

CENTRAL DISTRICT
T O W N S



**LIVE IN
THE CENTRE
OF IT**

AREA

Imagine living in a location so inspired, every comfort you desire is just outside your door. Central District Towns puts you on the cusp of Pickering's revitalized and burgeoning downtown, minutes from beautiful waterfront vistas, and right near Rouge National Park, one of Southern Ontario's finest protected parklands. Only 88 homeowners and families will be fortunate enough to call this place home. Move to the centre of it all, with Central District Towns.

A MODERN PERSPECTIVE

Inspired by downtown Pickering's incredible diversity of colours and styles, Central District's architecture features bold and contrasting design elements of dark brick, contemporary precast and sleek glass.



THE TALK OF THE TOWNS

A family-friendly community parkette means your kids can run, jump, socialize and play right here at home.





TAKE
LIFE

OUTSIDE

Explore all that nature has to offer from your home in Central District Towns. Go biking along the Millennium Waterfront Trail and take in the incredible views across Lake Ontario. Visit the Rouge and travel southwest to the water's edge. Then head northeast to explore dense forests and natural habitats so incredible, you may forget you're just minutes from a bustling city metropolis.

8
MINUTES TO
PETTICOAT CREEK
CONSERVATION
AREA

12
MINUTES TO
ROUGE NATIONAL
URBAN PARK

8
MINUTES TO
FRENCHMAN'S BAY
MARINA

7
MINUTES TO
DOUGLAS PARK

8
MINUTES TO
MILLENNIUM
WATERFRONT TRAIL

5
MINUTES TO
AMBERLEA PARK



TRANSPORTATION RIGHT AT YOUR

DOOR

Central District Towns is your connection to the best of all worlds at once. Transportation convenience begins with a Durham Region Transit bus stop just steps away, and continues with two nearby GO Transit train stations for effortless commuting. You're also just a couple of minutes from Highway 401 - your ultimate gateway to everything the GTA, Durham Region and beyond have to offer.

5
MINUTES TO
PICKERING
GO STATION

10
MINUTES TO
TO ROUGE HILL
GO STATION

1
MINUTE WALK TO
BUSES RIGHT
OUTSIDE YOUR
DOOR

2
MINUTES TO
HWY 401

10
MINUTES TO
HWYS 407 & 412

30
MINUTES TO
DURHAM COLLEGE

30
MINUTES TO
DOWNTOWN
TORONTO



EVERYTHING IS SO CLOSE TO

HOME

Walkable and bikeable, livable and loveable. All your lifestyle needs and desires are right at your fingertips—from big box stores to charming Mom & Pop's, dine-in restaurants to delicious take-aways, from kids' activities to grown-up fun. Central District Towns is the heart and centre of it all.

5
MINUTES TO
PICKERING
TOWN CENTRE

14
MINUTES TO
THE TORONTO
ZOO

12
MINUTES TO
PICKERING
GOLF CLUB

11
MINUTES TO
PICKERING CASINO
RESORT

7
MINUTES TO
PICKERING
RECREATION
COMPLEX

1
MINUTE TO
RESTAURANTS
AND GROCERIES



RESTAURANTS/BARS

- 1. SHRUTI'S BAKEROOM
- 2. WOW! WING HOUSE
- 3. JACK ASTOR'S BAR & GRILL
- 4. AMICI
- 5. THE PICKLE BARREL
- 6. MAKIMONO JAPANESE
- 7. USMANIA GRILL
- 8. DAIRY QUEEN
- 9. DOMINO'S PIZZA
- 10. THE BREADHOUSE BAKERY
- 11. CHUUK BAR AND RESTAURANT
- 12. BIG M
- 13. ST. LOUIS BAR & GRILL
- 14. OSMOW'S SHAWARMA
- 15. CHUCK'S ROADHOUSE BAR & GRILL
- 16. LONE STAR TEXAS GRILL
- 17. WENDY'S
- 18. FAT BASTARD BURRITO
- 19. ICETALES
- 20. PIZZA NOVA
- 21. THE FOX GOES FREE
- 22. PORT
- 23. MR DELICIOUS FINE DINING BY THE LAKE

GROCERY

- 24. FRESHCO
- 25. LOBSTER BARON
- 26. METRO
- 27. FOOD BASICS
- 28. LOBLAWS
- 29. FARM BOY
- 30. PACIFIC FRESH FOOD MARKET

SHOPPING

- 31. LCBO
- 32. PREMIER BRANDS
- 33. PETRO CANADA CAR WASH
- 34. PARTSOURCE
- 35. THE HOME DEPOT
- 36. BEER STORE
- 37. PICKERING TOWN CENTRE
- 38. PICKERING PETRO-PASS
- 39. FLOUR CONFECTIONS

CAFES

- 40. TIM HORTON'S
- 41. STARBUCKS
- 42. TIM HORTON'S
- 43. STARBUCKS

PARKS

- 44. AMARETTO PARK
- 45. ERIN GATE PARK
- 46. SHADYBROOK PARK
- 47. DIANA PRINCESS OF WALES PARK
- 48. VILLAGE EAST PARK
- 49. BAY RIDGES KINGSMEN PARK
- 50. ALDERWOOD PARK
- 51. ALEX ROBERTSON PARK
- 52. BEACHFRONT PARK
- 53. MILLENIUM SQUARE
- 54. LIVERPOOL ROAD PIER
- 55. PROGRESS FRENCHMAN'S BAY EAST PARK
- 56. BEACH POINT
- 57. ROTARY FRENCHMAN'S BAY WEST PARK
- 58. CLIFFEVIEW PARK
- 59. PETTICOAT CREEK CONSERVATION AREA
- 60. DUNMOORE PARK
- 61. ROUGE VALLEY PARK

SCHOOLS

- 62. ALTONA FOREST PUBLIC SCHOOL
- 63. ST. ELIZABETH SETON CATHOLIC SCHOOL
- 64. ST. MONICA CATHOLIC SCHOOL
- 65. ELIZABETH B. PHIN PUBLIC SCHOOL
- 66. BLAISDALE MONTESSORI SCHOOL
- 67. MONTESSORI LEARNING CENTRE OF PICKERING

CITY BUILDINGS

- 68. WEST SHORE COMMUNITY CENTRE
- 69. EAST SHORE COMMUNITY CENTRE
- 70. SERVICE ONTARIO
- 71. DELANEY & O'BRIEN ARENA

BANKS

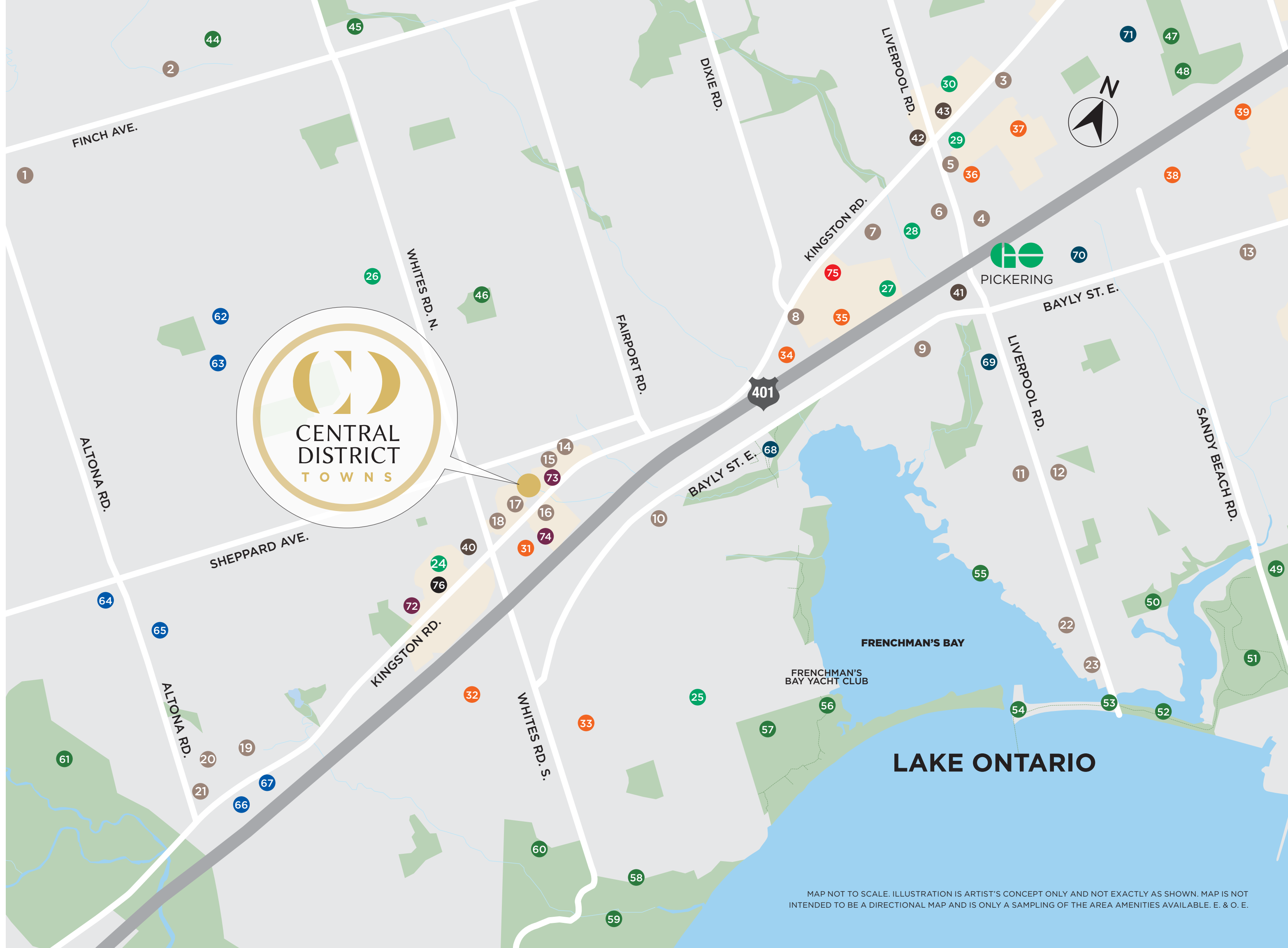
- 72. ROYAL BANK OF CANADA
- 73. BANK OF MONTREAL
- 74. SCOTIA BANK

MEDICAL BUILDING

- 75. LIFELABS MEDICAL BUILDING

PHARMACY

- 76. SHOPPERS DRUG MART



MAP NOT TO SCALE. ILLUSTRATION IS ARTIST'S CONCEPT ONLY AND NOT EXACTLY AS SHOWN. MAP IS NOT INTENDED TO BE A DIRECTIONAL MAP AND IS ONLY A SAMPLING OF THE AREA AMENITIES AVAILABLE. E. & O. E.

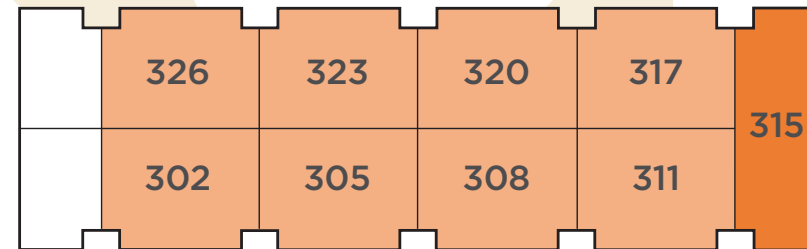
THE NEW CENTRE OF YOUR UNIVERSE



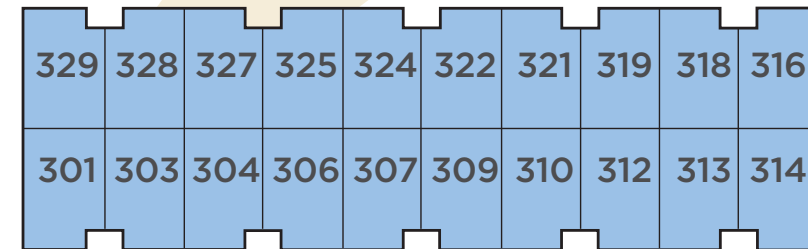
ARTIST'S CONCEPT.

SITE PLAN

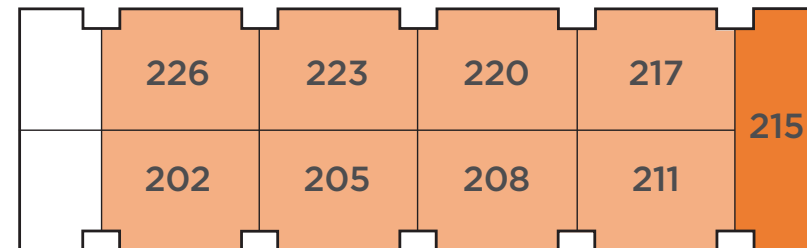
BLOCK 3
Ground Level



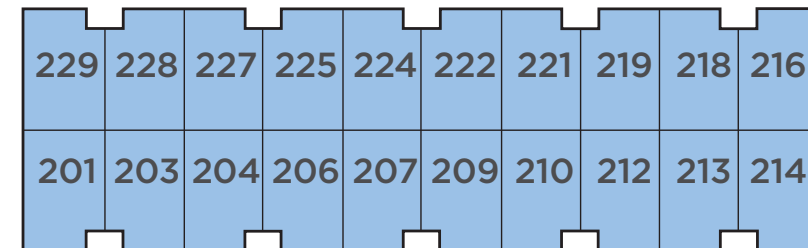
BLOCK 3
Upper Level



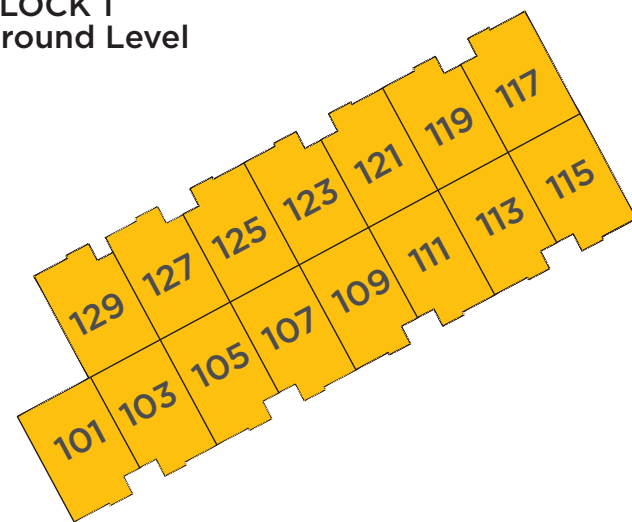
BLOCK 2
Ground Level



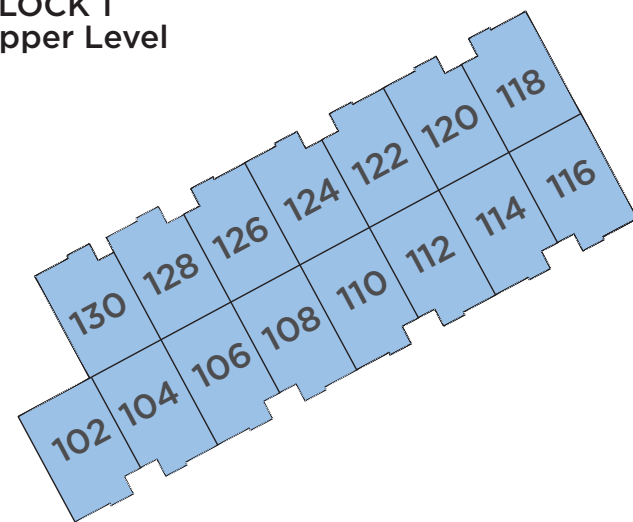
BLOCK 2
Upper Level



BLOCK 1
Ground Level



BLOCK 1
Upper Level

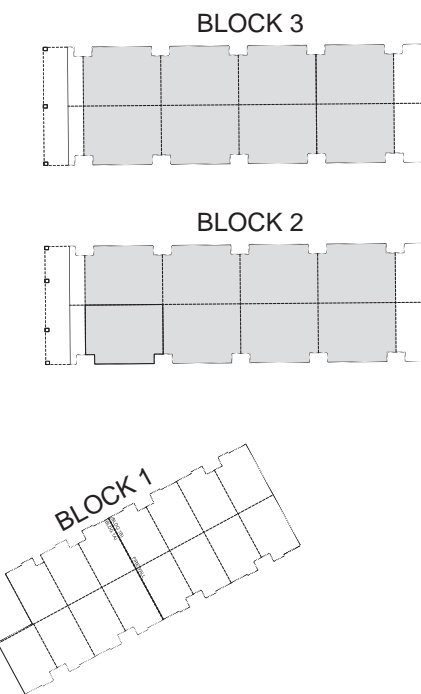
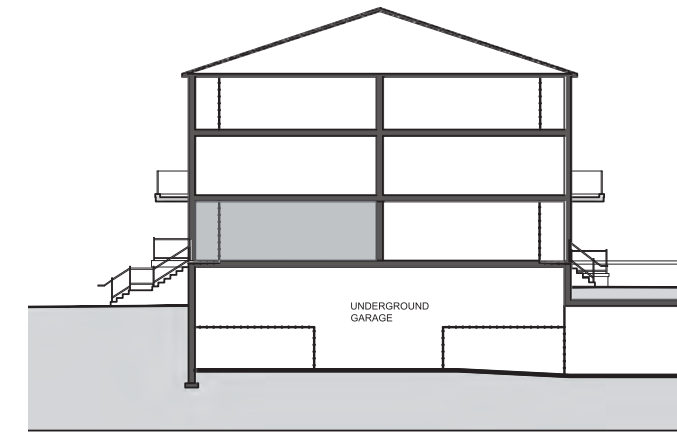
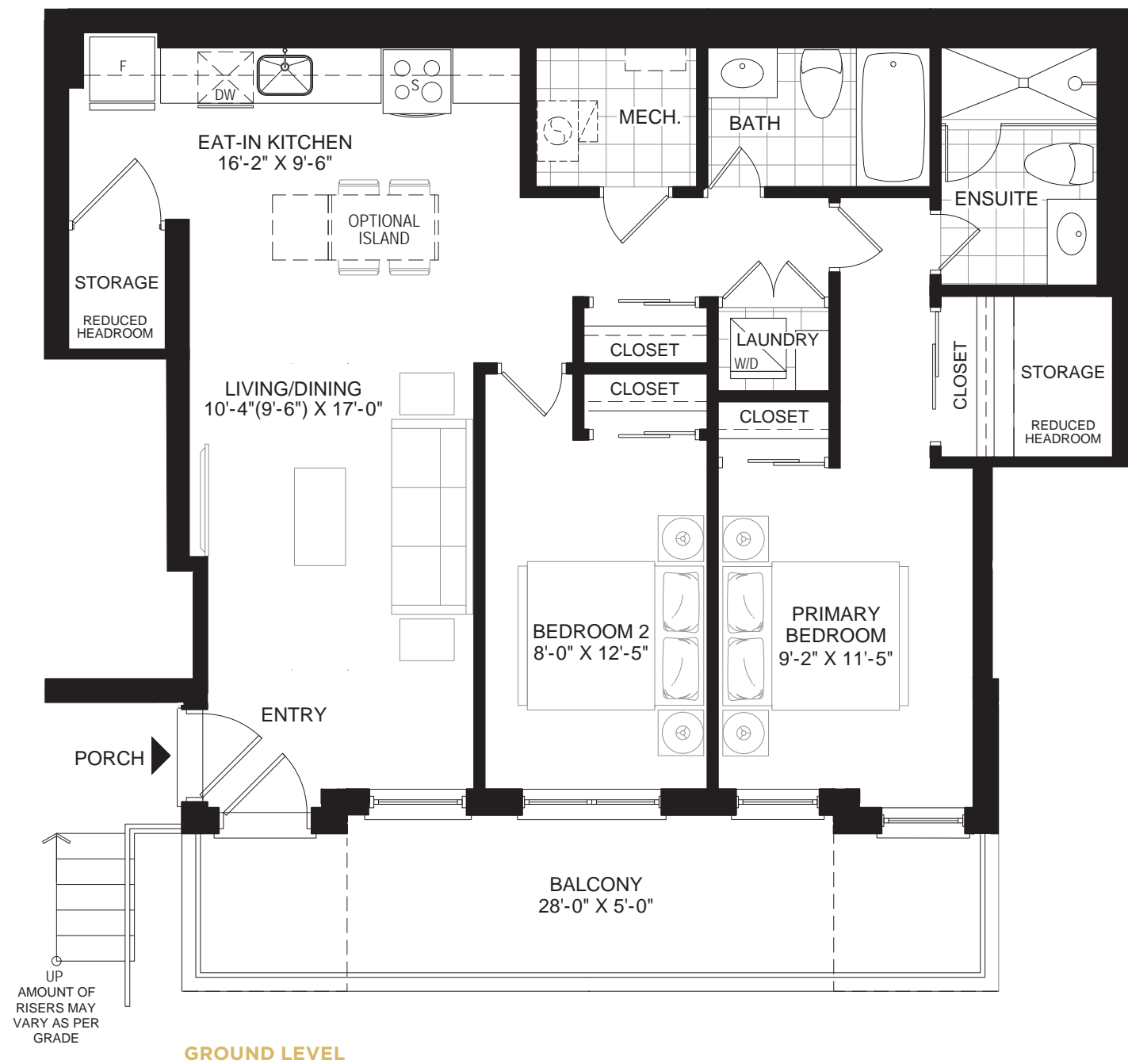


- MODEL 2A
- MODEL 2CE
- MODEL 2D/2DE
- MODEL 2B/2BE



2A

2 BEDROOM
974 SQ.FT.



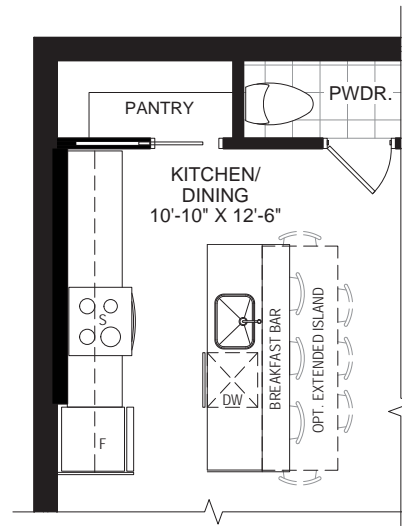
BLOCK 2 & 3 FRONT



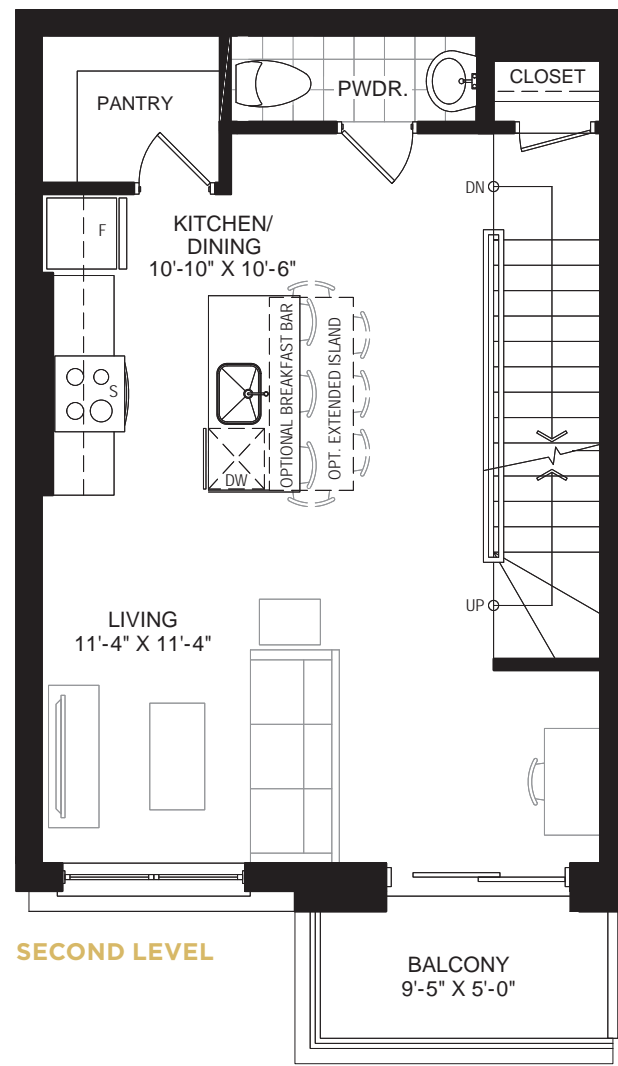
BLOCK 2 & 3 REAR

2B

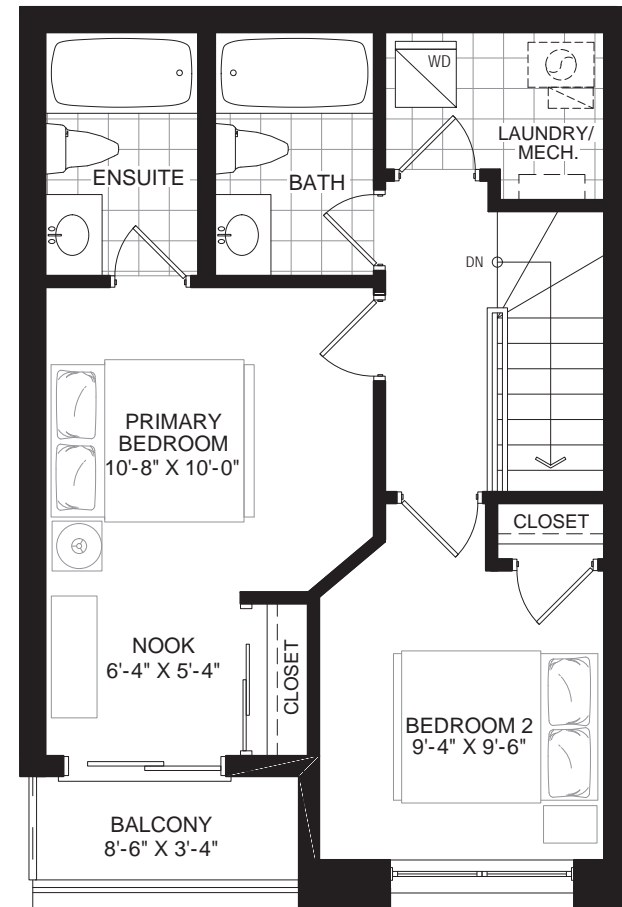
2 BEDROOM
1,115 SQ.FT.



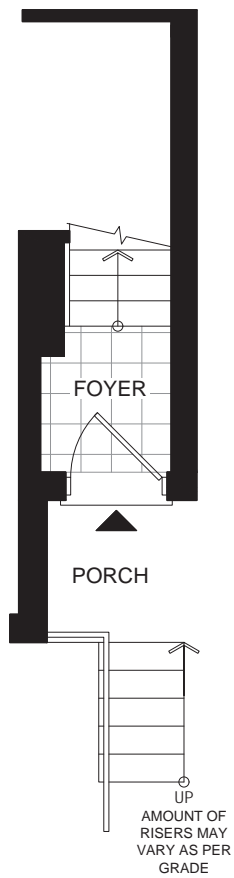
SECOND LEVEL
ALT KITCHEN



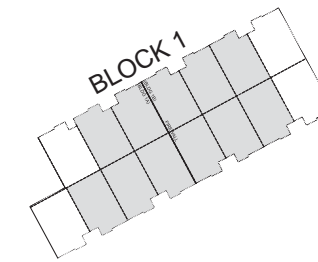
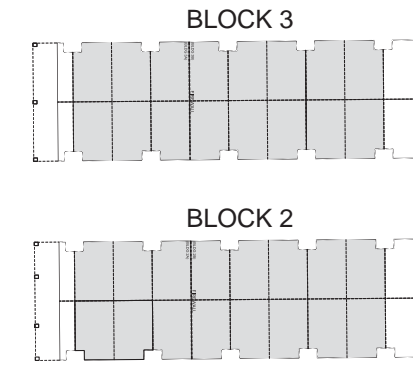
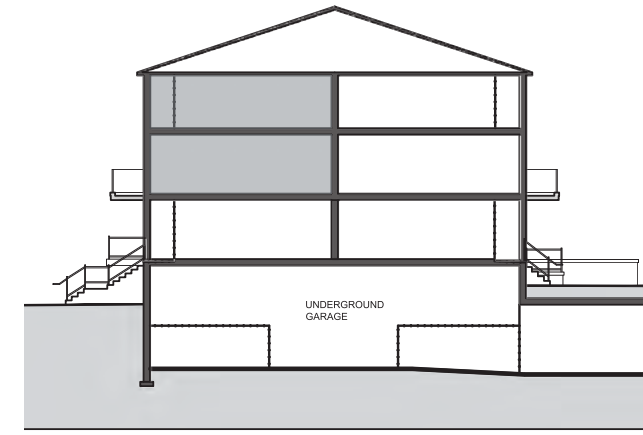
SECOND LEVEL



THIRD LEVEL



GROUND LEVEL



BLOCK 1 FRONT



BLOCK 1 REAR



BLOCK 2 & 3 FRONT

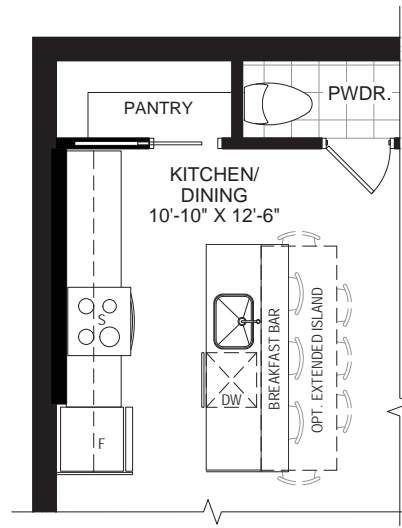


BLOCK 2 & 3 REAR

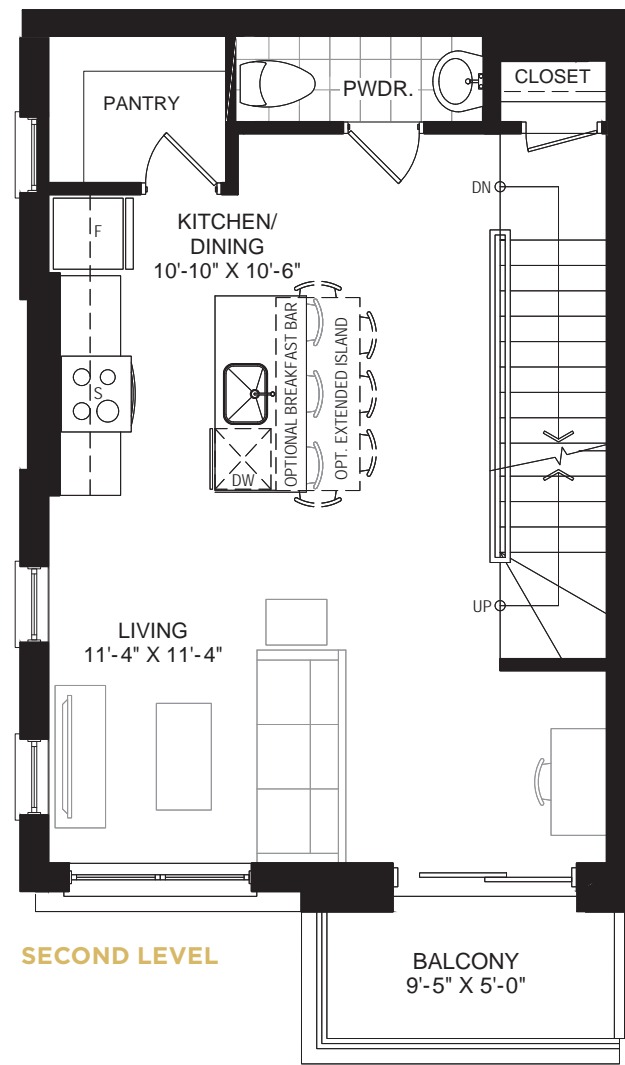
SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USABLE SPACE MAY VARY FROM STATED FLOOR AREA. ALL ROOM DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY BETWEEN INTERIOR AND CORNER UNITS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O. E.

2BE

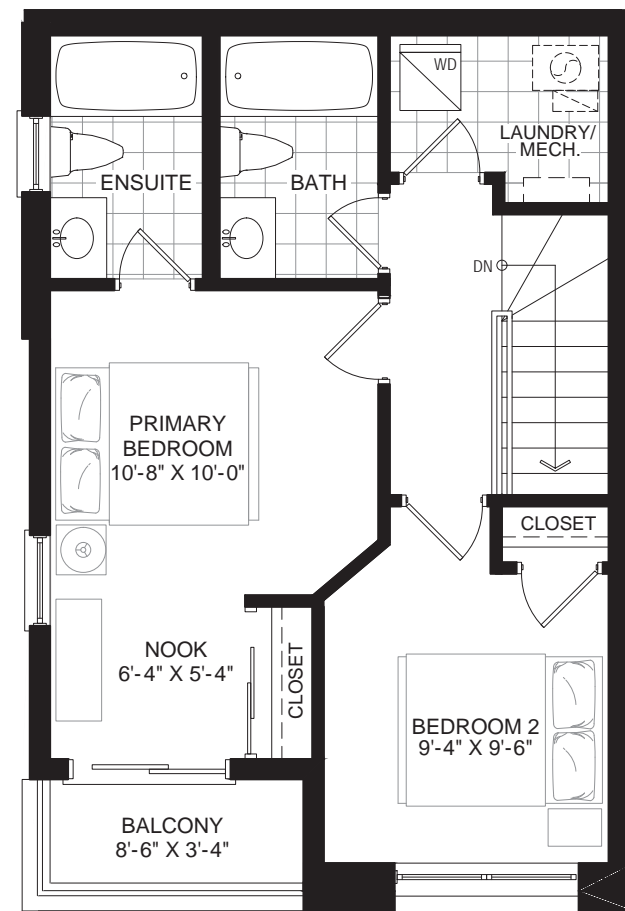
2 BEDROOM
1,153 SQ.FT.



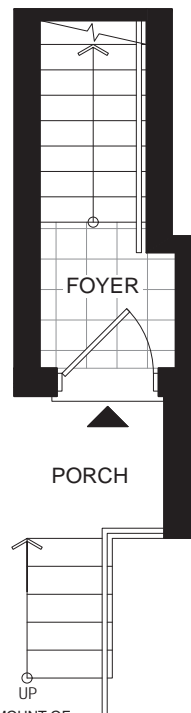
SECOND LEVEL
ALT KITCHEN



SECOND LEVEL



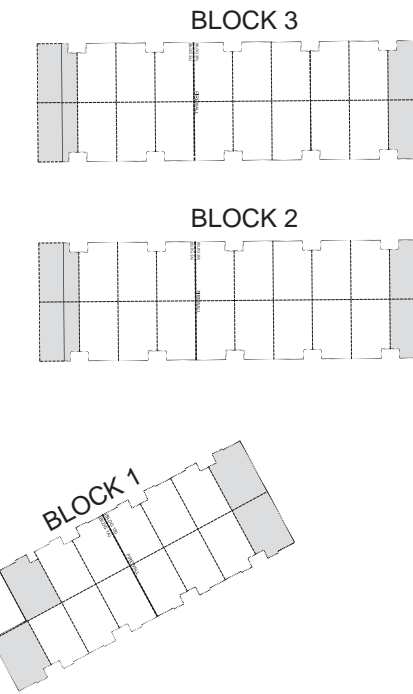
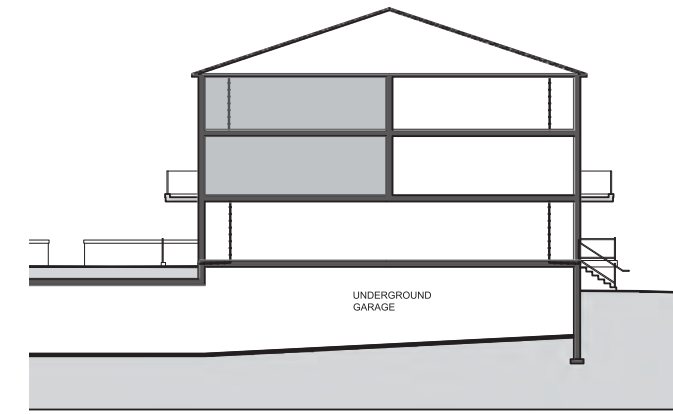
THIRD LEVEL



GROUND LEVEL

AMOUNT OF
RISERS MAY
VARY AS PER
GRADE

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USABLE SPACE MAY VARY FROM STATED FLOOR AREA. ALL ROOM DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY BETWEEN INTERIOR AND CORNER UNITS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O. E.



BLOCK 1 FRONT



BLOCK 1 REAR



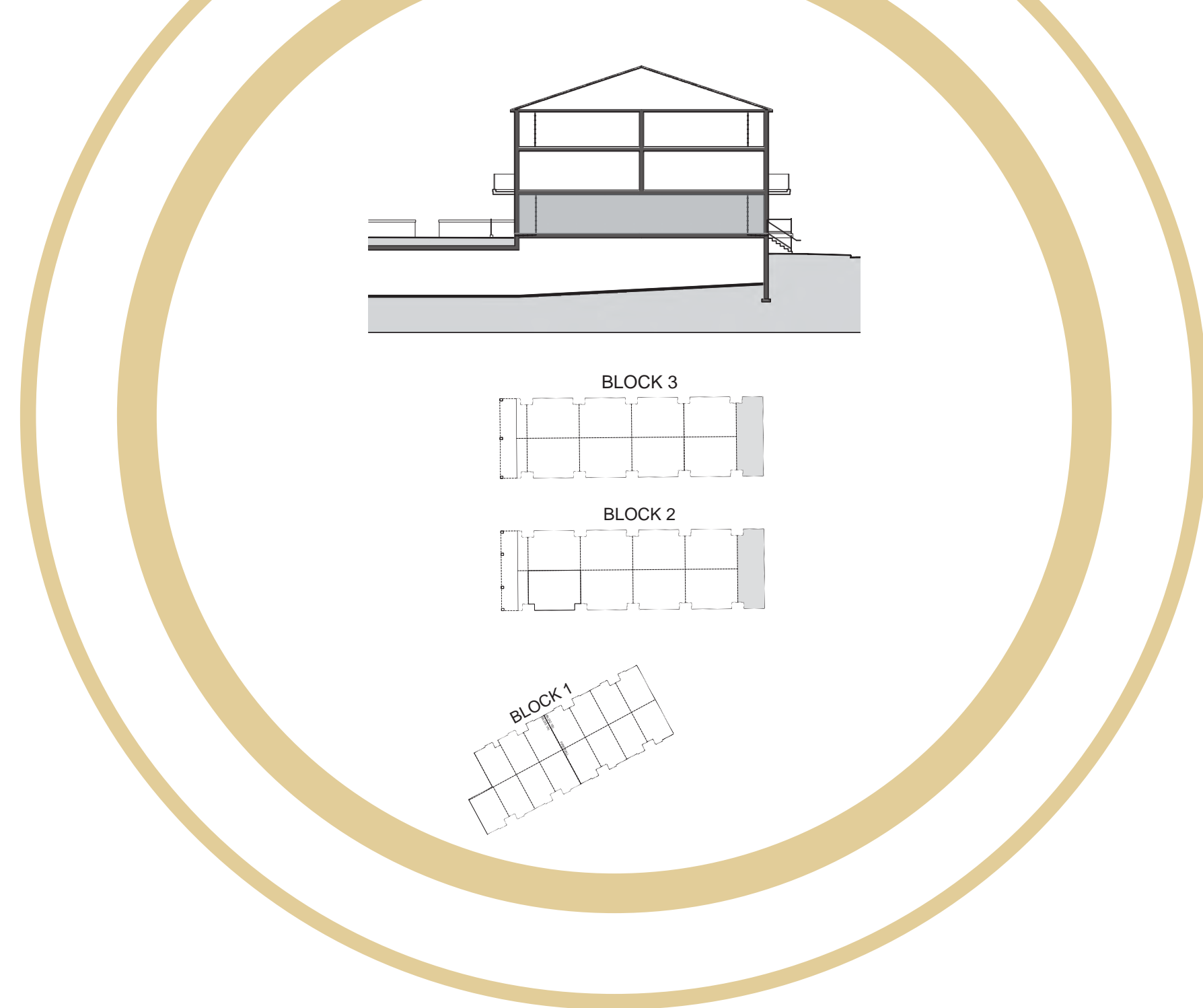
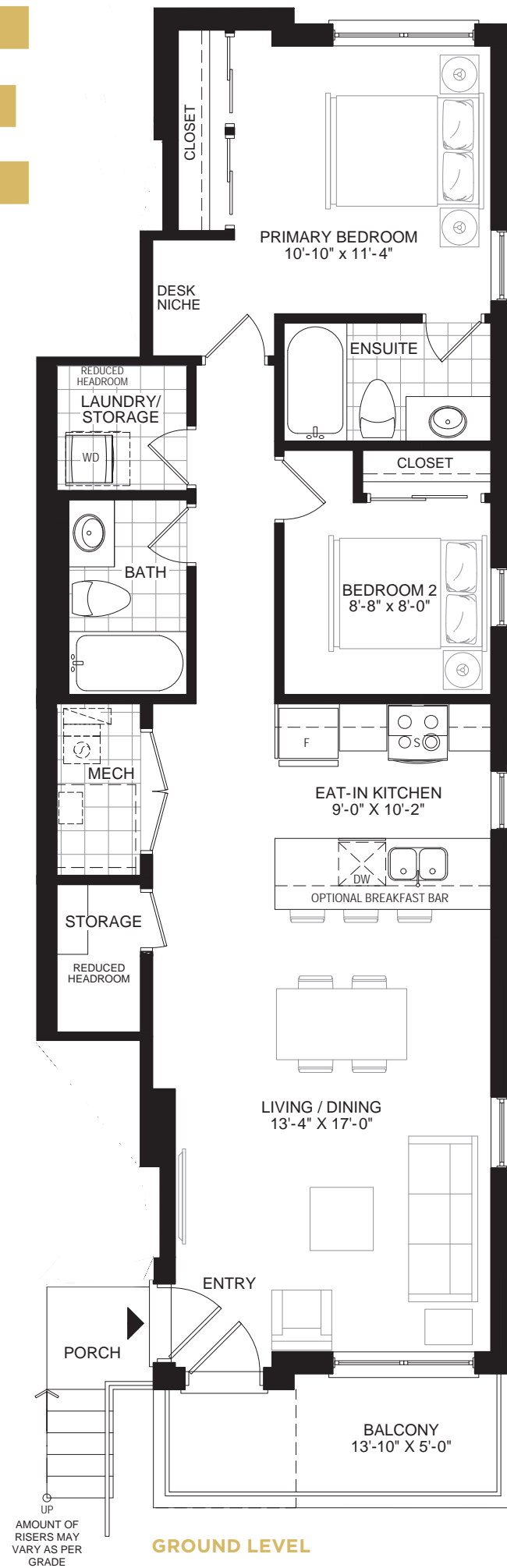
BLOCK 2 & 3 FRONT



BLOCK 2 & 3 REAR

2CE

2 BEDROOM
1,000 SQ.FT.



BLOCK 2 & 3 FRONT

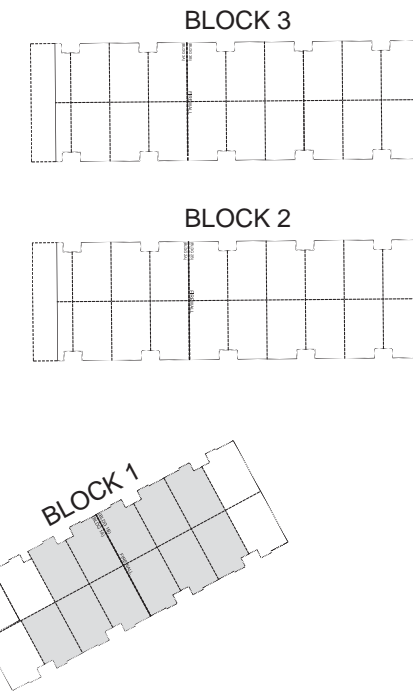
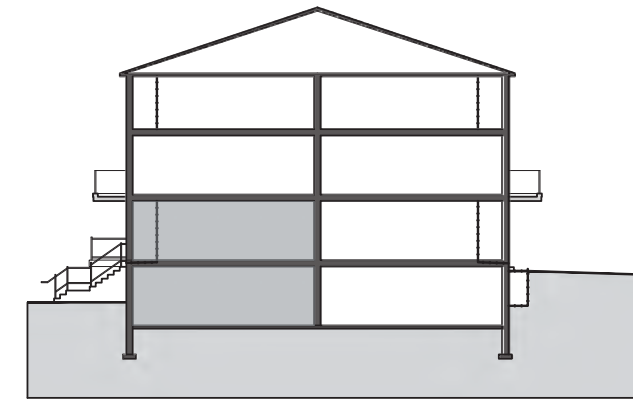
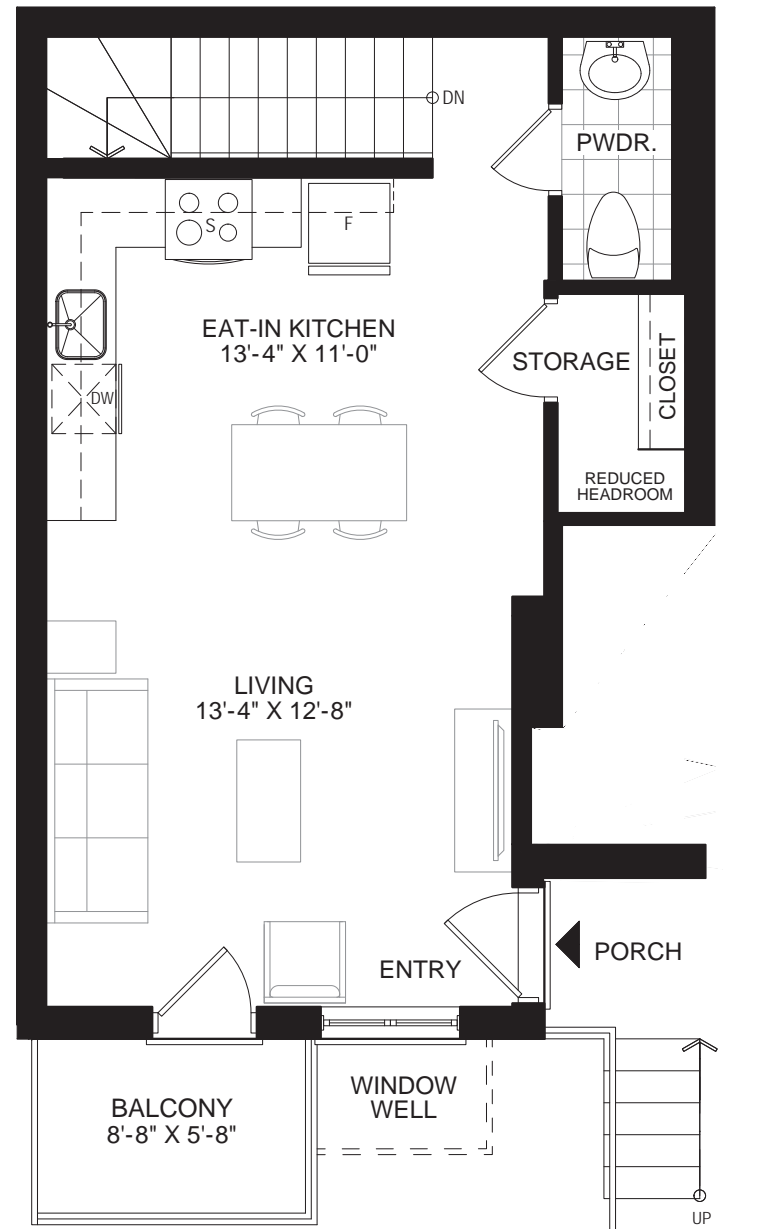
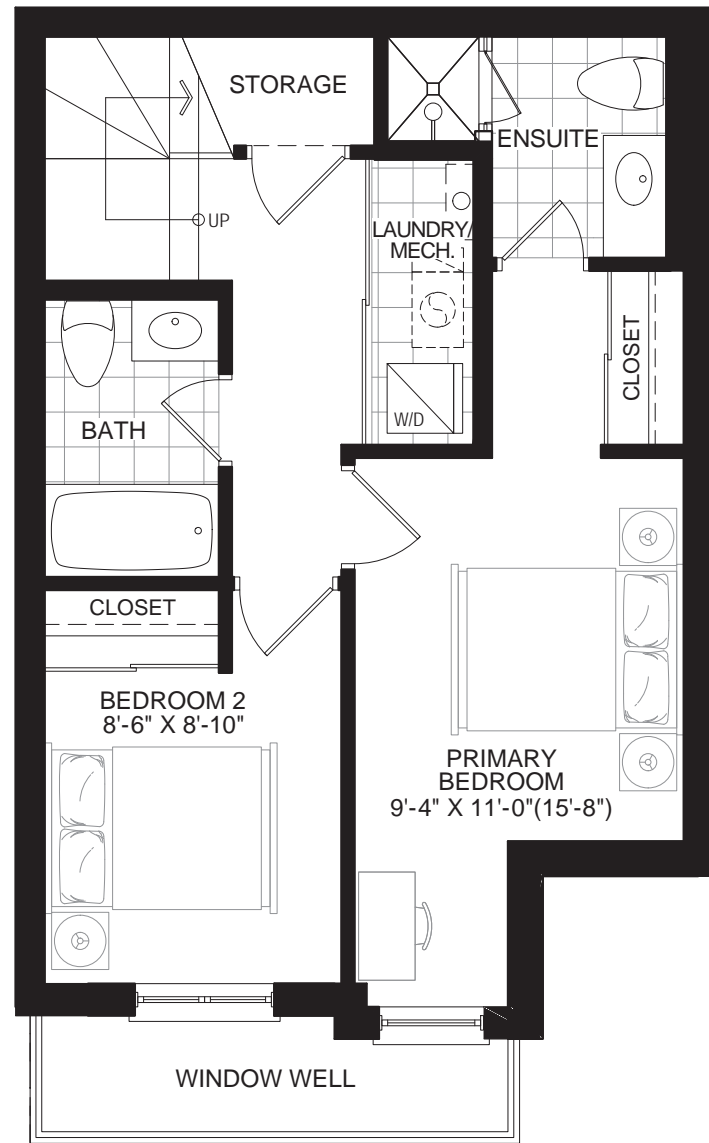


BLOCK 2 & 3 REAR

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USABLE SPACE MAY VARY FROM STATED FLOOR AREA. ALL ROOM DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY BETWEEN INTERIOR AND CORNER UNITS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O. E.

2D

2 BEDROOM
1,028 SQ.FT.



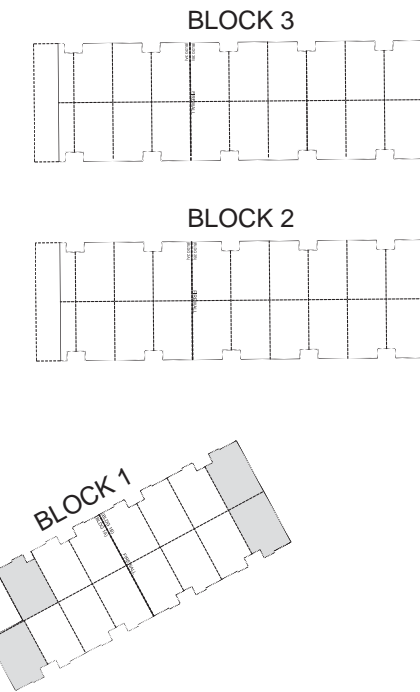
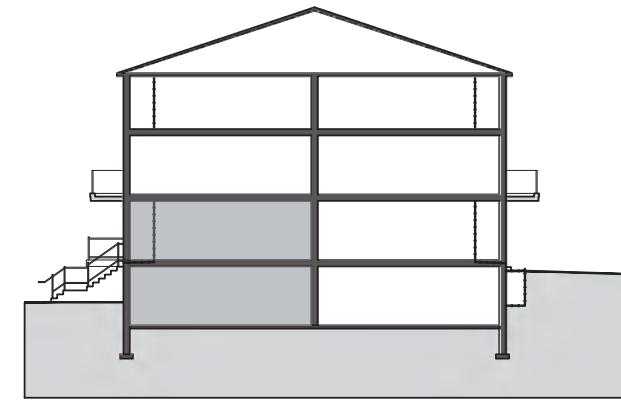
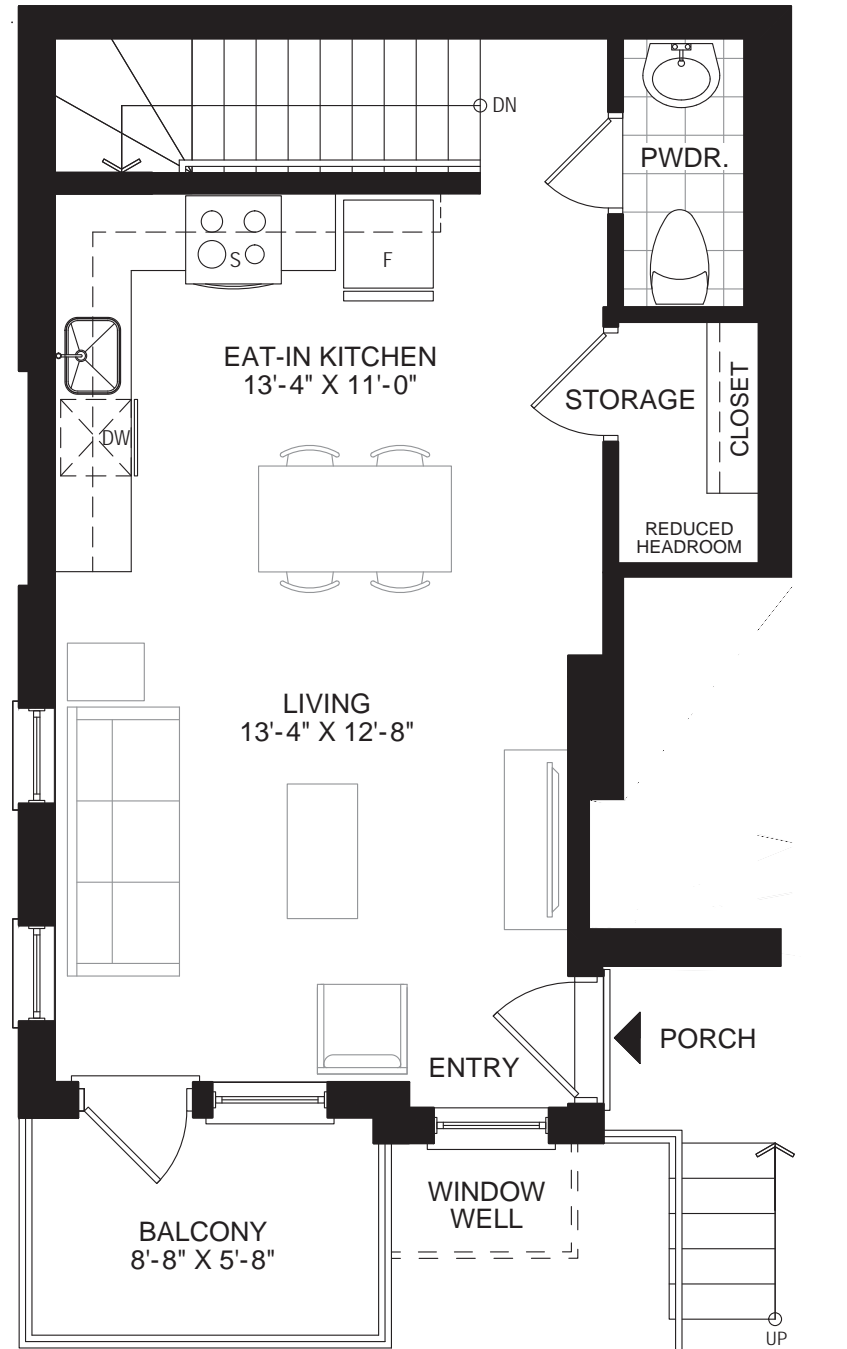
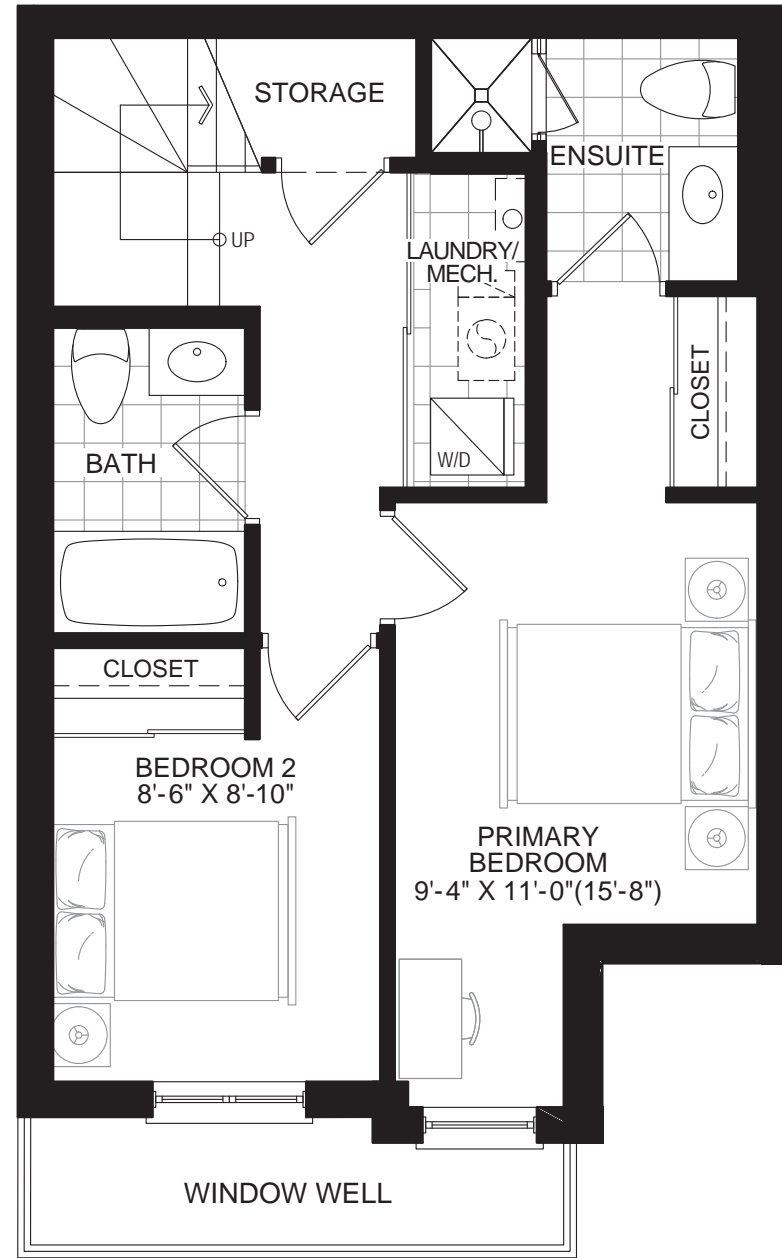
BLOCK 1 FRONT



BLOCK 1 REAR

2DE

2 BEDROOM
1,050 SQ.FT.



BLOCK 1 FRONT



BLOCK 1 REAR

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USABLE SPACE MAY VARY FROM STATED FLOOR AREA. ALL ROOM DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY BETWEEN INTERIOR AND CORNER UNITS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O. E.



**WHERE TRADITIONAL
FAMILY COMFORT MEETS
CHIC URBAN STYLE**



ARTIST'S CONCEPT.



ARTIST'S CONCEPT.

**DISTINCTLY
MODERN**

DESIGN

Every corner of every floorplan has been purposefully designed down to the last detail, so you can move in and enjoy the best that Central District and downtown Pickering have to offer. Enjoy magazine-worthy interiors featuring premium finishes, like sleek imported tile and designer-selected faucets. All finishes are curated to complement your home's exquisite modern aesthetic.



ARTIST'S CONCEPT

FEATURES & FINISHES

TOWNHOME FEATURES

- 1 Spectacular architecturally controlled façade with modern exterior features.
- 2 High quality Thermopane casement windows with Low-E glass and argon gas filled, for energy savings.
- 3 High quality Thermopane glass sliding patio doors to balconies (as per plan).
- 4 Superior, insulated front entry door with brushed nickel hardware and house numbers.
- 5 Ceiling heights of approximately 9' on the main floor and approximately 8' on lower or upper floors. Excluding vaulted ceilings, bulkheads or structural mechanical components.
- 6 Smooth ceilings in kitchens and bathrooms. Architectural textured ceilings with 4" smooth borders throughout.
- 7 Contemporary doors, baseboards and window trim throughout.
- 8 Stacked laundry centre including applicable electrical outlet and rough-in venting to the exterior (as per plan).
- 9 Natural oak handrail and pickets.
- 10 Paint grade stringers with carpet treads.
- 11 Closet shelving (as per plan).

KITCHENS

- 12 Choice of designer cabinetry in a variety of finishes from vendor standard selections.
- 13 Choice of laminate countertops from vendor standard selections.
- 14 Stainless steel sink with single lever faucet.
- 15 Rough-in and cabinet for dishwasher.
- 16 All appliance areas provided with applicable electrical and plumbing rough-in.

BATHROOMS

- 17 Choice of designer cabinetry in a variety of finishes from vendor standard selections.
- 18 Choice of laminate countertops from vendor standard selections.
- 19 Choice of sleek imported ceramic wall tiles from vendor standard selections.
- 20 Powder rooms featuring contemporary pedestal sink (as per plan).
- 21 Polished chrome, designer selected, single lever faucets.
- 22 High efficiency water-saving fixtures throughout all bathrooms.
- 23 Water temperature balanced sensor in shower and tub to ensure comfort.
- 24 Mirror above vanity or pedestal sink in all bathrooms.
- 25 Master ensuite bathroom with stand up shower to receive a framed glass door (as per plan).

FLOORING FEATURES

- 26 Choice of imported porcelain or ceramic tile in foyer, powder room, laundry room, bathrooms and mechanical rooms from vendor standard selections.
- 27 Choice of laminate flooring from our designer standard samples in kitchen, living room, dining room and associated hallways (as per plan).
- 28 High quality berber looped carpet in all bedrooms, associated hallways and stairs from vendor designer selected samples (as per plan).

ELECTRICAL AND MECHANICAL FEATURES

- 29 100 amp electrical service with accessible breaker panel.
- 30 Ceiling light fixtures provided in all bedrooms, kitchen, stairways, and hallways as per plan (location to be determined by vendor).
- 31 White decora plugs and switches throughout.
- 32 Programmable thermostat.
- 33 Dedicated Cat 5 data outlet rough-in only provided in location chosen by the vendor.
- 34 Exhaust fan in laundry room for ventilation.
- 35 Counter level receptacles in kitchen for ease of use.
- 36 Ground fault protected electrical outlets in all bedrooms.
- 37 Electronic door chimes.
- 38 Interconnected smoke detectors and carbon monoxide detectors hard wired into the electrical system on all levels.
- 39 Superior mechanical system designed to capture energy savings.
- 40 High Velocity air handler with combination boiler unit domestic hot water tank for superior efficiency.

ICARE FEATURES

- 41 High performance engineered floor assembly designed for superior construction.
- 42 2' x 6' wall construction with continuous insulation for exterior sheathing.
- 43 Shut off valves on all hot and cold water lines for all sinks and toilets to maximize water efficiency.
- 44 Tub and shower installed with water and moisture resistant board enclosures up to ceiling.

ICON Homes Warranty is backed by Tarion's Ontario New Home Warranty Program

All finishes and materials are to be chosen with assistance of the Icon Homes' interior design consultant. All materials and selections are to be chosen from the Builder's samples per the Builder's specifications. Materials, specifications, features and finishes are subject to change and any substitute changes are to be of comparable quality. October 2021. E. & O. E.



ICARE

THE ICON CUSTOMER EXPERIENCE PROGRAM

Customer satisfaction is not only our top priority, it's what drives us to be a better builder.

OUR CUSTOMER-CENTRIC PROCESS INCLUDES:

1
A COMMITMENT TO COMMUNICATION.

ICON Homes provides streamlined communication for all our clients to better the home buying experience, from point-of-sale until after you move in. Each homebuyer receives a dedicated ICON Ambassador to create a strong buyer-builder relationship.

2
EXCEPTIONAL BUILDING QUALITY.

We are committed to building quality homes that exceed the expectations of local building codes. Our quality craftsmanship and construction methods include the careful selection of home details that add long-term value to your property.

3
A LONG-STANDING PLEDGE TO CONSISTENT SERVICE.

ICON Homes is dedicated to providing a positive homebuying experience for all homeowners. We recognize that our reputation is built on happy homeowners and strive to provide consistent, reliable service to all ICON homeowners.

YOUR PARTNERS IN EXCELLENCE



ICON BUILDS VALUE

At ICON Homes, we know buying a new home is not a decision you make every day. It's a unique opportunity full of many exciting and important decisions and choosing the right builder is your first and most important decision of all. That's why we have created an entirely fresh approach to making homeowners' dreams a reality.

Every step of the way, our team is there to inspire, educate and help manage the many exciting decisions you will have to make. From initial design and concept to the finished product, we personally take care of every detail. Thanks to our decades of experience, we know what truly makes the perfect home. The enhancements you select will be seamlessly integrated to create a home that is as beautiful as it is functional - one that is uniquely yours.



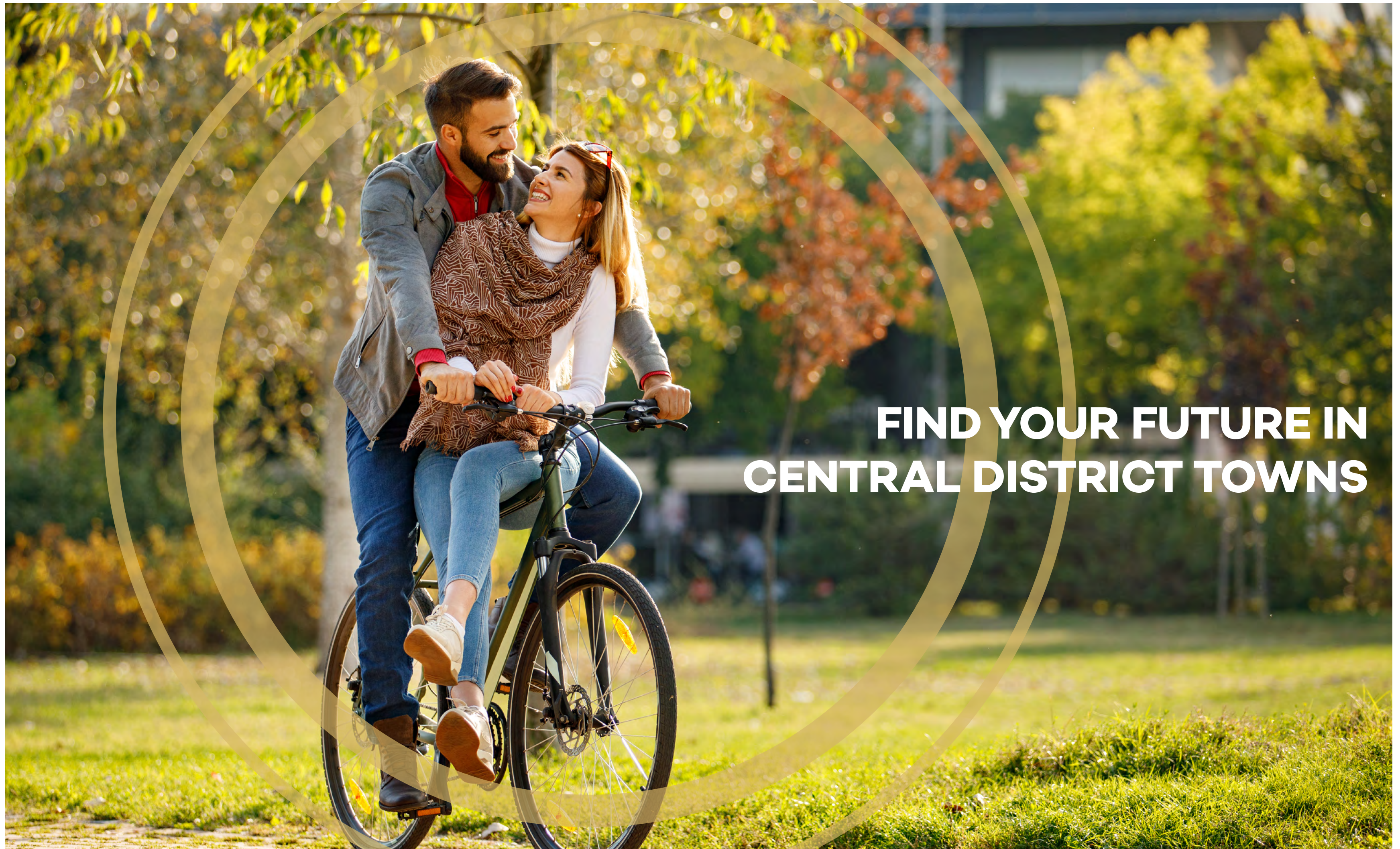
OLD ORCHARD
HOMES

A SOLID FOUNDATION

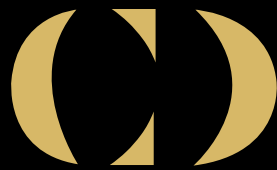
Our mission is to build the homes that our customers really want; homes that are built with quality materials and crafted by experienced, and knowledgeable individuals dedicated to complementing your lifestyle needs and budgets.

As a builder of high-quality custom homes, we create value through our unique culture of continuous quality improvement, best practices, and adherence to stringent standards, efficiencies and timelines. We measure our performance through customer satisfaction, cost control, quality, and meeting schedules on time.

We work as a team with unified goals and an understanding of what it takes to be successful within our industry. Honesty, integrity, quality, transparency, teamwork, customer service and innovation are the cornerstones of our philosophy.



**FIND YOUR FUTURE IN
CENTRAL DISTRICT TOWNS**



CENTRAL DISTRICT
T O W N S

CentralDistrictTowns.ca

sales@CentralDistrictTowns.ca

I|C|O|N
H O M E S


OLD ORCHARD
HOMES