

MARLIN  
SPRING  
DEVELOPMENTS

THE

# WILLOWS



WHY THE WILLOWS

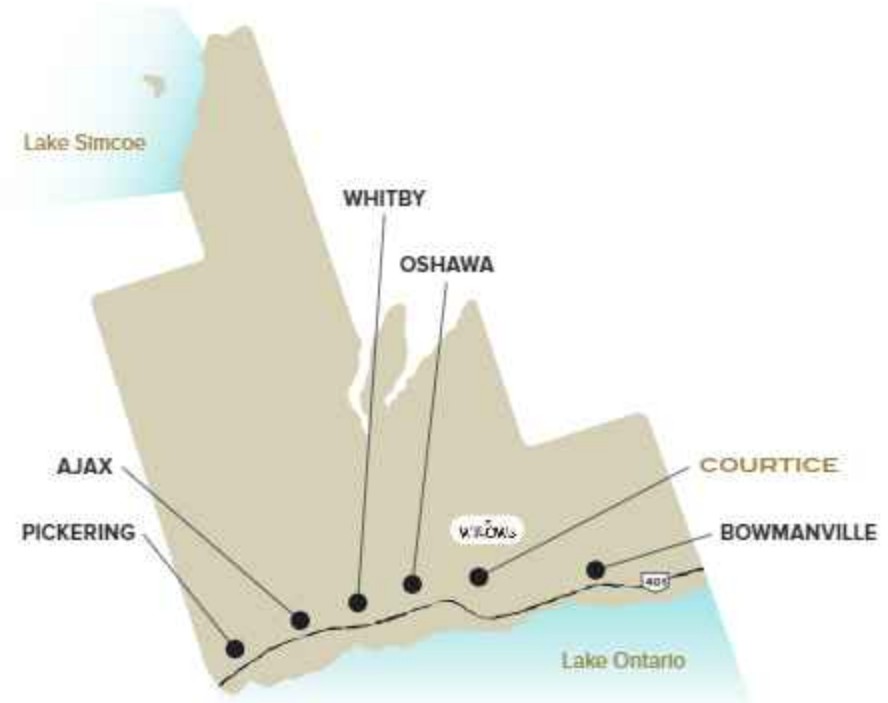
# INTRODUCING THE WILLOWS

BY MARLIN SPRING DEVELOPMENTS – A CHARMING NEW COMMUNITY IDEALLY LOCATED 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. READ ON TO LEARN MORE ABOUT WHAT MAKES THE WILLOWS A GREAT PLACE TO CALL HOME.



# COURTICE IS ON THE MAP!

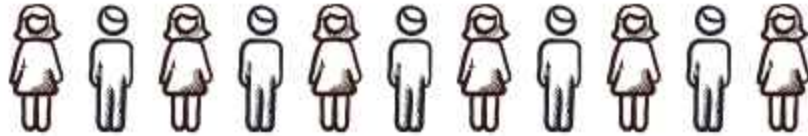
Located in the heart of Durham Region, Clarington is made up of four urban centres: **Courtice**, Bowmanville, Newcastle and Orono. Clarington is a vibrant and growing area that offers residents an exceptional quality of life. With its great transit lines, schools, numerous parks and recreational facilities, 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.



# FAST FACTS

## POPULATION

101,000+ people



## MEDIAN AGE

39.2 years old

## AVERAGE HOUSEHOLD INCOME

\$112,000 / year



## HIGHLY ACCESSIBLE

Courtice is well connected to the Greater Toronto Area and situated alongside **Durham Regional Transit** routes and **Highway 418**, which directly connects to **Highway 401** to the south, **Highway 407** to the north and **Highway 35/115** to the east.



## WORKFORCE

With an ever-growing economy, Clarington expects to add **40,400 jobs by 2051** and currently has a stable profile of large scale operations to support the existing population and economic base including: Ontario Power Generation, Lakeridge Health, Bowmanville Hospital and St. Marys Cement

Source: townfolio.com



CLARINGTON RESIDENTS ENJOY A LOWER TAX RATE THAN NEIGHBOURING OSHAWA WHILE HAVING THE BENEFIT OF BEING JUST MINUTES AWAY.



CLARINGTON

\$5,119\*



OSHAWA

\$6,017\*



WHITBY

\$6,216\*



TORONTO

\$7,971\*

\* Average 2-story, 3 bed home with 2.5 bath, 3-car garage, approx. 2,000 SF on a 4,000 to 5,000 SF lot.

Source: CTV News Toronto

# YOU'RE CONNECTED



Clarington will see  
two new GO stations  
in Courtice and  
Bowmanville

5-minute drive from  
The Willows



## Courtice GO

- Get to Union in 1 hour 10 minutes
- 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

## Commuting Stats

- Drive to **Highway 400** in 45 minutes
- 1-minute drive from The Willows to **Highway 418** with access to **Highway 407** and **Highway 401**
- Commute to Toronto from the **Oshawa GO Station** – a short 15-minute drive
- The **Oshawa VIA Rail Station** is also 15 minutes away, connecting to Toronto, Ottawa, Montreal, and other major Canadian cities
- Just a 10-minute walk to **Durham Regional Transit** routes connecting to downtown Oshawa



GO Transit



Durham Regional Transit

Highway 418



# QUALITY OF LIFE

COURTICE IS A SAFE TOWN OFFERING PEACE OF MIND TO FAMILIES MOVING TO THIS FRIENDLY COMMUNITY, ALONG WITH A MULTITUDE OF ACTIVITIES.



Darlington Provincial Park



Bowmanville Valley Conservation



Courtice Community Centre



Darlington Park Beach

## GREAT SCHOOLS

**70.2 score**  
with Ontario  
average at  
**67.5**

## SAFE LIVING

**Courtice gets an 'A!'**  
Safer than the average  
Ontario community by  
**15%**



Courtice North Public School

Source: AreaVibes.com

# CLARINGTON REAL ESTATE

THE REAL ESTATE MARKET IN CLARINGTON IS FLOURISHING DUE TO ITS PROXIMITY TO MAJOR URBAN CENTRES, ITS SUITABILITY FOR COMMUTERS, AND ITS BEAUTIFUL NATURAL SURROUNDINGS.

## AVERAGE HOME PRICES

Better Appreciation + Better Value



Source: CREA.ca

## AVERAGE DETACHED PRICES

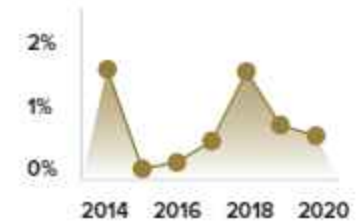
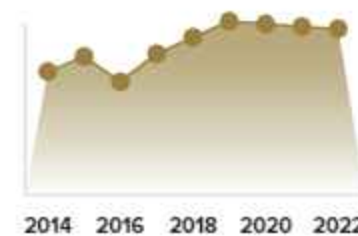
Better Appreciation + Better Value



## AVERAGE RENTAL PRICES

VS.

## AVERAGE VACANCY RATES



# THE WILLOWS

THE WILLOWS IN COURTYARD IS SITUATED IN A FAMILY-FRIENDLY AREA, SURROUNDED BY EXISTING COMMUNITIES AND ADJACENT GREENSPACE WITH EASY ACCESS TO TRANSIT, HIGHWAYS, PARKS, SCHOOLS AND SHOPPING.

The Willows is a community of 220 homes with timeless, contemporary exterior architecture nestled in a pocket of Courtyard that is bounded by greenspace.



## 1. TOWNS

- Dual frontage and front loaded towns located on the southern portion of the community
- 3-4 bedroom layouts
- 1,470-1,795 SF

## 2. SEMIS

- Freehold semis
- 30' lots
- 3-4 bedroom layouts
- 1,786-2,132 SF

## 3. DETACHED HOMES

- 32' lots
- 37' lots
- 3-4 bedroom layouts
- 1,733-2,385 SF

# THE TEAM

## 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, the company focuses on delivering exceptional homes with unique and desirable amenities customized to meet their clients' needs in locations that provide access to transit, greenspace, schools, and conveniences. As the Baz Group of Companies' 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.

## 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.







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