

## FIRST-TIME HOMEBUYERS: SITE STORY

# Building Durham for 20 years

For 20 years Kaitlin Group has been a premier Durham builder, designing communities of distinction and realizing the dreams of thousands of homeowners. An extensive collection of home designs, varied streetscapes and ample green space is Kaitlin's formula for success that has won the company industry recognition as well as repeat buyers for several years. When you add to the mix strategic locations, close to a wealth of amenities, it's little wonder the Kaitlin brand resonates with today's homebuyers.

"As a developer and builder, Kaitlin Group is able to be hands-on, right from the inception of a

new community to its completion," says Gary Daniell, vice-president. "We hand-pick every location and choose areas that are close to transportation, shopping, schools and green spaces. It's not about building homes, it's about building communities and creating neighbourhoods where people want to live."

Aspen Springs in Bowmanville was Kaitlin Group's first community, and it's now home to over 3,000 families. The master-planned community features an eclectic mix of single-detached homes, townhomes, condominiums and condo townhomes, with ongoing phases that continue to attract

buyers. Priced-right homes in neighbourhoods that are uniquely different appeal to a wide cross-section of homebuyers to suite all tastes and budgets.

Ideally situated just north of Highway 401, Aspen Springs offers convenient access to a host of amenities, including GO service. Big-box stores and other shops and restaurants are close by, and it's just a short drive to Bowmanville's historic downtown core.

Further east, Kaitlin Group has designed a country club-style community at Port of Newcastle. Single-detached homes, condominium residences and coastal villas with lake views combine to

create wonderful streetscapes, amid rivers, green space and the vibrant sounds of the harbour.

This picturesque village by the lake offers a fun and relaxing lifestyle. Residents have access to incredible on-site amenities, including a 260-slip marina, paddleboats, canoes and the 8,700-square-foot clubhouse, complete with tennis courts and an indoor swimming pool. The quaint shops and restaurants of Newcastle are just north of the community and offer residents friendly small-town service. Port of Newcastle is just minutes to Highways 401 and 115, and GO Transit is available right within the community.

"Within our communities, we often include amenity space for homeowners to enjoy," Daniell says. "The clubhouse at Port of Newcastle is tremendously popular and is a favourite gathering place for residents. This is a very self-contained community that has all of the attributes and opportunities that come with lakeside living."

In addition to its family-friendly communities, Kaitlin Group has created a carefree retirement living community in the heart of Bowmanville. At Clarington Centre, purchasers can choose from luxurious one- and two-bedroom condominium suites. Residents have access to recreational amenities as well as health and wellness services whenever they need them. Located close to

all of the amenities and services of Bowmanville, Clarington Centre offers the ultimate in convenient living.

Recently, Kaitlin Group celebrated the preview showing of Main Street Brooklin, a new neighbourhood of condominiums and freehold townhomes in the heart of Brooklin. Located at the north-west corner of Highways 12 (Brock Street) and Highway 7, Main Street Brooklin is in the heart of the historical part of downtown Brooklin, with great schools, a community centre, grocery shopping and more all nearby.

With GO service right at the corner, proximity to the proposed 407 extension and just 10 minutes from Highway 401, Main Street Brooklin is also a commuter's dream. Just minutes south, residents can browse the charming shops and dine at the great restaurants of Whitby or explore the waterfront trails at Lake Ontario. Several golf courses are all within 15 minutes, and there are plenty of neighbourhood parks for outdoor recreation.

"We had a great turnout for the preview showing of Main Street Brooklin and expect sales to be very brisk," Daniell says. "This is a very intimate

neighbourhood, with home prices starting at just \$179,990. Particularly for this area, that's incredible value."

-Kaitlin Group

