

BLACK CREEK

— A Parkbridge Community —

VIP BROKER EXCLUSIVE
FIRST LOOK

PROJECT SNAPSHOT

BLACK CREEK
— A Parkbridge Community —

- Community: Black Creek
- Developer: Parkbridge (a QuadReal Company)
- Location: Stevensville, ON – Minutes from Niagara and the US border
- Number of Homes in Expansion: 16 Home Sites
- Home Type: Detached Bungalows
- Home Size: 1,100 sq. ft., 2 beds + 2 baths)



ABOUT PARKBRIDGE

BLACK CREEK
— A Parkbridge Community —

- Who We Are: Mission and Values
- Commitment to Quality and Resident Satisfaction
- Our Award Highlights
 - Multi-Year Finalist (2019 – 2025)
 - Best Customer Experience British Columbia (2022, 2024)
 - Best Customer Experience Canada (2024)



ABOUT PARKBRIDGE

BLACK CREEK

— A Parkbridge Community —

Attainable housing,
vibrant communities

Vertically integrated, we are a leading Canadian developer of high-quality, exceptional-value housing and an owner-operator of 90 residential and resort communities in six provinces from coast to coast.

Communities Across Canada



ABOUT FORT ERIE

BLACK CREEK

— A Parkbridge Community —

- Quick access to Niagara Falls for world-class attractions and entertainment.
- Direct US access via the Peace Bridge to Buffalo, ideal for cross-border work, travel, and shopping.
- Minutes from Niagara wine country in the Niagara Peninsula, with vineyards, tastings, and scenic countryside.
- Relaxed small town lifestyle with waterfront living along Lake Erie and the Niagara River.
- Strong growth and employment opportunities, supported by expanding local industry, tourism, and cross-border business.



ABOUT NIAGARA REGION

BLACK CREEK

— A Parkbridge Community —

- GO Transit Expansion Projects
- New South Niagara Hospital
- Niagara District Airport Project
- Toronto to Port Weller, St. Catharines Hoverlink (Hover Craft Commuting)



WHAT IS LAND LEASE?

People own their home without buying the land, making it typically more affordable to purchase than traditional freehold homes.

It is an ideal housing solution for active adults who are looking to maintain and build equity while freeing up money for life's other priorities, or to enter the homeownership market and start building equity, without the price tag and required down payment of a freehold home.

BLACK CREEK — A Parkbridge Community —



TOP 5 REASONS TO CHOOSE LAND LEASE

BLACK CREEK
— A Parkbridge Community —

1. More Affordable Entry Into Homeownership

Own the home without buying the land — making purchase prices lower than traditional freehold homes.

2. Build Equity Without the Big Upfront Costs

A great option for active adults or first-time buyers who want to build equity with a smaller down payment and lower monthly costs.

3. Keep More of Your Money for What Matters

Lower upfront investment means homeowners can free up cash for travel, lifestyle, family, or retirement priorities.

4. Professionally Managed, Well-Maintained Communities

Parkbridge actively invests in infrastructure, standards, and amenities — providing consistent care and long-term community stability.

5. Quiet, Convenient Locations Close to Urban Centres

Communities are within 90 minutes of urban hubs, offering peaceful living with easy access to shopping, healthcare, and essential services.

SITE PLAN

- 12,000 Sq. Ft. Community Centre Including:
 - Fitness space with lockers and shower
 - Indoor & Outdoor Pool
 - Whirlpool Spa and Swedish Saunas
 - Library
 - Games Room
 - Tennis Courts
 - Horseshoe Pits
 - Shuffleboard Courts
 - Fully Equipped Kitchen

BLACK CREEK

— A Parkbridge Community —



AREA AMENITIES

Food & Dining

- 1 Chuck's Roadhouse Bar & Grill
- 2 Green Acres Family Restaurant
- 3 Happy Jack's Restaurant & Patio
- 4 M&J's Family Restaurant
- 5 Mae's Place
- 6 Shaggy's Pizza & Eats
- 7 The Barrel Restaurant
- 8 The Lighthouse Restaurant
- 9 The North End Diner
- 10 The Sicilian Chef
- 11 Tim Hortons
- 12 Scuttlebutt Tap & Eatery
- 13 Southsides Patio Bar & Grill
- 14 Stacked Pancake & Breakfast House

Shopping

- 15 Bulk Barn
- 16 Canadian Tire
- 17 Dollarama
- 18 Langdon Hardware
- 19 Fort Erie Hardware
- 20 LCBO

- 21 Niagara Premium Outlet Mall
- 22 No Frills
- 23 Shoppers Drug Mart
- 24 Sobeys
- 25 Stevensville Grocery
- 26 Walmart Supercentre
- 27 Winners

Attractions & Recreation

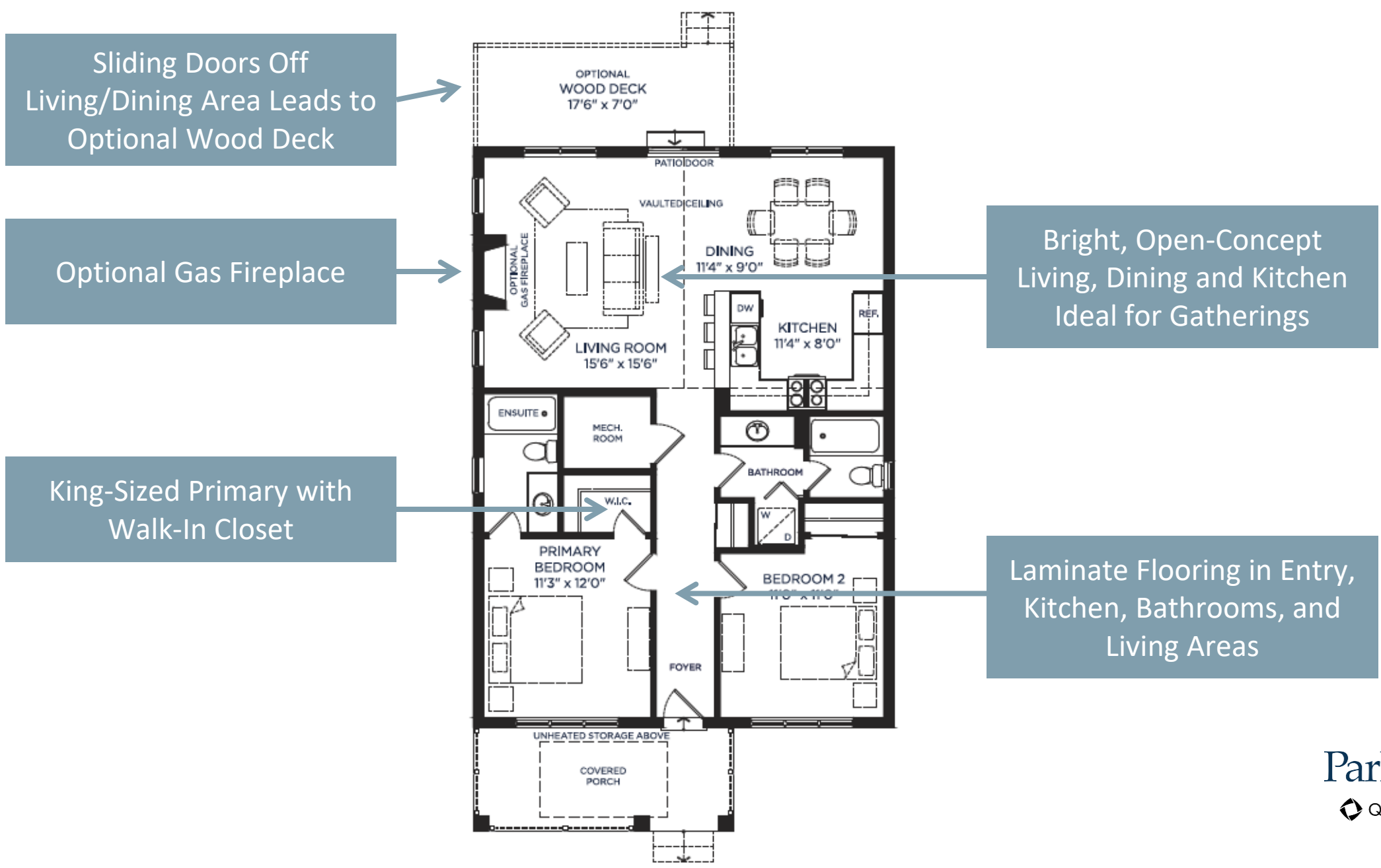
- 28 Canada/US Border
- 29 Delta Bingo & Gaming
- 30 Fallsview Casino
- 31 Fort Erie Golf Club
- 32 Inniskillin Wines
- 33 Niagara National Golf & Country
- 34 Niagara River Parkway
- 35 Old Lake Erie Beach Park
- 36 Peller Estates Winery
- 37 Ravine Vineyard Estate Winery
- 38 Reif Estate Winery
- 39 Rolling Meadows Golf & Country Club
- 40 Safari Niagara

H Greater Niagara General Hospital



EVERGREEN A

2 BEDROOM | 2 BATH | 1,100 SQ. FT.



Sliding Doors Off Living/Dining Area Leads to Optional Wood Deck

Optional Gas Fireplace

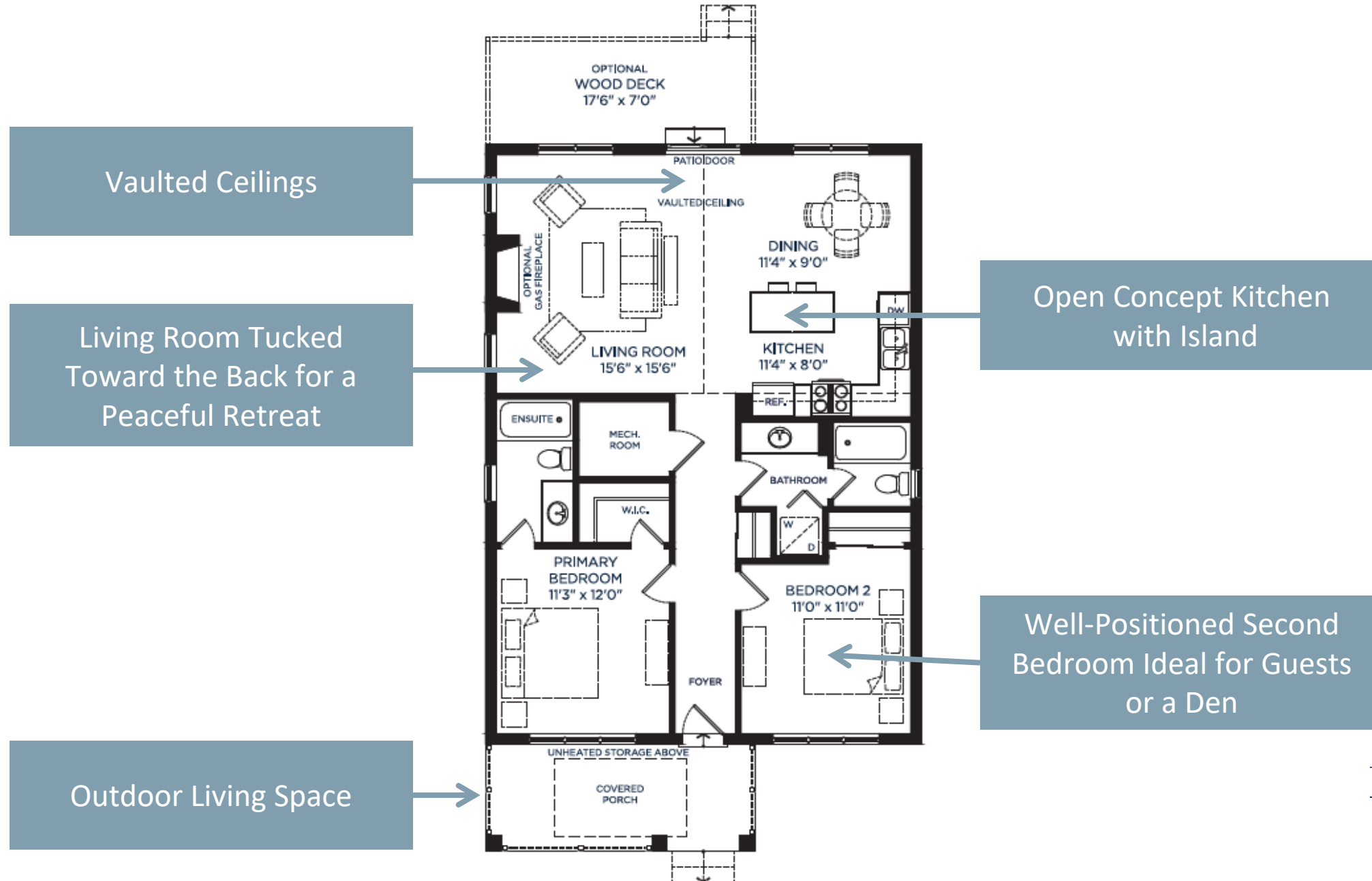
King-Sized Primary with Walk-In Closet

Bright, Open-Concept Living, Dining and Kitchen Ideal for Gatherings

Laminate Flooring in Entry, Kitchen, Bathrooms, and Living Areas

EVERGREEN B

2 BEDROOM | 2 BATH | 1,100 SQ. FT.



STANDARD INTERIOR FINISHING PACKAGES

MIST

FLOORING



Torlys Avenue- Colorado Oak

PAINT



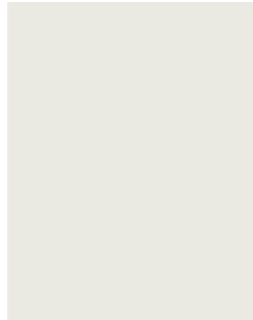
Chantilly Lace

BEDROOM
CARPET



Beach shell

MELAMINE
CABINETRY



Bowery - White

LAMINATE
COUNTERTOP



FX Calacatta Marble Etchings

HARDWARE



Brushed Nickel

WILLOW

FLOORING



Torlys Avenue- Bowery Oak

PAINT



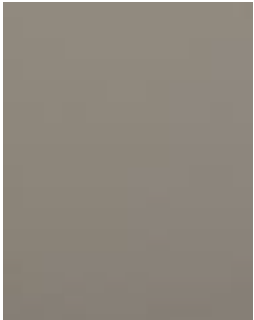
Chantilly Lace

BEDROOM
CARPET



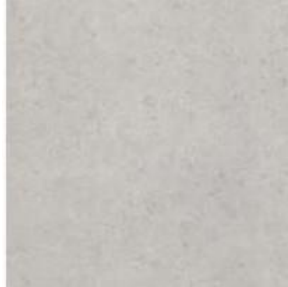
Sandy Beige

MELAMINE
CABINETRY



Bowery - Pewter

LAMINATE
COUNTERTOP



White Shalestone Scovato

HARDWARE



Brushed Nickel

CYPRESS

FLOORING



Torlys Avenue- Artesia Oak

PAINT



Chantilly Lace

BEDROOM
CARPET



Mystic Beige

MELAMINE
CABINETRY



Bowery - Sage

LAMINATE
COUNTERTOP



Cararra Bianco Etchings

HARDWARE



Brushed Nickel

NEXT STEPS

BLACK CREEK
— A Parkbridge Community —

- How to Secure Your Spot
- Book One-on-One Appointment with Kassandra
- Email Coming to Secure Your Appointment
- Contact Us:
Kassandra Dobson blackcreekhomes@quadreal.com
416.991.7412
Register at BlackCreekHomes.com



NEXT STEPS

BLACK CREEK
— A Parkbridge Community —

Access our Broker Portal
[Blackcreekhomes.com/broker-portal/](https://blackcreekhomes.com/broker-portal/)



Password: BlackCreekVIP

THANK YOU

BLACK CREEK
— A Parkbridge Community —

Parkbridge
A  **QuadReal** COMPANY