



NEWSEATON®  
it's all here

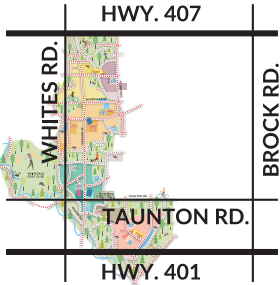
*Welcome to*  
**NEW  
SEATON**

by **Brookfield**  
Residential



LEGEND

- BICYCLE WAYS
- RECREATIONAL TRAILS
- NEIGHBOURING CONNECTING TRAILS
- LOOKOUTS
- FUTURE RETAIL
- PLANNED SECONDARY SCHOOLS
- PLANNED ELEMENTARY SCHOOLS
- PARKS & PLAYGROUNDS



THE CREEKSIDE

A new spectacular collection of residences backing onto trails, creeks, and woodlands. Choose from a selection of excellent designs located in the heart of New Seaton. Where nature is your neighbour, and access to schools, retail and urban amenities is just minutes away.

NOW AVAILABLE

Map not to scale. Illustration is artist's concept. Accurate at time of press. Subject to change without notice. E. & O. E.

PHASE ONE — THE ENCLAVE



GET TO KNOW  
NEW SEATON

*With schools, parks, trails, retail and more all built right in, you can experience the GTA's most complete family lifestyle here.*

Located just 30 minutes east of Toronto, New Seaton is a visionary new community that is changing the way people live, work and play in the Greater Toronto Area. Beautiful family homes are just the beginning here. New Seaton gives your family new ways to connect with all the essential ingredients for a deeply satisfying life. Once you've started exploring New Seaton for yourself, you won't want to live anywhere else.



*Enjoy dedicated bike paths and trails throughout the community.*





# A NEW COMPLETE FAMILY COMMUNITY

*An incredible selection of new amenities means you'll always have everything you need at New Seaton.*

If you've been looking for more perfect days, you're going to love life here. New Seaton features intelligent community design that lets you get more out of life. Here, everything is in its right place — always waiting for the next time you need it. Spend your Saturdays helping the kids with a little extra soccer practice in the park. Get a new career closer to home with over 35,000 jobs projected to come to the neighbourhood. Immerse yourself in nature with thousands of acres of trails and parkland. All this and more means that you're always going to be set up to have a perfect day at New Seaton.



Seaton is projected to offer about 35,000 new jobs through the creation of business districts. This will include over 200 new retail units.

35,000\*  
NEW JOBS



## PROPOSED SCHOOLS IN WALKING DISTANCE

Each neighbourhood in the New Seaton community offers easy access to schools built right in.



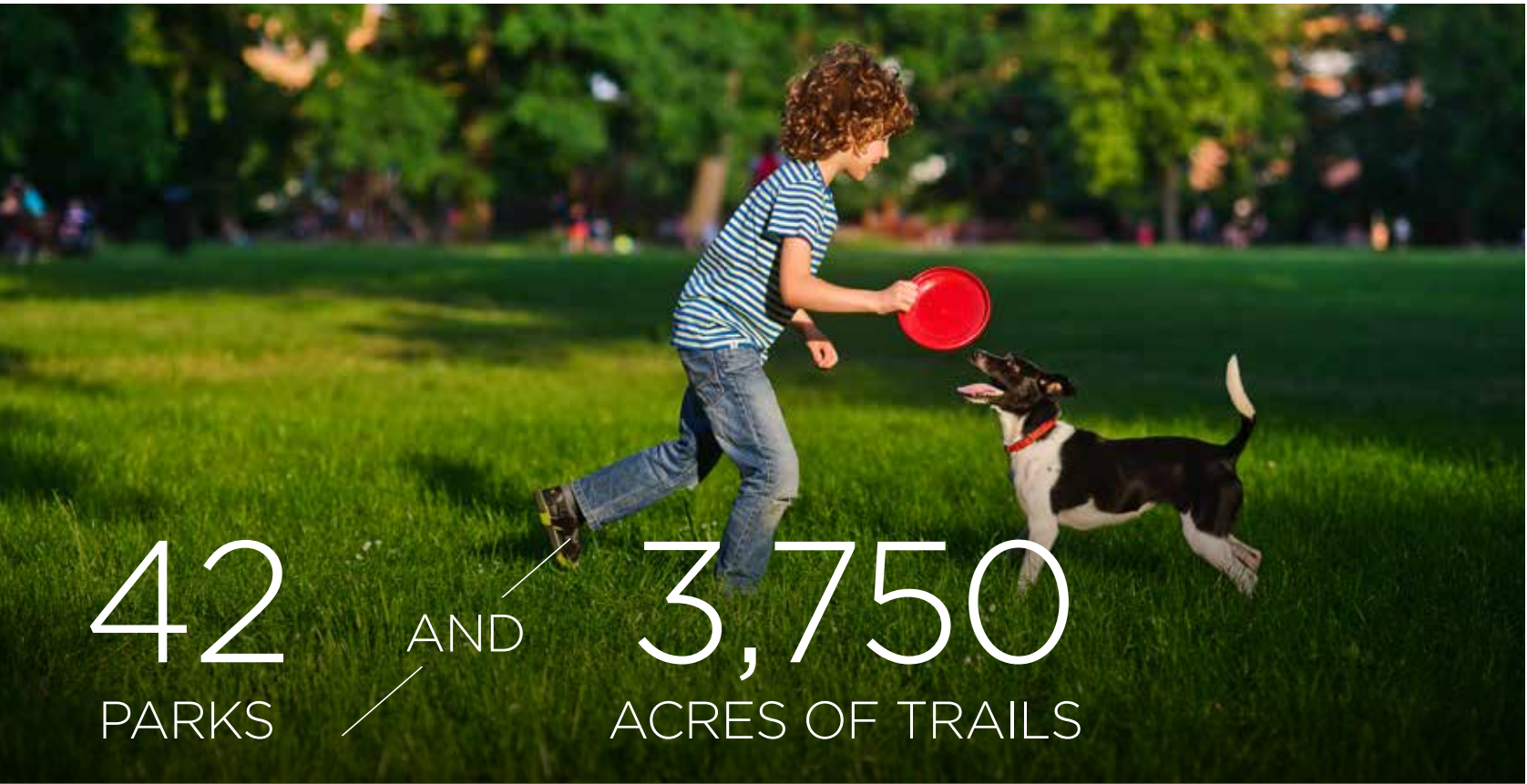
## OVER 200 PROPOSED RETAILERS

The new retail development at Seaton will add to the already excellent selection of restaurants and shopping.



## GO TRANSIT + HWYS. 401, 407 & 412 NEARBY

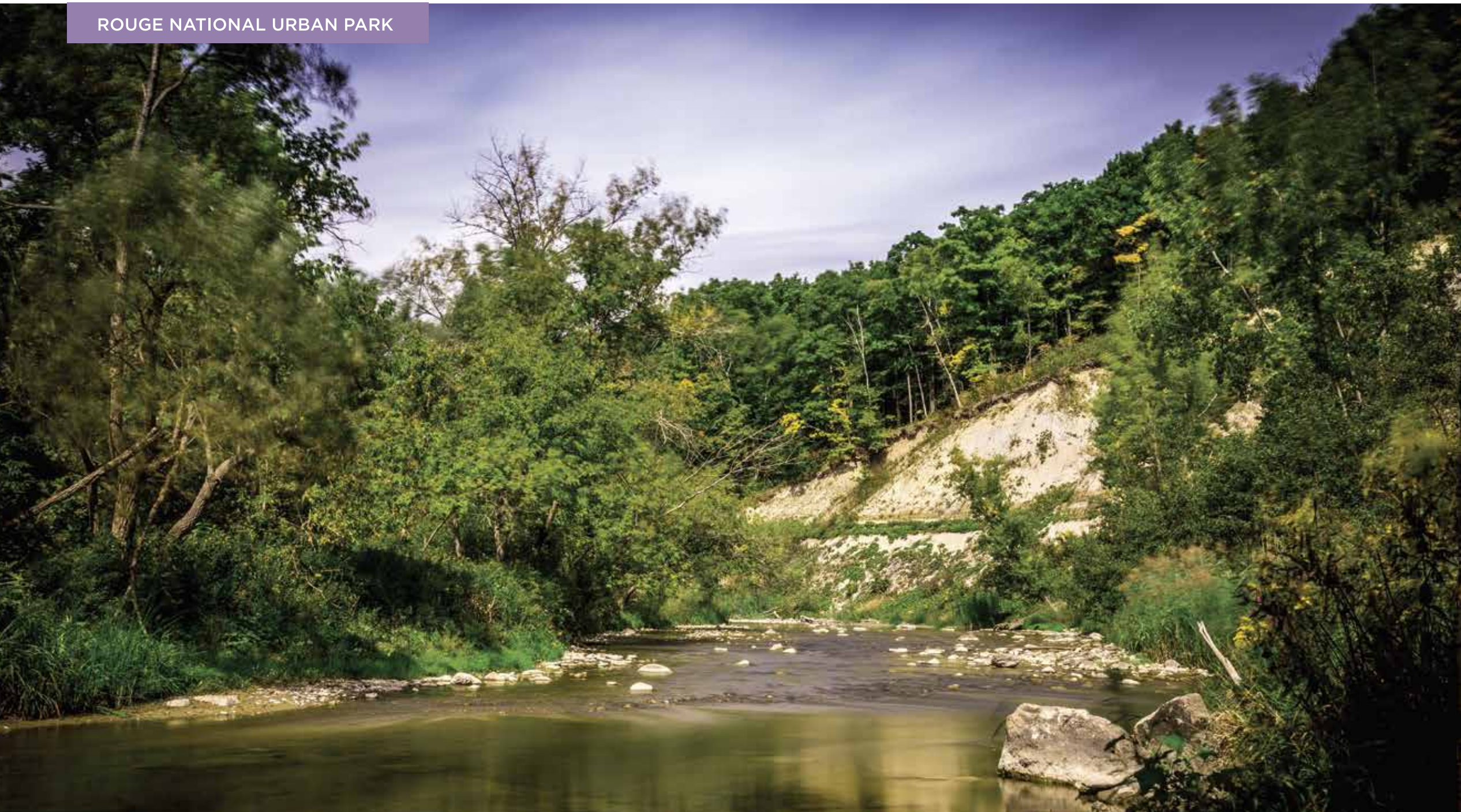
GO Transit, Durham Transit, Hwy. 401 and Hwy. 407 are all right here, making it easy to get around the GTA in no time flat.



42 PARKS AND 3,750 ACRES OF TRAILS

\*Source: Pickering.ca





# NATURE IS YOUR NEIGHBOUR

*Over half of Seaton's 7,400 acres will be part of a natural heritage system, but that's just the beginning.*

If you love spending time in nature, you'll love life at New Seaton. In addition to the 3,750 acres of trails and 42 parks within the community itself, New Seaton is also located just moments to some of the most beautiful natural spaces in the GTA. Located just west of New Seaton, Rouge National Urban Park is an expansive 63 sq. km. natural area that is home to diverse birds and wildlife, beautiful trees, marshlands, hiking trails, boardwalks, a campground, and much more. This is just one of the numerous conservation areas and green spaces that you can enjoy close to home at New Seaton.

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HIKING
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FISHING
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SWIMMING
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CAMPING
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CANOEING
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BEACH
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LOOKOUT
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DOG WALKING
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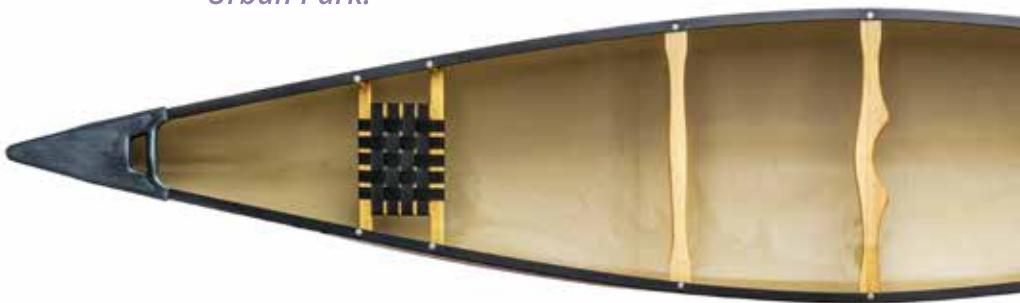
BIRD WATCHING
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CYCLING
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PHOTOGRAPHY
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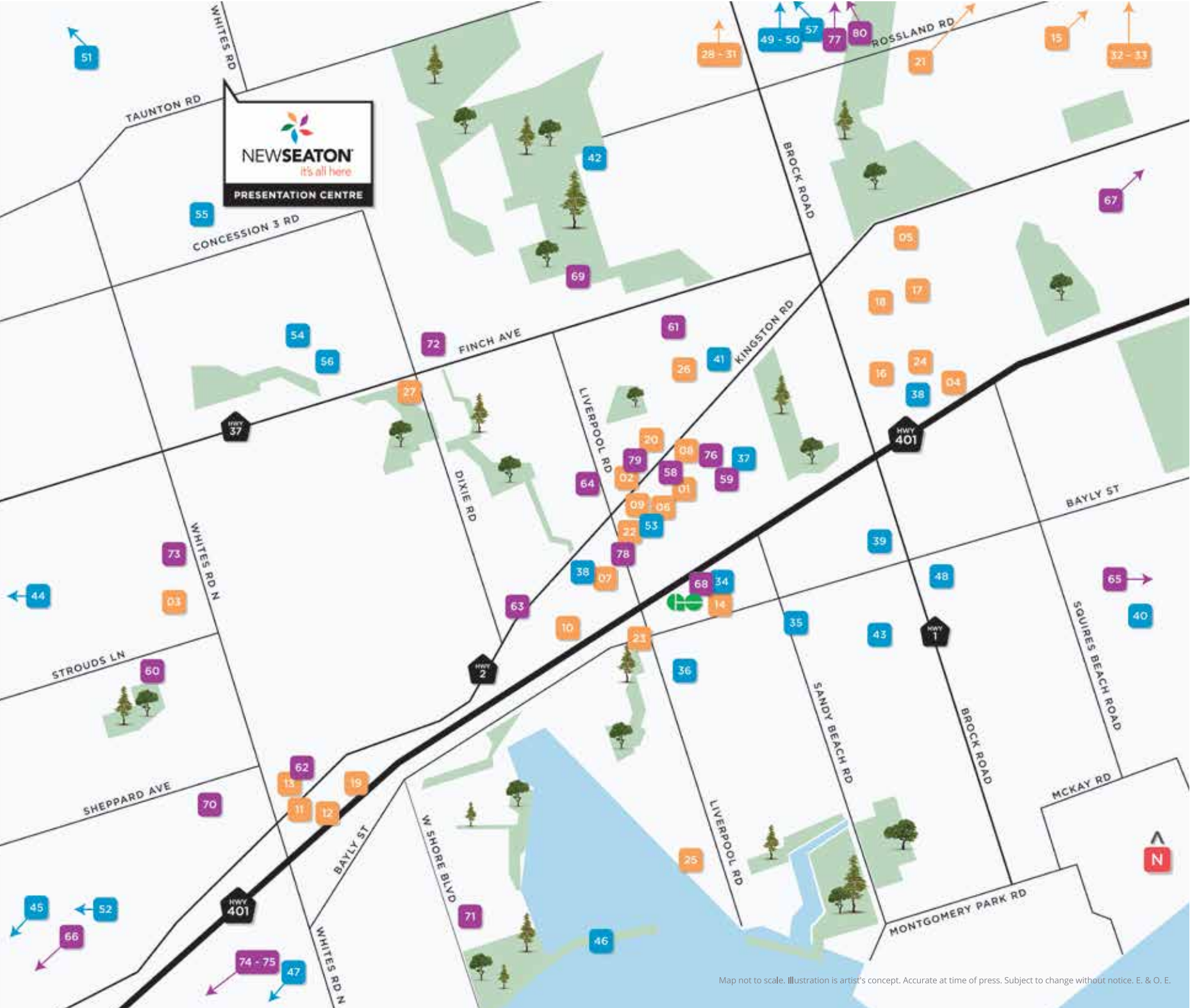
KAYAKING

*Canoe, hike and explore at nearby Rouge National Urban Park.*





# NEIGHBOURHOOD



## SHOPPING + DINING

- 01 Pickering Town Centre
- 02 Starbucks
- 03 Metro
- 04 Cora Breakfast and Lunch
- 05 Mandarin Restaurant
- 06 Farm Boy
- 07 Loblaws
- 08 Jack Astor's Bar & Grill
- 09 Moxie's Grill & Bar
- 10 The Home Depot
- 11 Lone Star Texas Grill
- 12 Beer Store
- 13 Swiss Chalet Rotisserie & Grill
- 14 Hot Mama Noi's Thai On The Fly
- 15 A&W
- 16 Canadian Tire
- 17 Lowe's Home Improvement
- 18 Boston Pizza
- 19 LCBO
- 20 Pizza Nova
- 21 McDonald's
- 22 The Pickle Barrel
- 23 Tim Hortons
- 24 Walmart Pickering Supercentre
- 25 PORT Restaurant
- 26 Pizza Pizza
- 27 Allan's Your Independent Grocer
- 28 Not Sorry Cafe
- 29 Grill N Thrill Kebob
- 30 Pistritto's Farm Fresh
- 31 Seaton Centre
- 32 Dollarama
- 33 No Frills

- 41 YMCA
- 42 Seaton Trail
- 43 Don Beer Arena
- 44 Toronto Zoo
- 45 Rouge Park
- 46 Pickering Rouge Canoe Club
- 47 Petticoat Creek Conservation Area
- 48 CrossFit Pickering and Pilates Pickering
- 49 Watson's Glen Golf Club
- 50 Hawthorne Valley Golf Course
- 51 Whitevale Golf Club
- 52 Rouge National Urban Park
- 53 Cineplex Cinemas Pickering and VIP
- 54 Seaton Hiking Trail
- 55 West Duffins Creek Lookout
- 56 Pickering Dog Park
- 57 Pickering Golf Club

## SCHOOLS + SERVICES

- 58 Scotiabank
- 59 Pickering Public Library
- 60 Highbush Public School
- 61 Glengrove Public School
- 62 Helping Hands Day Care
- 63 Pickering Wellness Centre
- 64 Millennium City Veterinary Hospital
- 65 Lakeridge Health Ajax Pickering
- 66 University of Toronto Scarborough
- 67 University of Ontario Institute of Technology
- 68 Pickering GO
- 69 Pine Ridge Secondary School
- 70 Dunbarton High School
- 71 Frenchman's Bay Public School
- 72 St. Isaac Jogues Catholic Elementary School
- 73 St. Mary Catholic Secondary School
- 74 Montessori Learning Centre of Pickering
- 75 Blaisdale Montessori School
- 76 CIBC
- 77 HWY. 407 GO BUS STOP
- 78 TD Canada Trust
- 79 RBC Royal Bank
- 80 Jerry Coughlan Health & Wellness Centre

## PARKS + RECREATION

- 34 The Fun Factory Indoor Playground & Party Centre
- 35 Pickering Athletic Centre
- 36 Pickering Lawn Bowling Club
- 37 Pickering Recreation Complex
- 38 GoodLife Fitness
- 39 Planet Gymnastics
- 40 Pickering Soccer Club





# TRADITIONAL OR CONTEMPORARY — THE CHOICE IS YOURS

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One of the best parts about owning a new home is finding a space that is a reflection of your unique style and personality. At New Seaton, Brookfield Residential offers a wonderful selection of both traditional and contemporary home designs, so you can find the place that is the perfect fit for you. Traditional designs boast timeless exteriors accentuated with charming dormers, ample windows and stylish architectural details, while the contemporary designs cultivate a chic, current aesthetic that makes use of striking geometry, and large windows to create high-impact exteriors that are sure to leave you speechless.



Renderings are artist's concept and subject to change without notice. E. & O. E.





# ENJOY COMFORT, CONVENIENCE AND PEACE OF MIND.



## PERSONALIZE YOUR HOME AT THE *Inspiration Studio*

The Inspiration Studio was created to give you a preview of all the design and décor options you need to make your new home truly your own. This outstanding service allows you to browse through a wide range of beautiful samples and vignettes, with six designer-curated packages available to suit all lifestyles and trends, bringing your unique vision to life.



Smart Home Hub



USB Outlets



Smart Switches



Smart Home  
Thermostat



Keyless Entry  
Door Lock



HVAC  
Performance  
Monitoring



Video Door Bell



Smart Wiring  
Package

 **myCommand**  
SMART HOMES  
POWERED BY ENERCARE™

myCommand brings the latest home technology for you to enjoy when you are home, and to monitor when you are away. Turn lights on or off, unlock the door, adjust the temperature, check the video doorbell and more. Enjoy control over the features and functions of your home at anytime, from anywhere.

\* myCommand Smart Home products are offered in partnership with Enercare™. Included Smart Home offerings provided by Enercare™ are valid for three years upon closing, with an option to extend on a monthly term thereafter. Homeowner retains all ownership of hardware included. To access and utilize Enercare Smarter Home, homeowner must complete the enrollment process and accept the Enercare Smarter Home Service Agreement and Terms of Service prior to the expiration of the complimentary 3 year product and monitoring package. Pricing after 3 year term approximately \$12.99/month. Service fees subject to change without notice. Additional products and features may be added or removed, subject to additional fees. HVAC not included. See Schedule B1 for list of full home inclusions. Terms and conditions apply. Please see a Community Ambassador for more details. E. & O. E.

DISCOVER THE BEST  
PLACES TO CALL HOME

From the development of award-winning, master-planned communities for over 65 years, to the design and construction of quality homes, Brookfield Residential is committed to cultivating exceptional life experiences for every homeowner.

Brookfield Residential is proud to continue this tradition at New Seaton, creating lasting communities that are thoughtfully designed and provide comfort with a sense of place for years to come.



J.D. POWER  
AND ASSOCIATES



TARION BUILDER  
OF THE YEAR



CANADIAN HOME BUILDERS'  
ASSOCIATION EXCELLENCE AWARD



ONTARIO BUILDER  
OF THE YEAR



GTA LOW-RISE BUILDER  
OF THE YEAR



DURHAM BUILDER  
OF THE YEAR