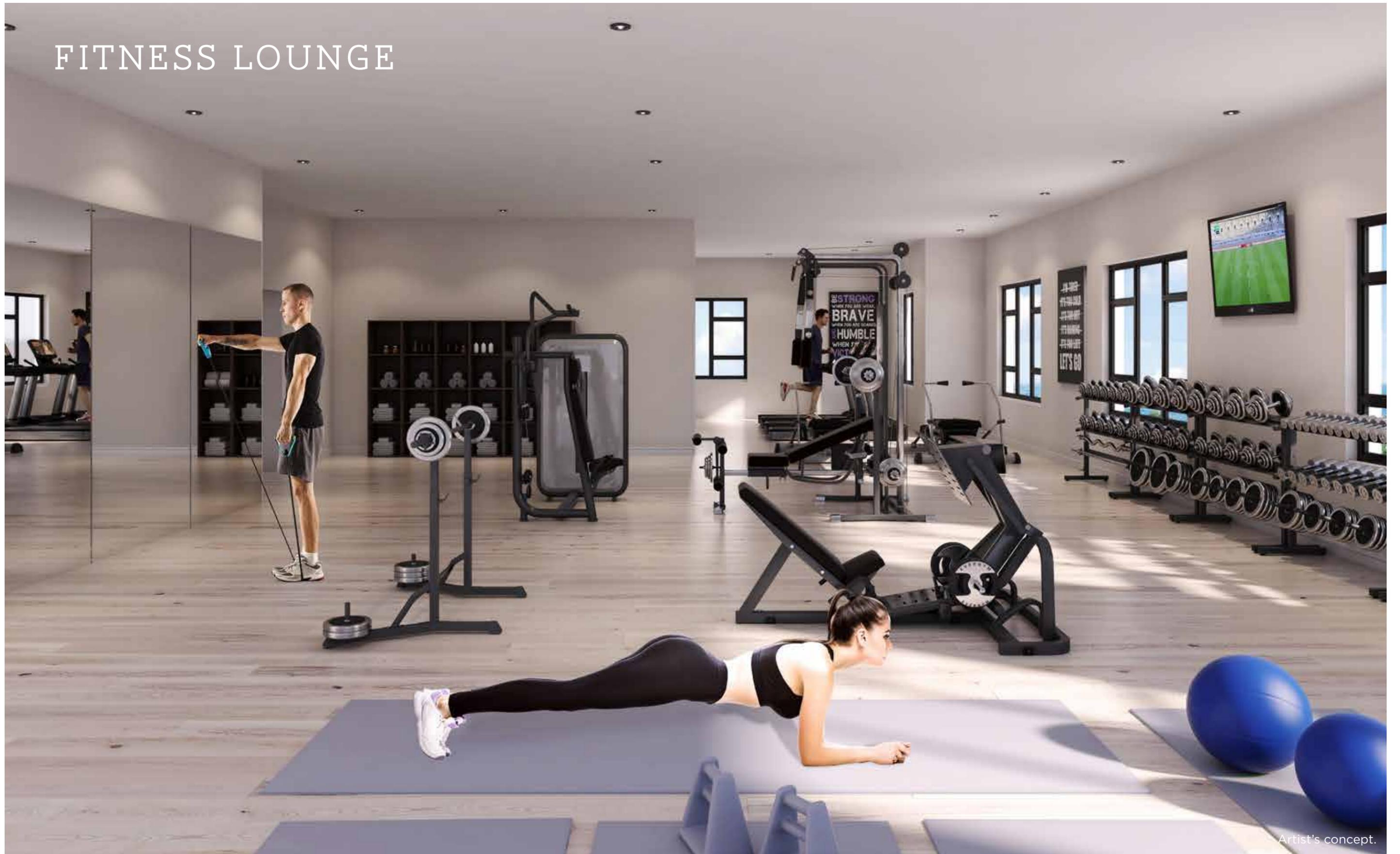
Artist's concept.

ROOFTOP TERRACE



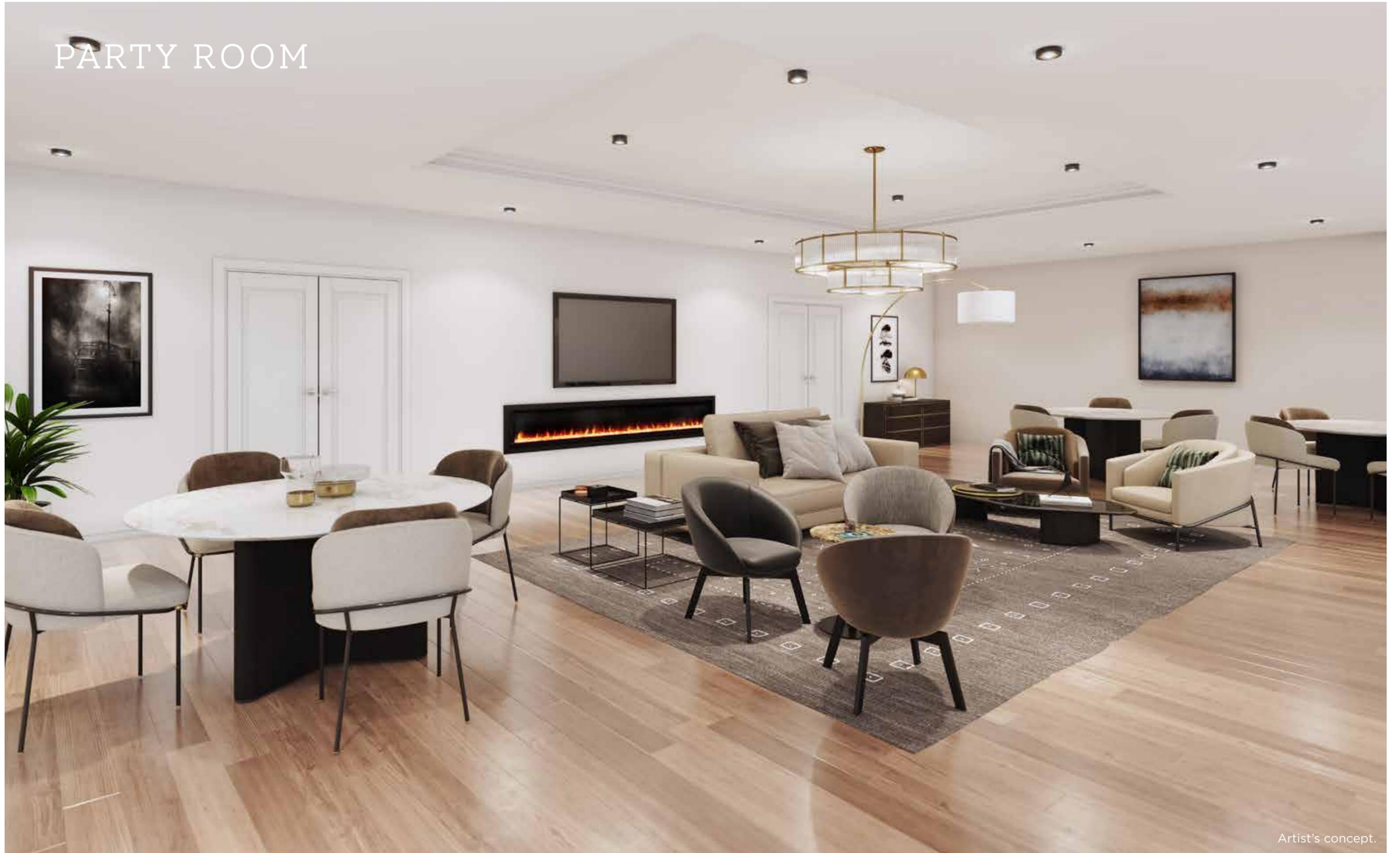
Artist's concept.

FITNESS LOUNGE



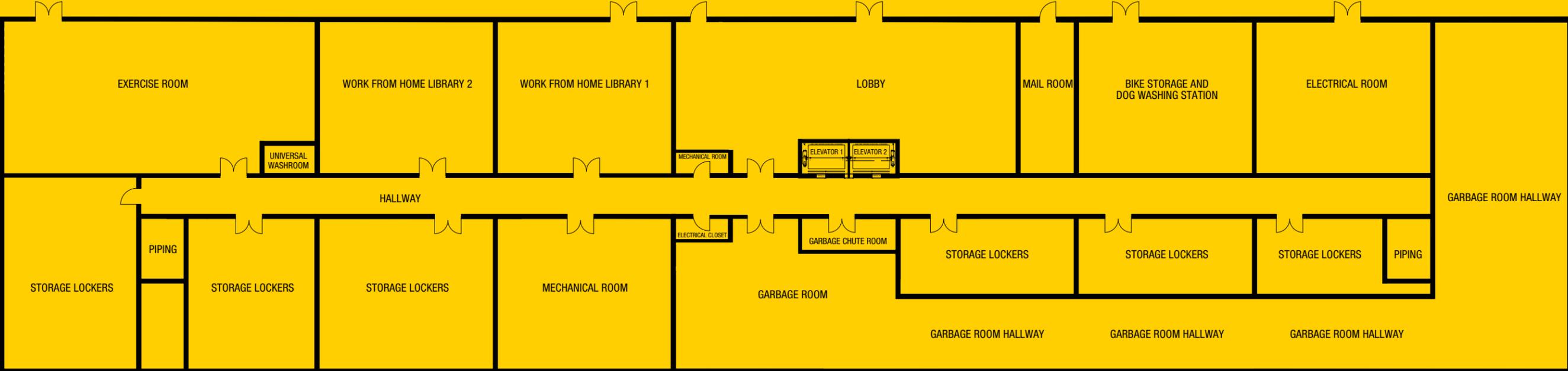
Artist's concept.

PARTY ROOM



Artist's concept.

LOWER LEVEL FLOOR PLATE

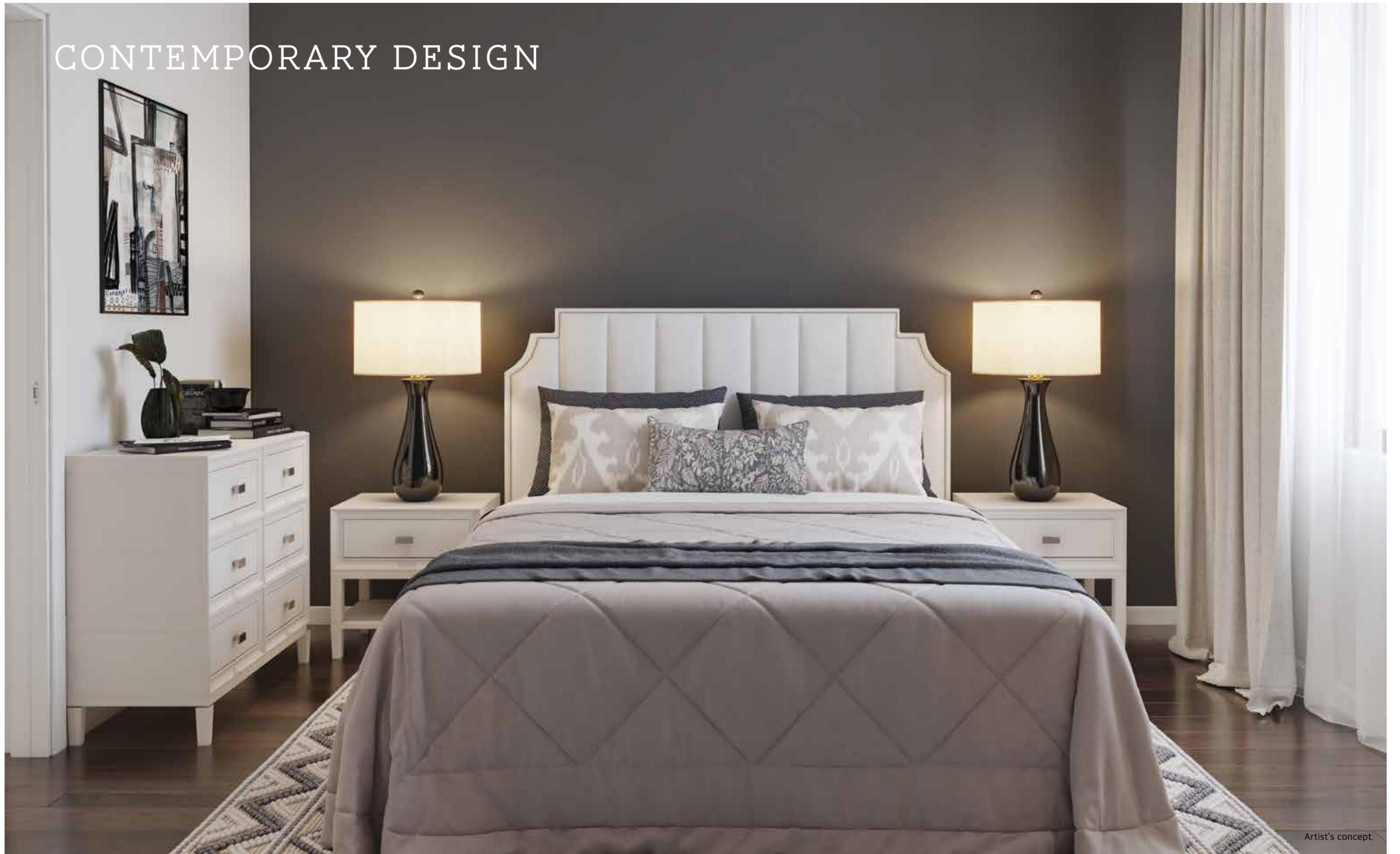


OPEN-CONCEPT INTERIORS



Artist's concept.

CONTEMPORARY DESIGN

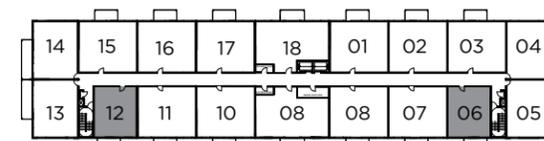
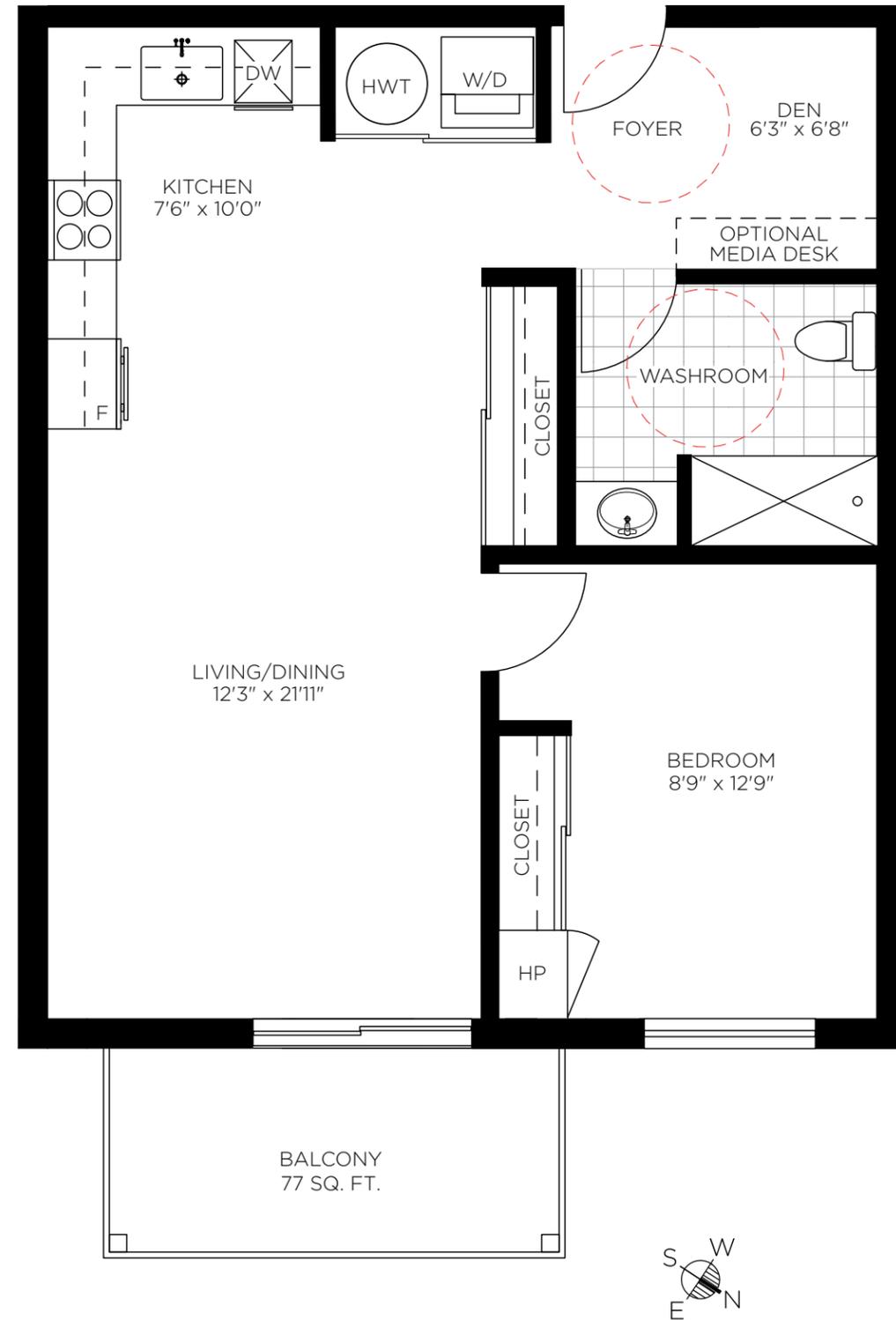


Artist's concept.



BLOSSOM | 652 Sq.Ft.

1 BEDROOM + DEN + 1 BATH



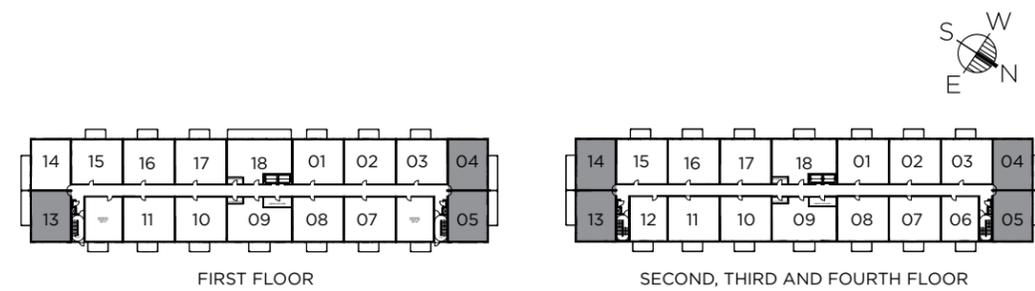
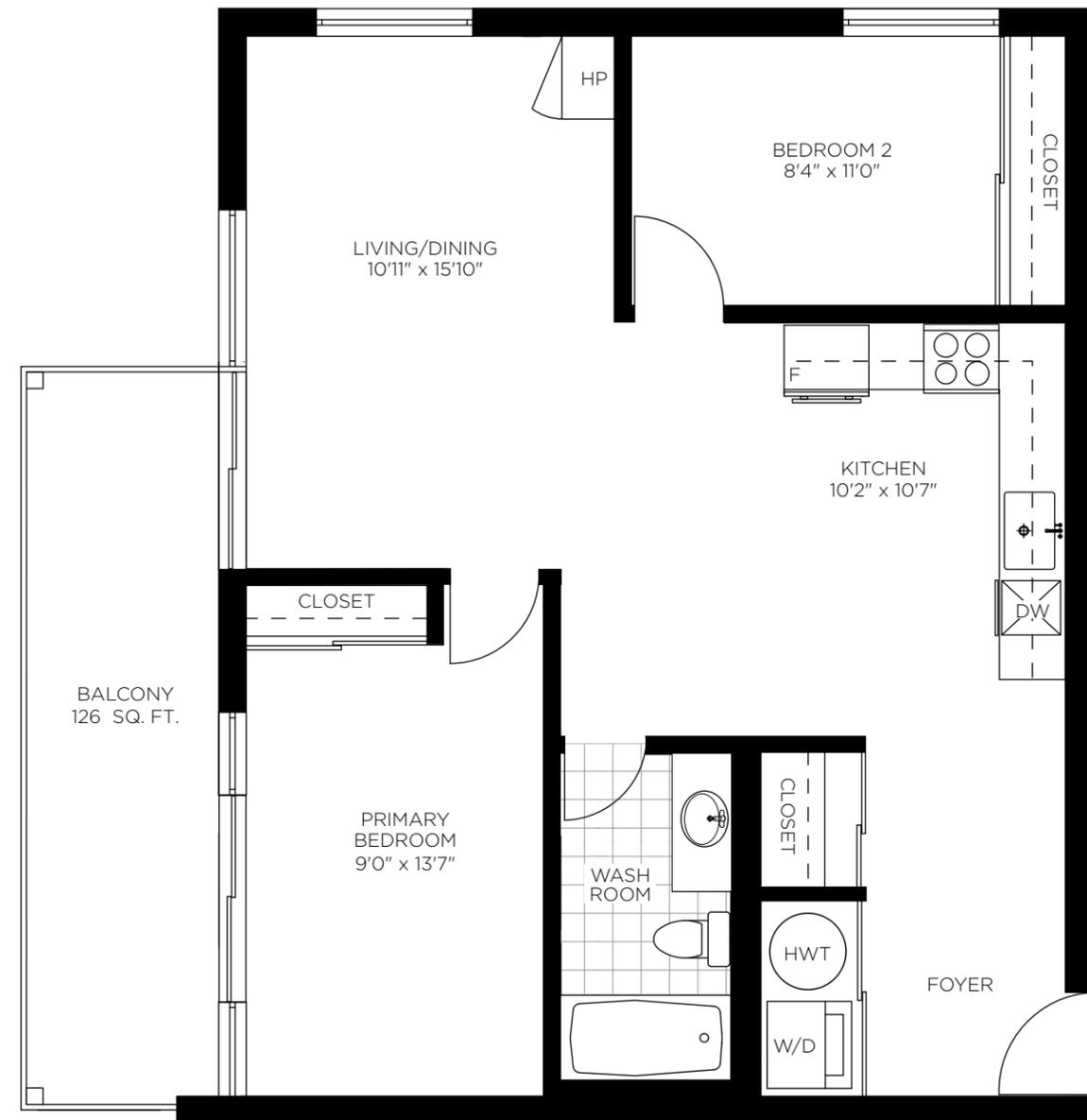
SECOND, THIRD AND FOURTH FLOOR

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated area. Balcony and terrace area is approximate and not included in net suite area. Furnitures are not included and are displayed for illustration purposes only. Furnitures do not necessarily reflect the electrical plan for the suite. The purchaser acknowledges that the actual unit purchased may be a reverse to the plan shown. See Sales Representatives for full details. E. & O. E.



SUNSET | 778 Sq.Ft.

2 BEDROOM + 1 BATH

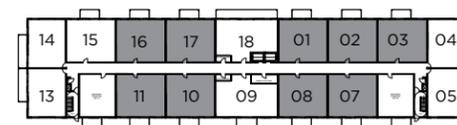
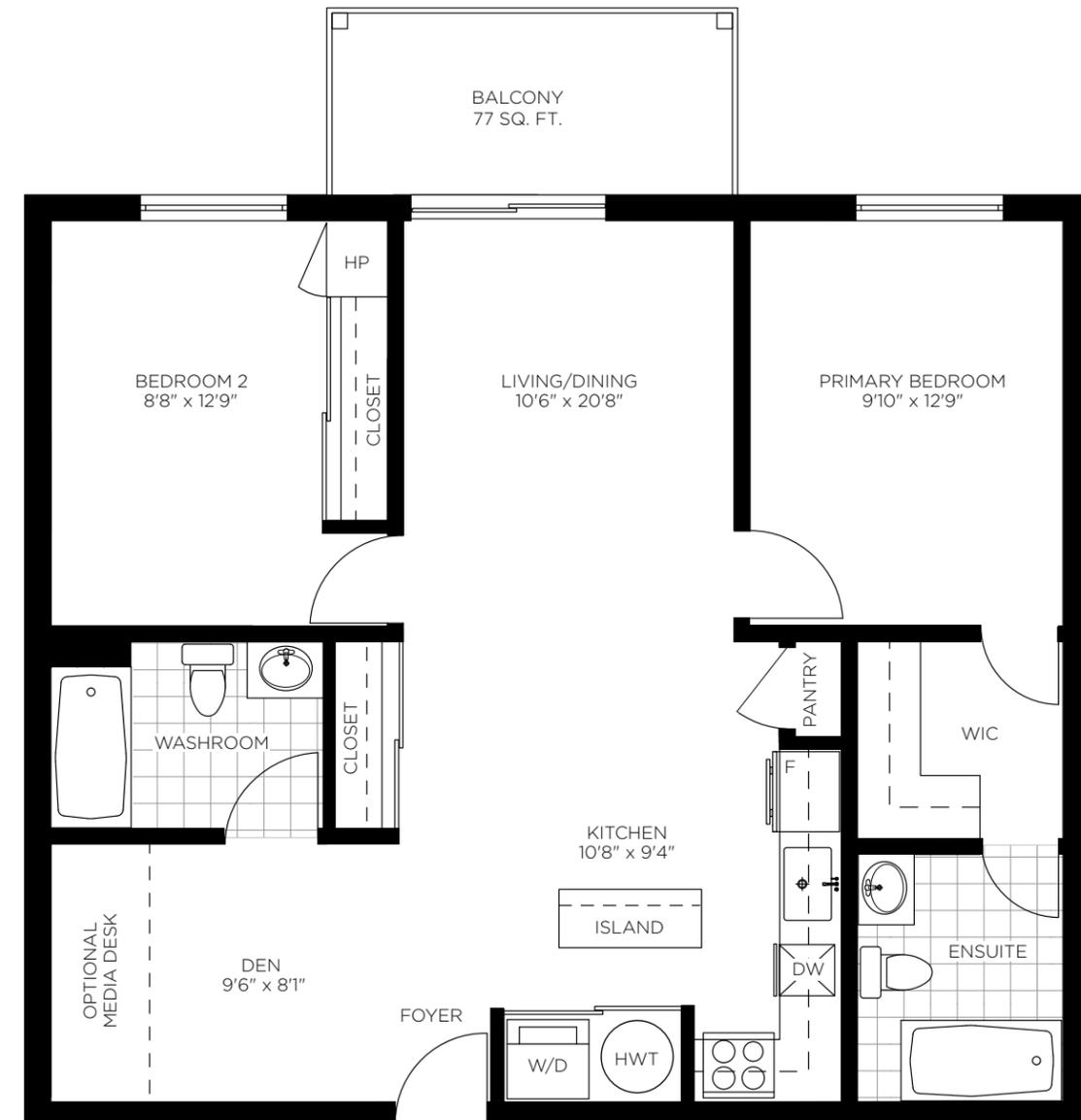


Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated area. Balcony and terrace area is approximate and not included in net suite area. Furnitures are not included and are displayed for illustration purposes only. Furnitures do not necessarily reflect the electrical plan for the suite. The purchaser acknowledges that the actual unit purchased may be a reverse to the plan shown. See Sales Representatives for full details. E. & O. E.



WILLOW | 892 Sq.Ft.

2 BEDROOM + DEN + 2 BATH



FIRST FLOOR



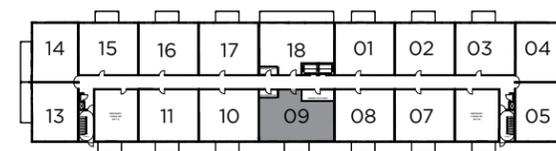
SECOND, THIRD AND FOURTH FLOOR

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated area. Balcony and terrace area is approximate and not included in net suite area. Furnitures are not included and are displayed for illustration purposes only. Furnitures do not necessarily reflect the electrical plan for the suite. The purchaser acknowledges that the actual unit purchased may be a reverse to the plan shown. See Sales Representatives for full details. E. & O. E.

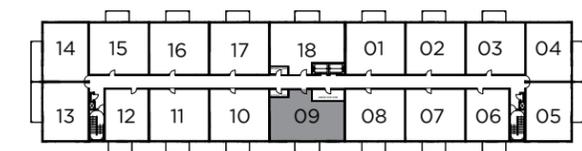


CASCADE | 980 Sq.Ft.

2 BEDROOM + DEN + 2 BATH



FIRST FLOOR



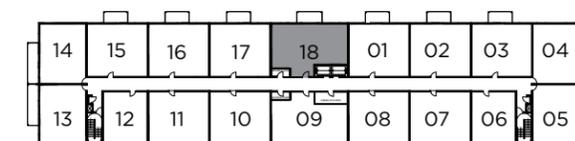
SECOND AND THIRD FLOOR

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated area. Balcony and terrace area is approximate and not included in net suite area. Furnitures are not included and are displayed for illustration purposes only. Furnitures do not necessarily reflect the electrical plan for the suite. The purchaser acknowledges that the actual unit purchased may be a reverse to the plan shown. See Sales Representatives for full details. E. & O. E.



SPARROW | 980 Sq.Ft.

2 BEDROOM + DEN + 2 BATH



SECOND, THIRD AND FOURTH FLOOR

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated area. Balcony and terrace area is approximate and not included in net suite area. Furnitures are not included and are displayed for illustration purposes only. Furnitures do not necessarily reflect the electrical plan for the suite. The purchaser acknowledges that the actual unit purchased may be a reverse to the plan shown. See Sales Representatives for full details. E. & O. E.

FEATURES + FINISHES

BUILDING FEATURES

- + Multi-family residential lakeview development on Thompson Avenue
- + Exquisite lobby with lounge and waiting area
- + Lakeview rooftop party room and outdoor patio
- + Gym/fitness centre with premium equipment
- + "Work from Home" library
- + Locker area
- + Electric car chargers
- + Parking spaces include block heaters
- + Bicycle storage room
- + Dog wash station
- + Professionally landscaped with sod, shrubs and trees

INTERIOR SUITE FEATURES

- + Contemporary suite designs featuring approximately 9' high painted ceilings
- + 2" casing, 5" baseboard and 6'8" standard door
- + All ceilings, interior walls to be painted white
- + All baseboards, casings to be painted with semi-gloss paint
- + Walk-in closet in primary bedrooms as per plans
- + In-suite heat pump system for heating and air conditioning
- + Smoke and fire alarm systems
- + Sliding doors in closets
- + Sliding glass door with screen to exterior balcony
- + Laminate flooring for all interior suite rooms and areas
- + Upgrades available for floors and interior trim

KITCHEN

- + Customary designed cabinetry with soft close panel doors
Choice of 3 colours from sample packages
- + Choice of 3/4" Quartz Countertops with polished edge
- + Choice of ceramic tile backsplash
- + Top mounted stainless steel double bowl sink with designer chrome single lever faucet with pull out spray
- + Integrated refrigerator, electric stove, microwave, dishwasher and hood fan

BATHROOM

- + Vanity with integrated sink with chrome faucet
- + Porcelain or ceramic tiles on floor. Choice of 3 colours
- + Full height porcelain or ceramic tiles on bathtub walls and ceiling
- + Dual flush toilet
- + Exterior vented exhaust fan
- + Mirror over vanity basin
- + Single lever shower faucet

ELECTRICAL FEATURES

- + In-suite laundry closet with star rated front loading stacked washer/dryer
- + Ceramic flooring in laundry closet

MECHANICAL

- + 100 amp service
- + Ceiling light fixtures including bedrooms
- + Pre-wired cable T.V., telephone and high-speed internet
- + DECORA switches and receptacles
- + Upgrades available for light fixtures

LAUNDRY

- + In suite laundry closet with star rated front loading stacked Washer/Dryer vented to exterior
- + Ceramic flooring in Laundry closet

SECURITY + COMFORT FEATURES

- + Security coded electronic access device (key fob) to all building entrances
- + Video surveillance all around the building, hallways, and locker area
- + Fire-rated solid core suite entry door with privacy viewer
- + Building equipped with emergency voice communication system and sprinkler protection system
- + Energy efficient double-glazed low E coated windows with vinyl frames
- + Individual suite metering of hydro and water consumption

BUILDER'S WARRANTIES

- A One (1) year workmanship warranty.
- A Two (2) year mechanical warranty.
- A Seven (7) year major structural warranty in accordance with The Tarion Warranty Program.

N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

1. Stone and wood (where applicable) are subject to natural variations in colour, veining, and grain. Tile (where applicable) is subject to pattern, shade, and colour variations.

2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and finishes choices from the Vendor's selections, the Purchaser agrees to make on-line digital selections or to attend, as determined by the Vendor, and notify the Vendor of his/her choice of finishes within fifteen (15) days of being requested to do so by the Vendor. At the Vendor's discretion, some finishes may only be available through pre-selected packages. In the event colours and/or finishes subsequently become unavailable, the Purchaser agrees to re-select as requested by the Vendor or its agents, to choose from substitute colours and/or finishes. Notwithstanding the foregoing, in the event colours and/or finishes which form part of the Vendor's pre-selected package is unavailable, the Vendor may select a replacement colour and/or finish provided that the replacement is similar in appearance and of equal or greater value without further notice to the Purchaser. If the Purchaser fails to choose colours or finishes within the time periods requested, the Vendor may irrevocably choose the colours and finishes for the Purchaser and the Purchaser agrees to accept the Vendor's selections.

3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

4. References to model types, model numbers and/or brands refer to current manufacturer's models and/or brands. If these types, models and/or brands change or are discontinued, the Vendor shall provide an equivalent model.

5. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.

6. All specifications and materials are subject to change without notice. E. & O. E.

7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a countertop upgrade). If, as a result of availability or of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.

8. Floor and specific features will depend on the Vendor's package as selected.

9. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor.

10. All floor numbers listed above are designated as marketing description. E. & O. E.



EXCLUSIVE PLATINUM INCENTIVES



+ 1 PARKING
INCLUDED

+ 1 LOCKER
INCLUDED

+ 5% DEPOSIT
/YEAR

+ 2YRS FREE
MAINTENANCE

\$5,000 on Signing
Balance to 5% in 30 Days
5% due May 31, 2023
5% due May 31, 2024
5% due on Occupancy in 2025

+ FREE
ASSIGNMENT

+ FREE RIGHT TO
LEASE DURING
OCCUPANCY

+ \$5,000
CASHBACK
CREDIT

+ ZERO
DEVELOPMENT
CHARGES



MILBORNE

GROUP



LakeshorePointe.ca

LU VESTA HOMES