

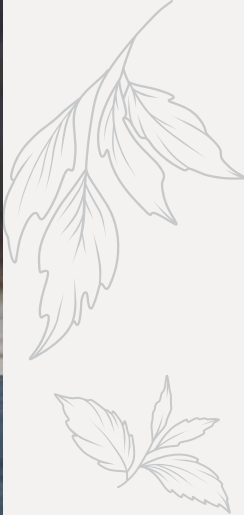


# Family Living Comes Home





~  
*Where Family Living Comes Home*  
~



# WHERE LIFE IS BEAUTIFULLY BALANCED



Let the lake breeze carry your laughter a little farther.  
Where life feels easier, freer, and more joyful.

Let quiet mornings, open skies, and winding trails  
lead you to where nature and small-town charm live side by side.

Golden sunsets beneath the canopy. Charming cafés.  
The familiar clocktower. Farmers' markets and welcoming main streets.

Connected to everywhere life takes you —  
from parks alive with play to streets filled with warmth.

Come home to a community designed for modern family living.  
Where children stay outside until the streetlights come on.  
Where neighbours wave hello. And families gather naturally.





# WHERE TOGETHERNESS COMES NATURALLY

At Newbrook, parks and greenspaces feel like extensions of your backyard. Wide-open fields invite spontaneous play, picnic afternoons, evening strolls beneath glowing sunsets, and the kind of everyday adventures families remember forever.

There's something enchanting happening in Newcastle — a community inspired by togetherness, peaceful mornings, and laughter-filled streets where neighbours become lifelong friends. Children ride bikes beneath tree-lined canopies, weekends begin with coffee downtown and end beside the lake at sunset, and every moment feels connected to the life you've always imagined.





# WHERE HOME WELCOMES THE NEIGHBOURHOOD

Greet the morning through oversized windows as birds chirp softly in the distance and leaves rustle in the morning breeze. Somewhere down the street, kids laugh on their way to the park while the dog waits eagerly by the door.

Another beautiful day begins at Newbrook — a thoughtfully designed community in Newcastle **where contemporary 25' Townhomes, 32', 38' & 43' Singles & Bungalows** come together along welcoming streets crafted for every stage of family life.





# WHERE MODERN LIVING FEELS TIMELESS

Gracefully landscaped streets, welcoming crescents, and thoughtfully designed homes come together to create a neighbourhood rooted in warmth, connection, and everyday beauty. At Newbrook, contemporary architecture meets timeless family living through inviting front porches, clean modern lines, natural materials, and thoughtfully designed streetscapes that feel both refined and effortlessly livable.



# ENHANCED FEATURES. ELEVATED LIFESTYLE.



-  Included in All Homes
-  Included in 38' & 43' Singles

## Additional Features Include:

- Stained Oak Staircase



- Electric Linear Fireplace (as per plan)\*\*



- Front Landscape Package
- And More

Rendering is artist's concept only and may show included and upgraded finishes. Inclusions are subject to change without notice and may vary by collection, as applicable by plan.  
\*Excludes tiled areas and bedrooms, as per plan. 25' Townhome, 32' Single & Duplex home designs include Luxury Vinyl Plank flooring throughout the ground floor, including the kitchen, excluding tiled areas and bedrooms, as per plan. \*\*38' & 43' Singles only, excluding Duplex designs. See Quality Appointments for full details. E. & O.E.

# BEYOND EVERYDAY LIVING

Explore the elevated, standard finishes that come with every Brookfield Residential home.

RAIN SHOWERHEAD  
WITH WAND IN  
PRIMARY ENSUITE

FRAMELESS  
GLASS SHOWER DOOR  
IN PRIMARY ENSUITE

FREESTANDING TUB IN  
4-PC PRIMARY ENSUITE

DESIGNER VANITY

12" X 24" FLOOR TILES  
*in tiled areas*

ARTIST CONCEPT



Every Brookfield Residential home is future-ready with a host of Smart Features that save you time for the important things in life. Smart standard features like keyless entry, smart switches, thermostat control, an integrated hub, leak detection, and a video doorbell bring practical technology into everyday living.

## *Smart Home Package Includes:*



Video Doorbell



Keyless Door Entry



Smart Thermostat



Smart Home Hub



Leak Sensor



Smart Switches



USB Outlets



myCommand Smart Home products are offered in partnership with Grand Alarms Ltd. and are valid for one year upon closing, with an option to extend on a monthly term thereafter. Homeowner retains all ownership of hardware included. To access and utilize Grand Alarms Ltd. Smart Home, homeowner must complete the enrollment process and accept the Grand Alarms Ltd. Smart Home Service Agreement and Terms of Service prior to the expiration of the complimentary one-year package. Service fees subject to change without notice. Additional products and features may be added or removed, subject to additional fees. See Quality Appointments for list of full home inclusions. Terms and conditions apply. Please see a Sales Representative for more details. E. & O.E.

# WHERE THE CITY'S ENERGY FEELS WARMER

The cafés, restaurants, boutiques, and familiar storefronts downtown — where mornings begin slower, conversations linger longer, and every errand feels a little more personal. Nearby marinas, golf courses, orchards, and lakeside escapes invite fuller weekends, sunset strolls, and afternoons shaped by fresh air and open skies.

Come home to a place that feels peacefully tucked away, yet beautifully connected to everywhere life takes you. Just 5 minutes from Highway 401 and 8 minutes from Highway 407, Newbrook keeps Bowmanville, Oshawa, Port Hope, Toronto's east end, GO Transit, and VIA Rail all beautifully within easy reach — where the warmth of small-town living meets the ease of modern convenience.



*A different  
kind of energy  
—  
exactly as it  
should be.*



# AND YOUR FAMILY'S FUTURE FEELS BRIGHTER

Give your children a bright future with access to several nearby schools, including public and Catholic options from elementary through high school, with programs such as **French Immersion, Advanced Placement, and International Baccalaureate**. Just minutes away, the proposed new elementary school helps bring learning even closer to home for Newbrook families.



EVERY SEASON  
BRINGS SOMETHING  
NEW TO EXPLORE

300

ACRES AT DARLINGTON PROVINCIAL PARK

190+

ACRES AT SAMUEL WILMOT NATURE AREA

100+

KILOMETRES OF RECREATIONAL TRAILS ACROSS CLARINGTON

70+

PARKS, TRAILS & SPORTS FIELDS

37

KILOMETRES OF LAKE ONTARIO SHORELINE

15

SURROUNDING GOLF COURSES

*Beautifully connected to everywhere life takes you.*





# WHERE LIFE STAYS BEAUTIFULLY CONNECTED

Here, nature and convenience are woven beautifully into everyday life. Not something reserved for weekends or planned around busy schedules — but thoughtfully connected to the way families live every day at Newbrook.



## DINING

- 01 The Old Newcastle House Taps & Grill
- 02 Massey House Restaurant
- 03 Walsh's Snug
- 04 Newcastle Giddle
- 05 Wong's Palace
- 06 Captain George's Fish & Chips
- 07 Burrito Guyz
- 08 Castle John's
- 09 McDonald's
- 10 Subway
- 11 Tim Hortons
- 12 Domino's Pizza
- 13 Sift Bake Shop
- 14 Popeyes Louisiana Kitchen
- 15 Roselina's Pizza



## PARKS + GREENSPACES

- 01 Waterfront Trail
- 02 Samuel Wilmot Nature Preserve
- 03 Newcastle Memorial Park
- 04 Samuel Wilmot Nature Area & Trail
- 05 Thurne Parks Conservation Area
- 06 The Lion's Trail
- 07 Bond Head Parkette, Pier and Beach
- 08 Walbridge Park
- 09 Newcastle Community Garden



## HEALTHCARE + PETCARE

- 01 Clarington Medical Clinic
- 02 Apple Tree Dentistry
- 03 Newcastle Chiropractic & Health Centre
- 04 Shoppers Drug Mart
- 05 Newcastle Massage Therapy Centre
- 06 Newcastle Day Spa & Wellness Centre
- 07 Newcastle Dentistry
- 08 Newcastle Village Medical Associates
- 09 Newcastle Eye Care
- 10 Newcastle Veterinary Clinic



## LEISURE + RECREATION

- 01 Pebble Beach
- 02 Diane Hamre Recreation Complex
- 03 Newcastle Memorial Arena
- 04 Newcastle Golf and Country Club
- 05 Newcastle Village Community Hall
- 06 Newcastle Skatepark
- 07 Newcastle Tennis Courts
- 08 Newcastle Baseball Diamond
- 09 Newcastle Dog Park
- 10 Wilmot Orchards
- 11 Kent Farms Apple Picking
- 12 Ignite Yoga



## SCHOOLS + LIBRARIES

- 01 St. Francis of Assisi C.E.S.
- 02 Newcastle Public School
- 03 Casa Montessori
- 04 Clarke High School
- 05 Newcastle YMCA Child Care Centre
- 06 The Pines Senior Public School
- 07 Clarington Library



## RETAIL + SERVICES

- 01 Graham Creek Farm Market
- 02 Algoma Orchards Farm Market
- 03 M&M Food Market
- 04 RONA
- 05 Benjamin Moore Paints
- 06 Foodland
- 07 LCBO
- 08 CIBC
- 09 Canada Post
- 10 NOFRILLS

Lake Ontario

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

Close to nature. Close to everything. Close to home.



## SAVE ENERGY. SAVE MONEY. LIVE BETTER.

Brookfield Residential homes are constantly conserving energy and water. They're built with sustainable materials and designed for the highest levels of performance, which is good for the environment, your health, your comfort and your wallet.

### *Features Include:*

- High efficiency two-stage furnace with ECM motor
- Energy Recovery Ventilator System (ERV)
- High efficiency hot water tank
- Water-saving plumbing fixtures
- Superior insulation above code to better maintain home temperatures
- Low-VOC paint and carpet for a safer home environment
- Low-E thermal windows
- Third party energy-efficiency certification



## A PERSONALIZED EXPERIENCE FOR YOU & YOUR HOME

Brookfield Residential's Inspiration Studio was created to give you a preview of all the design and decor 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 a personal design consultant, bringing your unique vision to life.



70 Years of Creating

# THE BEST PLACES TO CALL HOME

Brookfield Residential is a leading North American new home builder and land developer with one goal in mind — creating the Best Places to Call Home. For more than 70 years, Brookfield Residential has shaped award-winning masterplanned communities and thoughtfully designed homes rooted in trust, quality, and genuine connection — creating places where value lasts and communities thrive.

Everything we do starts with understanding what matters most to you — and designing a better home and experience around it. From thoughtfully curated design choices to a people-first approach and industry-recognized excellence, every step of the homebuying journey is built to feel personal, supportive, and entirely yours — helping homeowners feel confident, connected, and truly at home.

**Brookfield**  
Residential



J.D. POWER  
AND ASSOCIATES



TARION BUILDER  
OF THE YEAR



CANADIAN HOME BUILDERS'  
EXCELLENCE AWARD



ONTARIO BUILDER  
OF THE YEAR



GTA LOW-RISE  
BUILDER OF THE YEAR



DURHAM BUILDER  
OF THE YEAR



EVERY DAY  
FEELS A  
LITTLE MORE  
LIKE HOME

