



BRAESTONE  
HORSESHOE VALLEY



.....  
D O W N H O M E  
upcountry

FINAL RELEASE – PHASE 8

## *Rare Earth*

The concept of Braestone is defined by its long views, calming silence, clean air and clear skies. This is indeed “rare earth”.





B R A E S T O N E

## the country estate, rethought



*It started with a stroll along the rolling hills, or “the brae” in Gaelic.*

It started with a stroll along the rolling hills, or “the brae” in Gaelic. Jamie Massie and his lifelong friend and business partner David Bunston snowshoed the ridge of the former buffalo ranch in 2001. While experiencing the spectacular beauty of its working farm, the lush valley, the ancient woodlots and green rolling hills, a vision of something completely unique came to mind. A homestead community built with reverence and respect for the land it comes from. All designed around a 108-acre working farm and supported by pastoral Remarkable amenities. Now as we enter the second decade of this century, their initial vision has evolved into a 566-acre country estate community unlike anything seen in Canada.

Braestone has come together slowly and patiently, a labour of love and an exercise in innovation, craftsmanship and design, from the William Hicks designed elegant bungalows and two-storey homes

with dormers, cupolas, wide verandas with gas-fired lanterns and coach houses, to the incredible life affirming natural amenities.

The response has been extraordinary. First, came the award for Best Low Rise Sales Office in Canada, for Braestone’s Discovery Centre, now a picturesque and architecturally stunning space overlooking the pond and horse paddocks. And then came the prestigious Community of the Year Award from the Canadian Home Builders Association, a true honour. The awards have been wonderful, but the culmination of the original vision is the prize.

The first Braestone family laid down their roots here in 2016 and today young families and empty nesters alike are enjoying the Remarkable trails and ponds, the horse paddocks and berry patches, the nature preserves, streams and forests and a life, as promised, that is richer and more rewarding.



B R A E S T O N E



*An authentic country experience.*

A classic black-stained, post-and-plank perimeter fence defines where the outside world ends and the quite different world of Braestone begins.

# vision becomes reality



*Braestone offers a rich palette of lifestyle opportunities so that each and every day is yours to create anew.*

When we began planning Braestone, we knew that what we did here had to be different. And, it had to be exceptional. We imagined Braestone as an authentic reflection of refined country living with an inspiring landscape and distinctive architecture. In creating Braestone, we began with a property and a location that we really loved, and incorporated some of our best ideas about how people would want to live and what they would want to experience.

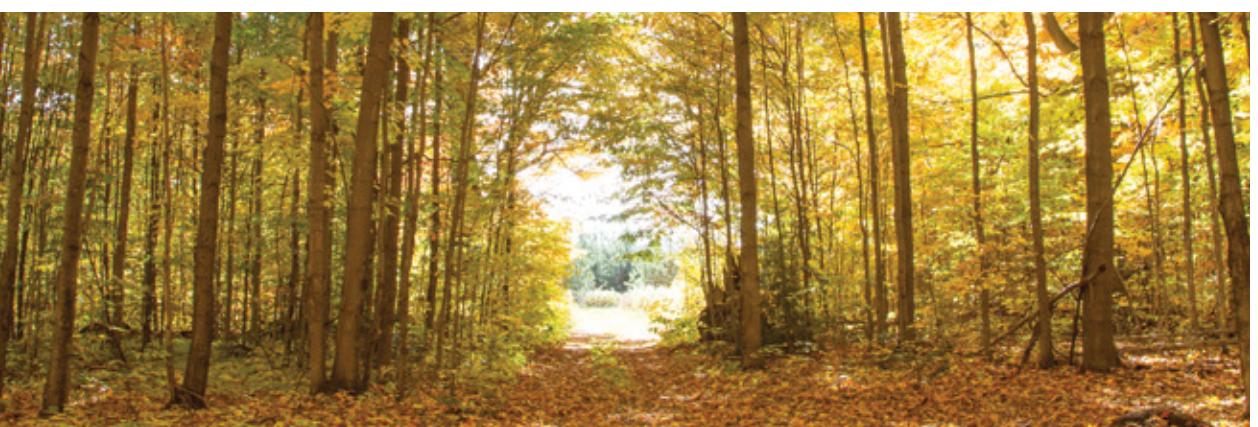
We created a captivating story because what makes this community particularly special are the experiences that families share and the memories they are building together. We were deliberate in creating many of the simple past time pleasures that have been absent or forgotten in today's traditional communities.

Inherent to this vision is the neighbouring Braestone Farm and exclusive on-site amenities that clearly distinguish this community from every other in the

region. These amenities, known as our Remarkables, strongly influenced the planning and vision for Braestone to ensure it will remain, a one-of-a-kind community for its residents.

For example, the Braestone Farm includes a sugar shack where, in March, residents can participate in making maple syrup. In winter, families practice their figure eights or their slap shots on the skating pond. They explore its extensive walking, cycling and cross-country skiing trails. They draw inspiration and renewal from the vistas and the seasons.

With 60 percent of the land protected in an unspoiled state, the countryside, while providing privacy, establishes a binding, purposeful and meaningful sense of community. Nowhere is this truer than in our final two secluded enclaves, each possessing their own unique character and beauty.





## FIND YOUR CONNECTION TO NATURE

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Listen to the trees. They know you can be still and grow at the same time. Nestled between the Braestone Farm and the wondrous forests, this is where you will reconnect with your roots. Just outside your door is an adjoining trail that will connect you to the “Field of Dreams” baseball diamond. Explore the 275-acre nature preserve and stumble upon the diverse wildlife that thrives in the century-old forests, wetlands, aquifer ponds and cold-water streams.

## A MASTERFULLY PLANNED COMMUNITY

For its residents, Braestone is an experience of the countryside, on a tract of land where the essential rural character will remain largely unchanged.



## FINAL PHASE

*Surrounded by nature's beauty.*

Braestone's final enclave consists of eleven expansive homesites, which are surrounded by a stunning natural landscape. You will be connected to the extensive trail system that winds through forests, along streams, beside ponds – tracing the natural topography, skirting the Farm's pasture and joining you to the greater community. It's the touch of the ground and feeling close to the land that makes Braestone exceptional.

All renderings are artist's concept and subject to change without notice.



B R A E S T O N E



## architecture designed by time and place



*Inspiration awakened by the perfect setting and the ideal moment.*

In addition to its eco-sensitive planning principles, Braestone will also be known for its residential architecture – a simple but cleanly modern interpretation of “country style” influenced by the practicality and purposefulness of the 19th century farmhouses, sheds and barns of the region. The community of Braestone boasts a thoughtful collection of home styles including bungalows, bungalows with loft options, and two-storey plans.

Nothing in this architectural vernacular appears over-done or excessive. Each element, including the dormered rooflines and wide, covered verandas, has a reason. The interior emphasis is on the common or shared areas of the home, in particular the kitchen and the “grand room” that combine relaxed living and informal dining – the spaces where families instinctively gather.

As was the case with early farmsteads that branched out over a period of time as families grew, Braestone’s plans are also flexible and expandable – allowing the owners to configure a home that precisely meets their needs. Braestone is a chance to be part of a pastoral, near vanished way of life that is both historic and in the moment, and near to everything but secluded at the same time.

Please visit [braestone.ca](http://braestone.ca) for floor plans.





The community of Braestone boasts home design names inspired by some of the most recognizable equestrian breeds which include The Thoroughbred, The Morgan, The Clydesdale, The Oldenburg and The Belgian. In addition to their design and craftsmanship, the residences of Braestone will long be admired for their relationship to their natural setting. Each home will be situated to optimize views, capture the sun and provide visual interest to the community. Architectural guidelines and controls have been implemented so that the exterior detailing of each home, no matter its size or individual style, will be complementary to its neighbour and remain consistent and of the level of quality befitting a community of this high caliber.

Braestone authentically represents country estate living more than any other community in Oro-Medonte.



*Where families instinctively gather.*

Shared areas of the home, in particular the kitchen and the “grand room” combine relaxed living and informal dining.



## a world of activities at your doorstep



*Just when you think you've done it all.*

Braestone is so big and beautiful and, at the same time so close to everything, there's complete freedom to do and to be. The community's trail system, winding through woodlands, alongside ponds and through the meadows and the farm, is an open invitation to explore all 566-acres of the countryside. Because the area has long been one of Ontario's favourite year-round resort destinations, it should come as no surprise that there would be an abundance of things to see and do.

There's fishing for both aspiring and advanced anglers, including a unique learning program at Bass Lake.

The local trio of Snow Valley, Mount. St. Louis Moonstone and Horseshoe Resort offer some of the best snow conditions in Ontario, with alpine ski and snowboard runs, Nordic trails and terrain parks.

Horseshoe Resort boasts 30 km of 'lift access' cross country biking, or if road biking is preferred,

Oro-Medonte has over 800 km of paved rural roads to explore the countryside.

Golfing has always been part of historic "cottage country". True to that resort tradition, the area offers golf as it was meant to be played, in some of the most scenic surroundings imaginable. Just two minutes away, is the beautiful Braestone Club. Over the past couple of years a renaissance has been underway by the same developers of Braestone Estates. In addition to the many course upgrades, Braestone Club boasts a farmhouse inspired clubhouse and the Ktchn restaurant, a dining experience without parallel. This makes the experience of playing, and visiting the Braestone Club as remarkable as the stunning natural setting.

When it's time to unwind, in as little as ten minutes you can enjoy all of the restaurants and boutique shops the neighbouring towns and villages have to offer.



## EXPERIENCE BRAESTONE CLUB

Although not exclusive to the residents of Braestone, “Braestone Club” has recently undergone extensive improvements and offers the homeowners fortunate enough to call Braestone home a convenient getaway to eat, play, and gather. A premier golf and gastronomy experience just off the 11<sup>th</sup> line, minutes away.



**BRAESTONE**  
CLUB





## on-site amenities like no other



*We looked to the landscape for inspiration and created our very own “Remarkables” for Braestone – life-enriching amenities that will foster a richer, deeper connection with the land and a more substantive lifestyle for residents of all ages.*

Born of the land, Braestone’s Remarkables are simple and timeless amenities that have grown naturally out of the community’s own unique and magnificent landscape. Hiking, Nordic skiing, maple sugar tapping and orchard and berry picking are just some of the many remarkable experiences homeowners enjoy living here.

There are literally dozens of Remarkables that differentiate and define Braestone at a highly emotional level. Purity and simplicity and their importance to life in a world that threatens to overwhelm us are articulated in the experience of pond-skating or sliding down an a toboggan hill, walking waist-deep in a field of flowers to the woodland hideaway or watching the sun set and the stars shine atop the observatory hill called Starfall. “Simplicity is the ultimate sophistication” said Da Vinci and residents of Braestone appreciate the nuances of this adage as they experience Braestone’s Remarkables firsthand.



*Life at Braestone.*

Endless summer nights are spent  
enjoying music, food and friends.



# a commitment to excellence



*As we look back to the beginning of this journey, we are truly grateful for the many people who helped bring this Master Plan to life.*

For the Georgian Communities Team's commitment to excellence, adaptability, and dedication to craftsmanship. For the brilliant architectural designs by William Hicks and his team. For our remarkable Friends of the Farm who provided guidance along the way. And for our homeowners, those early adopters who trusted us to build them something remarkable.

One of our favourite things about the Braestone community is the people who choose to live here. It's the people that really make Braestone special, so we are certain this will be an exceptional community for the generations of future homeowners destined to call Braestone home and will cherish the memories made in such a remarkable setting.







**BRAESTONE**  
HORSESHOE VALLEY

down home, up country.

follow our vision at [braestone.ca](http://braestone.ca)



Another project developed by:  
**GEORGIAN**  
COMMUNITIES