

CLASSIC CONDOMINIUMS
IN COLLINGWOOD



MONACO

Stonebrook Developments is delighted to introduce MONACO to the Collingwood landscape – an area defined by many natural wonders, lifestyle amenities, and an incredible sense of community.

Discerning purchasers will experience a level of effortless elegance at MONACO, in the heart of downtown Collingwood, at the intersection of Hurontario and Hume Streets. Located in one of Canada's most beautiful downtown districts, MONACO is mere steps from fashionable shopping and fabulous dining in a burgeoning city renowned for its many cultural, recreational and outdoor pleasures.



WELCOME TO COLLINGWOOD

Located on the south shore of Georgian Bay, with the natural wonders of Blue Mountain, Wasaga Beach and Simcoe County located just next door, Collingwood marries the vibrant energy of a premier resort destination with a relaxed, by-the-water ambiance rich in history. Boasting one of the highest standards of living in the country, Collingwood's downtown district is one of Canada's most desirable areas.



Grounded in sophistication and elegance, MONACO will forever complement Collingwood's beautiful and historic downtown core. Designed by renowned architectural firm, AJT Architects, the building is eloquently designed in the grand tradition evocative of early 20th century buildings, with the façade hinting at the beaux-arts style architecture of the surrounding properties.

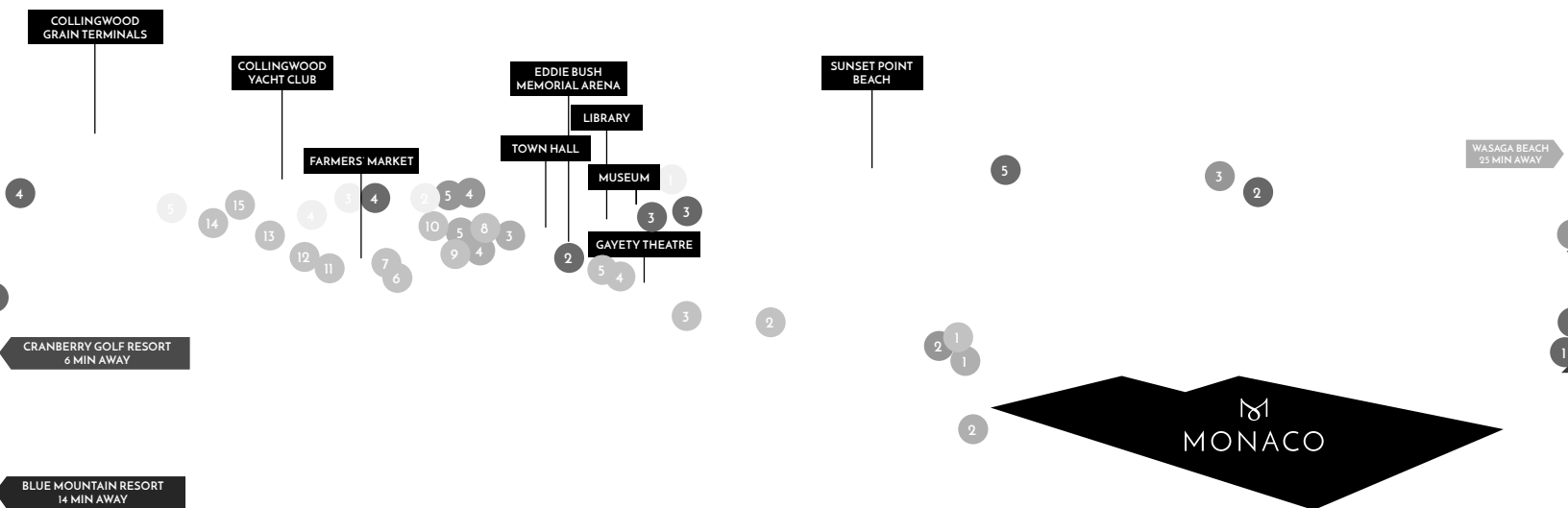


Live, love and laugh. Explore, discover and play. Welcome family and entertain friends in an expansive, luxuriously-appointed signature residence that reflects your accomplishments and your appreciation of the finer things in life. MONACO is the definitive address for those who recognize true luxury.



FOUR SEASONS LIFESTYLE

Known for its charming small-town feel, the historic downtown district is undergoing revitalization, transforming it into a highly desirable destination for those seeking chic boutiques, trendy restaurants, arts and festivals and dynamic entertainment venues.



PARKS

- 1 CENTRAL PARK ARENA
- 2 OLD VILLAGE PARK
- 3 FRIENDSHIP GARDENS
- 4 HARBOURVIEW PARK
- 5 HERITAGE PARK

SHOPPING

- 1 SOBEYS
- 2 REXALL
- 3 LCBO
- 4 LOBLAWS
- 5 SHOPPERS

BANKING

- 1 SCOTIABANK
- 2 RBC
- 3 BMO
- 4 TD CANADA TRUST
- 5 CIBC

FITNESS

- 1 YMCA
- 2 THE NORTHWOOD CLUB
- 3 BUDDHA RIDER
- 4 MOUNTAIN FITNESS
- 5 STARR HEALTH & FITNESS

DINING

- | | | |
|---------------------|---------------------|---------------------------------|
| 1 BRUNELLO | 6 ALI'S KITCHEN | 11 AZZURRA TRATTORIA |
| 2 CABIN BISTRO | 7 TESORO RESTAURANT | 12 HURON CLUB |
| 3 FISH & SIPS | 8 POTATO FACTORY | 13 BENT TACO |
| 4 ESPRESSO POST | 9 SUSHI HON | 14 SAN DIEGO ITALIAN RESTAURANT |
| 5 BAKED AND PICKLED | 10 CRAVE | 15 STARBUCKS |

HEALTH

- 1 GENERAL HOSPITAL
- 2 BAYSIDE WELLNESS
- 3 ORTHOPAEDIC SPORT
- 4 HARBOUR DENTAL
- 5 MEDICAL ARTS CENTRE



Minutes away from Blue Mountain - the perfect spot for your winter getaway, golf retreat or family vacation



JUL

On the last week of July Collingwood is home to the World's Largest Elvis Festival



100

Kms long is the Blue Mountain Snowdrifter's Snowmobile in Collingwood

MAD RIVER GOLF CLUB

DEVIL'S GLEN COUNTRY CLUB

CRANBERRY GOLF RESORT

BLUE MOUNTAIN RESORT

BLUE MOUNTAIN BIKE PARK



4

Full service marinas with a range of activities such as canoeing, windsurfing, kayaking, dragon boats, and paddle boats



7

Public and private golf course with options for all skill levels


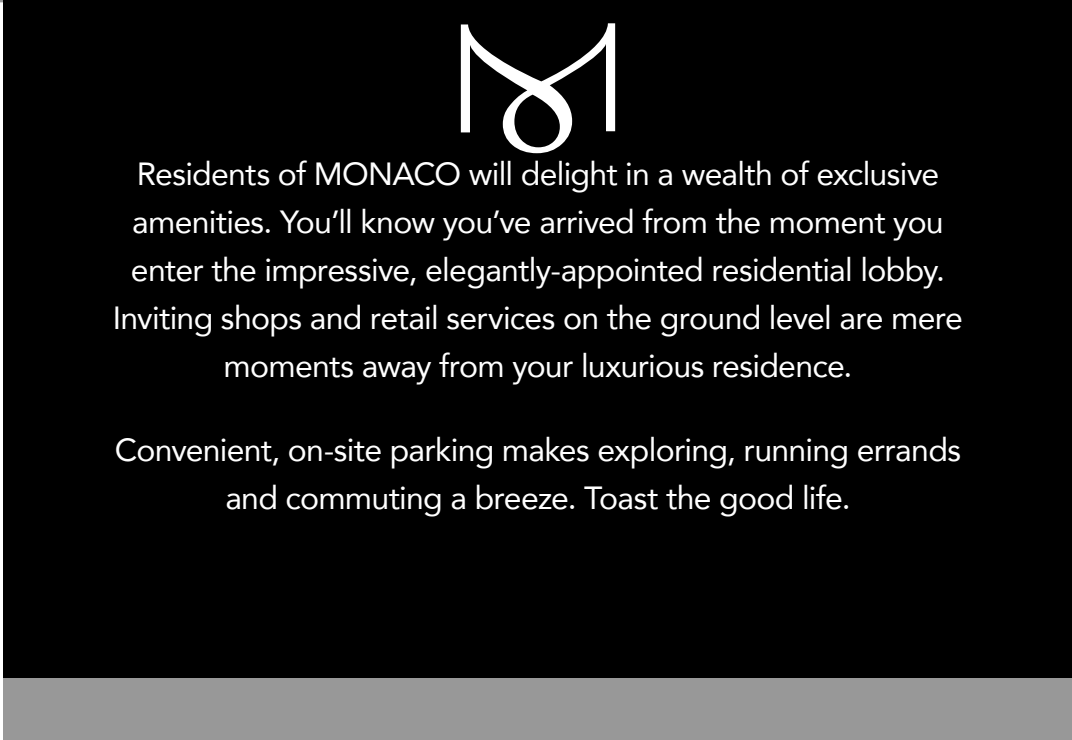


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Major trails cross Collingwood: Bruce Trail, Georgian Trail, The Tom Thomson Trail, Blue Mountain Trail and Collingwood Harbour Loop




Located on the only lands designated for condominium development in Collingwood's downtown Heritage Conservation District, MONACO was masterfully crafted to evoke a sense of timelessness and grandeur, while honouring the culture, character and history of the downtown area and preserving its undeniable charm.

A large, white, stylized letter 'M' logo is centered at the top of the page. The logo is composed of two vertical strokes and a central circular loop, giving it a modern, architectural feel.

Residents of MONACO will delight in a wealth of exclusive amenities. You'll know you've arrived from the moment you enter the impressive, elegantly-appointed residential lobby. Inviting shops and retail services on the ground level are mere moments away from your luxurious residence.

Convenient, on-site parking makes exploring, running errands and commuting a breeze. Toast the good life.

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Meet other residents, relax or entertain on the magnificent rooftop terrace with secluded BBQ areas, fire pit, water feature and al fresco dining, while taking in the breathtaking views of downtown, Blue Mountain and Georgian Bay.



Sophisticated multi-purpose lounge with expansive views,
comprising a kitchen designed for entertaining, gatherings
and flex space to accommodate a variety of activities.



Keep active and fit in the state-of-the-art fitness centre,
without ever having to leave the comforts of Monaco.

Specifications subject to change without notice. Rendering is an artist's concept. Architectural elements may vary from rendering shown. E. & O. E.



FEATURES & FINISHES

BUILDING FEATURES

- Hint of heritage character with Beaux-Art inspired style architectural façade
- Elegantly appointed main and courtyard residential lobby with lounge and pedestrian access from downtown Collingwood's Hurontario Street
- Virtual concierge including two-way communication from selected common areas
- Two elevators
- Visitor parking for your guests' convenience
- Building equipped with provisions for electric car charging stations
- Sprinkler system in all common areas

BUILDING AMENITIES AND ENTERTAINMENT

- State-of-the-art rooftop fitness centre with spectacular views of Collingwood
- Magnificent rooftop outdoor terrace with secluded BBQ areas, fire pit, water feature and al fresco dining with stunning views of Blue Mountain and Georgian Bay.
- Sophisticated multi-purpose lounge room with kitchen designed for entertaining, gatherings and flex space to accommodate a variety of activities
- Dedicated indoor/outdoor bicycle parking racks
- Wi-Fi enabled common areas
- Conveniently located waste and recycling tri-sorter on each floor
- Retail shops on street level for your convenience

SUITE INTERIORS

- 10' ceilings
- Balconies provide fresh open air, natural light and great views
- Designer Wide Plank laminate flooring throughout living areas and bedrooms
- Smart Lock suite entry technology
- Stylish elegant 7' interior doors and frames with European style levers throughout
- 7 1/4" modern baseboards with 3 1/2" door casing
- Linen closets for added storage
- Front loading full size washer and dryer
- Refined smooth ceilings throughout
- Walls painted with low VOC paint
- Walk-in closets in master bedrooms*

KITCHENS

- Island or peninsula for additional counter space*
- A range of imported Italian cabinetry with superior soft-close drawers and doors
- Deep upper cabinet above fridge with side gable
- Under cabinet LED lighting
- Choice of polished granite or quartz countertops
- Choice of ceramic tile backsplash
- Oversized, stainless steel, under mount sink
- Single lever faucet with pullout sprayer
- Premium, stainless steel appliance package, to include front-controlled, ceramic top range stove, French door refrigerator, dishwasher, over the range microwave

BATHROOMS

- Choice of oversized porcelain floor tiles
- Choice of ceramic tiles for tub and full height shower surrounds*
- Gently sloped deep soaker tub
- Walk in 5' showers with glass enclosures and ceiling pot lighting
- Elegant single lever faucet
- Imported Italian vanities with quartz countertops and under mount sinks
- Energy efficient low flow double flush toilet
- Polished chrome accessories

LIGHTING, ELECTRICAL AND COMMUNICATIONS

- Electrical panel in each suite
- Smart enabled, individually controlled energy efficient heating and cooling system
- Ceiling light fixtures in foyers, halls, dens, bedrooms, walk-in closets and laundry rooms
- Capped ceiling outlet in dinning area
- Contemporary kitchen track lighting
- Switched outlet in living areas
- Electrical outlets (GFI) on balconies or terraces
- Category 6 phone, data and cable in all suites.
- Phone, data and cable outlets in living room, bedrooms, and den*
- Electrical outlet with USB support in kitchens
- White Decora Style light switches and outlets throughout
- All suites are automation ready
- "All Off" switch

SECURITY

- Emergency wall-mounted push buttons in underground garage and selected areas
- Heat, smoke and carbon monoxide detectors connected to building alarm as per building code
- Surveillance camera system monitoring entrances and garage
- Key fob access at select entrance points and into underground parking garage
- In suite alarm system, complete with visual communication system
- State of the art entry communication panel conveniently located in both main and courtyard entrances
- In suite sprinkler system

* As per applicable plan



MONACO

STONEBROOK DEVELOPMENTS

Stonebrook Developments is the new face of condominium development in the Georgian Bay Area. Along with our strategic partner YYZed we are proud to introduce Monaco Condominiums, to the historic downtown core of Collingwood. With numerous successful projects in the GTA and across the continent, YYZed is one of Canada's leading construction management companies, experienced in design, development, project management, and much more.

CONTACT