

IRONWOOD

FOR THE THINGS

THAT LAST

Explore
the spaces, places &
stories that make
Ironwood so unique



IRONWOOD
IN NORTH OSHAWA



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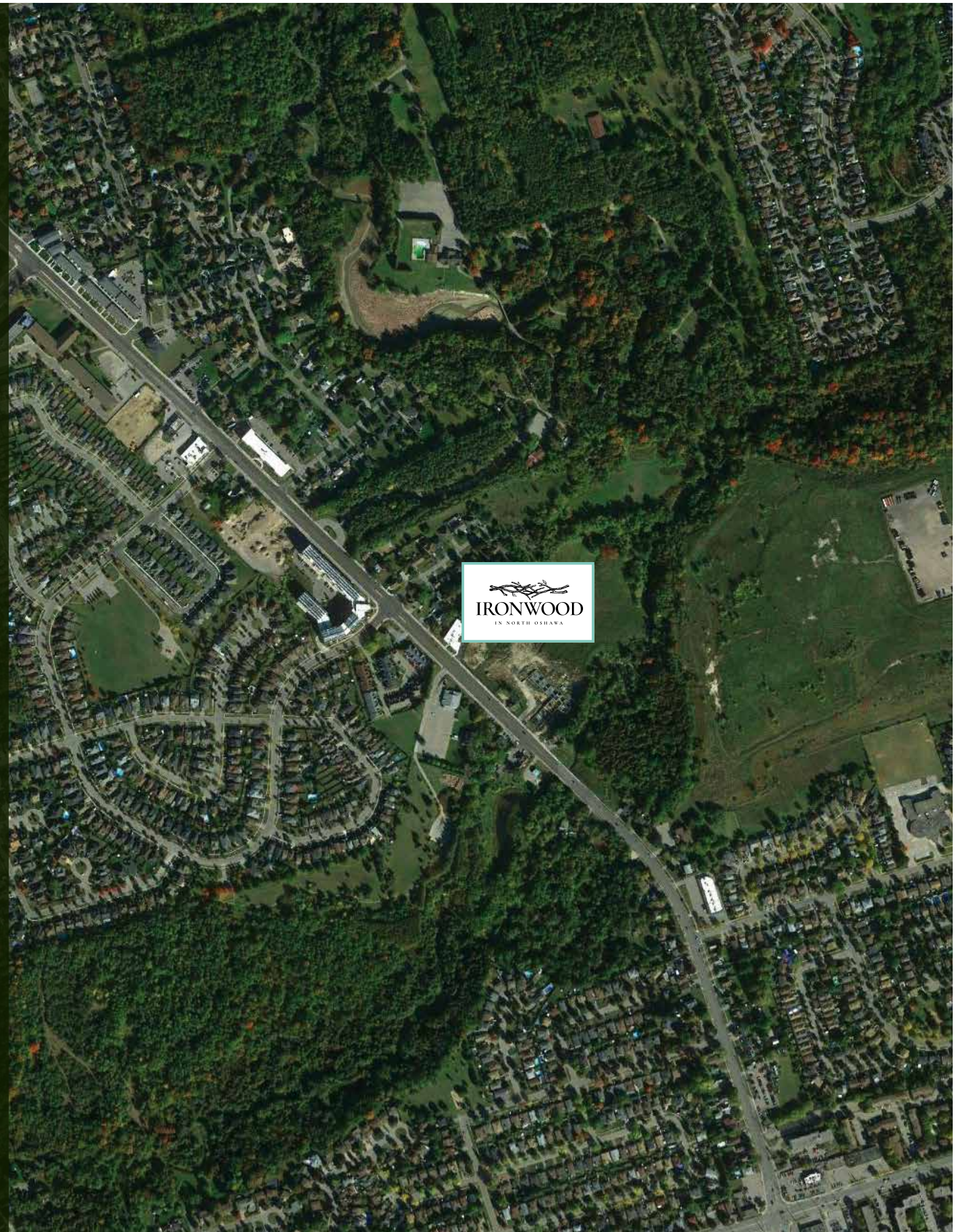


A SENSE OF PLACE

If this land by the Oshawa Creek could talk, it would tell a story that begins eons ago with the ancient Lake Iroquois. Habitation began around the 1400's, Iroquois settled in the 1700's, longhouses were built, and in 1763 Governor Simcoe's road was opened, carrying European settlers deep into Upper Canada. Over the next two centuries, the story is chapter after exciting chapter of homes and farms, – even a long-forgotten 1952/53 Pleasure Valley Ranch tourist attraction beside today's Camp Samac – that brought lasting prosperity to this remarkable place.

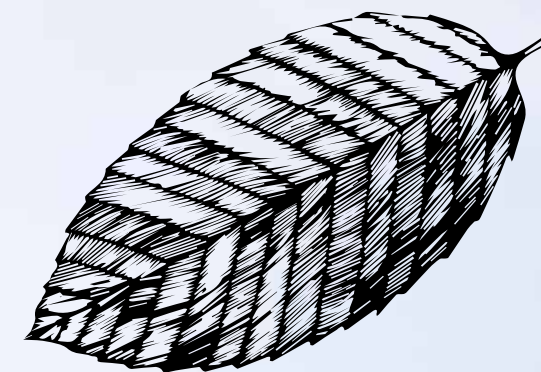
A new story is about to be written at Ironwood by those who will live here. They will walk to school, explore nature at Camp Samac, find fresh produce at local farmers' markets, walk to University and/or College, shop at the Oshawa Centre, stay active at the Legends Centre. Oh, what lasting memories they will make, what tales they will tell of life here in this glorious and lasting landscape.

For centuries, families have been attracted to this magnificent setting of forest, fields, river, tableland, slopes and valleylands.






LASTING VISION

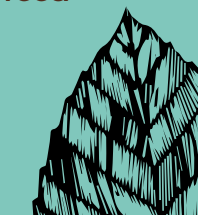


In North Oshawa, surrounded by hundreds of acres of protected conservation area, forest and parks, **Ironwood** is a place where nature stands strong. A place where those fortunate enough to live here can build everlasting memories of the things that matter. Family. Friends. Sport. Imagination. Adventure. And the peace that comes with a backdrop of woods and trails. Ironwood. Where community bonds last forever.

When you choose to call Ironwood home, you can know that nature will always be there with you. Every morning, residents will find themselves waking in their elegant new home to a new day of discovery amid nature's landscape.

This is a community where green spaces and private amenity areas are integral to the master plan. Where Cedar Valley Conservation Area sits right across the road. And where local parks are found around every corner. 


The Ironwood tree yields the hardest and densest wood of any species in Canada. White-Tailed Deer, birds and small mammals feed on its twigs, catkins and seeds.













Map is artist's concept only. Map not to scale. Locations are approximate only. E. & O.E.


CLOSE TO HOME

Minutes away are restaurants, plazas, schools, community centres and services; all the modern conveniences. Just across the street is Cedar Valley Conservation Area with hiking and biking trails to explore, and the Legends Centre is nearby with programs and a gym to stay in top shape. The area offers farmers' markets on a seasonal basis and the exciting new 1.5 million sq. ft. Windfields Farm RioCan Shopping Centre is coming to serve the neighbourhood. Excellent schools such as Durham College and the leading edge of high tech education at University of Ontario Institute of Technology are across the street. Highway 407 is minutes up the road, linking you east and west with high-speed travel. The Oshawa Centre, Tribute Centre and downtown Oshawa are minutes away, as well as the GO Train and VIA Rail Station, and along the waterfront are Lake Ontario trails & beach. Everything you want is close to home at Ironwood. 

 COLLEGES/UNIVERSITIES <ul style="list-style-type: none">• Durham College• University of Ontario Institute of Technology	 RESTAURANTS
 ELEMENTARY SCHOOL <ol style="list-style-type: none">1. Kedron Public School2. St. John Bosco Catholic School3. Jeanne Sauvé Public School4. Father Joseph Venini Catholic School	 MEDICAL CENTRE <ul style="list-style-type: none">• North Oshawa Medical Centre
 SHOPPING <ul style="list-style-type: none">• Campus Corners Plaza• Shopping Plaza• Future Riocan Shopping Plaza	 RECREATION CENTRE <ul style="list-style-type: none">• Campus Ice Centre• Legends Centre
	 KEDRON DELLS GOLF COURSE
	 TRANSIT <ul style="list-style-type: none">• Oshawa GO Station• VIA• DRT

A photograph of three children jumping joyfully on a dirt path in a sun-dappled forest. The child in the center is a girl with blonde hair, wearing a red and white striped shirt and a purple backpack, with her arms raised high. To her left is a boy with blonde hair, wearing a white shirt and a green and black backpack. To her right is another boy with blonde hair, wearing a white shirt and a blue and black backpack. They are all jumping towards the camera, leaving a slight motion blur. The background is a dense forest with sunlight filtering through the trees, creating a warm, golden glow.

LASTING ADVENTURE

The setting of Ironwood is magnificent and distinctive, offering residents a range of outdoor lifestyle amenities not found in other communities. We call them Keystones because they are opportunities for families to pursue outdoor living together that could only be offered in this remarkable natural environment, and only for those fortunate enough to call Ironwood home. Ironwood's own private green space will be transformed for all residents to share, welcoming everyone outdoors to enjoy their community, explore their trails, ride their bikes, walk their dog and watch their children grow and play together. Here, Ironwood families will discover the Keystones of healthy living on their doorstep. 

KEYSTONE

Noun • kē stōn

Definition:

"a central stone at the summit of an arch, locking the whole together."



KEYSTONE # 1 TRAILS

In all weather, families will be found outdoors, experiencing the splendour of their natural surroundings under a canopy of green. Neighbours will greet each other by name as they explore the winding pathways, knowing they are invested together in the wellbeing of their unique community. Here, they will find that rare place that feeds their heart and inspires joy at every turn of the trail.



KEYSTONE # 2 TOBOGGAN HILL

In winter, excited laughter and squeals of delight will be heard as the families toboggan and snow-tube down the gentle incline that links the rear of the community to the snow-covered open fields below.



KEYSTONE # 3 OFF-LEASH DOG PARK

Walking the dog will be a pleasure that the whole family will share. At your community's own secluded off-leash dog area in the woods, your beloved four-legged friend will enjoy meeting friends of their own. Ironwood is a place of wagging tails and happy trails.



KEYSTONE # 4 PLAYING FIELD / ICE RINK

Ironwood's private open field is the perfect place to head when you feel like a game of soccer, playing catch or throwing a Frisbee. In winter, it's the community's own 'backyard' ice rink, the way Canadian kids have done it for over a century - and become world champions. Aspiring figure skaters too! Ironwood encourages all our residents to dress warm, lace up and join in.



KEYSTONE # 5 COMMUNITY GARDEN

Experience the joys of caring for your community garden while getting to know your neighbours. You can grow and nurture healthy foods right in your backyard. It's the most pleasurable and satisfying outdoor exercise you will ever have.



KEYSTONE # 6 HILLVIEW SQUARE

All paths lead to Hillview Square. This beautiful setting will be a gathering place for residents to hold community events, watch over the kids at the playground, take a few moments of relaxation, or simply enjoy the scenery as the four seasons transform the landscape and its colours.



KEYSTONE # 7 YOGA CLEARING

With the sweet sound of birdsong as background music, you are welcomed to this special space in a forest clearing, to centre and exercise through the timeless discipline that is yoga, the practice of Tai Chi, the silence of Chi Kung & more.



KEYSTONE # 8 ADVENTURE PLAYGROUND

Children's laughter fills the air from the natural playground in the shade of spreading trees, where neighbourhood kids can get together to play outdoors - the way kids always have since times gone by.



KEYSTONE # 9 CATTAIL CLEARING

With its Cattail landscaped edge and ever-changing character, this seasonal pond is the perfect setting for viewing the ecological process in action. Families can learn more about nature by observing the flora and fauna including butterflies, amphibians, birds and the cattails, also named bullrushes.



WELCOME TO YOUR PRIVATE 3 ACRE BACKYARD

KEYSTONES

1. Trails
2. Toboggan Hill
3. Off-Leash Dog Park
4. Playing Field / Ice Rink
5. Community Garden
6. Hillview Square
7. Yoga Clearing
8. Adventure Playground
9. Cattail Clearing



A group of four children are hanging upside down from a wooden play structure in a grassy field. The child in the foreground has long dark hair and is wearing a pink lace-sleeved shirt. The other children are in the background, wearing various casual clothes. The scene is bright and sunny, with green grass and a clear sky.

LASTING FRIENDSHIPS

Healthy, active kids will find fresh air and new friends as they play outdoors in green spaces. Friendships that last a lifetime will be formed on toboggan hills, bikes, swings, slides, the playing field and outdoor ice rink at Ironwood. Open for fun all four seasons and in any weather. 🍃



A PLACE TO GROW

Imagine growing up with the woods, open field, toboggan hill, community garden and more. An enclosed dog park where your best friend can enjoy time running off-leash. Walking paths, and a playground for the kids to play outdoors. With a park at its heart and schools close enough to walk, families grow strong at Ironwood.

COMMUNITY BONDS



LASTING STYLE

Coming home to Ironwood's striking modern architecture is sure to impress every time, with a sense of arrival that will be felt as much as seen. Clean simple lines, natural materials and inspired accents will define the stunning residences of Ironwood. Exteriors will radiate natural strength and simple grandeur. Masterful use of woods and metals combine with an abundance of glass for bright open interiors that invite the outdoors inside.



LASTING STYLE

IRONWOOD



Spacious Rooftop Terrace



Private Backyard Space



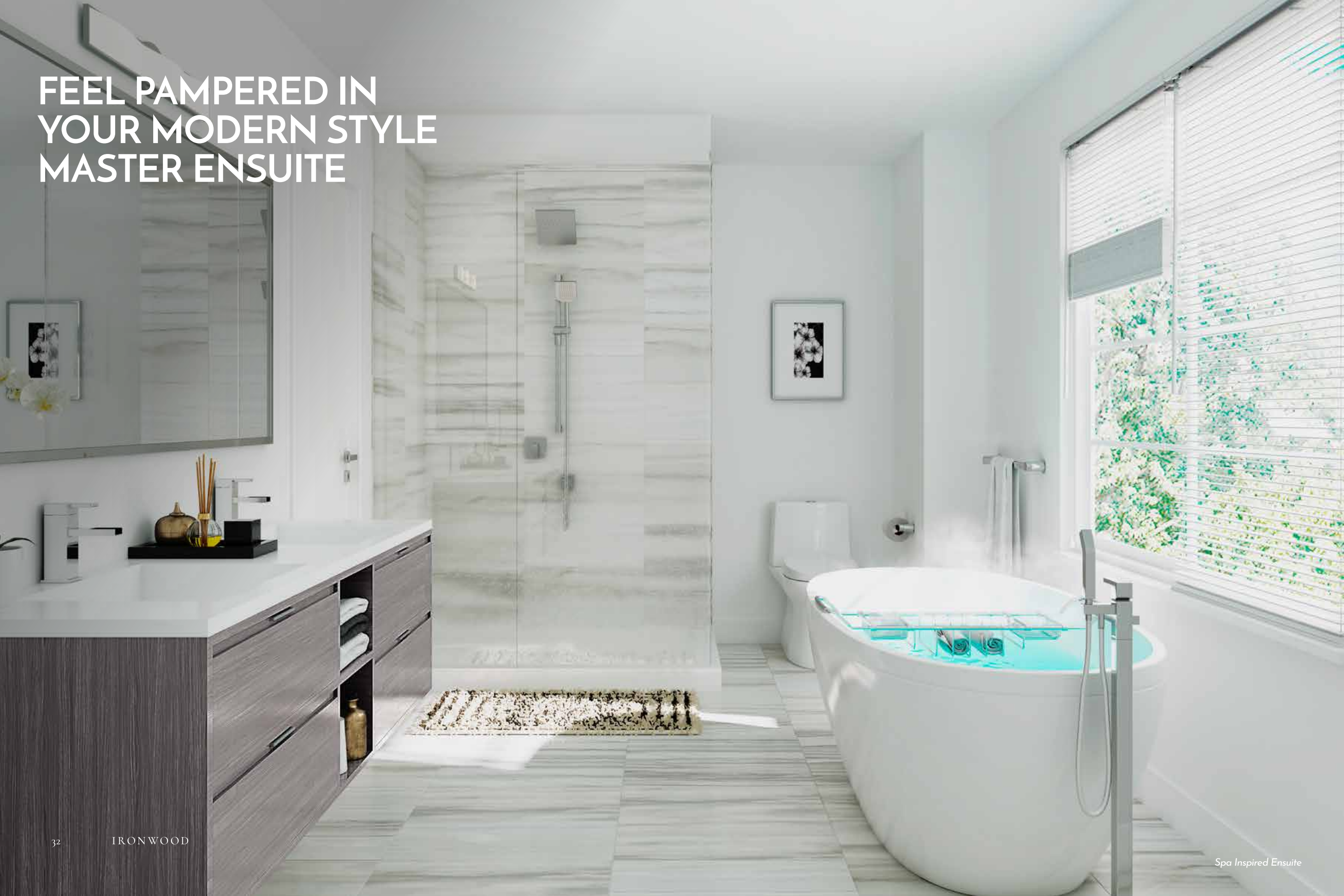
LASTING TASTEFULNESS

Comfortably authentic. Naturally stylish. From the fabulous kitchen that will be the heart of the home to the master retreat and the lavish ensuite, your beautiful new home is everything you dreamed. Elegant features. Fine finishes. Interiors that are thoughtfully designed for contemporary open concept living. It's simple. It's Ironwood. The home that just feels right for you.

ENJOY CONTEMPORARY &
CHIC OPEN CONCEPT LIVING




FEEL PAMPERED IN YOUR MODERN STYLE MASTER ENSUITE



LASTING EXPERTISE




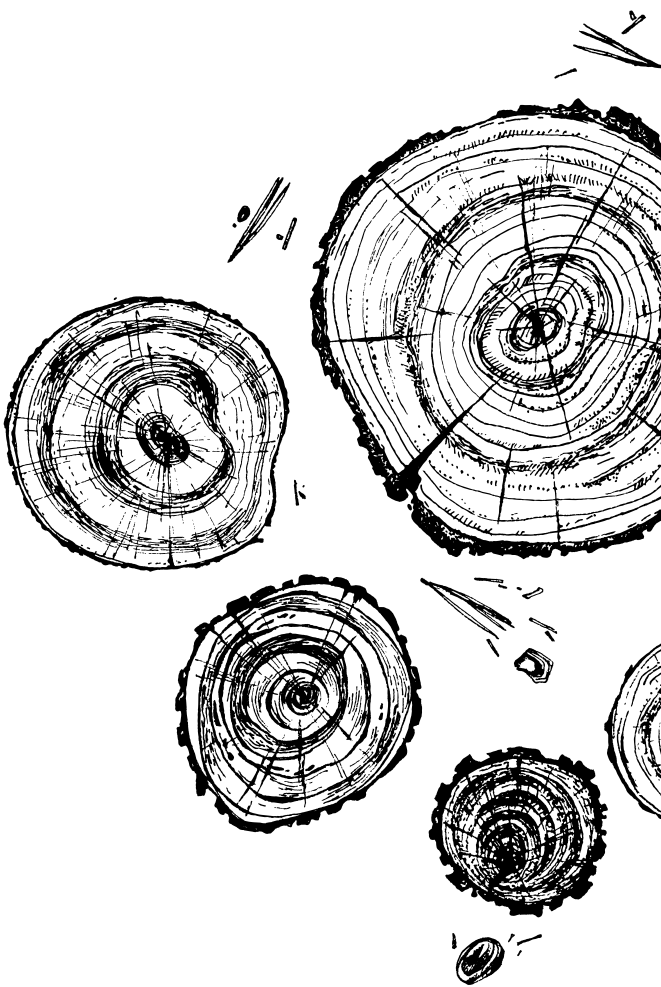
PODIUM DEVELOPMENTS

Podium Developments is an award-winning developer and builder with experience that spans well over a decade. With dozens of successful projects completed in the Greater Toronto Area and Southern Ontario, with several more currently in development, Podium has tremendous expertise in bringing new developments to fruition. 



BUILDING CAPITAL

Building Capital was formed in 2008 as a specialist developer and investor in student living and commercial real estate. Based out of Markham, it has thus far developed several highly successful student living projects across Southern Ontario, each being fully occupied on completion. 





Renderings/Exterior Elevations are Artist's concept only. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Vendor during the construction of the Dwelling, and site conditions. Site plan generally depicts a draft plan submitted to the municipality for development approvals. All details, dimensions and features shown on this schedule are intended to display the preliminary lot plan of the lot purchased herein only. The lot and surrounding lots or other features shown on this schedule such as driveway locations, depth measurements and landscaping features are subject to approval by the municipality, the Vendors consulting engineers, and developer. Accordingly the lot, adjacent lots, and all such surrounding features shown on this schedule are subject to change without notice and may differ from this schedule. Aerial photographs were taken from various angles and heights in order to generally illustrate the relative location of the Ironwood site and surrounding features. Renderings are not to scale and may not reflect the actual buildings, businesses and structures in existence at the time of development. Podium Developments makes no representation or warranty with respect to the actual views or locations of such features from the homes once fully constructed. E. & O.E. October 2018