

RAIN @ WATER 339 VETERANS



**3-STOREY, NET ZERO READY FREEHOLD
TOWNS & MODERN CONDOS.**

SEAN.



BARRIE LIVING IS ON THE HORIZON.

BARRIE BY THE NUMBERS

Close to a plethora of local experiences, urban amenities and major attractions, Barrie is conveniently situated an hour from most major GTA cities and a stone's throw from outdoor adventures and cultural happenings. Ranked as one of the best places to live in Canada, Barrie is redefining urban living by making it an affordable destination to call home.

YOUR WELL-BEING STARTS WITH WELL BUILT.

300

Number of hectares of scenic park space throughout.

88

Number of trailways KMs you can hike, walk, and jog.

2

GO Train Stations in Barrie you can easily access to get you from A to Beyond.

7

Number of rec centres, offering everything from fitness to full-day daycare.

RAINWATER AMENITIES.

Rainwater at 339 Veterans is not just an address; it's an integrated community that weaves together livability, sustainability and connection. Discover standard features that are anything but.



URBAN FEATURETTES

Designed to enhance your outdoor experience, enjoy privacy walls and fencing, large outdoor patios and balconies for retreating and relaxing.

NET ZERO READY (IF YOU ARE)

Every SEAN. New Urban Townhome is built to be Net Zero Ready: enhancing the quality and integrity of your new home while saving you money.

WIDER. BETTER.

Our New Urban Towns have been designed wider than the average townhome, providing ample space for fluid living and open layouts, as well as more windows to let all that fresh air in.

LEADING EDGE BUILDING PRACTICES

From fiberglass windows and exterior insulation and air sealing for optimal energy efficiency, to low VOC materials for better health and well-being and advanced HVAC systems for water (and bill) savings. A high performing home for a higher quality of living.

NEW URBANISM BLUEPRINT

It's a way of building that brings people together, turning neighbours into friends and streets into communities. Rainwater at 339 Veterans has been designed to foster accessibility, community, and utilize space in ways that enrich the landscape and better our social environment.

UNTETHERED ACCESS

Rainwater at 339 Veterans places you at the urban axis of amenity and exploration, with Muskoka and Toronto a quick trek away.

FLUID FLOOR PLANS

Flexible environments come standard at Rainwater at 339 Veterans. Access the ease in our designated work from home front flex rooms or switch up your Zoom background and set up your working station on your private porch.

AMPLE AMENITIES

Rainwater at 339 Veterans offers residents unparalleled access to lifestyle living with ample amenities including an outdoor sports field, outdoor winter hockey rink, parkette space with workout equipment, pickleball court, outdoor kitchen and meeting area, pet washing station, firepit, and a bike repair station.

ENERGYSTAR CERTIFIED

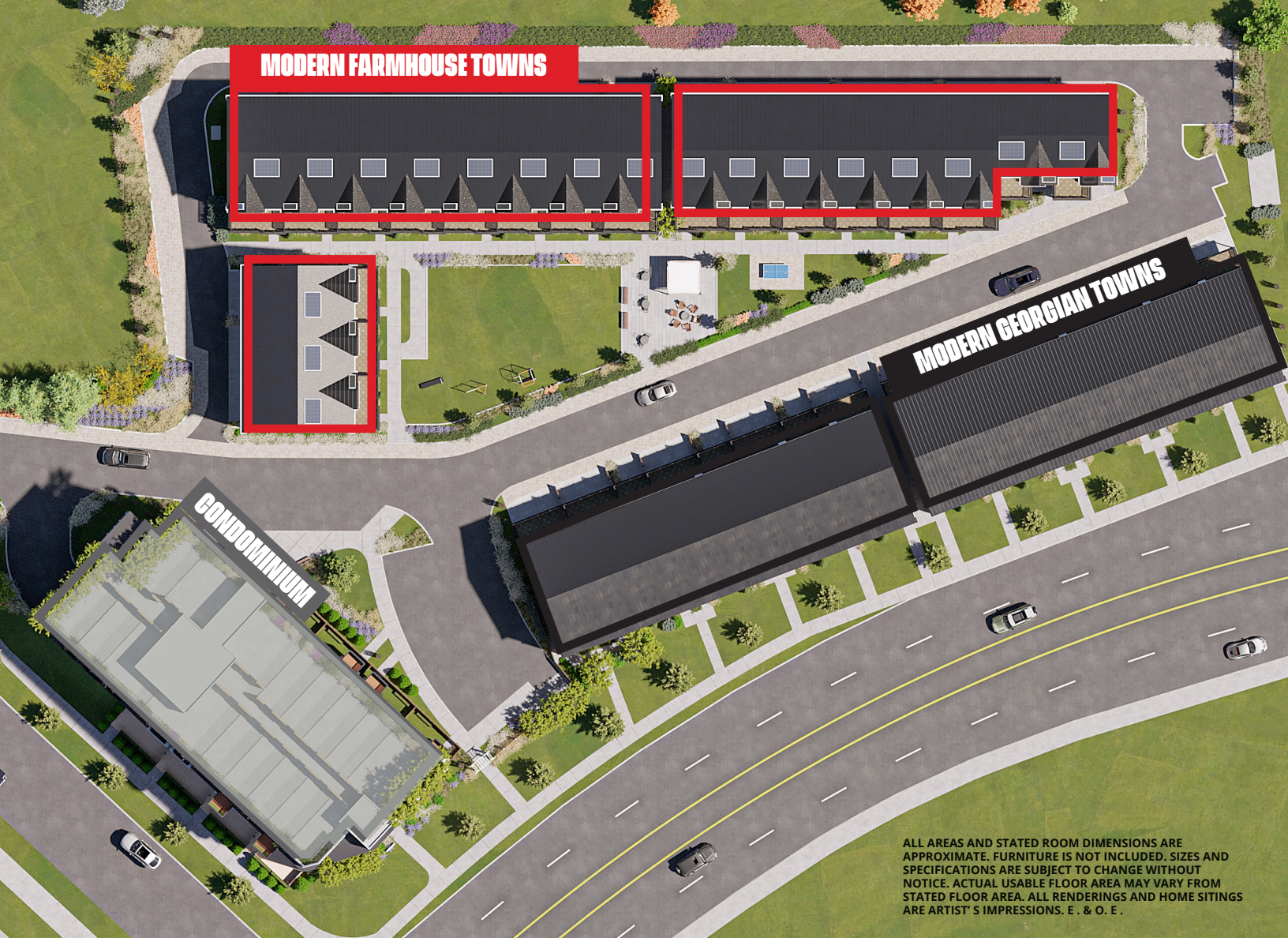
As a trusted symbol of livability and energy efficiency, Rainwater at 339 Veterans is built to adhere to a greater standard, improving indoor air quality and enhancing the performance of your new home. Save money and energy while helping do your part to protect the planet.



RAINWATER **339** VETERANS

SEAN. is home and home is community. Live the difference that distinctive design and urban integrity make at Rainwater at 339 Veterans. An inclusive community of Modern Condos and freehold, Net Zero Ready New Urban Towns. It's time to put down roots and watch them thrive. Among the best places to live in Canada, Barrie is redefining urban living by making it an affordable destination to call home.





NEW URBAN LIVING

TOWN SPECS

3-Storey, Freehold New
Urban Towns

- Up to 2,156 sq. ft.
- 2, 3, 4 & 5 bedroom designs
- 2 - 4.5 bathroom layouts
- 5 unique floor plans
- 2, 3 or 4 car parking available
- Dedicated work from home spaces

NEW URBAN TOWN FEATURES

3-Storey with lane garages
Modern Farmhouse design
Modern Georgian design

- Net Zero Ready (if you are)
- Optional solar panel system
- Energy efficient geothermal heating and air conditioning
- Urban landscape featurettes
- High performance building within the EnergyStar multi-family program
- Cool, high performing fibreglass windows and doors throughout
- Durable and design-forward all steel & brick exteriors
- Rise to new heights with a custom-designed steel stringer & wood tread staircase
- Zoom rooms with designated work from home spaces
- EnergyStar qualified comfort & control
- Upgraded kitchen package, including standard Panasonic appliances
- Premium Moen bathroom fixtures, including a Nebia misting shower head
- Sleek and seamless, easy-to-clean waterproof vinyl tiles

MODERN
FARMHOUSE
TOWNS



MODERN
GEORGIAN
TOWNS



CONDOMINIUM



NOW STANDARD

CONDO
SPECS

550 – 1620 Sq. Ft.

- 9 2-Storey Towns with ground floor outdoor patios
- 38 Modern Condo Suites with 15 unique 2-storey, 2-bedroom loft style designs
- 18 unique private patios on rooftop
- Easily accessible garage with 38 parking spots (plus optional stackers for additional parking) & lockers

MODERN
CONDO
FEATURES

Transitional modern design

- 2 Energy efficient geothermal heating and air conditioning
- EnergyStar qualified comfort & control
- Built with cross laminated timber (CLT), crafting a unique interior design with exposed wood ceilings and beams
- Balconies offer ample opportunity for vegetation and personal plant growth with built in planters and biophilia greenery
- Durable and design-forward all steel & brick exteriors
- Solar shading devices as appropriate



LIVE A NET ZERO LIFE.



With a SEAN. Net Zero Ready and New Urban Townhome, every part of your new home will work together, providing consistent temperatures, preventing drafts and with better indoor air to reduce dust and allergens. The result? A more comfortable living environment. Beyond the impact to your overall health and comfort, a Net Zero Ready home helps you do your part to reduce our impact on the earth, preserving it for the next generation. It's the future of green living, and SEAN. is at the forefront.



ENERGY STAR CERTIFIED.



Built and delivered as EnergyStar® Certified homes as a standard, SEAN. homes also provide 3rd party and government certifications so you can rest easy knowing your comfortable home is also an environmentally-friendly home, saving you energy and money from optimized design, construction right to the energy-saving appliances you use daily.



MODERN FARMHOUSE TOWNS



ACTIVE

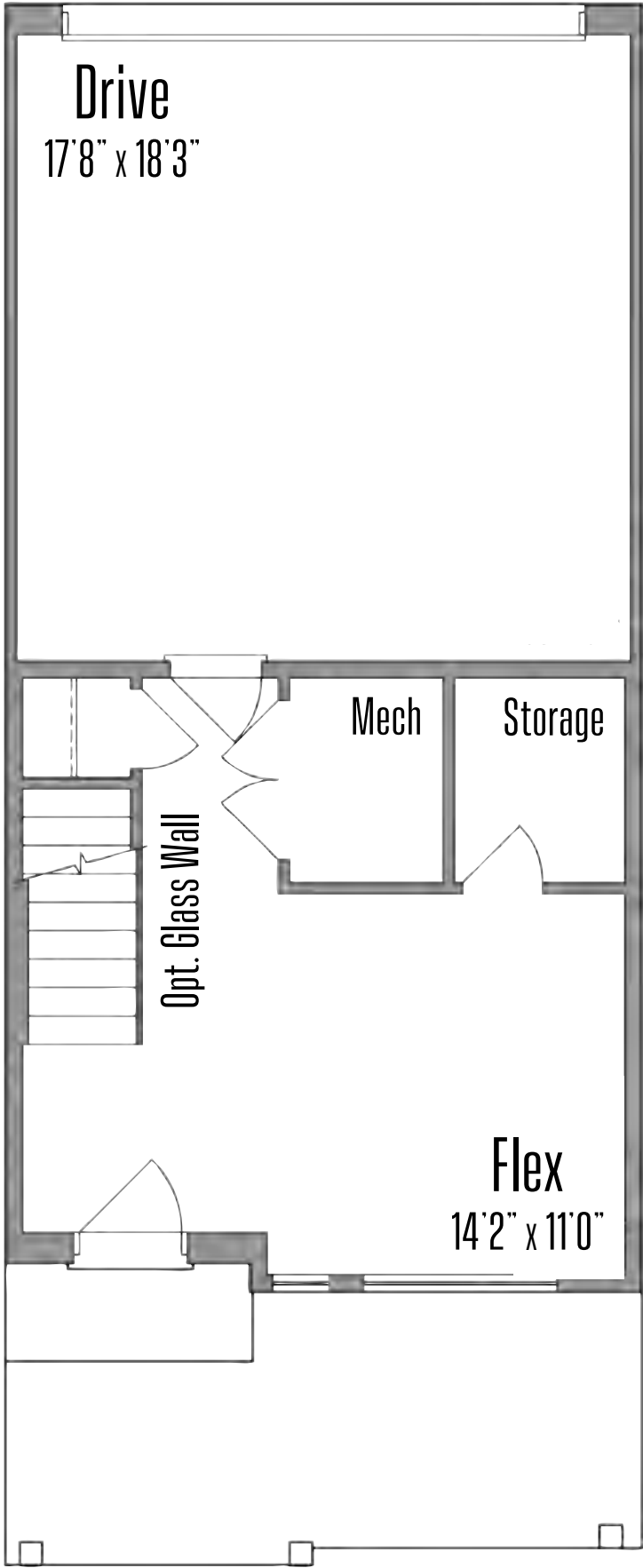
MODERN FARMHOUSE

1751-1775 Sq. Ft.*
3 Beds, Opt. 4
3 Bath, Opt. 3.5, 4

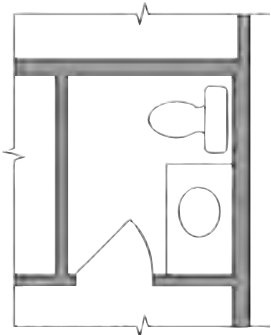
*Size based on end or internal unit condition.

Homes #22 & #24 will be constructed without end unit condition main and third floor windows, as per O.B.C. E&OE.

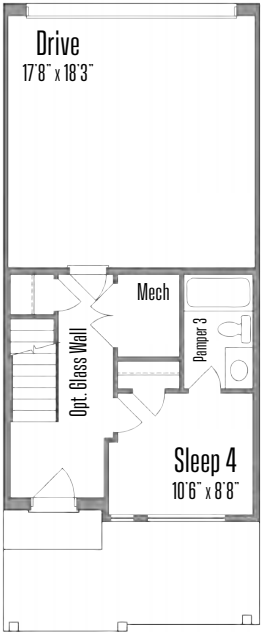
SEAN.



GROUND FLOOR

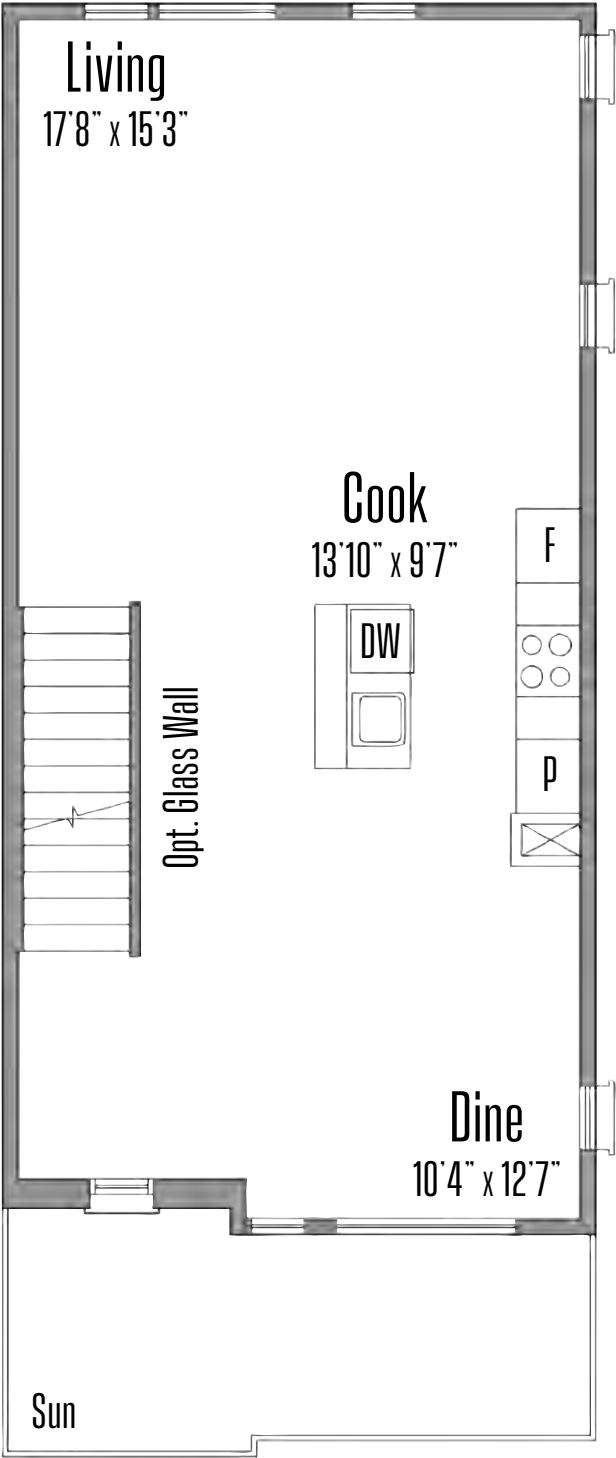


OPT. FRESHEN UP

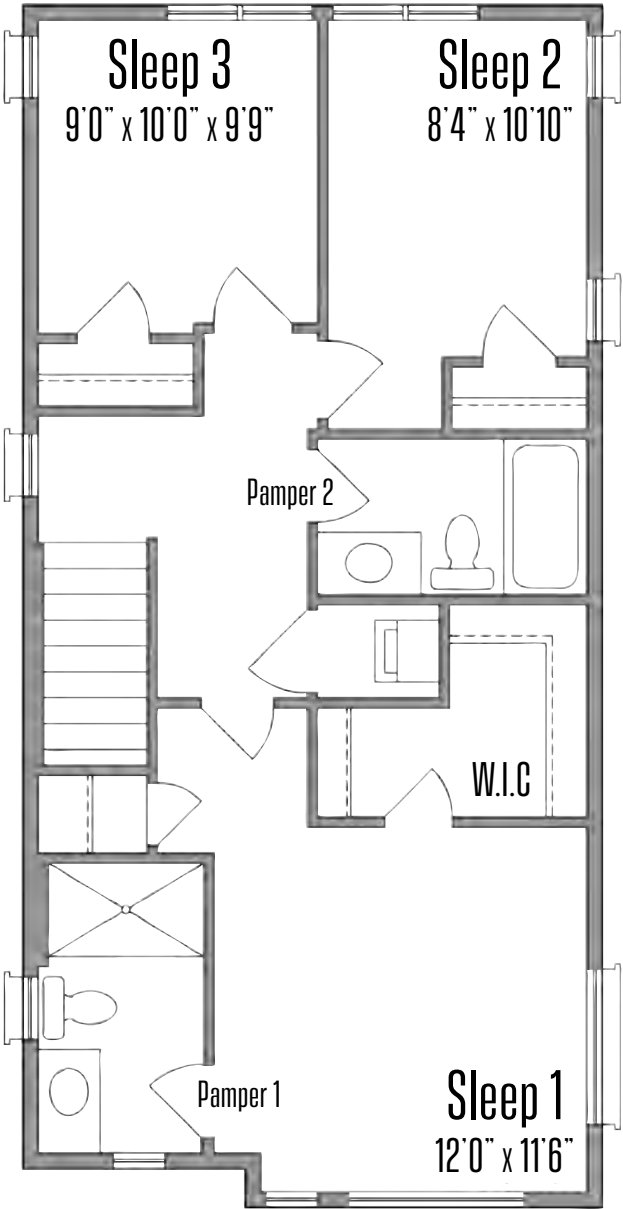


ALT. GROUND FLOOR

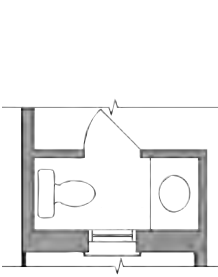
ALL AREAS AND STATED ROOM DIMENSIONS ARE APPROXIMATE. FURNITURE IS NOT INCLUDED. SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USABLE FLOOR AREA MAY VARY FROM STATED FLOOR AREA. END UNIT WINDOWS SHOWN FOR END UNIT CONDITION ONLY. WINDOWS ON SIDE WALLS ARE SHOWN FOR END UNIT CONDITION ONLY, AND ARE NOT REPRESENTATIVE FOR INTERNAL UNIT CONDITION. ALL RENDERINGS AND HOME SITINGS ARE ARTIST'S IMPRESSIONS. E . & O . E .



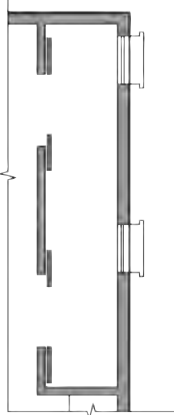
MAIN FLOOR



THIRD FLOOR



OPT. FRESHEN UP



OPT. WORK-FROM-HOME

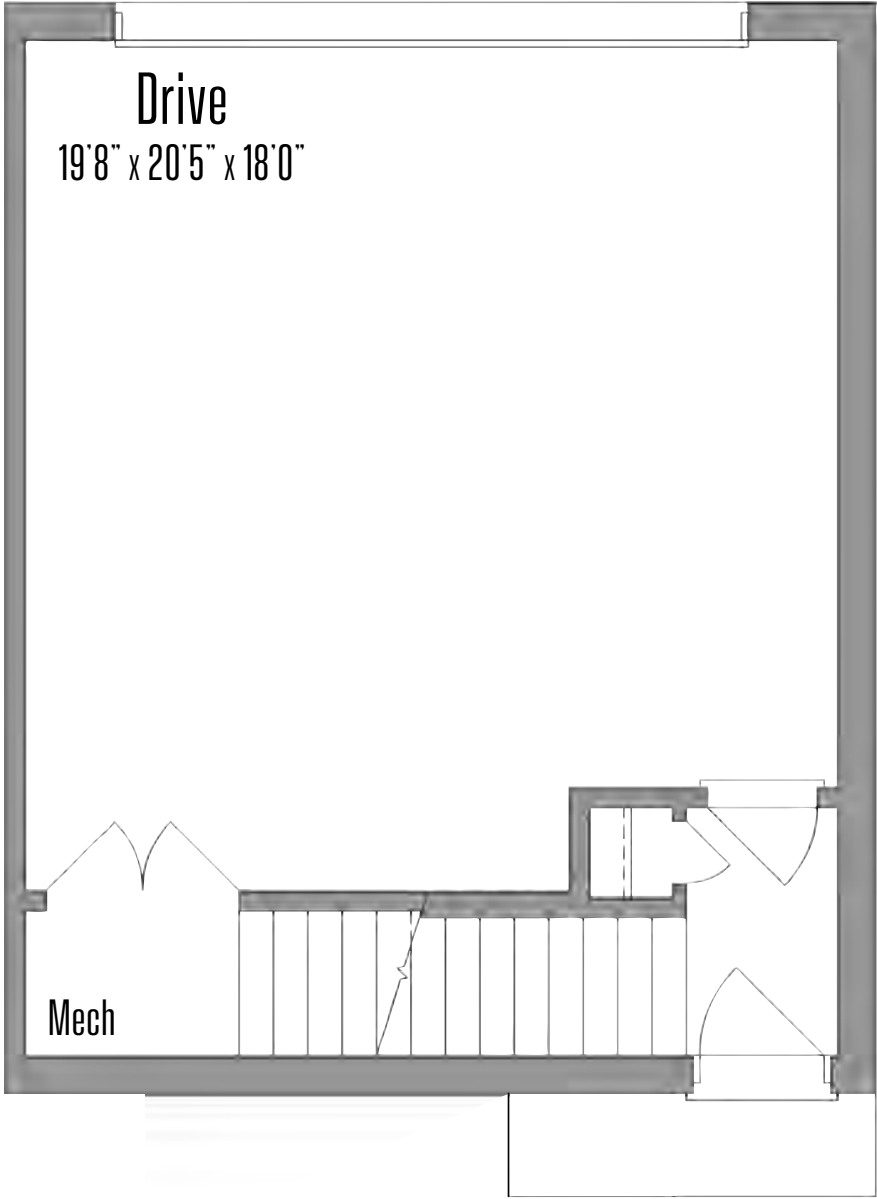
SHIFT

MODERN FARMHOUSE

1245-1261 Sq. Ft.*
2 Beds
2 Bath

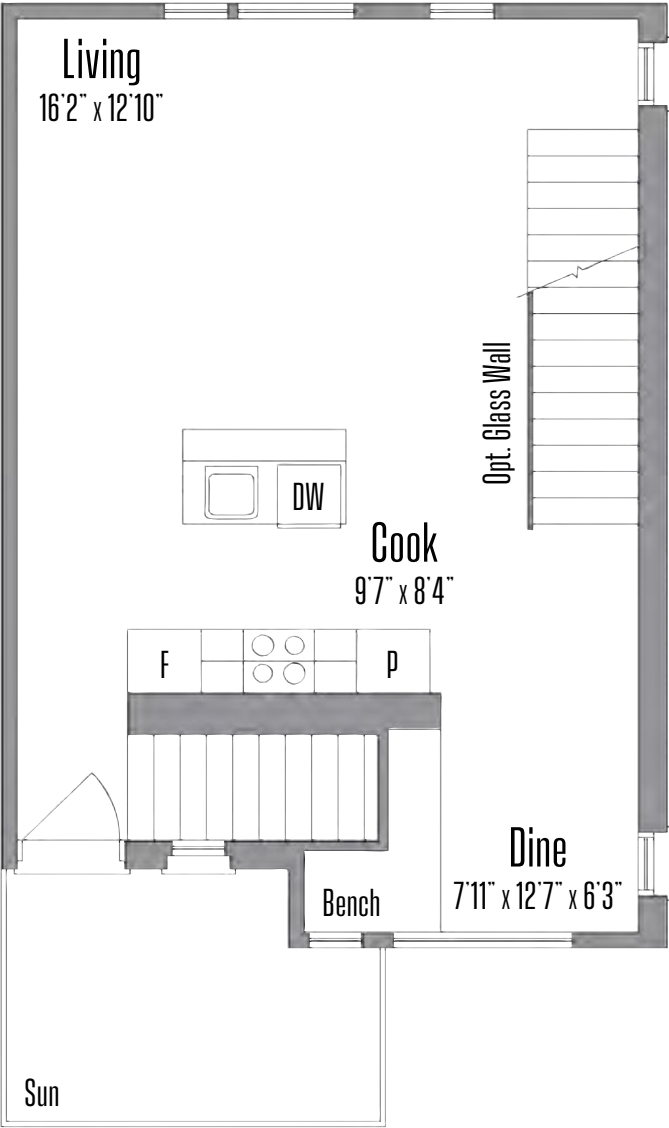
*Size based on end or internal unit condition.

SEAN.

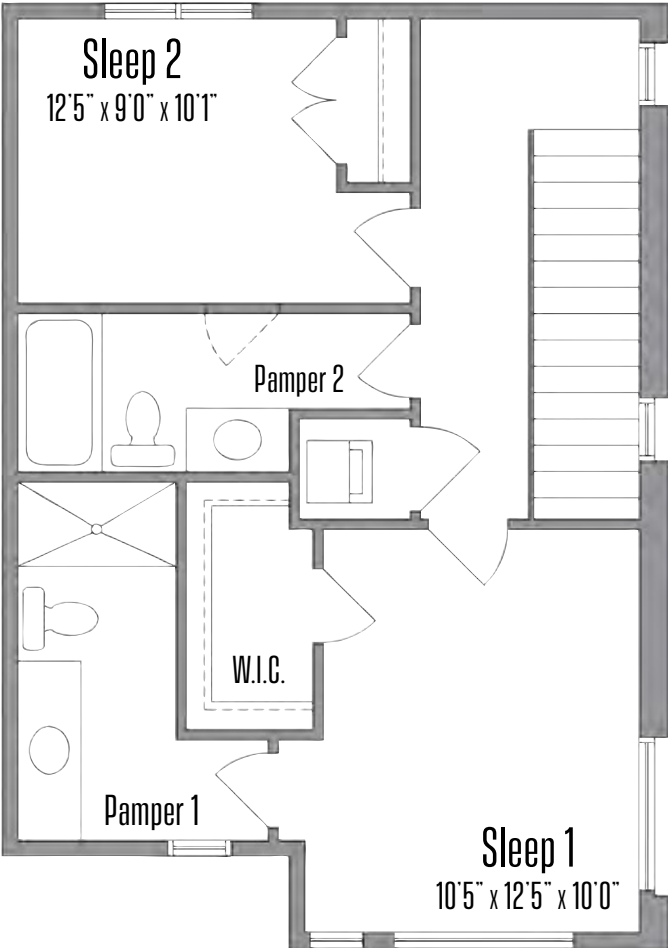


GROUND FLOOR

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MAIN FLOOR



THIRD FLOOR



MODERN GEORGIAN TOWNS



FRESH

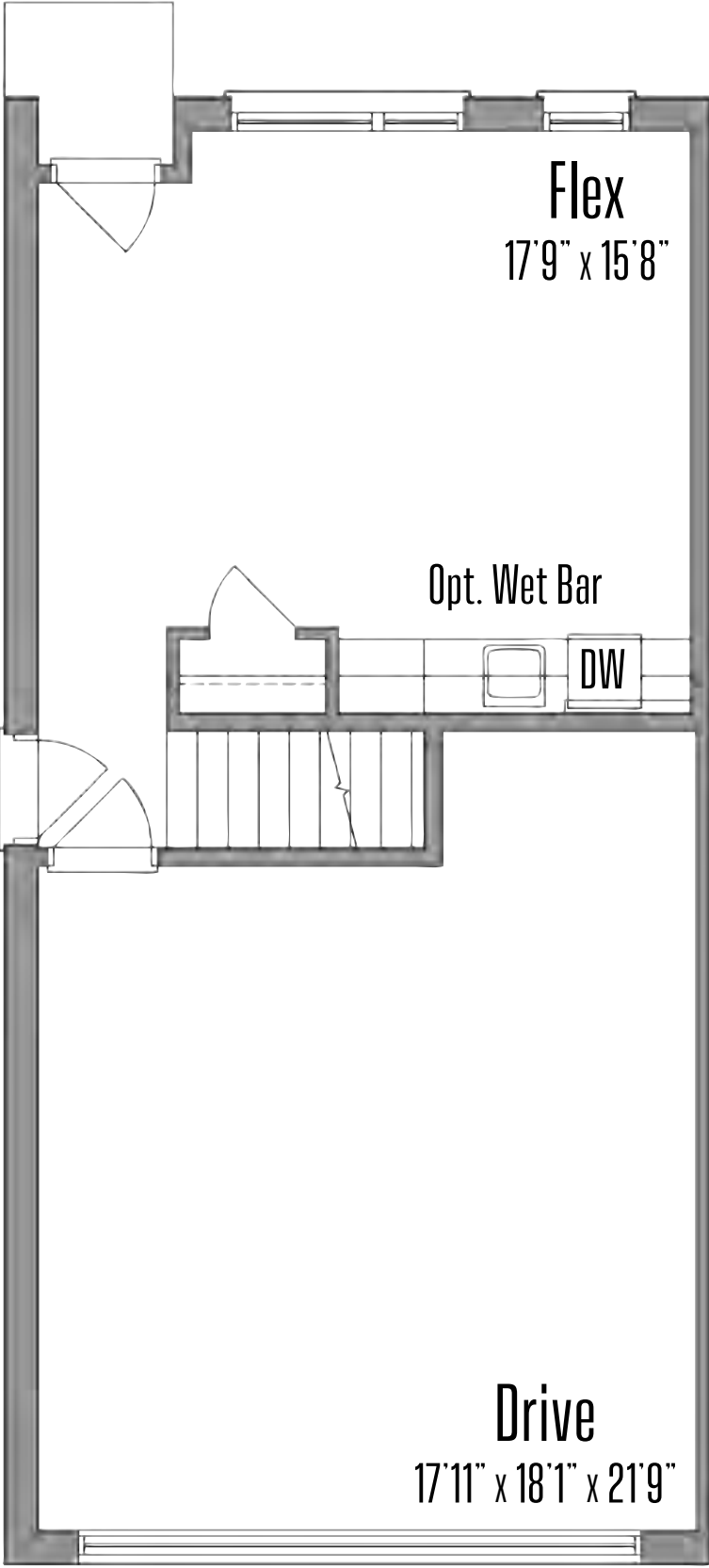
MODERN
GEORGIAN

1950 Sq. Ft.
2156 Sq. Ft. w/ alt Suite
3 Beds, Opt. 4, 5
2 Bath, Opt. 2.5, 3, 3.5, 4

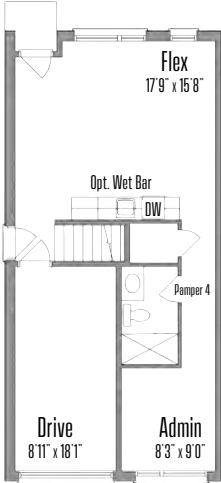
Homes #17 & #19 will be constructed without end unit condition main and third floor windows, with the ground floor side yard door fire rated, as per O.B.C. E&OE.

SEAN.

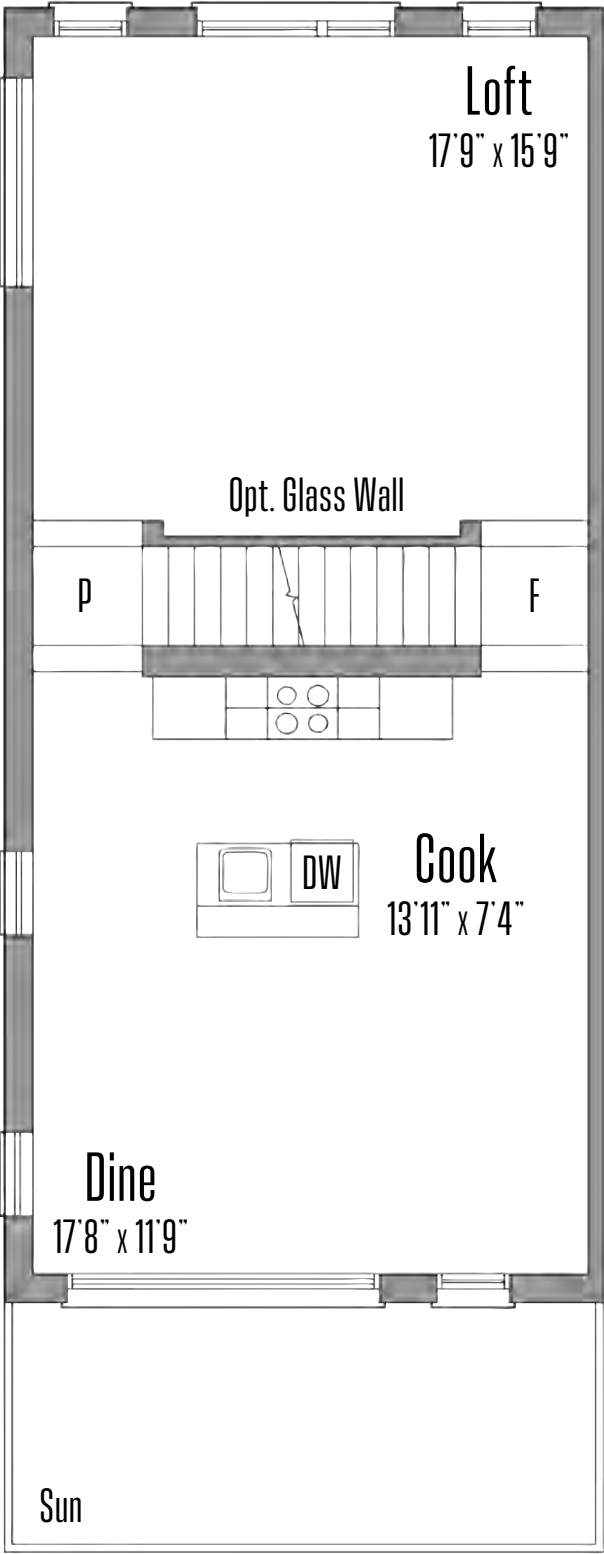
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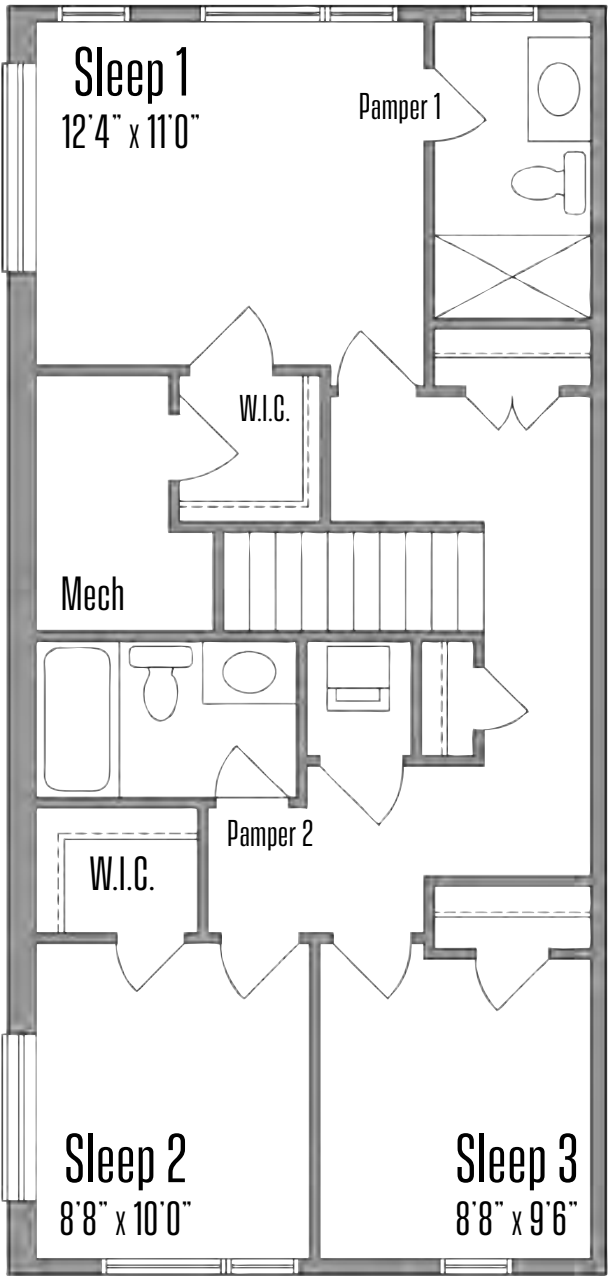
GROUND FLOOR



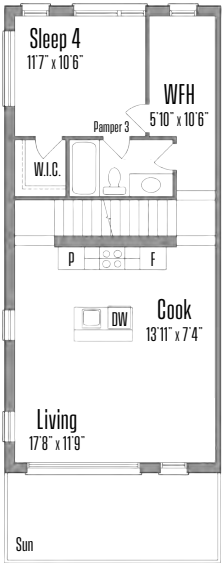
ALT.
GROUND
FLOOR



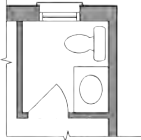
MAIN FLOOR



THIRD FLOOR



ALT. MAIN FLOOR



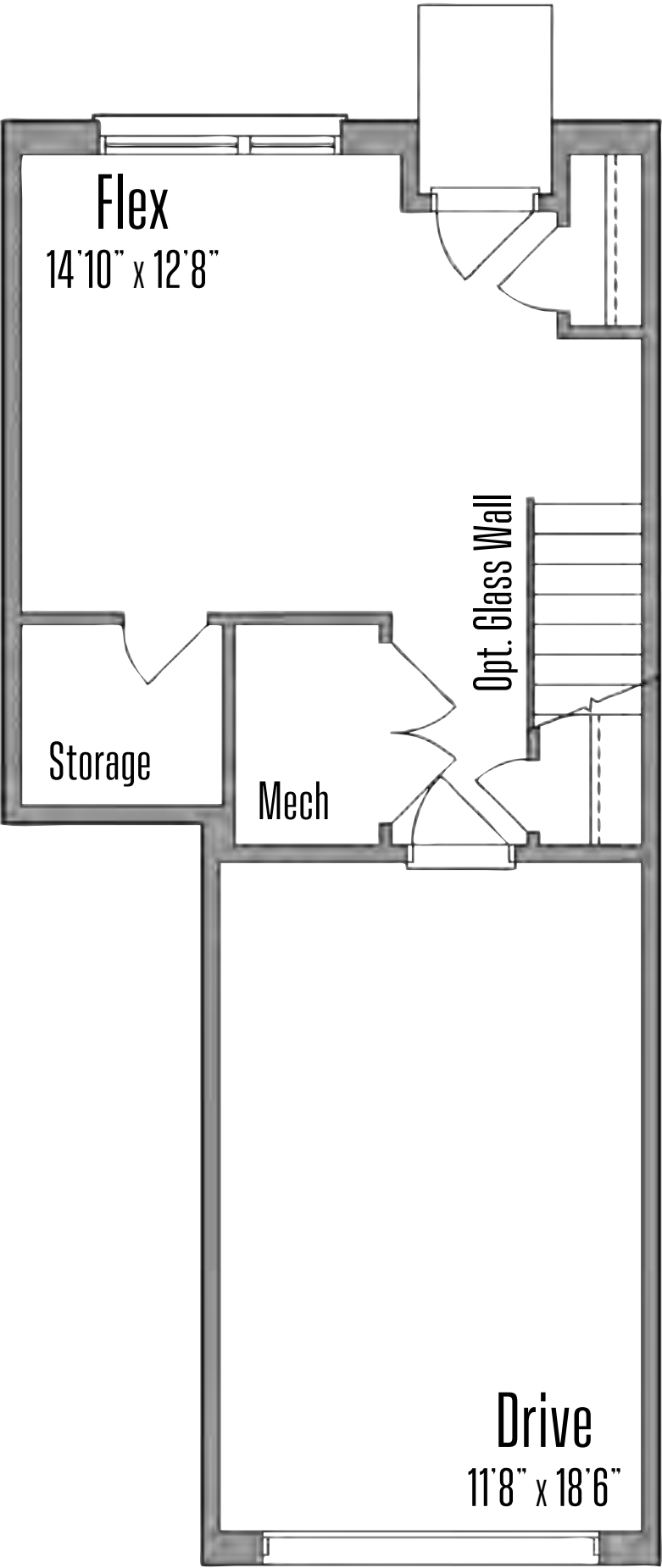
SMOOTH

MODERN
GEORGIAN

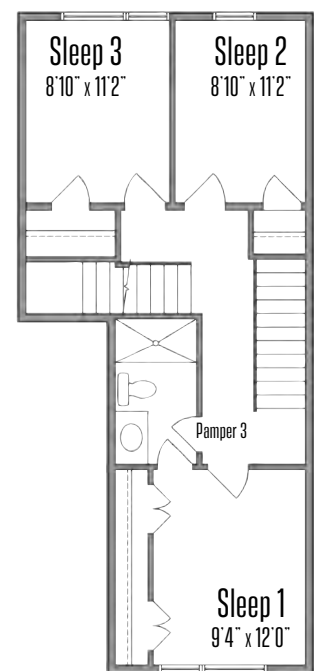
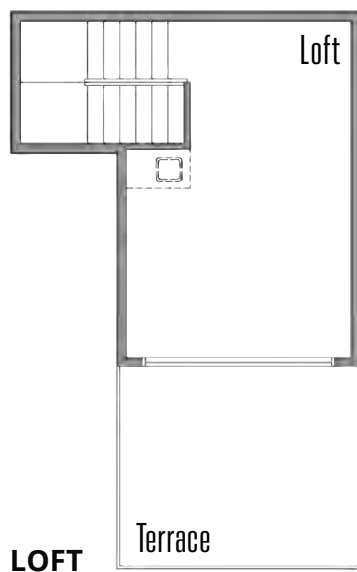
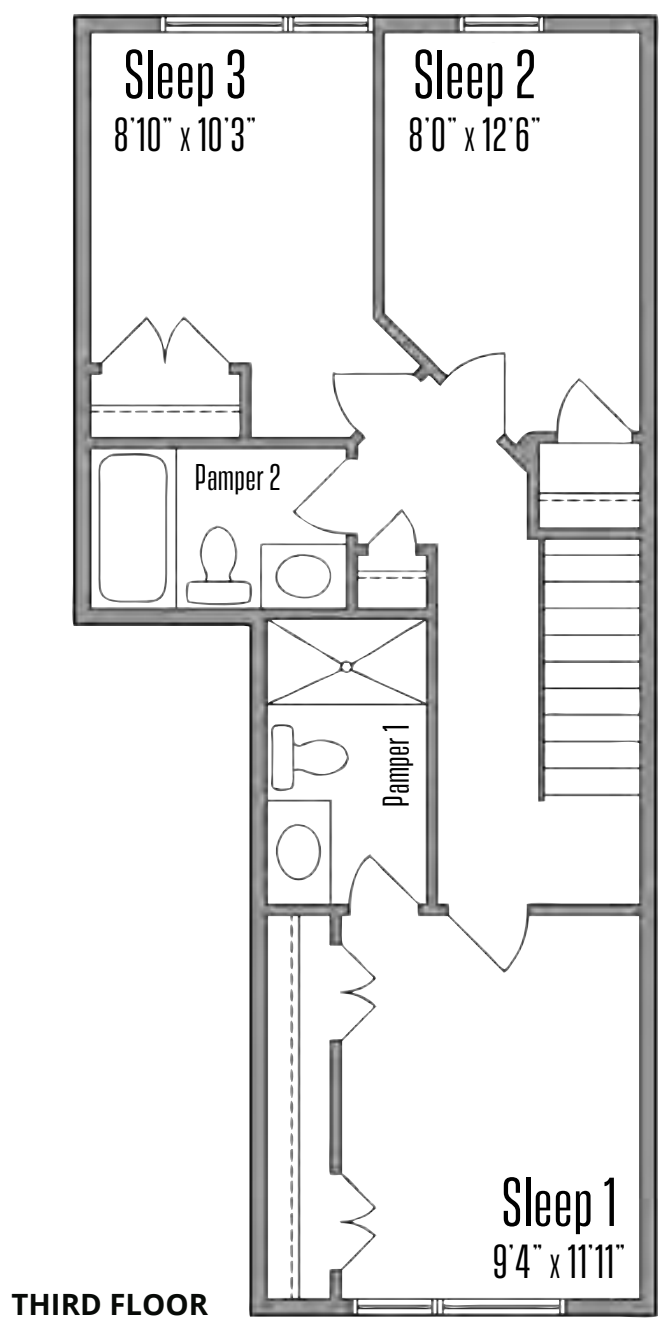
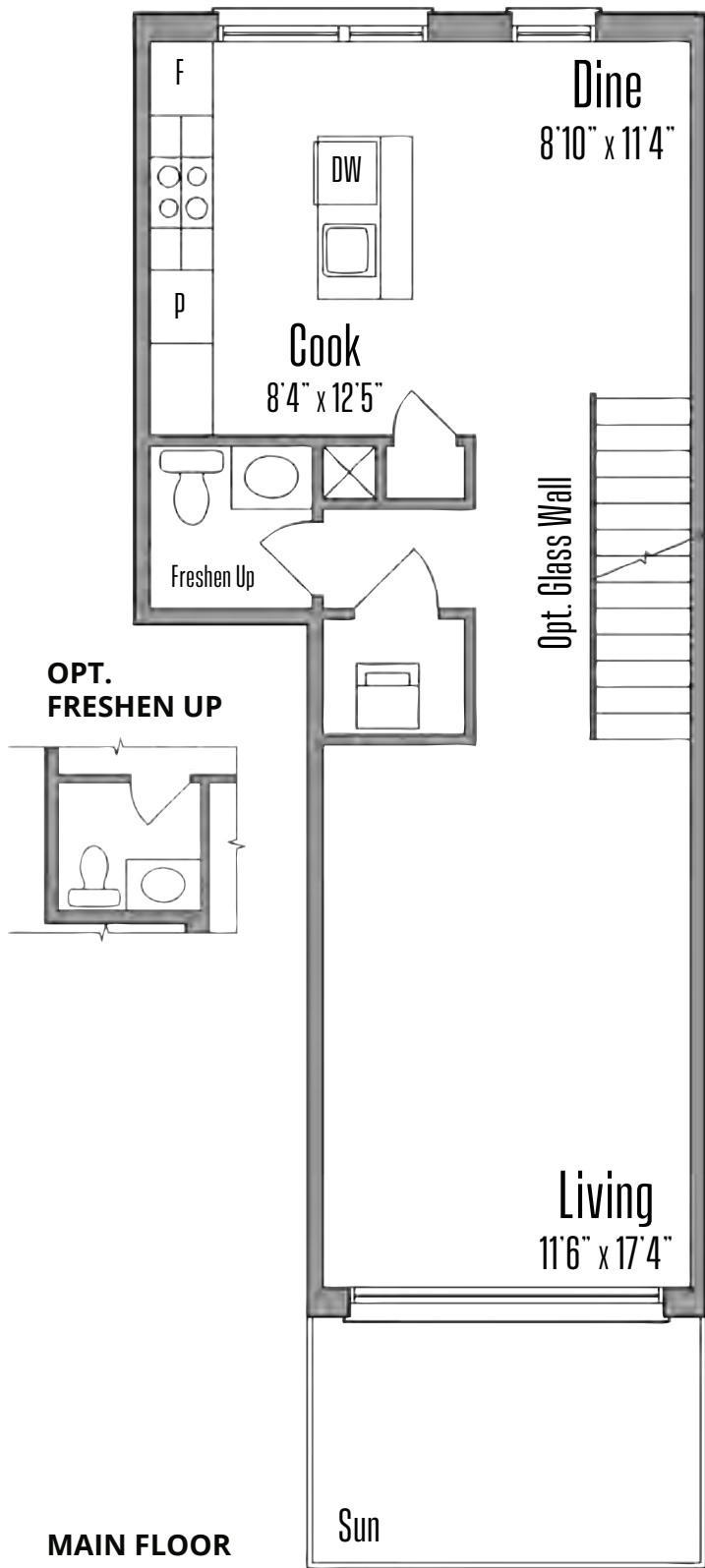
1601 Sq. Ft.
1815 Sq. Ft. w/ Loft
3 Beds
2 Bath, Opt. 2.5, 3, 3.5, 4, 4.5

SEAN.

ALL AREAS AND STATED ROOM
DIMENSIONS ARE APPROXIMATE.
FURNITURE IS NOT INCLUDED. SIZES
AND SPECIFICATIONS ARE SUBJECT TO
CHANGE WITHOUT NOTICE. ACTUAL
USABLE FLOOR AREA MAY VARY FROM
STATED FLOOR AREA. END UNIT
WINDOWS SHOWN FOR END UNIT
CONDITION ONLY. WINDOWS ON SIDE
WALLS ARE SHOWN FOR END UNIT
CONDITION ONLY, AND ARE
NOT REPRESENTATIVE FOR INTERNAL
UNIT CONDITION. ALL RENDERINGS
AND HOME SITINGS ARE ARTIST'S
IMPRESSIONS. E . & O . E .



GROUND FLOOR



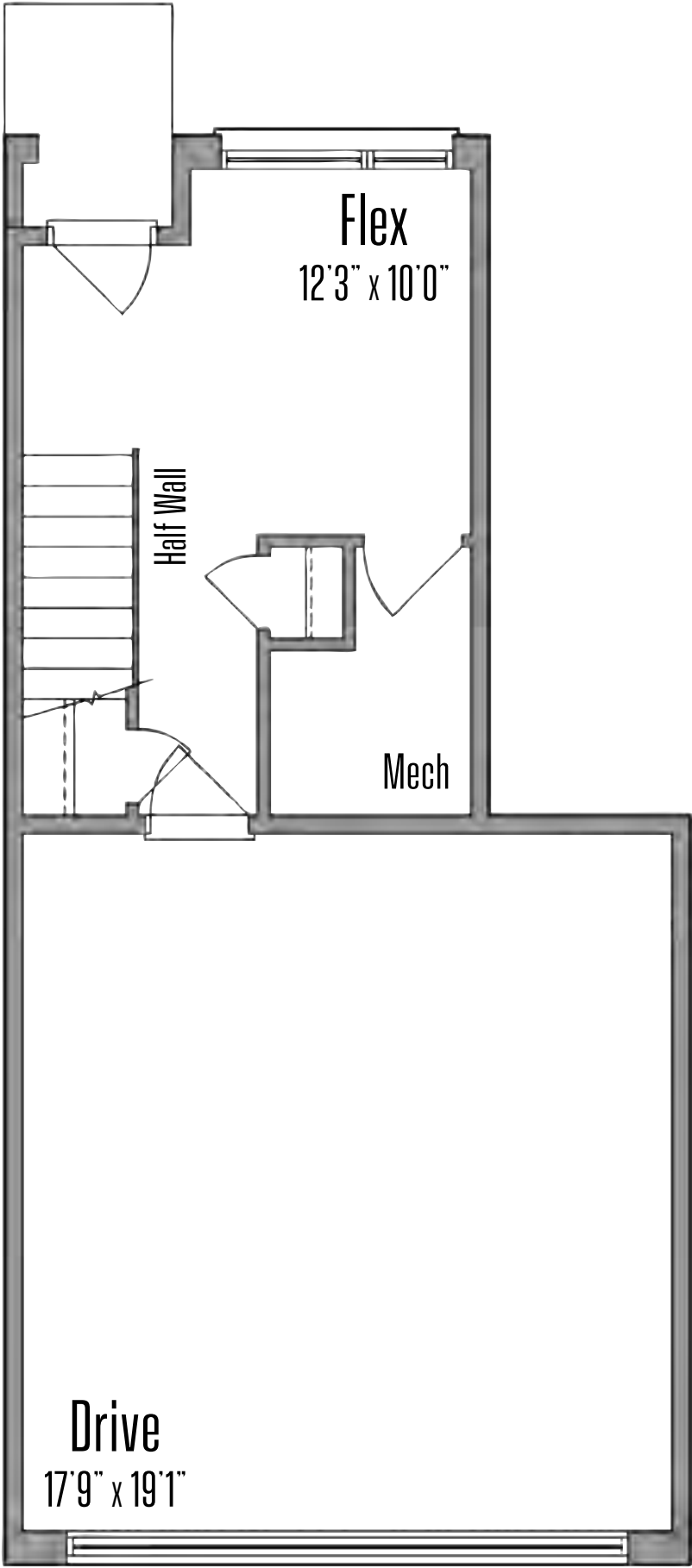
COOL

MODERN
GEORGIAN

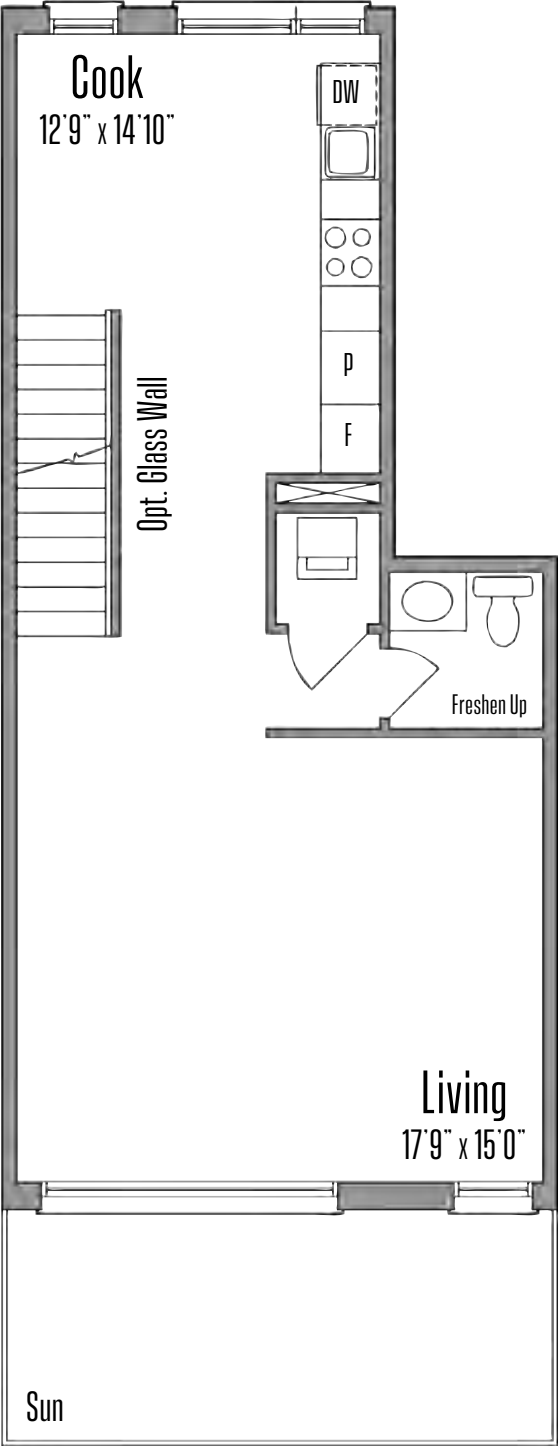
1540 Sq. Ft.
1766 Sq. Ft. w/ Loft
3 Beds
2 Bath, Opt. 3, 3.5, 4, 4.5

SEAN.

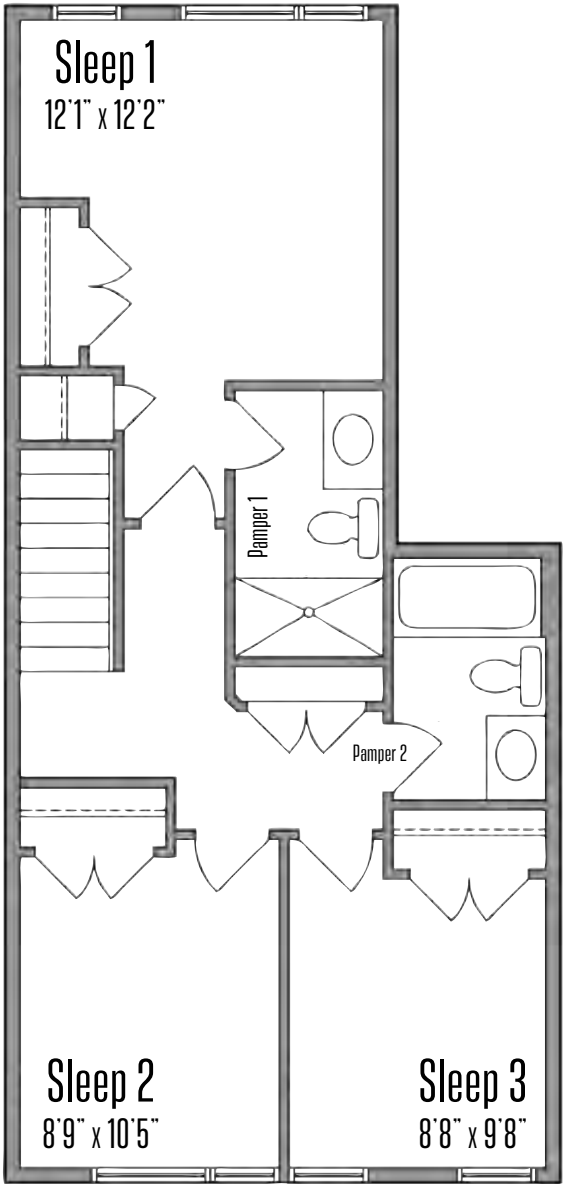
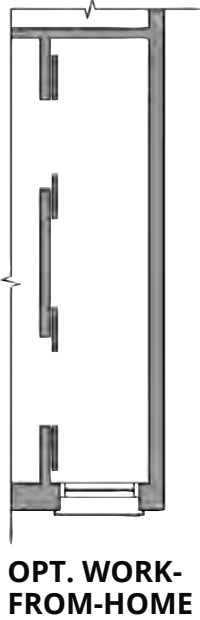
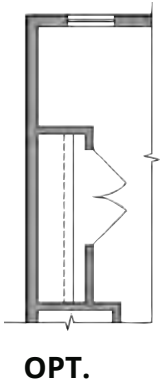
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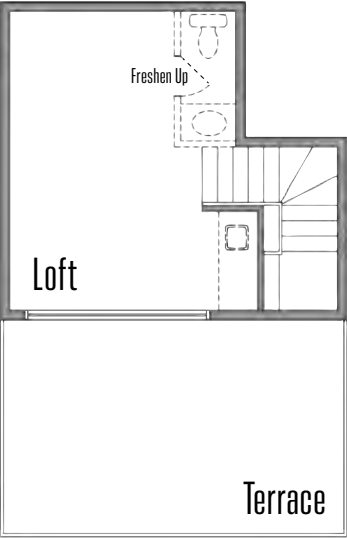
GROUND FLOOR



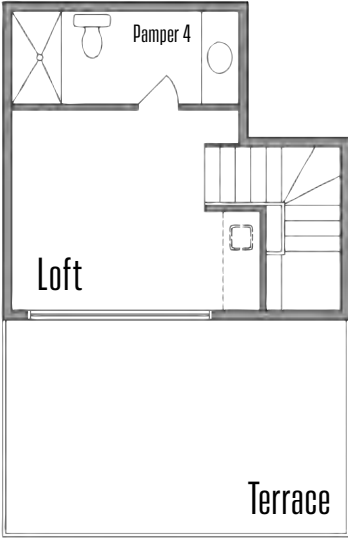
MAIN FLOOR



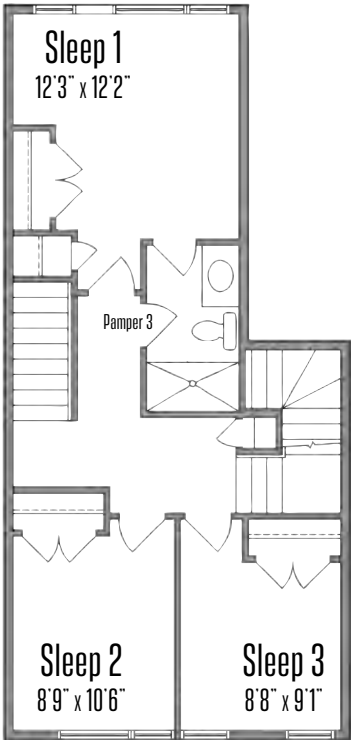
THIRD FLOOR



LOFT



LOFT WITH PAMPER



ALT. THIRD FLOOR (LOFT)



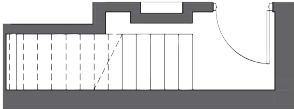
CONDOMINIUM



UNIT 201

CONDOMINIUM

1621 Sq. Ft.
3 Beds
2.5 Bath



SEAN.



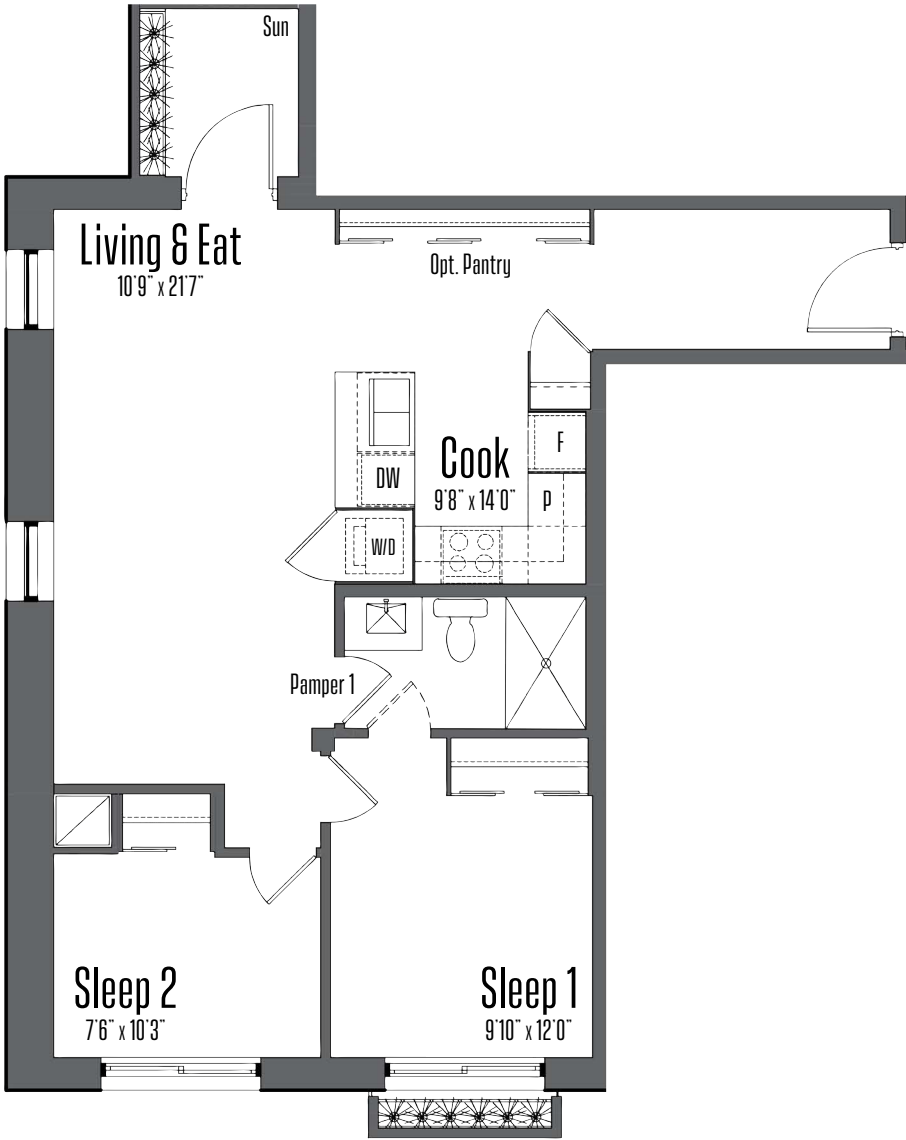
2ND FLOOR

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UNIT 301

CONDOMINIUM

840 Sq. Ft.
2 Beds
1 Bath



3RD FLOOR

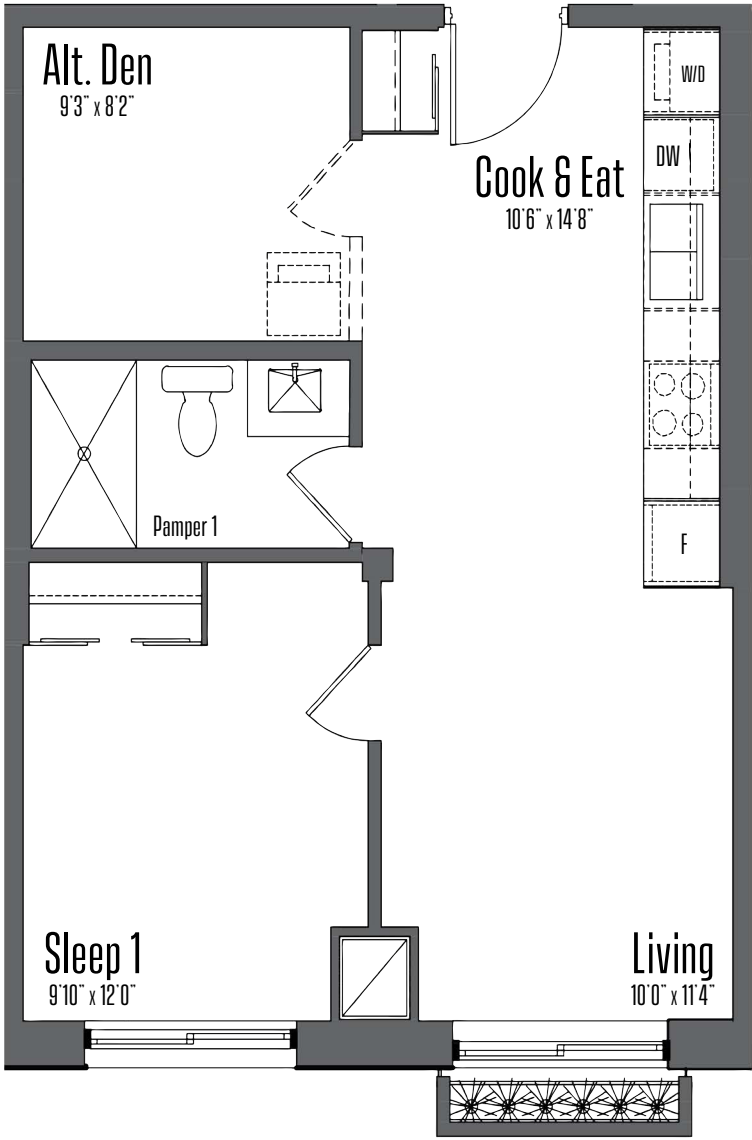
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UNIT 302

CONDOMINIUM

600 Sq. Ft.
1 Bed + Den
1 Bath



SEAN.

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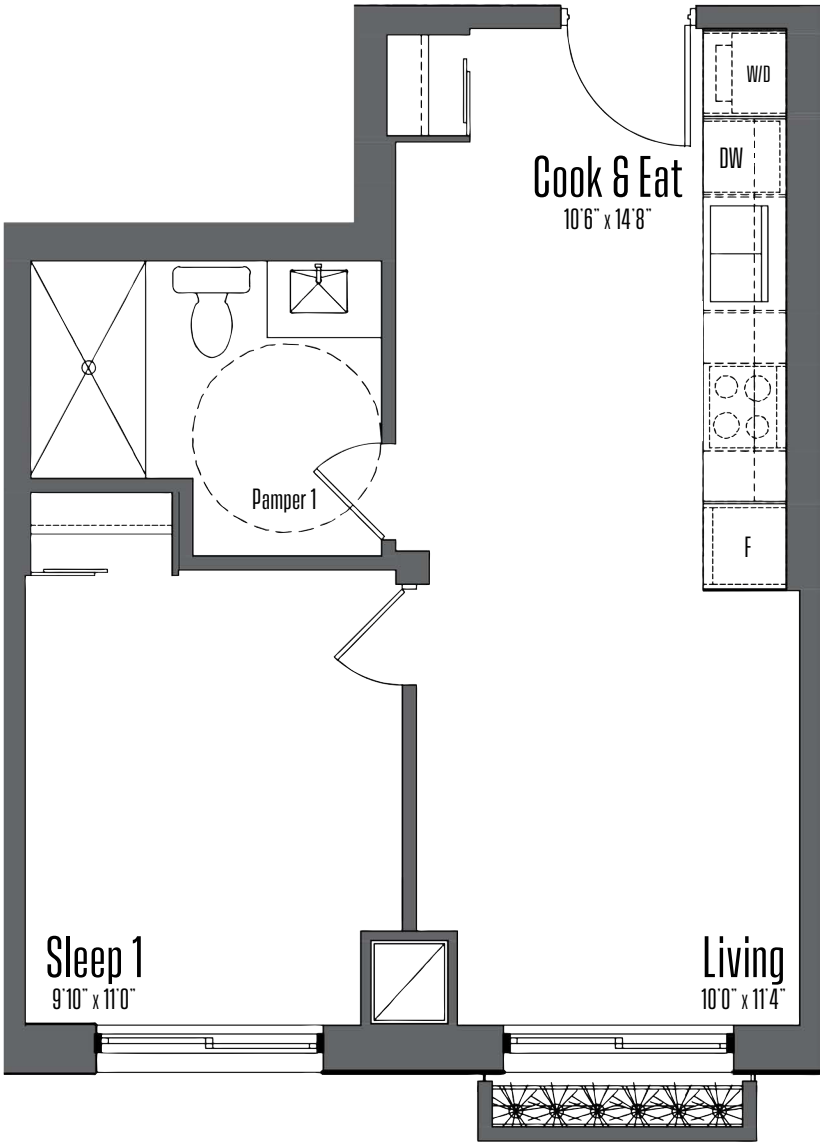


3RD FLOOR

UNIT 303

CONDOMINIUM

555 Sq. Ft.
1 Beds
1 Bath



3RD FLOOR

SEAN.

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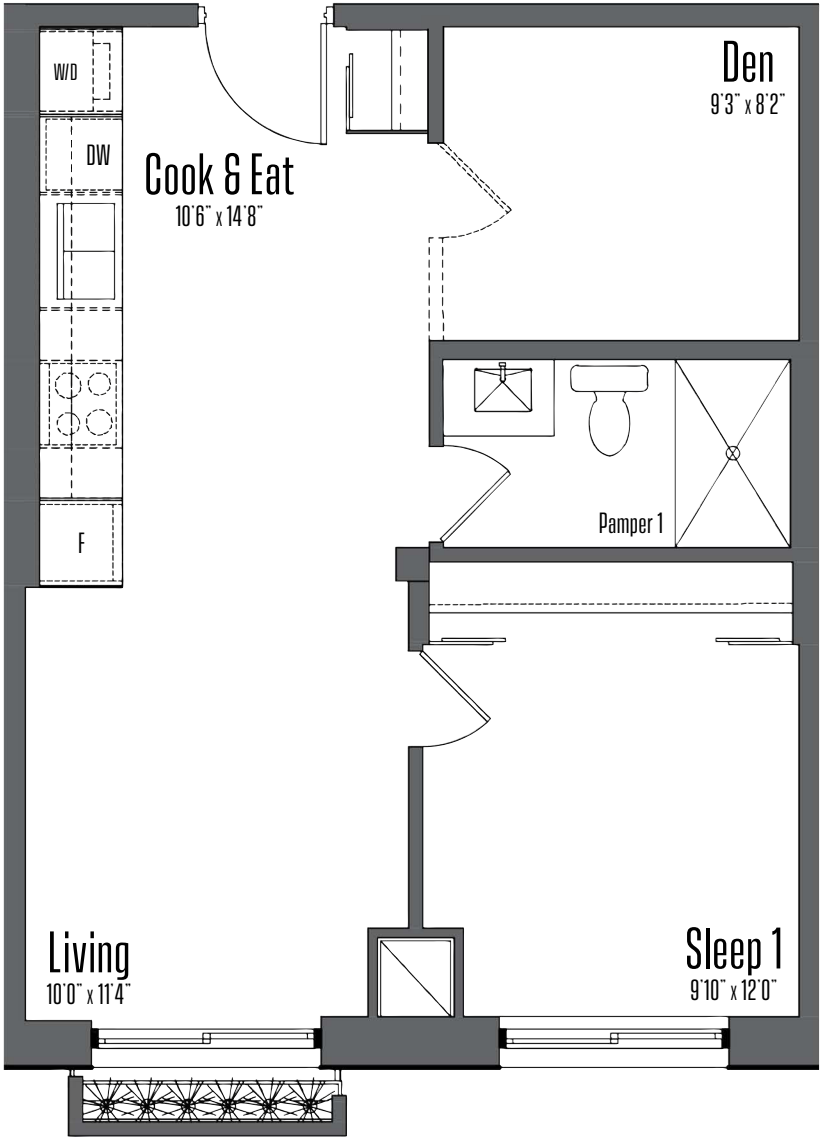
UNIT 304

CONDOMINIUM

600 Sq. Ft.
1 Bed + Den
1 Bath

SEAN.

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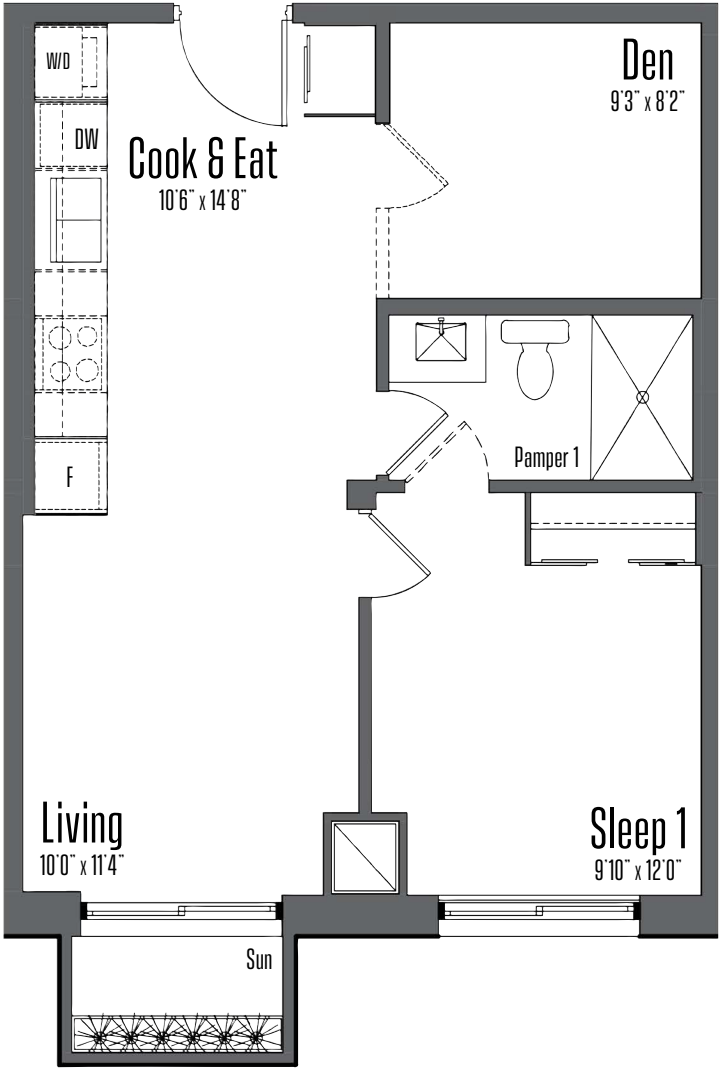


3RD FLOOR

UNIT 305

CONDOMINIUM

600 Sq. Ft.
1 Bed + Den
1 Bath



3RD FLOOR

SEAN.

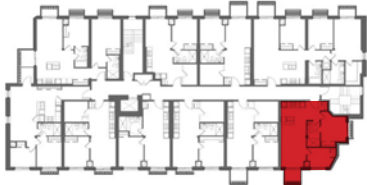
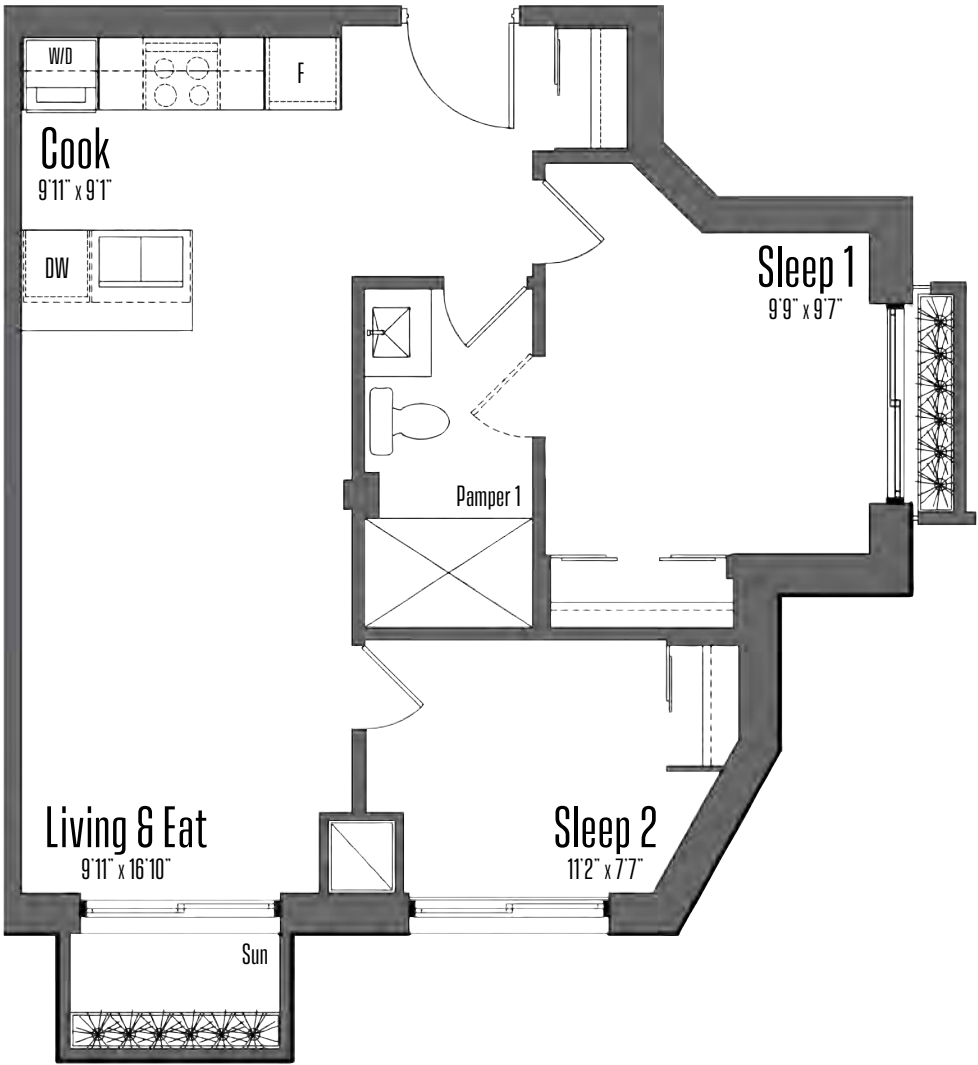
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UNIT 306

CONDOMINIUM

682 Sq. Ft.
2 Beds
1 Bath

SEAN.



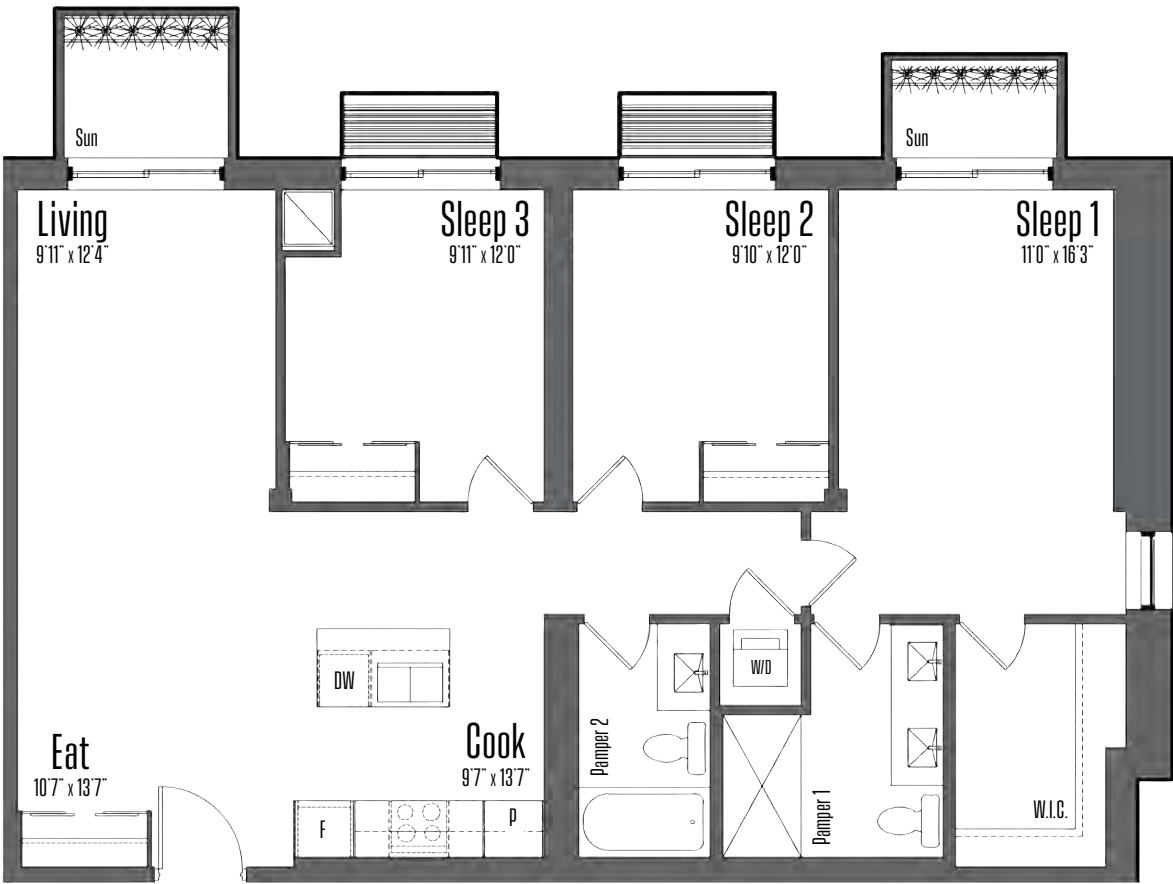
3RD FLOOR

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UNIT 307

CONDOMINIUM

1260 Sq. Ft.
3 Beds
2 Bath



3RD FLOOR

SEAN.

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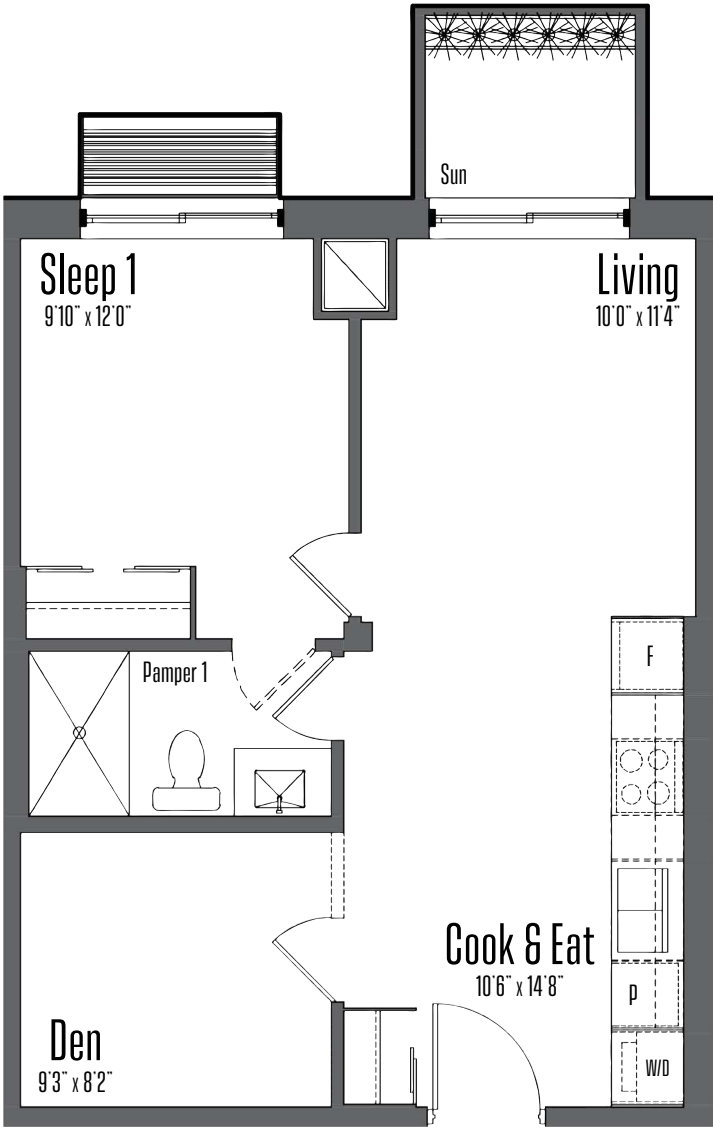
UNIT 308

CONDOMINIUM

600 Sq. Ft.
1 Bed + Den
1 Bath

SEAN.

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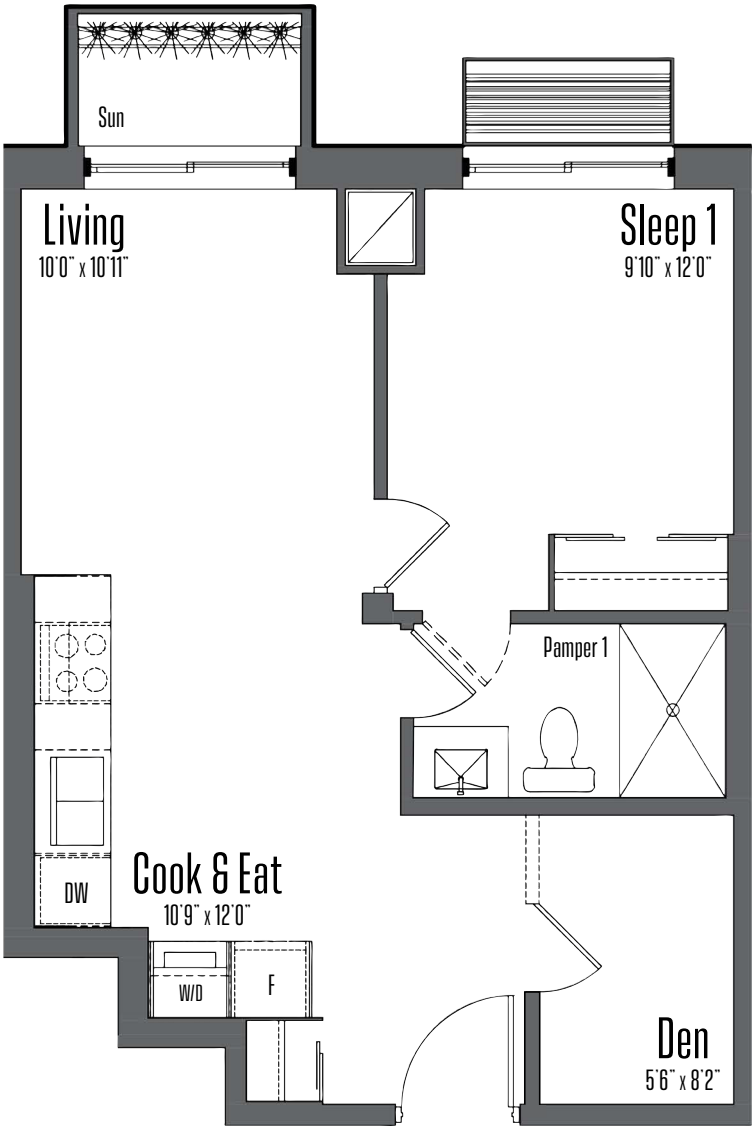


3RD FLOOR

UNIT 309

CONDOMINIUM

590 Sq. Ft.
1 Bed
1 Bath



3RD FLOOR

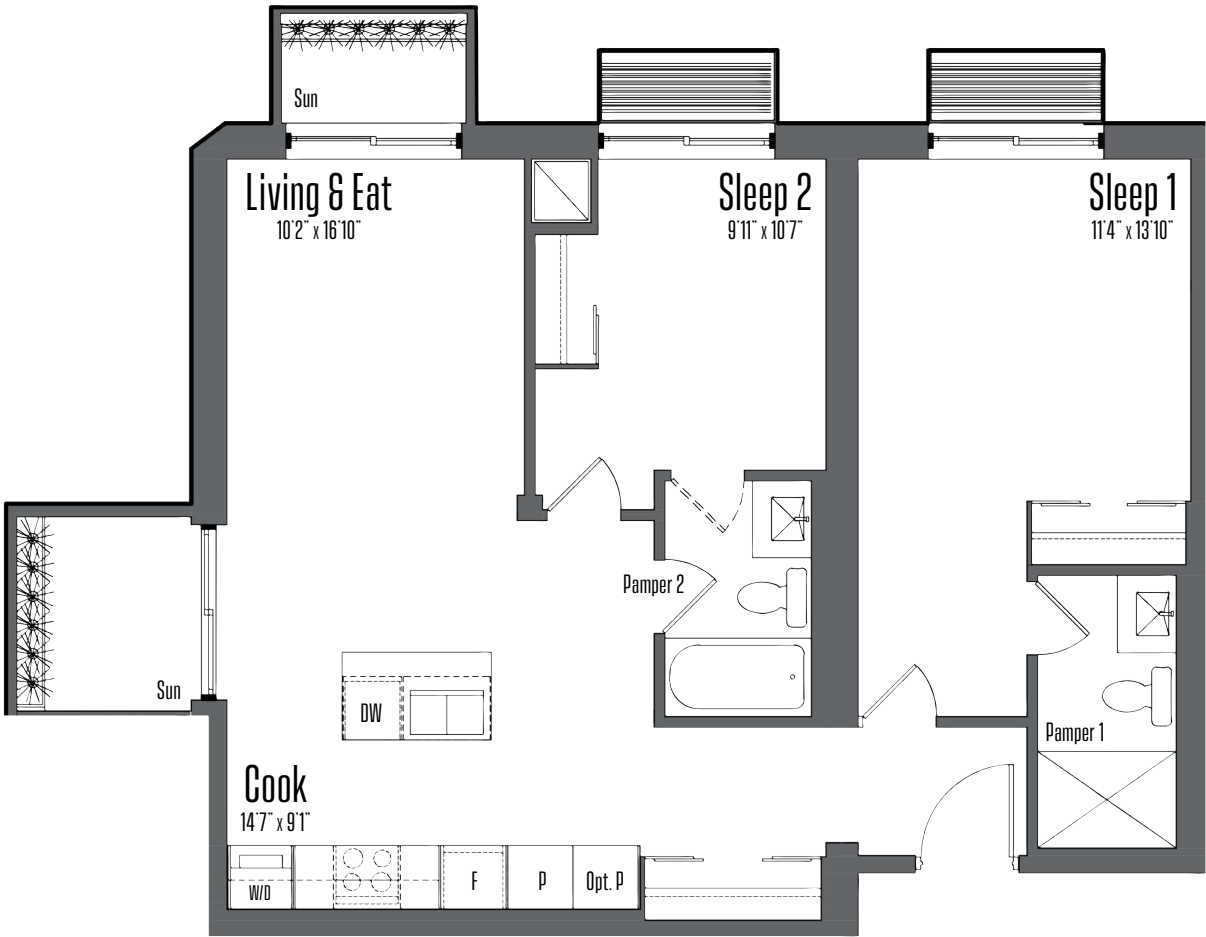
SEAN.

ALL AREAS AND STATED ROOM DIMENSIONS ARE APPROXIMATE. FURNITURE IS NOT INCLUDED. SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USABLE FLOOR AREA MAY VARY FROM STATED FLOOR AREA. END UNIT WINDOWS SHOWN FOR END UNIT CONDITION ONLY. WINDOWS ON SIDE WALLS ARE SHOWN FOR END UNIT CONDITION ONLY, AND ARE NOT REPRESENTATIVE FOR INTERNAL UNIT CONDITION. ALL RENDERINGS AND HOME SITINGS ARE ARTIST'S IMPRESSIONS. E. & O. E.

UNIT 310

CONDOMINIUM

957 Sq. Ft.
2 Beds
2 Bath



SEAN.



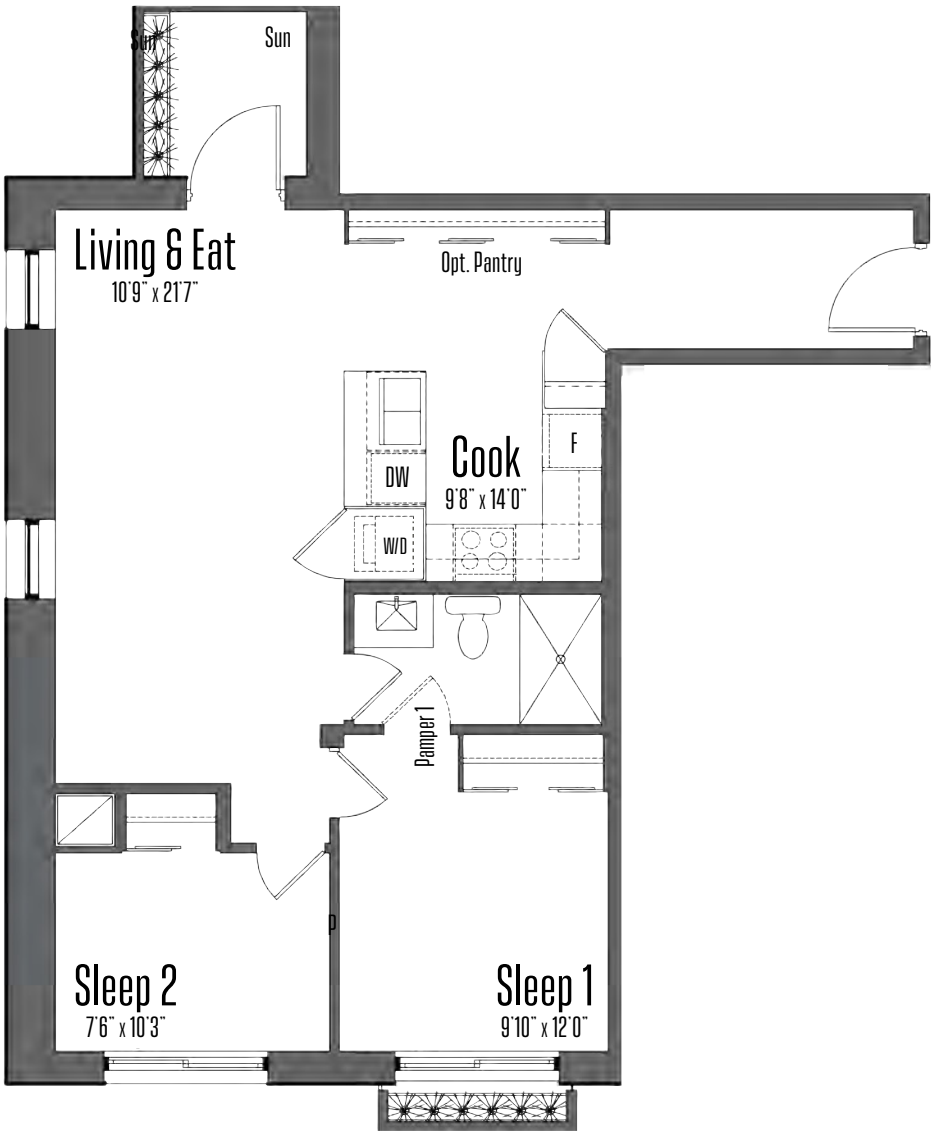
3RD FLOOR

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UNIT 401/501

CONDOMINIUM

840 Sq. Ft.
2 Beds
1 Bath



4TH/5TH FLOOR

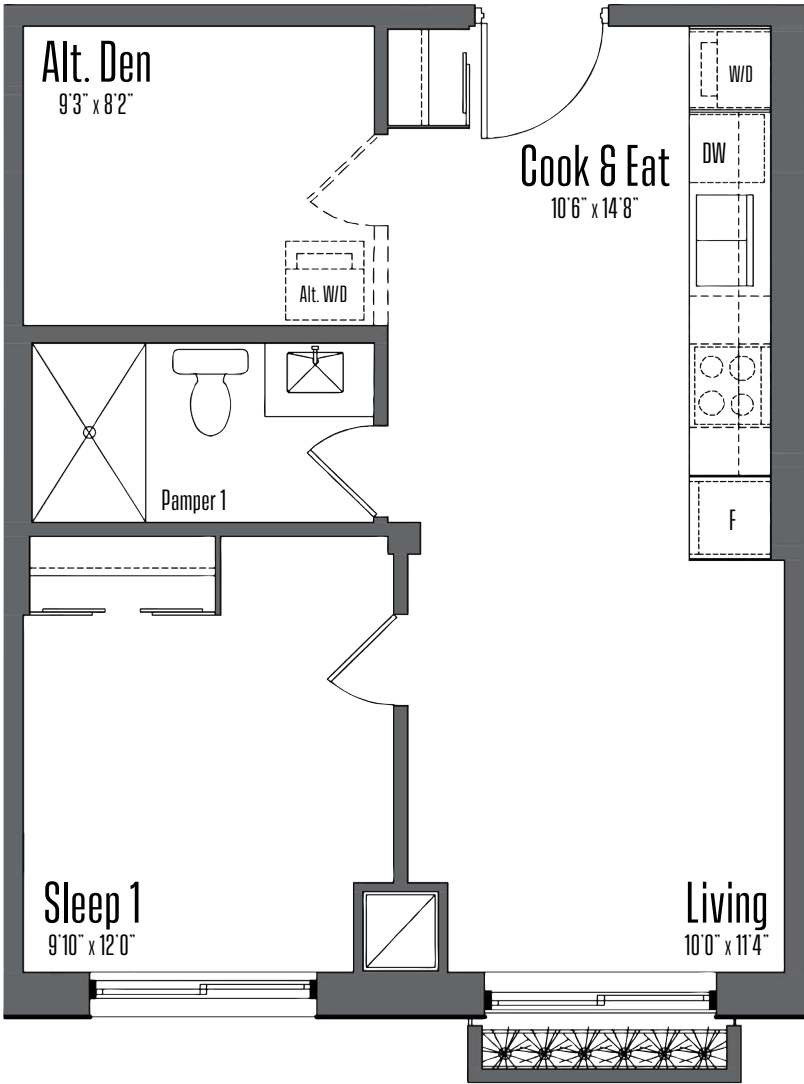
SEAN.

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UNIT 402/502

CONDOMINIUM

600 Sq. Ft.
1 Bed + Den
1 Bath



SEAN.



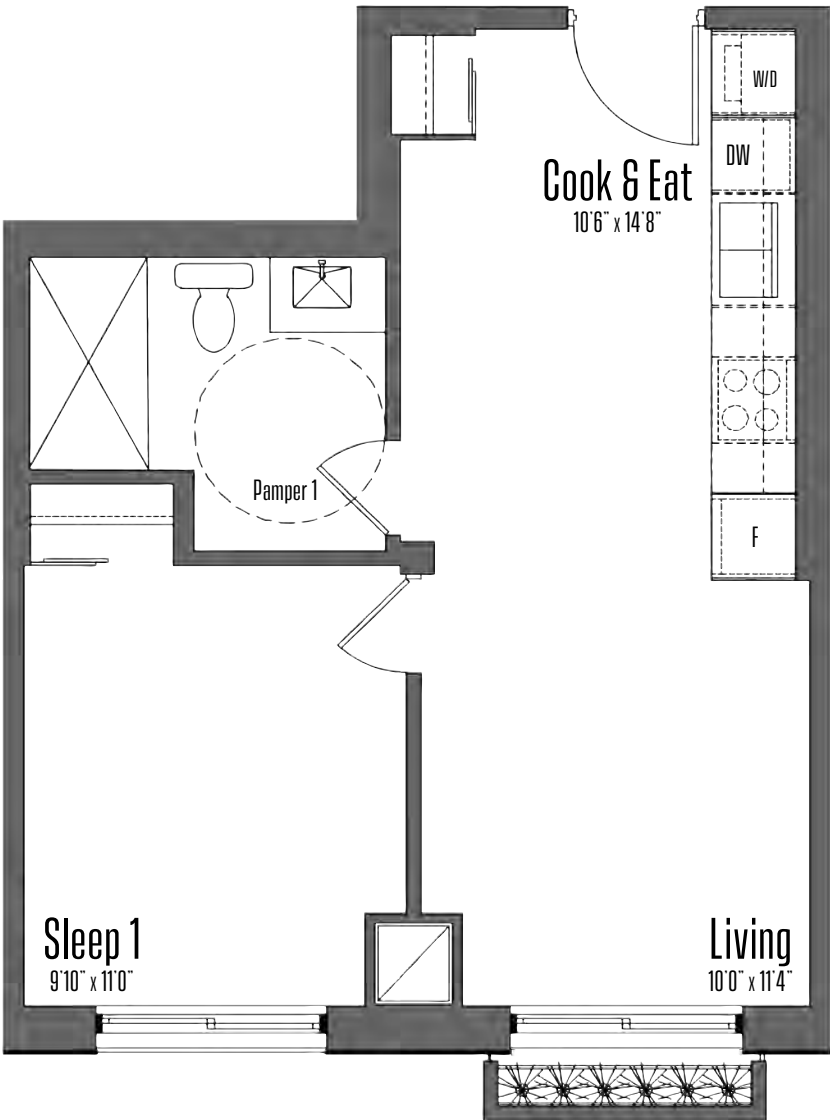
4TH/5TH FLOOR

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UNIT 403/503

CONDOMINIUM

555 Sq. Ft.
1 Bed
1 Bath



4TH/5TH FLOOR

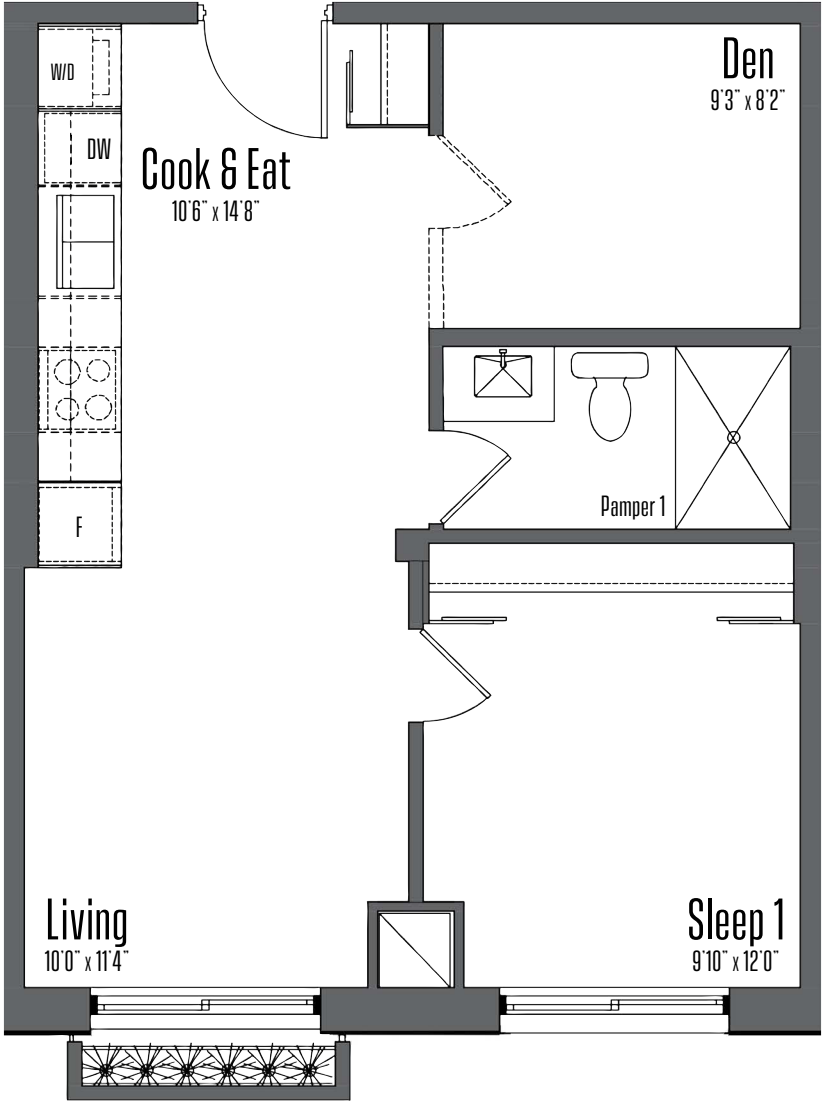
SEAN.

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UNIT 404/504

CONDOMINIUM

600 Sq. Ft.
1 Bed + Den
1 Bath



SEAN.



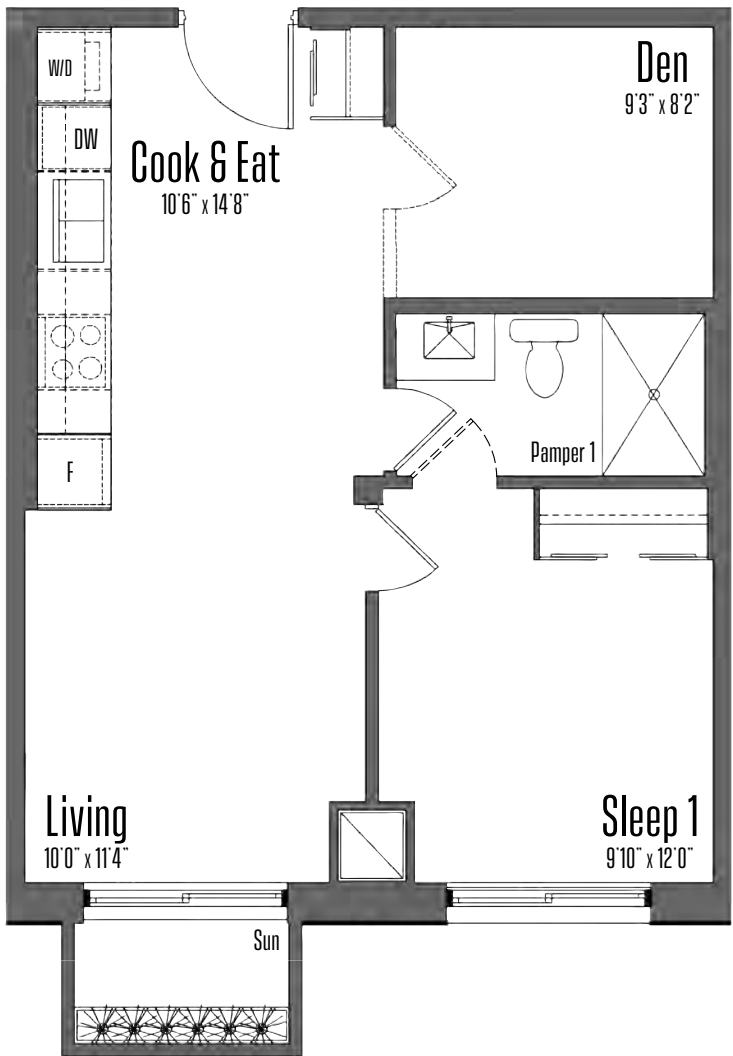
4TH/5TH FLOOR

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UNIT 405/505

CONDOMINIUM

600 Sq. Ft.
1 Bed + Den
1 Bath



4TH/5TH FLOOR

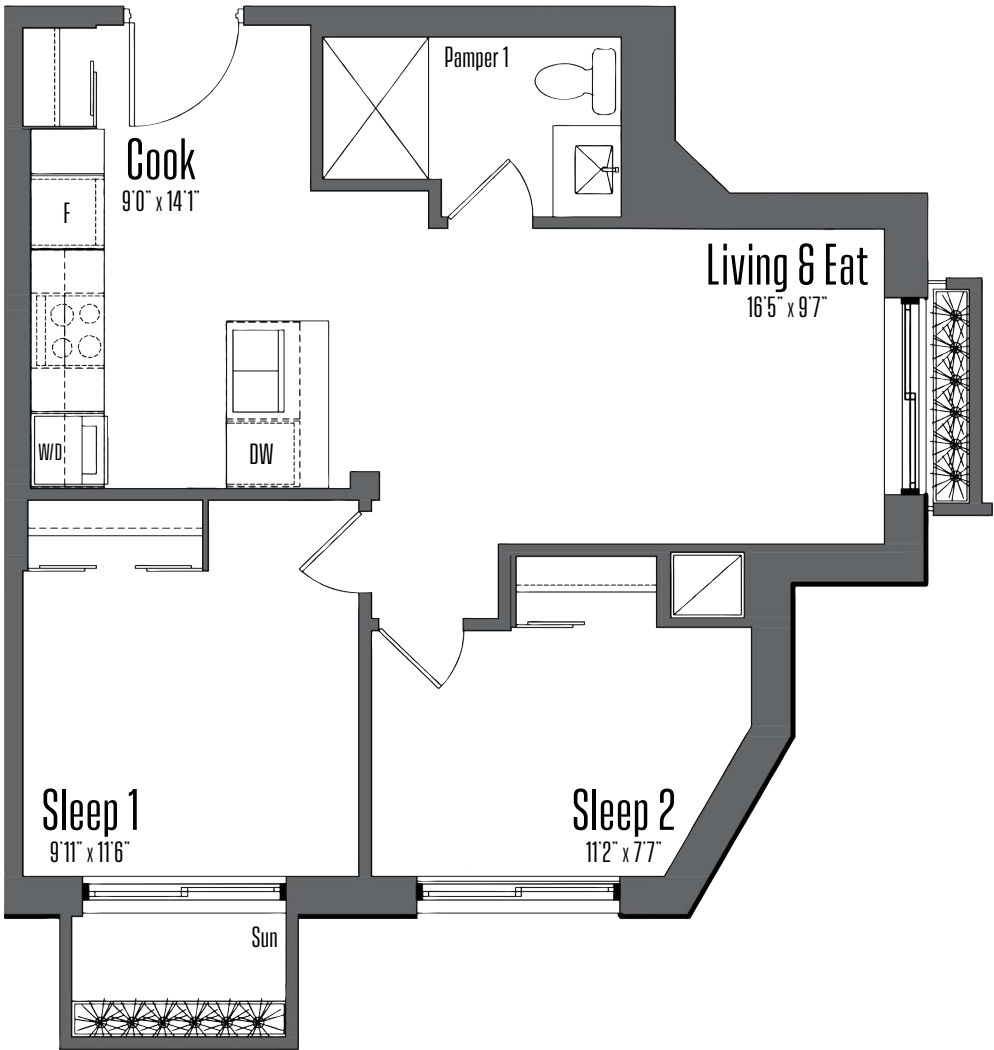
SEAN.

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UNIT 406/506

CONDOMINIUM

682 Sq. Ft.
2 Beds
1 Bath



SEAN.



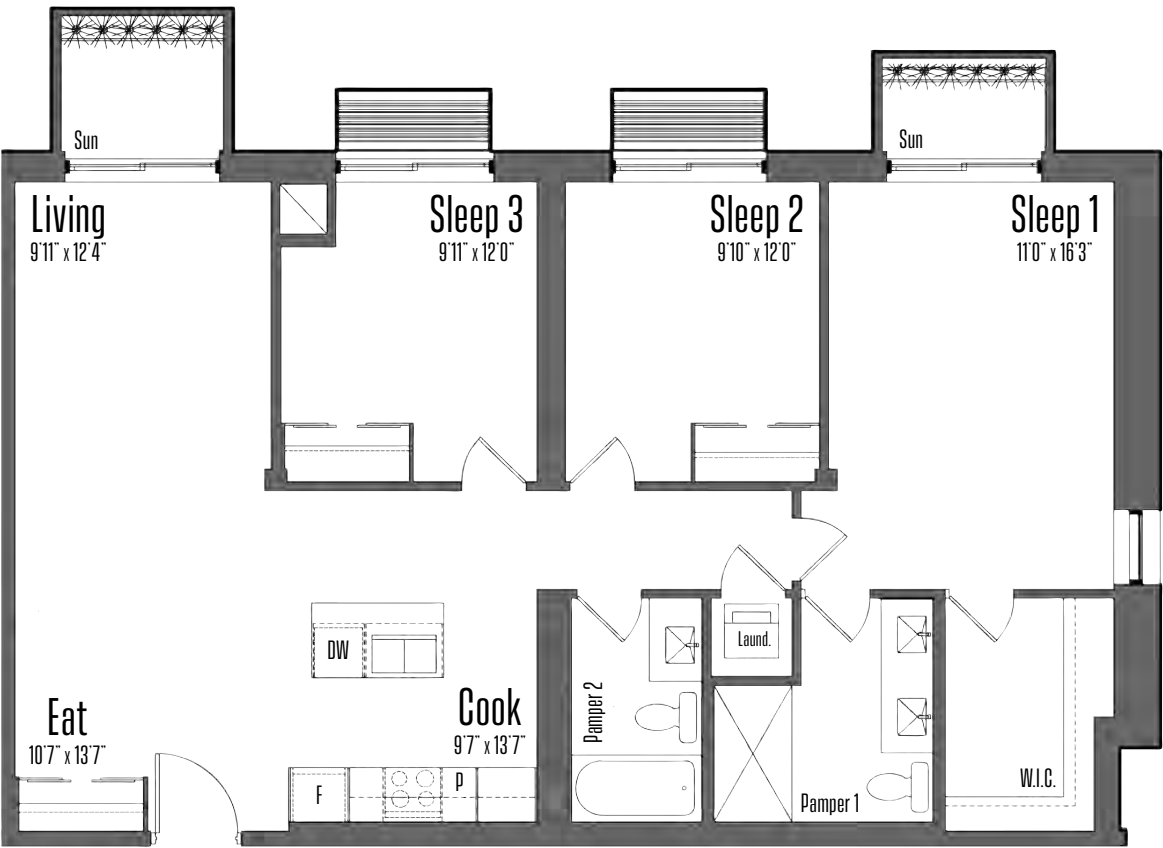
4TH/5TH FLOOR

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UNIT 407/507

CONDOMINIUM

1260 Sq. Ft.
3 Beds
2 Bath



4TH/5TH FLOOR

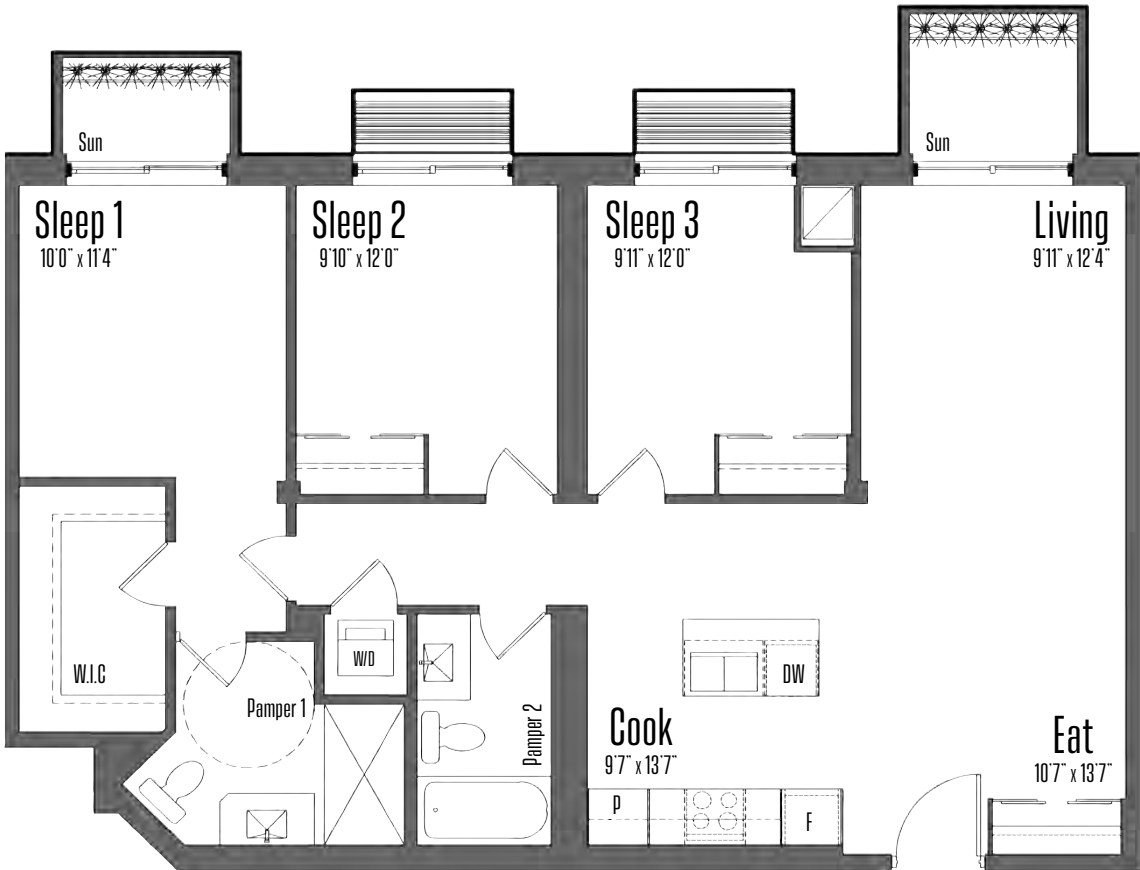
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UNIT 408/508

CONDOMINIUM

1195 Sq. Ft.
3 Beds
2 Bath



SEAN.

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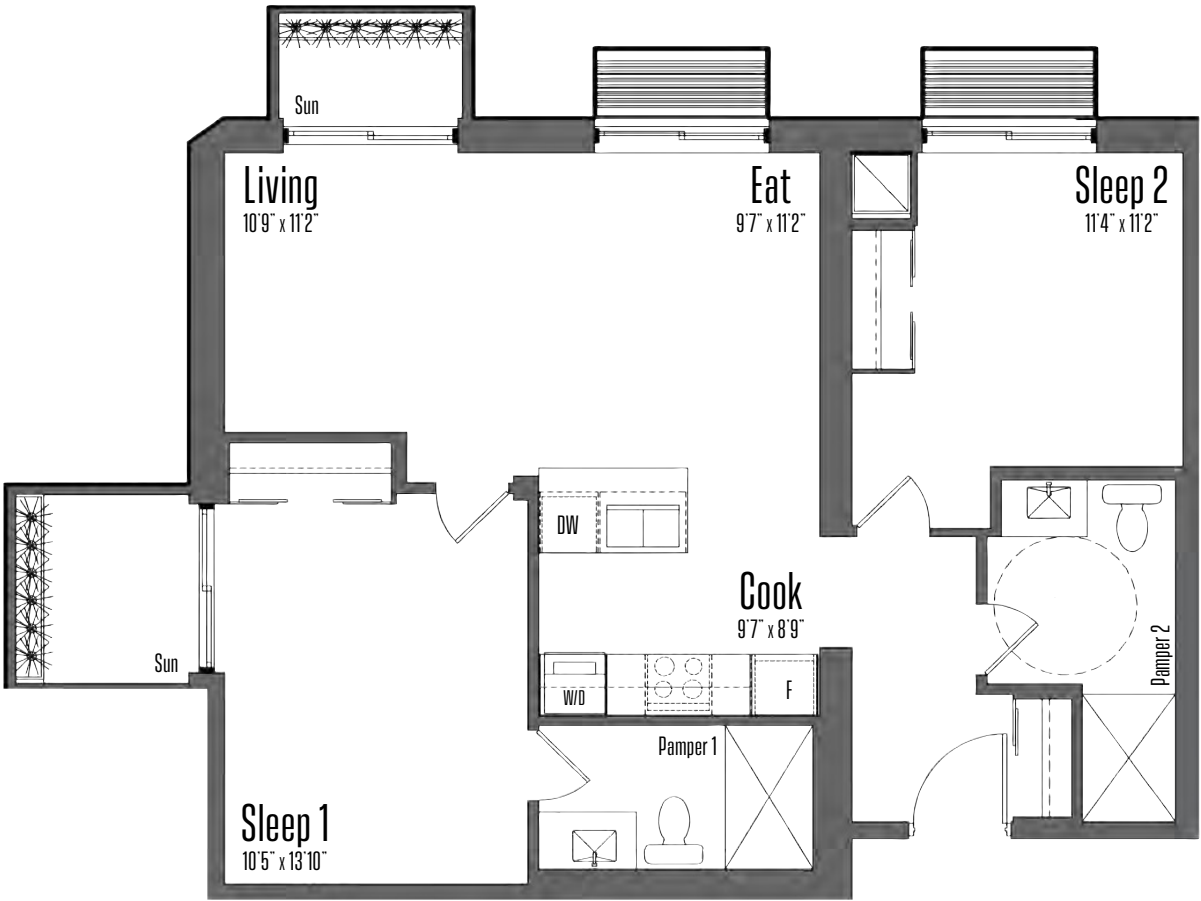


4TH/5TH FLOOR

UNIT 409/509

CONDOMINIUM

957 Sq. Ft.
2 Beds
2 Bath



4TH/5TH FLOOR

SEAN.

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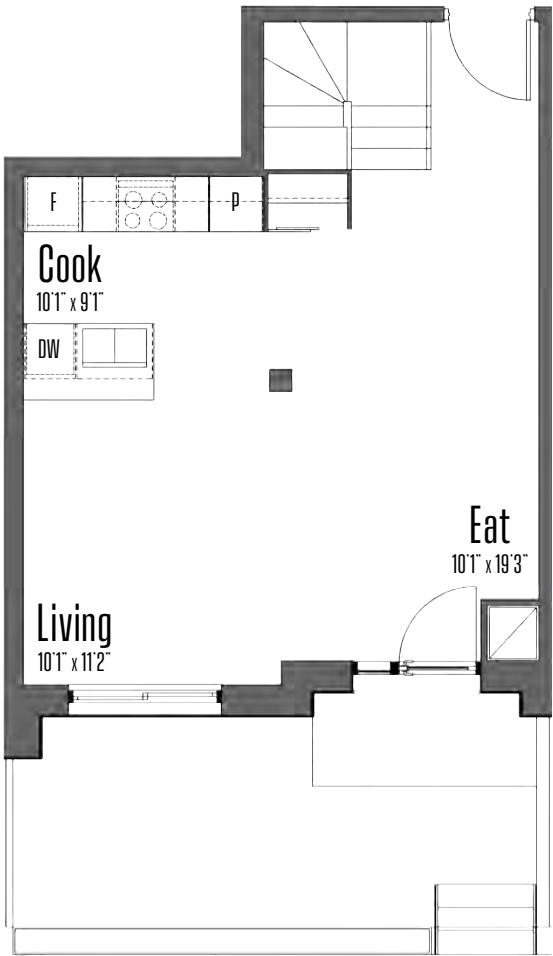
TWO-STOREY CONDOMINIUMS



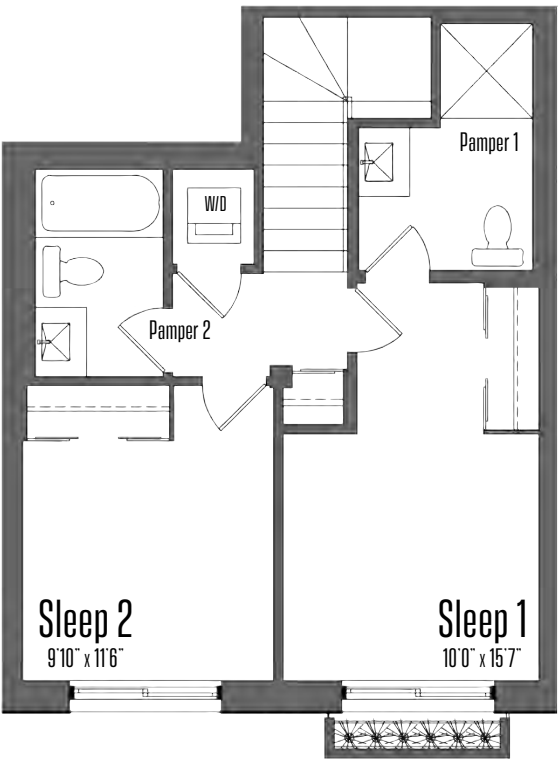
UNIT 101

CONDOMINIUM

1121 Sq. Ft.
2 Beds
2 Bath



GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



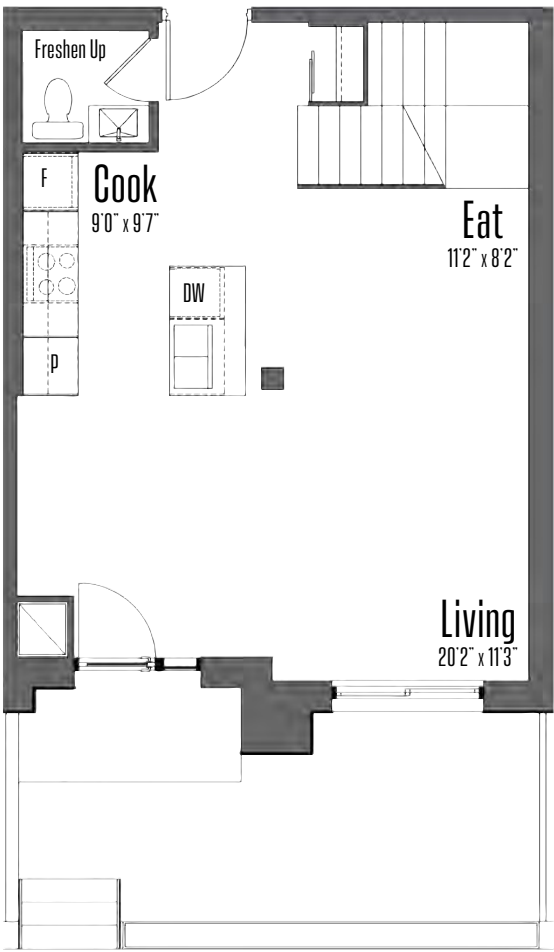
2ND FLOOR

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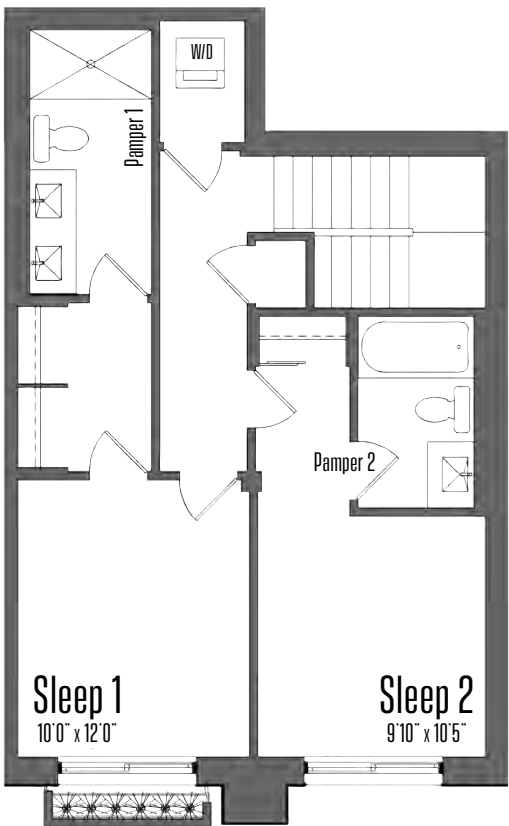
UNIT 102

CONDOMINIUM

1259 Sq. Ft.
2 Beds
2.5 Bath



GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



2ND FLOOR

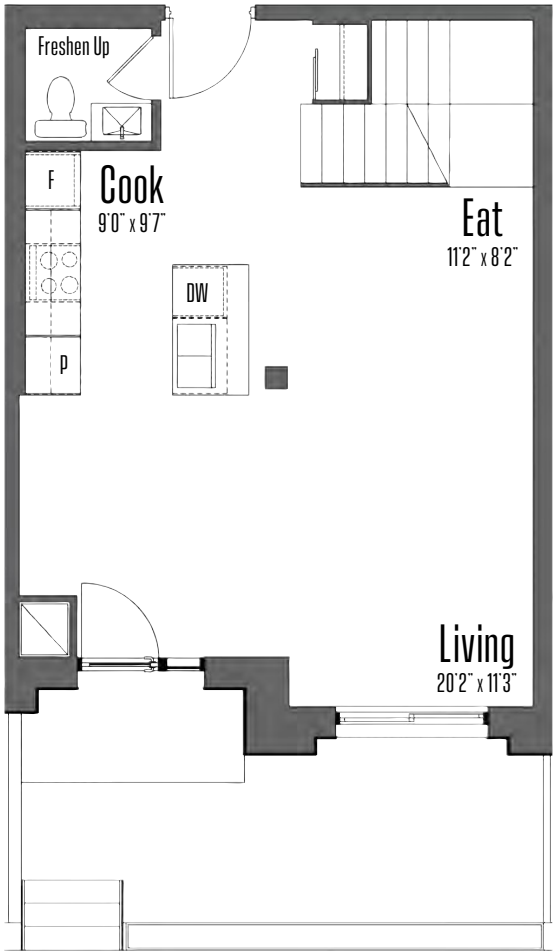
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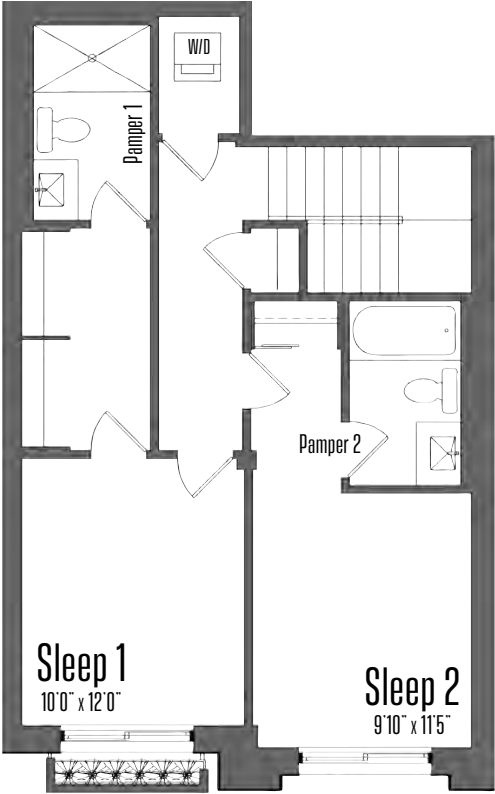
UNIT 103

CONDOMINIUM

1280 Sq. Ft.
2 Beds
2.5 Bath



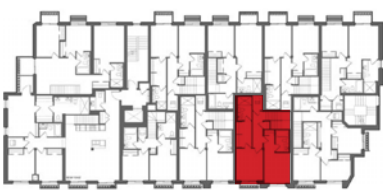
GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



2ND FLOOR

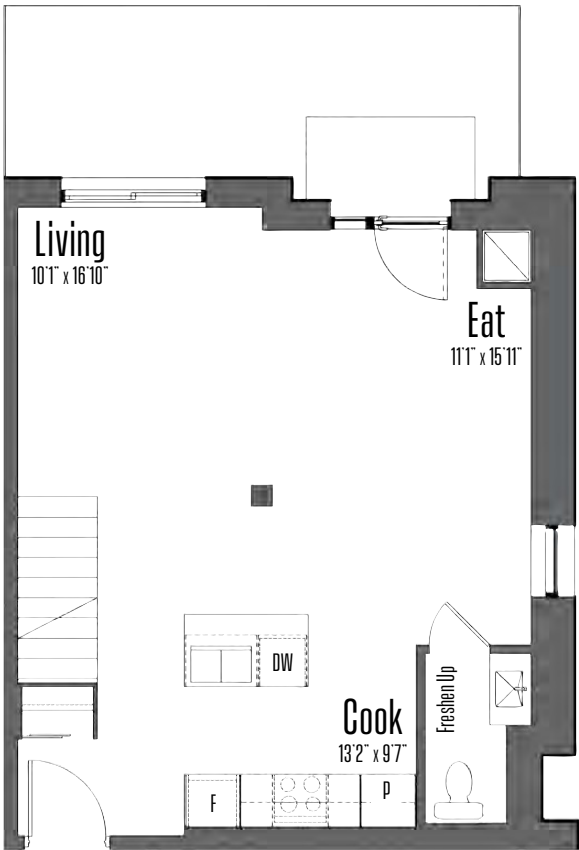
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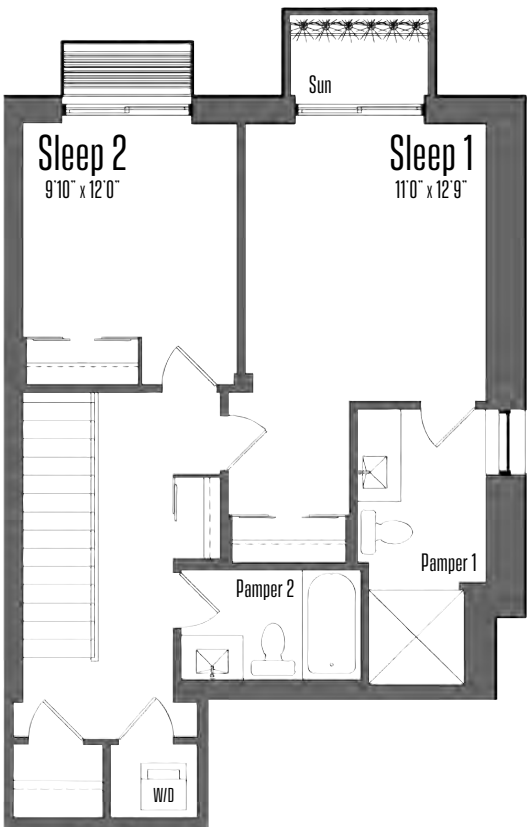
UNIT 105

CONDOMINIUM

1367 Sq. Ft.
2 Beds
2.5 Bath



GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



2ND FLOOR

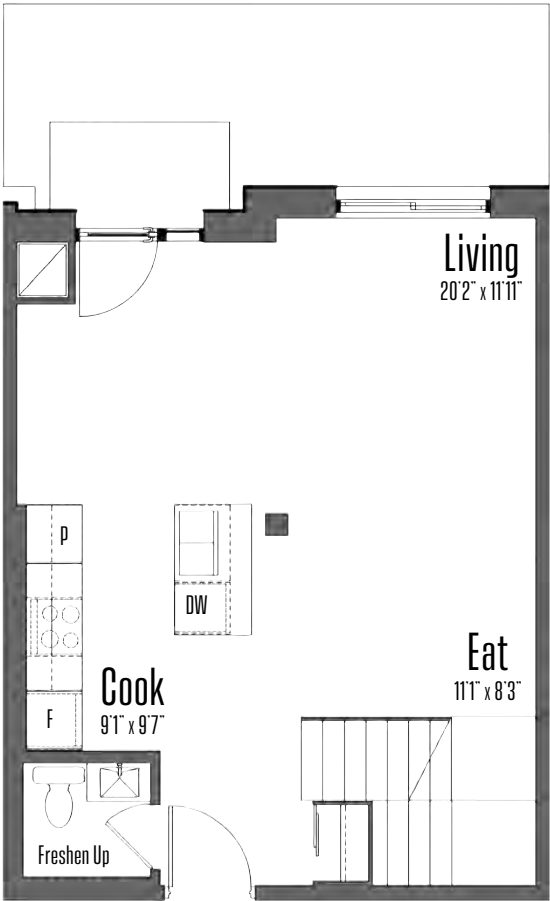
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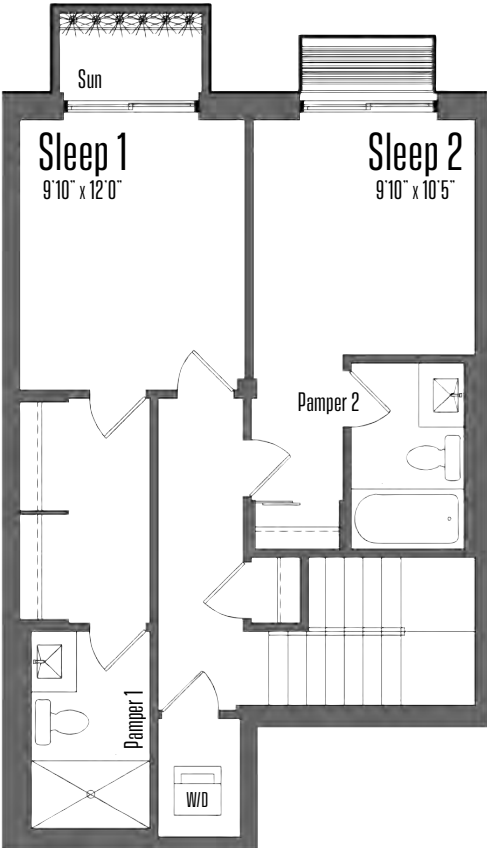
UNIT 106

CONDOMINIUM

1250 Sq. Ft.
2 Beds
2.5 Bath



GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



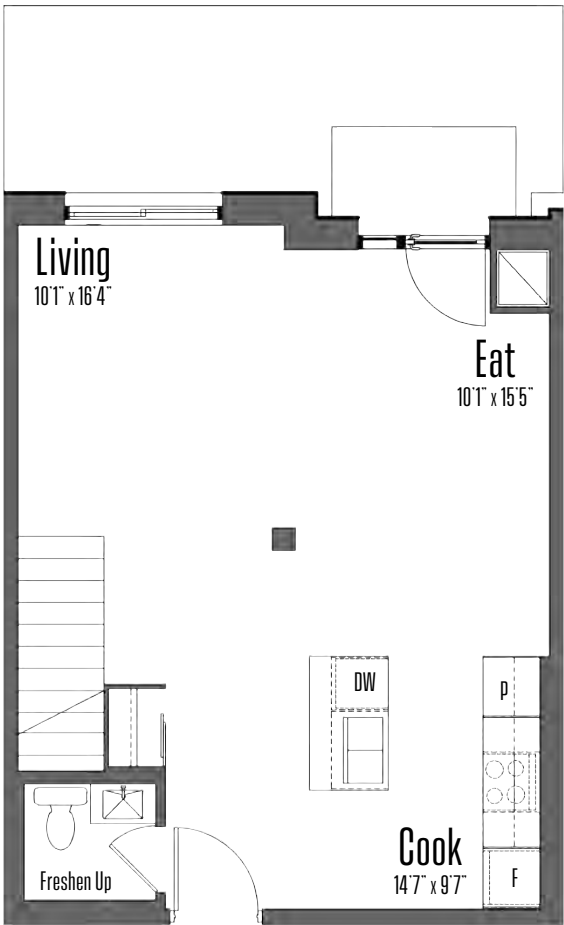
2ND FLOOR

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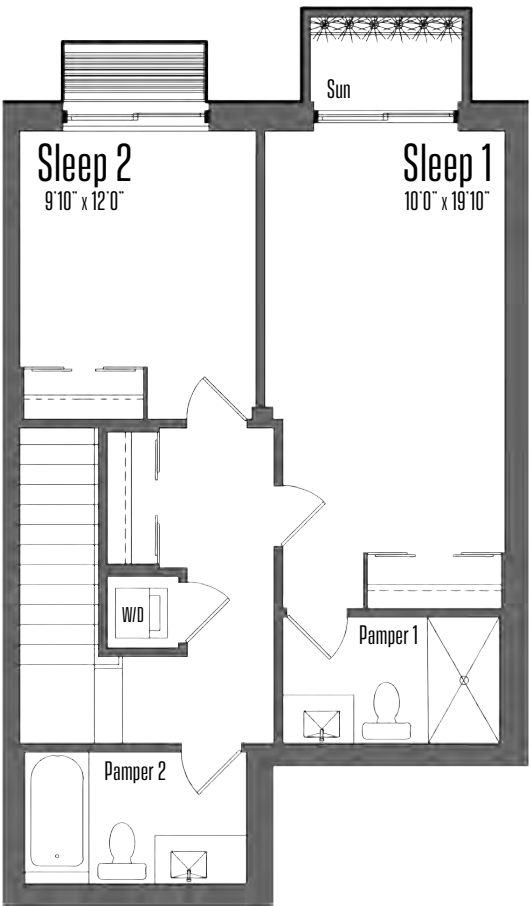
UNIT 107

CONDOMINIUM

1250 Sq. Ft.
2 Beds
2.5 Bath



GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



2ND FLOOR

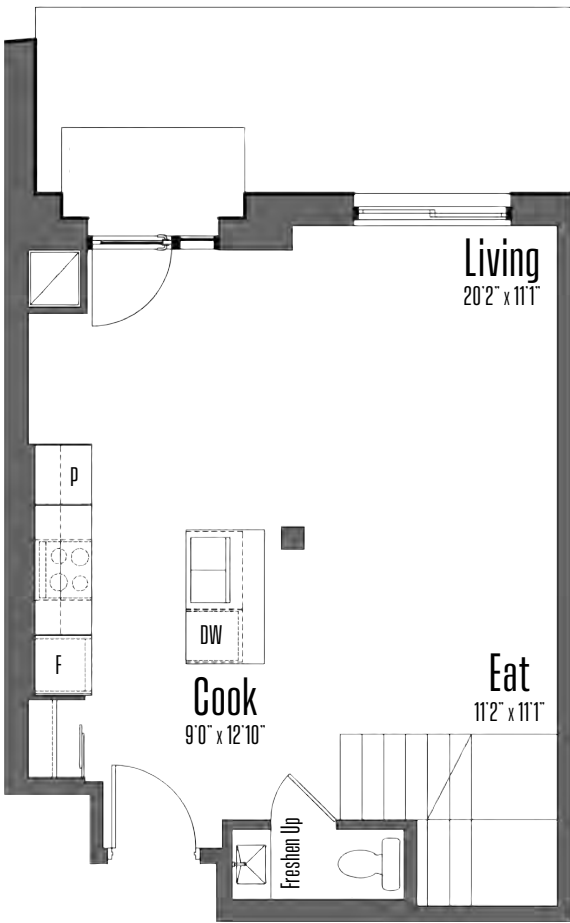
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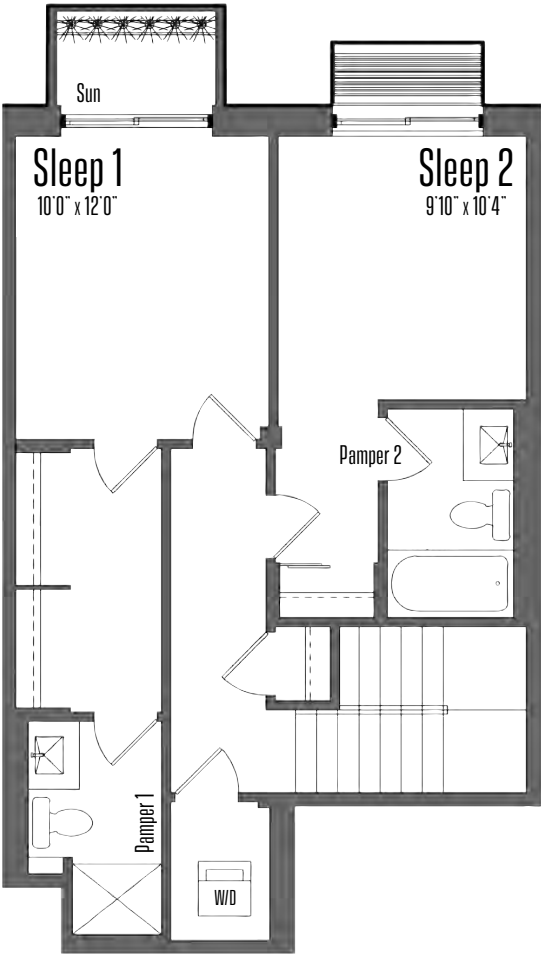
UNIT 108

CONDOMINIUM

1247 Sq. Ft.
2 Beds
2.5 Bath



GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



2ND FLOOR

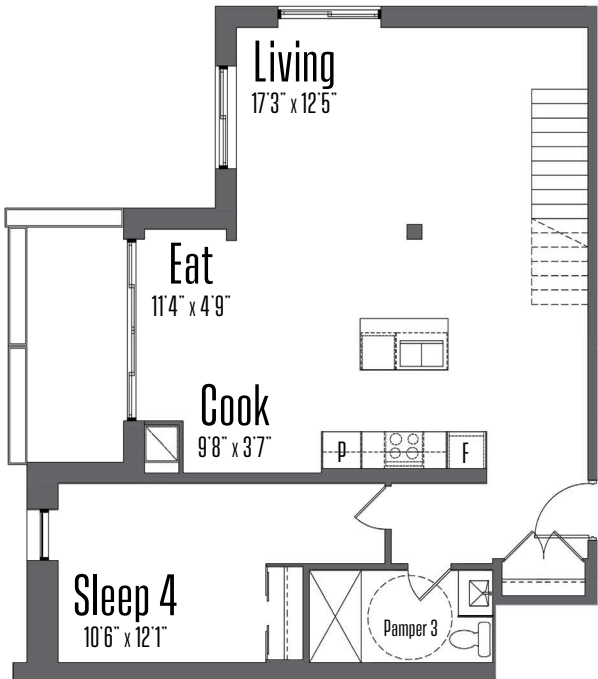
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INVEST

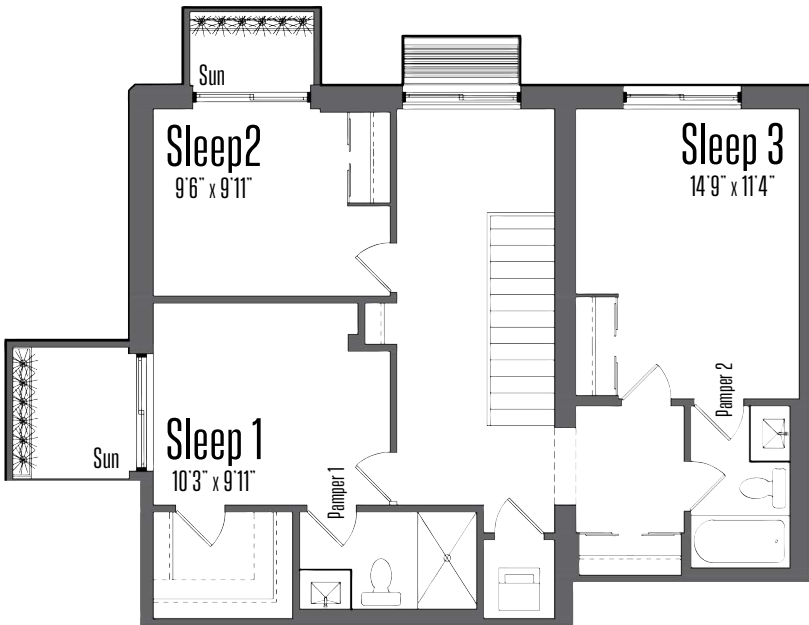
UNIT 109

CONDOMINIUM

2060 Sq. Ft.
4 Beds
3 Bath



GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



2ND FLOOR

SEAN.

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LIVE A SUSTAIN ABLE LIFE.

Our homes challenge the status quo. Designed to inspire. Innovative and future-proofed. Modern and energy efficient. Net Zero Ready. Kinder to the earth. That's what you get when you own a SEAN. home.

LIVE A NEW PHILOSOPHY.

Since day one, SEAN. has partnered with experts in their field to build and develop homes that set a higher bar for innovation, increase energy efficiency and reduce the carbon footprint.

Every SEAN. home is constructed to be high performance and built to a higher standard. The communities are designed and built with Low Impact Development programs guiding the way and beautified with futuristic xeriscaping to improve the landscape's need for water beyond a natural rainfall.



SEAN.

RAIN WATER 339 VETERANS

Designed by G. Ryan Design Inc.

SEAN.