



Lakeshore Pointe

CONDOMINIUM





LAKESIDE LIVING IS MOVING UP TO INCREDIBLE NEW HEIGHTS

North Bay is on the rise, literally and figuratively. This peaceful and scenic city caressing the shores of Lake Nipissing and Trout Lake is an outdoor-lover's dream come true. A destination where nature's blissful palette of greens and blues appear greener and bluer. Where life unfolds at an unhurried pace, enabling you to savour all life's greatest moments a little bit longer. And a place that is moving up on homebuyers' wish lists with exciting new growth plans on the horizon - which is why North Bay was ranked by Storeys Magazine as the most affordable real estate region in Ontario.¹

LUXURY HAS NEVER BEEN MORE AFFORDABLE

Lakeshore Pointe represents an exciting new chapter in North Bay's urban awakening. A boutique five-storey condominium rising proudly by the shore of Lake Nipissing near Sunset Park, Lakeshore Pointe promises to offer residents completely carefree living so they can enjoy everything North Bay and the surrounding regions have to offer. Make luxury lakeside living your Pointe today.



ON THE CUSP OF SOMETHING EXTRAORDINARY

North Bay is in the midst of an exciting cultural and economic revolution. The waterfront area around Lakeshore Point is set to undergo significant redevelopment, positioning the city well into the future. The city is expanding in population and commercial activity at an unprecedented rate, making today's North Bay one of the best real estate investment opportunities in Canada.



5 REASONS NORTH BAY IS TRENDING UP, UP, UP

- 1 Ontario's most affordable real estate region¹
- 2 Attractive incentive programs targeting intensification along the downtown waterfront²
- 3 No industrial development charges³
- 4 Streamlined development process⁴
- 5 Ranked 1 of Canada's top 20 best investment locations⁵

¹SOURCE: storeys.com

²SOURCE: investinnorthbay.ca

³SOURCE: investinnorthbay.ca

⁴SOURCE: investinnorthbay.ca

⁵SOURCE: siteselection.com

MORE REASONS TO LOVE NORTH BAY



Access to 3,400 km groomed snowmobile trails.

In close proximity to 8 golf courses, 6 marinas, 42 beaches, 74 park areas and 100 km multi-use trails.

Lake Nipissing and Trout Lake, Duchesnay Falls and Laurentian Ski Hill.



Community Waterfront Park on Lake Nipissing features a magnificent walkway, bike trails, gardens, a public marina, a lakeside restaurant and daily boat cruises. This lively destination is the focus of the city's yearly celebrations and festivals.



Located at the crossroads of Highway 11 & Highway 17.

Just 1.5 hours to Sudbury, 3 hours to Toronto and 3.5 hours to Ottawa.

Well connected to the rest of Ontario via rail and air.



A strong and balanced mix of industrial, commercial and institutional employers.



Canadore College North Bay hosts close to 4,000 students and offers programs in aviation, business administration, computers and telecommunications, and engineering and technology.

Nipissing University hosts close to 4,700 students and offers programs such as nursing, criminal justice and education.



NORTH BAY'S | EXCLUSIVE CONDOMINIUM ADDRESS





CONTEMPORARY |

ARCHITECTURE AND INSPIRED DESIGN

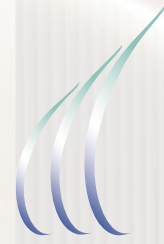




BREATHTAKING
BALCONY
AND ROOFTOP TERRACE VIEWS



ARTIST'S CONCEPT



LUXURY HAS ARRIVED



ARTIST'S CONCEPT



RELAX WITH
FRIENDS

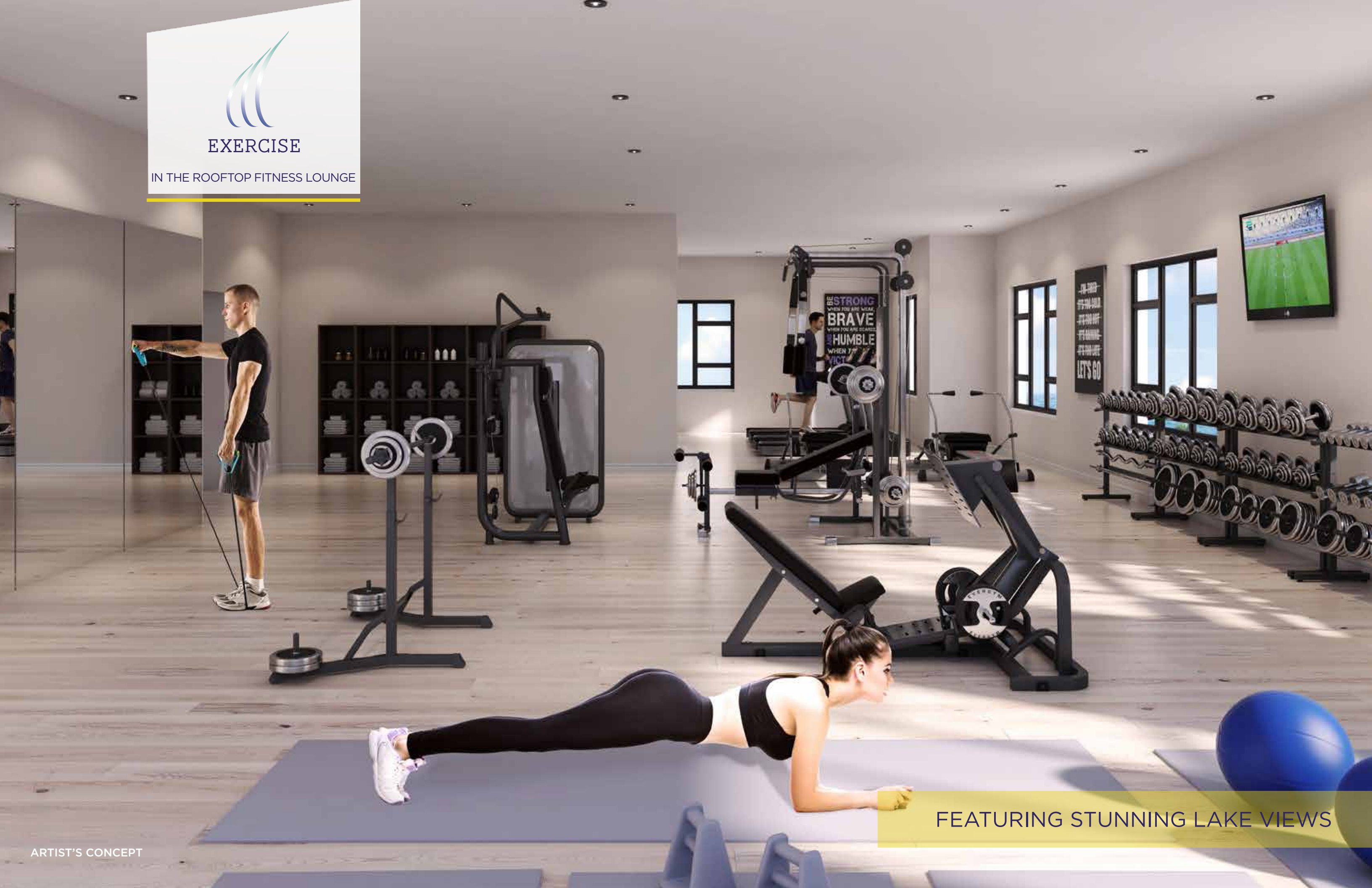


ARTIST'S CONCEPT



EXERCISE

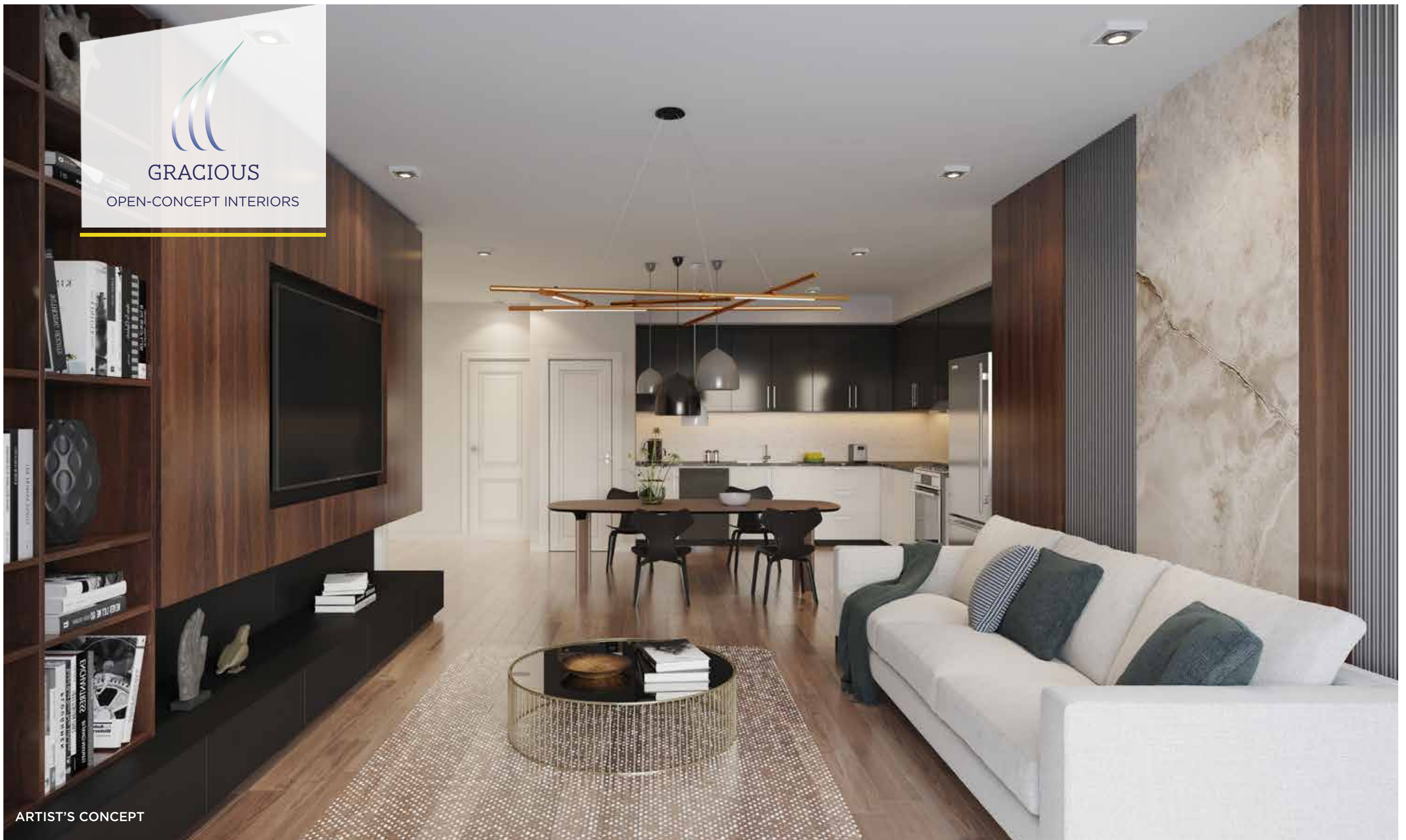
IN THE ROOFTOP FITNESS LOUNGE



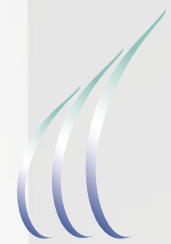
FEATURING STUNNING LAKE VIEWS



GRACIOUS
OPEN-CONCEPT INTERIORS



ARTIST'S CONCEPT



RISE AND SHINE



 **WIN** | THE DAY, EVERY DAY


GATEWAY OF THE NORTH
CITY OF NORTH BAY 



CENTRALLY LOCATED



Illustration is artist's concept and not drawn to scale. Landmarks, streets and location of specified establishments are approximate. E. & O.E.

Enjoy easy access to everything North Bay has to offer.



SHOP AND DINE | EXPLORE AND UNWIND



An exciting development along North Bay's rejuvenating downtown.





LIVE | WHERE LAND MEETS LAKE



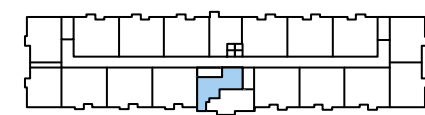
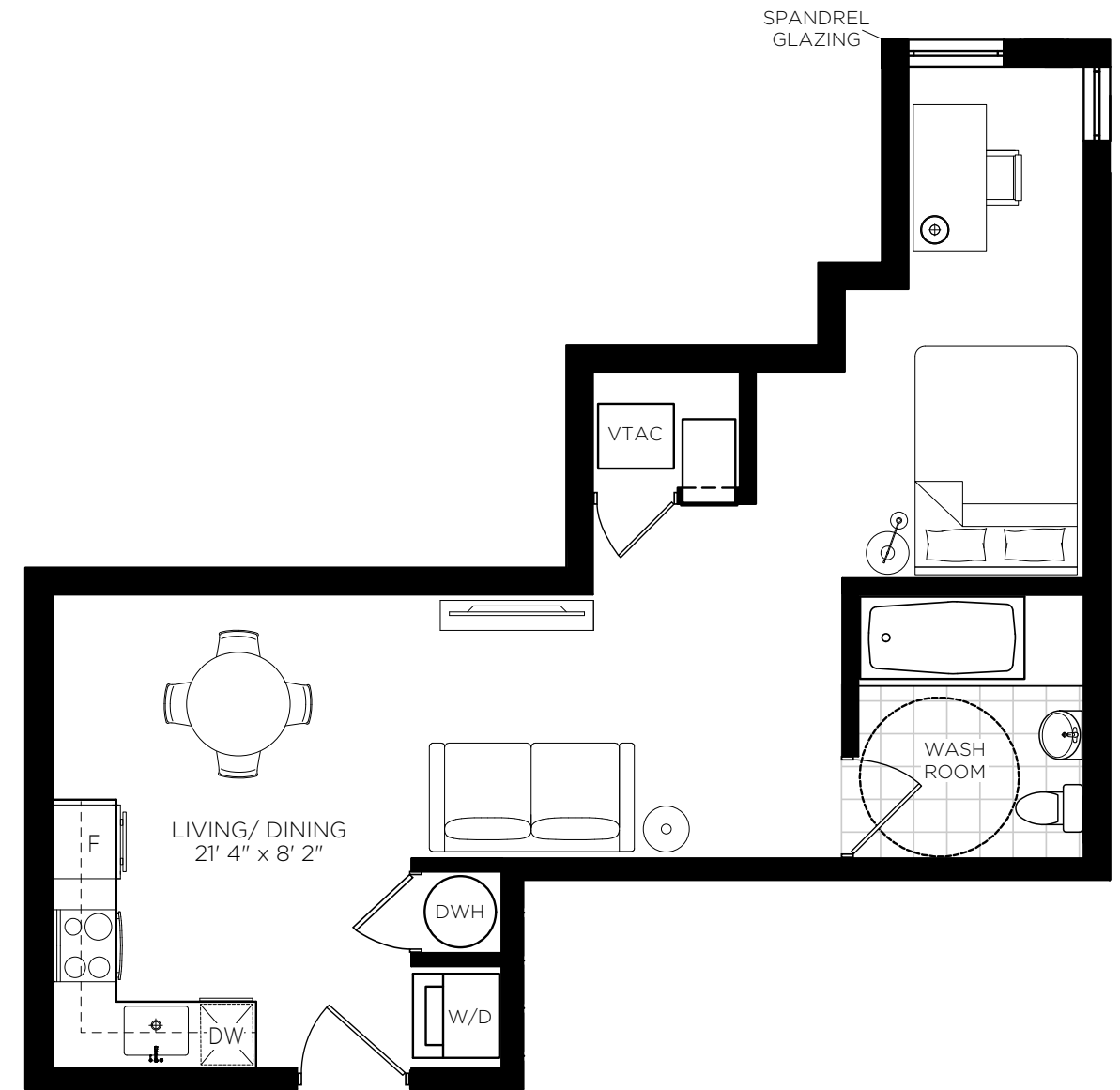
CASCADe

575 Sq.Ft.

BACHELOR



FLOOR PLANS



SECOND FLOOR

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated area. Balcony and terrace area is approximate and not included in net suite area. Furnitures are not included and are displayed for illustration purposes only. Furnitures do not necessarily reflect the electrical plan for the suite. The purchaser acknowledges that the actual unit purchased may be a reverse to the plan shown. See Sales Representatives for full details. E. & O. E.



BLOSSOM

619 Sq.Ft.

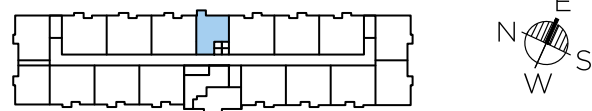
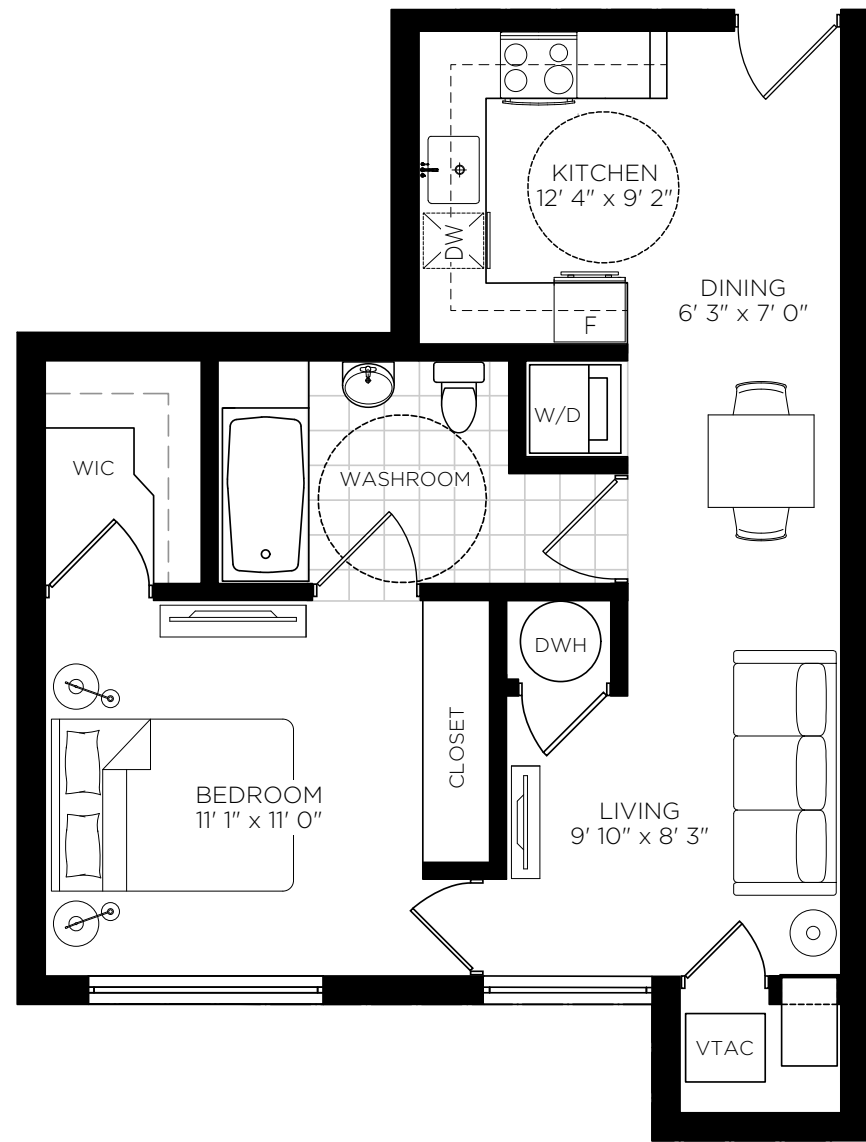
1 BEDROOM



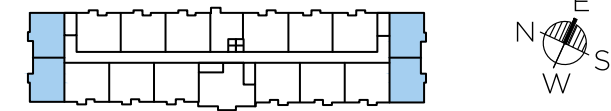
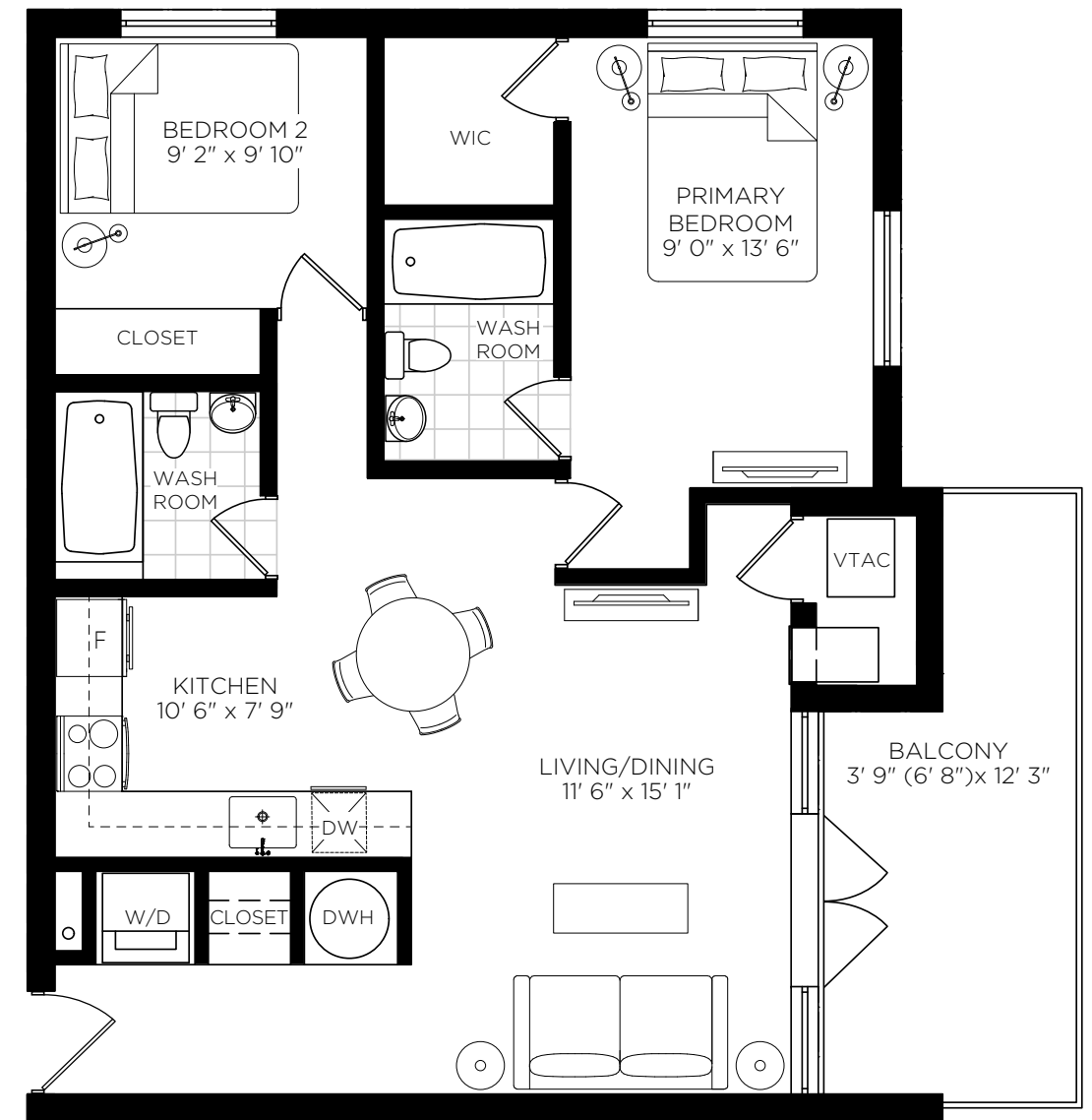
SUNSET

834 Sq.Ft.

2 BEDROOM



SECOND, THIRD & FOURTH FLOOR



GROUND, SECOND, THIRD & FOURTH FLOOR

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WILLOW

958 Sq.Ft.

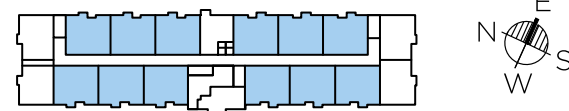
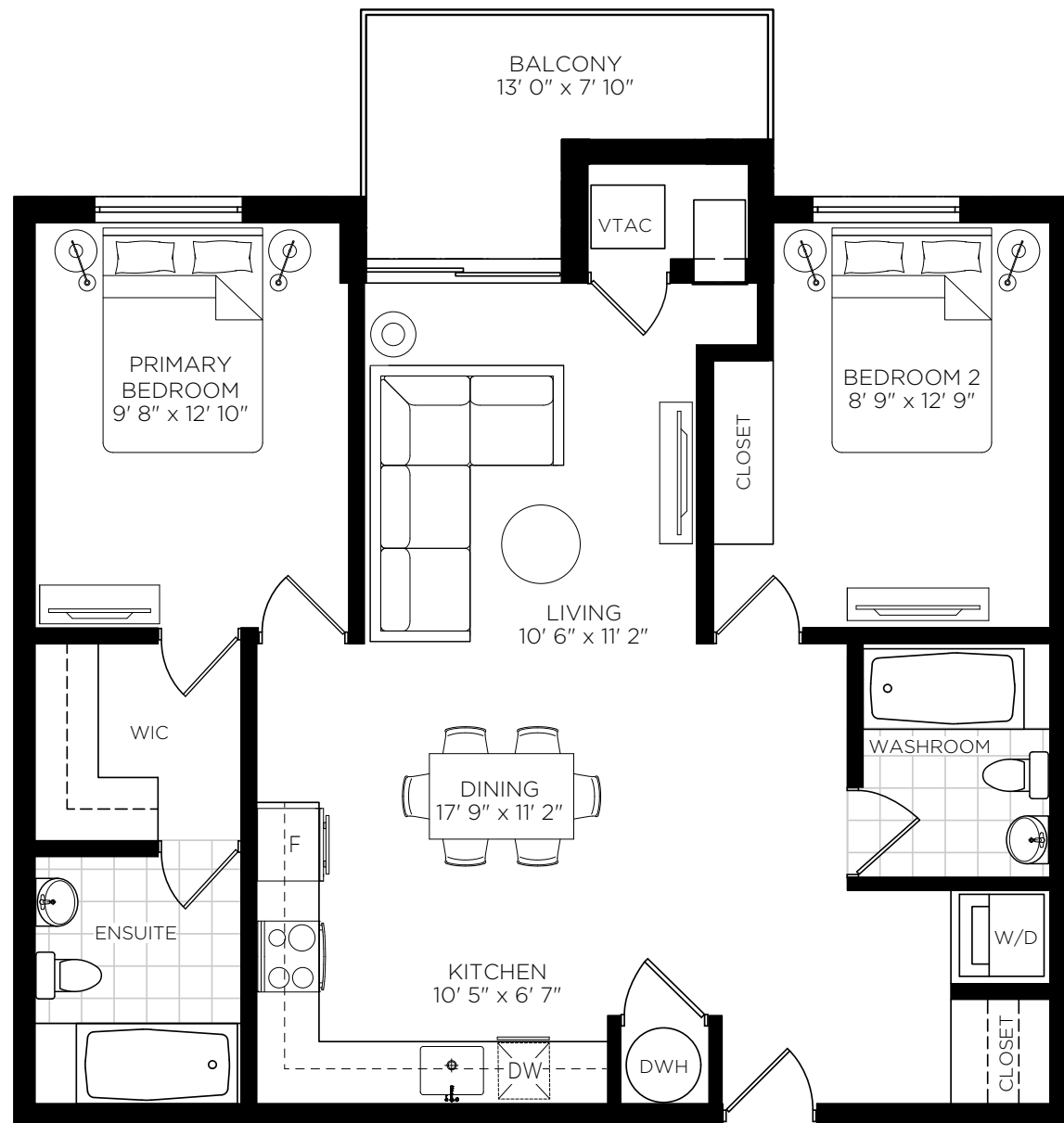
2 BEDROOM



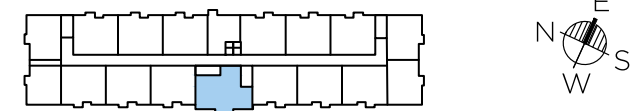
SPARROW

1029 Sq.Ft.

2 BEDROOM+DEN



GROUND, SECOND, THIRD & FOURTH FLOOR



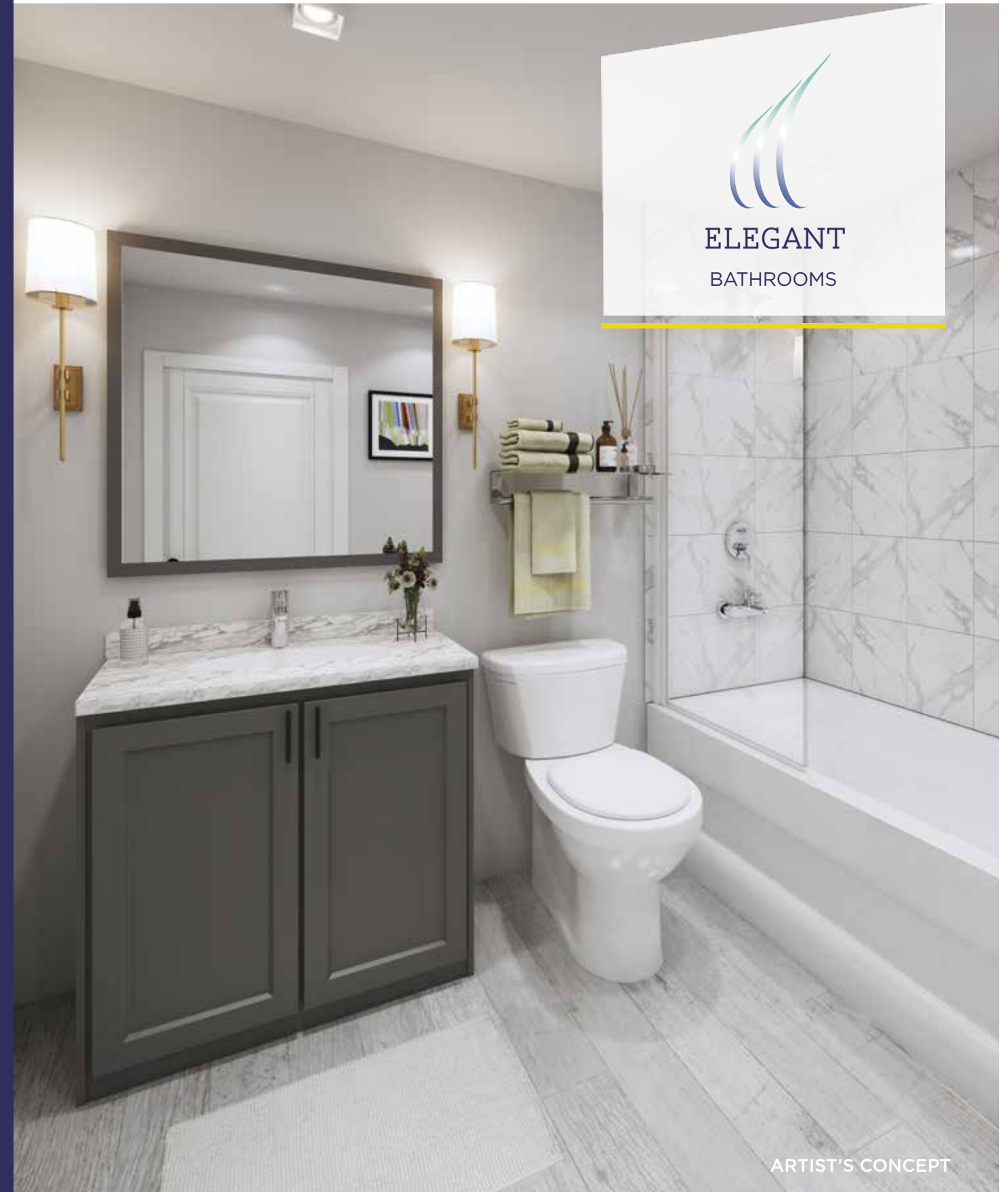
THIRD & FOURTH FLOOR

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FEATURES & FINISHES



ELEGANT
BATHROOMS

ARTIST'S CONCEPT

FEATURES | FINISHES

Building Features

- Multifamily Residential Lakeview development on Lakeshore Drive.
- Exquisite high ceiling lobby with fireplace and lounge area.
- Executive Concierge with security features.
- Lakeview Rooftop Gym/Fitness Center, Party Room, Locker Room .
- Four Electric Car Charging stations.
- One Covered parking with electric outlet included in each unit.
- Dog wash station on main floor.
- Professionally landscaped with sod, shrubs and trees.

Interior Suite Features

- 8' ceilings in units as per plan.
- All ceilings, interior walls to be painted white.
- All baseboard, casing to be painted with semi-gloss paint.
- 2" casing, 5" baseboard and 6'8" standard door.
- Fire-rated Solid core suite entry door with privacy viewer.
- Walk-in Closet in Master Bedroom.
- Sliding Doors in closet as per plan.
- Sliding Glass door to exterior Balcony.
- Balcony with barbeque outlet.
- Laminate wood flooring in entry, kitchen, living/dining and bedroom areas.

Kitchen

- Customary designed MDF cabinetry with soft close panel doors. Choice of 3 colors from Builder's sample packages.
- Choice of 3/4 Quartz Countertop with polished edge.
- Choice of ceramic tile backsplash.
- Top mounted stainless steel double bowl sink with designer chrome single lever faucet with pull out spray.
- Integrated Refrigerator, electric stove, microwave, dish washer and hood fan.

Bathroom

- Bathroom cabinetry with quartz countertop and integrated sinks & chrome faucet.
- Porcelain or ceramic tiles on floor. Choices of 3 colours.

- Full height porcelain or ceramic tiles on bathtub walls and ceiling.
- Dual flush toilet with elongated bowl.
- Exterior vented exhaust fan.
- Counter width vanity mirror.
- Single lever shower faucet.
- Chrome tissue holder and towel bar.

Electrical Features

- 100 amp service panel with circuit breakers.
- Individual suite electrical meter.
- Ceiling light fixtures including bedrooms.
- Pre-wired cable T.V., telephone and high speed internet.
- White DECORA switches and receptacles throughout.

Mechanical

- In suite V-TAC system for heating and air conditioning.
- Hard wired smoke and fire alarms in all units.
- Fire Sprinklers in all units.

Laundry

- In suite laundry closet with star rated front loading stacked Washer/Dryer vented to exterior.
- Ceramic flooring in Laundry closet.

Security and Comfort Features

- Security coded electronic access device to all building entrances.
- Video surveillance all around the building, hallways and locker area.
- The building will have tri-sorter system for recyclables, organic and non-organic waste.
- Building equipped with emergency voice communication system and sprinkler protection system.
- Energy efficient double glazed low E coated windows with vinyl frames.
- Individual suite metering of hydro, gas and water consumption.



E. & O. E.

N.B. Subject to paragraph 4 of the Agreement of Purchase and Sale attached hereto, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

1. Stone and wood (where applicable) are subject to natural variations in colour, veining, and grain. Tile (where applicable) is subject to pattern, shade, and colour variations.

2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and finishes choices from the Vendor's selections, the Purchaser agrees to make on-line digital selections or to attend, as determined by the Vendor, and notify the Vendor of his/her choice of finishes within fifteen (15) days of being requested to do so by the Vendor. At the Vendor's discretion, some finishes may only be available through pre-selected packages. In the event colours and/or finishes subsequently become unavailable, the Purchaser agrees to re-select as requested by the Vendor or its agents, to choose from substitute colours and/or finishes. Notwithstanding the foregoing, in the event colours and/or finishes which form part of the Vendor's pre-selected package is unavailable, the Vendor may select a replacement colour and/or finish provided that the replacement is similar in appearance and of equal or greater value without further notice to the Purchaser. If the Purchaser fails to choose colours or finishes within the time periods requested, the Vendor may irrevocably choose the colours and finishes for the Purchaser and the Purchaser agrees to accept the Vendor's selections.

3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

4. References to model types, model numbers and/or brands refer to current manufacturer's models and/or brands. If these types, models and/or brands change or are discontinued, the Vendor shall provide an equivalent model.

5. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.

6. All specifications and materials are subject to change without notice. E. & O. E.

7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a countertop upgrade). If, as a result of availability or of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.

8. Floor and specific features will depend on the Vendor's package as selected.

9. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor.

10. All floor numbers listed above are designated as marketing description.

E. & O. E.

LU VESTA HOMES

Lu Vesta Homes is a highly respected real estate venture backed by some of the most experienced and admired professionals in the industry.



With their fingerprint on a wide range of residential, commercial, industrial and institutional developments, Lu Vesta understands the bigger picture in creating communities where people can live and work, relax and play, and seize the opportunity inside every day.



NORTH BAY'S |

FEATURING COVERED PARKING
AND EV CHARGING STATIONS





Lakeshore Pointe

CONDOMINIUM

LAKESHOREPOINTE.COM



LUVESTAHOMES.COM