

# UPPER VISTA

LUXURY HOMES ON THE MUSKOKA RIVER



## HIGH-END LIVING COMES TO COTTAGE COUNTRY

Wake up to the call of the loon. Race down to the water's edge to watch the sunset. On the winding road home, wave to your neighbours and revel in your exquisite manor, deep property and newfound privacy. At Upper Vista, every residence has been meticulously designed to elevate your every day. Balancing comfort and style, every room has a subtle elegance and every window provides a Muskoka view, be it the calm water, a heron taking flight or a pink sunset through the forested grounds.

Welcome to Upper Vista.





# True Muskoka Living is now within your reach

DISCOVER IT TODAY

Where the Muskoka River meets Lake Muskoka, that is where you will find Upper Vista, a brand new 470-acre master-planned community epitomizing the highest level of luxury. Here, going for a paddle, spending a quiet afternoon fishing and jumping in the water to cool off is as simple as walking out your front door. Five minutes from prominent golf courses and ski clubs, indulge in the local craft breweries and eateries, and take the ATVs out on the trails to chase down the fall colours. Living in Muskoka is a four season playground for the entire family.







FIRST  
INCORPORATED  
IN 1875



## Discover Bracebridge

FOR GENERATIONS, **THE** DESTINATION FOR LOCALS AND COTTAGERS ALIKE

Built around a breathtaking waterfall on the Muskoka River, Bracebridge is known for its close knit community, its natural beauty and its easy access to neighbouring cities and towns. Just two hours north of Toronto, it is ideally situated and also well-served by local eateries, entertainment hubs, water cruising, dozens of four-season trails as well as arts and cultural attractions. You don't have to go far, the best of Muskoka living is all right here.



The calm of  
cottage country.

THE CONVENIENCES  
OF CITY LIVING.







In one of the most livable places in Ontario, Upper Vista Muskoka is surrounded by top-rated schools, boutique shopping and all of the amenities your family needs. Hair salons, post offices, libraries, restaurants and cafes, everything you are looking for is right here.







# Lifelong Learning

## Head of the Class

Just minutes from Upper Vista Muskoka, you will find the finest schools. Six top-rated elementary schools, two secondary schools, Georgian College's Muskoka campus and Contact North, with over 7,500 online courses and hundreds of certificates, college diplomas and university degree programs from over 30 Ontario colleges and universities. From pre-school to graduation, an abundance of educational opportunities await in Bracebridge.








# Views from the Water



World-class boating, sunsets from the dock and vibrant marinas with restaurants and cafes. This is the Muskoka lifestyle you've been dreaming about. Take in the breathtaking view from the water and you will never look back.







# There's always something to do in "The Bridge"



## Swing Away

With more than 30 golf courses nearby, find challenging terrain, scenic greens and champion-designed links you will love.



## Culinary Delights

From coffeehouses to gastropubs, international cuisine to craft breweries with waterfront patios, the restaurant scene here is one to savour.



## Body & Mind

Yoga retreats and romantic getaways are a Muskoka speciality. From cabins in the woods to luxury resorts, making time to relax and unwind is easy here.



## Watersports

World class boating, water skiing and sandy beaches galore are the hallmarks of Muskoka summers.



## Taste of Muskoka

You've heard of farm-to-table, but have you heard of field-to-fork? The philosophy runs deep in Muskoka, with many talented chefs drawing inspiration from local crops. From craft beer to wine to culinary delights, you will love indulging in Muskoka.



## 4-Star Views

Muskoka is majestic in all four seasons. Colourful, nature-filled and serene, delight in views from your large picture windows, your docks or perched upon one of the many lookout points around cottage country.



## Angling for More

Some of the most premier, guided fishing tours occur in Muskoka. Lakeside or while boating, this peaceful pastime is a popular one.



## Winter Wonders

Living minutes from a number of prominent ski clubs has its advantages. Groomed trails are ideal for snowshoeing and cross country ski adventures.



## Adventure Awaits

Enjoy the forests, waterfalls and the fresh country air in all four seasons. Bike, hike, cross country ski, ATV and more on the extensive trail network.



## Entertainment & Events

Throughout the entire year, the area comes alive with festivals, art shows, farmers' markets, theatre in the park, Santa's Village events and more.





# Spectacular Golf Courses

Magnificent trees, rolling hills and the beautiful Canadian Shield granite which Muskoka is known for, create the backdrop for some of Ontario's most prominent golf courses here in cottage country. From downtown's South Muskoka Curling & Golf Club, to the Bracebridge Golf Club & Driving Range, to the Muskoka Highlands Golf Links, the golf courses surrounding Upper Vista are spectacular.







Inspired by their surroundings, local chefs and brewmasters have created Muskoka's own culinary delights. Locally-brewed craft beer, field-to-fork eateries, waterfront patios and an array of modern international cuisine, dining in Muskoka is a worldly experience.



# Culinary Delights







# A Balanced Lifestyle



Refresh, relax and rejuvenate at Canada's top spas and resorts right here in Muskoka. Spend the day or retreat for a weekend and find the inner peace you have been yearning for.







# Tranquil Lakes & Serene Rivers

A calm morning paddle through the mist followed by an afternoon zipping around the lake on a jet ski and diving off the dock. Where the Muskoka River meets Lake Muskoka, the Upper Vista lifestyle is full of making memories on the water.







Premium local craft breweries such as Muskoka Brewery, Lake of Bays Brewing Company, Sawdust City Brewery and Muskoka Lakes Winery, have put Muskoka on the map for beer and wine connoisseurs and gastro-tourists alike.

# The Toast of Muskoka



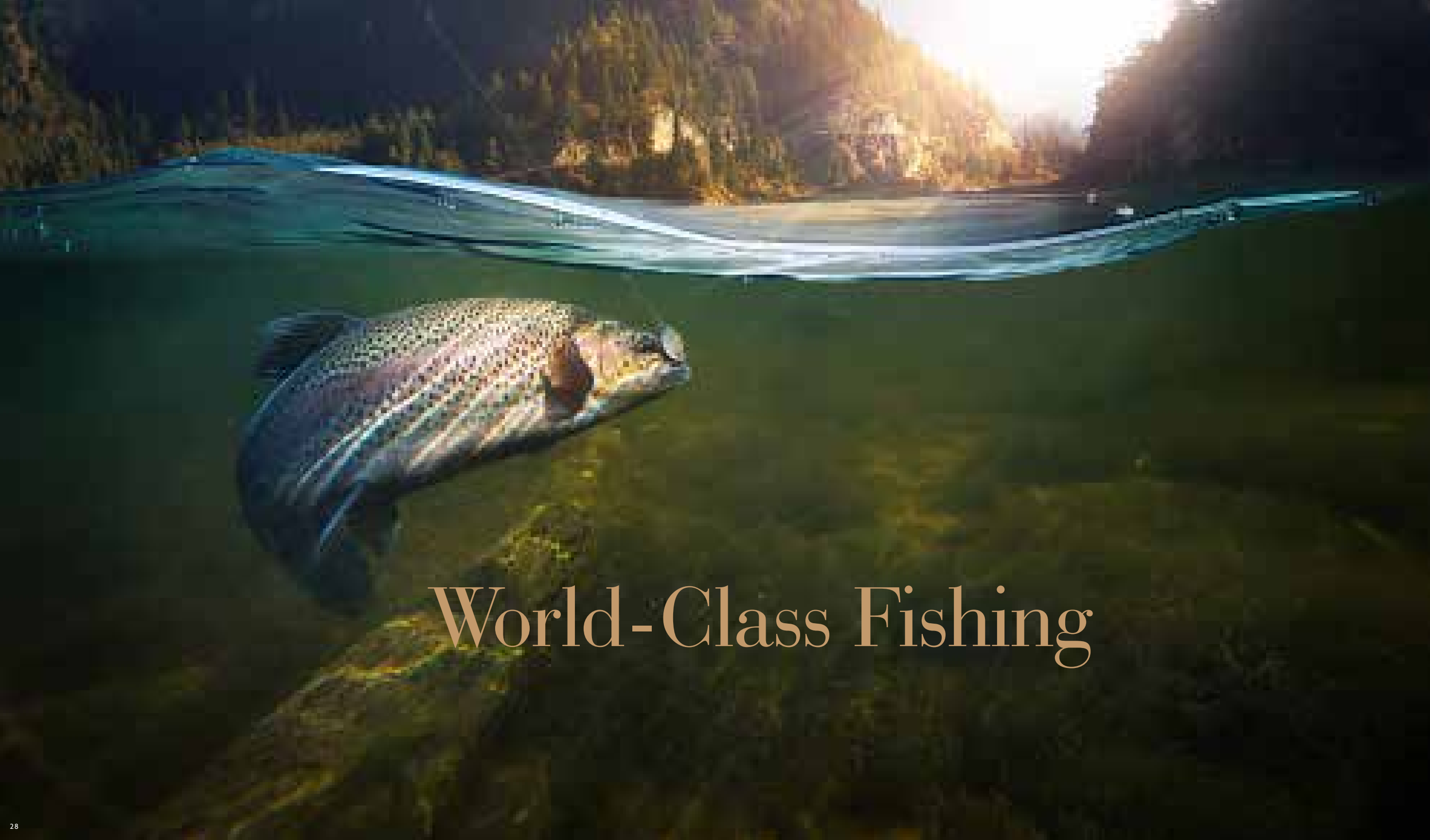




From the vibrant fall foliage to winter's snow-covered forested trails, beauty is all around you. Watch as the Canadian maples bloom in spring, and the loons return to make early morning ripples on the lake all summer. Muskoka is where you will find the most breathtaking views in all four seasons.







# World-Class Fishing

## A Fisherman's Paradise

Ontario's cottage country has some of the most premier fishing and the widest range of species in the area's 680 lakes and rivers. In just the big three - Lake Muskoka, Lake Rosseau and Lake Joseph – all joined by rivers and a lift lock to connect you by boat, explore more than 50,000 acres of fishable waters.





# Winter Magic

Winter in Muskoka is magical. Explore over 1,200 kilometres of manicured trails on snowshoes, cross country skis or a snowmobile. Visit the famous Arrowhead Ice Skating Trail and skate under the stars. As soon as the snow falls, Muskoka comes alive with unlimited winter activities, family festivals and must-do experiences all season long.







# Adventure Awaits...



Hike, bike and paddle all across Muskoka. Follow dozens of forested trails, scale foot bridges and explore ponds, rivers and lakes aplenty. Discover beautiful waterfalls along Wilson's Falls Trail and High Falls Trail, visit Bracebridge Bay Park and its architectural bridge, then head to Huckleberry Rock Lookout to see it all from a bird's eye view.







There's always something to celebrate in Bracebridge. This family-friendly and close knit community hosts events, fairs and festivals that bring friends and neighbours together – and provide a boost of tourism to the local shops and eateries too.

- Fire and Ice Festival
- Muskoka Arts & Crafts Shows
- Muskoka Adventure Challenge
- Venture Fest
- Father's Day Car Show
- Canada Day Celebrations
- Muskoka Pioneer Power
- Muskoka Arts and Crafts Summer Show
- Muskoka Pride Parade & Picnic
- Midnight Madness
- Session Muskoka
- Gluten Free Fest
- PRISM Theatre in the Park
- Opera Muskoka Festival
- Bracebridge Fall Fair and Horse Show
- Fall Harvest Festival
- What's Cooking Bracebridge
- Muskoka Autumn Studio Tour
- Santa's Festival of Lights and Shopping Party
- Rotary Club of Bracebridge / Muskoka Lakes Santa Claus Parade
- Santa's Village Winter SantaFest and Thank Santa Days
- Sportsplex Community Markets



# An Event for Every Season







Well-Connected...



## ... by land, rail and air

Muskoka is well-served by a multi-modal transportation network. With easy access to highways, bus, rail and air, you can travel regionally, provincially and internationally. The Muskoka Airport is 8 kilometres from downtown Bracebridge. Upper Vista is just a 2-hour drive from the Greater Toronto Area, and six hours from Buffalo or Detroit, as many Americans spend their summer holidays in Muskoka.



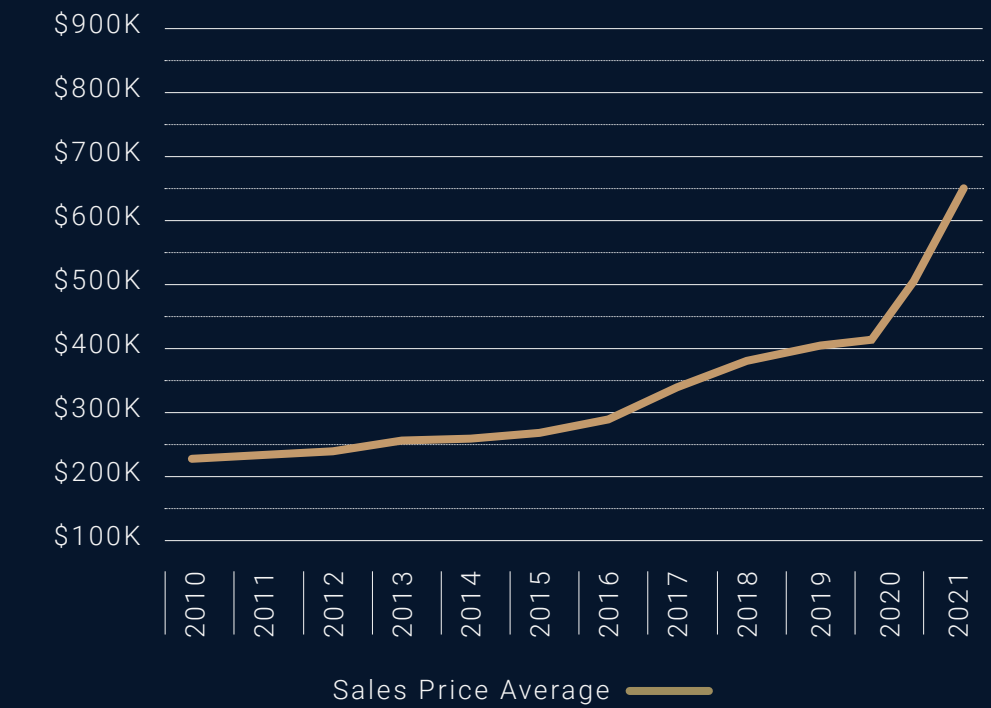


# A Smart Investment

- Strong market for newly-constructed homes as 50% of the existing homes are over 30 years old.
- Homes are affordable as compared to Toronto and the work from home option is more attractive with more liveable space.
- Perfect balance of cottage country quiet and city conveniences just a five-minute walk away in Bracebridge.
- Ideal location for a rental home with high earning potential, or maintain home as a recreational property to visit on weekends and vacations.

## Numbers & Statistics

Average Muskoka Cottage Real Estate Sale Prices  
April 2021 - (Bracebridge - Gravenhurst - Huntsville)



Average 2021 Sale Price  
**\$650,660**

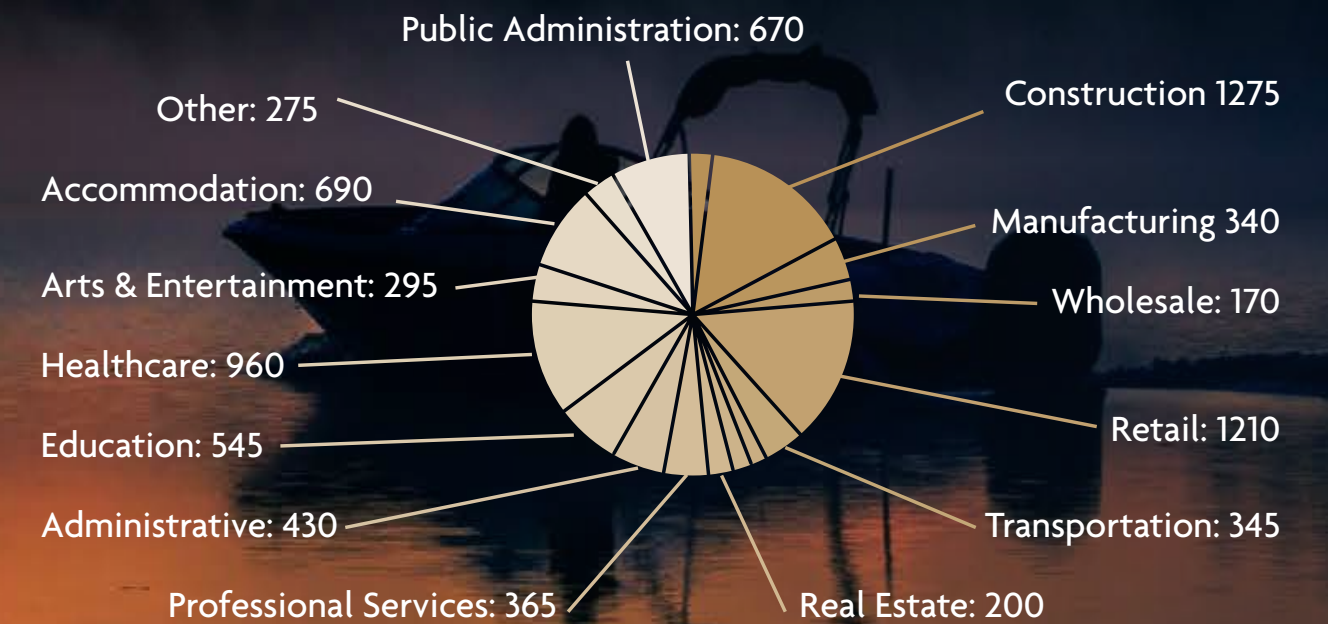
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2020 vs 2021  
Percentage Increase in Average Sale Price  
**Up 29%**  
\$454,950 to \$625,000



# A Diverse Economy

Bracebridge also offers a diverse economy with strong tourism, construction, niche manufacturing, green technology and professional services sectors.

- Thriving four-season tourism industry
- Strong retail/food services sector
- Construction employs 25% of the population
- Robust professional sector with government and provincial courthouse
- Entrepreneurial base with impressive variety of financial, legal and engineering professionals



Labour Force by Industry



# Meet The Builder

Evertrust Development Group was founded by Dr. Ted Zhou, a well-known scholar and successful entrepreneur. Evertrust is a comprehensive holding company for investment, focusing on real estate development in Canada and North America. Dr. Zhou believes in investing in an industry which meets the people's needs, investing in differentiated markets, which can be regarded as "valuable investments."

With its brand positioning of "Happy Lifestyle Provider," Evertrust Development Group integrates humane care into real estate development, and carries on the mission of "top product and top service to assure a happy life." In Ontario, Evertrust possesses more than one thousand acres of land and properties and has 3-5 projects ongoing. Evertrust has built Upper Vista Niagara Falls, is the first and only luxury high-rise residential condominium in Niagara Falls which started construction in July 2017 and is now complete.

At the Groundbreaking ceremony of Upper Vista, Mr. Jim Diodati, the Mayor of Niagara Falls, together with Regional Councilor Selina Volpatti, Senator Victor Oh, delivered speeches to address the contribution by Evertrust Development Group to the local community and economy, as well as to show their strong support to Dr. Zhou.



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