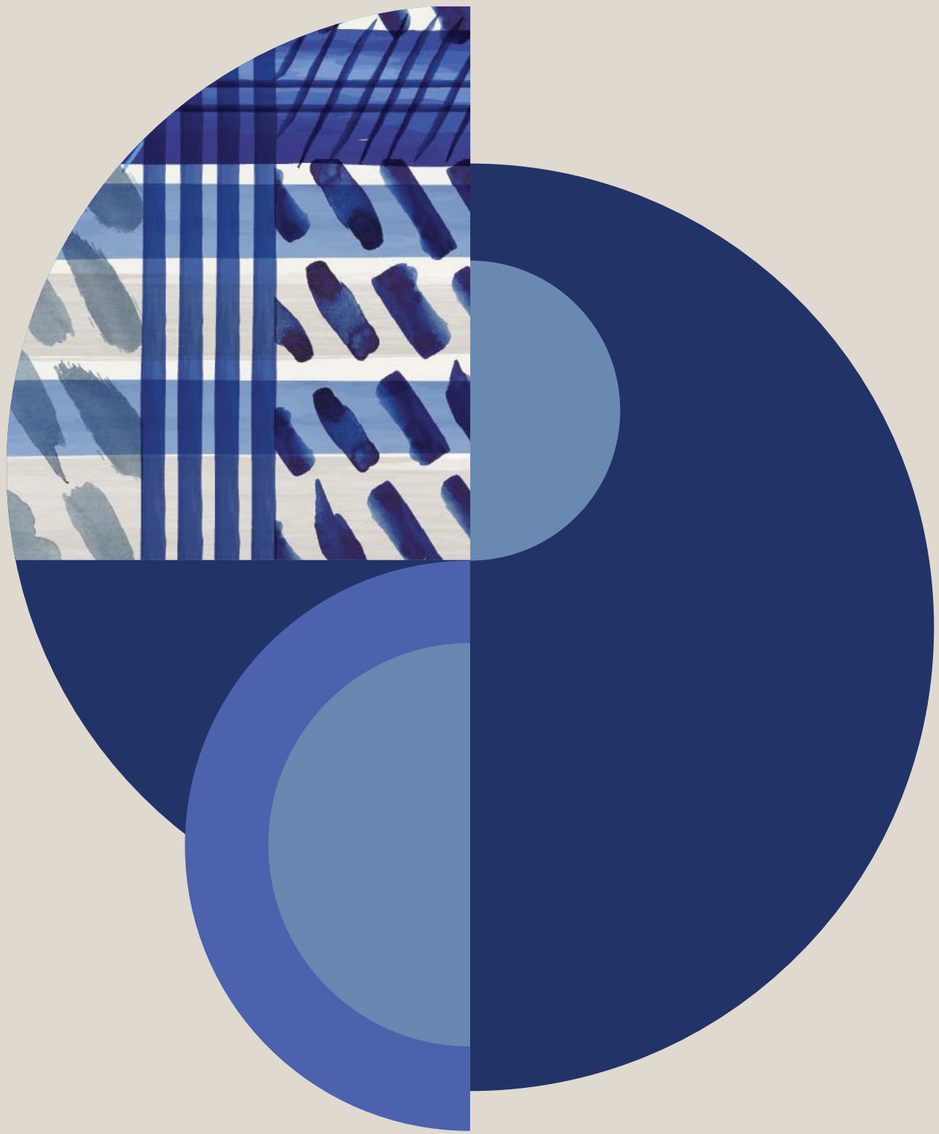


HOMEWARD
HILLS



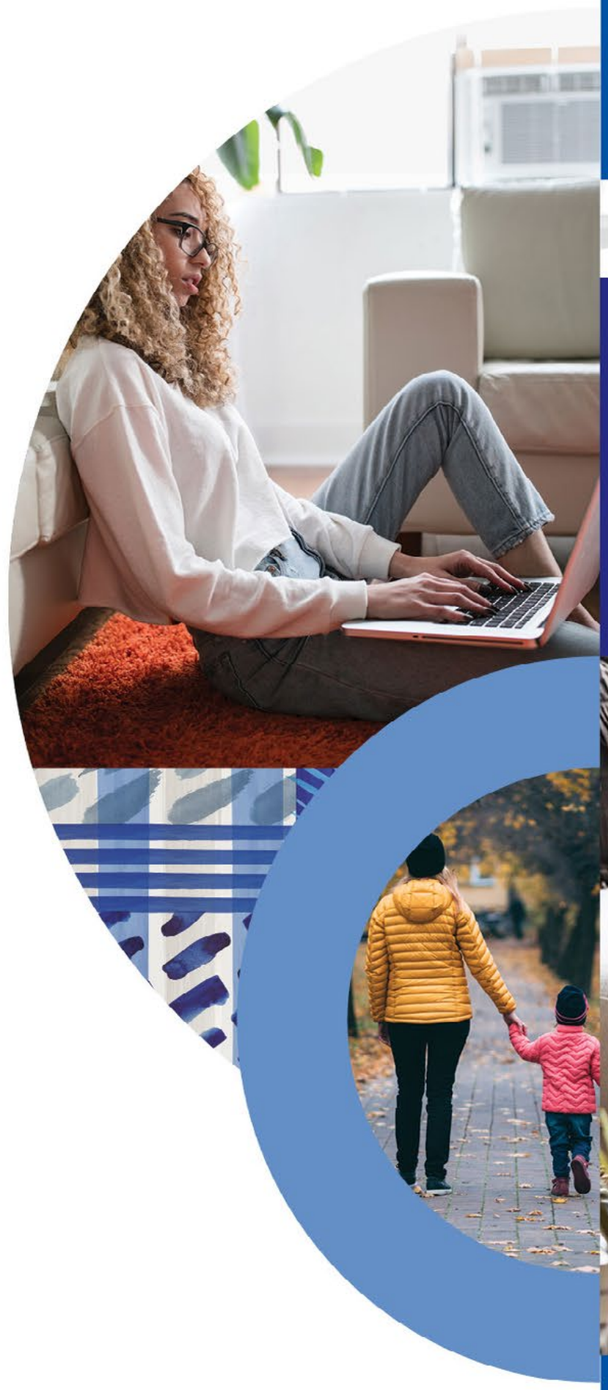
Home.
Ever-evolving.
Ever-expanding.

A place where our 9 to 5 can freely mingle with family dinner. Where features don’t simply finish a room, but fashion them to grow.

Set within the burgeoning landscape of North Oshawa is Homeward Hills, a master planned community of townhomes and singles developed to expand your horizons from the comforts of home.

Here, amongst proximity and prosper, lifestyle dwells and opportunities reside. Plug in and unplug. Learn and lecture. Seek solace or explore.

This is a community designed to house hopscotch on driveways and Zoom calls from your home office. Where a sense of security and sense of belonging come standard. Connection to elsewhere and closeness to what matters.







Homeward Bound.

Home is now a place where everything happens. And more than ever, you need space. Not just to live but to thrive.

Homeward Hills connects liveability with elegant design and craftsmanship, envisioned to accommodate work, learning, life, play, and beyond.

A thoughtful collection of back to back and freehold townhomes, along with spacious detached dwellings, craft a community as faceted as those who will call them home.

Weaved into the landscape are parkettes and green space that naturally bring out the adventurous side in your family. Within each home, spaces have been designed to connect everyday life with effortless living, with Jack and Jill bathrooms, nooks and enclaves for Zoom calls or study sessions, and optional finished basements providing flex space to accommodate your changing needs. A reflection of our Designed For You philosophy, where personalization options feel personal. It's time to head Homeward.

A Community, Ever Connected.

A masterfully planned community weaving together design, connection and the true comforts of home.

Weaved into a backdrop of natural escape and urban adventure, Homeward Hills is a kindred community of architecturally controlled back to back and freehold townhomes and single-family home streetscapes, with elevations evoking both contemporary and traditional designs.

Connected by open spaces, neighbouring parkettes and neighbourhood friends, Homeward Hills weaves together a desirable neighbourhood that welcomes you in and merges together what's possible with reality.



Dimensions & specifications are subject to change without notice.

Route yourself in adventure.











High Design, Down Low.

Your basement can be your favourite space — especially when you opt for Sorbara's Designed For You optional finished basements. Maximize use, mix and match different functions, and enjoy unparalleled comfort and quality.

Dwell Downstairs: The Benefits of a Basement.

Our Designed For You difference allows you to ensure your Homeward Hills home is just that, your home. With our expert home personalization, you work side by side with our design consultants, selecting from a wide range of finishes that come standard with every home. Available upgrade options give you the ability to personalize structural and design finishes to best accommodate how you live, work, learn, and play.

OFFICE PERKS

Stay focused in a versatile space with our optional finished basement plans, providing ample areas for working from home, with nooks for private Zoom calls or school study sessions.

WARMER. DRIER. BETTER.

Our optional finished basements are designed to exceed industry standards for comfort and efficiency, employing temperature and moisture regulation techniques intended to create an environment for you and your family that is warm, peaceful, and comfortable.

RETREAT DOWNSTAIRS

Our Homeward Hills optional basement plans have your growing family in mind. Add a 4th bedroom* with our optional basement floorplans — the perfect retreat for family, visitors or multi-generational living.

BUILT ON A SOLID FOUNDATION

Your home's concrete foundation is surrounded by soils which can be saturated (sometimes up to 100%) with water up to 12 months of the year. How that water is managed (both at the surface and below grade) is crucial to the integrity of your home. Our superior basement construction ensures superior moisture protection from bulk water infiltration and water vapour. The results? A more comfortable living experience for you and your family.

*In select plans only.

North Oshawa: Where Urban and Rural Connect.

At Homeward Hills, you'll escape the density of the city without losing your connection.





Nestled between the hustle of Toronto and the serenity of Prince Edward County — wine country — Oshawa offers a close-to-home waterfront and an abundance of trails, green space, and outdoor amenities that connect you to your adventurous side. Enlighten more than just your living space by living in close proximity to Ontario Tech University (UOIT), an emerging thought-leader in technical studies. From accessibility to ample activity, discover all that you can connect to in North Oshawa.

THRIVE IN NORTH OSHAWA

North Oshawa puts you at the centre of new opportunity and ample amenity. In close proximity to ski hills and golf courses, plus all the conveniences and luxuries that an urban hub has to offer, including easy access to major highways like the 407 and the Oshawa GO Train Station, North Oshawa is Ontario's next great community.

FEAST ON FLAVOUR

Take in the urban amenities of the area by sampling some of All or Nothing Brewhouse & Distillery's seasonal pours or a vintage from Oshawa Creek Wines. Dine out (or order in) at a plethora of cultural hotspots, including Ciao Amici and Spicy Affairs Indian Cuisine.

BLAZE THE TRAILS

From the floral beauty of the Oshawa Valley Botanical Gardens to the meandering foothills of Harmony Creek and the Michael Starr Trail, Oshawa's parks and recreational trail system offers over 1,000 acres of parkland and more than 27 kilometres of paved surface for you to walk, run, bike or rollerblade.

FEEL SECURE

With a projected investment of more than five billion dollars in infrastructure and employment lands, the Oshawa market continues to grow, creating new opportunities for both work and leisure.

TAKE IN THE AMENITIES

Maclean's ranks Oshawa's amenities as its top selling feature. Beyond the amazing parks, take advantage of its fantastic libraries, rec centres, like the Northview Community Centre, shopping, hospitals and clinics, Ontario Tech, Durham College, and much more.



School of Thought.

Educate yourself on the ways you can rise towards higher learning at Homeward Hills. From a plethora of elementary and secondary schools that make the grade in offering premier education and activity, to post-secondary schools that offer opportunity and connection, discover how exceptional education comes standard at Homeward Hills.

ONTARIO TECH UNIVERSITY (UOIT)

In close proximity to Homeward Hills is Ontario Tech University (UOIT). This innovative academy is working to educate and advance the future leaders through programs designed to accelerate economic growth, regional development and social innovation. As one of Canada's youngest and most dynamic universities, it's a campus brimming with state-of-the-art learning facilities and possibility.

DURHAM COLLEGE

Sharing a campus with Ontario Tech. is Oshawa's Durham College. Located 5-minutes from campus, Homewards Hills places you mere minutes from enlightened learning, with nine academic schools offering market-driven programs, led by Industry experts, across a wide range of disciplines and industries.

EDUCATION STATS

- Oshawa is home to some of Canada's premier post-secondary institutions, including Ontario Tech University (UOIT) and Durham College
- Educational roles are a leading employment sector in Oshawa
- Oshawa has a growing student population, with over 25,000 future-leaders renting within Oshawa

Destination, connection.

Brimming with stunning parks and trails, fantastic schools, incredible shopping and a charming downtown main street, Oshawa has it all. You and your family will enjoy a full range of entertainment, from the Farmer's Markets and community centres (complete with skating rinks and swimming pools) to the exceptional restaurants and golf courses.

TRANSPORTATION

Highway 407
Highway 412
Highway 401
Highway 418
Oshawa Train Station (Go Train and Via Rail)

EDUCATION

01 Queen Elizabeth Public School
02 Kedron Public School
03 Northern Dancer Public School
04 St. Anne Catholic School
05 Monsignor Paul Dwyer Catholic High School
06 Maxwell Heights Secondary School
07 O'Neill Collegiate and Vocational Institute
08 Jeanne Sauve Public School
09 RS McLaughlin Collegiate & Vocational School
10 St. John Bosco Catholic School
11 St. Christopher Catholic School
12 St. Kateri Tekakwitha Catholic School
13 Father Leo J. Austin Catholic Secondary School

DINING

14 La Pizza & Pasta
15 The Crooked Uncle
16 Magnotta
17 Starbucks

ENTERTAINMENT

18 Parkwood Estate
19 Ontario Regiment Museum
20 Oshawa Little Theatre
21 Delpark Homes Centre
22 Cineplex Odeon Oshawa Cinemas
23 Kedron Dells Golf Club
24 Pebblestone Golf Course
25 Winchester Golf Club
26 Oshawa Golf and Curling Club

RETAIL AND SERVICES

27 Walmart
28 The Real Canadian Superstore
29 Shopper's Drug Mart
30 Sobey's
31 Halenda's Meats
32 Beauty Beyond Skin Deep Day Spa
33 PetSmart
34 Winners
35 Mastermind Toys
36 North Oshawa Farmer's Market
37 LCBO
38 Marshalls
39 Home Depot
40 Bulk Barn
41 Canadian Tire

BANKING

42 Scotiabank
43 TD Canada Trust
44 RBC Royal Bank
45 CIBC

FITNESS

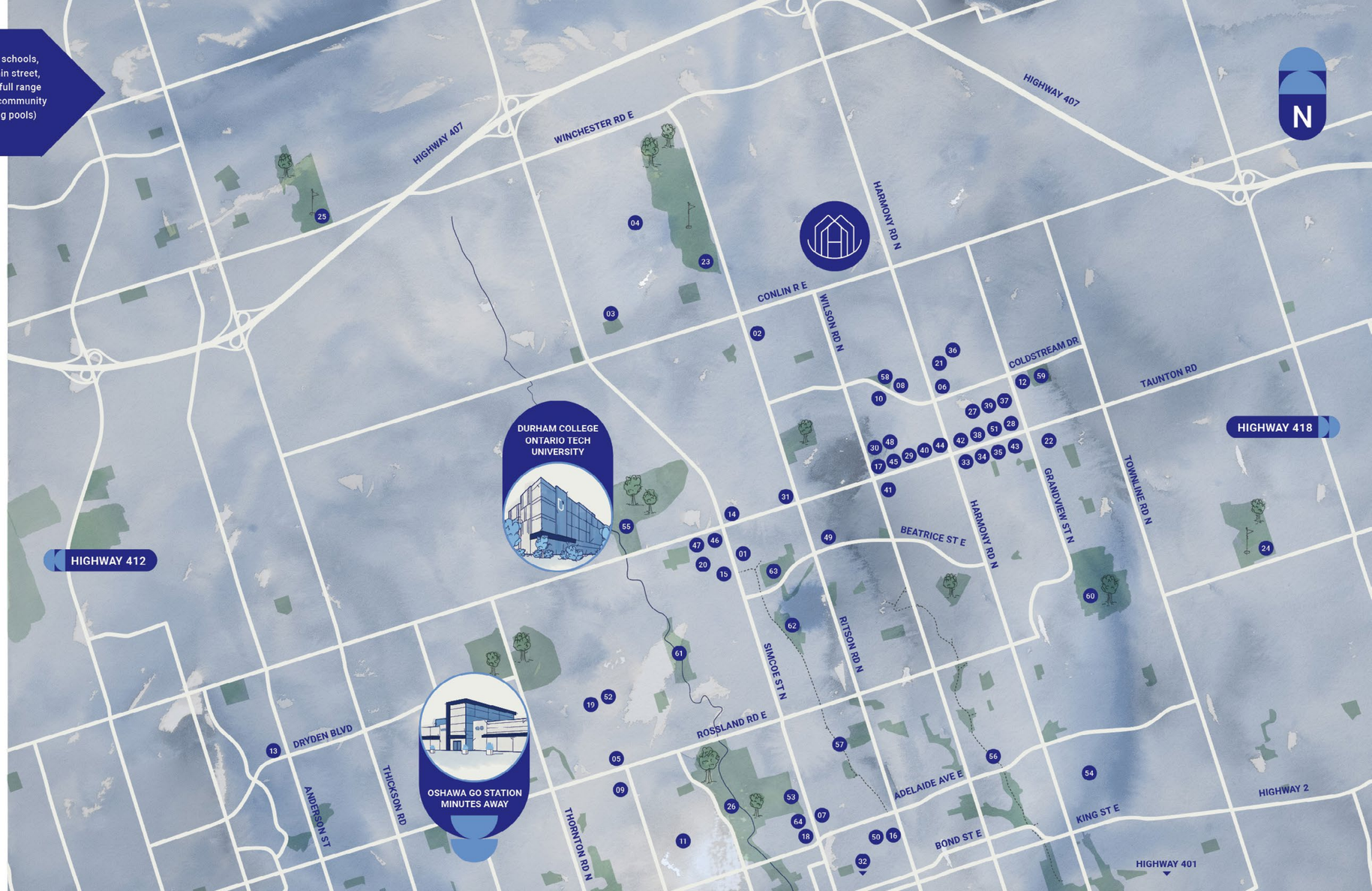
46 Durham Ultimate Fitness
47 CrossFit Totality
48 Oxygen Yoga & Fitness
49 LA Fitness
50 Fit4Less
51 GoodLife Fitness

GREENSPACE AND PARKS

52 Airmen's Park
53 Alexandra Park
54 Baker Park
55 Cedar Valley Conservation Area
56 Harmony Creek Trail
57 Michael Starr Trail
58 Mountjoy Park
59 Coldstream Park
60 Harmony Valley Conservation Area
61 Somerset Park
62 Northway Court park
63 North Oshawa Park

HEALTH FACILITIES

64 Lakeridge Health – Oshawa Hospital







Adventure Unbounded.

Take time to connect and have fun close to home, while you discover all that the area has to offer.

VISIT THE MARKETS

Pick strawberries in the summer and pumpkins in the fall at Linton's Farm Market in North Oshawa, complete with a kid's play area, animals, produce, jams, and cheeses. Or make North Oshawa Farmer's Market a new Saturday morning tradition.

HIT THE SLOPES

Go skiing, snowboarding or tubing at close-by Brimacombe, Lakeridge Resort, Skyloft Resort or Dagmar Ski Resort — all about a 25-minute drive away.





PICNIC & PLAY

Green spaces tailored for kids are everywhere. Spend the day at North Oshawa Park's playground, sports field, gazebo, tennis courts and skateboard park. Or head to the water where Lakeview Park boasts a splash pad, slides, volleyball and more.

SWIM, SKATE, MEET

Oshawa is rich in recreation and community centres. Book visits ahead of time and take advantage of all the facilities at the Civic Recreation Complex, offering sports enthusiasts 5 outdoor fields — 2 with artificial turf — to play to your heart's content.

DINE LOCALLY

Indulge any craving in Oshawa. Rainbow Family Restaurant delivers on the diner front with retro décor and massive brunch portions. Colouring books and kid menus are on the table at Teddy's Restaurant and Deli. Or get feel-good, fresh Mexican at Viva Burritos: burritos, tacos, quesadillas.

Journey Homeward.







Oshawa on the Rise.

Oshawa is undoubtedly booming. Over the last 15 years, the city has seen a record rate of growth; both in the economy and in the development of the urban landscape. From tech to teaching, discover why Oshawa is a sound investment — in a home and in your future.





BOOMING TECH

Boasting the fastest growth in the tech talent market from 2012 to 2017 (more than 70%), Oshawa is one of the fastest growing small-city tech hubs in Canada.

HIGHER EDUCATION

Thanks to Ontario Tech University and the location of major Trent University and Durham College campuses, there is a thriving post-secondary student population and culture, with schools that are leading the curriculum charge in innovative and unique undergraduate and graduate programs designed to push perspectives and propel industries.

BURGEONING INDUSTRIES

Oshawa is ranked as one of the most diverse economies in the country, with education, healthcare, professional services, and energy as its top employment sectors. Today, over 10,000 businesses operate in Oshawa.

VIBRANT DOWNTOWN

Downtown Oshawa, offering an excellent range of dining and entertainment, is the only urban environment of its kind east of Toronto and plays host to local initiatives, such as the Sidewalk Café Program and the Durham Craft Beer Festival.

ARTS AND CULTURE

Oshawa has exemplary recreational facilities and a public library system that hosts a great variety of programs focusing on community and culture. Take in the festivals and events all year and don't miss the exhibits at the Robert McLaughlin Gallery.



Revel in the Journey.

Homeward Hills is at the crossroads of connection and retreat, surrounding you with urban splendor and natural wonders, as well as a wealth of ways to head onward and beyond.

STAY CONNECTED

Directly on the GO, VIA line and Highway 407, Toronto is only 60 kilometres away. And thanks to frequent trains, a traffic-free commute into the city is effortless.

GETAWAY WITH EASE

A short hour or so drive up north will take you to the beautiful Kawarthas — or head to the charming waterfront trails of Port Granby, a mere 45-minutes from your doorstep.





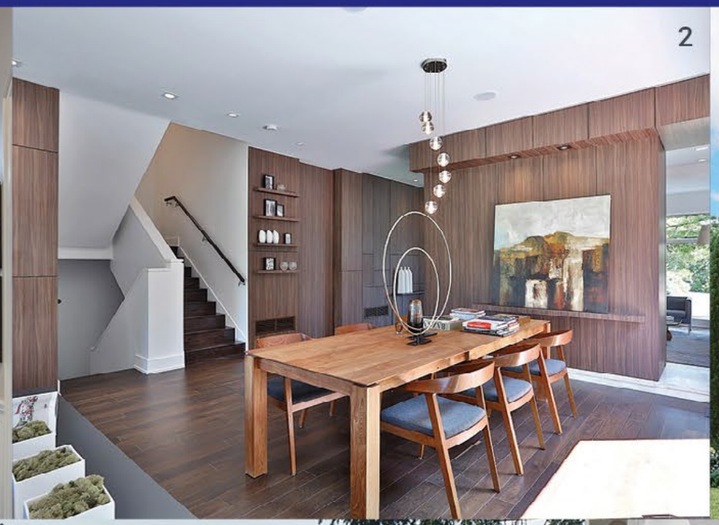
Work. Life. Balanced.

Designed to ebb and flow with all aspects of your life, consider these final touches as you decorate your Homeward Hills home, so it works for you, if you work from home.

- Ditch the makeshift, improvised workspaces for versatile, well-thought-out areas where you can focus, but aren't the focus.
- Yes, you may want a private, designated room to work, but the "office" can flow out into the rest of your home.
- Create multiple working areas throughout your Homeward Hills home — think homework stations in our open-concept living room designs, a quiet corner in the kitchen, a backyard nook to take calls.
- Interior design isn't just ergonomic design. With the fluidity of Homeward Hill's open-concept floorplans, you can easily opt for chairs and working surfaces that work with your style and your posture.
- Keep yoga mats, resistance bands, and weights tucked away but close by for impromptu stretches and workouts — amazing for stress relief and brainstorming.
- Opt for stylish storage in every room to declutter quickly before working. As well, you can hide your 9 to 5 when it's time to sign off and spend time with your family.



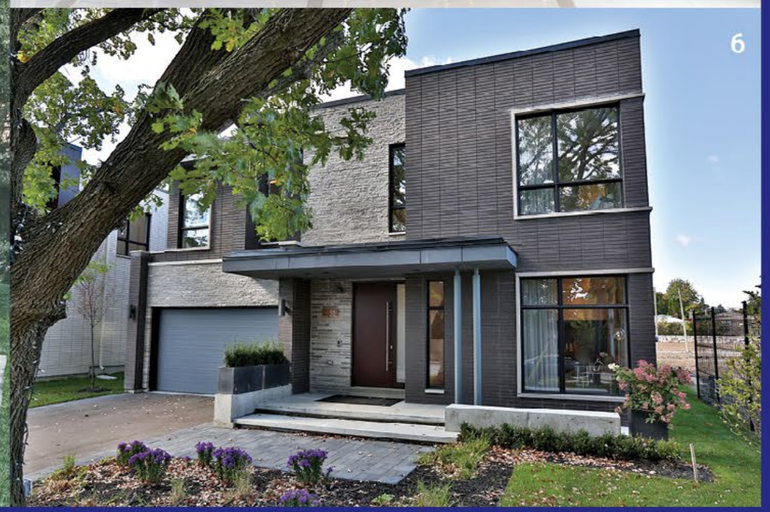

1


2


3


4


5


6

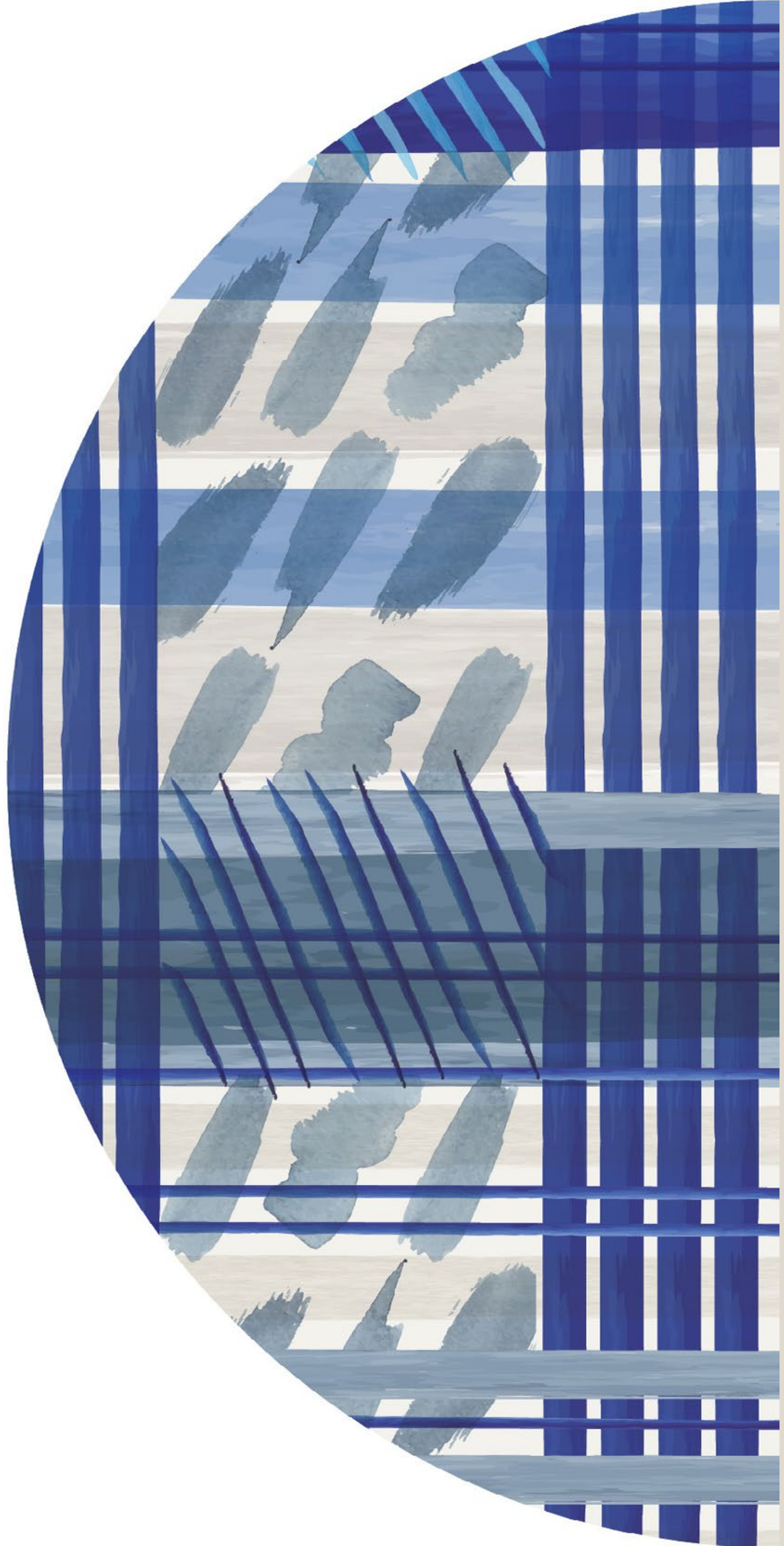
1. COPPERWOOD 2. CRAFTHOUSE (INTERIOR) 3. TRAILWAYS
4. FAIRWATER 5. AURORA HILLS (INTERIOR) 6. CRAFTHOUSE (EXTERIOR)

The Sorbara Difference.

The Sorbara Group of Companies is a family-owned integrated real estate, planning, development, construction, investment, and management firm focused on designing and constructing distinctive communities that help cultivate the aesthetic landscape of the neighbourhoods within which people live, work, and play.

Over 75 years of building environments for families, individuals, companies, and institutions has taught Sorbara that attention to detail in how people live is the most important element of design.

The best testament to our community commitment is evident in our built form. A drive through our projects, both completed and under construction, showcases Sorbara's commitment to our tenants, homeowners, and stakeholders.



SORBARA

group of companies