



ZancorBrooklin

At Zancor, the future is always in sight,  
inspiring our quest for perfection.  
We embrace the influences of tomorrow  
and all its promises, an ever-present  
inspiration for the communities we build.  
Equally important, our future extends in  
an unbroken line through today to the  
legacy we have built over three decades.

For Zancor, today and tomorrow are  
one. The result is timeless design that  
endures beyond the horizon.

The Zancor logo features a stylized, bold, black letter 'Z' on the left, followed by the word 'ANCOR' in a clean, black, uppercase sans-serif font. The background of the entire page is a light blue geometric pattern of concentric, slightly offset lines that create a sense of depth and movement.

Building Tomorrow *Today.*



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**ZancorBrooklin**

Building Tomorrow *Today*.



INTRODUCTION

# Breakthrough *Vision*

*An epic master-planned community  
of detached homes*

ZancorBrooklin is a new, master-planned community of contemporary, detached homes, nestled in the lush, green northeast corner of a charming small town. A template for living close to everything that resonates with meaning, Brooklin showcases timeless design. Every carefully crafted home is dedicated to serenity and vitality, a breakthrough of enlightened thinking. Welcome home to Brooklin.



Renderings are artist's concept only. E. & O.E.

# Quietly *Charming*

*Savouring the Town of Brooklin's  
treasured ambience*

Truly one of the GTA's best kept secrets, Brooklin displays a quiet confidence deeply rooted in its historic main street. This local treasure is lined with well-preserved vintage buildings, shops, restaurants, and pubs. Brooklin is scenic, leafy & pristine, and has grown into a thriving town without losing its unique identity. Here, you're invited to slow down and savour life.



# Eclectic *Emporium*

*Everyday experiences that transcend the ordinary*

The subtle floral scent of a spring bouquet. The zing of freshly made orange juice or the tang of tomato sauce on a gourmet pizza. Baldwin Street, which bisects Brooklin's historic heart, is an emporium of sensational retail and restaurant experiences taking the very best of traditional in-person shopping and layering it with a twenty-first century sensibility of craftsmanship. Walkable & relaxing, Brooklin is a meditation in amusements of the senses.

01 Michael Kelly's

02 Banter & Brewing Co.

03 Brooklin Home Hardware

04 Brooklin Pub

05 Brooklin Mill Race Centre



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# Access *Activity*

*Exercise your passion for  
play and exploration*

A narrow band of forest runs through the centre of the Town of Brooklin, dissolving the boundaries between natural and urban. Lovers of everything outdoors will be drawn to the trails and sports fields, the golf courses and the gardens. Throughout the year, the fresh air beckons, awakening your energy and restoring your equilibrium. For activities that are less dependent on the weather, an impressive number of indoor venues that offer fitness and sports opportunities are also available.

01 Brooklin Community Centre & Library

02 Optimist Park

03 John Tulley Trail

04 Heber Down Conservation Area

05 Eldorado Golf Club





# Where to Wander

The scenic hiking trails of the Brooklin area beckon all year round. Wander through the woods with your dog, go for an early-morning run in summertime, or take the kids to learn about nature – it's all around you, waiting for exploration.

- 01 Oshawa Creek Trail
- 02 Pipeline Trail
- 03 Cachet Park Trail
- 04 Carson Park Trail
- 05 Kinross Trail
- 06 Brooklin Optimist Park Trail
- 07 Carnwith Park
- 08 St. Thomas Trail
- 09 Brooklin Memorial Park Trail
- 10 Brooklin Lions Trail
- 11 Cullen Park Trail
- 12 Iroquois Trail



Map is not to scale. Illustrations are artist's concept only. E. & O.E.

# Learning *Activated*

*Developing life-long skills,  
resilience and connections*

A family-oriented community, the Town of Brooklin boasts a correspondingly wide range of schools to provide your children with a strong foundation of skills. From their days in kindergarten to their memorable high school years, students can thrive and experience the social connections and intimacy of living in a smaller community. In the town, you'll find public schools, Catholic schools, and a private school – making it easier to choose the educational setting that suits your children's needs.



# Destination *Anywhere*

*Get where you need to go  
by car, bus or train*

The Town of Brooklin may feel like a small community well distanced from the big city, but it is well connected to the GTA. Highway 407, just south of town, presents a quick way to take advantage of the area's stellar menu of transportation options, whether you prefer to drive your own vehicle or take public transit. Either way, your destination – Whitby, downtown Oshawa, or Toronto's Union Station – is within reach.

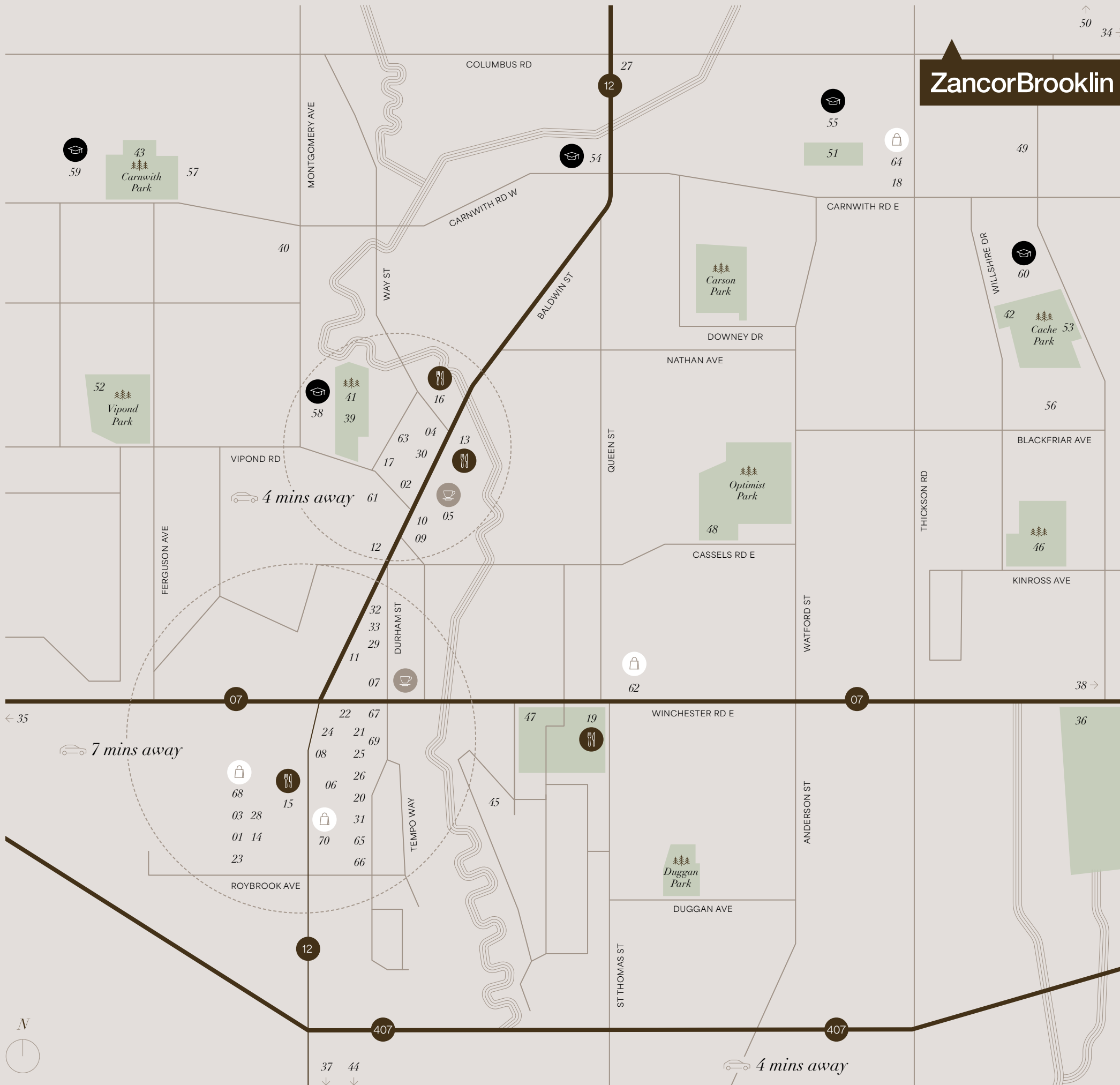
01 Highway 407 – 6 mins 🚗

02 GO Bus Station at Baldwin St & Hwy 407 – 6 mins 🚌

03 Line 302 to Whitby GO Station – 9 mins 🚶

04 GO Train via Whitby GO Station – 17 mins 🚆

05 ViaRail via Oshawa Station – 21 mins 🚆



# Explore Your Neighbourhood

## Bakeries & Cafés

- 01 COBS Bread
- 02 Cupcake Junkie Dessert Bakery
- 03 Starbucks
- 04 The Station
- 05 The Goodberry
- 06 Tim Hortons
- 07 Upshot Coffee Co.

## Dining

- 08 A&W Canada
- 09 Baldwin Bistro
- 10 Bangrak
- 11 Brooklin Pub
- 12 Corrados Restaurant & Bar
- 13 El Jefe De Pollo
- 14 Guac Mexi Grill
- 15 Halibut House Fish and Chips
- 16 Harvest Restaurant
- 17 Hinata Sushi & Asian Cuisine
- 18 Manhattin Kitchen & Eatery
- 19 Michael Kelly's
- 20 Osmow's Shawarma
- 21 Pizza Nova
- 22 Piper Arms Pub Whitby
- 23 Stacked Pancake & Breakfast House
- 24 Sunset Grill
- 25 Subway
- 26 The Chopped Leaf
- 27 Whisky John's
- 28 Wingstop
- 29 WOKIN Express

## Fitness

- 30 F45 Training Brooklin
- 31 Killerfit
- 32 Master Rim's Tae Kwon Do – School of Martial Arts
- 33 Modo Yoga Brooklin

## Golf

- 34 Columbus Golf & Country Club
- 35 Devil's Den Golf & Beach Volleyball Centre
- 36 Eldorado Golf Club
- 37 Lyndebrook Golf Course
- 38 Winchester Golf Club

## Parks & Recreation

- 39 Brooklin Community Centre & Library
- 40 Brooklin Horticultural Society Garden
- 41 Brooklin Kinsmen Park
- 42 Cachet Park
- 43 Carnwith Park
- 44 Heber Down Conservation Area
- 45 John Hulley Trail
- 46 Kinross Park
- 47 Luther Vipond Brooklin Memorial Arena
- 48 Optimist Park
- 49 Pinecone Park
- 50 Purple Woods Conversation Area
- 51 Selkirk Park
- 52 Vipond Park
- 53 Wilshire Park

## Schools

- 54 Brooklin High School
- 55 Brooklin Village Public School
- 56 Blair Ridge Public School
- 57 Chris Hadfield Public School
- 58 Meadowcrest Public School
- 59 St. Bridget Catholic School
- 60 St. John Paul II Catholic School

## Shopping

- 61 Brooklin Farmers' Market
- 62 Brooklin Floral & Garden Shoppe Inc.
- 63 Brooklin Home Hardware
- 64 Buckingham Meat Co. Inc.
- 65 Dollarama
- 66 FreshCo Hwy 12 & Hwy 7
- 67 LCBO
- 68 Longo's Brooklin
- 69 Shoppers Drug Mart
- 70 The Beer Store

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# Inspired *Architecture*

*Details make the difference*

Taking its inspiration from the town in which it resides, ZancorBrooklin combines 3 stunning architectural designs to accommodate the individual styles of those who will call it home.

The exterior façades are complete with striking stone, vinyl, or detailed masonry work with pre-cast accents complemented by gracious covered porches, balconies and porticos. Spacious garages with stylish garage doors offer ample storage, while large windows allow for natural light to shine through.



# Exquisite Living *Experience*

## *The excitement of anticipation*

Upon entering your Brooklin home, you are met with design-forward features and finishes that create an environment for recharging and renewal. Matching the beauty of nature surrounding the area, wood and stone elevate the interior design. With oak veneer stairs and engineered hardwood on the ground floor and upper hall, and stone countertops in the kitchen, you are enveloped in a feeling of comfort and warmth.

Your home is truly a statement of your life's accomplishments.





# Living



# Kitchen





## Primary Bedroom



# Ensuite



# Backyard



# Enveloped in *the Exquisite*

- 01 An array of luxurious, design-forward features and finishes conjures a feeling of comfort and tranquility.
- 02 Wood and stone elevate the space, matching the beauty of nature surrounding the area.
- 03 Flooring includes engineered hardwood on the ground floor and in the upper hall.
- 04 Custom designed deluxe cabinets and stone countertops in the gourmet kitchen create a dream venue for home chefs.
- 05 The spa-inspired primary ensuite features a free-standing tub, framed glass shower enclosure, and upgraded chrome finish faucets.
- 06 Outside, the stunning exteriors complement the exquisite interiors.

ABOUT ZANCOR HOMES

# Driven by *Design*

*Building communities that make a difference*

Zancor is a family-owned and operated company with a tradition of building homes all across the GTA for the past thirty years. Our experienced team is dedicated to building homes that endure, that withstand the test of time.

Design drives everything we do. We design our homes and condos to flow effortlessly from one space to another, with intuitive features and finishes that will empower you and your family. Our communities are designed with more parks and playgrounds, and our condos include luxurious amenity spaces that will make you feel like you've arrived.





*Our passion for design is matched only by our pursuit of excellence in quality and customer care. From top management to front-line customer care personnel, everyone at Zancor has a responsibility to our customers, going above and beyond to ensure no one goes unsatisfied.*

- 01 The Social – Caledon, ON
- 04 King Terraces – King City, ON
- 07 South Bay At River's Edge – Wasaga, ON

- 02 Livello – Bolton, ON
- 05 King's Calling – King City, ON
- 08 The Branch – Oakville, ON

- 03 Shoreline Point – Wasaga, ON
- 06 Xpression Condos – Richmond Hill, ON
- 09 Hometown Hillsdale – Hillsdale, ON



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