

# *The* STORY of WINDFALL



WINDFALL  
BLUE MOUNTAIN

# Make Windfall Yours

Remember, only a  
limited number of homes  
are available in Phase 6.  
Don't miss out on your Windfall.

Visit [WindfallatBlue.com](http://WindfallatBlue.com)  
for more information.



This book is dedicated to  
the homebuyers of Windfall,  
both present and future.

*As you read *The Story of Windfall*, we hope you will recognize the time and effort we've taken attending to every detail to make both the neighbourhood and each individual home a true work of art.*

*When we began planning Windfall, we envisioned our residents enjoying comfort, character, culture and community – the four C's that are so important to a relaxed way of life. We imagined Windfall as an authentic reflection of genuine resort life with an inspired landscape, distinctive architecture, the Nature Corridor trail system that includes wetlands, parklands, forest and nature preserves, and our vibrant social gathering center simply referred to as *The Shed*.*

*Our goal has been to create a distinctive Windfall style; one that combines elements of early Georgian Bay cottages, cabins and chalets but with a modern interpretation, creative use of space and a focus on craftsmanship. We want to build a true escape from the ordinary.*

*I invite you to join in our vision and become part of Blue Mountain's finest community, Windfall.*

*Sincerely,*

A handwritten signature in black ink that reads "Jamie Massie". The signature is written in a cursive, flowing style.

*Jamie Massie  
President, Georgian International*

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*The* STORY  
*of* WINDFALL

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PROLOGUE

# On a Winter's Night at Windfall



The moon shimmers on new-fallen snow, giving a silver sheen to the richly coloured Windfall homes that line the streets and make this charming neighbourhood feel as if it has always been a part of the mountain.

And in a way, it always has, as there is something of the soul of Georgian Bay captured in the honest character of the traditional pitched roof lines, the welcoming front porches and the warm glow from the gas-burning lanterns that draw you home.

Tonight was a night full of laughter and old stories and fine food and even better wine. We held hands as we strolled back from the gathering at The Shed, back to our home at Windfall. Just over the treetops, lights sparkle like fireflies on the slopes and a faint murmur of music drifts up from The Village at Blue.

It's a perfect end to a perfect night. The way life was meant to be, day after day, season after season, here at Windfall.

There is a story to every season at Windfall, where every moment and each experience creates memories that will last a lifetime. We invite you to be a part of this unique community and create your own special memories at Windfall.



Original Windfall Streetscape Vision

CHAPTER I

# It Began with a Vision



*wind-fall.* noun

1. Unexpected good fortune
2. Something blown down by the wind, often referencing fruit from a tree
3. Blue Mountain's beautiful resort community

From the top of Blue Mountain, looking down over the resort, you gain a whole new perspective of Windfall and a greater appreciation of what makes this community so special.

As Blue Mountain's foremost enclave of mountain-style homes, Windfall is a balance of seclusion with proximity, simplicity with sophistication, and the natural with the man-made. Located at the foot of Blue Mountain Resort, Windfall reflects the rich character and biodiversity of the ancient glacial plain it resides on, bordered by the rocky shores, sandy beaches and rolling waves of Georgian Bay on one side, and on the other, by the ski hills, winding trails and scenic caves of the Niagara Escarpment.

It's a place where nature and neighbourhood are in perfect balance. An escape from urban congestion and complexity. The perfect antidote for city life.



The Nature Preserve concept

## Windfall's Six Remarkables

**ATTENTION-TO-DETAIL** Compare Windfall with any other community in Ontario, urban or resort, and you will be astonished by the depth of thought that has gone into every aspect of Windfall's planning, design and construction. Nothing has been overlooked, from the architectural detailing and positioning of the homes to the color palette we have selected to ensure every home beautifully relates to one another and its environment.

**TRUE BLUE** When buying a Windfall home, it's about the mountain experience and so much more. Being next to Ontario's favourite four-season playground, there's a world of things to do. From skiing to golfing, cycling to hiking – it's all within walking distance or a short scenic drive. But to many, the most inspiring aspect of Windfall will be the always present mountain views.

**ARTFUL ARCHITECTURE** Windfall's architectural style is an artful modern day interpretation of Georgian Bay cabin, cottage and chalet design – a spirited dialogue between old and new. These are homes for all seasons – efficient, beautifully designed and constructed, and available in a variety of floor plans to suit every lifestyle.

**GREAT NEIGHBOURS** Windfall is at the center of everything you love about life in the Blue Mountains and in between the most coveted of neighbours. After a hard day enjoying the skiing, shopping and action at the famed Blue Mountain Village & Resort, it is comforting to know one can relax at the renowned Scandinave Spa Blue Mountain, both of which are located right next door to Windfall.

**RICH IN AMENITIES** With its aforementioned neighbours, Windfall is already rich in year-round activities and amenities. And just for Windfall residents, there will be a barn-inspired, architecturally striking but unpretentious structure in the heart of the community, simply called The Shed, as a year-round social gathering place for all ages.

**CONNECTED TO NATURE** Running through the heart of Windfall is a Nature Corridor, connecting trail systems to neighbourhoods that walkers, cyclists, cross country skiers and snowshoers can follow to cross the community from end to end. Over 30 percent of Windfall has been dedicated to preserving nature with its abundance of wildlife corridors, sensitively restored wetlands, streams and ponds, parklands, a Sugar Maple forest and a nature preserve.



CHAPTER II

# A Masterful Planned Community



Consistent with the original vision for Blue Mountain Resort, the Master Plan for Windfall was created under the belief that neighbourhoods are shaped by people's desire to interact with each other and their surroundings. And so, as Windfall evolves through Phases One to Six, it will always be responsive to its residents' changing needs, which ensures this community will remain fresh, exciting and sought-after for generations to come.

The Windfall site is an extraordinary one, 148 acres in all, and dedicates one - third of the land to parks, ponds, trails, wildlife and nature preservation areas, and other natural features. Each phase was designed to be a private enclave of homes, connected yet distinct from one another. Windfall's roads have purposeful bends to them so that streetscapes are more interesting to those who drive or walk them.

Windfall's Master Plan also leverages its abundant natural landscape and promotes strong connectivity to its coveted next door neighbours, Blue Mountain Resort and the Scandinave Spa.

Like all truly great communities, Windfall will always have a perception of value that far exceeds its price. Although the residents will ultimately be the real heart and soul of Windfall, this masterful planned community will ensure that this picturesque landscape will remain a harmonious and welcoming setting for those who choose to call it home, whether year-round or seasonally.



CHAPTER III

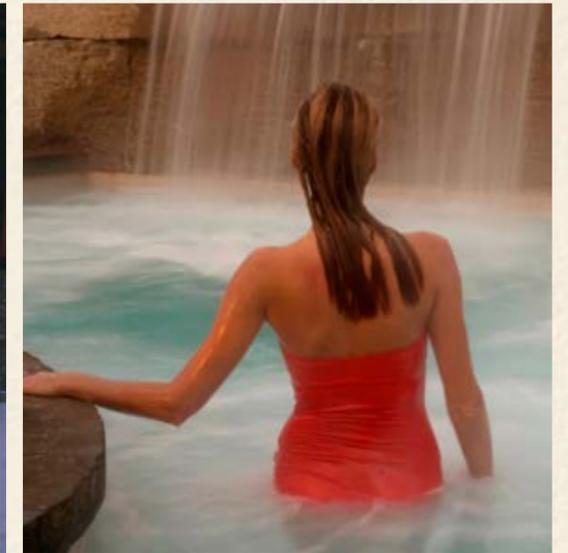
# Coveted Neighbours



Windfall is so central to everything that's great about life in the Blue Mountains. Here, nature is as close as your backyard, and there's a whole world of things to do right next door.

Our neighbour to the west is Ontario's premier four-season destination, Blue Mountain Resort & Village with its quaint shops, unique restaurants, scenic millpond and impromptu performance plazas that draw countless visitors year-round from Southern Ontario and beyond. And let's not forget the skiing – oh, the skiing. The expansion of The Orchard brings 6 new trails, including the 1.6 km "Southern Cross" beginner run, a high-speed chairlift and 64 acres of additional skiable terrain to Windfall's doorstep. Now with 42 runs, 16 chairlifts and 3 freestyle terrains, Blue Mountain is the third most popular ski resort in Canada that attracts four-season adventure enthusiasts.

Windfall owners will be delighted to know that our neighbour to the east is the renowned Scandinave Spa Blue Mountain. After a hard day enjoying yourself at the mountain, imagine being able to relax, refresh and rejuvenate at the Scandinave. Offering a truly unique outdoor spa experience, this exceptional spa offers the famed Scandinavian Baths as well as registered massage treatments such as Hot Stone Therapy, Thai-Yoga massage and Swedish massage.



CHAPTER IV

# Meet you at the Shed



At Windfall, we believe there's something wonderful about a community with heart. Where neighbours come together. Where the community comes to life with something for everyone.

At the heart of Windfall is The Shed, a vibrant gathering place for every age and interest. Inspired by the historic barns in the Georgian Bay area, this is where Windfall residents gather for neighbourhood get-togethers, Canada Day fireworks, Christmas tree lighting ceremonies and impromptu social gatherings.

Rustic yet refined with its warm timber and glass, this unpretentious but striking structure is the community's architectural icon. The Shed, along with a turning windmill adjacent to it, will be a central beacon for this charming community and an active reminder of the rural roots of the area.

With its fireplace, pools, bbq patio, a playing field and more, The Shed is part clubhouse, part recreation centre and a four-season social hub of the community exclusively for Windfall residents.



*The Shed concept*



## *So Much to See and Do*

One of Windfall's remarkable features is its incredible location - in the heartland of Ontario's most popular recreational playground and next to Blue Mountain Resort and Village, making it an enviable destination for recreation and activity seekers of all ages.

Living at Windfall provides a wide variety of recreational opportunities ranging from active outdoor sports like hiking, skiing, windsurfing and golf, to adrenaline sports and activities like mountain biking or zip lining, to more passive activities like boating on Georgian Bay or touring the Scenic Caves.

Whatever activity you are looking for to inspire you, Windfall is the ideal community in which to find it.

The following activities are within walking distance or a short drive from Windfall:

- Skiing & Snowboarding
- Golfing
- Mountain Hiking and Biking
- Tennis
- Restaurants and Nightlife
- Shopping at the Village
- Kids Day Care and Day Camps
- Plunge! Aquatic Centre water park
- Ridge Runner Mountain Coaster
- Skating at the Mill Pond
- Scavenger Hunts
- Sleigh Rides
- Tobogganing
- Guided Snowshoe Hikes
- Snowmobiling
- ATV trail tours
- Scenic Caves
- Visit the Beaches
- Fishing
- Boating on Georgian Bay



CHAPTER V

# Artful Architecture



When designing the homes at Windfall, the goal was to create a distinctive and timeless architectural style, one that combined the elements of early Georgian Bay cottages, cabins and chalets but in a more modern and eco-friendly interpretation.

To achieve this, William Hicks of Hicks Partners, the architect behind Windfall, was sought out for his renowned architectural expertise. Having been responsible for some of Canada's most distinguished and recognizable projects, Mr. Hicks and his award-winning reputation for creating thoughtful spaces that convey a sense of place and belonging was the obvious choice. The result is a series of inspiring homes that are sophisticated in appearance, yet simple in detail. Timeless and appropriate to its surroundings, Windfall's architectural style will also be immediately recognizable for its truly differentiating aspects.

Firstly, Windfall's Semi-detached, Bungalows, Bungalows with Lofts and Two-Storey models were purposefully designed so when these individual homes are viewed as a collection, rooflines will align with one another, setbacks will provide a high degree of privacy and the visual mass of each home will complement the home to either side.

Secondly, the use of traditional pitched rooflines and James Hardie siding, integrated with generous porches and verandahs, that are illuminated by authentic gas-burning lanterns creates charming elevations and pedestrian-friendly streetscapes.

Thirdly, recessed garage bays and the artful positioning of garages in the rear yard as a detached option from the house, accentuates the home versus the automobile. The detached garage models also enhance privacy to the back yard and create a space for outdoor living rooms that are accessible from the homes. Detached garages allow for more natural light with windows along all four exterior walls, much wider floor plates and central staircase placement for more openness on all floors.



William K. Hicks, of Hicks Partners

Hardie Board exterior siding enhances architectural detail

Traditional pitched roofs accentuate the visual mass of each home



Rear detached garage models draw attention to the home, not the automobile

Welcoming front porches enhance neighbourhood interactions

Authentic gas-burning lanterns enhance charm and curb appeal

## The Colours of Windfall

Windfall's design team has selected 12 distinct siding colours from the James Hardie Dream Collection, ranging from cool to warm, and from serene to bold. All of them can be found in nature and, incidentally, all of them have been captured in Windfall's Group of Seven inspired logo. This will ensure that each home will become part of the landscape rather than contrasting, unnaturally, with it. Architectural guidelines balance the streetscapes and allow your true character to shine through your new home's exterior. Choose your main siding colour and enjoy various trim, window, shingle, and entry door colour options.



Black Water



Timberline Brown



Paper White



Brown Blaze



Urban Green



Volcano Gray



River Rock



Elephant Red



Airman Blue



Navy Blue



Argent Gray



Sun Tint

## Windfall's Style

When you walk into a Windfall home, you will not only feel comfortable but you will also be struck by the attention to detail and features that make these homes truly different.

All floor plans have been designed and engineered to bring families together through modern open concept kitchen and great room living spaces.

Customize your home by choosing from our extensive selection of coordinated interior design finishes, which include flooring, cabinetry, countertops, paint, and other fixtures.

Windfall's style and rich character is a modern interpretation of traditional Georgian Bay and mountain architecture with:

- Open concept living rooms
- Vaulted ceilings on most plans
- Exterior gas-burning lanterns at front entrance
- Natural light from windows on all four walls on detached models
- Gas fireplace with mantel
- Designer kitchens with island
- Raised basements with oversized windows
- Smooth finished ceilings

The result is a home style that could only be Windfall, a home that is as much a reflection of your family's lifestyle as it is of the mountain that draws you back year after year.



Original Windfall Interior concept

CHAPTER VI

# The Homes



The community of Windfall boasts a thoughtful selection of detached and semi-detached home styles; innovative bungalow and bungalow with loft home designs, inspired two-storey home plans and spacious semi-detached designs.

Each design in the offering is carefully crafted in both its concept and layout, as well as sensitively detailed to provide a rich living experience. With a multitude of traditional side windows, front and back porches, mudrooms and heritage central hall layouts these homes combine the best of the classic with the new.

As an extension of the architectural concept, the home design names were inspired by nearby Georgian Bay's most recognizable islands, and include The Lambert, The Beausoleil, The Manitoulin, and The Aberdeen, to name but a few.

In addition to their design and craftsmanship, the homes of Windfall will long be admired for their relationship to the natural setting. Each home will be sited to optimize mountain views, capture the sun and provide visual interest to the community.

When Windfall is complete, it will more authentically represent mountain resort living than any other neighbourhood in the Collingwood and Blue Mountain area.

[www.WindfallatBlue.com](http://www.WindfallatBlue.com)



*All drawings on the following pages are artist's concepts and may vary slightly from the final product. Actual usable floor area may vary from stated area, with square footage calculated based on usable living space according to TARION rules, and does not include garages, porches or unfinished basement areas. Drawings may show optional features which may not be included in the base price. Bulkheads and box outs may be required as chases for plumbing and mechanical. Garage man-door location, if applicable, may vary subject to grade. Specifications subject to change without notice. E. & O. E.*

Visit [WindfallatBlue.com](http://WindfallatBlue.com) for floor plans & standard features.



Bungalow with Loft

the  
L A M B E R T

**Bungalow**  
2 Bedroom

**Bungalow with Loft**  
2, 3 or 4 Bedroom



Bungalow



Bungalow with Loft

the  
B E A U S O L E I L

**Bungalow**  
2 Bedroom

**Bungalow with Loft**  
2, 3 or 4 Bedroom



Bungalow



Bungalow with Loft

the  
**MANITOULIN**

**Bungalow**  
2 Bedroom

**Bungalow with Loft**  
2 or 3 Bedroom



Bungalow



Bungalow with Loft

the  
**HAYWOOD**

**Bungalow**  
2 Bedroom

**Bungalow with Loft**  
2 or 3 Bedroom



Bungalow



Elevation A

the  
McLAREN

Two-Storey  
3 Bedroom



Elevation B



the  
WABECK

Two-Storey  
3 or 4 Bedroom



3 Bedroom

the  
**ABERDEEN**

**Two-Storey**  
 3 or 4 Bedroom



4 Bedroom



the  
**NOTTAWASAGA**

**Two-Storey Corner**  
 3 Bedroom



Elevation A

the  
MAXWELL

Two-Storey  
3 Bedroom



Elevation B



3 Bedroom Elevation A

the  
GEORGIAN

Two-Storey  
3 or 4 Bedroom



4 Bedroom Elevation B



Elevation A

the  
**BECKWITH**

**Two-Storey**  
4 Bedroom



Elevation B



Elevation A

the  
**CHURCHILL**

**Two-Storey**  
4 Bedroom



Elevation B



the  
**MOWAT**

**Semi-Detached**  
3 or 4 Bedroom



the  
**MATHESON**

**Semi-Detached**  
3 Bedroom



the  
**BEDFORD**

**Semi-Detached**  
3 Bedroom



the  
**CRAWFORD**

**Semi-Detached**  
3 Bedroom

## CHAPTER VII

# The Original Windfall Team



When purchasing a home, it's important to know and have confidence in both the neighbourhood and the team behind it. Georgian International has assembled a group of industry leaders to make Windfall a landmark residential experience, not only because of the thought that went into its master planning and design, but due to the quality and experience of the people behind it.

### HICKS PARTNERS

Hicks Partners represents some of Canada's most skilled and distinguished architects with discerning clients of exceptional vision. The firm has contributed to the creation of many of the most distinctive private and recreational residences, golf course clubhouses and commercial enterprises in the country. It has garnered an award-winning reputation for creating inspired, thoughtful and adventurous spaces that convey a sense of place and belonging – just like Windfall.

### BOUSFIELDS INC.

A highly regarded planning and urban design firm, Bousfields specializes in urban design, planning policy, community design, development approvals, community consultation and project management. Bousfields applied its expert knowledge and creativity to help design the extraordinary Master Plan at Windfall.

### WESTERKIRK

Victoria-based Westerkirk Capital, a leading Canadian private equity investment firm, provides capital to businesses to allow them to grow great projects, like Windfall, over the long term.



### GEORGIAN INTERNATIONAL

For nearly three decades, Georgian International has been a dominant real estate investor and developer in residential and commercial land opportunities, and a dynamic leader in the automotive retail and regional airline industries. As well as for making a positive contribution to the communities in which we operate. As a home builder, Georgian International has gained award recognition both regionally and nationally. Headquartered in Barrie, Ontario, the Georgian brand is well recognized for its uncompromising commitment to the highest standards of integrity and quality, the same standards shared by Windfall.



*“When we began planning this community, we agreed that it had to be exceptional. That's why we brought together a team of talented and leading professionals to ensure that the homes of Windfall would do justice to its remarkable natural setting.”*

*Jamie Massie  
President, Georgian International*

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## Local Artist Spotlight

Born and educated in the Philippines, Art Cunanan immigrated to Canada in 1976 and lives today in Collingwood, Ontario with his wife. His watercolor, oil and acrylic works are in private and corporate collections around the world. Most of his paintings depict rural Ontario where, like Windfall, the surroundings abound with beautiful subject matter. Windfall is pleased to support talented local artists like Art Cunanan. [www.artcunanan.com](http://www.artcunanan.com)



*Blue Mountain Village by Art Cunanan*



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INTERNATIONAL

Georgian International  
55 Mulcaster Street, Suite 800  
Barrie, ON L4M 0J4

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