

MARLIN
SPRING
DEVELOPMENTS

THE

WILLOWS



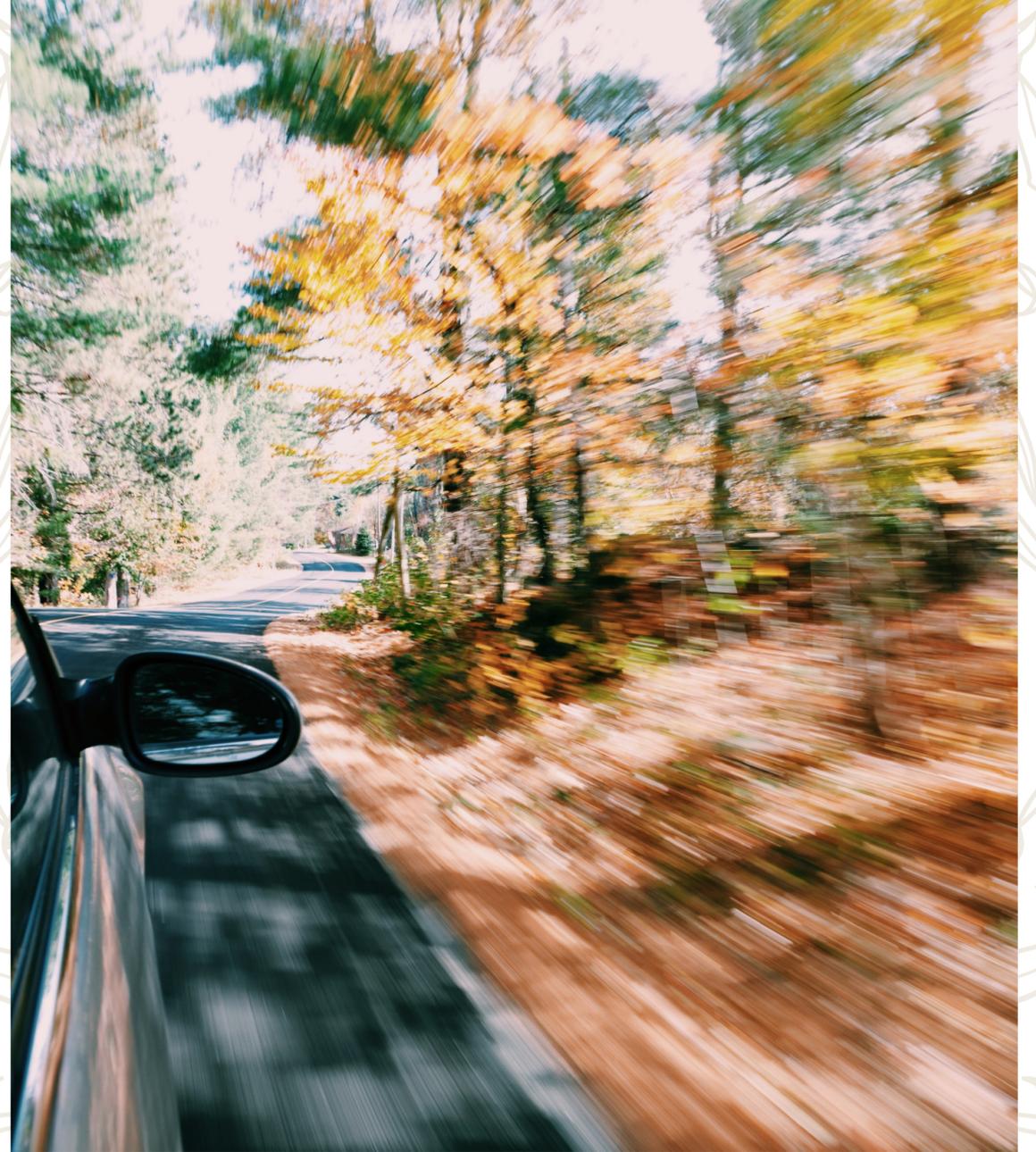
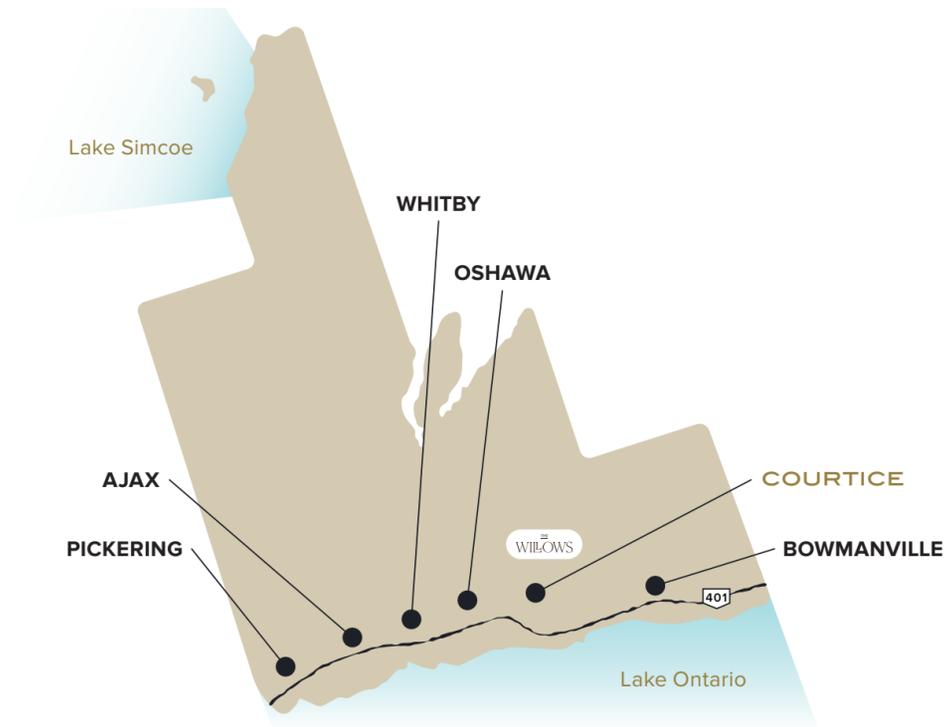
COURTICE



INTRODUCING THE WILLOWS

A CHARMING NEW COMMUNITY IDEALLY LOCATED IN COURTICE, IN THE HEART OF CLARINGTON AND JUST MINUTES FROM OSHAWA AND THE AMENITIES THAT MAKE LIFE EASY AND ENJOYABLE INCLUDING TRANSIT, MAJOR HIGHWAYS, SCHOOLS AND PARKS.

Located in the heart of Durham Region, Clarington is made up of four urban centres: **Courtice**, Bowmanville, Newcastle and Orono. Clarington is a vibrant and growing area that offers residents an exceptional quality of life. With its great transit lines, schools, numerous parks and recreational facilities, thriving arts and cultural scene, and close proximity to Lake Ontario, the lifestyle is second to none. The municipality also has a strong sense of community spirit, making it an ideal place for families.

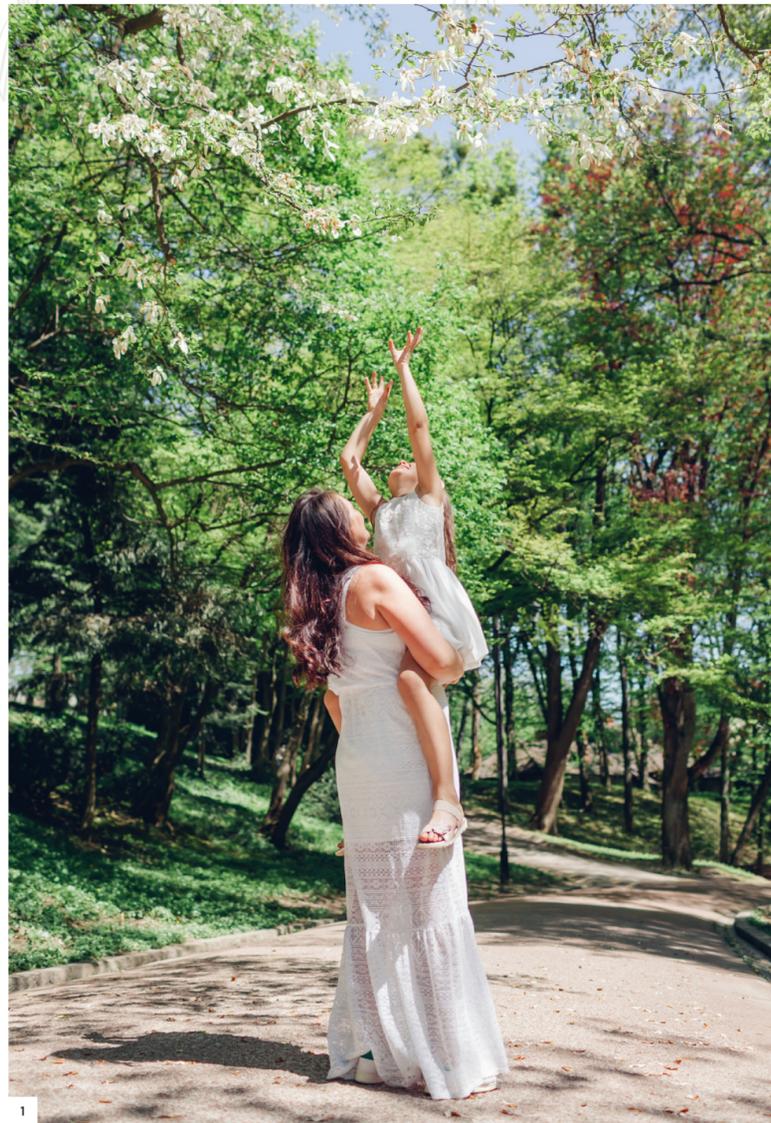


LIVING IN COURTICE MEANS YOU'RE CONNECTED TO MORE THAN ONE COMMUNITY, YOU GET TO EXPLORE AND EXPERIENCE THE CHARM, EVENTS, AND NATURE OF OSHAWA, BOWMANVILLE, AND THE SURROUNDING TOWNSHIPS.

YEAR ROUND FUN WHEN YOU LIVE AT THE WILLOWS

SPRING INTO LIFE AT THE WILLOWS

SPRING BRINGS SO MANY NEW POSSIBILITIES. THERE ARE THINGS TO DO FOR ACTIVE LIVING, CULTURAL EVENTS, NATURE ENJOYMENT AND TASTY FESTIVALS.



1. Bowmanville Valley Conservation

Spring is the perfect time to get on the trails with the family and go exploring. From family-friendly hiking paths suitable for young children, to more challenging trails that weave through the beautiful wetlands and marshes, the region provides a diverse range of options for outdoor enthusiasts.

🚗 10 minutes by car

2. Courtice Community Complex

Enjoy spring time family swim sessions at the Courtice Community Complex, featuring an indoor pool with a wading area, waterslide, sauna, and hot tub. Fitness enthusiasts can take advantage of the complex's gym, weight, and training facilities. For those with an interest for more intellectual pursuits, the complex is also home to a branch of the Clarington Public Library.

🚗 3 minutes by car



3. Visual Arts Centre of Clarington

A visit here is the greatest way to chase away the rainy-day blues! You'll discover a wide variety of contemporary art, fresh exhibitions, opportunities to learn as well as the fun of making your own art.

🚗 10 minutes by car



4. Bowmanville Butter Tart Festival

Nothing says lovin' like a gooey, runny, magnificently crumbly butter tart! And you'll find all kinds at the annual Bowmanville Butter Tart Festival. Aside from every type of butter tart, there's an Artisan Market that features inspired food and goodies created by talented locals. The Festival takes place at the end of April.

🚗 8 minutes by car



LIVING AT THE WILLOWS MEANS YOU'RE ALWAYS JUST A SHORT DRIVE AWAY FROM A ROUND OF GOLF! THE AREA IS SURROUNDED BY STUNNING GOLF COURSES, AND HERE ARE SOME OF THE MOST SOUGHT-AFTER:

Pebblestone Golf Course

Courtice

🚗 4 minutes by car

Harmony Creek Golf Centre

Oshawa

🚗 7 minutes by car

Kedron Dells Golf Club

Oshawa

🚗 14 minutes by car

Oshawa Golf & Curling Club

Oshawa

🚗 14 minutes by car

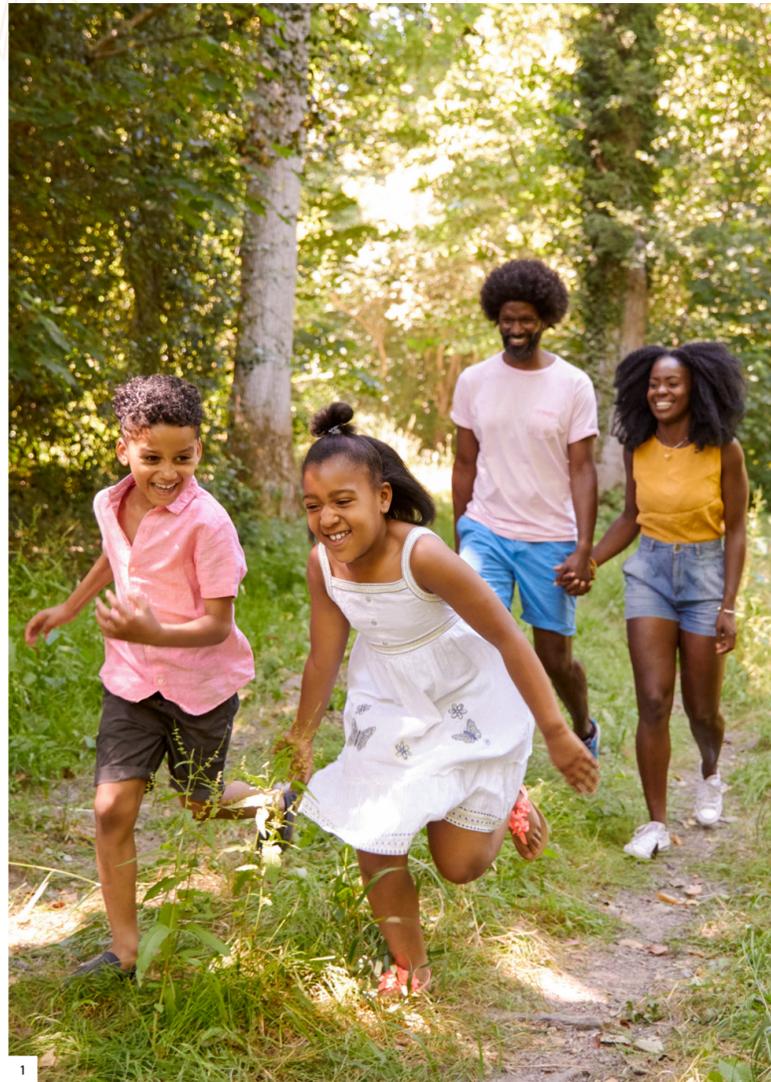
Bowmanville Golf & Country Club

Bowmanville

🚗 12 minutes by car

SUMMER SIZZLES AT THE WILLOWS

IN THE SUMMERTIME, THERE'S NO PLACE BETTER TO BE THAN THE WILLOWS IN COURTICE. SITUATED NEAR THE LAKE, THE PROXIMITY PROVIDES UNLIMITED OPPORTUNITIES TO IMMERSE YOURSELF IN THE BEAUTY OF NATURE DURING THE WARM SUMMER MONTHS.



1

1. Darlington Provincial Park

Darlington Provincial Park offers an ideal retreat to beat the summer heat. Whether you prefer a refreshing swim in the lake or seek some quiet time under a shady tree, Darlington has it all. The park features four spacious day-use areas, making it a perfect locale for a relaxing picnic. Explore the scenic trails, indulge in birdwatching amidst the forest, or make use of the various facilities the park has to offer.

🚗 9 minutes by car

2. Courtice Flea Market

Embarking on a visit to the Courtice Flea Market promises a fun family retail therapy experience! Explore treasures among the 120+ vendors, offering a range of items from gently-used clothing and goods to new merchandise, including hobbies, collectibles, hand-made crafts, and locally-sourced artisan food and produce.

🚗 5 minutes by car



2



3

3. Oshawa Zoo + Fun Farm

Summer would not be complete without a trip to the Oshawa Zoo + Fun Farm! Spanning 22 fenced acres of vibrant greenery, the Oshawa Zoo features over 40 species of animals and birds. Experience the delightful blend of exotic and domestic animals. Family-friendly picnic areas add to the charm of this enjoyable outing.

🚗 13 minutes by car



FOR BEACH ENTHUSIASTS, THE WILLOWS IS THE PERFECT DESTINATION. REVEL IN ENDLESS STRETCHES OF SANDY SHORES AND THE REFRESHING WATERS OF LAKE ONTARIO. HERE ARE SOME OF THE MOST POPULAR BEACHES IN THE AREA:

Lakeview Park Beach

Oshawa

🚗 15 minutes by car

East Beach

Bowmanville

🚗 12 minutes by car

Cobourg Beach

Cobourg

🚗 35 minutes by car

Allison's Beach

Courtice

🚗 8 minutes by car

FALL INTO FUN AT THE WILLOWS

THE FRESH, CRISP AIR, THE VIBRANT TRANSFORMATION OF LEAVES, AND THE BUZZ OF ANTICIPATION FOR A NEW SEASON PERMEATE THE ATMOSPHERE AT THE WILLOWS. COUNTLESS DELIGHTFUL FALL ACTIVITIES AWAIT FAMILY ENJOYMENT, OFFERING A RANGE OF ENJOYABLE EXPERIENCES.



1. Watson Farms

This well-loved pick-your-own farm becomes an ideal destination for families with kids. Abundant with apples and pumpkins, Watson Farms transforms into a haven of autumn delights. In addition to the harvest, families can partake in fun activities such as a petting zoo, playground, wagon rides, and much more!

🚗 6 minutes by car

2. Kuzenko Stables

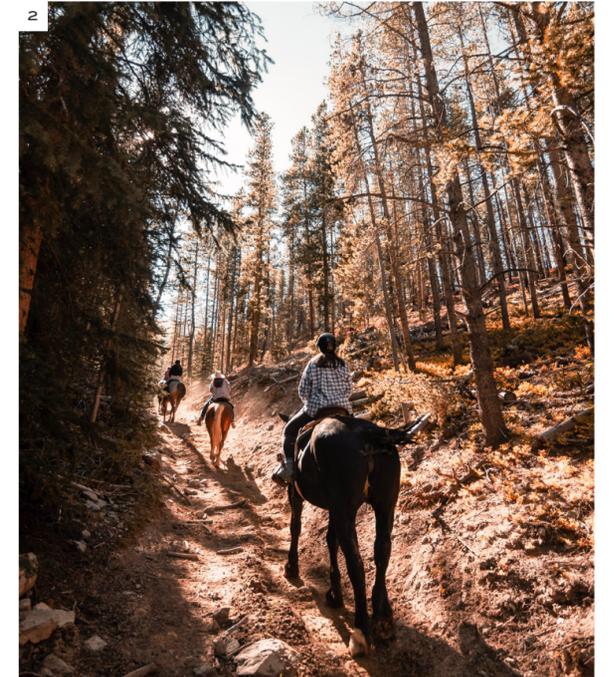
Embark on an authentic all-western style trail riding adventure with Kuzenko Stables—a perfect family experience (recommended for kids aged eight and older). Explore scenic trails that meander through the picturesque Durham area.

🚗 6 minutes by car

3. Harmony Valley Conservation Area

Discover over 28 hectares of forest with your family, immersing yourself in the abundance of natural trails that wind through the area. This is an ideal spot to appreciate the stunning fall colours. There's also an excellent off-leash dog park for your beloved four-legged family members to enjoy!

🚗 9 minutes by car



4. Courtice Millennium Trail

A picturesque 1.5 km network of trails that offers a peaceful escape into nature. With its winding paths through woodlands, meadows, and over Black Creek, it provides the perfect setting for a leisurely stroll with man's best friend.

🚗 2 minutes by car



5. Bowmanville Apple Fest and Craft Sale

Fall wouldn't be complete without a trip to downtown Bowmanville's Apple Fest. This beloved event takes place on the Saturday following Thanksgiving when four city blocks transform into a vibrant showcase for local apple growers. Revel in a diverse array of freshly picked apples and tempting treats. Indulge in fresh-pressed apple cider, delectable homemade apple pies and crisps, candy and caramel apples, cider donuts, and more, including the renowned hot apple fritters that Bowmanville is celebrated for.

In addition to the delightful offerings, Apple Fest presents an excellent opportunity for shopping. Explore the artisan and craft market, where local vendors display their handcrafted creations in charming tents lining the streets. It's a festive celebration of autumn flavours and local craftsmanship!

🚗 10 minutes by car

COZY UP WITH WINTER AT THE WILLOWS

COURTICE AND THE NEIGHBOURING TOWNS UNDERGO A MAGICAL TRANSFORMATION INTO A WINTER WONDERLAND EACH YEAR. AS SNOWFLAKES GRACEFULLY FALL AND TEMPERATURES DIP, THE FESTIVE SPIRIT THRIVES, ENSURING THE FUN NEVER STOPS!



1. Lakeridge Ski Resort
Uncover the excitement at Lakeridge Ski Resort, where skiing, snowboarding, and tubing provide endless fun for the entire family. Take advantage of lessons, rent equipment, and rest assured that the enjoyment never ceases!
🚗 25 minutes by car

2. Purple Woods Maple Syrup Festival
As winter starts to draw to a close, your family has the opportunity to embark on an exhilarating day in the sugarbush. Witness the transformation of sap gathered from hundreds of sugar maple trees into delectable maple syrup, all processed on-site. During your self-guided tour, explore the modern evaporator, partake in entertaining games and activities, and be sure to visit the Heritage Store to bring home some delightful maple treats!
🚗 20 minutes by car



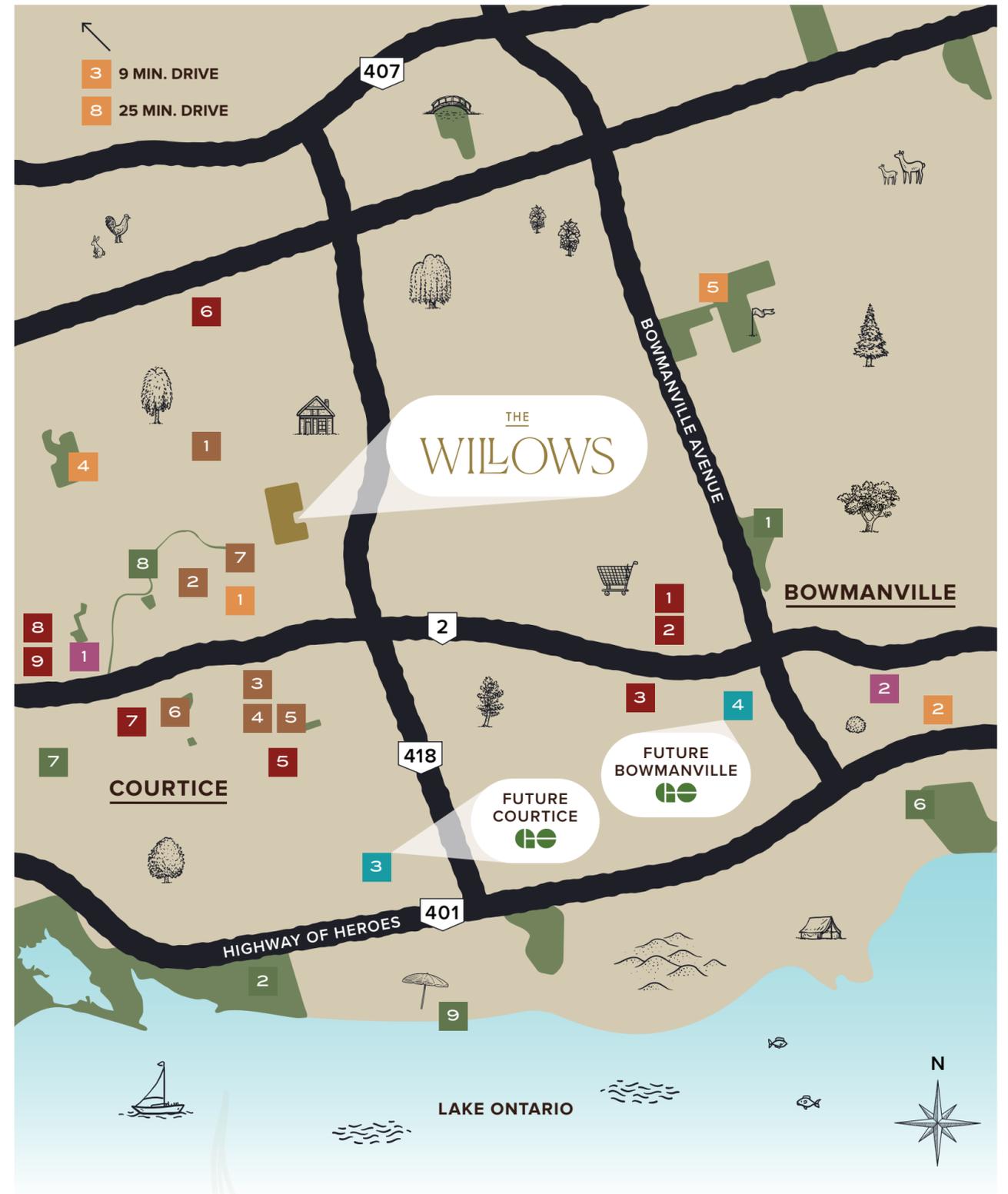
5. Pingle's Farm Market
Make Pingle's Farm Market a holiday destination on your list. Bring the kids and revel in the festive spirit at their renowned Mistletoe Market, where an array of gifts, knickknacks, gourmet grocery items, and freshly baked goods awaits. Pingle's is also a prime spot for a visit with Santa! Dive into the festivities with activities such as story time on a wagon ride, a visit to Rudolph's Pancake Kitchen in the greenhouse, cookie decorating with Mrs. Claus, crafting your Christmas ornaments, and choosing your own tree from the Pringles Christmas Tree Lot. There's a multitude of joyful experiences waiting for you!
🚗 7 minutes by car



3. Ganaraska Forest
As the largest forest in Southern Ontario, Ganaraska offers an expansive landscape for exploration with hundreds of kilometers of trails. Venture out to experience the winter wonderland by engaging in activities like cross-country skiing or snowshoeing, or opt for a serene hike through the diverse trails.
🚗 30 minutes by car

4. Old Scugog Road Christmas Light Drive
For more than three decades, the residents of Old Scugog Road in Bowmanville have consistently surpassed expectations in adorning their homes for Christmas. The neighborhood becomes a dazzling spectacle with thousands of lights, inflatable Santa Clauses, and snowmen scattered across the landscape. Spotlights, LED projectors, and even ferris wheels illuminate the night sky. It's not uncommon to encounter movie screens displaying heartwarming Christmas movies, adding an extra layer of festive charm to the dazzling display.
🚗 9 minutes by car





TRANSIT

- 1 Oshawa
- 2 Rail Station
- 3 Future Courtice
- 4 Future Bowmanville

SCHOOLS

- 1 Monsignor Leo Cleary
- 2 Courtice North Public School
- 3 Lydia Trull Public School
- 4 Good Shepard C.E.S.
- 5 Holy Trinity C.S.S.
- 6 Dr. Emily Stowe Public School
- 7 Courtice Secondary School
- 8 Durham College
- 9 Trent University

PARKS & BEACHES

- 1 Bowmanville Valley Conservation Area
- 2 Darlington Provincial Park
- 3 Lakeview Park Beach
- 4 Oshawa Valleylands Conservation Area
- 5 Harmony Valley Conservation Area
- 6 Bowmanville Westside Conservation Area
- 7 South Courtice Dog Park
- 8 Courtice Millennium Trail
- 9 Allison's Beach

RECREATION & LEISURE

- 1 Courtice Community Complex
- 2 Visual Arts Centre of Clarington
- 3 Oshawa Zoo & Fun Farm
- 4 Pebblestone Golf Course
- 5 Bowmanville Golf & Country Club
- 6 Harmony Creek Golf Centre Ltd.
- 7 Donevan Recreation Complex
- 8 Lakeridge Ski Resort

SHOPPING & GROCERY

- 1 SmartCentres Bowmanville
- 2 Walmart Supercentre
- 3 Watson Farms
- 4 Costco Wholesale
- 5 Courtice Flea Market
- 6 Pingle's Farm Market
- 7 Food Basics
- 8 FreshCo King & Townline
- 9 Mike's NOFRILLS
- 10 Oshawa Centre

SERVICES

- 1 Courtice Health Centre
- 2 Lakeridge Health Bowmanville

POINTS
OF
INTEREST

COURTICE IS ON THE MAP!

EXCITING DEVELOPMENTS ARE UNFOLDING IN AND AROUND COURTICE – IMPROVED HIGHWAYS, ENHANCED TRANSIT, AND FUTURE EXPANSION PROJECTS!

FUTURE GO

Clarington will see two new GO stations in Courtice and Bowmanville just a **5-minute** drive from The Willows.

Get to Toronto's Union Station in **1 hour 10 minutes** with all-day train service.

The Courtice GO Station will be part of a robust secondary plan that aims to establish a diverse blend of residential, office, retail, and institutional purposes, fostering robust connectivity to and from the GO Station, extending seamlessly into the broader Courtice area.

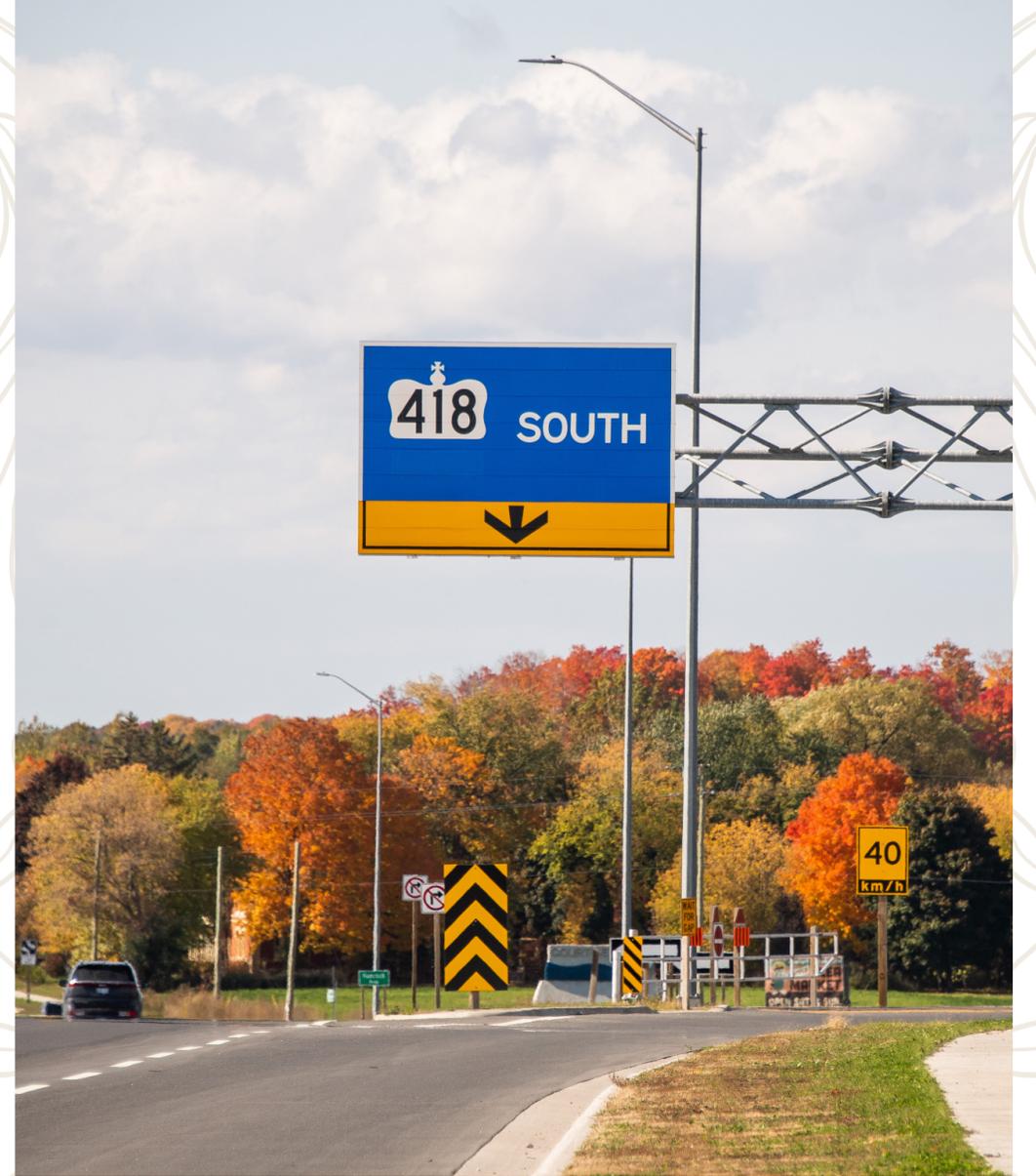


Highways linking Courtice with Durham Region and the GTA are easily accessible and provide fast, efficient travel.

Highway 407
From The Willows, residents can be on the 407 within **10 minutes**.

Highway 418
Just a **3-minute** drive from The Willows, Hwy 418 provides easy access to Hwy 407.

Highway 401
For people travelling east or west, the 401 is just over **10 minutes** away from The Willows.



EASILY DISCOVER YOUR SURROUNDINGS

45 minutes by car
From The Willows to **Highway 400**.

15 minutes by car
From The Willows to the **Oshawa GO Station**.

15 minutes by car
From The Willows to the **Oshawa VIA Rail Station**, connecting to Toronto, Ottawa, Montreal, and other major Canadian cities.

10 minutes by walking
From The Willows to the **Durham Regional Transit** routes, connecting to downtown Oshawa.



FUTURE HOME OF THE WILLOWS

THIS AREA WILL SOON FEATURE TOWNS, SEMIS,
AND DETACHED HOMES BUILT FOR HUNDREDS
OF NEW COURTYARD RESIDENTS.



THE
WILLOWS

NASH RD.

HANCOCK RD.

THE
WILLOWS



WELCOME HOME

Welcome to The Willows, a friendly community in Courtice where neighbours become family. Here's a place where children can explore wonder-filled green spaces while furry friends join in leisurely strolls. Choose a home that fits your style – from towns and semis to detached homes. With easy and close connections to schools, shopping, transit, and highways, The Willows is the ideal choice for today's modern families.

CRAFTED FOR YOUR LIFESTYLE

FEATURING A VARIETY OF ARCHITECTURAL DESIGNS, SIZES, AND TYPES, THE HOMES AT THE WILLOWS ARE THOUGHTFULLY PLANNED WITH FUTURE HOMEOWNERS IN MIND. OUR METICULOUSLY-DESIGNED TOWNS, SEMIS, AND DETACHED HOMES ARE CRAFTED TO MEET YOUR DISTINCT NEEDS.



1. Townhomes

Our towns feature contemporary finishes and open-concept layouts that optimize both space and natural light. Coupled with a strong sense of community and convenient access to essential amenities, these thoughtfully-designed homes stand as an ideal choice for young professionals, new families, or downsizers seeking a lifestyle that is both convenient and fulfilling.

2. Semi-Detached Homes

For families in search of more room, our impressive semis present expansive floor plans and ample space to flourish. Boasting roomy bedrooms, open-concept living areas, and picturesque backyards conducive to creating enduring memories, these homes establish a comfortable and secure environment for your loved ones.

3. Detached Homes

Our beautiful family-sized detached homes offer a variety of styles and sizes, featuring the ultimate in contemporary living with open designs, abundant natural light, ample bathrooms and bedrooms, and inspired finishes that create a modern ambiance throughout.



A BRIGHT HAVEN

Stunning open-concept layouts enhance the heart of your home. The expansive kitchen and living spaces provide ideal settings for gathering and enjoying quality time with your loved ones.



OPEN, AIRY LIVING SPACES

Bright, thoughtfully designed living spaces make it a pleasure to socialize with friends and family. Relax in upscale comfort as you enjoy a view of green space from your new home.



WHERE FEASTS HAPPEN

KITCHENS

Bask in your modern, light-filled kitchen at The Willows—perfect for entertaining, unwinding, and sharing a meal. Ample storage and stylish finishes make preparing food a treat!





A WELCOMING RETREAT

BEDROOMS

The bedroom stands as a private retreat, offering solitude and indulgence, framed by windows that open up to refreshing views.

A SOOTHING OASIS

BATHROOMS

The bathrooms at The Willows have been impeccably designed with contemporary fixtures and finishes to create the ideal space to relax and pamper.



BUILDING FOR YOU

MARLIN SPRING DEVELOPMENTS

Marlin Spring Developments is an award-winning development company, building low-rise and high-rise communities throughout Toronto and the GTA. Committed to providing homes for Toronto's rapidly growing and diverse population, Marlin Spring Developments is focused on delivering exceptional homes with unique and desirable amenities customized to meet its clients' needs, in locations that provide access to transit, greenspace, schools, and conveniences.

As the Marlin Spring Group's dedicated operating company for the development and construction of residential real estate in the Greater Toronto Area, Marlin Spring Developments growing portfolio currently consists of approximately 10,000 homes in various stages of development, construction, and completion.

MARLINSRING.COM



Ivylea,
Richmond Hill

BAZ GROUP OF COMPANIES

As one of Canada's largest privately-owned Real Estate firms with a portfolio of over 20,000 units in various stages of development, construction, repositioning, and completion, the Baz Group's portfolio represents more than 16 million square feet of GFA across Canada and the United States with a completion value of over \$9.5 billion. Through its operating companies supported by a team of over 800 professionals, the Baz Group has investments spanning the Development, Multi-Family Apartments and Retirement Community sectors and operates in seven North American markets.

BAZGROUP.CA



Archetto,
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