BREATHE EASY,
IT’S A SKYLINE PROPERTY.
SO MANY DIFFERENT WAYS TO SPEND YOUR DAYS,
IT WILL TAKE YOUR BREATH AWAY.

INHALE
EXHALE
CONTENTS

6 | Skyline Investments
8 | Skyline Investment By The Numbers
10 | Muskoka
14 | The History of Deerhurst
20 | Demographics
22 | An Outdoor Lover’s Paradise
24 | Savour Muskoka
26 | Muskoka’s Real Estate Market
28 | Deerhurst Resort
30 | Lakeside Lodge
36 | FAQs
SKYLINE INVESTMENTS

SKYLINE COMMUNITIES INC. IS A PREMIER DEVELOPER OF DESTINATION COMMUNITIES IN ONTARIO.

WE ARE A CANADIAN COMPANY WITH A RARE, WORLD-CLASS PORTFOLIO OF HOTELS AND RESORTS IN CANADA AND THE U.S.

As the largest resort ownership company in Ontario, we are a top player in the province’s hospitality industry. As an experienced real estate developer, Skyline Communities owns prime development land for more than 5,000 homes and condos at locations including Blue Mountain* in Collingwood, Slopeside and Copeland House condominiums in Horseshoe Resort, and in Muskoka where the company is developing the highly-anticipated Lakeside Lodge on the waterfront at Deerhurst Resort.

In the United States, Skyline owns and operates Bear Valley Mountain Resort in California’s Sierra Nevada Mountains, as well as two prestigious hospitality properties in Cleveland, Ohio — the Renaissance Hotel and the Hyatt Regency Hotel. Skyline has also acquired 13 individual Courtyard by Marriott hotels across the United States, signing a 20-year franchise agreement with Marriott International under which all 13 hotels will continue to operate as part of the Courtyard by Marriott brand.

*retail only
CASH FLOW

- In 2018, the Company expects to show a significant increase in revenues and cash flow as a result of the recent acquisition of 13 Courtyard by Marriott hotels.

- In the coming years, Net Operating Income (NOI) will continue to increase significantly due to increased efficiency, renovation, upgrades and expansions of existing properties.

- Skyline is expected to see a cash flow of $34M over the next three years from development projects in advanced stages of sale.

- In July 2017, Skyline completed the sale of land reserves in Port McNicoll for $42M. The Company received the first payment of approx. $4.3M and has begun to receive payments of approx. $350K per month. The sale will provide stable cash flow over the next 6 years.
WHAT ARE THE NUMBERS SAYING?

SKYLINE IS POISED TO EXPAND SIGNIFICANTLY, GROWING OUR STATUS AS A PREMIER DEVELOPER OF DESTINATION COMMUNITIES IN NORTH AMERICA AND GIVING YOU CONFIDENCE THAT INVESTING IN A SKYLINE PROPERTY IS THE RIGHT MOVE.
WELCOME TO COTTAGE COUNTRY.

THE REGION OF MUSKOKA, A MERE DOT ON THE MAP OF CANADA, HAS BEEN RECOGNIZED INTERNATIONALLY, TIME AND TIME AGAIN, AS ONE OF THE TOP PLACES TO VISIT IN THE COUNTRY.
BEST SUMMER TRIP IN THE WORLD

NATIONAL GEOGRAPHIC
FACTS ON MUSKOKA

2500 SQUARE MILES
of forests, lakes, and rugged terrain

1600 LAKES
to make waves in

17 HISTORIC TOWNS
to immerse yourself in

8699 MILES
of shoreline to explore

2.1 MILLION
visitors annually
A Little History

THE NAME “MUSKOKA” IS BELIEVED TO ORIGINATE FROM A CHIPPEWA TRIBE CHIEF BY THE NAME OF MESQUA UKEE, WHICH MEANS “NOT EASILY TURNED BACK IN BATTLE”
when the area now known as Muskoka was occupied by the Algonquin and Huron tribes. Early explorers, like Samuel de Champlain, came to the region and brought missionaries along with them.

Mesqua Ukee signed the first treaties made between the Indigenous People in Canada and the Province of Canada, effectively selling 250,000 acres of land to the Province.

The rugged nature of the area that is so beloved today was scoffed at by early settlers for its inability to create ample farmland. Logging emerged as the main source of income in the area, proving to be very lucrative through the 1800s and early 1900s. Muskoka Bay had 13 lumber and shingle mills alone.

Muskoka first became a tourist destination starting back in 1860, with the first hotels opening their doors in the 1870s. Tourism defined the areas around the largest 3 lakes (Joseph, Rosseau and Muskoka) by the 1880s.
The History of Deerhurst

1884

The journey to Deerhurst has changed significantly over the past century. When Charles Waterhouse and his brother Edward first landed in Canada from England in 1884 with the goal of learning to farm in Northern Muskoka, their trip from Toronto to Huntsville – which had only been settled for 15 years by this point – was an endurance in patience and resilience to say the least.

From Toronto, the brothers took a train to Gravenhurst, a steamer to Bracebridge, a rough ride via stage coach along a rudimentary road to Port Sydney, then on another steamer en route to Huntsville. The final leg of their journey was by road to the farmlands located in the “bush” as Charles came to lovingly call his Canadian home.

Over the next decade, Charles made quite a name for himself in the community, appearing in local newspapers and being lauded by the townspeople for his ability to entertain and host. He was a proper British gentleman through and through and he brought that hospitality to the wilds of Northern Muskoka.

While Charles grew his reputation around town, the area experienced a boom of its own. Huntsville was incorporated as a town, the railway arrived, a canal was dredged to open up boat traffic to Peninsula Lake, Algonquin Park was established, and sawmills and tanneries opened bringing electricity along with them. The most significant of these developments for Charles was the growing fleet of steamboats operated by the Huntsville and Lake of Bays Navigation Company, owned by Captain George Marsh.

The stage was set for a fledgling tourism industry in Northern Muskoka with Captain Marsh promoting tourism vigorously, distributing brochures and organizing trips with railway passenger agents throughout the northeast United States.

Captain Marsh, who was looking for ways to increase business on his steamboats, convinced Charles to build a grand summer resort on the shores of Peninsula Lake.
1895

In the fall of 1895, Charles bought four acres of prime waterfront land on Peninsula Lake for $100. By December, the lumber had been ordered and with financial backing from Charles’ network back in England, Deerhurst Resort received its first guests in August 1896.

Family lore maintains that Deerhurst’s opening season rates were $3.50 per person, per week, which included three meals a day.

1905

By 1905, the rates at Deerhurst Resort were listed as being $8-$10 a week with all meals included.

Other resorts in Southern Muskoka charged $8-$10 for a single day, enticing tourists to skip those pricey resorts and make the trek up to Deerhurst Resort.

Charles, along with his wife Hylda, loved to entertain guests in first-class English fashion. The same guests would always return every year to experience Deerhurst and the exceptional experience provided by the Waterhouse family and the staff at the resort.

Over the next three generations, Deerhurst grew to include more than 700 acres, several multi-bedroom condominium suites and the Pavilion sports and conference complex. When the resort opened Deerhurst Highlands Golf Course and redesigned the Deerhurst Lakeside Golf Course in the 1990s, it laid the groundwork for Muskoka’s later emergence as a major Canadian golf destination.
2010

In June 2010, Deerhurst made history as the host venue for the 36th G8 Summit of world leaders, including Barack Obama, Stephen Harper and Angela Merkel, among others. Shortly after, the property joined the Skyline Hotels & Resorts collection.

TODAY

Today, the original lodge where guests got their first glimpse of Muskoka is the site for the newest addition to Deerhurst, Lakeside Lodge. The first new construction condo project at Deerhurst since the late 1980s, Lakeside lodge pays homage to its predecessor. Featuring 150 units, all with stunning lake views and direct beach access, Lakeside Lodge gives buyers a chance to own a piece of Deerhurst’s past, present, and future.
TOP 10 GREATEST CANADIAN ROAD TRIPS

READER’S DIGEST
As of 2016, the District of Muskoka has a population of 60,599 in an area of around 3,940.48 km² (1,521.43 sq mi). Once you factor in seasonal residents, the population more than doubles (something unique to the area). Thanks to this influx of seasonal revelers, the district is able to offer a huge variety of top-notch facilities and services while maintaining a quiet, laid-back character that pulls people from all over the world.

60,599
per 3,940 km²
(1,521.43 sq mi)

SEASONAL RESIDENTS
(more than doubles)
20
BEST
“BEST TRIPS IN THE WORLD”
NATIONAL GEOGRAPHIC
MUSKOKA

AN OUTDOOR LOVER’S PARADISE

THERE’S SO MUCH TO SEE AND DO IN MUSKOKA - PROVINCIAL PARKS, WINE TOURS, BREWERIES, SHOPPING, AND ALL THE OUTDOOR ADVENTURE YOU COULD WANT LOCATED NO MORE THAN AN HOUR’S DRIVE FROM YOUR LAKESIDE HOME AT DEERHURST RESORT.

ALGONQUIN PARK
Holding the honour as Ontario’s first provincial park, Algonquin offers something for every type of nature lover. A short distance from Deerhurst Resort, take your family out for a day to see one of the largest provincial parks in the province, with hundreds of kilometres of unspoiled natural beauty to explore.

TORRANCE BARRENS CONSERVATION AREA AND DARK SKY RESERVE
The world’s first designated permanent Dark Sky Reserve, the Torrance Barrens is where you can take in the night sky in all of its intended glory, free of the light pollution that plagues city skies. Depending on the time of the year, you may even be lucky enough to catch the Northern Lights.

RAGGED FALLS
Voted one of the top ten waterfalls in Ontario, you can get an amazing view from an easily accessible lookout constructed above these thundering white-water falls. Experience a rush of adrenaline while watching the powerful waters cascade below.

DORSET SCENIC LOOKOUT TOWER
The 360-degree views high above the Lake of Bays will leave you simply breathless. Journey nearly 500 feet up to the observation deck of this historic tower and gaze out along the magnificent mosaic of nature fading off into the distant horizon.
SAVOUR MUSKOKA
**MUSKOKA BREWERY**

Nestled in the heart of Muskoka, Muskoka Brewery offers handcrafted premium beers as unique and refreshing as the region they’re from. What started as a very small and dedicated team of beer enthusiasts over 20 years ago, has grown into a passionate band of beer lovers more than 130 strong.

**MUSKOKA ROASTERY COFFEE CO.**

Located minutes from downtown Huntsville, Muskoka Roastery offers handcrafted blends inspired by the area that surrounds it. With flavours like Black Bear and Muskoka Maple, this is an artisan roastery that will give any coffee lover the caffeine boost they need to take on all the outdoor adventure Muskoka has to offer.

**LAKE OF BAYS BREWERY CO.**

Lake of Bays Brewing Company creates craft beer using all-natural ingredients and is located a few metres from the town docks on the South Muskoka River. Stop in, take a tour, sample their delicious craft creations at the sample bar, take in a few brews in the beer garden or hit up the gift shop to buy some swag and beer to take home with you.

**MUSKOKA LAKES WINERY**

What started out as a family-owned cranberry farm has become an award-winning winery and year-round tourist destination. Muskoka Lakes Winery crafts quality fruit wines ranging from dry to dessert, reflecting the diverse region surrounding the farm.

**CLEAR LAKE BREWING CO.**

Consider this your new pitstop on your way to Deerhurst Resort. Clear Lake Brewing Co. makes its beer with cottage country in mind. It’s the perfect brew to relax on the dock with friends and family while taking in the wide open skies and lakes of Muskoka.

**SAWDUST CITY BREWING COMPANY**

The award-winning brewery creates traditional ales in a variety of styles while using the art of science to create flavours that are anything but traditional. In addition to their 5 core year-round brews, Sawdust City Brewing Company also offers seasonal, limited edition and experimental brews that will make every trip through their doors a unique flavour experience.
Muskoka’s Real Estate Market

INHALE.

AS ONE OF THE “TOP 10 PLACES TO VISIT” ACCORDING TO NATIONAL GEOGRAPHIC, IT’S NO WONDER THAT EVERYONE WANTS THEIR OWN PIECE OF MUSKOKA. WITH LAKES AND WOODED AREAS SPOTTED WITH COTTAGES, HOUSES AND CONDOS, THERE’S A PLACE FOR PEOPLE FROM ALL WALKS OF LIFE LOOKING TO FIND A PIECE OF CANADIAN PARADISE.

2016 TO 2017

COMBINED AVERAGE SALE PRICE UP

24.4% 

INVESTING IN A LAKESIDE LODGE PROPERTY IS INVESTING IN A MILLION-DOLLAR LAKESIDE COTTAGE EXPERIENCE, AT A FRACTION OF THE PRICE.
THAT BEING SAID, THE AVERAGE PRICE OF A COTTAGE CAN BE VERY HIGH:

LAKE ROSSEAU - $2,545,354
LAKE JOSEPH - $3,563,722
LAKE MUSKOKA - $1,759,870
LAKE OF BAYS - $1,059,569
SKELETON LAKE - $1,241,667
HUNTSVILLE LAKES - $817,767
DEERHURST RESORT

Lose Your Breath at Deerhurst Resort

Embracing Peninsula Lake, Deerhurst Resort is your year-round retreat for a Muskoka getaway to Ontario’s famous “cottage country”, National Geographic Traveler Magazine’s “Best of the World 2012” recommended places to visit. Ideal for fun-filled family vacations, year-round adventure and collaborative team meetings.

THE RESORT INCLUDES:

WINTER PLAY

SUMMER PLAY

DINE

RELAX

MUSKOKA EXPERIENCES

DEERHURST’S FUTURE POTENTIAL:
- Increase NOI through improving operations efficiency and utilizing additional condominium inventory.
- Focus on the off-peak traveller market with increased marketing to international travellers.
- Continued sale and select development of adjacent land.
LAKESIDE LODGE

CATCH YOUR BREATH.

Feel at one with nature, with infinite permutations at your fingertips. Amidst the breathtaking richness of Muskoka’s lush landscape, Lakeside Lodge gently hugs the shoreline, tiny ripples of excitement lapping at your doorstep. Here, between the lake and the stars, you’ll discover the ultimate Muskoka experience on infinite repeat. A place where every journey is different yet begins and ends the same, in overwhelming satisfaction.
Own your own piece of a year-round outdoor playground and turn your investment into a revenue stream annually. Lakeside Lodge & Deerhurst Resort provide all the amenities of urban life, nestled in the tranquility of Muskoka. See a sales representative for details.
GENERAL

Is this a timeshare?
No, suites at Lakeside Lodge house are whole ownership.

Can I live here year-round?
Yes, Lakeside Lodge is zoned for 365-day living, so you have the option to live here full time, seasonally, or occasionally, with participation in the established Deerhurst Rental Program available for Owners.

Will I have access to Deerhurst amenities?
Yes, you will have full resort access.

How many guests can I bring at once?
Do they all get to use the amenities for free?
What if I have family members staying in my suite without me? Do they have access to the Resort?
Owners can bring as many guests as they want at one time only when they are occupying their unit. Privileges and discounts are for the registered Owner(s) only. Guests must pay at point of sale.

What do my condominium fees cover?
How much will they be?
Your condominium fees cover almost all associated costs with the upkeep and maintenance of your suite, including heat, water, gas, Resort Access fee, building amenities and insurance. Hydro will be separately metered. Condo fees will be approximately $0.52/square foot plus HST.

Does every suite face the lake?
Depending on location in the building, suites will have views of either Peninsula Lake, Sunset Bay, or landscaped Resort views.

Are property taxes covered by condo fee?
No, condo owners are responsible for their own taxes.

Can I sell my unit at anytime?
Yes, there are no resort fees associated with selling your unit. Deerhurst Resort does retain first option of buy back. All sales will proceed as normal through a certified real estate agent.

Is parking included?
Yes, a new outdoor unassigned surface parking lot will be provided for Owners.

Where will my guests park?
Ample surface parking near the building will be available on a first-come, first-serve basis for anyone visiting you at your Deerhurst home.

Is there an elevator in the building?
Yes, there are three elevators in the building.

Can I bring my dog/cat?
Up to two domestic pets (cat/dog) are allowed at Lakeside Lodge. Pets are welcome at the Main Pavilion.

Can I use or rent a boat slip?
Seasonally, weekly and day boat slip rentals are available through the Recreation Department at normal costs. Anyone looking for a weekly rental or longer can speak with the Director of Recreation who will prorate the yearly fee to accommodate weekly rentals. Guests looking for a daily boat slip rental will be charged a day rate. The Heritage Cottage, as well as the Activities Desk, can handle all day bookings.
RENTAL PROGRAM

Do I have to put my suite in the Rental Program?
Participation is completely optional and you can opt out with notice.

What is the Rental Program? How does it work?
The Rental Program is a great option for Owners who wish to use your suite occasionally and take advantage of the ability to generate extra income to cover some of your ownership expenses. At the beginning of the year, simply submit a calendar of dates when you wish to personally use the suite, and the Resort will put the suite into the rental program for the dates that you will not be using the suite.

How much can I expect to make in the Rental Program?
This varies with the type of suite that you purchase, the number of weeks and the times of year that you participate in the rental program. Traditionally, high season is June through August, and rental rates are at their peak. The great news is — we’re not new at this. Deerhurst Resort already has an established rental program.

What happens if someone damages something in my suite?
While guest damage to a suite is uncommon, it does sometimes happen. In these cases, we assess the cause of the damage and, if we find that a guest was negligent in caring for a suite, we hold them accountable. Otherwise, the owner is responsible for general wear and tear.

Will guests be allowed to smoke in my suite?
Lakeside Lodge and Deerhurst are both non-smoking buildings.

What do I do with personal belongings when my suite is in the Rental Program?
Many of our suites have an in-suite Owner’s closet, which you can use to store your personal items when not using your suite. Each suite also includes a storage locker, which will be located on the Terrace level of the building.

Does my home come with a Tarion warranty?
Rest assured that your home will have the security of Ontario’s Tarion new home warranty.

Can I personalize my Lakeside Lodge Suite?
A range of finishes are available through our selection process.

Is there a furniture package available?
Even if I don’t plan to rent?
We have arranged a turnkey furniture package that is available for those Owners who wish to save the time and effort of decorating their Deerhurst home. From sofas to corkscrews, linens to table lamps, it’s all there for you to simply walk through the door and start enjoying life at Deerhurst Resort! Should you wish to rent your home through the Lakeside Lodge Rental Program, the furniture package is mandatory.

DEERHURST VILLAGE

Where will it be located?
The proposed Deerhurst Village will be located south-west of Sunset Bay off of Canal Road. The Main Street of the Village will slope gently downhill with a spectacular view of Sunset Bay and a new kayak and canoe dock.

When will it be built?
Completion of the Deerhurst Village Centre will be undertaken within the 10-Year time-frame of the Master Plan.

What will it include?
The $500 Million Deerhurst Master Plan includes a new Village Centre with boutiques and restaurants, coffee shops and lively patios and welcoming bars with live music and dancing.

DEVELOPER

Who is the Developer?
As the largest resort ownership company in Ontario, we are a top player in the province’s hospitality industry. As an experienced real estate developer, Skyline Communities owns prime development land for more than 5,000 homes and condos at locations including Blue Mountain* in Collingwood, Slopeside and Copeland House condominiums at Horseshoe Resort, and in Muskoka where the company is developing the highly anticipated Lakeside Lodge on the waterfront in Deerhurst Resort.

*retail only

Our portfolio of world-class hotels and resorts includes the historic Hyatt Regency Cleveland at the Arcade and Renaissance Hotel in Downtown Cleveland, Bear Valley Resort in California, and continues to grow with the acquisition of 13 Courtyard by Marriott hotels throughout the United States.

Named among Deloitte’s Best Managed Companies in Canada two years in a row.
Among Hotelier’s Top 50 Hotel Companies.

lakesideatdeerhurst.com | 37
INHALE

EXHALE

SKYLINE
INVESTMENTS

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