



Park  
DISTRICT

MODERN TOWNHOME LIVING



# Blaze your own trail

A collection of townhomes nestled within the bounds of nature, Park District is all about changing your perspective – and it's changing Pickering. Watch your kids run barefoot through the grass. Spend an afternoon on the trail. It's time to get in touch with what truly matters.







# Explore your environment

Pickering is a vibrant city, thriving and growing as a new metropolis. But the secret lies just north of Finch Avenue – an endless expanse of deep forests, golden fields, and babbling streams. Duffin's Creek winds through your backyard. The Valley Farm ravine beckons. This is the core of Park District, returning to a simpler way of living through a remarkable array of conservation areas and well-maintained parks, ready to be explored.





# LAKE ONTARIO

DOWNTOWN TORONTO  
30 MIN DRIVE

HWY  
401



Beverley  
Morgan Park

Valley Farm  
Ravine



Seaton  
Hiking Trail

## Park yourself in *Pickering*

Just south of Taunton Road, Park District takes you to the perfect setting. Surrounded by the natural splendour of Pickering's incredible greenspace, yet just a few short minutes from the heart of the city. Take a hike along the Seaton Trail, or stop for a bite to eat at Moxie's. It's the perfect blend of urban convenience and natural inspiration. The best of both worlds, without compromise.

Pickering  
Golf Club

BROCK RD

TAUNTON RD

HWY 407  
2 MIN DRIVE

Map is artist's concept. Not to scale.  
Correct at time of press.





# *Connected,* convenient, community



It's everything you need, and everything you deserve. Brock Road drives you towards the biggest shopping plaza in Pickering in just 5 minutes. Pickering Town Centre is only a few minutes farther, with a wide variety of retail, restaurants, and specialty shops. The 401 and Pickering GO Station take you where you need to go. Quality schools, recreation centres, golf, parks, and more. Pickering has it all.





# Discover new Opportunities




New places to explore, new places to eat, and new things to do. Pickering brings opportunities right to your door, whether it's an afternoon of shopping, a morning hike, or a night out. Discover your new favourite places, all just steps from home.



- BANKS**
  - 01. RBC ROYAL BANK
  - 02. SCOTIABANK
  - 03. TD CANADA TRUST BRANCH AND ATM
  - 04. BMO BANK OF MONTREAL
  - 05. CIBC BRANCH WITH ATM
- RECREATION**
  - 01. PICKERING PUBLIC LIBRARY
  - 02. TORONTO ZOO
  - 03. ROTARY PARK
  - 04. AUDLEY RECREATION CENTRE
  - 05. FRENCHMAN'S BAY MARINA
- GROCERY & SHOPPING**
  - 01. WEST INDIAN FOOD MART
  - 02. KHAWAR SUPERMARKET
  - 03. LCBO
  - 04. BLUE SKY SUPERMARKET
  - 05. PACIFIC FRESH FOOD MARKET
  - 06. LOWE'S HOME IMPROVEMENT
  - 07. DOLLARAMA
  - 08. MARK'S
  - 09. WALMART SUPERCENTRE
  - 10. STAPLES
  - 11. CANADIAN TIRE
  - 12. PICKERING TOWN CENTRE
- DINING**
  - 01. MARY BROWN'S CHICKEN
  - 02. TIM HORTONS
  - 03. SILVERSPoon TAKEOUT & CATERING
  - 04. AFFY'S PREMIUM GRILL
  - 05. HAKKA FUSION
  - 06. POPEYES LOUISIANA KITCHEN
  - 07. MANDARIN RESTAURANT
  - 08. THE PICKLE BARREL
  - 09. MOXIE'S GRILL & BAR
- SCHOOLS**
  - 01. SAINT WILFRID CS
  - 02. ECOLE RONALD-MARION
  - 03. PINE RIDGE PHS
  - 04. VALLEY FARM PS
  - 05. WILLIAM DUNBAR PS
  - 06. MAPLE RIDGE PS
  - 07. GLENGROVE PS
  - 08. EAGLE RIDGE PS
  - 09. ST. ISAAC JOGUES CS
  - 10. ALEXANDER GRAHAM BELL PS
  - 11. ST PATRICK CS
  - 12. FUTURE PS

**FUTURE PARK DISTRICT AMENITIES:**

- PUBLIC ELEMENTARY SCHOOL (WITHIN WALKING DISTANCE)
- NATURALIZED PARK

-  HIKING TRAILS
-  PICKERING GO
-  AJAX PICKERING HOSPITAL

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# THIS IS PARKDISTRICT

Make sure to hold hands as you take a walk to the heart of your neighbourhood. A beautiful park reimagines the traditional playground in favour of wood, grassy lawns, and shady trees. Here is where both friendships and imaginations will grow, sprouting from the grass as your children run barefoot through the park, just steps from home.

Rendering is artist's concept. Some or all finishes may be upgraded.  
See Sales Representative for more details. E. & O. E.



# THE WAY IT WAS MEANT TO BE

Walking is at the heart of everything that makes Park District so special. Wander down the sidewalk after dinner, hand-in-hand. Take your pup for a jaunt after breakfast. Experience every day the way you've always wanted to. Stroll the quiet, tree-lined streets. Admire the stylish modern architecture as you pass by. Life is better when you walk your own path.

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# MODERN DESIGN MADE BETTER

It's the best of modern design. Bold lines, distinctive style, and sleek modern metal accents to draw the eye. Here at Park District, contemporary brick and stone exteriors are built to harmonize with the iconic natural landscape through careful use of colour and material. The balance of modern and natural elevates both aspects of design – because everything is better together.

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A woman with long dark hair, wearing a grey sleeveless top and blue jeans, is laughing and dancing with a young girl. The girl has long brown hair and is wearing a light blue sleeveless shirt and dark blue jeans. They are in a modern kitchen with white cabinetry and a wooden floor. The woman is holding the girl's hands, and they are both smiling and moving to music. The background shows kitchen cabinets, a sink, and a range hood.

# *Elegant* interiors

Every aspect carefully considered. Every element crafted to perfection. Park District combines quality and style to create stunning modern interiors suited to the highest of standards.

- DESIGNER CABINETRY
- HIGH QUALITY COUNTERTOPS
- STYLISH LAMINATE FLOORING
- SLEEK CERAMIC TILE



# THE HEART OF THE HOME

Park District is all about balance. Urban and natural. Form and function. Your gourmet kitchen is equal parts beautiful and practical, with stylish designer cabinetry, high-quality laminate countertops, and spacious layouts to bring your family together.

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# LIVE, LAUGH, LOUNGE

With oversized windows and an open concept design, the bright, airy living room was made for families. Whether it's a celebration, family game night, or a quiet morning to relax, this will be the setting for some of your fondest memories.

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# DREAM BIGGER

After a day of exploring off the trail, a beautiful bedroom is waiting to welcome you for a restful night. Plush, modern flooring and bright windows create a tranquil atmosphere to lull you off to sleep.

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# Contemporary *Innovation*

Park District features unique stacked townhome layouts, designed to maximize space and create organic flow throughout the home. Every home is thoughtfully designed to make your life easier, more natural, and more beautiful. This is the future of modern living.



The Parkland Collection



The Trailhead Collection



# *Protecting* what matters most



We believe in the importance of sustainability. At ICON, we are committed to building homes that help to protect the planet with our Sustainability Initiatives. This includes building Green features into our homes, using sustainable practices in our building program, and choosing environmentally-friendly products wherever possible. Today, we are proud to say that the energy performance of our homes noticeably exceeds the Building Code and we are committed to continue to grow and become leaders in sustainable home building.

## OUR SUSTAINABILITY INITIATIVES

-  ECO-FRIENDLY FAUCETS
-  CONCERTED EFFORT TO MINIMIZE AND REDUCE WASTE
-  RECYCLED, RENEWABLE AND/OR LOCALLY SOURCED BUILDING MATERIALS USED WHENEVER POSSIBLE
-  SMARTER HOME WATER LEAK SENSORS KEEP HOMES SAFE FROM DAMAGE
-  SELECT SYSTEMS THAT PROVIDE BETTER AIR QUALITY
-  ENERGY STAR CERTIFIED FURNACES AND AC UNITS
-  SMART HOME THERMOSTATS IN EVERY HOME
-  LED LIGHT BULBS
-  PRE-INSTALL ROUGH-IN CHARGING POINTS FOR ELECTRIC CARS
-  SELECT ENERGY-EFFICIENT APPLIANCES
-  ENERGY EFFICIENT WINDOWS

Icon Sustainable Program is used throughout several communities. Features listed above may or may not be applicable to Park District and Icon Homes has the right to substitute or not offer certain features listed above.



# Because we *Care*

I | C | A | R | E

ICON Homes is dedicated to providing the highest-quality customer care, which lasts long past your closing date. We recognize that our reputation is built on happy homeowners and strive to provide consistent, reliable service to all ICON homeowners.



## COMMITTED TO COMMUNICATION

Each homebuyer receives a dedicated ICON Ambassador to create a strong buyer-builder relationship and ensure that homeowners have a voice throughout the construction process. For maximum transparency and communication, purchasers will receive a variety of appointments throughout the process, including two separate Decor appointments, a Framework, and more to ensure that every step is clearly understood.



## REGULARLY SCHEDULED INSPECTIONS

Throughout the construction process, we implement a series of rigorous inspections, tests, and surveys to ensure that every element of your new home meets and exceeds Ontario Building Codes, and to assess the level of service and satisfaction our homeowners are experiencing. Not only does this make sure your new home is constructed to the highest of standards, but also that we are always reaching new levels of customer care. These inspections include Pre-Delivery, Closing, and regular Follow-Ups for 12 months after possession.



## QUALITY ASSURANCE PROGRAM

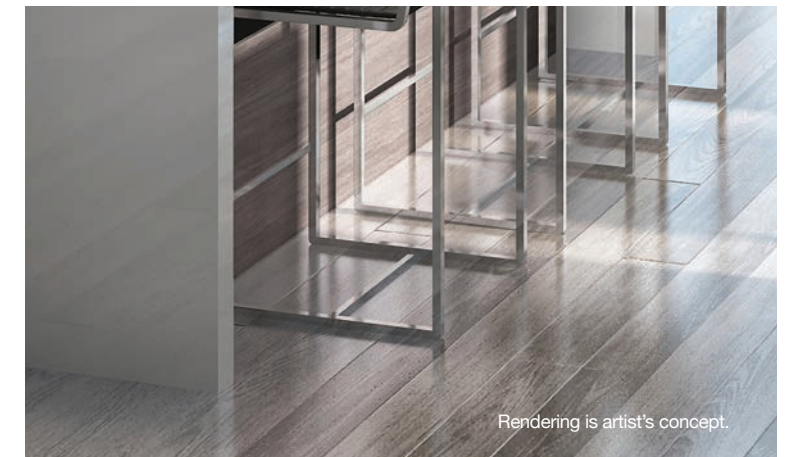
By implementing a Quality Assurance Inspection during the construction process, we touch base with our Trade Partners and achieve many things. Firstly, we identify expectations and trends with our partners, and promote job satisfaction with our tradesmen. Secondly, this assessment proactively discovers any deficiencies that can be addressed early, which raises customer satisfaction and reduces the need for after sales service. Finally, as a thorough check-in, our Quality Assurance Inspection is a service that sets us above other developers, and enhances the quality in every home.





# ICON Homes builds *Value*

ICON Homes is committed to Pickering, and you can see the results in neighbourhood after neighbourhood. We know buying a home is not a decision you make every day. It's a unique opportunity filled with exciting and important decisions. That's why, for over 30 years, we have made it our mission to create a customer-first approach to building homes—ones that aren't just beautifully made, but that have true value to their owners.



Today, with Park District, Icon Homes continues to connect families to the environment in distinctive communities designed to meet the unique needs of each homeowner.

As part of our excellent after-sales ICARE program, homeowners will have a chance to visit our Decor Studio, with one of our expert designers to help you discover what inspires you. Park District is a place to show off your creative side, and ICON makes it easy.







# *Find* your own path

It's time to step off the trail. Park District is a place to get in touch with the things that truly matter. Break expectations. Be bolder. Follow your inspiration. Explore your environment. Discover a better way of living, and live the way you've always wanted to. Delve into a world of natural beauty and urban connection, where your family can grow as tall as the trees. Put down roots in Pickering, and come home to Park District.



ParkDistrictTowns.com



Renderings/Exterior Elevations are Artist's concept only. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Vendor during the construction of the Dwelling, and site conditions. Some windows shown on side elevations may not be available due to the applicable side yard setback. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the Vendor, the Municipality, the Developer or the Vendor's control architect, in their sole and unfettered discretion at any time without notice. Site plan generally depicts a draft plan submitted to the municipality for development approvals. All details, dimensions and features shown on this schedule are intended to display the preliminary lot plan of the lot purchased herein only. The lot and surrounding lots or other features shown on this schedule such as driveway locations, depth measurements and landscaping features are subject to approval by the municipality, the Vendors consulting engineers, and developer. Accordingly the lot, adjacent lots, and all such surrounding features shown on this schedule are subject to change without notice and may differ from this schedule. Aerial photographs were taken from various angles and heights in order to generally illustrate the relative location of the Park District site and surrounding features. Renderings are not to scale and may not reflect the actual buildings, businesses and structures in existence at the time of development. Icon Homes makes no representation or warranty with respect to the actual views or locations of such features from the homes once fully constructed. E. & O.E. November 2021.