



# THE BLUFFS AT HURON

A Parkbridge Community



*Welcome Home*

SPRING 2021

# About Parkbridge



## *Our Philosophy*

**Community is at the heart of who we are at Parkbridge.**

Together with our homeowners, resort guests, and municipal partners, we share a passionate belief in the value of building vibrant communities.

Our affordable approach to homeownership is unique because it allows people to own a home, without buying the land - known as 'land lease.'

Since 1998 we have expanded from just two properties with a few dedicated employees to close to 100 residential and RV camping and cottage resort properties and 1,100 passionate employees across Canada - and counting! Parkbridge is growing with active, healthy and happy homeowners and guests - because Parkbridge is where community lives.



## *Land Lease*

**An affordable homeownership model for all**

Land lease is an affordable homeownership model that allows people to own their home, without buying the land.

It is an ideal housing solution for active retirees that are looking to downsize, families who are looking to grow equity, or travelers looking for vacation homes.



## Goderich, *Ontario*

### Canada's prettiest little town

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# Our *Community* at a glance



## **New Friends**

### **Activities for everyone all**

Enjoy a community of like-minded people who celebrate living at The Bluffs.

From golf to their annual Valentine's Day dance, find new friends here.

## **Recreation Center**

### **An amazing space for residents**

8,000 square feet of space for exercise, recreation, cooking, dances, book club, cards and more!

Find your next hobby or favourite way to pass the time at the recreation center.

## **Beautiful Interiors**

### **Superior finishes for your home**

Spacious one-floor bungalows make for amazing living spaces.

Make entertaining a breeze with open-concept kitchens and enjoy cozy nights by the fireplace in your beautiful home.



## Local Flavours

### Experience the town

Just a few minutes drive to downtown Goderich will permit you to experience a variety of bistros, cafès and restaurants to tantalize your tastebuds.

Meet friends new and old for a bite to eat or just a cup of coffee.



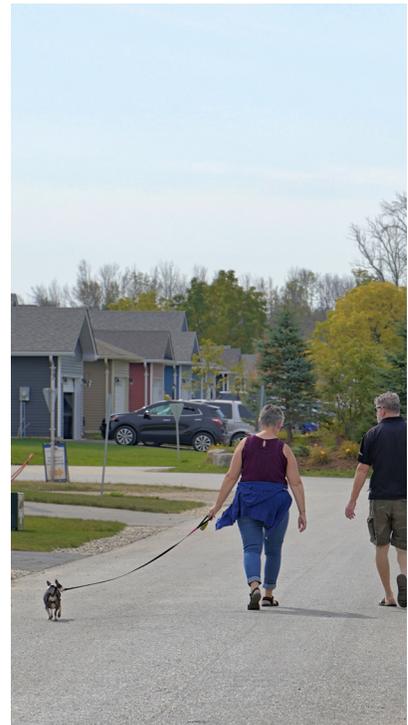
## Sunset Golf Club

### Spend the day on the green

Experience world-class golfing right here in Goderich, ON.

Bring your friends or enjoy a round alone at the Goderich Sunset Golf Club.

For new homebuyers ask about our special perks package!



## Dog Friendly

### They'll love it here too

The Bluffs at Huron boasts a dog-friendly community.

Enjoy walks around the community, meet other dog-friendly friends and don't forget to stop by the bluffs overlooking Lake Huron for a perfect end to your trek.



### LEGEND

- 1 Michael's Pharmasave Pharmacy
- 2 Goderich Main Beach
- 3 Walmart, LCBO, Canadian Tire & Zehrs
- 4 Downtown Goderich
- 5 Maitland Valley Marina
- 6 Goderich Historic Gaol
- 7 Goderich Municipal Airport
- 8 Goderich Sunset Golf Club
- 9 Point Farms Provincial Park
- H Alexandra Marine General Hospital

### TRAVEL TIMES

Kitchener	1:20 min
London	1:35 min
Sarnia	1:40 min
Collingwood	2 hours
Toronto	3 hours

# Expand Your *Lifestyle*



## **The Parkbridge Way**

Parkbridge communities bridge the gap between the lifestyle you have the one you really want. Our communities are built around the idea of unlocking the funds tied up in traditional homes to create the financial freedom required to live the way you've always dreamed.

Parkbridge is Canada's largest, most successful residential and recreational land lease company. With over 100 properties across the country we are experts in designing, building and maintaining communities that people love.

People choose Parkbridge communities for many reasons, not the least of which is the reassuring feeling that they are dealing with an experienced, financially stable partner.



# Features of the *Community*



## Start a new hobby

### Activities for everyone all

From cards to the monthly book club, find your 'thing' here at The Bluffs at Huron.

Make friends just by stopping by the mailbox or enjoy more purposeful experiences like pot-lucks and more!



## Walk along the water

### Take in the perfect view

If you always dreamed of living by the water look no further.

The Bluffs at Huron overlooks Lake Huron, and the view behind the 8,000 square foot is the ultimate place for taking in the sunset.



## Embrace the culture

### Get to know your neighbours

Lots of residents at The Bluffs enjoy connecting over various activities and meeting throughout the community.

Get to know the friendly faces of your neighbourhood.



## Sunset Golf Club

### Golf perks for new homebuyers

Get a chance to enjoy a favourite old pastime or take golf on as a new hobby!

The Sunset Golf Club is the perfect place to take in a day on the greens.



## Entertainment, fitness, fun and more

### The ultimate recreation center for everyone

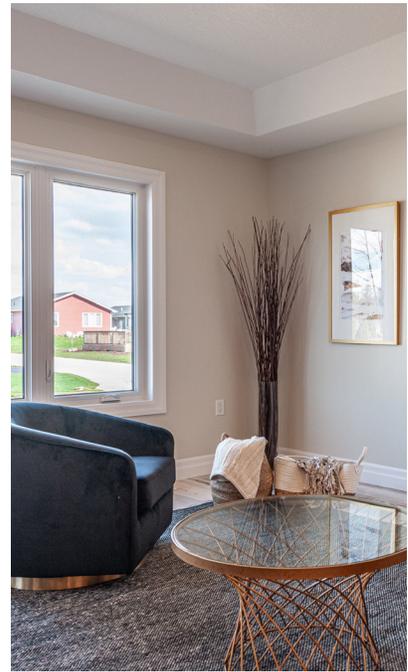
Living at The Bluffs at Huron gives you exclusive access to the new state-of-the-art clubhouse and community center. Overlooking the bluffs, the clubhouse provides breathtaking views and a warm, comfortable environment for all who live at The Bluffs.

Features include: kitchen amenities, 25x16ft leisure pool, 64sq.ft. barrier free wet sauna, fitness and weight room, lounge, library, games room, outdoor patio and more!





# Find your dream *Home*



Homes at The Bluffs at Huron are constructed and designed with you in mind. Layouts feature open concept living spaces, lots of natural light in these one floor bungalows.

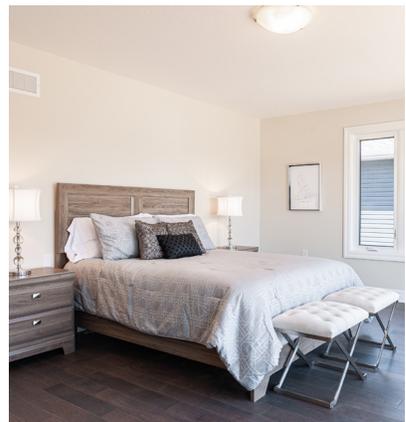


With a variety of floor plans to choose from your perfect home can be found at The Bluffs at Huron. Choose from a variety of designer finishes and upgrades to add your signature style to your new home.





Imagine hosting friends and family in your new home at The Bluffs at Huron. Picture a cozy winter night reading by the fire or serving up delicious flavours off the barbeque on your deck in the summer. Whatever your style of living, homes at The Bluffs at Huron are designed with your lifestyle needs. Residents are steps away from the water and recreation center.





# *Residents Say:* Welcome to Paradise



## *David & Lisa*

**Residents since 2016**

“We enjoy walking, we look over the lake, which is fantastic to see the sunsets every night. If you’re looking for an active adult community, then this is the place to be. We love it. It’s minutes from downtown or a nice drive to Kincardine. It’s great here!”



## *Marlene*

**Resident since 2010**

“I absolutely fell in love with the town of Goderich and when I saw the community, I thought wow this is absolutely someplace I could live in. The fact that this community is all bungalows, was exactly what I was looking for. The Bluffs is the perfect place and I love my home here.”

# Benefits of living in a Land Lease *Community*

## Parkbridge is where community lives

Community is at the heart of who we are at Parkbridge. Together with our homeowners we share a passionate belief in the value of building vibrant communities.

As a global housing award-winner and Canada's leading developer and owner-operator of residential land lease communities and RV camping & resort cottages, Parkbridge has expertise unparalleled in Canada. Our affordable approach to homeownership is unique because it allows people to own a home, without buying the land - known as 'land lease.'

- 1 On average, the purchase price of a home in a land lease community is approximately 30% less than a traditional freehold home in the same area.
- 2 Parkbridge communities can feature quality amenities such as greenspace, recreation centres, dog parks, sports areas and well-maintained roads and grounds.
- 3 Parkbridge maintains a presence in the community, investing alongside homeowners to ensure there is ongoing, thoughtful attention to community infrastructure, standards and amenities.
- 4 Communities under the Parkbridge umbrella are within 90 minutes of urban centers, which means homeowners in Parkbridge communities enjoy: quiet surroundings, low traffic, friendly neighbours and short distances to medical and retail services.
- 5 Land lease allows homebuyers the opportunity to free up their money for life's other priorities or lifestyle moments. It is a model that provides individuals affordable homeownership and less maintenance of a freehold house.

**30%** less than  
regular freehold homes



Coming Soon



## Green Space Amenities

Coming soon to The Bluffs at Huron is a fully developed green space with amenities for all the residents to enjoy.

Since Parkbridge maintains a presence in the community and shares a passion for investing in our communities, we value our residents and their growing neighbourhood.

This newly established green space will host: pickleball courts, covered pavillions, dog park areas, walking paths, parking, washrooms and more.

Stay tuned for more details coming soon as we begin construction and bring this beautiful concept to life.

For more information, please visit: [thebluffsathuron.com](http://thebluffsathuron.com)

# MEMORIES ARE MADE HERE

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## **Sales & Presentation Center**

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