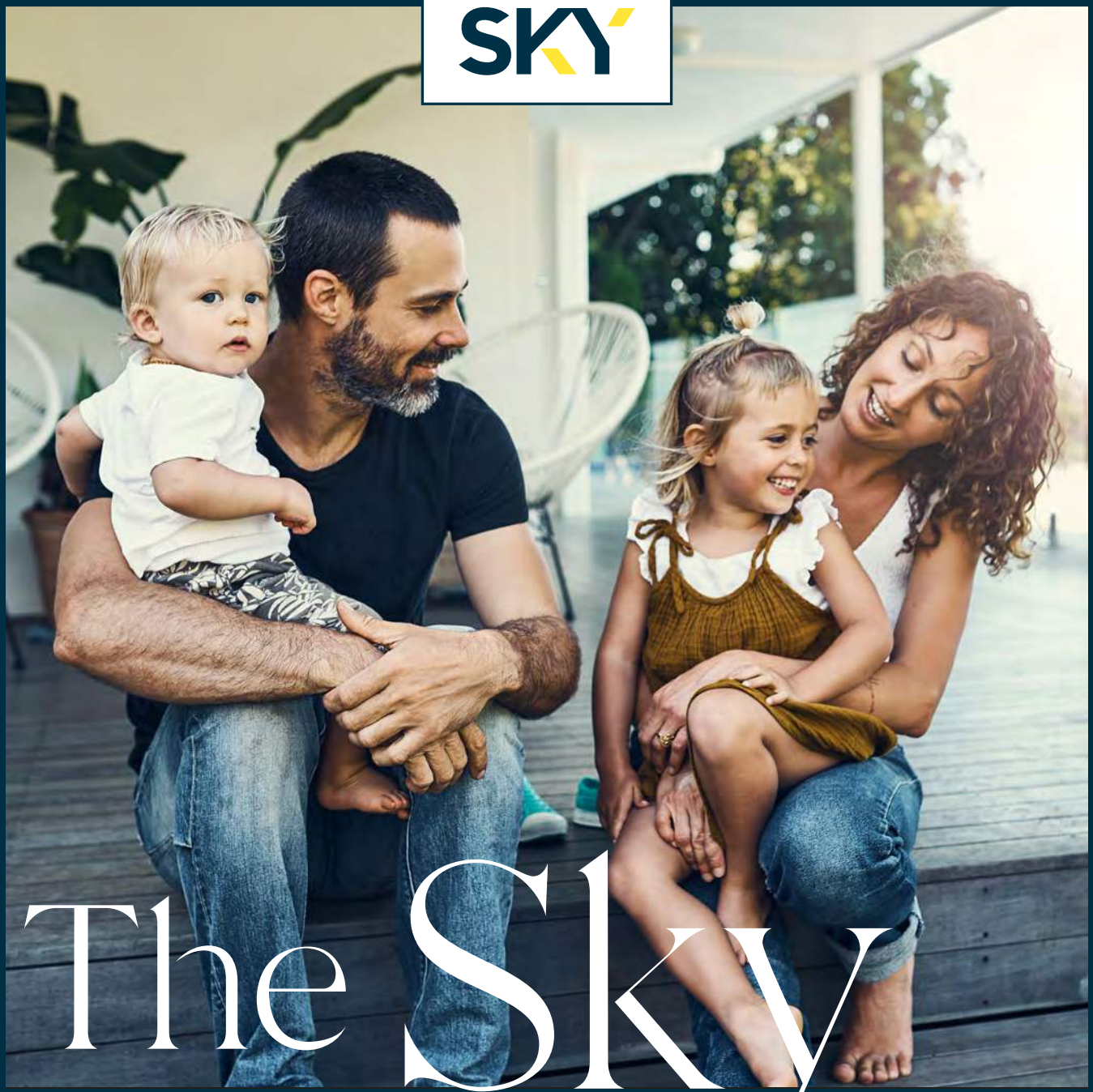


TOWNS AT
**Big
Sky**



The Sky

IS THE LIMIT

Welcome to Big Sky, an established community in charming Simcoe, and the perfect place to put down roots. Explore our brand new big and bright Two-Storey Freehold Townhomes, thoughtfully-designed to enrich your every day, so you and your family can live life to the fullest - because here, the sky is the limit.

Infinite Possibilities





Welcome to Big Sky, a Calibrex community in charming Simcoe, and the perfect place to put down roots. Explore our brand new big and bright Two-Storey Freehold Townhomes, thoughtfully-designed to enrich your every day, so you and your family can live life to the fullest - because here, the sky is the limit.

This intimate enclave is a different kind of neighbourhood, one where you get to know your neighbours, the children go to school together and everything you need is right around the corner.

Welcome to Big Sky!

Inspired Living

FOR THE MODERN AGE

Situated where Decou Road meets Norfolk Street, Big Sky is beautifully nestled in nature and is steps away from magnificent trails and parks to explore. Live within minutes of boutique shops, restaurants, craft breweries, golf courses and top-rated elementary and secondary schools. Walkable to the grocery store and near the Simcoe Town Centre, Big Sky is conveniently close to Highways 6 and 403, so you can be in Hamilton, Cambridge and Brantford in under an hour.



WHERE TRAFFIC JAMS ARE
RARE, AMENITIES ARE
VAST AND NATURE IS ALL
AROUND YOU.

1

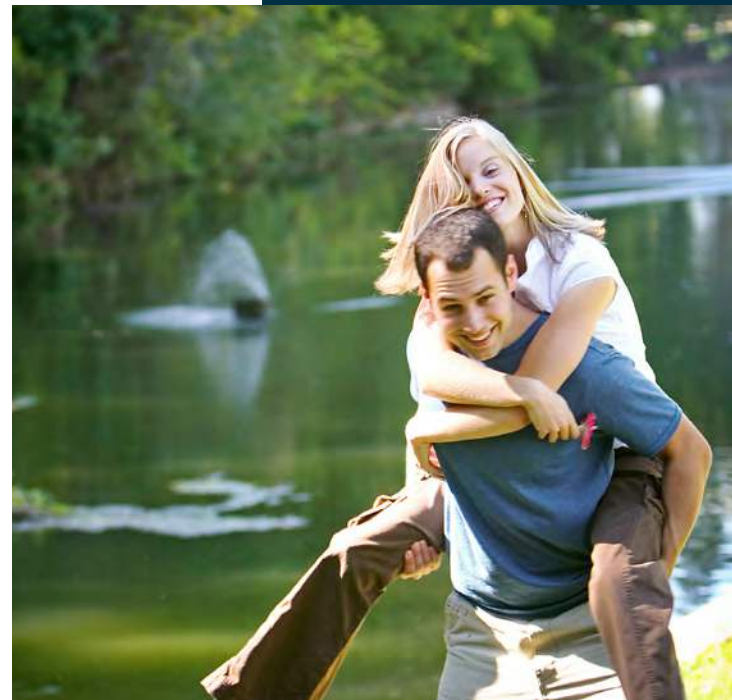
PUT DOWN ROOTS

Named as one of the safest places to live in Canada by Maclean's in 2019, Simcoe is the perfect place to put down roots.

2

BE CLOSE TO IT ALL

Close to existing residential communities all around.



3

FAMILY FRIENDLY FESTIVALS

Year-round fun at the Norfolk County Farmers' Market, the County Fair and Horse Show and the famous Christmas Panorama.



4 HEAD OF THE CLASS

Simcoe has an abundance of public, Catholic and private elementary and secondary schools, plus a regional campus of Fanshawe College.

5 CONVENIENT LOCATION

Access major highways, amenities and recreational hot spot with ease.

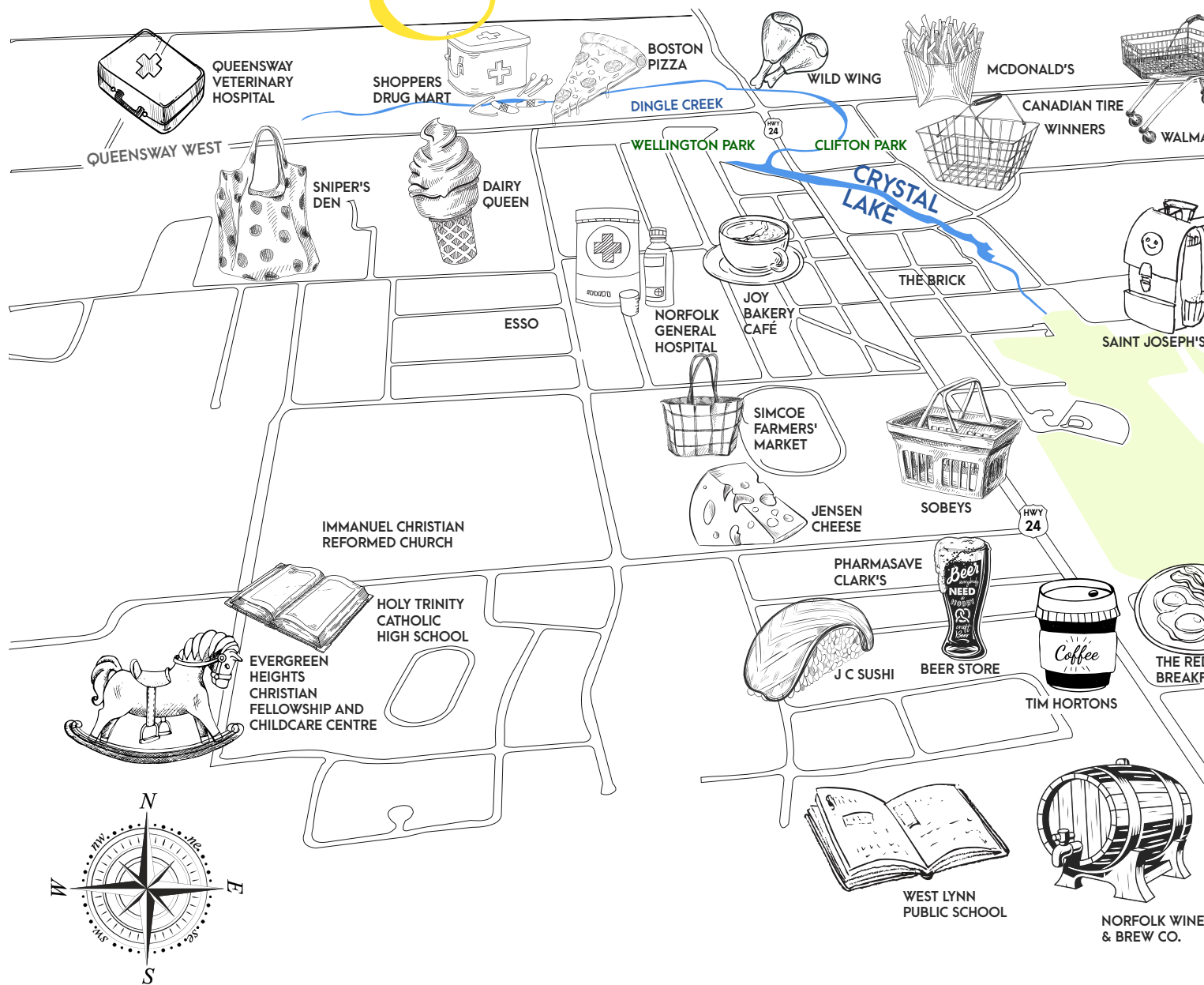
Five reasons to love

THE TOWN OF SIMCOE



GET TO KNOW YOUR NEW

Neighbour

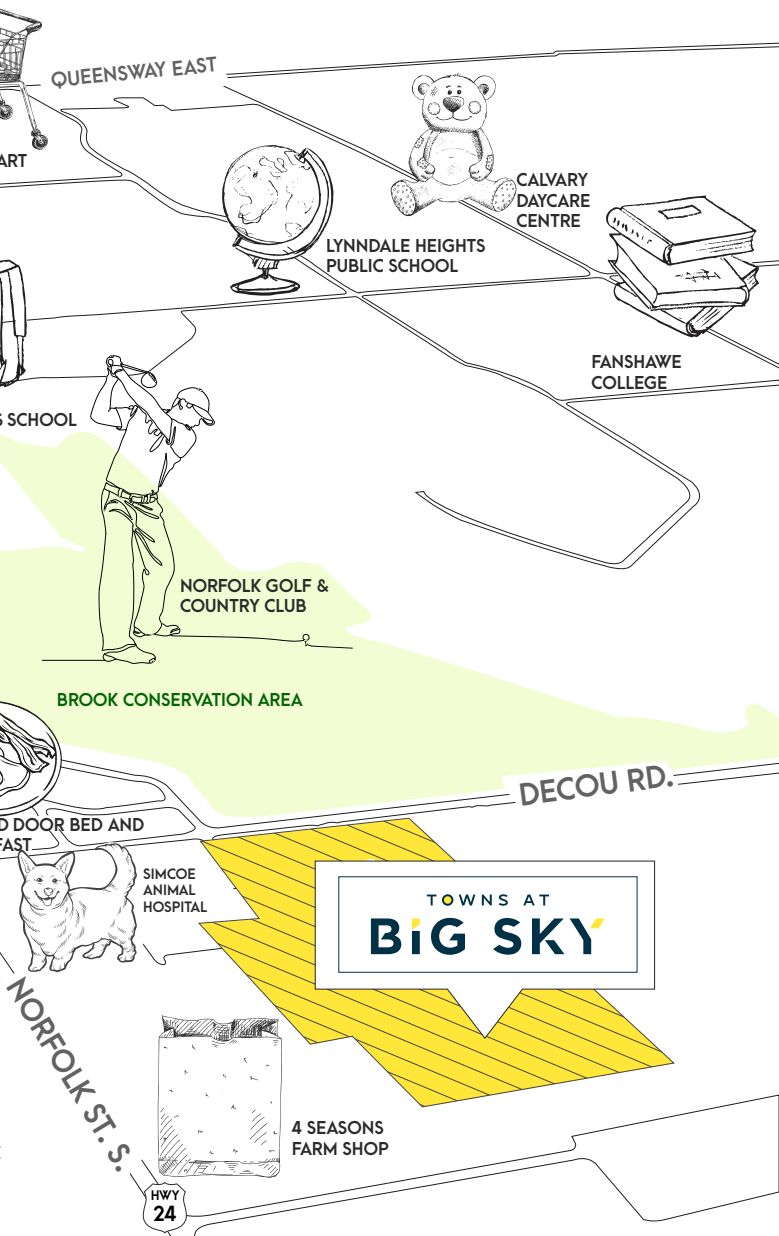


TRAVEL TIMES

NORFOLK GOLF & COUNTRY CLUB	5Min
NORFOLK GENERAL HOSPITAL	5Min
HWY 6	7Min
REAL CANADIAN SUPERSTORE	8 Min
PORT DOVER PIER	11Min
TURKEY POINT	15Min
BRANTFORD	35Min

LONG POINT PROVINCIAL PARK	45Min
HWY 403	45Min
HWY 401	48Min
HAMILTON	52Min
MOWHAWK COLLEGE	57Min
McMASTER UNIVERSITY	59Min
GTA	1HR

hood



EDUCATION

- West Lynn Public School
- Holy Trinity Catholic High School
- St. Joseph's School
- Lynndale Heights Public School
- Elementary School Catholic Sainte-Marie
- Elgin Avenue Public School

ENTERTAINMENT & RECREATION

- The Aud
- Norfolk County Fairgrounds
- Hackberry Lane Offroading Area
- Eva Brook Donly Museum
- Peaceful Arts
- Norfolk Arts Centre at Lynnwood National Historic Site
- Artist Workshop
- Norfolk Musical Arts Festival
- Kinsman Splash Park
- Annaleise Carr Aquatic Centre

SHOPPING & GROCERIES

- Sobeys
- King's Flower & Garden
- 4 Seasons Farm Shop
- Pickard Home Building Centre
- Simcoe Town Centre
- Simcoe Farmers' Market
- Home Hardware
- Staples
- Peavey Mart
- Real Canadian Superstore
- Canadian Tire
- LCBO
- Walmart Supercentre
- Shoes Factory Outlet
- RONA
- Beer Store

ENTERTAINMENT & RECREATION

- J C Sushi
- Blue Elephant Artisan Brewery
- Salinas Bakery
- Ferrera
- Andale! Tortilleria y Tacos
- Little Cheesecake Company
- Boston Pizza
- Barrel Restaurant
- Swiss Chalet
- Jo-Jo's

Norfolk General Hospital

Norfolk County Youth Soccer Park

Service Canada Centre

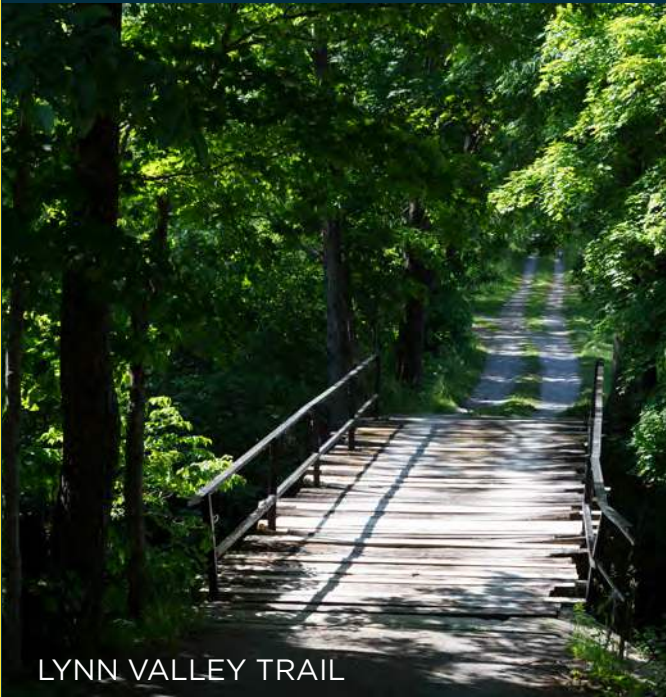




PORT DOVER

LAKES AND
Lander

The charming town of Simcoe boasts a rich history and beautiful landmarks. Just minutes from Big Sky is Lake Erie lined with sandy beaches and vibrant patios. Explore trails that run through the Brock Conservation Area, paddle along Crystal Lake and stop by the Simcoe Farmers' Market to fill your basket with local produce. Everything your family is looking for is here in Big Sky.



LYNN VALLEY TRAIL



DOWNTOWN NORFOLK



TOWN HALL

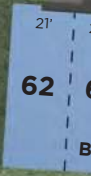
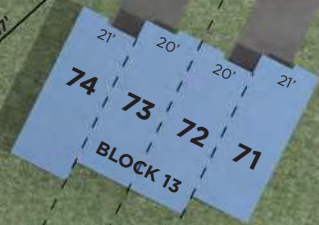
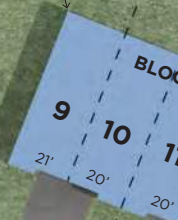
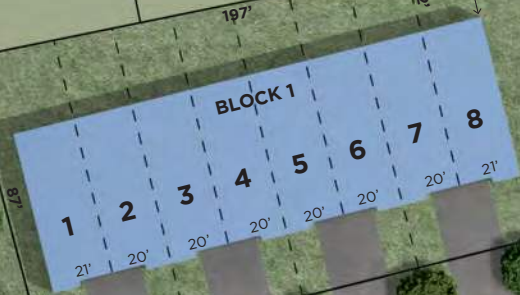
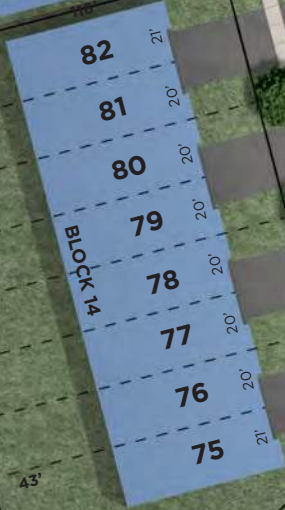
marks

EXISTING DEVELOPMENT

EXISTING DEVELOPMENT

BIRD STREET

EXISTING DEVELOPMENT



BUTTERNUT DRIVE

TOWNS AT
Big Sky

- SERIES A TOWNHOMES
- SERIES B TOWNHOMES

XIO CALIBREX
 Rendering is artist's concept. All dimensions and specifications are subject to change without notice. Landscaping is artist's concept. E. & O.E. March 2023.



EXISTING DEVELOPMENT

BUTTERNUT DRIVE

BUTTERNUT DRIVE

A COLLECTION DESIGNED WITH YOU IN MIND

Clean lines and contemporary appointments elevate the exterior design of each Two-Storey Freehold Townhome, which feature modern garage doors and open floorplans. Natural light streams through large windows, illuminating the spacious interior, where your family will relax, entertain and make the most of every moment.



- 1 Modern garage doors
- 2 Access to your backyard from garage
- 3 Durable siding exterior or brick as per elevation
- 4 Spacious bedrooms
- 5 2nd floor laundry rooms
- 6 Modern exterior light fixtures



homes

Elegant Interiors

Designed for sophisticated living, every room is illuminated by natural light and strikes the perfect balance of comfort and style. Offering up to four bedrooms with your family in mind, the towns at Big Sky feature a modern aesthetic with spacious living areas, as well as an elegant array of signature finishes throughout.





EXCELLENCE IS achievable

At Calibrex Developments, we've spent the past 20 years striving for excellence. And no matter how many times we've achieved it, excellence always remains our goal. As a young-thinking, vertically integrated development company, our executive team is dedicated to finding the best ideas and the best ways of doing things, with every new project we undertake.

We have designed and constructed communities across Ontario, from luxury condominiums in Muskoka to beautiful bungalows on the shores of Georgian Bay, to a modern mid-rise in Kitchener. It is our commitment to excellence that satisfies our home buyers. With innovative design, quality workmanship and dedication to customer service, we fulfill our homeowners' dreams.

