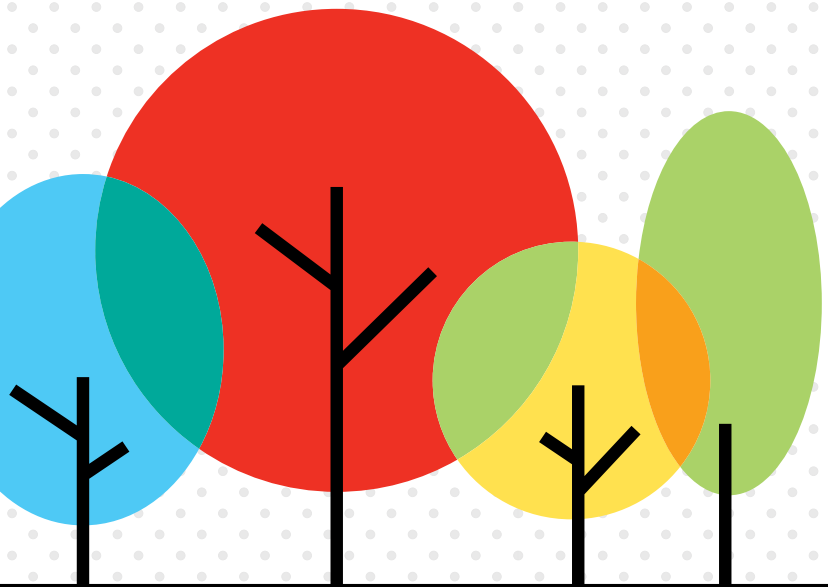


Courtice Glen

NEIGHBOURHOODS



FOLLOW YOUR HEART HOME...

*The Essence of **Courtice Glen** Living...*

THE STORY. THE LIFESTYLE. THE EXPERIENCES.

Introducing Courtice Glen — a prestigious family community with something truly extraordinary. Something that nurtures your deepest values, and truly cherishes what it means to be at home. Surrounded by storied natural beauty, yet moments from the modern conveniences and the contemporary comforts of a bustling town, it welcomes you to the foremost family frontier.



MCLAUGHLIN BAY

Here, the air is fresher, the sky seems bluer, the pace of life is gentler, and life invites you to explore and discover. Stunning sunsets over the lake captivate you while the trails offer unforgettable memories for the entire family.



Follow Your Heart Home to...

A COMMUNITY FULL OF CHARACTER AND CHARM.

Located in picturesque south Courtice, Courtice Glen is an exquisite new family community that caters to all lifestyles. Winding crescents, walkable paths, and a stunning streetscape bordering open greenspaces surround residents with all the best this area has to offer. Here, at Courtice Glen, the finest family lifestyle awaits.



Follow Your Heart Home to...

EXTRAORDINARY DESIGNS, WHERE HOME IS EVERYTHING YOU'VE EVER DREAMED OF.

From eye-pleasing exteriors to chic interiors, follow your heart and return to the essence of living. Find calm, clarity and comfort.

Courtice Glen features a variety of architectural designs, types, and sizes, thoughtfully planned with you in mind. Contributing to this community's vibrant and eclectic streetscapes are single-family homes, available on generous 30', 36', and 40' lots with airy open-concept layouts.

Two-storey 20' townhomes and 25' semis feature modern and spacious floor plans, reflecting Tribute's dedication to varied lifestyle preferences.



A spectacular combination of architectural designs, from modern and contemporary to traditional styles, meticulously crafted to captivate and reflect your unique personality and discerning tastes, with an unwavering commitment to the finest details.





Follow Your Heart Home to...

A LIFESTYLE WITH ENVIABLE CONNECTIONS.

Courtice Glen connects you to southern Ontario's fastest transit network, putting residents moments away from highways and GO transit. And with new trains soon to be added to the nearby Courtice GO Bus Station, it's easier than ever before to reach your favourite destinations across Durham, the GTA, and beyond.

- 3 Minutes** to Courtice GO Bus Station (Future GO Train Station)
- 13 Minutes** to Oshawa GO Station
- 16 Minutes** to Whitby GO Station

- 3 Minutes** to Highways 2 & 401
- 4 Minutes** to Highway 418
- 8 Minutes** to Highway 407

- 14 Minutes** to Downtown Oshawa
- 14 Minutes** to Downtown Bowmanville
- 55 Minutes** to Union Station, Toronto



Follow Your Heart Home...

YOUR PATH TO SUCCESS BEGINS HERE.

Within a short drive, conveniently located near top-ranked schools such as Mother Teresa Catholic and Monsignor Leo Cleary Catholic Schools in Courtice/Bowmanville. One of Durham's top secondary schools, Courtice Secondary is just a 4-minute drive away. A smart decision to choose Courtice Glen as home for quality education for your children.

- 4 Minutes** to Mother Teresa Catholic School
- 4 Minutes** to Courtice Secondary School
- 7 Minutes** to Kingsway College Academy

- 14 Minutes** to Trent University Durham
- 17 Minutes** to Durham College/Ontario Tech University
- 30 Minutes** to Centennial College

- 50 Minutes** to University of Toronto, Toronto Metropolitan & York University

WHERE WELL-BEING JUST GOT CLOSER.

Everything you need and desire is within easy reach. Enjoy the beautiful sound of family and friends' laughter as you slow down the city pace, cherishing well-earned moments. Additionally, with Lakeridge Hospital Networks just minutes away, quality healthcare is effortlessly accessible, ensuring your peace of mind.

- 6 Minutes** to Courtice Healthcare Centre
- 15 Minutes** to Lakeridge Health, Oshawa
- 16 Minutes** to Lakeridge Health, Bowmanville (\$42.5 Million Expansion)
- 13 Minutes** to GoodLife Fitness Centre (Oshawa/Bowmanville)



LAKERIDGE HEALTH, OSHAWA

SHOPPING & DINING



EXCELLENT SHOPPING & DINING OPTIONS MAKE COURTICE LIVING SPECTACULAR.

Conveniently located near trendy retail and local shops, with easy access to a wide range of shopping stores to meet all your everyday needs. Take the family out for a gourmet experience at ANOKHI. Meet up with friends at the local coffee shop. Enjoy live entertainment or karaoke at The Courtyard until your heart's content.



WELCOME TO THE EXTENDED NEIGHBOURHOOD.

Oshawa & Bowmanville

Just under 15 minutes away, if you desire more, there are neighbouring areas that ooze charm, history and prestige — lies the downtowns of Oshawa and Bowmanville. Incredible parklands. Riverside trails. Gracious restaurants. Elegant shops. Great golf. Excellent schools. Easy transit access.

11 Minutes
to CLMA, Waverly Place, Historic Bowmanville

12 Minutes
to Tribute Community Centre, Downtown Oshawa



Oshawa Centre & Bowmanville Shopping District

While shopping 'til you drop, it's always good to know you can sink into a seat in a high-quality restaurant and allocate time for delicious food and personable service. And, the restaurants here are all part of the big city small town experience.

Oshawa Centre

- 1.2 Million SQ. FT. Durham's Largest Mall
- Over 200 Stores, Restaurants & Services

Bowmanville Mall

- 223,911 SQ. FT. Retail Space
- Over 20 Stores, Restaurants & Services

Smart Centres, Bowmanville

- 334,566 SQ. FT. Retail Space
- Over 29 Stores, Restaurants & Services



NATURE

Follow Your Heart Home to...

A HAVEN OF NATURE AMENITIES.

Enjoy relaxing picnics, family barbecues, enchanting hikes, or even a game of fetch at nearby Courtice Dog Park. Happy days are never-ending amidst the natural beauty of Courtice.



DARLINGTON PROVINCIAL PARK, WATERFRONT TRAIL



Welcome to Courtice Glen's charming family community with a difference. Live an active, healthy life enriched by the perfect balance of nature, taste, neighbourhood and vibrant urban amenities.

Parks, Trails & Greenspaces

Courtice Glen puts families just minutes from the finest natural spaces this lush landscape has to offer. Wind your way along the banks of Farewell Creek Trail, visit the local residents of Courtice Duck Pond, embrace the year-round beauty of Harmony Valley Conservation Area, and enjoy so much more just waiting to be discovered so close to home.



DARLINGTON PROVINCIAL PARK

Golf Course Haven

Whether you're taking your first swing or perfecting your short-game, Courtice Glen is a golfer's paradise. Take advantage of acclaimed local courses like Pebblestone Golf Course, Harmony Creek Golf Centre, Stongehenge Golf Club, Kedron Dells Golf Club, and Oshawa Golf & Curling Club all less than 20 minutes away from Courtice Glen.



HARMONY CREEK GOLF CENTRE

Waterparks & Creeks

It's no secret - spring and summer are better in Courtice. And Courtice Glen puts families within reach of the area's best waterfront destinations. Walk, bike, or drive to nearby attractions like Tooley Creek, Allison's Beach & Dawson's Point, Darlington Provincial Park, Beaton's Point, and Lakeview Park Beach on the shores of Lake Ontario.



DAWSON'S POINT

NATURE

Follow Your Heart Home to...

SEASONAL ACTIVITIES TO TRUE LIVING.

Discover Courtice and its timeless allure, beckoning you on a four-season journey through nature's wonders. Each season creates a spectacular masterpiece on this scenic backdrop, from the vibrant hues of autumn trails to the ice-clad streams of winter, to summer's lakeside activities, and spring's untouched beauty in conservation landscapes.

Delight in family-centric gatherings featuring entertaining activities, games, and joyful moments amid the beauty of nature. Follow your heart to the warmth of happy days at Courtice Glen.



SPRING

BRIGHTEN YOUR DAY

- 8 Minutes to Eastbourne Park
- 15 Minutes to Pumphouse Marsh Wildlife Reserve

EVERY BODY LOVES THE SUNSHINE

- 5 Minutes to South Courtice Dog Park
- 9 Minutes to Harmony Valley Conservation Area & Dog Park



FALL

PICK YOUR OWN

- 5 Minutes to Watson Farm PYO
- 15 Minutes to Bragg Farms PYO

HIT THE TRAILS

- 4 Minutes to Absolute Equestrian Centre
- 5 Minutes to Courtice Millenium Trail

SUMMER

COOL OFF OR CATCH SOME WAVES

- 4 Minutes to Darlington Beach
- 11 Minutes to Cedar Park Water Park

HIT THE GREEN

- 4 Minutes to Harmony Creek Golf Centre
- 7 Minutes to Pebblestone Golf Course

STOMP YOUR FEET

- 5 Minutes to Tooley's Mill Park
- 1 Concert per month: June, July & August



HARMONY CREEK GOLF CENTRE

WINTER

SKATE THE RINK OR ON THE BAY

- 4 Minutes to South Courtice Arena
- 12 Minutes to McLaughlin Bay

FAT BIKE THE WINTER TRAILS

- 11 Minutes to Bowmanville Trail
- 13 Minutes to Soper Creek Trail





AMENITIES

Follow Your Heart Home to...

BE SURROUNDED WITH THE BEST OF COURTICE.

Find yourself mere minutes away from Highway 401, surrounded by schools and shopping options right in your local vicinity. This location is an ideal match for your expanding family, offering the perfect blend of urban convenience and suburban charm, just under an hour drive east of downtown Toronto.

Enjoy a world of convenience just minutes away. Unique retail offerings and dining indulgences, schools, hospitals, and services that place you on the pulse of a much-coveted lifestyle.



Shopping & Dining

1. Oshawa Centre
2. Kingsway Village Shopping Centre
3. Grandview Station
4. Bulldog Pub & Grill
5. The Courtyard
6. Townline Centre

Recreation & Leisure

1. Oshawa Golf & Curling Club
2. Harmony Creek Community Centre
3. Pebblestone Golf Course
4. South Courtice Arena
5. Courtice Community Complex
6. Rob Pointek Skatepark

Parks, Trails & Waterways

1. Darlington Provincial Park
2. Harmony Valley Conservation Area
3. South Courtice Dog Park
4. Pumphouse Marsh Wildlife Reserve
5. McLaughlin Bay Wildlife Reserve
6. Donevan Recreation Complex

Schools & Services

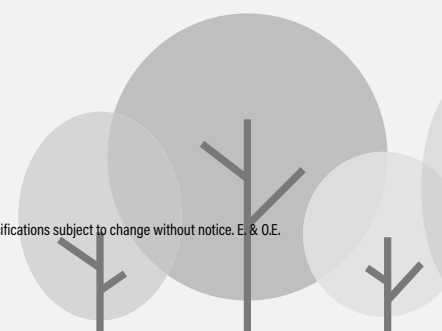
1. Dr. G. J. MacGillivray Public School
2. St. John XXIII Catholic School
3. Durham College
4. Courtice North Public School
5. Dr. Emily Stowe Public School
6. CLMA, Courtice Library
7. Ontario Tech University

Healthcare

1. Courtice Health Centre
2. Courtice Pet Clinic
3. Courtice Dental Centre
4. Clarington Animal Hospital
5. Grandview Kids

Transit

1. Oshawa GO Station
2. Whitby GO Station
3. Courtice GO Bus Station (Future GO Train Station)



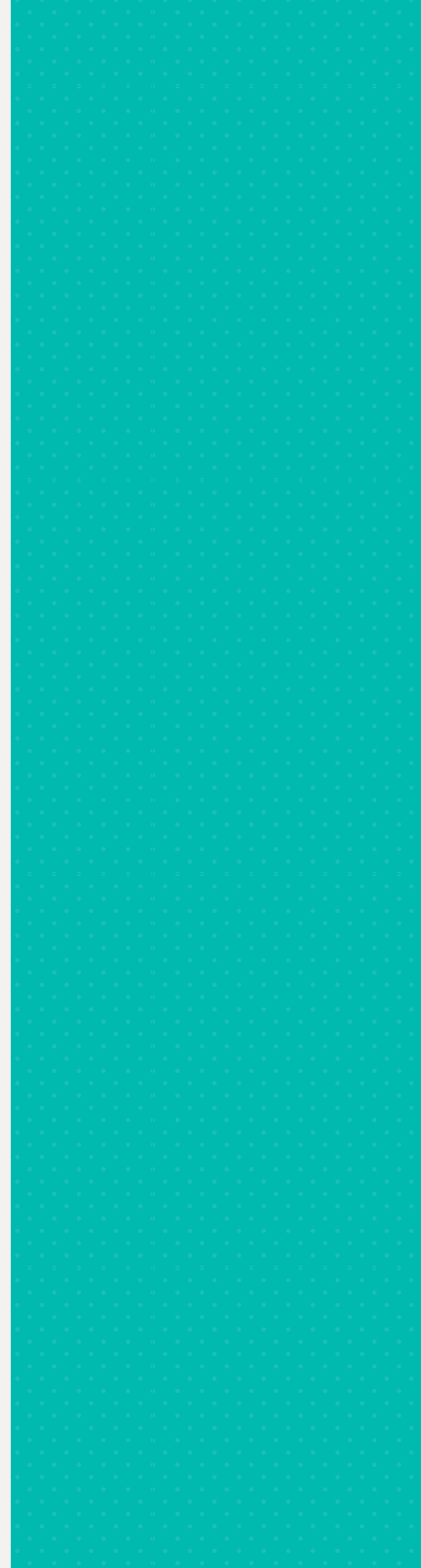
INTERIORS

Follow Your Heart Home to...

WHERE DREAMS TURN INTO
EXCEPTIONAL EXPERIENCES.



artist concept



Carefully designed to maximize the flow of living spaces. Meticulous attention to detail and carefully placed windows creates a sense of elegance and sophistication, making each space light-filled and exuberant.



artist concept





A SMARTER WAY TO LIVE.

In keeping with Tribute Communities' devotion to innovation and commitment to excellence, Courtice Glen will boast an incredible array of SmartHome features accessible to all residents. All designed to ease your mind and provide the utmost control over your home.

YOUR NEW TRIBUTE SMARTER HOME INCLUDES:



MOBILE APP



SMARTER HOME THERMOSTAT



SMARTER HOME LIGHT SWITCHES



HVAC PERFORMANCE MONITORING



SMARTER HOME VIDEO DOORBELL



SMARTER HOME WATER LEAK SENSOR



NO HIDDEN COSTS.

Included in the Price of Your Courtice Glen Home

- Hydro Hook-up
- Water Meter Hook-up
- Education Levies
- Survey Fees
- Driveway Paving
- Development Charges

Inclusions subject to change without notice. E. & O.E.



WHERE QUALITY & EXCELLENCE, STYLE & COMFORT ARE GUARANTEED.

A Trusted GTA Builder

For 40 years, Tribute Communities has been building a vision. A tribute to everything that's home, to everything that's community, and to the families that live in them. With 40,000 new homes and condominiums built, our mission is to create distinctive, visionary communities across Southern Ontario.

The Tribute difference is delivering quality. Our communities are expressions of a vibrant urban ethos, with iconic and traditional architecture, sophisticated designs and inspired lifestyle amenities. We deliver exceptional communities for you and your family because you deserve nothing less. With a reputation of unsurpassed workmanship and unique features & finishes, our team of construction experts take home-building to new levels, so that what is innovative today is even more exceptional tomorrow.

Tribute's commitment to quality and excellence in all facets of planning and development, sales and marketing, construction and customer service, is evidenced by the diversity and volume of awards received including: The Mayor's Award from the Ajax-Pickering Board of Trade for Business Excellence; Desjardins Business Excellence Award; J.D. Power & Associates Highest in Customer Satisfaction with New Home Builders in the GTA; Tarion Homeowner's Choice award; and many more with similar distinctions.

Our mission is to be the leading home, condominium and apartment builder in the GTA. Discover your Tribute community.





Architects

For over 35 years, Cassidy+Company has been passionately crafting new home designs across the GTA and Southern Ontario. Cassidy+Company represents a dynamic and versatile practice, comprised of over 40 professionals. Partnering with innovative new home builders like Tribute Communities, we demonstrate award-winning designs, service delivery excellence, and a commitment to building long-lasting relationships with our clients.

Within our organization, we have fostered an environment rooted in teamwork and collaboration. Our belief in the power of collective effort fuels our ability to consistently deliver outstanding results from project inception through to successful completion. In the fast-paced world of residential development, responsiveness stands as a hallmark of our service, ensuring that we adapt swiftly to the evolving needs of today's new home buyers. Cassidy+Company represents more than just a design firm; we are a driving force for innovation, a collaborative group that embraces challenges, and a partner that strives to deliver.

1063 GUIDELINES

Marketing

At 1063_Guidelines, we are the experts in Real Estate advertising (and practically writing the rule book for it). We have successfully marketed and launched hundreds of communities throughout the GTA. We build brand relevance for many of the GTA's top builders and we continue to forge new bonds built on integrity, expertise and loyalty. We don't do passive. We make work that people want to share, engage in and talk about. From award-winning to generating record-breaking sales, our Philosophy is simple. We are armed with strategic foresight, captivating aesthetics, and bold messaging. We craft marketing masterpieces that deliver tangible results, setting the bar for excellence in our industry. We're led by a deep and diverse expertise across brand, media, social, non-traditional, above and below-the-line campaigns, funnels, creative and analytics strategy. We're allergic to silos and born to co-create in a dynamic, collaborative process that's fast, efficient and loaded with the kind of holistic thinking that drives business impact. We are series show-runners. Video makers. Tech masters. Creator collaborators. Trend igniters. Stunt coordinators. In-feed hijackers. Shipping pirates. Wellness imagineers. Social re-imagineers. We are 1063_Guidelines, it's in our DNA.



Tribute ^{YEARS} 40
communities

MYTRIBUTE.CA