

THE
ENCORE COLLECTION

AT BELMONT

—
TOWNHOMES
—

Unique *charm*,
everyday *comforts*,
contemporary
lifestyle.

Dual Occupancy
Townhomes
A Secure Investment
For The Future.



Belmont has become an established neighbourhood in the town of *Newcastle*. Located beside its namesake, the historic *Belmont House*, home to the 19th century politician, surveyor and renaissance man, Samuel Wilmot.

Situated on the western edge of town, it's surrounded by the region's expansive natural beauty and just moments from Newcastle's charming offerings.



Clarington was named
municipality of the year
by Festivals and Events
in *Ontario*.

Clarington Farmer's Market
4 minutes

Manantler Craft Brewing Co.
8 minutes

Orono Antique Market
10 minutes

Tyrone Mills Limited
20 minutes

The Visual Arts Centre of Clarington
9 minutes

Archibald Orchards & Estate Winery
14 minutes



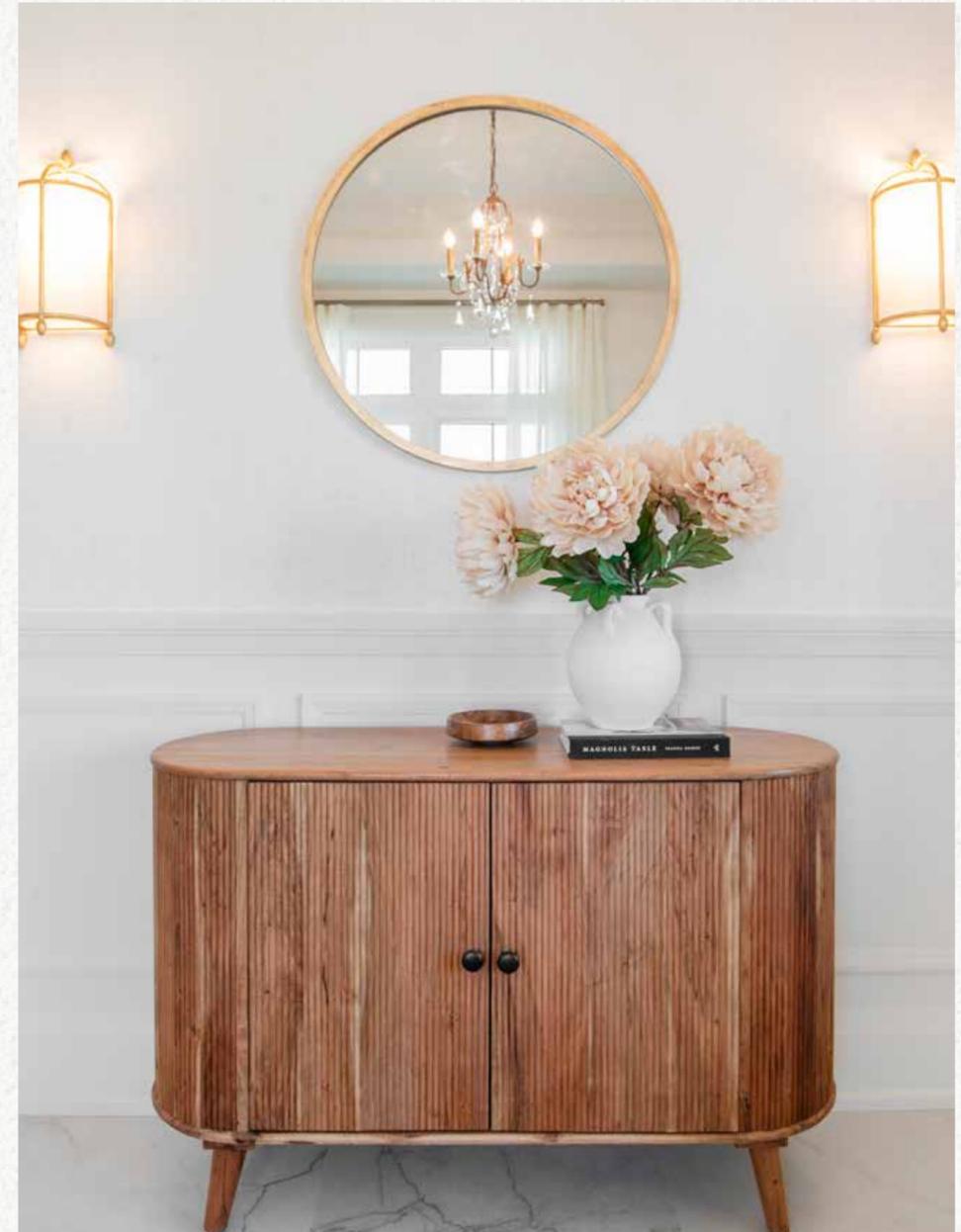
There's something to enjoy in every season. In the winter, hit the slopes at Brimacombe, one of the top ski hills in the area, where live music and delicious food take center stage during its annual February festival.

Summer brings Food Truck Alley, a local favourite known for its mouthwatering dishes from a variety of vendors. In July, the Canadian Tire Motorsport Park hosts the only Canadian stop on the IMSA WeatherTech SportsCar Championship, where exotic GT prototypes tear around the track.

To wrap up the season, the Orono Fair, a beloved tradition for over 165 years offers fun for all ages. And in the fall, residents can explore local farms and artisans along A Country Path, a truly unique rural experience in Ontario.

The Encore Collection
Thoughtfully Designed
Dual Occupancy Towns
by Award-Winning
Treasure Hill

Designed with the investor
in mind, these homes
reflect the *exceptional quality*
and design *Treasure Hill* is
renowned for.



Newcastle: Your Next *Investment* Opportunity



*Treasure Hill's Latest Community
of Thoughtfully Designed Singles
and Towns in Newcastle.*

Located just 10 minutes from the waterfront, near the area's major highways and amenities, Belmont represents an exceptional investment opportunity in a growing community.

These timeless homes are built by the expert team at Treasure Hill, including dual occupancy homes that offer a rare rental opportunity: separate entrances, additional parking, and beautiful living spaces.

Durham: *A Smart Real Estate Investment*

Durham Region is expected to see **80% population growth in the next 30 years**, and as a result it has been named one of the top places to invest in real estate in Ontario.

Clarington and surrounding region are now seeing massive investment with the value of approved real estate projects coming to the area jumping **206% in just one year**, up nearly **\$400 million**.

The city has met this rising demand with new infrastructure: a new recreation centre in Bowmanville, sustainability initiatives, new transit developments, waterfront trails and green spaces, and much more.

Clarington *By The Numbers*

64.3%

Clarington's employment rate, surpassing both the Durham Region (62.0%) and the provincial average (59.9%)

40,400

Jobs expected to be created by 2051.
4.3% Unemployment rate in Clarington.

183%

The rise in median home values over the last 10 years

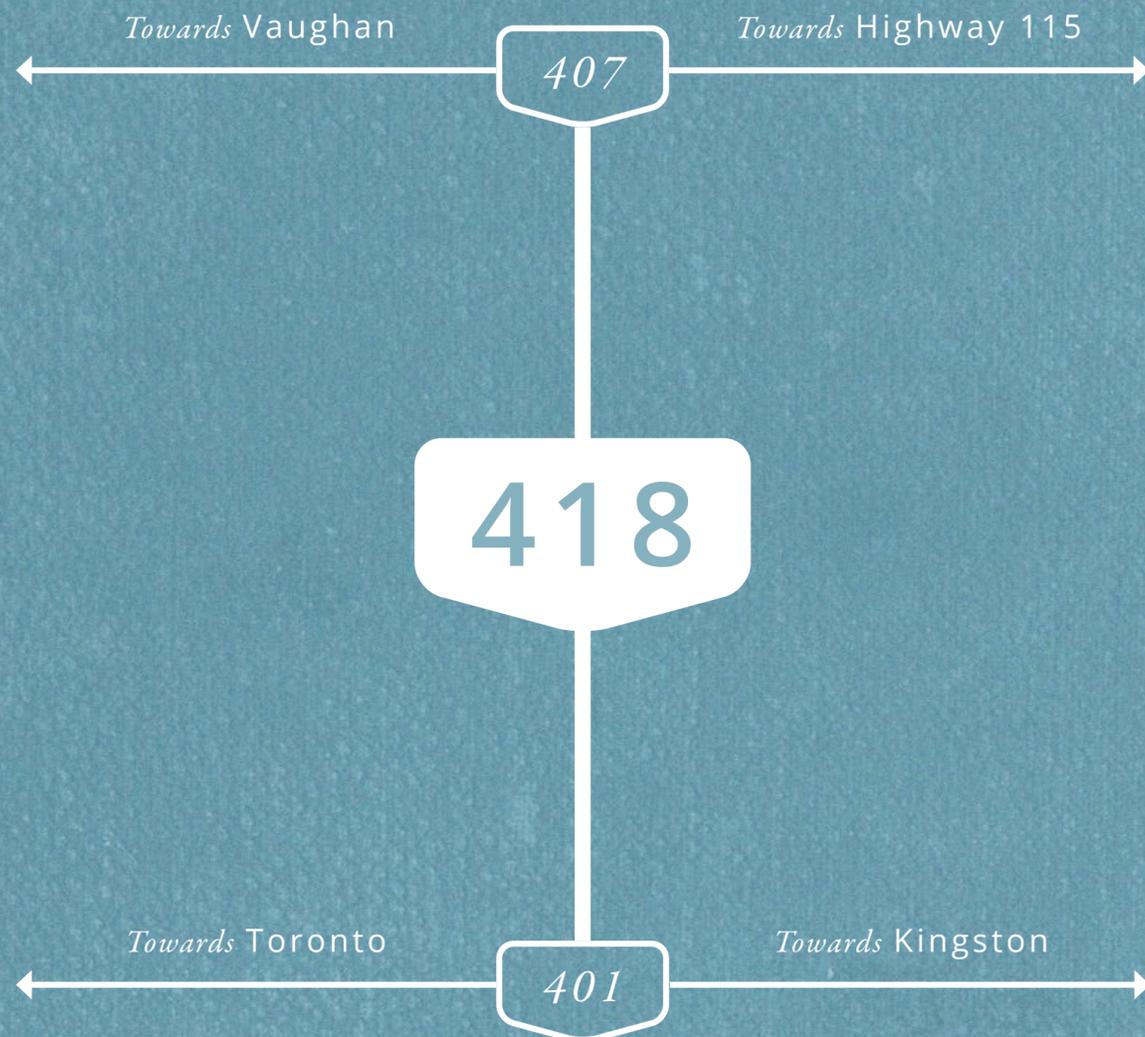
\$112,000

Average household income in Clarington, 32% higher than the national average



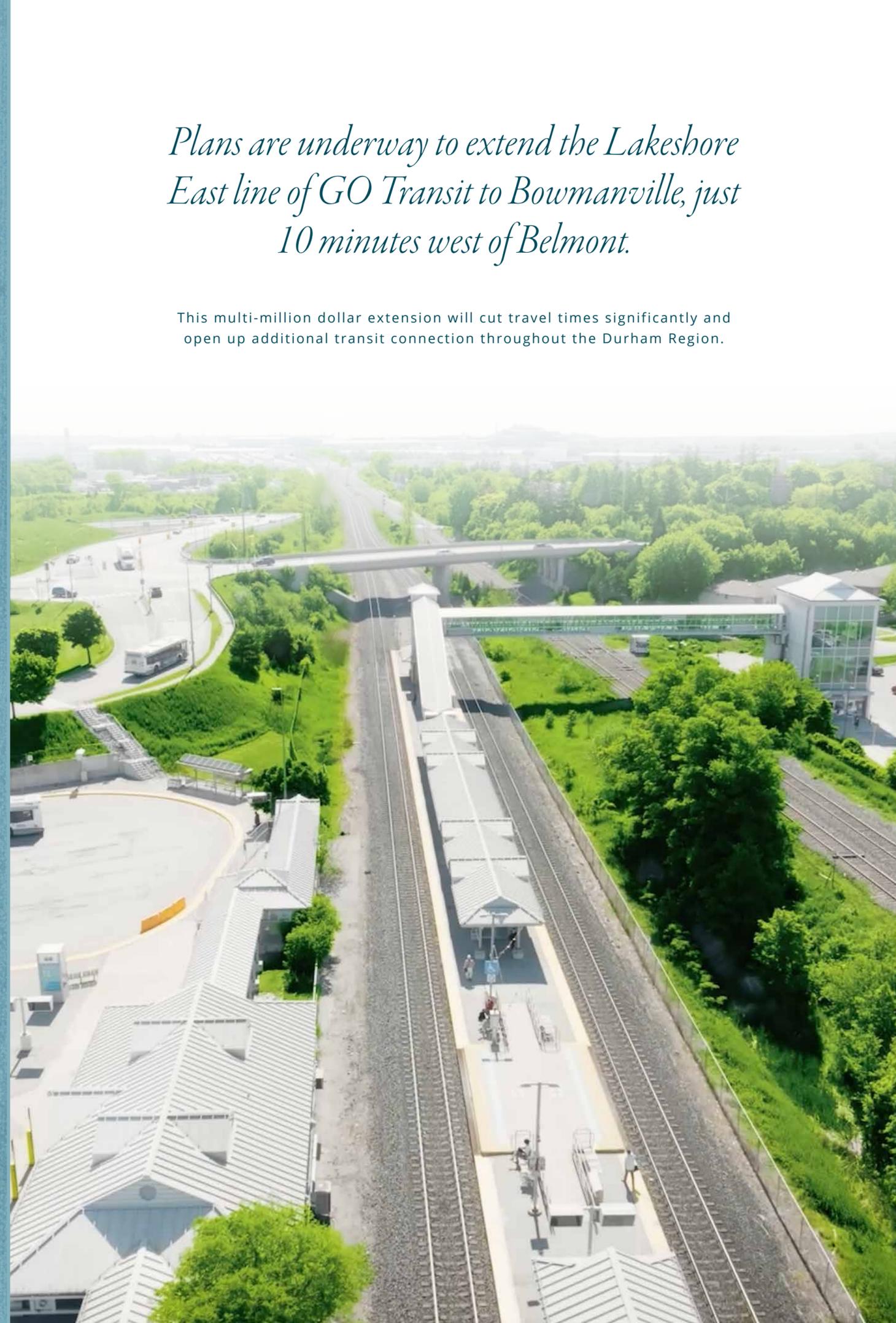
New Highways & GO Transit Expansion

The completion of Highway 407's extension and the opening of Highway 418 have improved connectivity in Clarington and the surrounding area. Highway 418, which links Highways 401 and 407, became toll-free in April 2022, facilitating an easier commute for residents.



Plans are underway to extend the Lakeshore East line of GO Transit to Bowmanville, just 10 minutes west of Belmont.

This multi-million dollar extension will cut travel times significantly and open up additional transit connection throughout the Durham Region.



Economic Growth: *A Community Of Opportunity*



*Clarington is home to Ontario Power Generation,
the largest employer in Durham Region.*

With a current population of nearly 780,300 (2025), Durham Region's population is forecasted to grow to 1.3 million people and 460,000 jobs by 2051. Durham Region is well positioned for continued economic and job growth, due to its strengths in sector diversification, building activity, an educated and skilled workforce, and affordable real estate.

TOP EMPLOYERS IN DURHAM REGION

1. Ontario Power Generation: 6,000 employees
2. Durham District School Board: 5,874 employees
3. Durham Region: 5,635 employees
4. Lakeridge Health: 4,037 employees
5. General Motors: 4,000 employees
6. Ontario Ministry of Finance: 2, 710 employees
7. Durham Catholic District School Board: 1,750 employees
8. University of Ontario Institute of Technology: 1,483 employees
9. Durham College: 1,100 employees
10. Ontario Shores Centre for Mental Health Sciences: 1,100 employees



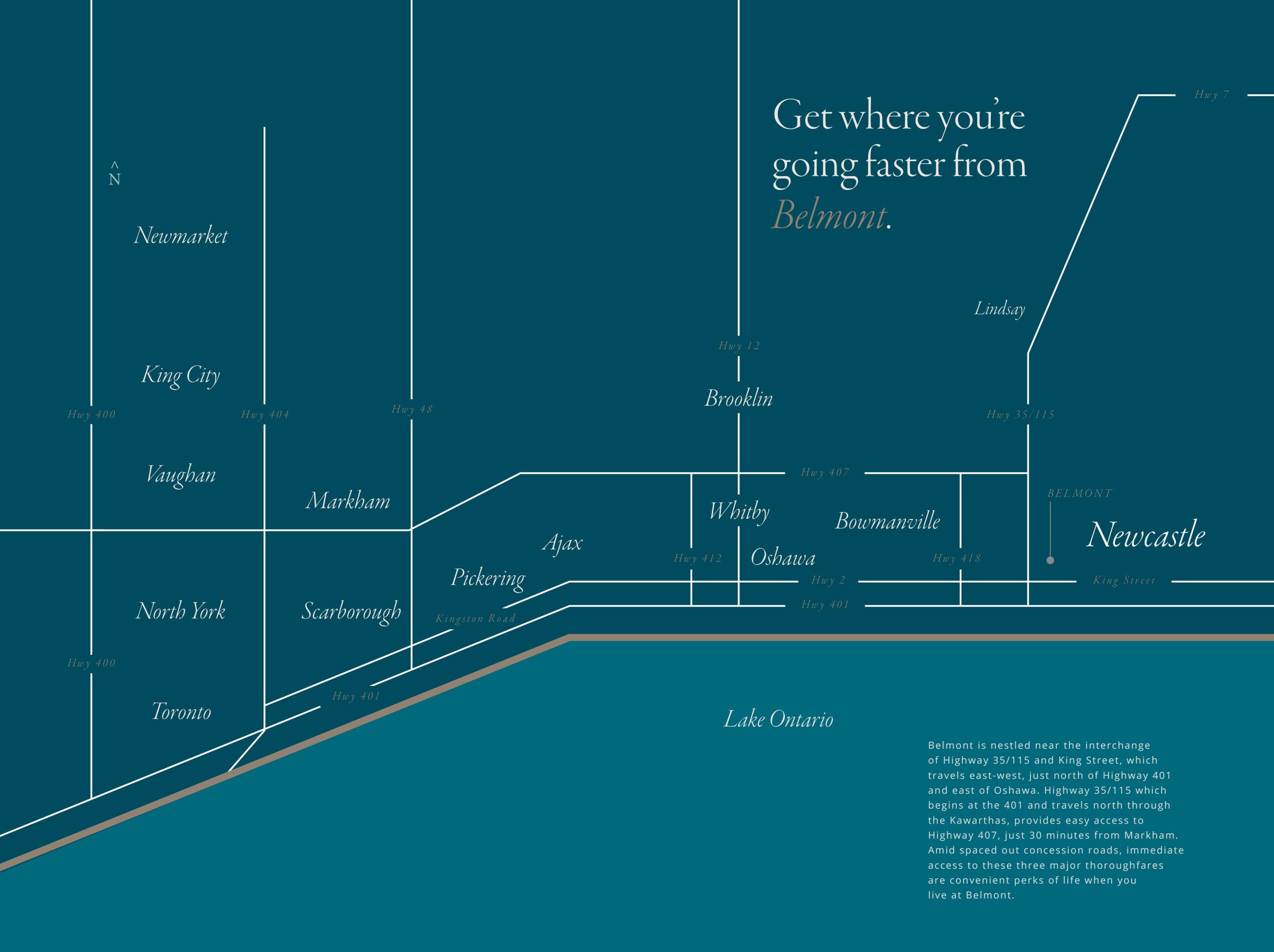
Access to Top Education: *A Brighter Future Starts Here*

Top-rated schools and easy access to post-secondary institutions such as **Durham College, Ontario Tech University, and Trent University Durham Campus** with over 24,000 new students enrolled every year. This safe and welcoming neighbourhood offers abundant local amenities, including new shopping centers and a variety of family-friendly activities, ensuring a vibrant and fulfilling community lifestyle.

Presentation Centre



Encore Collection Model Home



Get where you're
going faster from
Belmont.

Belmont is nestled near the interchange of Highway 35/115 and King Street, which travels east-west, just north of Highway 401 and east of Oshawa. Highway 35/115 which begins at the 401 and travels north through the Kawarthas, provides easy access to Highway 407, just 30 minutes from Markham. Amid spaced out concession roads, immediate access to these three major thoroughfares are convenient perks of life when you live at Belmont.

Investment *Opportunity Awaits!*

These unique homes feature two units in one townhome, providing an incredible investment opportunity.

Spacious Designer Freehold Townhomes
Built For Everyday Life

Dual Occupancy Income

Finished Two-Storey Upper Level Units Available

Finished Lower Level Apartments Available

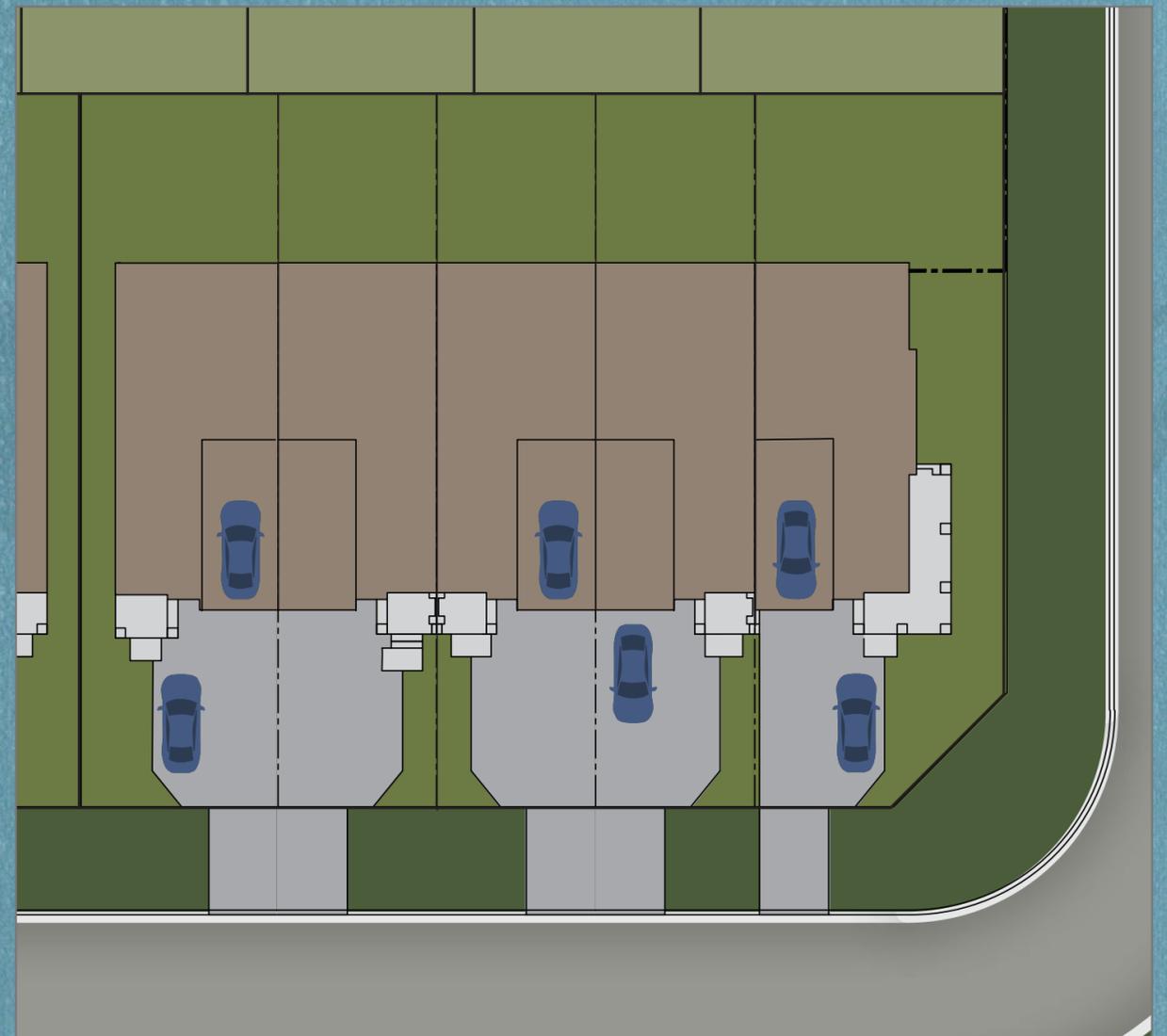
Utilities Separately Metered Providing Superior
Home Comfort
(excluding water meter*)

Up to 3 Car Parking

Move-In Ready

THE *ENCORE COLLECTION*

AT BELMONT



Map and site plan not to scale, artist's concept only. Site plan provided for general information and illustrative purposes only. All details should be confirmed with sales representative and/or municipality. Sidewalk location (if any) may vary. Vehicles are based on average sizing and may not be exactly as shown. Actual space and configuration of driveway varies with each unit. E. & O. E.



Treasure Hill builds the finest quality new homes with only the best materials and superior *craftsmanship*.

Every Treasure Hill home combines many elements: an impressive floor plan, quality construction, great value, a convenient location, and most of all, a feeling that this is a place you'll want to call home.

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