

SF3

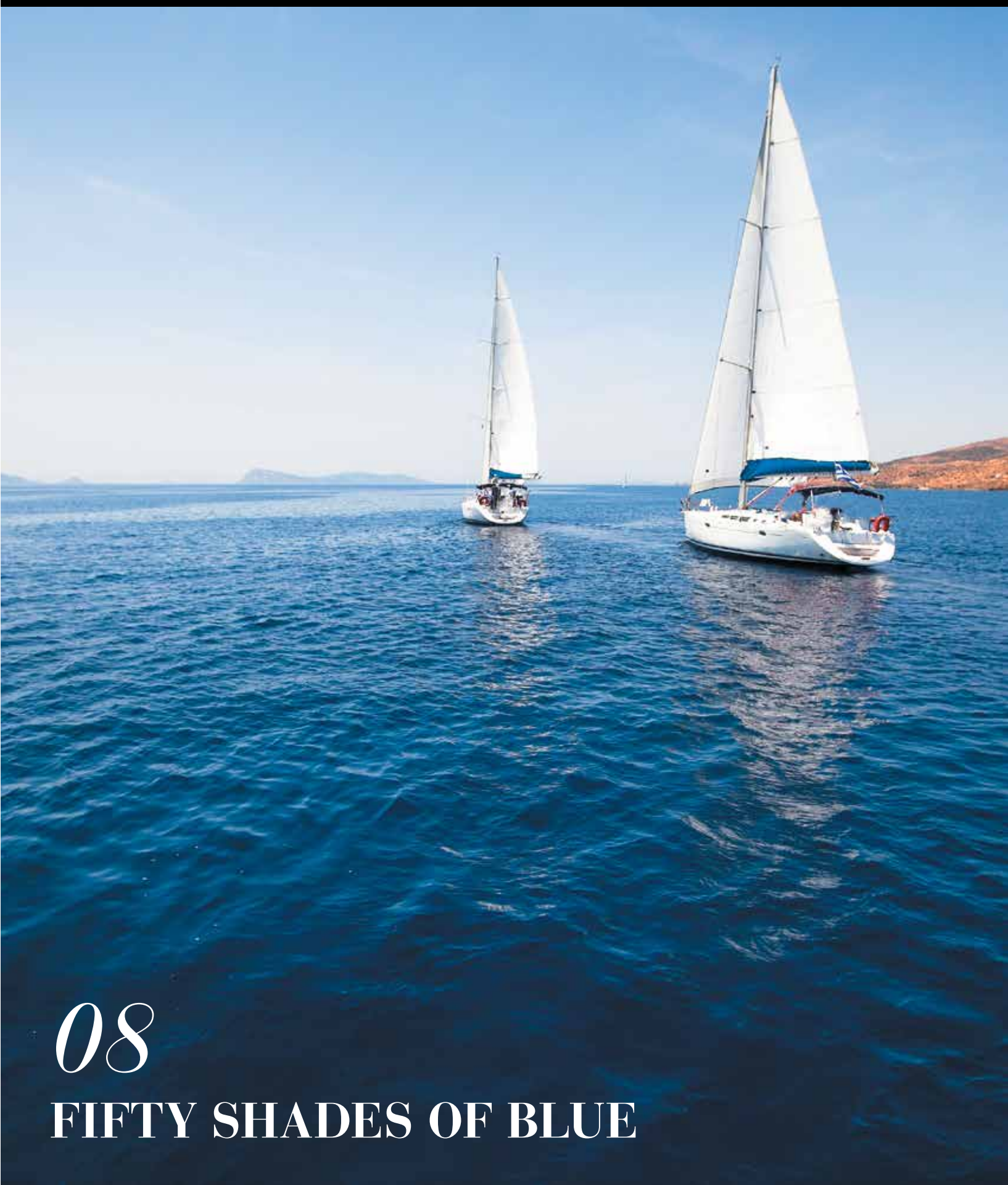


FIFTY SHADES OF BLUE

SF3
CONDOMINIUMS

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AT FRENCHMAN'S BAY
CHESTNUT HILL DEVELOPMENTS



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URBAN *meets* **URBANE**

JUST MINUTES AWAY FROM TORONTO

BIG CITY VIBE, *check.*

IMPRESSIVE ARTS & CULTURE SCENE, *check.*

GORGEOUS LAKEFRONT POSITION, *check.*

IS IT ANY WONDER THAT THIS BUSTLING CITY JUST EAST OF TORONTO
HAS QUIETLY BECOME THE GTA'S NEXT GO-TO DESTINATION?



WHILE TORONTO HAS BEEN GROWING VERTICALLY AT A SOMEWHAT ALARMING RATE, CITY SLICKERS HAVE BEGUN TO CAST ABOUT FOR OPTIONS OFFERING MORE WORK/LIFE BALANCE COUPLED WITH MORE OF MOTHER NATURE’S BOUNTY. AND MANY OF THEM – 90,000+ TO DATE – HAVE DISCOVERED THE THRIVING METROPOLIS OF PICKERING. BOASTING ONE OF THE HIGHEST PROPERTY VALUE APPRECIATIONS IN THE GTA, PICKERING HAS SECURED THE SPOT AS THE BIGGEST GROWTH CENTRE OF ALL DURHAM REGION MUNICIPALITIES.

So what’s the 411 on this picturesque city that stretches all the way down to the gorgeous shores of Lake Ontario? Pull up a chair, because the list that’s enticing people to lay down roots east is a lengthy one.

Topping the list is the irresistible lure of Pickering’s magnificent 7 km waterfront. Factor in almost 3 kms of sandy beaches, a safe, sheltered natural harbour that’s a sailor’s paradise, walking and hiking trails that meander for miles and miles, countless parks, conservation land and more, and it’s easy to see why those in search of a better balance between living, working and playing are relocating here.

Find inspiration in the quiet of an early morning walk or jog around the water’s edge, and then head inland for the bustle of the modern, emerging downtown area. Or, head anywhere else for that matter: Pickering is well connected to Toronto and beyond via highways 401, 407, 7 and 2, GO and Durham Region Transit and VIA Rail. In fact, downtown Toronto is just 25 minutes away, making commuting to work uber easy.

But with so much going on in Pickering itself, you may not have great reason to venture far anyway. The city’s busy arts and culture scene includes well-regarded concert series in Esplanade Park and along the waterfront; the

Durham West Studio Tour focuses on arts of the more visual kind. More of a foodie? The restaurant scene is destined to send your tastebuds into a tantalizing frenzy, with restaurants of every ethnic variety, ranging from causal fare to 5 star dining.

The quest to find a better work/life/play balance seems to be an ongoing one for most. Yet perhaps we just aren’t looking in the right place. After all, it seems picturesque Pickering has this one all figured out.

FIFTY SHADES OF BLUE.

PICKERING'S FRENCHMAN'S BAY ALLURE IS PROVING IRRESISTIBLE FOR LAKE-LOVERS

FRENCHMAN'S BAY

There's something oh-so-indulgent about being waterside. The swell of the water can be downright hypnotic, the shades of blue mesmerizing, the rippling breezes almost intoxicating. Little wonder that Frenchman's Bay in Pickering seems to have become a go-to place for the who's who seeking refuge from the city bustle these days.

But for now, breathe in, breath out. You're at the Bay.



Located along the north shore of Lake Ontario, Frenchman's Bay seems to have left no stone unturned in its long list of feature attractions. From the picturesque streetscapes and whooshing of sails luffing in the breeze at the nearby 200 slip marina, to majestic birds soaring over the conservation area and serene lakeside walkways, Frenchman's Bay serves up something for everyone.

Head for the water and the protected bay via kayak or canoe; try the newest core-strengthening workout on a paddleboard. Or pack a baguette and brie, hoist the sails and head out on to the open lake towards Toronto or beyond.

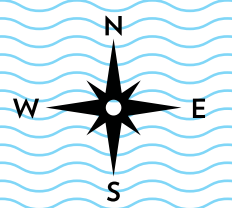
Prefer terra firma? Stroll, run or cycle the lakefront trails, where cotton candy pink

sunrises and crimson sunsets appear with wonderful regularity.

Dig your toes into the sand along almost 3 kms of sandy beaches. Or, opt for a waterside seat at one of the many cafes and eateries and just soak in the spectacular view.

And then there's the nearby nautical village. Here, postcard-worthy streets are lined with quaint boutiques for urbanistas to work-out their credit cards at a big-city pace. Enjoy musical entertainment at Millennium Square, or settle back in one of the area's many fine dining establishments and bask over the day's bounty.

With all these offerings, living in Frenchman's Bay has experienced a huge surge in demand. Happily, a third phase of San Francisco, SF3, will soon present opportunities for more serenity seekers to call the area home.



SF3 1215 BAYLY STREET, PICKERING, ONTARIO

LEISURE PURSUITS

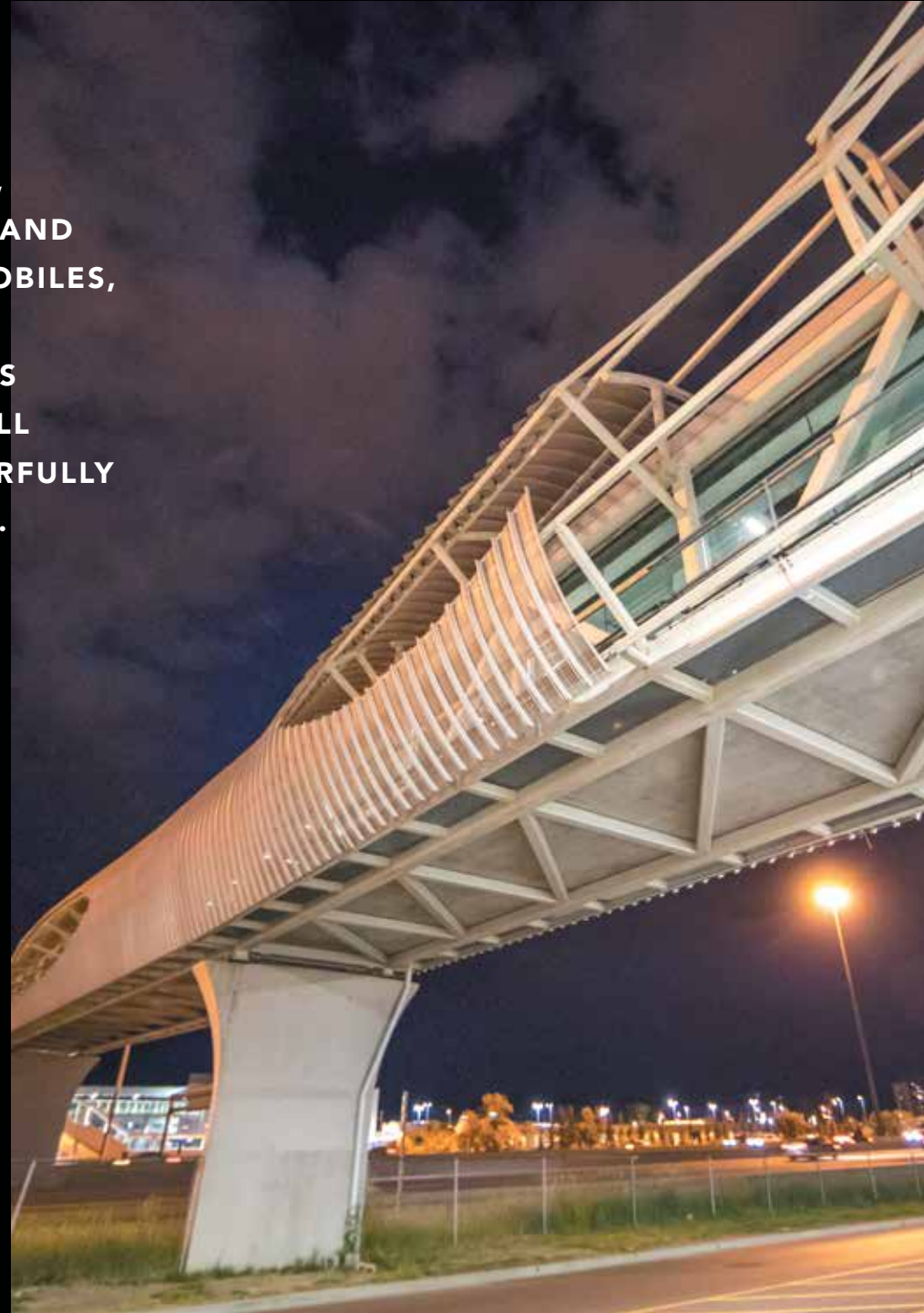
From culture to couture and everything inbetween, **SF3** is in the ideal locale to get you from point **A** to **B** within minutes.

1	PICKERING TOWN CENTRE	5 MINS
2	PICKERING GO STATION	2 MINS
3	PICKERING MARINA	4 MINS
4	WATERFRONT TRAIL	4 MINS
5	DURHAM COLLEGE	5 MINS
6	CENTENNIAL COLLEGE	5 MINS
7	HIGHWAY 401	2 MINS
8	YONGE & 401	18 MINS
9	YONGE & BLOOR	29 MINS
10	DUNDAS SQUARE	29 MINS
11	ART GALLERY OF ONTARIO	32 MINS
12	TORONTO EATON CENTRE	29 MINS
13	UNION STATION	30 MINS
14	SPADINA & DUNDAS	33 MINS
15	AIR CANADA CENTRE	29 MINS
16	CN TOWER / ROGERS CENTRE	30 MINS

LAKE ONTARIO

THE RIGHT CONNECTIONS

PLANES,
TRAINS AND
AUTOMOBILES,
OH MY!
SF3 PUTS
THEM ALL
WONDERFULLY
NEARBY.



▲ PICKERING GO STATION

Everyone knows that connections are key in the business world. But they're also key in the real estate world. After all, it's one thing to live somewhere fab. But reality is, eventually you'll want to go somewhere. And that's when connectivity comes into play. Enter Pickering, a destination where you can most definitely have your cake and eat it too. Choose to call the thriving metropolis of Pickering home, and you'll enjoy the best of both worlds: affordable living

with big city offerings PLUS ultra connectivity to get anywhere and everywhere. Quickly and easily. Those venturing off to far-flung destinations (or those who simply prefer airtime to drive time) will want to take to the skies from a nearby airport. Just 45 minutes along highway 401 can get you to Pearson International Airport. For those staying closer to home, Oshawa Municipal and Buttonville Airports are also nearby.





Driving west into the T Dot (25 mins away!), the Niagara region, or East towards Prince Edward County and Montreal? Turn the corner onto Liverpool Rd and enjoy easy access to Highway 401 or more leisurely Highway 2. And for points north, Highway 407 and Highway 7 are also just moments away.

For commuters, there's the convenient Pickering GO and Durham Region Transit stations within walking distance. An enclosed pedestrian bridge connects north and south Pickering and provides easy access to Pickering Town Centre and downtown Pickering.

Another civilized option: board Via Rail in Oshawa and Guildwood. Make use of the free wifi, order an amuse bouche (if you're going somewhere of considerable distance) and marvel at how having the right connections really can get you places in style.



▲ HIGHWAY 401 WESTBOUND ▼ VIA RAIL



RESORT-STYLE LIVING



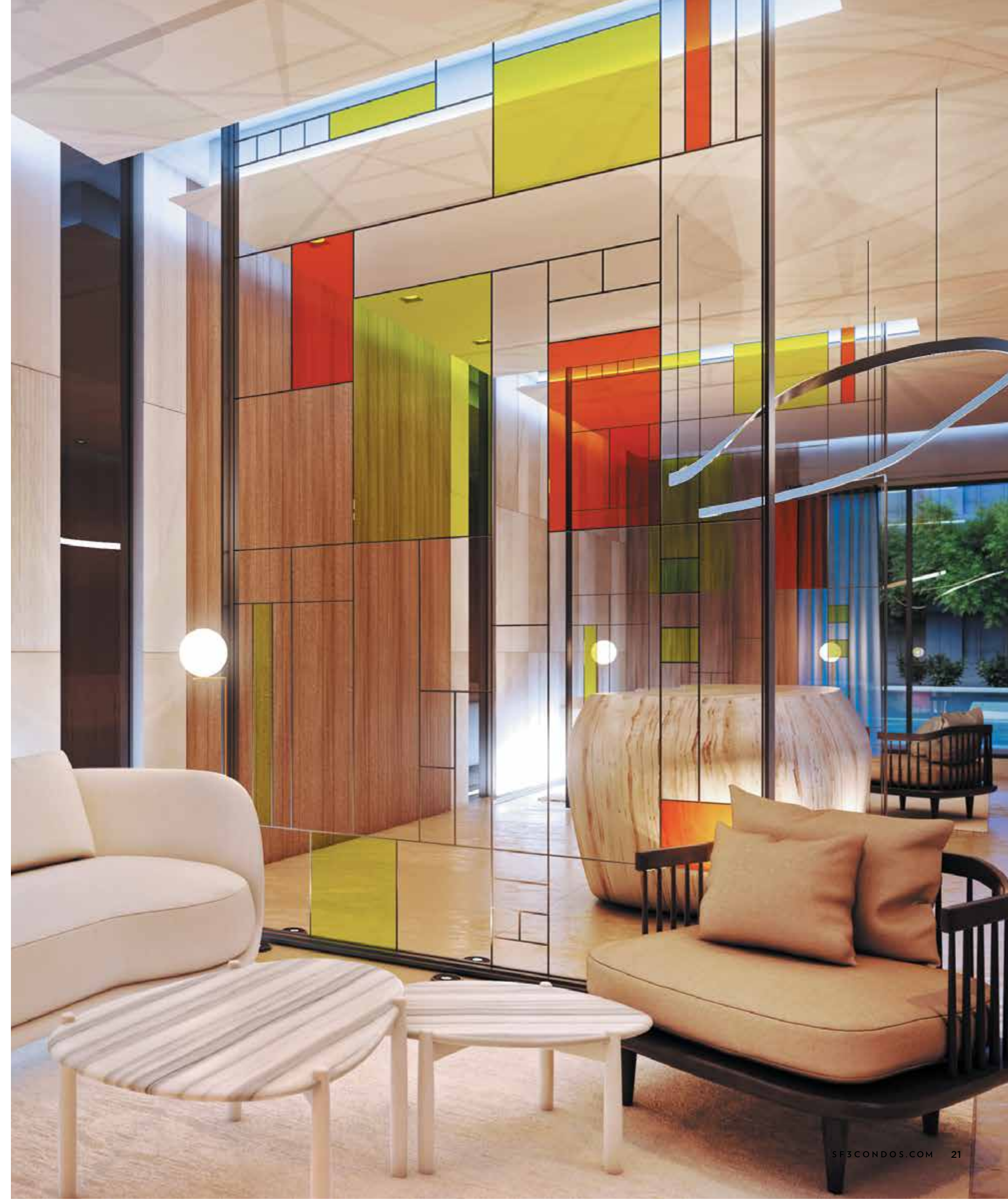
WHY HEAD TO A RESORT WHEN YOU CAN JUST HEAD DOWNSTAIRS?

Say hello to resort style amenities, right in your own backyard. Just off the party room find the stunning pool area, complete with a sunken living room space to take entertaining al fresco into a whole new dimension. Enjoy cocktails around a firepit and then fire up dinner at one of the barbeques. Or, simply while the day away in celebrity-style, beneath a private cabana or umbrella. The signature life can be all yours, cabana boy not included.



A FIRST IMPRESSION, SECOND TO NONE.

It is said that you only have one chance to make a first impression. Undoubtedly why the zen, light-infused lobby at SF3 delivers in spades the moment you step over the threshold. Here, earthy tones flirt with accents of black and natural wood and stone textures to create a hushed and sophisticated statement. The Concierge welcomes residents and guests from behind his polished spherical desk – a form so artful, it feels gallery-worthy. An interplay of polished and scraped stone surfaces flow from the concierge area into the two seating lounges, tucked away behind stunning bronze screens. The final touch above it all: a free form branch-like chandelier that gives a quiet nod to the North, amid this oh-so-South Beach vibe.



EXERCISE YOUR OPTIONS IN GORGEOUS SURROUNDINGS

Here a floating mirror screen, there a wall of Mondrian-inspired paneling: even the modern, well equipped fitness area gives off a feeling of pure zen. Knock off reps while gazing out onto the shimmering pool area, daydream through the oversized windows while logging distance on the top-of-the-line cardio machines. Afterwards, grab your shades and a towel & cool down in the pool.



LET THE GOOD TIMES FLOW (ALL THE WAY OUTDOORS)

Who says the best parties end up in the kitchen? At SF3, the party can flow right outdoors onto the spectacular pool terrace, where a firepit, barbeque areas and dining table await. So head on out: gorgeous sunsets will pair wonderfully with everything on your menu.



MOTHER NATURE'S RICHES

When Mother Nature dealt Pickering her nature quota, she must have been in mighty fine spirits; the area's parks and trails are almost an embarrassment of riches. With 85 parks, a huge trail network, countless sports fields and 3 conservation areas, outdoor enthusiasts will not be coming up short in the nature department.



PARK PLACES

- 1 ROTARY FRENCHMAN'S BAY WEST PARK**
 Located on the southwest shore of Frenchman's Bay, this park comes complete with sand dunes, barrier beach, meadows and a forest. Some of the region's best surfing and kite boarding can be done here, thanks to the area's perfect winds and waves. To find the Pickering Rouge Canoe Club here, just follow the canoes, kayaks and dragon boats.
- 2 BEACHFRONT PARK & MILLENNIUM SQUARE**
 Polish off the binoculars, because the natural beauty of the wetlands and marsh provide great bird watching opportunities. Pack a fishing rod, or cruise the beach area's boardwalk all the way up to the Ontario Power Generation's giant turbine. Just adjacent to the Beachfront Park find Millennium Square, a large public area that bustles with entertainment come summer.
- 3 ALEX ROBERTSON PARK**
 This 48 acre park includes a number of popular hiking and running trails making it a destination for joggers, cyclists and those just looking to explore a little further along Pickering's Waterfront Trail. Bring the wee ones and explore viewing platforms, wood duck boxes, snake hibernaculums, even turtle basking logs.
- 4 GLEN ROUGE PARK**
 Soon to be known as Canada's first National Urban Park, this park doesn't just include parts of the Rouge River, Petticoat Creek and Duffins Creek watersheds – it's also home to some of Canada's oldest known aboriginal historic sites! Hike rustic trails through forests and meadows, canoe, swim, fish, use the fact that there are 225 different kinds of birds here as your next conversation starter.

TAKE TO THE TRAILS

- 5 FRENCHMAN'S BAY WATERFRONT TRAIL**
 Part of a 900 km waterfront trail that runs along the shores of Lake Ontario and the St. Lawrence River, these pristine hiking trails and bicycle paths extend from Niagara-on-the-Lake all the way to the Quebec border. Ride, walk or jog along the sandy shoreline, lush meadows and vast wetlands. Just remember to say bonjour when you reach Quebec.
- 6 SEATON HIKING TRAIL**
 Channel your wild side and explore a 12.7 km trail that's home to a number of historic hunting and fishing routes along West Duffins Creek. With some challenging climbs and varying grades, this is outdoor nirvana for hikers, cyclists and cross-country skiers.



CONSERVATION CONVERSATION

1 PETTICOAT CREEK CONSERVATION AREA
Located off Whites Road, this 70 hectare park offers a new aquatic entertainment facility with mega size wading pool, 750 person capacity swimming area and splash pad. For land lovers there's cycling, walking and running along the waterfront trail, picnic areas, spectacular views of the bluffs and even frequent sightings of fox, white-tail deer and red-tail hawks.

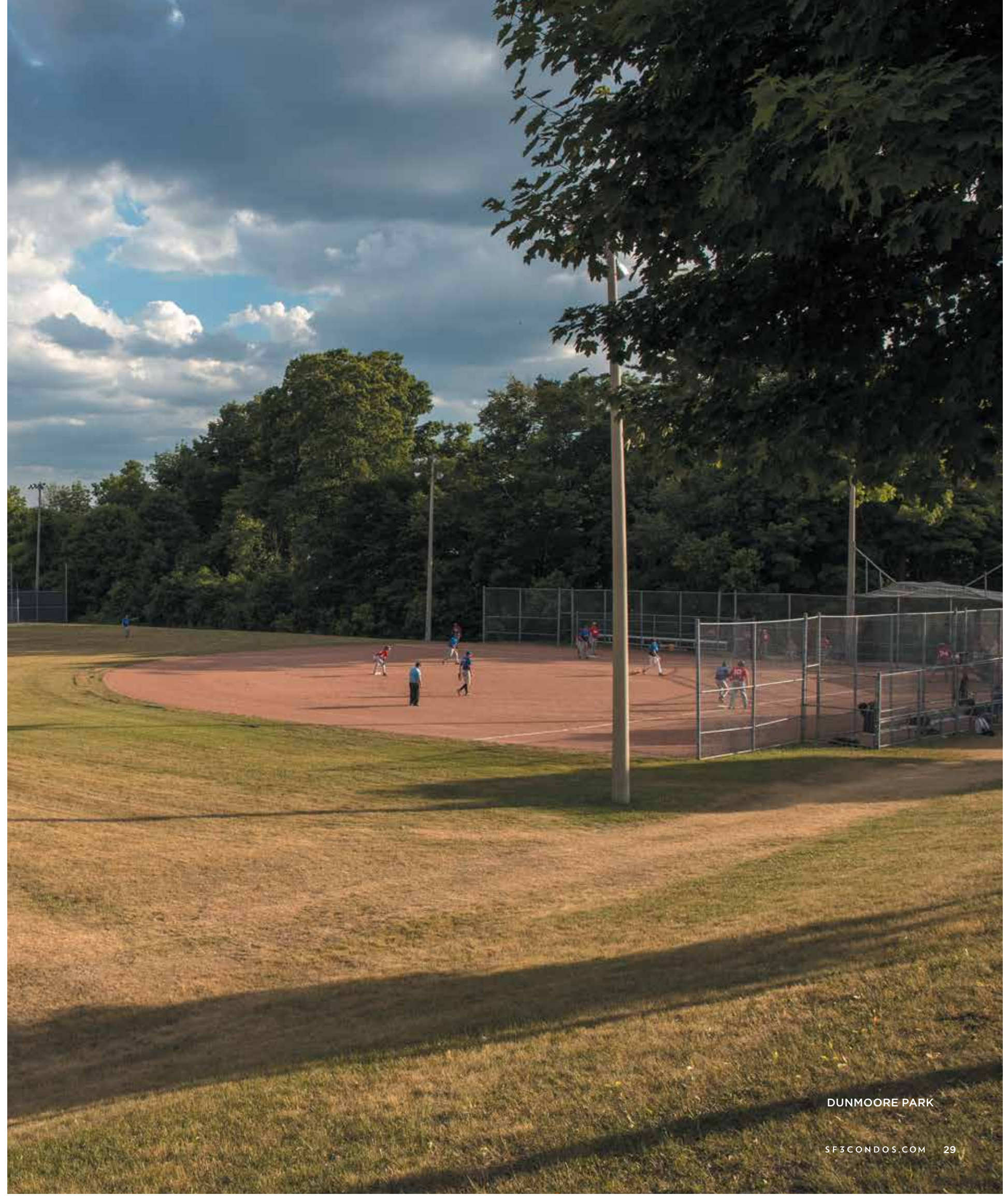
2 GREENWOOD CONSERVATION AREA
Located on the banks of Duffins Creek East, this is where to find stellar cross country skiing, fishing and bird watching. Should ennuui strike, hop onto the Trans Canada Trail; it passes right through here.

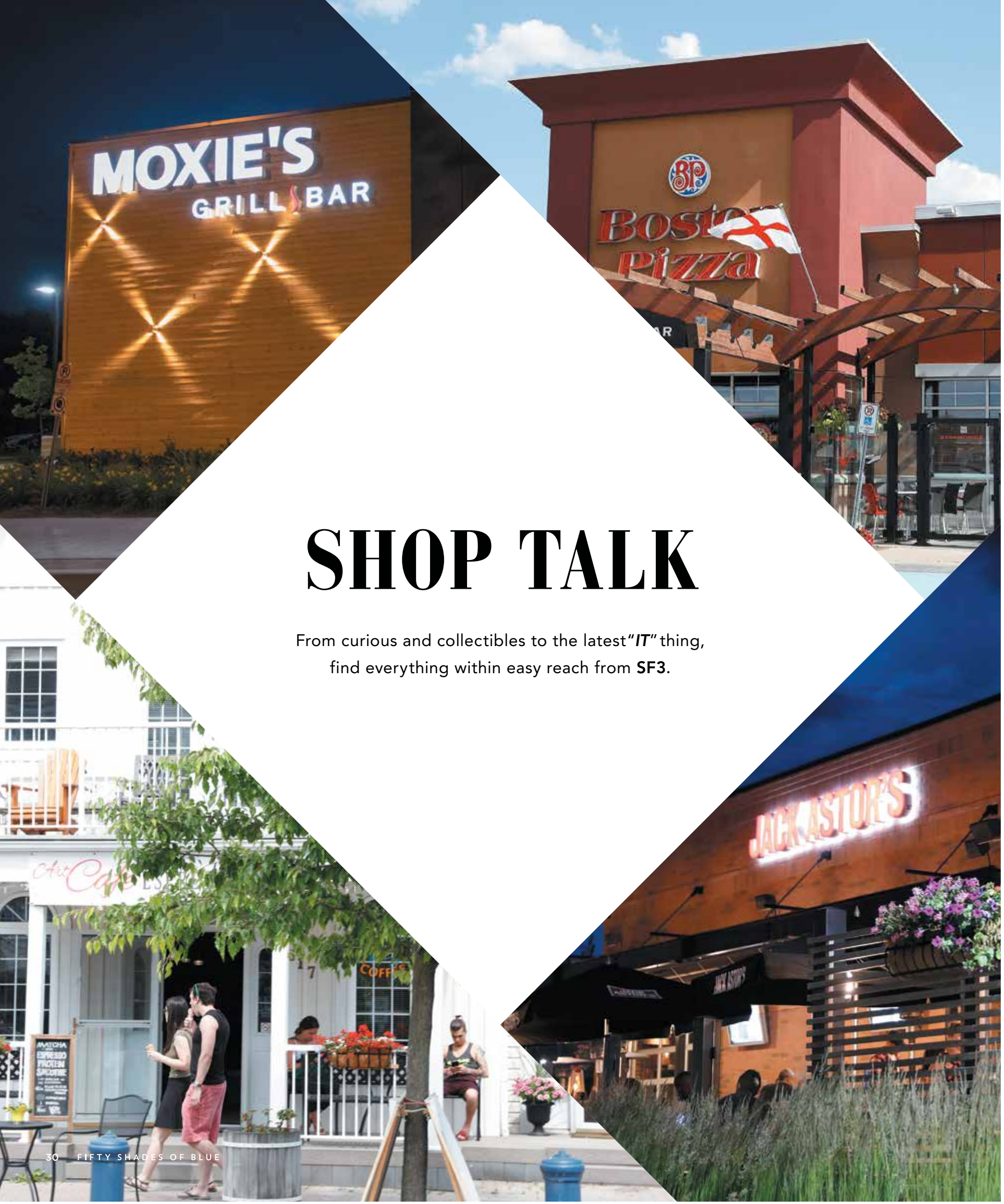
3 ALTONA FOREST
Nature lovers flock to this 102 acre habitat for songbirds (not of the Anne Murray variety), foxes, coyotes, hawks and rare amphibians. A haven for hikers, bird watchers, wildlife photographers and fans of educational interpretative walks.

ACTIVE SPORTS PARKS

From bocce to beach volleyball, cricket to soccer and tennis to skateboarding, Pickering has parks geared for just about every sport under the sun.

PICKERING.CA/DISCOVERING/ACTIVESPORTS.ASP





SHOP TALK

From curious and collectibles to the latest "IT" thing, find everything within easy reach from SF3.



The newly renovated Pickering Town Centre has more than 200 brand name shops & services to send shop-a-holics into a veritable frenzy. Fashionistas can flock to such retail icons as H&M, Roots, Hudson's Bay, Sport Check and more with regularity, seeing as they're a mere 5 minute drive away. Famous Players Theatres, East Side Mario's, Jack Astor's and Moxie's Bar & Grill are also right there for refueling, recharging or a great night out.





For more basic needs, visit the convenience retailers on street level at San Francisco 1 and 2 along Bayly. Or, head along Kingston and Liverpool to discover a great array of one-of-a-kind neighbourhood shops, banks, Loblaws and FreshCo, pharmacies, LCBO and The Beer Store – not to mention car servicing places of just about every variety.

Prefer to just wander and poke through charming shops and boutiques? Head for the cobblestone streets of nearby Nautical Village, located near the marina. Loran's Gifts & Collectibles and Ravensong Studios are two of the many must-visit places located on this picturesque stretch by the water.



CRAVING A CHANGE OF PACE?

Hop on the 401 west-bound or the GO and exit at Scarborough Town Centre, or ride all the way to Bayview Village where high-end/upscale designers await. There's also the option to take the DVP downtown from there. *Decisions, decisions.*

*INSPIRED BY VISION,
DRIVEN BY VALUES.*



35
YEARS OF
BUILDING
EXCELLENCE

THE ADDRESS AT HIGH PARK



LIFE CONDOS



SAN FRANCISCO 2



LOTUS CONDOMINIUMS

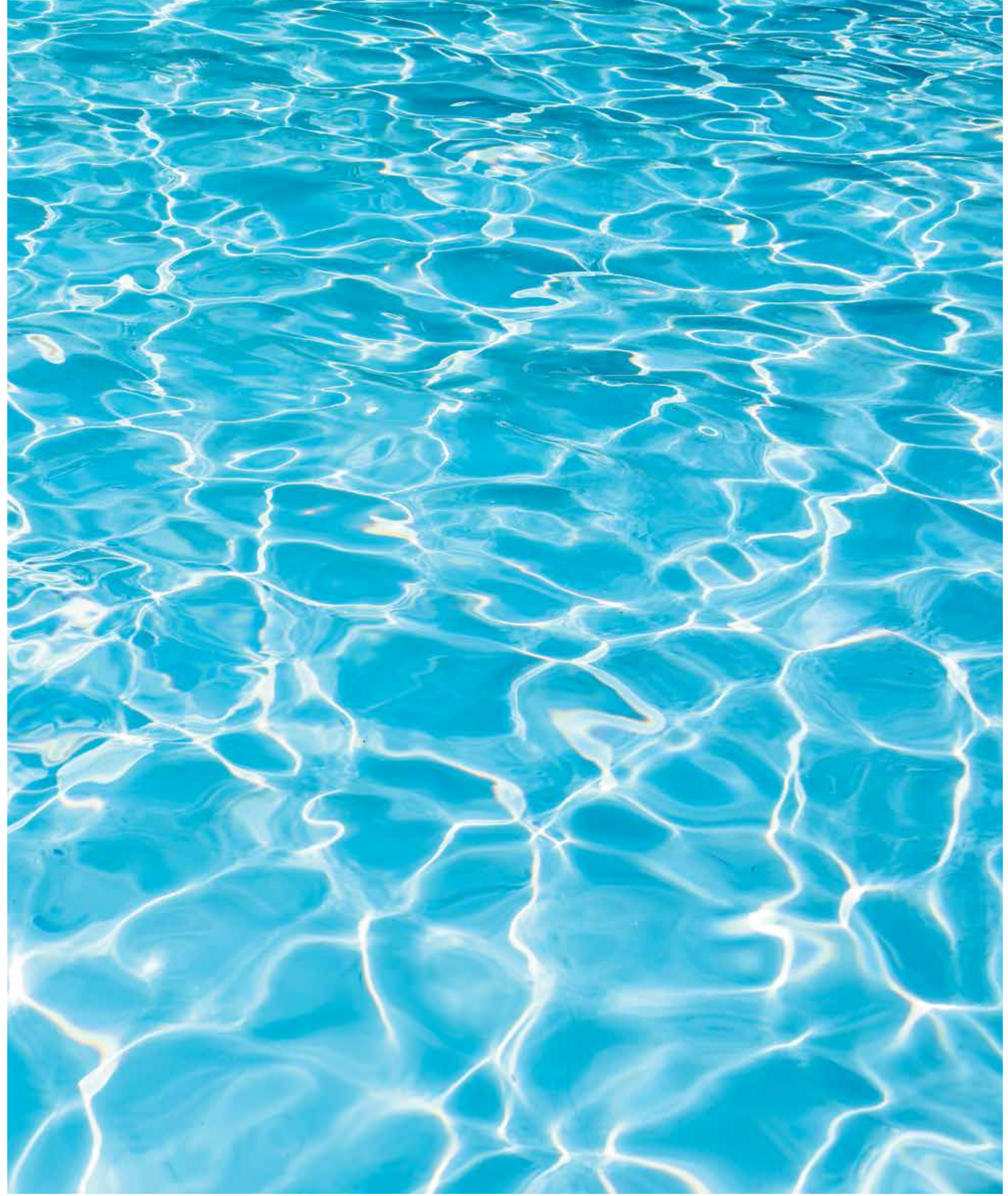


SAN FRANCISCO BY THE BAY



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At Chestnut Hill Developments, we take pleasure and pride in designing and building visionary communities that stand the test of time. Since 1981, our solid reputation for providing location, design and value has earned us the trust of thousands of homeowners. Our vision includes meticulous attention to detail, superior features, exciting amenities and excellent craftsmanship, using the latest in technology and design advancements. Ultimately, we create visionary addresses across the GTA.



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