

SEATON

A PRIME
INVESTMENT



DECO

TOP 5 REASONS TO MOVE TO PICKERING

1. Proximity to Toronto

With GO Transit and Highway 401, at your doorstep, Pickering is just a 30-minute commute to Toronto, offering residents all the benefits of safe, affordable, suburban family living close to Canada's biggest city.

2. A City within a City

Seaton is slated to be one of Canada's largest master-planned development areas. It will be an intimate, diverse, walkable and amenity-rich community within the larger metropolitan City of Pickering.

3. Employment Opportunities

Pickering has a dynamic economy that drives business and job creation. Major employers include Ontario Power Generation, Rogers Communications, Purdue Pharma and Signature Aluminum Canada Inc. Purdue Pharma Canada and Signature Aluminum Canada Inc.

4. Arts and Culture

The city has programs and events such as Arts Unleashed each year to celebrate arts and culture. The Pickering Museum Village also helps preserve and celebrate the community and history.

5. Outdoor Recreation

Located on the shores of Lake Ontario, Pickering offers an inspiring lifestyle with thousands of acres of parks, waterfront trails and recreational activities like boating, sailing, swimming, biking and hiking.

PICKERING DEMOGRAPHICS

Population

2019: 94,073

2016: 91,771

Growth: 3.5%

Households with kids: 18,600

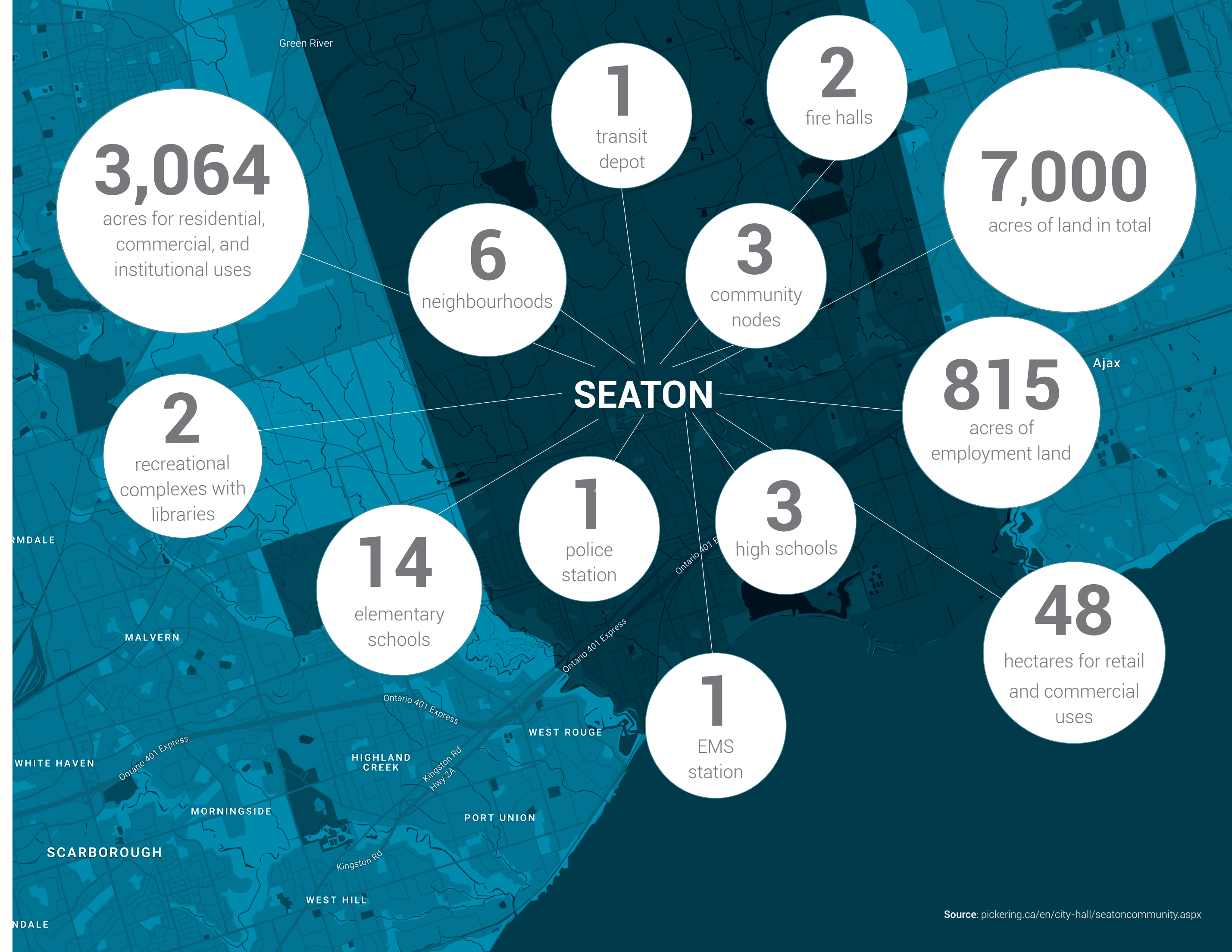
Labour force: 55,000

Avg household income: \$119,411

SEATON, A VISIONARY COMMUNITY

Seaton is a master planned community being developed under the Province of Ontario's Central Pickering Development Plan.

The master plan for Seaton is a vibrant, walkable, transit-oriented community. Under the Provincial Plan, when completed Seaton will cover over 3,000 acres and will have 6 neighbourhoods, 3 community nodes, 17 schools, 2 community centres as well as parks, shops and municipal facilities. – all the foundations for a great investment!



A DYNAMIC REAL ESTATE MARKET

Over the last decade, Pickering real estate has grown by leaps and bounds, and the pace has only picked up in the last two years.

Compared to Toronto, Pickering is a cost-effective option that provides all of the major amenities of a booming city. This gives purchasers a double advantage: lower entry price with higher value appreciation. For real estate investors, the rental market is an attractive opportunity with significant demand, resulting in low vacancy rates and high rental incomes.

CURRENT NEW DEVELOPMENTS IN PICKERING

Average Annual Price Growth 22.7%

PICKERING RENTAL MARKET

1-Bedroom Rent \$1895

Increase from Last Year 13% ⬆️

Vacancies 3.9%

2-Bedroom Rent \$2325

Increase from Last Year 45% ⬆️

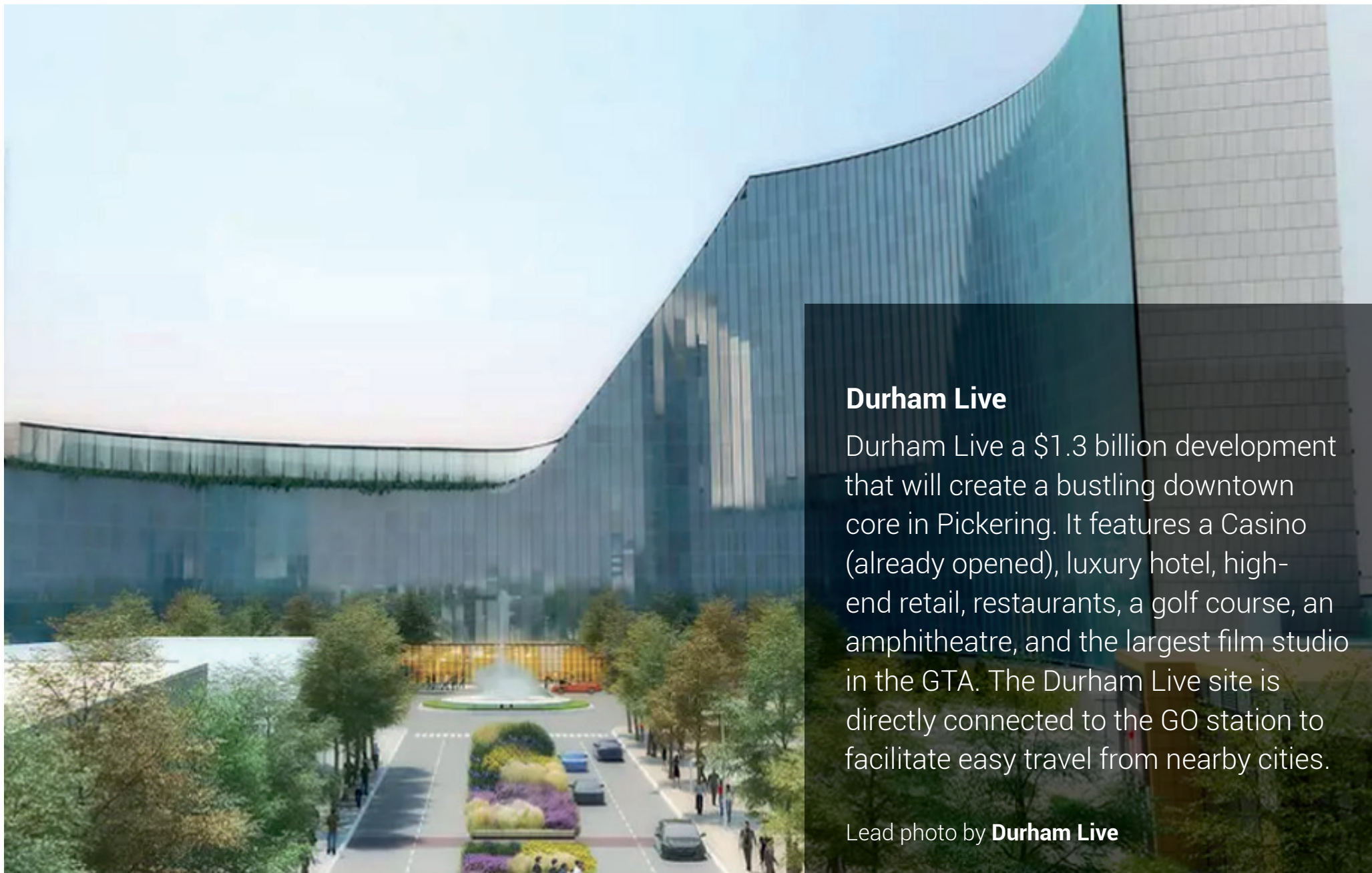
Vacancies 3.1%



Source: buzzbuzzhome.com/ca/place/pickering-on

BOOMING ECONOMY AND JOB GROWTH

Pickering has seen dynamic business and economic growth over the last decade and continues to attract new businesses and major infrastructure projects.



Durham Live

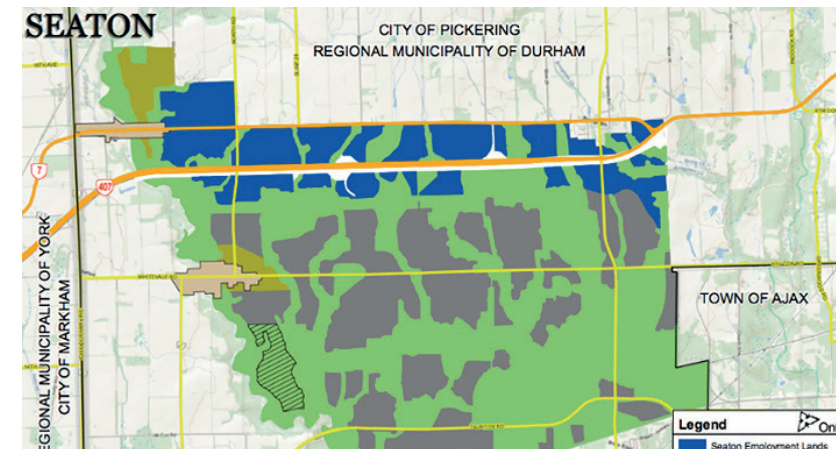
Durham Live a \$1.3 billion development that will create a bustling downtown core in Pickering. It features a Casino (already opened), luxury hotel, high-end retail, restaurants, a golf course, an amphitheatre, and the largest film studio in the GTA. The Durham Live site is directly connected to the GO station to facilitate easy travel from nearby cities.

Lead photo by **Durham Live**



Porsche Experience Centre

A Porsche 'Experience Centre' with a 2-km driving circuit is coming to the Durham Live entertainment complex in Pickering in 2024. It will be a brand park and tourist destination where visitors can experience vehicle dynamics, technology, and the emotion of Porsche sports cars first-hand with expert guidance from instructors.



Pickering Innovation Corridor

This is spread across 800 acres of land in the Seaton community, located along Highway 407. Kubota Canada Limited, Red Crest Developments and The Behar Group will develop about a million square feet of warehouse, office and hotel space to anchor the new Pickering Innovation Corridor.



Education and Research

Pickering is served locally by 5 Universities and 6 Colleges, including Canada's top University of Toronto and Ontario Tech University. Durham College delivers over 140 market driven programs and is home to the Skills Training Centre, AI Hub, and the Mixed Reality Capture Studio.

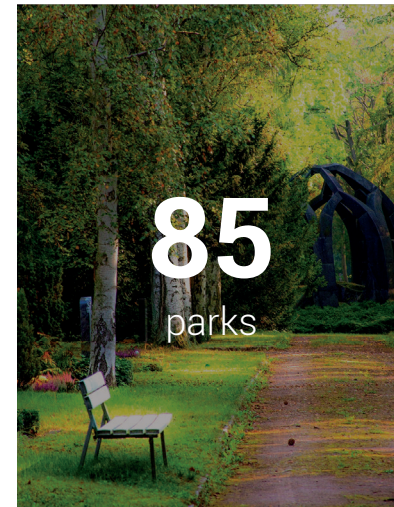
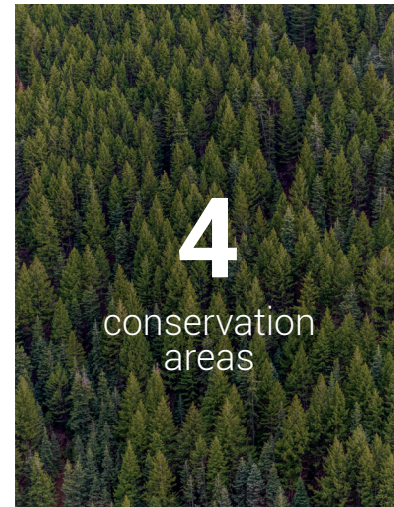
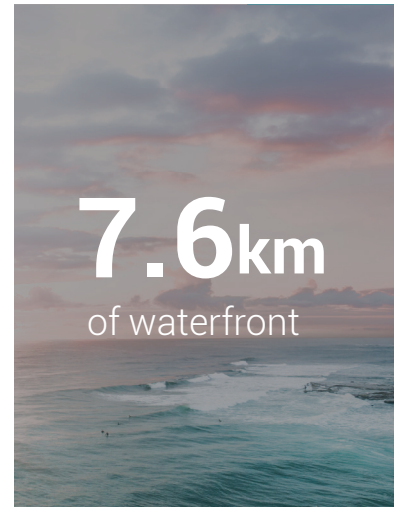
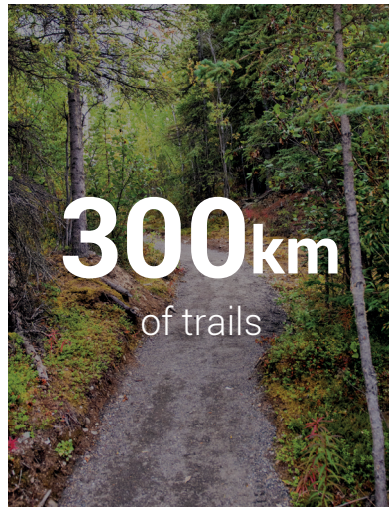


Transit and Highways

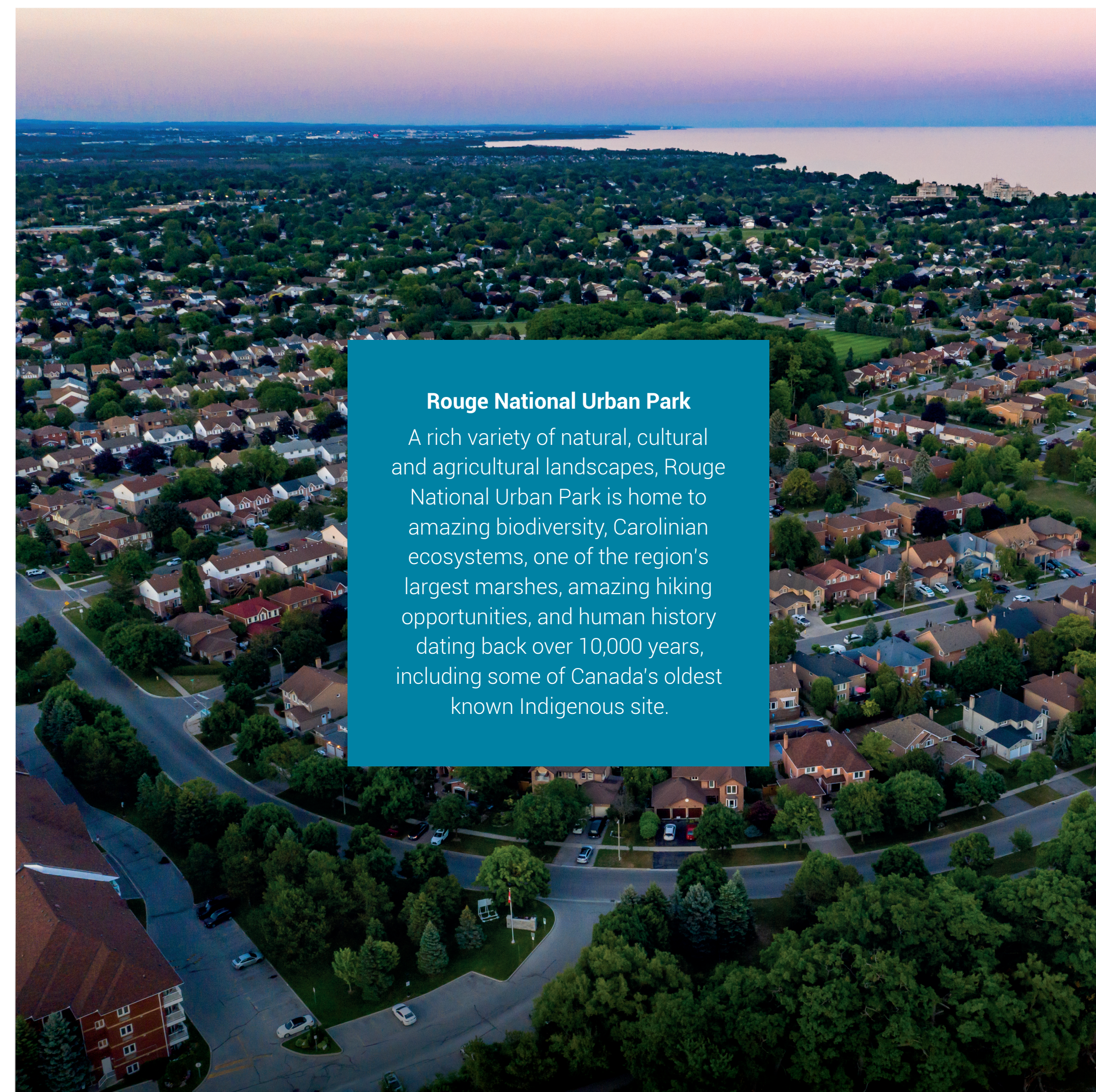
Pickering is served by Highways 407, 412 and 401, which offer speedy commutes to all parts of the GTA. The Pickering GO Station offers a 30-minute commute to Toronto's Union Station. Local bus routes and dedicated bike lanes provide fast, easy travel within the City.

PARKS, RECREATION AND LIFESTYLE

Whether it's nature trails, sports, entertainment, shopping, restaurants, or a vibrant waterfront, Pickering offers a culturally rich and diverse quality of life.

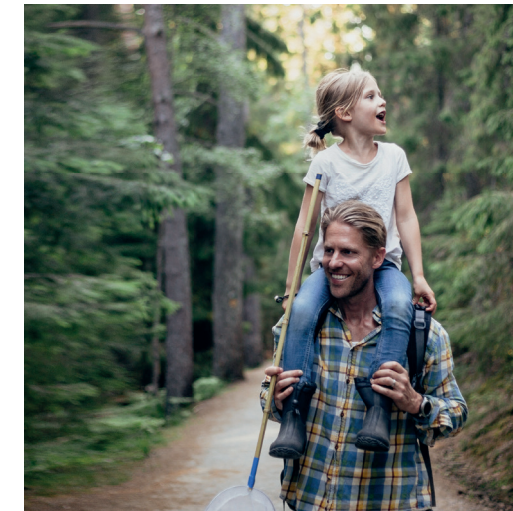
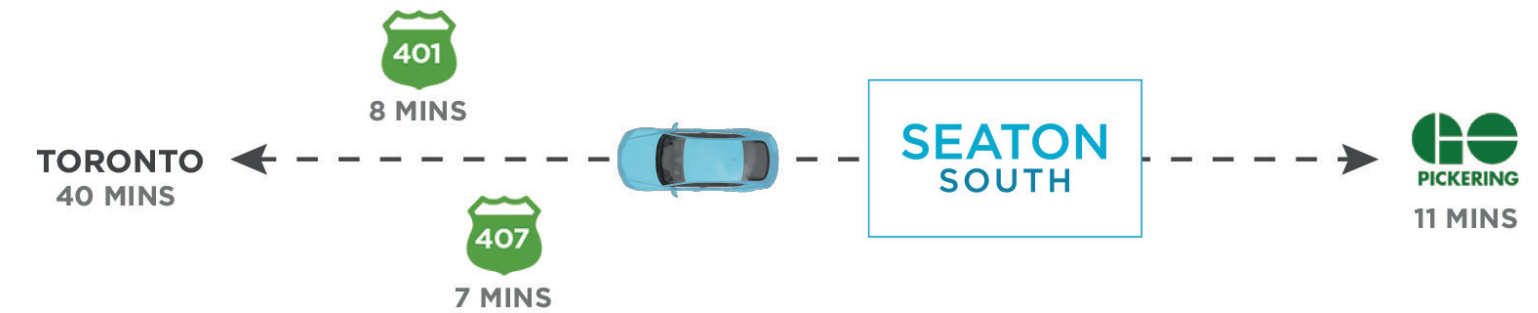


Pickering is home to vast open spaces and parklands, trails and conservation areas. One of Pickering's gems is its 7.6 km waterfront. Pickering also has a number of creeks including the Petticoat, Amberlea, Dunbarton, Pine and Duffins Creeks, with wooded valley lands that extend from the waterfront, up through the urban areas.



COME HOME TO SEATON SOUTH

Welcome to Seaton South, a new residential community where comfort and beauty meet quality and craftsmanship.



Great Location

Seaton South is just minutes to Highways 401, 407 and Pickering GO Station, and steps to schools, shops, cafes, restaurants, parks, trails, woodlands and creeks.

Wine & Dine

When you live at Seaton South, world-class cuisine is within minutes. From Amici Trattoria to Zeera By the Bay to Sakura Sushi, there's an abundance of restaurants and cafés in the neighbourhood.

Fresh Markets

Nestled in the Esplanade South parking lot, the Pickering City Centre Farmers' Market is a weekly gathering place for farmers, food vendors, artisans, VQA wine connoisseurs and local shoppers.

Easy Commute

Parks, recreation centres and community nodes are steps from your front door. Jump on Highway 7, the 407, or GO Transit to connect to the rest of the GTA and downtown Toronto in just minutes

Hit the Trail

With a lush network of parks, trails and open spaces, including 3,750 acres of protected agricultural lands, forests, creeks and wetlands right outside your door, it's easy to stay active and healthy.

Vibrant Waterfront

Stretching 12.5 kilometres, Pickering's Waterfront Trail is a vibrant, colourful link along the shores of Lake Ontario that runs from Niagara on the Lake to St. Lawrence River at the Quebec border.

AN EXCLUSIVE COLLECTION OF TOWNS & SINGLES

Seaton South will offer a magnificent collection of Townhomes as well as elegant Detached Homes from one of the GTA's most renowned builders, DECO Homes.

HIGH END APPOINTMENTS

- Air Conditioner
- 9ft Ceilings
- Quartz Countertops in Kitchen
- Elevated Exteriors with Colour Matched Windows
- Electric Car Charger Rough-in
- 5 Piece Appliance Package Voucher (with towns)

Subject to change. E. & O.E.



ARTIST'S CONCEPT

DECO