

THE TOWNS AT  
**HARBOUR**  **HILL**  
GEORGIAN BAY

EXCLUSIVELY REPRESENTED BY



**ENGEL & VÖLKERS**<sup>®</sup>

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





# WATER IS THE DRIVING FORCE OF ALL NATURE

LEONARDO DA VINCI

Dear Purchaser,

Thank you for your interest in the new development The Towns at Harbour Hill in Parry Sound overlooking the rugged shores of Georgian Bay. We are proud to be the exclusive listing brokerage for this project and present this unique opportunity to you.

We look forward to being your trusted advisor throughout the sales process. Should you have any questions, please do not hesitate to reach out to us directly. We are here to help make this a smooth acquisition for you, whether you are purchasing a townhome to be used as a primary residence or for investment purposes.

We welcome you to The Towns at Harbour Hill on Georgian Bay.

Warmly,

A stylized, handwritten signature in black ink, appearing to read 'M Smith'.

MATT SMITH, MBA  
Broker of Record  
License Partner





## GEORGIAN BAY

Georgian Bay, nicknamed “the sixth Great Lake” is part of a UNESCO Biosphere Reserve and a summer freshwater playground for boaters, anglers and kayakers. The French explorer Samuel de Champlain was the first European to record seeing part of the Great Lakes when he reached Georgian Bay from the north in 1615. The bay was named for Britain’s King George IV by Captain Henry Bayfield of the Royal Navy.





## PARRY SOUND

Parry Sound, the jewel of the 30,000 Islands on Georgian Bay, offers a quality of life unmatched by others. Situated on Highway 400, just two hours north of Toronto and two hours south of Sudbury, Parry Sound is the southern-most town in Northern Ontario.

You will enjoy activities year round, from boating on Georgian Bay to snowmobiling on the many groomed trails. People are warm, friendly and proud of the culture and character of the community.

Parry Sound is the area's commercial and tourist hub with shopping, entertainment and recreation to suit your interest. The West Parry Sound Health Centre is the regional hospital and has 24 hour emergency services.

There is access to internet all throughout the area from various internet service providers, conducive to at-home learning and remote working.

There are several provincial parks in the Parry Sound area, including Oastler Lake, The Massasauga and Killbear, as well as numerous provincial conservation reserves.

Make your move to Parry Sound and be a part of this incredible Georgian Bay waterfront community.







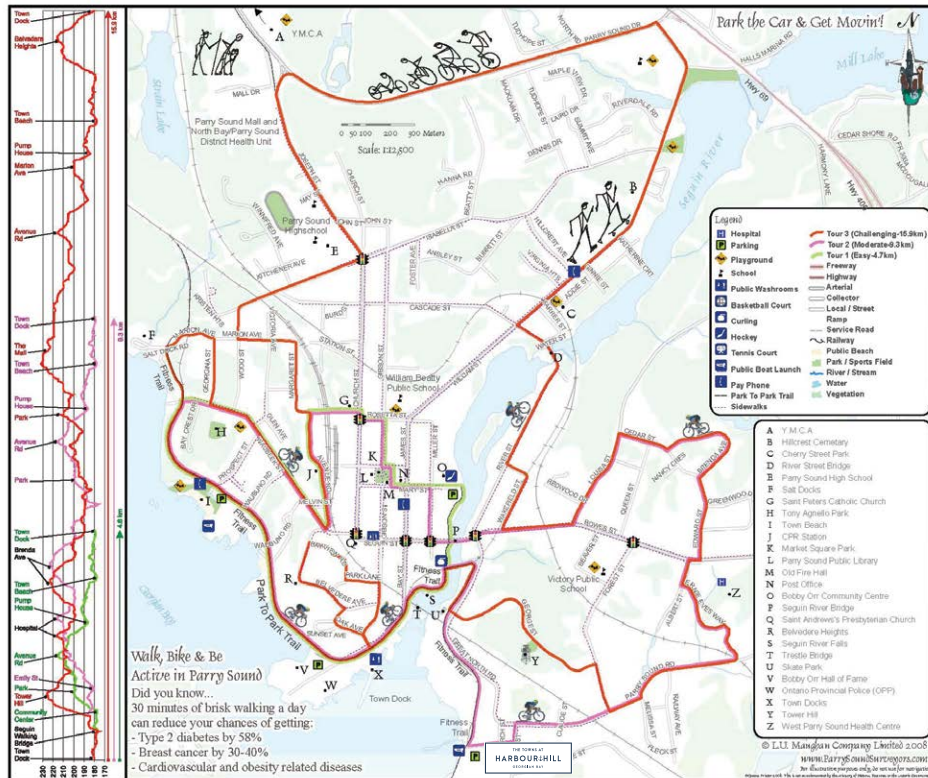
## ELEGANT NORTHERN LIVING

Welcome to The Towns at Harbour Hill overlooking the picturesque shores of Georgian Bay. This luxury boutique development of only twenty exclusive townhomes in the growing Town of Parry Sound is inspired by the natural elements around it. Designed as an elegant modern retreat away from the city or a permanent residence to call home, Harbour Hill promises residents the definition of refined living in Northern Ontario with country charm and modern luxuries. Allow yourself to be immersed in the surrounding beauty, sweeping pines, blue waters and endless sunsets over Parry Sound Harbour. Located at the foot of Parry Sound's Fitness Trail and a public boat launch, this location affords easy access to shops, restaurants, grocery stores and one of the region's most respected healthcare facilities.





# ROTARY AND THE ALGONQUIN REGIMENT WATERFRONT TRAIL



Parry Sound is an active community and has a number of scenic trails available for everyone to enjoy. The Town of Parry Sound owns and maintains the well-known Rotary and the Algonquin Regiment Waterfront Trail, a 6 kilometre trail that hugs the shore of Georgian Bay. Known locally as the 'Fitness Trail', one will find a number of interpretive plaques along the way. Crushed granite lines the trail making it suitable for walking, running, hiking, cycling and wheelchairs. In winter months, the Fitness Trail becomes part of the Parry Sound Snowmobile Club's trail network. Trail heads can be found at the bottom of Bay Street, Champagne Street, Prospect Street or Salt Dock Road.





## BUILDING FEATURES

- An exclusive community of only twenty townhomes overlooking the shores of Georgian Bay
- Large three-storey residences
- Attached garage with direct access
- Full walk-out lower level
- Roof-top terraces with Bay and Town views
- Modern and open concept floor plans
- Direct access to Parry Sound's Fitness Trail
- New home builder warranty registered with Tarion
- Minutes from downtown Parry Sound
- Premium finish selection throughout



EXTERIOR RENDERING, FRONT



EXTERIOR RENDERING, REAR

ROOFTOP TERRACE





FIRST FLOOR TERRACE







## SUITE FEATURES

Each of the twenty townhomes at Harbour Hill are inspired by the same luxurious and modern aesthetic found throughout the development. Expect finishes that evoke the true Northern spirit while providing for modern day luxuries that are expected in a home of this calibre. From relaxing or socializing on your private rooftop terrace to entertaining in your chef inspired kitchen, there truly is something for everyone at Harbour Hill.

LIVING ROOM



KITCHEN



MASTER BEDROOM



MASTER BATHROOM





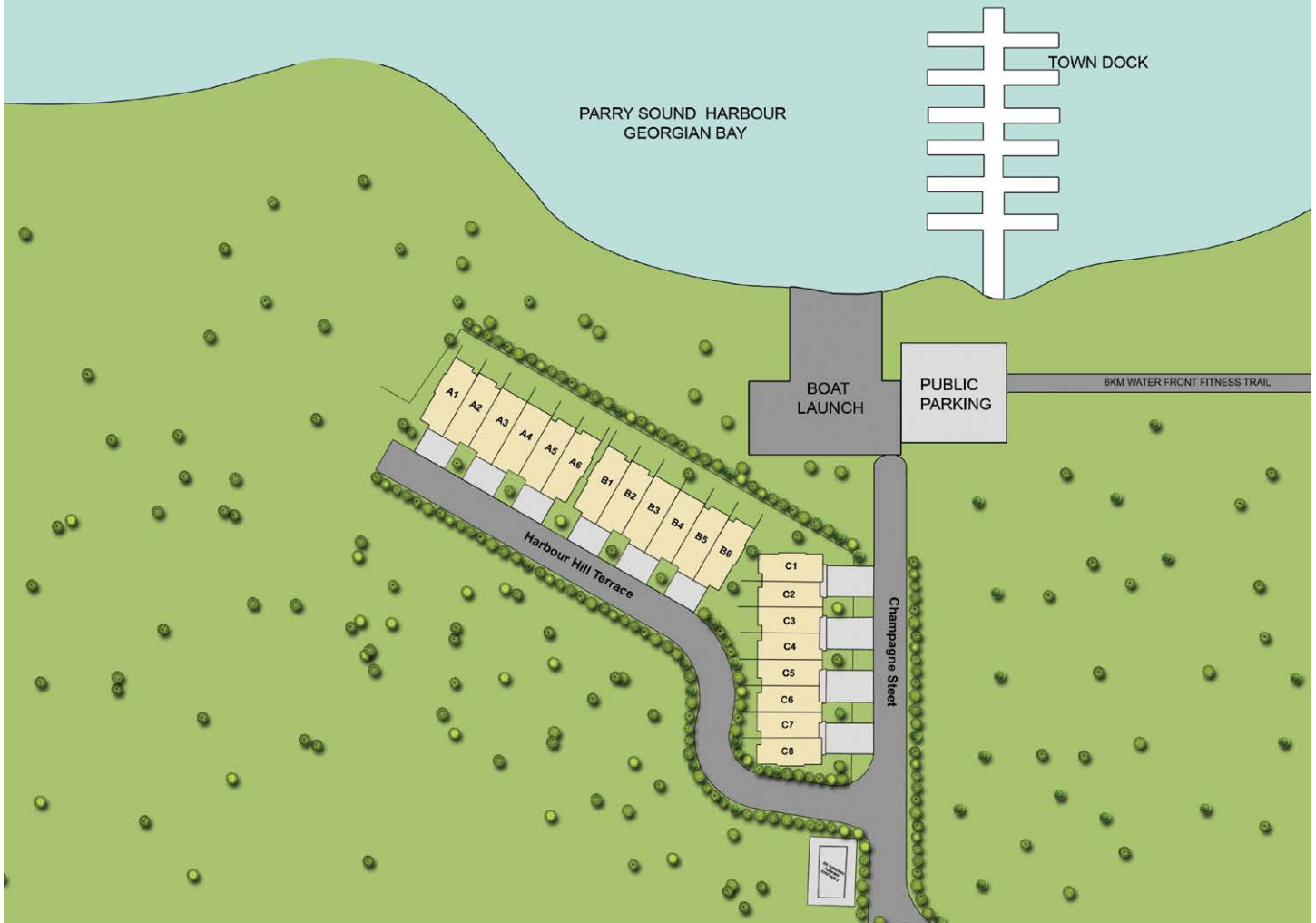




# SITE PLAN

**HARBOUR HILL GEORGIAN BAY  
IS CONVENIENTLY LOCATED:**

- 3 minutes from the Georgian Bay Marina**
- 3 minutes to Downtown Parry Sound**
- 3 minutes to West Parry Sound Hospital**
- 6 mins to Grocery Stores & Big Box Stores**



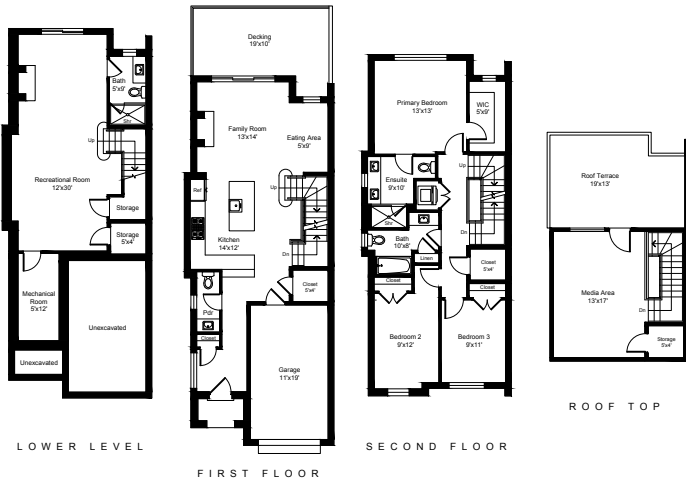




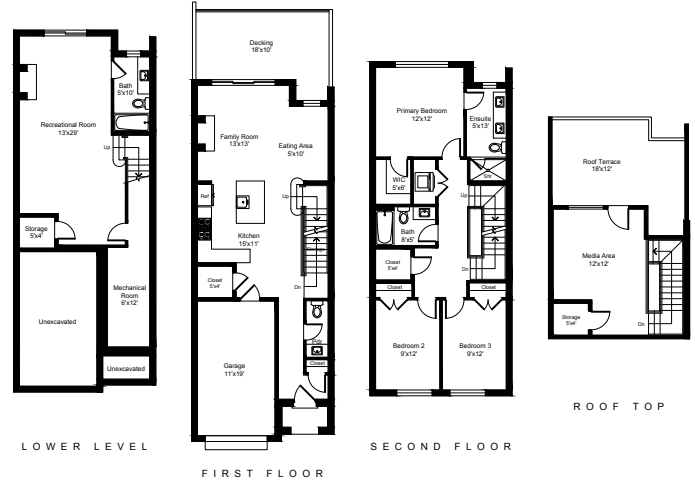
## FLOORPLANS

Twenty unique and meticulously built townhomes on the shores of Georgian Bay, all of which offer spacious rooftop terraces to maximize your outdoor living.

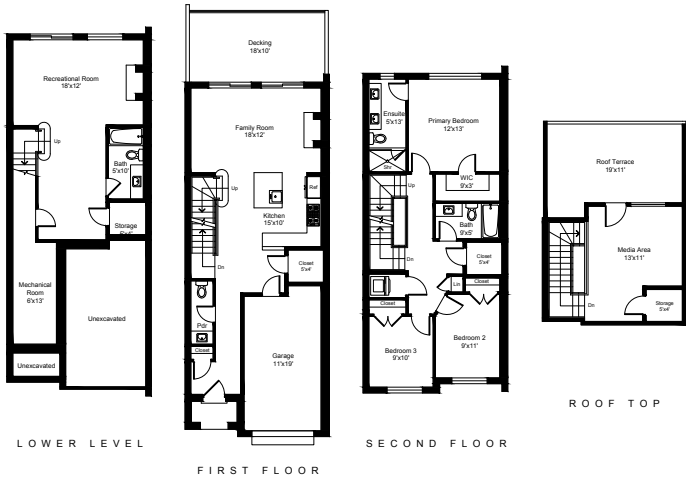
A1 – Georgian – 2,822 SF



A2 – Snug Harbour – 2,639 SF



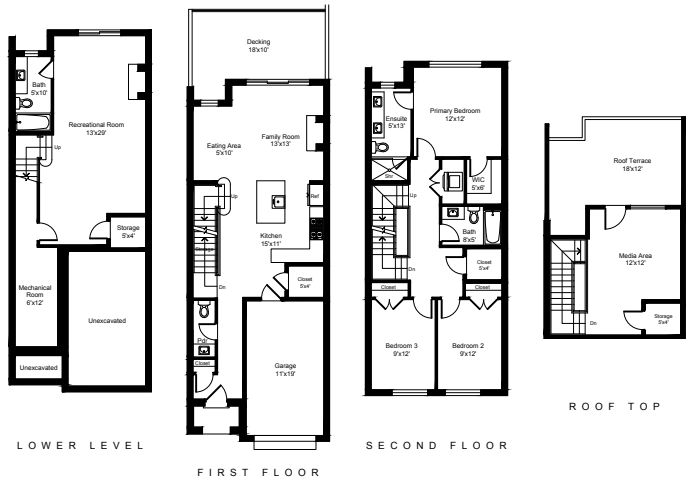
A3 – Huckleberry – 2,596 SF



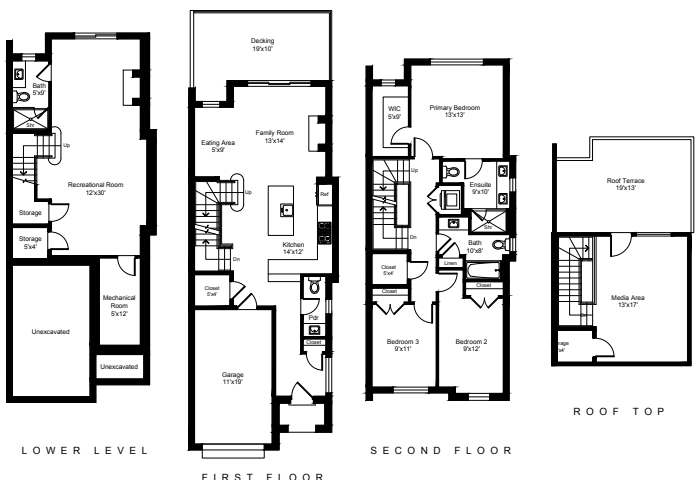
A4 – Dillon – 2,595 SF



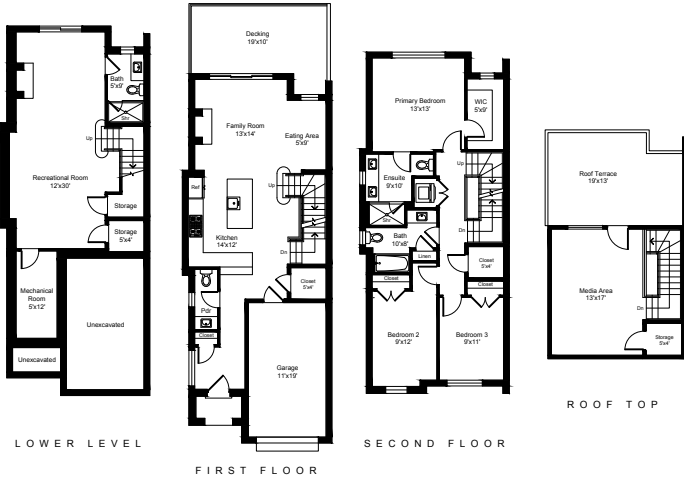
A5 – Franklin – 2,639 SF



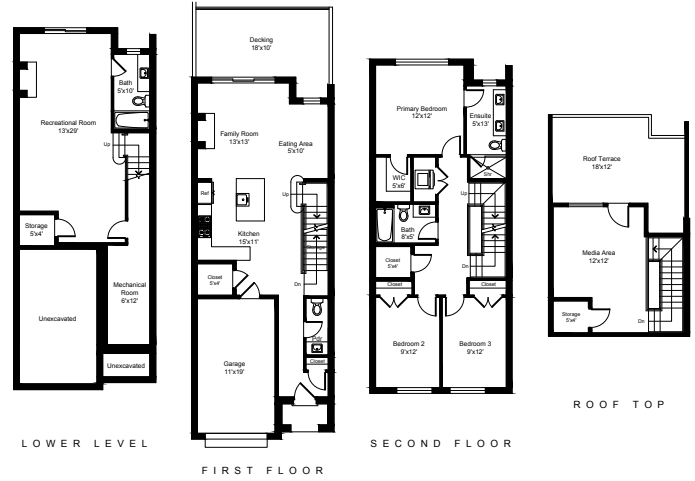
A6 – Waubuno – 2,822 SF



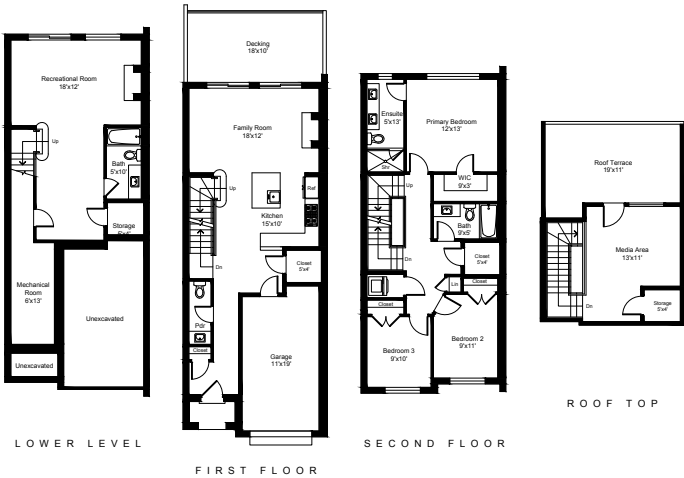
B1 – Ojibway – 2,822 SF



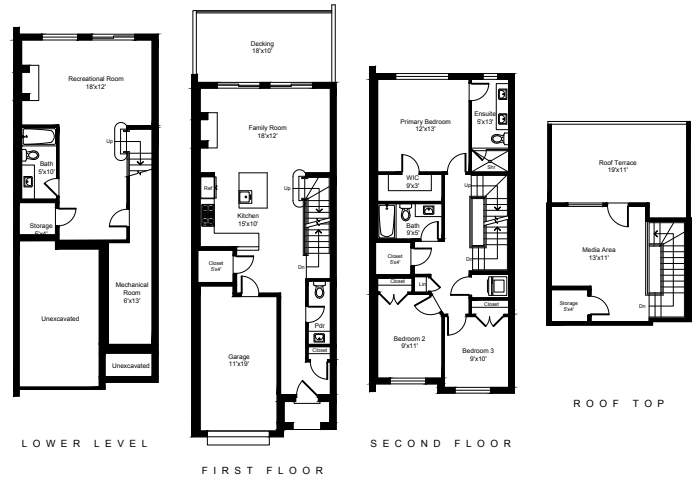
B2 – Red Rock – 2,639 SF



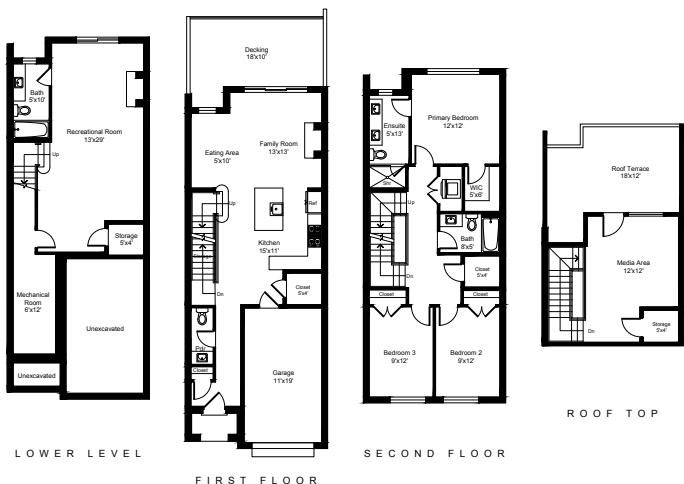
B3 – Killbear – 2,596 SF



B4 – Rose Point – 2,595 SF



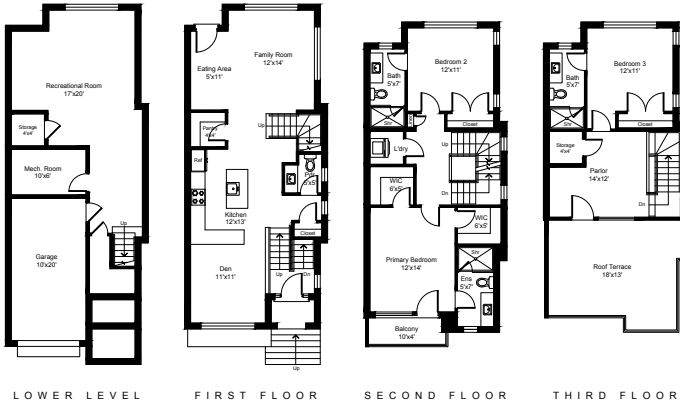
B5 – Glenn Burney – 2,639 SF



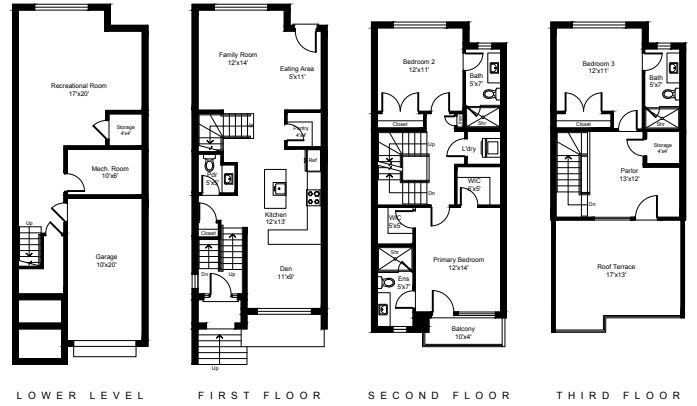
B6 – Quarry – 2,822 SF



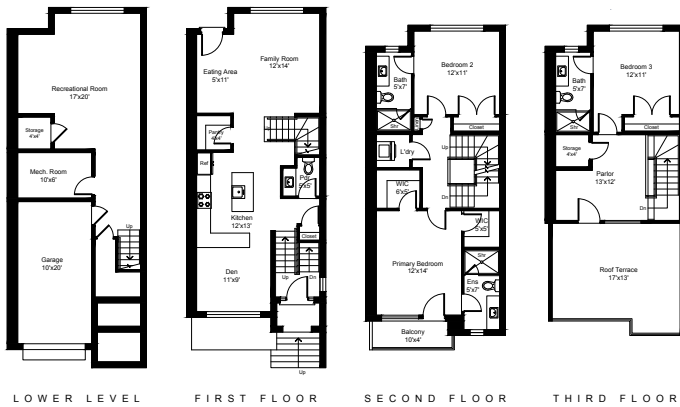
C1 – Manitoulin – 2,590 SF



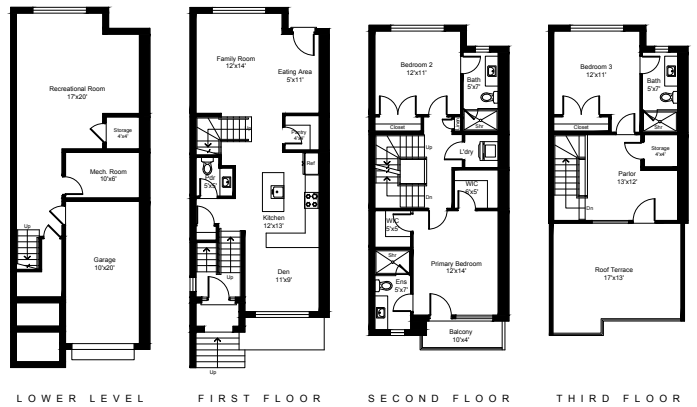
C2 – Killarney – 2,418 SF



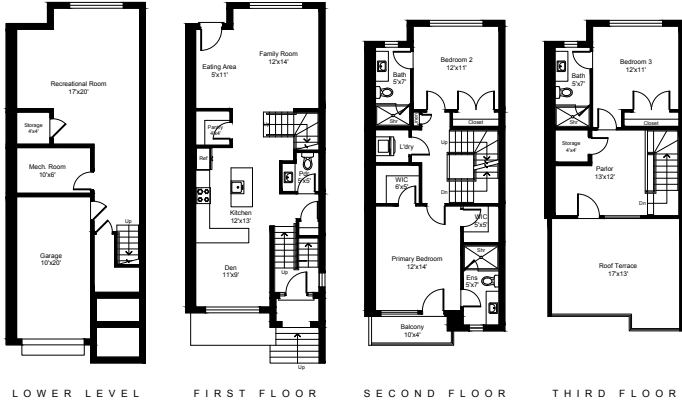
C3 – Bayfield – 2,457 SF



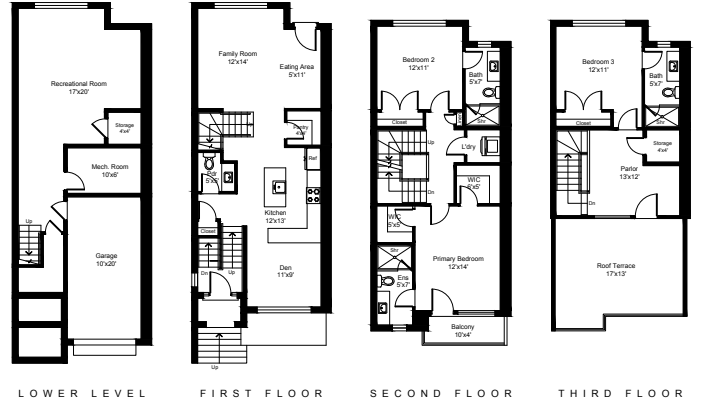
C4 – Byng – 2,457 SF



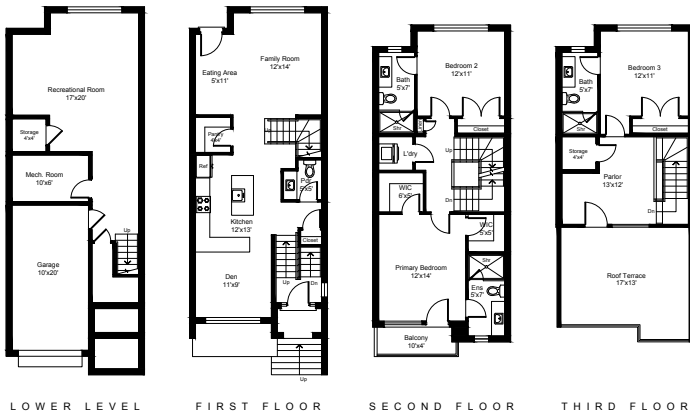
C5 – Haden – 2,457 SF



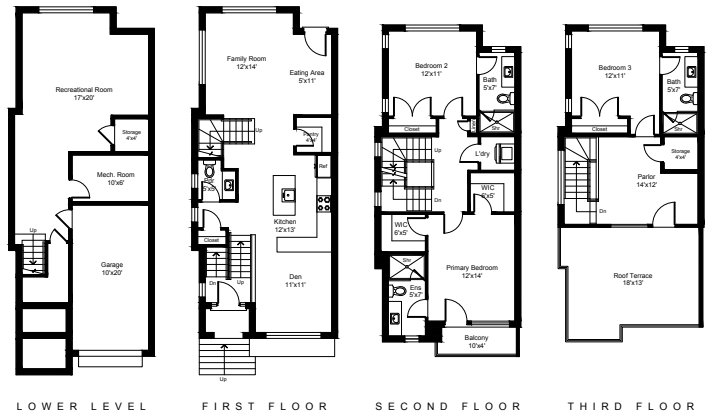
C6 – Sans Souci – 2,457 SF



C7 – Mowat – 2,418 SF



C8 – Patterson – 2,590 SF









## OUR TEAM

### DM HOMES

BUILDER

Family owned and operated since 1984 and a member of Tarion New Home Warranty since 1985, DM Homes specializes in complete custom homes and tailored renovations of various scope and size. They are committed to building the most up-to-date properties, using innovative technologies and offer environmentally friendly options including efficient, energy smart homes.

### GEORGIO LOLOS DESIGNS

ARCHITECT

A well revered, award-winning team based in the Greater Toronto Area and known for their distinctive and innovative designs. Established in 1994, the team has over 25 years of experience with a focus on providing exceptional service. Georgio Lolos believes that a well designed home is a work of art and a quality built home will stand the test of time.

### TULLOCH ENGINEERING

ENGINEER

A progressive multi-disciplinary consulting engineering firm that has delivered quality engineering services for over 25 years to Ontario cities and municipalities, private land developers, mining and energy companies.

### LARA NEAL

DESIGNER

Lara Neal is a Toronto-based interior designer who graduated from Ryerson with a bachelor in Interior Design. She practiced commercial and retail design for 10 years before transitioning to residential design. Lara has specialized in residential design for over 18 years and works collaboratively with her clients to create livable spaces that truly reflect their personality and lifestyle in a timeless design aesthetic.

### ENGEL & VÖLKERS

#### PARRY SOUND

SALES & MARKETING

Engel & Völkers is one of the world's leading service companies specializing in the brokerage of premium residential property, commercial real estate, yachts & aircrafts. Based in over 800 locations, Engel & Völkers offers both private and institutional clients a professionally tailored range of services. Consultancy, sales and marketing form the core competencies of the staff of more than 11,000 advisors. The company currently operates in over 30 countries on five continents.

Led by License Partner & Broker of Record, Matt Smith.





## CONTACT

For more information, please contact:



MATT SMITH, MBA  
Broker of Record  
License Partner

+1 705-771-9499  
[matt.smith@evrealestate.com](mailto:matt.smith@evrealestate.com)

Engel & Völkers Parry Sound  
70 Bowes Street, P2A 2L3  
Parry Sound, Ontario, Canada

Or visit  
[www.HarbourHillGeorgianBay.com](http://www.HarbourHillGeorgianBay.com)

EXCLUSIVELY REPRESENTED BY





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