



NATURALLY
yours



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WESTWOOD VILLAGE
PRESERVE



IMAGINE

Your home surrounded by picture perfect scenery with lush leaves, protected forested area, natural water ponds, acres of parkland and long walking and biking trails through nature.

Some may call it a perfect setting for their new home, we call it The Westwood Village PRESERVE.

PICTURESQUE SCENERY

Enjoy the tranquil and inspiring surroundings in a new home community surrounded by picturesque scenery at The Westwood Village Preserve in Cambridge.



ELEVATED LIVING

*European inspired amenities.
Walking Trails. Parks. Shopping. Schools.
Everything your heart desires and
your family needs for convenient living.*

discover
WESTWOOD VILLAGE
PRESERVE





CAMBRIDGE

01

Waterloo Region is the Canadian Silicon Valley *innovation*

The Tri-Cities, for many, is the home of Canada's own innovation community.

The innovation hub is dedicated to world-leading collaboration and smart tech. Bringing together key players—from startups and global brands, to government agencies, academic institutions, tech incubators and accelerators to create an environment like no other, focusing on fuelling job creation for the region and beyond.

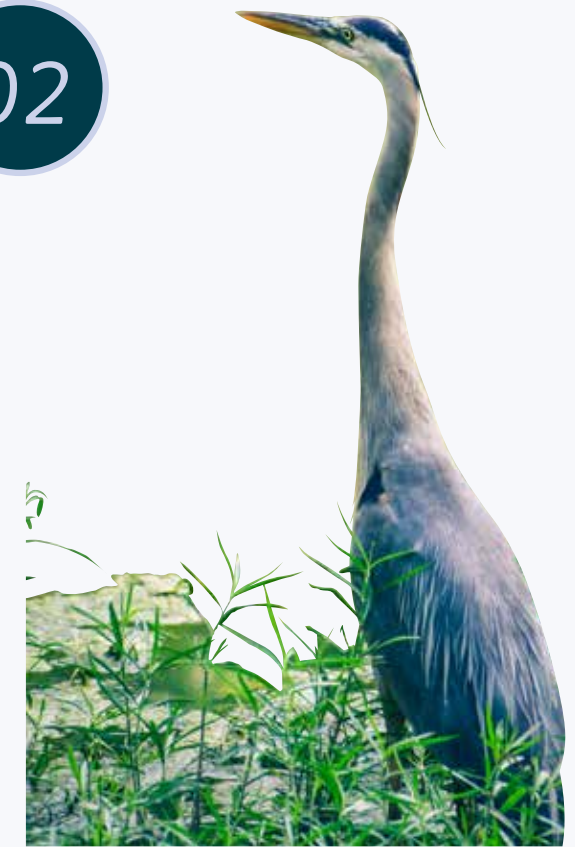
rare Charitable Research Reserve *beauty of nature*

The species diversity of rare is significant for one-third of the plants of Waterloo Region are found here together with 70% of the birds, 60% of the amphibians and reptiles and 50% of the mammals. As well, about two dozen species of fish inhabit the rivers and streams of rare. This diversity reflects its location along the boundary formed by the Carolinian forest zone of Southern Ontario with the Northern Hardwood forest zone of the province.

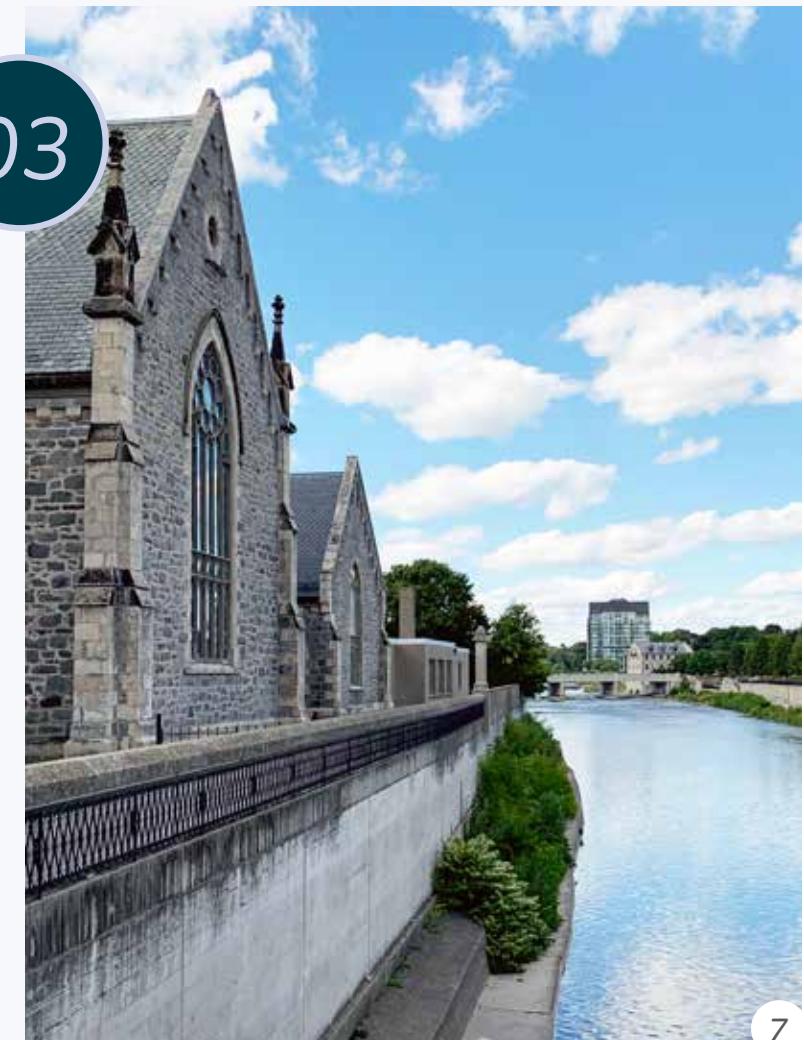
Energetic, Vibrant Community *european roots*

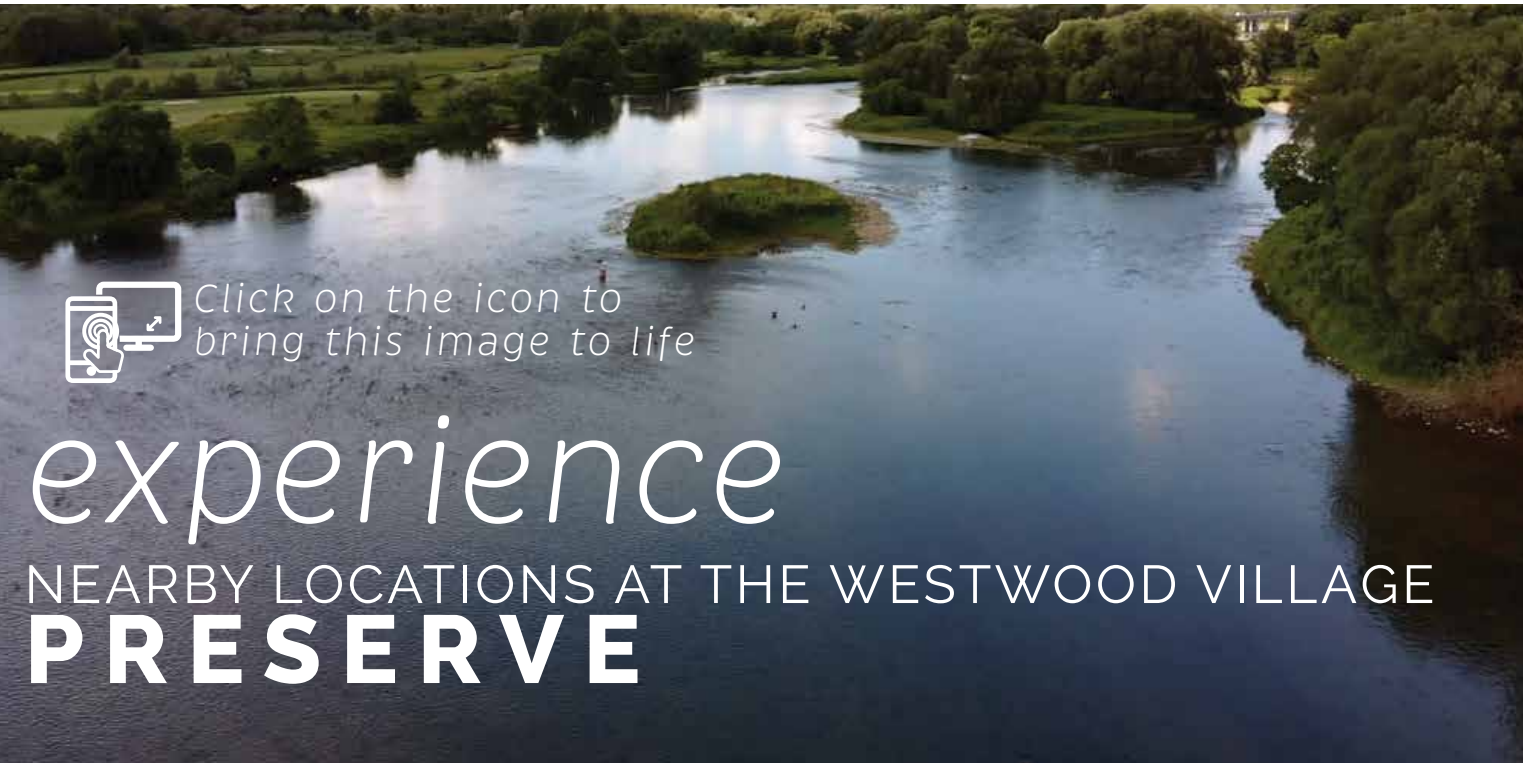
Downtown Cambridge is a vibrant community waiting to be explored. The noticeable European influence throughout downtown Cambridge offers a unique heritage backdrop for long evening strolls. From a cultural perspective, Cambridge is an energetic and vibrant place, offering fun and adventure for all ages. Festivals like The Rock The Mill Music Festival, adventurous Dragon Boat Festival, Highland Games and the largest North American Oktoberfest celebration are everyone's favourites.


02



03





 Click on the icon to bring this image to life

experience

NEARBY LOCATIONS AT THE WESTWOOD VILLAGE PRESERVE

 Click on the icon to bring this image to life



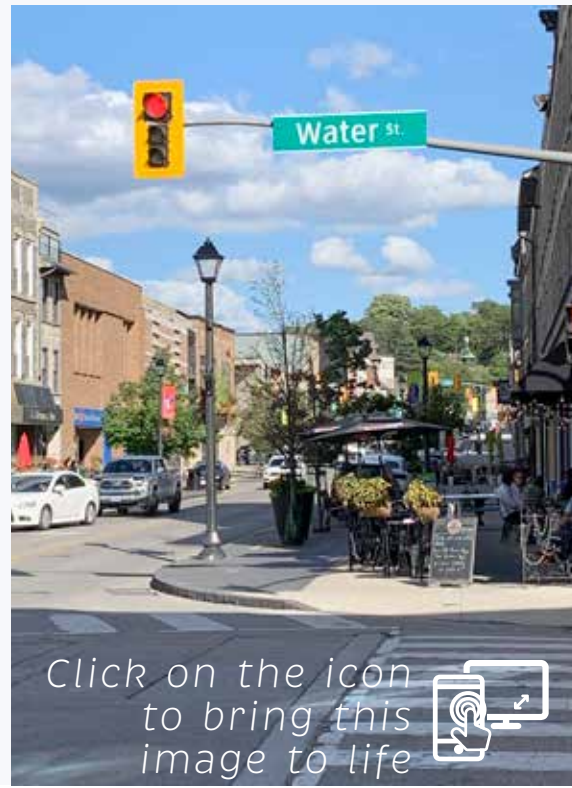
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PLACES TO WORK

work. live. play.
countless opportunities await you
right at your door step.

Regardless if your job takes you outside the Kitchener-Waterloo-Cambridge region or you're working in the region or you've transitioned to working from home. You will find that the Westwood Village Preserve is perfectly located so you can enjoy the best of the two worlds, strong economic growth and a home surrounded with serene settings, found only far outside the major city centres.



SHOPIFY

TECH INDUSTRY

CLEARPATH ROBOTICS

ROBOTIC PLATFORMS

AXONIFY

SOFTWARE TECH

FRITO-LAY

FOOD INDUSTRY

COM DEV

SPACE MARKETS

TOYOTA

CAR MANUFACTURING

MIOVISION

TRAFFIC DATA COLLECTION

MANULIFE

INSURANCE COMPANY

IGLOO SOFTWARE

DIGITAL SOLUTIONS

TENNECO

EXHAUST SYSTEMS

TIGERCAT

LOGGING EQUIPMENT

RIMOWA

LUGGAGE MANUFACTURER

AMAZON

FULFILLMENT CENTRE

PEPSICO

FOOD INDUSTRY

OPEN TEXT

SOFTWARE TECH

BWXT

STEAM EQUIPMENT

CENTRA

AEROSPACE INDUSTRY

ECLIPSE AUTOMATION

AUTOMATED MANUFACTURING

ATS AUTOMATION

AUTOMATION SYSTEMS

AECON INDUSTRIAL

CONSTRUCTION COMPANY

SHREDTECH

MANUFACTURING INDUSTRY

LOBLAW

DISTRIBUTION FACILITY

STRITE

AEROSPACE, AUTO INDUSTRY

LONE WOLF

REAL ESTATE TECHNOLOGY

eSENTIRE

TECH CYBERSECURITY

AERYON LABS

AERIAL VEHICLES MANUFACTURER

DEJERO LABS

TECH INDUSTRY

SEPTODONT

DENTAL ANESTHETICS

ROCKWELL

INDUSTRIAL AUTOMATION

GORE MUTUAL

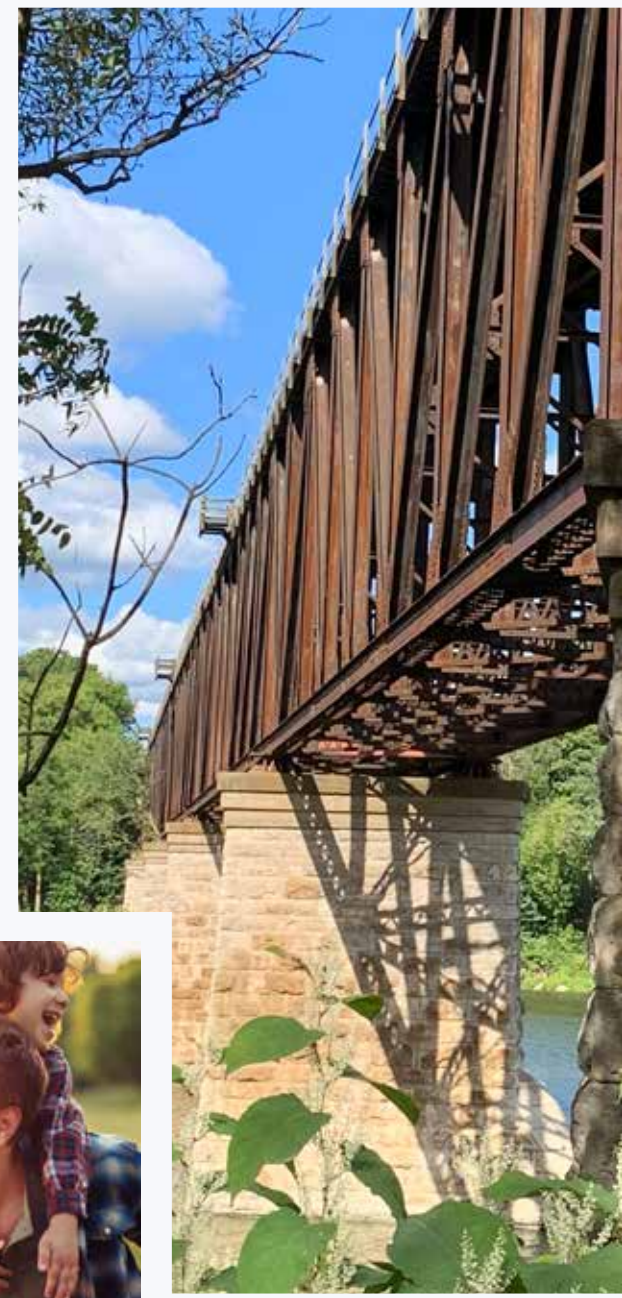
INSURANCE COMPANY



HEAR THE CALL OF NATURE

Imagine taking a long stroll along the river banks of the Grand River with the pale blue skies and the orange-red glow being cast across the green scenery as the sun is setting low on the horizon.

Or gently canoeing on the still waters surrounded by the peaceful landscapes of the Westwood Village Preserve.



ENJOY THE CONVENIENCE

Enjoy outdoor plays in nature, right at your door step.

Play a round of golf at a nearby golf course.

Take your family for a night out on the town or a gourmet dinner at a nearby restaurant.

Enjoy the nearby indoor sport facilities.

Simply put, live a more convenient life



At Westwood Village Preserve and surrounding areas throughout Cambridge, you will find community inspired amenities, locations for play and family enjoyment regardless of your lifestyle choices.

You will find that living at the Westwood Village Preserve offers enjoyment, convenience and an envious lifestyle.

Experience Westwood Village Preserve!



only a
SHORT DRIVE
to the greater
toronto area

Nestled within a natural setting, surrounded by walking trails and bordering onto the **rare Charitable Research Reserve**, the Westwood Village Preserve will feature an envious lifestyle combined with natural living and exceptional amenities.



Minutes to Canada's Smart Tech Hub

Imagine living at the intersection of the beauty of nature with its diverse wildlife and protected green space, a vibrant cultural phenomenon and the fastest growing tech community in Canada.

innovation
tech
hub

20
min

WESTWOOD VILLAGE
PRESERVE





CONNECT WITH YOUR DESTINATIONS

Catch a flight from the International Regional Airport Waterloo, or get quickly onto the HWY401, take the next GO Train to the GTA, or take a bus to a nearby location.

At the Westwood Village Preserve you're seamlessly connected to any destination you desire.

- DINING**
 - Cambridge Mill
 - The Black Badger
 - Galt Juice Company
 - Melville Café
 - My-thai
 - Barnacle Bills
 - Local Tap Room
 - Red Basil Vietnamese
 - Monigram Coffee Roasters
 - E.V.O. Kitchen
 - Latinoamerica Unida
 - Grand River Brewing
 - Dee's Bakery
 - Sugar Daddies Bakery
 - Elixir Bistro

- EDUCATION**
 - Blair Rd. Public School
 - St. Augustine Catholic School
 - Highland Public School
 - St. Andrew's Public School
 - Stewart Avenue Public School
 - Chalmers St. Public School
 - Southwood Secondary School
 - Tait Street Public School
 - Avenue Rd. Public School
 - Central Public School
 - Moffat Creek Public School

- RECREATION & ENTERTAINMENT**
 - Hamilton Family Theatre Cambridge
 - McDougall Cottage Historical Site
 - George Hancock Pool
 - Dickson Centre
 - Fire Hall Museum & Education Centre
 - Galt Arena Gardens
 - Cambridge Tennis Club
 - John Dolson Community Centre
 - Galaxy Cinemas
 - Victoria Park Tennis Club
 - Play with Clay

RARE Property Boundaries

- SHOPPING**
 - Shoppers Drug Mart
 - Food Basics
 - Southworks Antiques
 - Cornerstone Home Interiors
 - Westgate Centre
 - Baba Bazar & Al Madina Halal Meat
 - Cambridge Centre
 - SmartCentres Cambridge

- Cambridge Transit
- Cambridge Go Bus Terminal

- 6 min** To Cambridge Ainslie Bus Terminal
- 8 min** To Conestoga College
- 8 min** To Cambridge Memorial Hospital
- 10 min** To HWY 401

- 12 min** To Cambridge Shopping Centre
- 13 min** To Cambridge SmartCentres
- 18 min** To Region of Waterloo International Airport
- 26 min** To University of Waterloo



- 38' Lots
- 40' Lots
- 42' Lots
- Custom Lots
- Townhomes
- Towns End/Corner
- Model Home (Future)



WESTWOOD VILLAGE
PRESERVE



Site plan is artist's concept. Landscape areas and plantings are concepts only and may vary from finished landscape. See Sales Representative for more information.
E. & O. E. Brokers Protected. November 13th 2020

MINUTES FROM YOUR FRONT DOOR
EVERYDAY GETAWAY





WHO IS rare?

While rare's goal is to steward its sites and ecosystems intact in perpetuity, for the community to enjoy, forever, in a natural state, it also promotes the lands as a living laboratory for research – including in-house monitoring programs and partnerships with other institutions, citizen scientists, artists and Indigenous Peoples.

Huron Creek Developments is working with **rare Charitable Research Reserve** to provide and improve the habitat for many species finding home at rare.

We are planting over 5 plants and tree species for every new home we build at the Westwood Village Preserve.

OUR CONTRIBUTION TO rare.



23

Coniferous Trees



760m

Walking trails

Plus a dedicated access to additional 8kms of trails



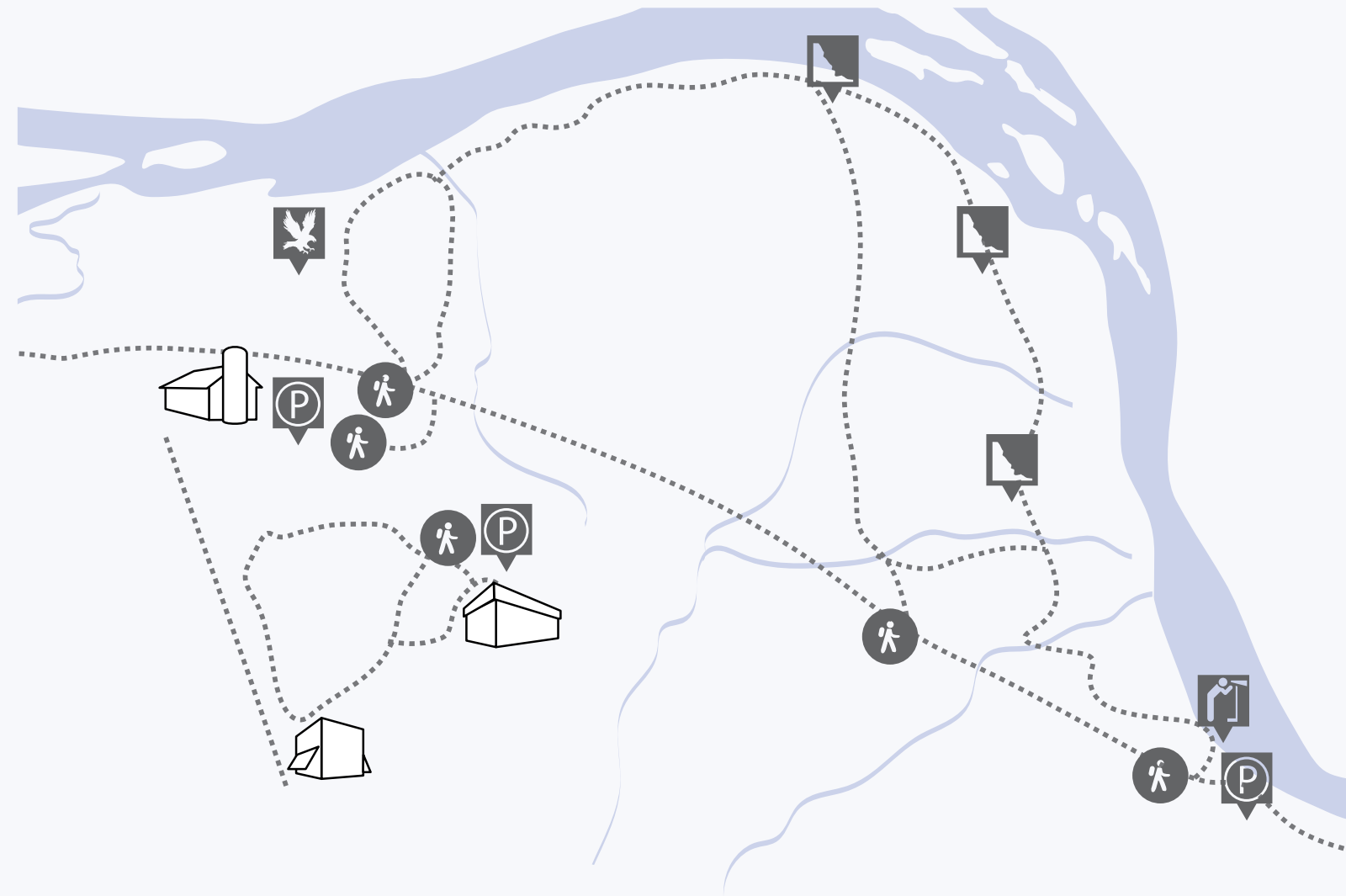
123

Deciduous Trees



500

Shurbs & Plants



BUTTERFLY TRAIL

and Pavilion

- Butterfly Interpretive Loop 930m
- Springbank Pavilion

INDIAN WOODS

& Thompson Tract Trail

- Grand Allée 1.12km
- Maple Lane Trail 620m
- Deer Run Trail 970m

CLIFFS & ALVAR

Trail System

- Alvar Trail 280m
- ECO Centre Trail 230m
- Grand Trunk Trail 1.12km
- Maple Lane Trail 620m
- Osprey Tower Trail 750m
- River Trail 1.93km
- Woodland Trail 750m

Join us in protecting these natural landscapes and the diverse flora and fauna surrounding your new home.

Contact rare and see how you can help raresites.org



YOUR HOME
MADE FOR YOUR COMFORT



ROOM TO GROW & **UNWIND**

Finding a quiet corner in your home after a long day at work, or helping your young ones with their school work, or having VIP seats to your teen's band practice is priceless!



with our spacious layouts, included features and open concept home design, You will easily find a comfortable space to unwind and recharge.

Regardless if your unwinding routine includes reading under covers, having a beverage beside a fireplace or having a band practice of your own.

You can rest assured that your new home at the Westwood Village Preserve will provide room to enjoy and grow your family.

Click on the icon to bring this image to life



FINISHES FOR THE STYLE FEATURES FOR THE SOUL

Included Stainless Steel Appliance Package!
stainless steel refrigerator, stainless steel smooth top electric range, stainless steel dishwasher and stainless steel over the range microwave range hood.

Click on the icon to
bring this image to life



Discover your new comfortable home with modern layouts, included interior features and energy star features that will provide comfort all-year-round as well as up to 20% savings on energy.



9' Ceilings on main level **inc.**

opt. stainless steel over the range microwave range hood

42" upper cabinets **opt.**

inc. textured style ceiling finish (as per plan)

oak wallmount handrail on stairs with stain **inc.**

stainless steel smooth top electric range **inc.**

stainless steel dishwasher **inc.**

stainless steel refrigerator **inc.**

inc. stainless steel undermount sink

satin stainless interior hardware **inc.**

inc. granite counters

inc. contemporary 4" baseboards

inc. wide-plank laminte flooring

wooden stairs **opt.**

quality ceramic flooring in all washrooms **inc.** (as per plan)

Depicted is a short list of included features for single detached homes only. Kitchen render is based on the Heron model. Renderings may show mirrored layouts and optional or upgraded features that may not be included with your purchase. Appliance brands and models shown may differ from actuals and are subject to change without notice. E.A.O.E.



ENTERTAINING

DOESN'T NEED TO BE A CHORE

Enjoy hot summer months and BBQ season with extended outdoor entertaining area easily accessible from your dining room.



Click on the icon to bring this image to life

IT IS ALL IN THE DETAILS

Location of indicated features is approximate
Floor plans may show mirrored layouts and
are subject to change without notice. E.A.O.E.

contemporary home design.



Ceiling insulation
to be minimum R50.

Energy star
qualified windows.

Spray foam
insulation in ceiling
space beneath
living space.

catch a glimpse of
natural wildlife
from your large
covered porch.

modern Insulated
metal clad exterior
doors.

8' - 2 car garage door
+ Rough-in for garage
door opener.

Stone and brick on
main floor, with vinyl
siding as per plan.

contemporary home design.



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35 Trillium Drive
Kitchener
Head Office

Map is not to scale.
Landmarks, street sizes and
distances are approximate
and may not be accurate.
E. & O.E.



12 minutes drive



- From Trillium Dr. Take Left on Huron Rd.
- Turn Right to Take Homer Watson Blvd and Waterloo Regional Rd 42 to Blair Rd
- Continue onto Fountain St S
- At the roundabout, take the 2nd exit and stay on Fountain St S
- At the roundabout, take the 1st exit onto Blair Rd Waterloo Regional Rd 42
- Turn slightly right onto Blair Rd
- Turn right onto Princess St
- Turn right onto Newman Dr



AWARD WINNING NEW HOME BUILDER AND DEVELOPER

BUILDER OF THE YEAR

GRAND SAM MULTI-UNIT HOME

GRAND SAM GREEN BUILDER OF THE YEAR

Huron Creek Developments is a recognized leader in innovation of new home construction and community development.

We are committed to offering homes with VisitAble features as an included design element in each of our communities, providing seamless integration for the growing need of inclusive and age-friendly living.

We work with experienced, licensed trades and knowledgeable industry partners to ensure consistent quality assurance and homeowner satisfaction.

Huron Creek Developments provides rental property management services for landlords with just one property or a portfolio of properties – using efficient software solutions.

Our skills also include: project management services for private clients looking to build their dream home, building of a portfolio of rental income properties, or for sale condominiums.

The members of Huron Creek have long-time affiliations with local and national organizations and initiatives including: WRHBA, OHBA, Tarion, and Energy Star initiatives.



HURONCREEK.COM