



SPRINGWINDS





Live Where two curated collections reside.

Where nature thrives, where luxury peaks in its new design.

Ten minutes, no more, lay urban amenities **galore**;

From Port Perry to Uxbridge, celebrate local events and festivals filled with cheers.

SPRINGWINDS' – Epsom, – Seagrave outshine their peers.

Winter glides over the snow; Spring casts a gentle breeze,

Summer rides on the waters, Fall sweeps leaves off the trees.

Where **picturesque** charm surrounds, where convenience abounds,

From Nonquon river trails, to Lake Scugog's serene tides,

Four-season living, for a life well-applied!

Go where the roads swiftly **whisk** you away,

Where the GTA's pulse quickens pace.

Where dreams take shape, where possibilities hold sway,

As **journeys** unfold, life's adventure begins.

From city, to home, to nature, all at **SPRINGWINDS.**



NATURE'S WAY OF LIVING

NATURE'S WAY OF LIVING – LUXURY IS IN THE DETAILS

Luxury whispers in nature's grand tapestry, breathtakingly beautiful. It resides in the intricate details, impossible to ignore. Its silent symphony speaks to every delight and resonates with all your senses. It accentuates the obvious, and illuminates what 'coming home to nature's way of living' should feel like.

ARTIST'S CONCEPT

Highland Elev. B





SPRINGWINDS –

THE BEST OF BOTH WORLDS

EXECUTIVE COUNTRY ESTATES
IN EPSOM AND SEAGRAVE

*A luxury development of 29 exceptional homes
set in idyllic rural towns of Epsom and Seagrave*

At the mouth of Lake Scugog in Durham's heartland, lie two exclusive collections of unmatched luxury – at Epsom and Seagrave – with SPRINGWINDS. Amidst vast open spaces and serene stillness, discerning homeowners find respite and inspiration to write their own discoveries. Each moment is a path to new territory – where the desire for more of nature's wonders and lavish indulgences knows no limits.



THE EPSOM
COLLECTION

17 LUXURY
COUNTRY ESTATES





THE SEAGRAVE
COLLECTION

12 LUXURY
COUNTRY ESTATES



SPRINGWINDS –
EPSOM AND SEAGRAVE

TWO COLLECTIONS,
ONE LUXURY LIFESTYLE



Centrally located between Uxbridge and Port Perry – meaning residents are never more than 10 minutes away from the area's best urban amenities. To the south, enjoy the excitement and energy of the GTA at landmark destinations like Durham Live!, Dagmar Ski Resort, and even Downtown Oshawa in less than 35 minutes.

Surrounded by trails, golf courses, protected greenspaces, and waterfront, SPRINGWINDS offers the best of four-season living wherever the wind takes you. Live in the middle of +12 conservation areas, +9 top-rated golf courses, hiking and snowmobile trails, and both Lake Simcoe and Lake Scugog.



SPRINGWINDS

WHERE NATURE COMES TO LIFE

LIFE WITHOUT BOUNDS...

GREENSPACE

TRAILS BY NATURE PATHWAYS TO NATURE'S BEAUTY

Paths to exciting adventures, breathtaking scenery, and satisfying workouts — traverse the many woodlands, glide over snowy terrains, enjoy the vast network of open greenspaces and conservation areas, hike and cross-country ski trails, play on golf courses, and immerse yourself in the ever-changing beauty of each season.

- **7 Mins** to the Trail Capital of Canada (**300+ KM**)
- **140 Acres** – Countryside Preserve (Rolling meadowland, woodlands, wetlands, and ponds)
- **2,800 Acres, 11 Biking Trails** – Nonquon Wildlife Area
- **7 KM** – The Durham East Cross Forest Trail

WATERS BY NATURE
WATERBOUND
IN NATURE’S
ADVENTURES

Enjoy breathtaking Lake Scugog trail views and nature's wonders as you paddle from the Nonquon Boat Launch, passing the beavers' dam towards Seagrave's Mariposa Park. Witness a harmonious dance of green and blue herons, darting sandpipers, and the majestic presence of ospreys soaring overhead.

- **15+ Beaches; 172 KM of Shoreline**
- Lake Scugog
- **1.0 KM** – Birdseye Nature Walk Trail
- **1.5 KM** – Millennium Trail
- **2.0 KM** – Canterbury Common Loop Trail

PLAYS BY NATURE
NATURE
PLAYS WORTH
REMEMBERING

Surround yourself and the entire family in various activities amidst breathtaking nature scenes. From picturesque golf courses to sprawling sports fields and more, they are the perfect playgrounds for nature lovers to explore and unwind.

- **64 Acres of Slopes**
- Lakeridge Ski Resort
- **18.2 Acres**
- Herrema Soccer Fields
- **26 Championship Golf Courses**
- Durham Region

GOOD THINGS COME IN PAIRS...

TWO PICTURE PERFECT DOWNTOWNS

Just steps away, two vibrant and storied downtowns welcome you with their distinctive country charm. Port Perry and Uxbridge boast charming golf and sporting fields, boutiques and unique shops, and theatres and museums in restored historic buildings. Enjoy diverse activities and culinary delights, from local favourites to international cuisine, at the finest eateries nearby.

PORT PERRY

PICTURESQUE &
PRISTINE PLEASURES



ENJOY DINING LAKESIDE

Grab a bite and watch the boats float by at the Boathouse Grill, located right at the town's marina on Lake Scugog.



VISIT A LOCAL MUSEUM

Located on Scugog Island, Scugog Shores Museum Village features 11 restored buildings to explore, with local artifacts.



LET THE MUSIC GET YOU MOVING

If live music is your jam, you'll love the scene at The Great Blue Heron Casino & Hotel, rocking to local and international acts, and you won't have trouble finding a crowd of similar devotees.



SAMPLE CRAFT BEER

The Old Flame Brewery crafts German-inspired lagers in a historic building located in Downtown Port Perry.



SAVOUR SWEET SHOPS

Shop candies, sweets and groceries from the UK at Ye Olde Little British Sweet Shoppe, located in the quaint village of Little Britain. It's about a 25-minute drive from Port Perry.



Foxbridge Golf Club Uxbridge

UXBRIDGE

CANADA'S TRAIL CAPITAL



HOP ABOARD THE YORK DURHAM HERITAGE RAILWAY

Enjoy a ride through the Oak Ridges Moraine in a heritage coach from the 1950s, with onboard entertainment on Sundays from June to October.



HIKE THE UXBRIDGE TRAILS

Uxbridge: Canada's Trail Capital with hundreds of km of trails across 8,000 acres of protected greenspace. Enjoy the many outdoor activities such as hiking, cycling, jogging, walking, birdwatching and snowmobiling.



IT'S SATURDAY NIGHT! AT THE ROXY THEATRE

A true labour of love, reminiscent of days gone past with movie nostalgia. Take in a show on Saturday nights, and have some great popcorn with real butter.



HEAD TO MAIN STREET FOR CULTURE & APRÈS

Explore a day filled with charming shops, eateries, cafes, and historic sites like the Uxbridge Historical Centre, Thomas Foster Memorial, or Leaskdale Manse.



COUNTRY MUSIC NIGHTS

Yeehaw! Grab your cowboy and cowgirl boots for an incredible evening of country music, dancing, boot scootin' and HandleBar Grill food at the Trail Hub's Country Night.



Downtown Port Perry



NATURE'S WAY OF LIVING



NATURE'S WAY OF LIVING



SPRINGWINDS NURTURING GROWING MINDS



Enjoy the ease of educating your loved ones where everything your family needs is close to home, with a reputed selection of schools. A stone's throw from SPRINGWINDS is Port Perry High School, with notable graduates like Jim Zoet (NBA with the Detroit Pistons; Canadian National), George Burnett (Edmonton Oilers; Anaheim Ducks), Brad Goreski (Hollywood fashion stylist and host of "It's a Brad, Brad World"), and Kate Beirness (sports broadcaster and anchor with TSN).



Also, a short drive away, amongst the public and private schools, are pre-school options like Children's House Montessori, Helping Hands Daycare, and Uxbridge Montessori. Further, there's higher education at Tech University and Durham College, based in Oshawa.



UXBRIDGE

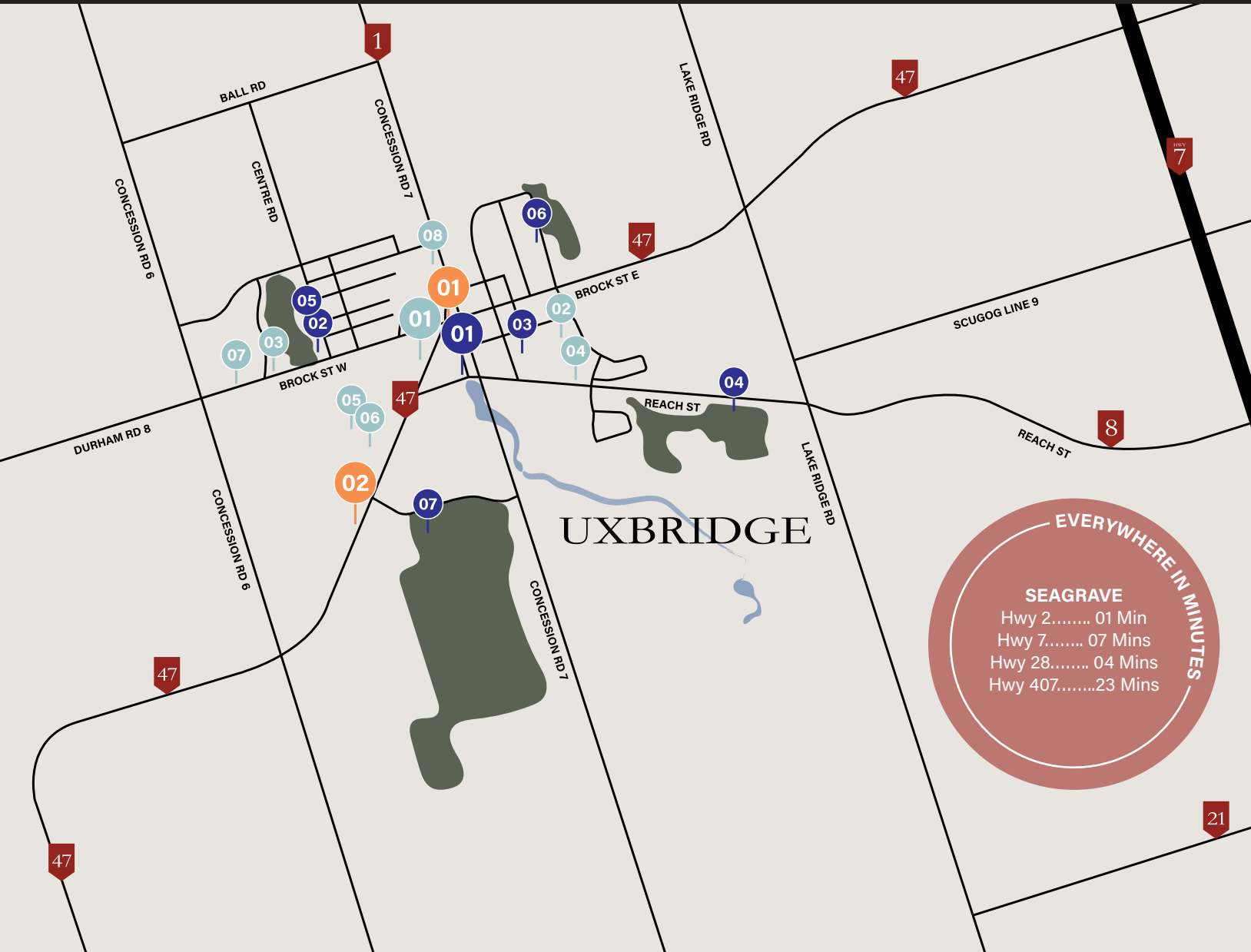
- Uxbridge Dance Academy
- Uxbridge Public School
- Stonemoor School / St. Paul Daycare Centre
- Uxbridge Secondary School
- Joseph Gould Public School
- Quaker Village Public School



PORT PERRY

- Port Perry High School
- RH Cornish Public School
- Good Shepherd Catholic School
- Wilder Learning North Durham Elementary School
- Community Care Durham Scugog
- Greenbanks Public School





UXBRIDGE

SHOPPING & DINING

- 01** Downtown Uxbridge
 - Urban Pantry
 - Wixan's Bridge
 - Corner House Pub & Grill
 - Gangster Cheese
 - M.C. Asian Kitchen
 - Fig Kitchen & Market
 - Col. McGrady's Pub & Grill
 - The Lemonade Stand
 - Pizza Pizza
 - Muko Sushi
 - The Second Wedge Brewing Co.
 - The Meat Merchant
 - Mr. Gourmet Home Food
 - Universal Wings & Burgers
 - Keith's Flower Shop
- 02** Uxbridge South
 - Elgin Centre
 - Hillside Place
 - Uxbridge Shopping Centre
 - Walmart Supercentre
 - Zehrs
 - Rona
 - Canadian Tire
 - Dollarama
 - Staples
 - Peavey Mart
 - Boyd's Sports
 - Marks
 - FedEx
 - Pet Valu
 - LCBO
 - Tim Hortons
 - Halibut House Fish & Chips
 - Popeye's Louisiana Kitchen
 - Boston Pizza
 - Wendy's
 - Wimpy's Diner
 - McDonald's
 - One Eyed Jack
 - Starbucks
 - Swiss Chalet
 - KFC
 - Kawartha Dairy
 - Guac Mexi Grill
 - Osomow's Shawarma
 - Vince's Market

SCHOOLS & SERVICES

- 01** Downtown Uxbridge
 - Uxbridge Dance Academy
 - Uxbridge Public Library
 - GO-Transit — to Union Station
 - Uxbridge Music Hall
 - Canada Post
 - Uxbridge Public School
 - Stonemoor School / St. Paul Daycare Centre
 - Uxbridge Secondary School
 - Uxbridge City Hall
- 02** Joseph Gould Public School
- 03** Quaker Village Public School
- 04** EduKids Childcare Centres
- 05** Uxbridge Hospital / Oaktree Medical Centre
- 06** Service Ontario
- 07** Uxbridge Fire Hall
- 08** Pet Hospital on Main

RECREATION, LEISURE & ENTERTAINMENT

- 01** Downtown Uxbridge
 - Uxbridge Area & Swimming Pool
 - The Roxy theatre
 - Uxbridge Music Hall
 - Uxbridge Youth Theatre
- 02** Uxbridge Arena & Recreation Centre
- 03** Uxbridge Curling Club
- 04** Foxbridge Golf Club / Foxbridge Golf Course
- 05** Uxbridge Skating Club
- 06** Herrema Soccer Fields
- 07** Wooden Sticks Golf Club

PORT PERRY

SHOPPING, DINING & ENTERTAINMENT

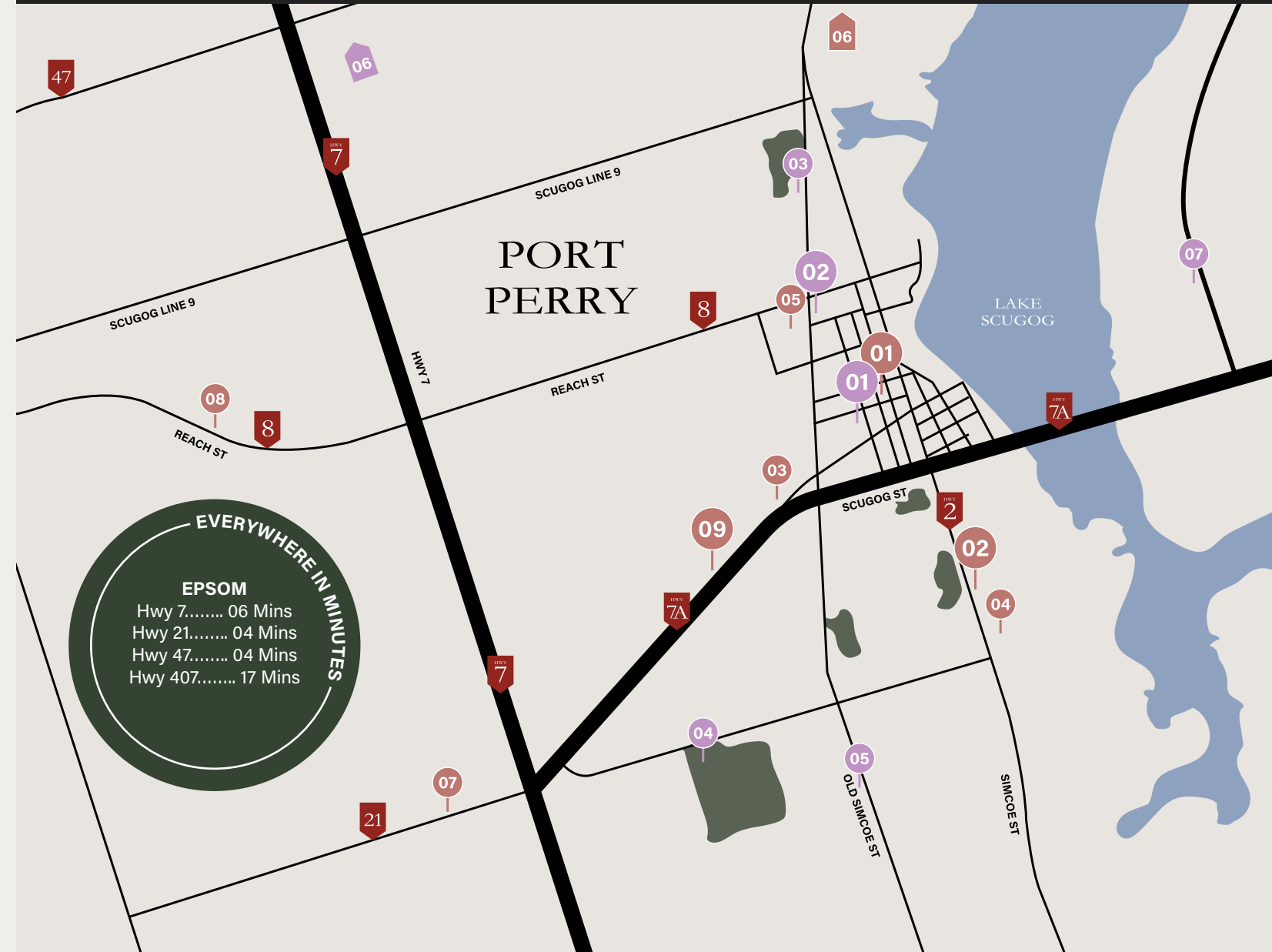
- 01** Downtown Port Perry
- Foodland
 - Port Perry Pharmacy — Remedy's RX
 - Brock's
 - Port Perry Lakefront Farmers' Market
 - Shoppers Drug Mart
 - Food Basics
 - Vos' Your Independent Grocer/Wine Rack
 - RONA
 - Homestead Furniture & Appliances
 - Paulmac's Pets
 - Dollar Tree
 - Redman's Farm & Country Market
 - Town Hall 1873 — Centre for the Performing Arts
 - Jester's Court
 - The Piano Inn and Cafe
 - Hank's Pastries
 - Old Flame Brewing Company
 - Marwan's Global Bistro
 - The Nutty Chocolatier Co. Ltd.
 - Queen Beans Coffee House
 - Captain George's Fish & Chips
 - The Perfect Scoop
 - Anchor Point Fusion Grill House
 - The Pub
 - Pickles & Olives Bistro
 - Foundry Kitchen and Bar
 - Jinju Sushi
 - Sweet Maple — Breakfast & Lunch
 - Crusty Pizza
 - Col. Mustard's Pub & Grill
 - Port Perry Smokehouse
 - Great Blue Heron Casino
 - Fico Fusion Cuisine
 - The Beer Store
- 02** Port Perry South
- Port Perry Thai
 - McDonald's
 - Canadian Tire
- 03** Ezee E's & C's Dawghouse & Grill
- 04** Chuck's Roadhouse Bar & Grill
- 05** Tim Hortons
- 06** Applewood Farm & Winery
- 07** Willowtree Farm
- 08** Gray Silo Lavender Farm

09 Smart Centres — Port Perry

- Walmart Supercentre
- Dollarama
- Mark's
- Pet Valu
- Subway
- Scotiabank
- LCBO
- Bulk Barn
- Pizza Hut

LEISURE & RECREATION/ SCHOOLS & SERVICES

- 01** Downtown Port Perry
- Waterfront Trail
 - Boat Launch
 - Port Perry Marina
 - All Fit All Ages Gym Inc.
 - Port Perry Tennis Club
 - Latcham Centre
 - Canada Post — Port Perry Office
 - Scugog Memorial Public Library
 - ServiceOntario
 - Township of Scugog Office
 - GO-Transit — to Courtice Station
 - Scugog Fire Station
 - Port Perry Animal Hospital
 - Port Perry High School
 - RH Cornish Public School
 - Lakeridge Health Hospital
 - Kinsmen Beach
 - Palmer Park
- 02** Old Simcoe Road & Reach Street
- Scugog Arena/Scugog Community Recreation Centre
 - Good Shepherd Catholic School
 - Wilder Learning North Durham Elementary School
 - Community Care Durham Scugog
 - Port Perry Curling Club
 - Port Perry Fairgrounds
- 03** Scugog Soccer Fields
- 04** Sunnybrae Golf Club
- 05** Prince Albert Public School
- 06** Greenbank Public School
- 07** Scugog Shores Museum Village



NATURE'S WAY OF LIVING

EXTRAORDINARY DESIGNS OF...
BREATHTAKING
ESTATE ELEGANCE

*Architectural Distinctions –
where mornings resonate with glorious significance,
and evenings are draped in luxurious extravagance.*

Every residence is a testament to architectural elegance, seamlessly blending timeless beauty with modern sophistication. Here, Twelve Stone's superior craftsmanship meets the latest design intelligence in a collection of dramatic luxury homes with distinct architectural accents. Generously spacious designs leave a lasting impression, while large windows flood the space with nature's light.

ARTIST'S CONCEPT

Lakeside Elev. A





ARTIST'S CONCEPT

Highland Elev. A

SPRINGWINDS

The Luxury Only a Few are Bound to Experience

Discover the joys of living surrounded by nature's beauty. Timeless in architecture and symmetry, SPRINGWINDS' contemporary designs harmonize effortlessly with its surroundings. Every luxurious detail, from the carefully curated palette to the sophisticated style, is meticulously designed to elevate the essence of estate living.

Indulge in country estate living enriched on 1 to 4-acre lots, where spaciousness meets serenity. Each layout is thoughtfully crafted to provide comfort, functionality, and subtle, enduring elegance.



LIVING SPACES
THAT FLOW ELEGANTLY
AND NATURALLY



Simply elegant! — designed to accommodate many different aspects of everyday life, from serving, relaxing and entertaining with ease to simply luxuriating in breathtaking vistas.



Indulgent and timeless — offering the remarkable comforts of custom-quality finishes, light-filled rooms, grand in proportions with truly extraordinary views, as an extra touch to exceptional luxury.





EXCELLENCE BEGINS WITH GIVING YOU THE BEST

A COLLABORATION OF INDUSTRY LEADERS

Twelve Stone Group and Wentworth Homes have come together to create exceptional homes tailored to your needs. Their combined expertise and resources ensure that every community they build benefits from a seamless, vertically integrated, collaborative effort.



At their core, they share a commitment to excellence, delivering homes with the meticulous standards they would expect for their own families. Each is award-winning in its own right, known for exceptional designs, functional spaces, superior construction, and outstanding customer service. Together, they build beautiful communities across the Greater Toronto Area with a full-service approach to land development and residential construction.



Their combined expertise, cutting-edge innovation, and unwavering dedication to quality ensure that your vision becomes a reality with precision and care. This collaborative approach guarantees that every detail is expertly crafted, resulting in homes that are not only well-built but also thoughtfully designed to enhance your lifestyle.



ARTIST'S CONCEPT

Valentia Elev. B





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TWELVE STONE
GROUP

WENTWORTH