

LUXURY
has a new name!





NEW HOME COMMUNITY
AFTER YOUR OWN HEART



NESTINGS

LUXURY BUNGALOW LIVING
SIMCOE • ONTARIO





STEP INTO
your
BACKYARD!

Imagine your new home in a storybook setting, backing onto forested ravines carved out into the landscape centuries ago just waiting to be discovered by you.

Your new home community embraced by the neighbouring tall trees as if they're welcoming you into the safety of their sanctuary.



ONTARIO'S PLAYGROUND

Surrounded by Provincial Parks and Green Space. Outdoor Recreation at Ontario's Playground is Limitless. Birding, Hiking, Camping and Cycling are a way of life at Nestings.



play NEXT DOOR TO NATURE

A private and picturesque new home community where at first sign of the sunrise you are greeted with a happy bird song. Where your backyard is part of the surrounding nature and you can enjoy a warm summer breeze carrying the sweet scent of pine through the air.



THE RELAXED **find** LIFESTYLE YOU ALWAYS WANTED

A short drive from Hamilton, Brantford, Paris, Niagara Region and the GTA This hidden gem is known for its proximity to the beaches of Port Dover, slow-pace living, vibrant and diverse lifestyle and affordability, making the Ontario's Garden a unique place to Live, Work and Play!

DISCOVER NESTINGS,
Luxury Bungalow Towns in Simcoe,
where smart birds build their nest.



RAVINES

PROTECTED FORESTED AREA

LAKE ERIE

PROTECTED FARM FIELD

NORVIEW LODGE

URBAN BOUNDARY



SHOPPING



3 MINUTES BY CAR

RESTAURANTS



3 MINUTES BY CAR

PLAYGROUNDS



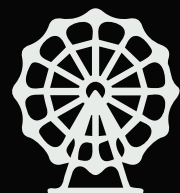
3 MINUTES BY CAR

BIKING LANES



1 MINUTE WALK

FAIRGROUNDS



6 MINUTES BY CAR

THEATRE



1 MINUTE BY CAR

PUBLIC TRANSIT



1 MINUTE WALK

INDOOR RECREATION



3 MINUTES BY CAR

FARMER'S MARKET



6 MINUTES BY CAR

COFFEE



3 MINUTES BY CAR

SCHOOLS



4 MINUTES BY CAR

PARKS



3 MINUTES WALK

live LIFE REDEFINED AT NESTINGS

LUXURY BUNGALOW TOWNS!

Serenely located in a superb pocket of green space, minutes to shopping, groceries, entertainment, sports venues, dining, parks, schools, walking trails and public transportation, Nestings is walking distance to many vibrant amenities your heart desires.

At Nestings, You don't just get a new home. You get an exclusive way of life filled with opportunities to enjoy nearby amenities in a comfortable community.



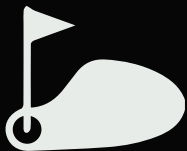
YOUR HOME 15 MINUTES FROM HERE

Whether you're out for a short shopping trip, off to work, looking for one of the many adventures, or traveling abroad. Nestings is ideally located to provide quick and easy access to hwy 24 to take you in any direction and to any destination.



Beaches

15 Minutes To Beaches Of Port Dover



Golfing

10 Minutes To Golf Course



Hwy's

50 Minutes To Hamilton
75 Minutes To Toronto
90 Minutes To Brampton



Port Dover

12 Minutes To Port Dover Harbour
And Boating



Intl. Airport

48 Minutes To John C. Munro
Hamilton Intl. Airport

Bring this image to life!
Click on the icon



DISCOVER

A LUXURIOUS LIFE OF **CONVENIENCE**

AND EXCITING LIFESTYLE POSSIBILITIES AT NESTINGS



Skipping the dishes?

Why not?
Living at Nestings You'll find that everything is within minutes. A variety of Restaurants, Bars, Coffee Shops, Vegetarian Friendly Restaurants, and more.



Organically Fresh.

Simcoe's Farmer's Market is mere minutes from your front door. Nestled in the town of Simcoe, Nestings offers the tranquility of a small town and the country living amenities you want.



You want urban amenities?

After all you want your new home community to fit your lifestyle. Minutes from Nestings you will find fitness facilities like a gym, yoga studio, aquatic centre and more.

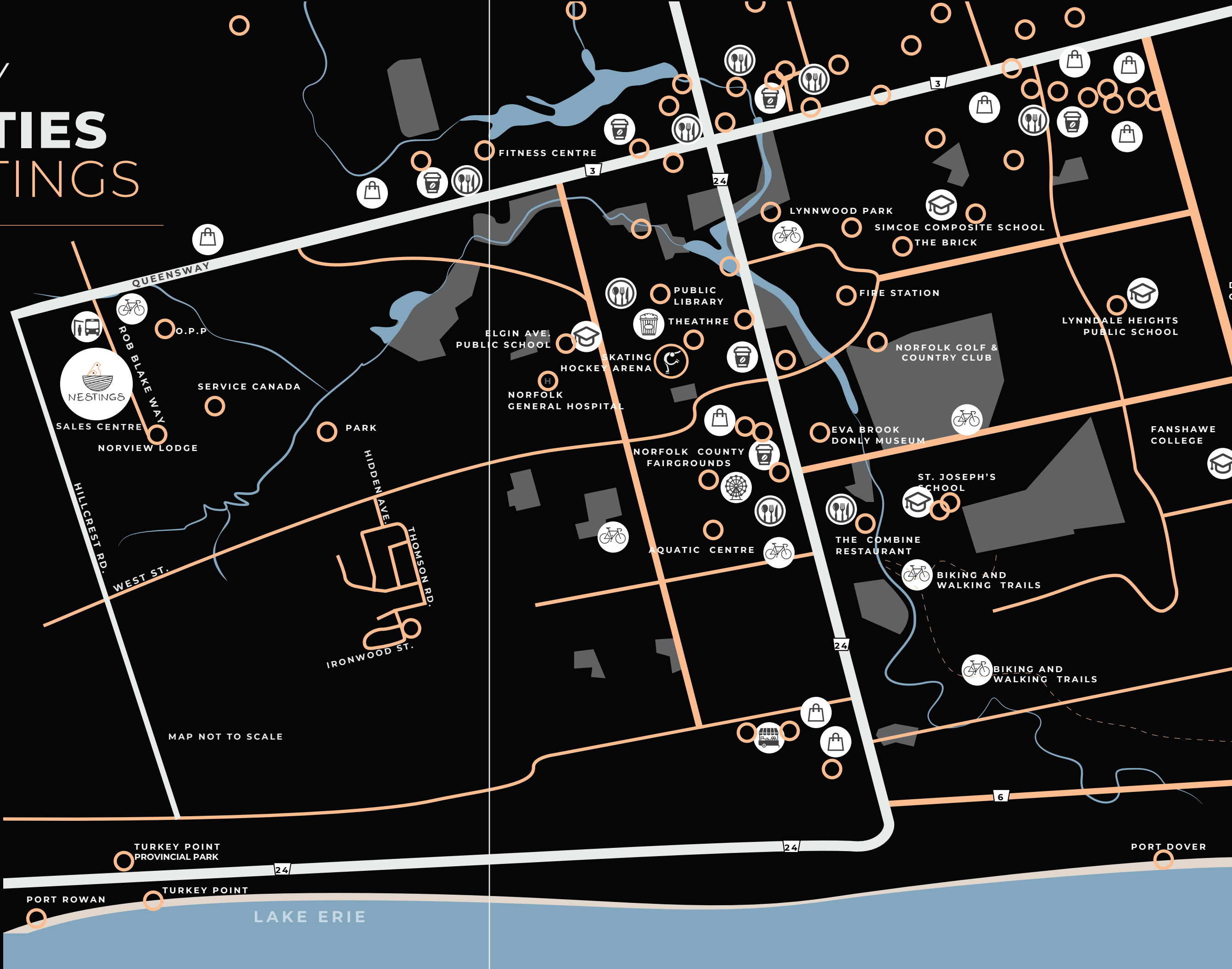


Wine and Dine?

Just a quick drive from Nestings, you'll find amazing breweries and wineries offering unique tours and tastings. You'll find sightseeing tours, art workshops observation towers, museums and more

NEARBY AMENITIES AT NESTINGS

- Shopping 
- Biking Route 
- Movie Theater 
- Skating & Hockey Arena 
- Fairgrounds 
- Restaurant 
- Coffee Shop 
- Farmer's Market 
- Public Transportation 
- Hospital 
- Education 



Map not to scale. Indicated locations are approximate. Some amenities may have not been included on this map. E. & O. E.

Experience Your Home
Before It Is Built!



Bring this image to life!
Click on the icon



Interior design and decoration such as: furniture, shelving, rugs, bedding and similar is shown for presentation purposes only and are not included with your home. Orientation of the home may be reversed and purchaser agrees to accept the same. Actual usable floor space may vary from the stated floor area. All Renderings are artists conception. Dimensions, specifications and architectural detailing are subject to minor modifications. E.A.O.E. Brokers Protected.



NO DETAIL OVERLOOKED

This natural and private enclave of only 62 bungalow townhomes showcases premium exterior and interior features. Stunning brick and stone exteriors are tailored for a luxurious community lifestyle and welcome you home into a stylish open concept interior home design.



All Renderings are artists conception and the orientation of the homes may be reversed.
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E.A.O.E. Brokers Protected.



A HEALTHY HOME WITH COMFORT AND STYLE

Wouldn't you like to lower your home energy costs without sacrificing a thing?

Wouldn't it be great if increased comfort didn't come at the expense of increased efficiency but because of it?

Wouldn't it be the best of both worlds if you could shrink your carbon foot print yet occupy larger space?

Wouldn't you appreciate being able to express your style in a way that also makes a statement about environmental responsibility.

If You Answered **YES** To All Of The Above,
CHOOSE THE BETTER WAY TO LIVE
WITH A **NETZERO** HOME.

YOU DESERVE THE BEST!



Experience Your Home
Before It Is Built!



Bring this image to life!
Click on the icon





WELLNESS



ACCESSIBILITY



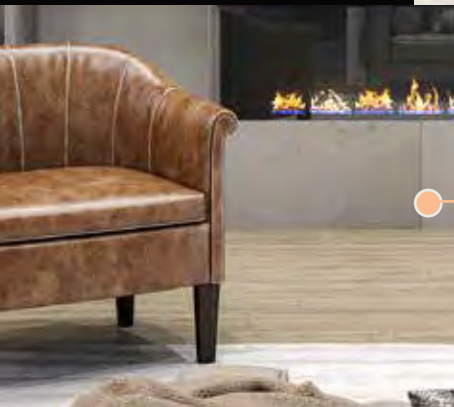
AFFORDABILITY



LOW
MAINTENANCE



COMFORT



QUALITY



HEALTHIER
LIVING



BUILDING SMART LIVING BETTER NO WASTED ENERGY

Building smart is not only good for you, it's great for the environment! The actions we take not only benefit your house and neighbourhood directly, it helps improve the whole planet.

Feeling good about the environment and doing all we can to look after the planet is a good idea. But when you're out looking for a new home, you're looking for the right location, the right size the best comfort, construction quality and design and all for the right price.

Get a better built home, enjoy increased safety and comfort and start saving money now. It's not just good sense, owning a home at Nestings by Sinclair Homes is common sense.





Means that your new home produces as much energy as it consumes. It means your new home is more enjoyable. No cold drafts, no cold feet, healthier indoor air so you and your family members, even the furry ones can enjoy your new home at Nestings for decades to come.

NETZERO® comes standard with your Sinclair home at Nestings, so there are no additional fees or charges on your mortgage. You'll benefit from the cost savings on your monthly utilities as soon as you move in, so you can use those dollars on whatever you choose.

Life is all about the choices we make. Investing in a NETZERO home is one of the BETTER choices you will ever make.

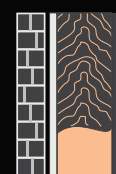
You will know it from the moment you first walk through the front door and you'll appreciate it every single day for as long as you call it home.

Our high standards, quality of materials and understanding of the science of home construction means we build a BETTER home, so well-made that every home at Nestings is Next Generation of new home building and a home of tomorrow.



healthy living

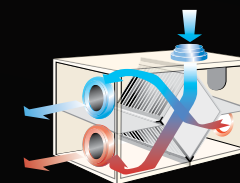
is not only about diet and exercise. It is about the choices we take to improve your indoor and outdoor living space.



NO DRAFTS OR TEMPERATURE SWING
BETTER INSULATED EXTERIOR WALLS



ENJOYABLE HOME IN ANY SEASON
COLD CLIMATE HEAT PUMP



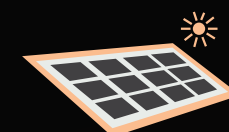
HIGHER AIR QUALITY
ELIMINATE MOLD BUILDUP WITH ERV ENERGY RECOVERY SYSTEM



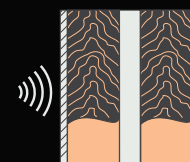
ENERGY SAVINGS WITH ADVANCED HEAT PUMP WATER HEATER



HOME OF TOMORROW
CONTROL YOUR HOME CLIMATE FROM YOUR MOBILE DEVICE



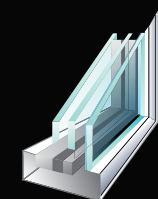
GIVING BACK PAYS OFF
RENEWABLE ENERGY FOR YOUR HOME AND YOUR COMMUNITY



QUIETER HOME
NOISE REDUCING PARTY WALL



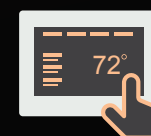
MORE MONEY IN YOUR POCKET
LED LIGHTING COMBINED WITH ENERGY EFFICIENT APPLIANCES



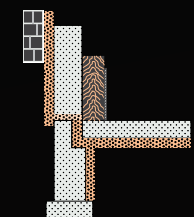
ZERO CONDENSATION
REGULATE TEMPERATURE AND PROTECT YOUR FURNITURE FROM UV WITH TRIPLE GLAZED WINDOWS



MORE COMFORTABLE HOME
WARMER, ADEQUATELY VENTILATED HOME



HEALTHIER LIVING SYSTEMS
ADVANCED PROGRAMMABLE ENERGY SAVINGS SYSTEM



COMFORTABLE HOME
NO COLD FEET NO COLD BASEMENTS WITH UNDER THE CONCRETE SLAB AND STATE OF THE ART INSULATION TECHNIQUES

Illustrated features and components of a healthier home are loose representations and not be used as actual system, mechanical or construction drawings.

AFFORDABLE LUXURY LIVING

HAS NEVER BEEN
MORE IN STYLE!

An exclusive collection of luxury bungalow and bungalow townhomes with spacious 1, 2 and 3 bedroom layouts ranging from 1140 sq.ft. – 1780 sq.ft. are a true reflection of convenience, style, function and home comfort.

Regardless if you're downsizing and looking for a quality built home or if you're a growing family and are looking for that perfect stylish home that will last you for decades. At Nestings there is a home design for every lifestyle.



Experience Your Home
Before It Is Built!



Bring this image to life!
Click on the icon



EXPLORE
COMFORTABLE
LUXURIOUS LIVING

The comfort and style combined with convenient features such as main floor laundry, main floor ensuite and the master bedroom on the main floor provide privacy and efficient living. Direct access to your backyard and your patio from your living room offers expansive outdoor living during warm summer months and throughout the year.

While the stylish and included luxury interior features will make your new home at Nestings more enjoyable.



Main Floor
Laundry



Luxurious
Kitchen Cabinets



Included
Kitchen Island



Included 6pcs
Premium Appliance
Package



Vaulted
Ceilings
(Loft Design)



Choice of 1 or 2
Car Garages



Granite or Quartz
Counter Tops



Main Floor
Ensuite



9' Ceilings



Home Designs
With Included
Loft



Tile Flooring
(as per plan)



Carpet-free Flooring
(as per plan)



High Speed Fibre
Optic Internet



Main Floor
Living

Experience Your Home
Before It Is Built!



Bring this image to life!
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WORK FROM HOME **BUNGALOFT** OFFICE

WHAT IS A BUNGALOFT?

A home with main floor living with the advantage of a second level space that overlooks the main areas, such as the kitchen or living room.

ADDITIONAL LIVING SPACE

Having the extra space upstairs is ideal for homeowners who want the feeling of open concept and the comfort of a bungalow with an extra bathroom and bedroom for visitors, growing families, grand-babies or a home office.

A LOFT WITH A VIEW

The loft feature of a bungalow is a fresh modern design that offers versatile architecture, which provides families with a more inclusive lifestyle and a feeling of togetherness.

VAULTED CEILINGS

One of the most attractive features of bungalow living is the eye catching vaulted ceilings that provide a feeling of large open space, extremely functional, appealing and envious architectural features not to mention the feeling of luxurious lifestyle and the feeling of a large space.

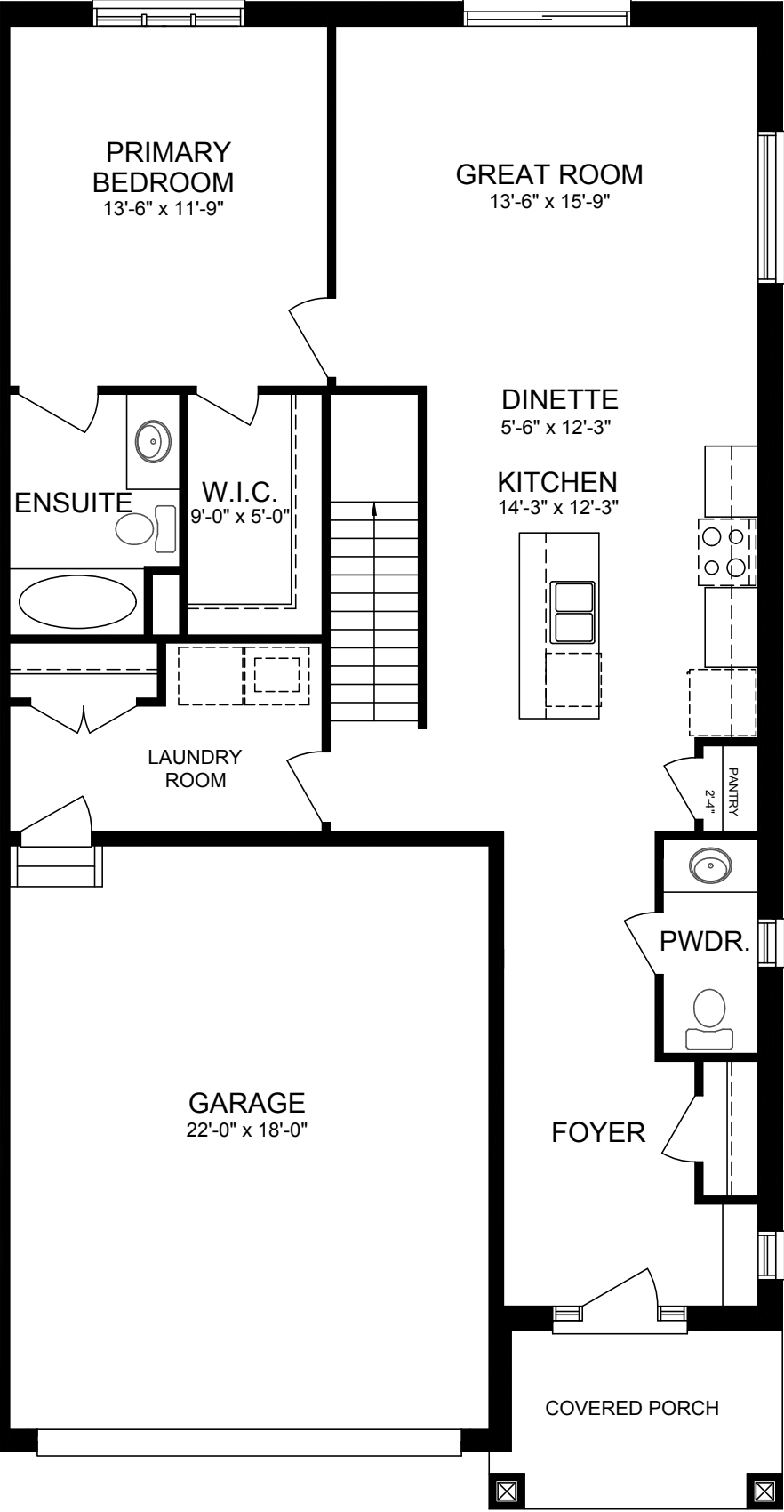


INTRODUCING THE RAVINE

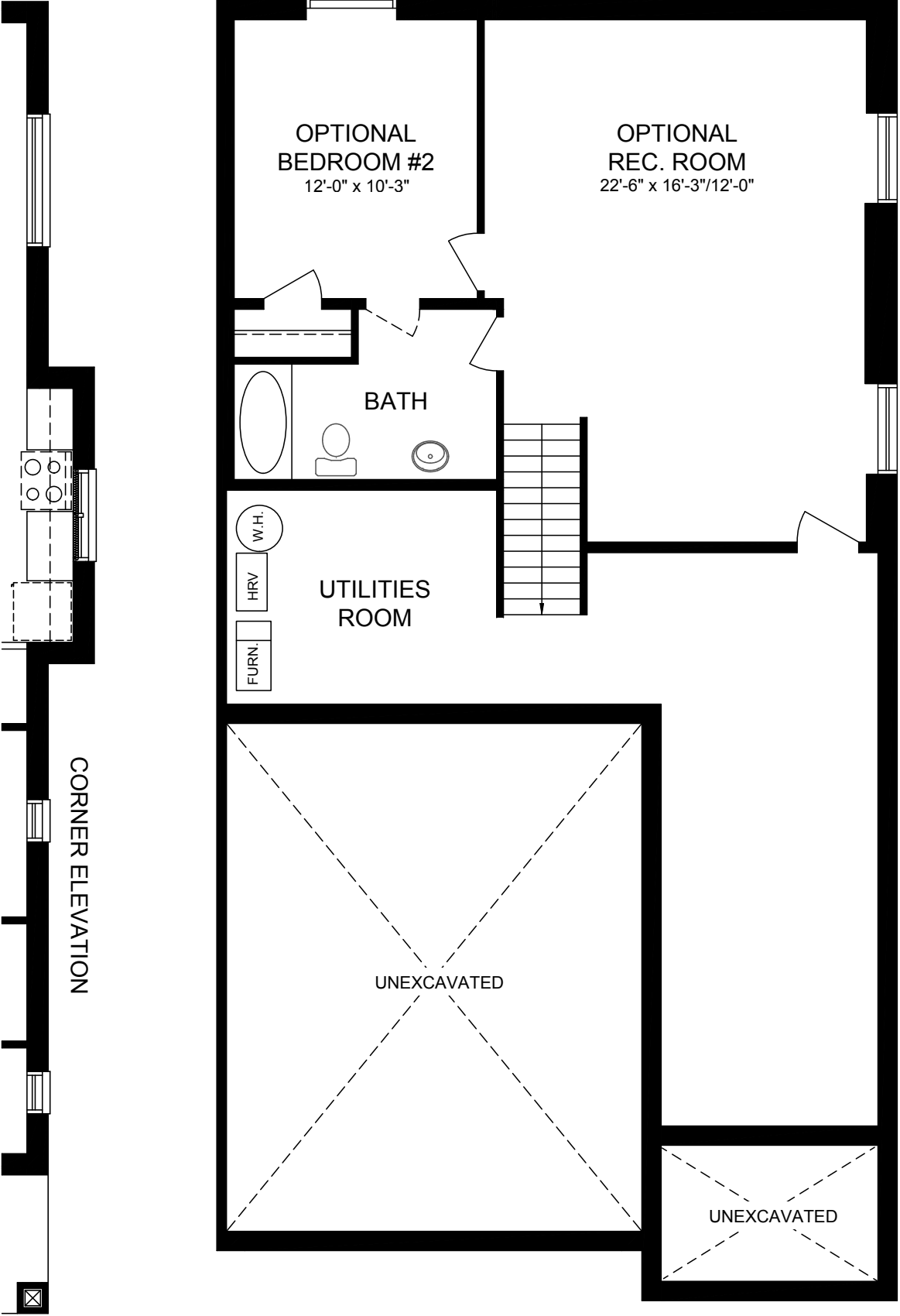
BUNGALOW TOWNS COLLECTION

A unique series of 61 luxury bungalow and bungalow loft one, two & three bedroom townhomes with one or two car garages. Elegantly designed interiors with high-end features and finishes with unobstructed views of forested green space backing onto ravines.



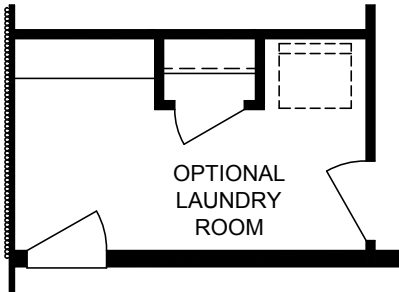


MAIN FLOOR
1140 SQ.FT.

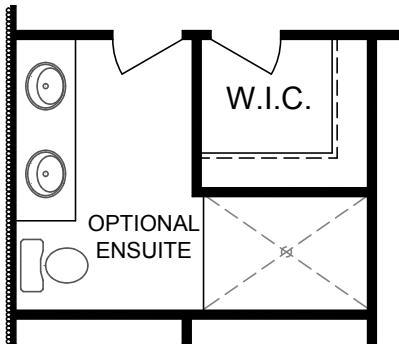


OPTIONAL FINISHED BASEMENT
631 SQ.FT.

OPTIONAL LAUNDRY ROOM LAYOUT



OPTIONAL ENSUITE LAYOUT



THE MEADOWLARK
PREVIOUSLY KNOWN AS THE BUTTERNUT
1140 SQ.FT.

1

1.5

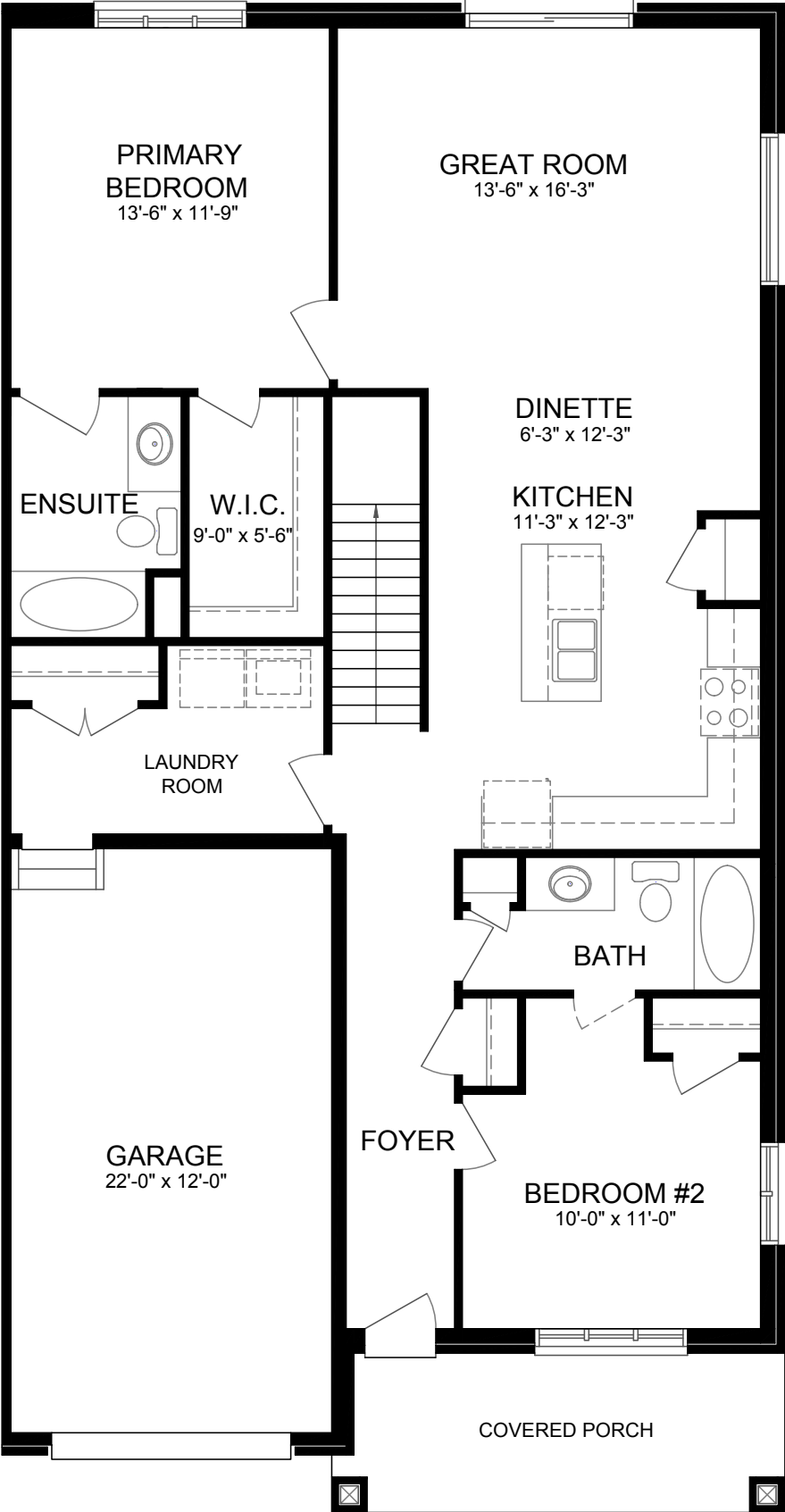
2

NESTINGS
LUXURY BUNGALOW LIVING
SIMCOE • ONTARIO

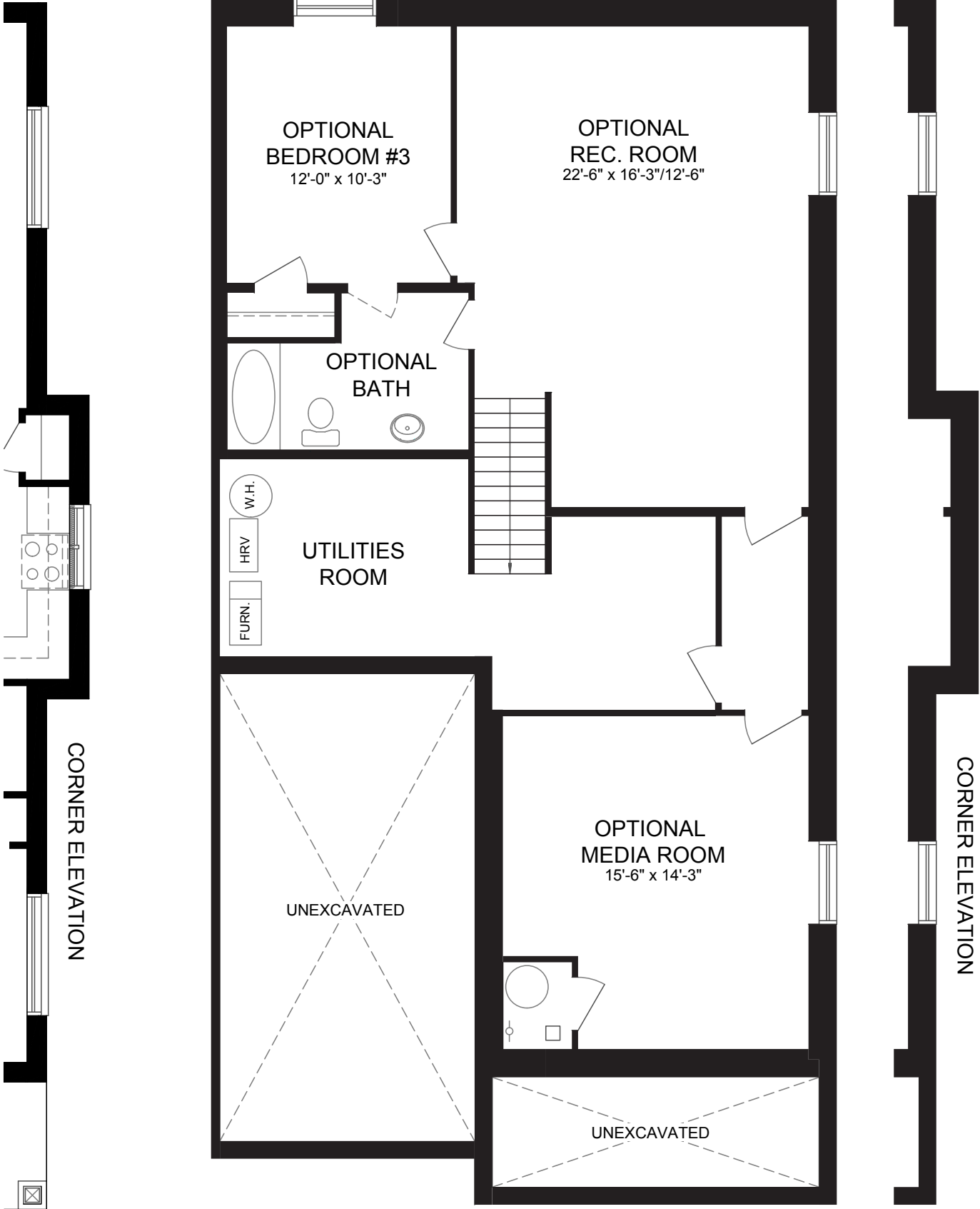
INTERACTIVE VIRTUAL TOUR
Click on the virtual tour icon to explore your home before it is built.

VIRTUAL TOUR BASED ON THE FALCON

Orientation of the home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrances due to grading variance. Actual usable floor space may vary from the stated floor area. All Renderings are artists conception. Dimensions, specifications and architectural detailing are subject to minor modifications.

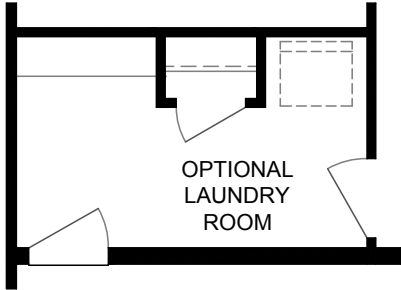


MAIN FLOOR
1262 SQ.FT.

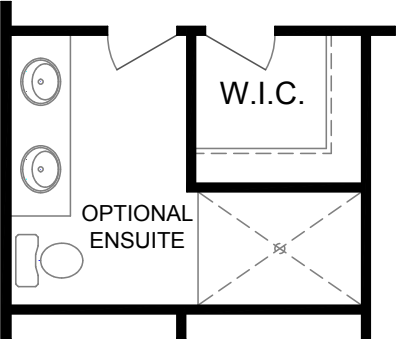


OPTIONAL FINISHED BASEMENT 615 SQ.FT.
+ OPTIONAL MEDIA ROOM 298 SQ.FT.

OPTIONAL LAUNDRY ROOM LAYOUT



OPTIONAL ENSUITE LAYOUT



THE SPARROW

PREVIOUSLY KNOWN AS THE CHESTNUT

1262 SQ.FT.

2

2

1

NESTINGS
LUXURY BUNGALOW LIVING
SIMCOE • ONTARIO

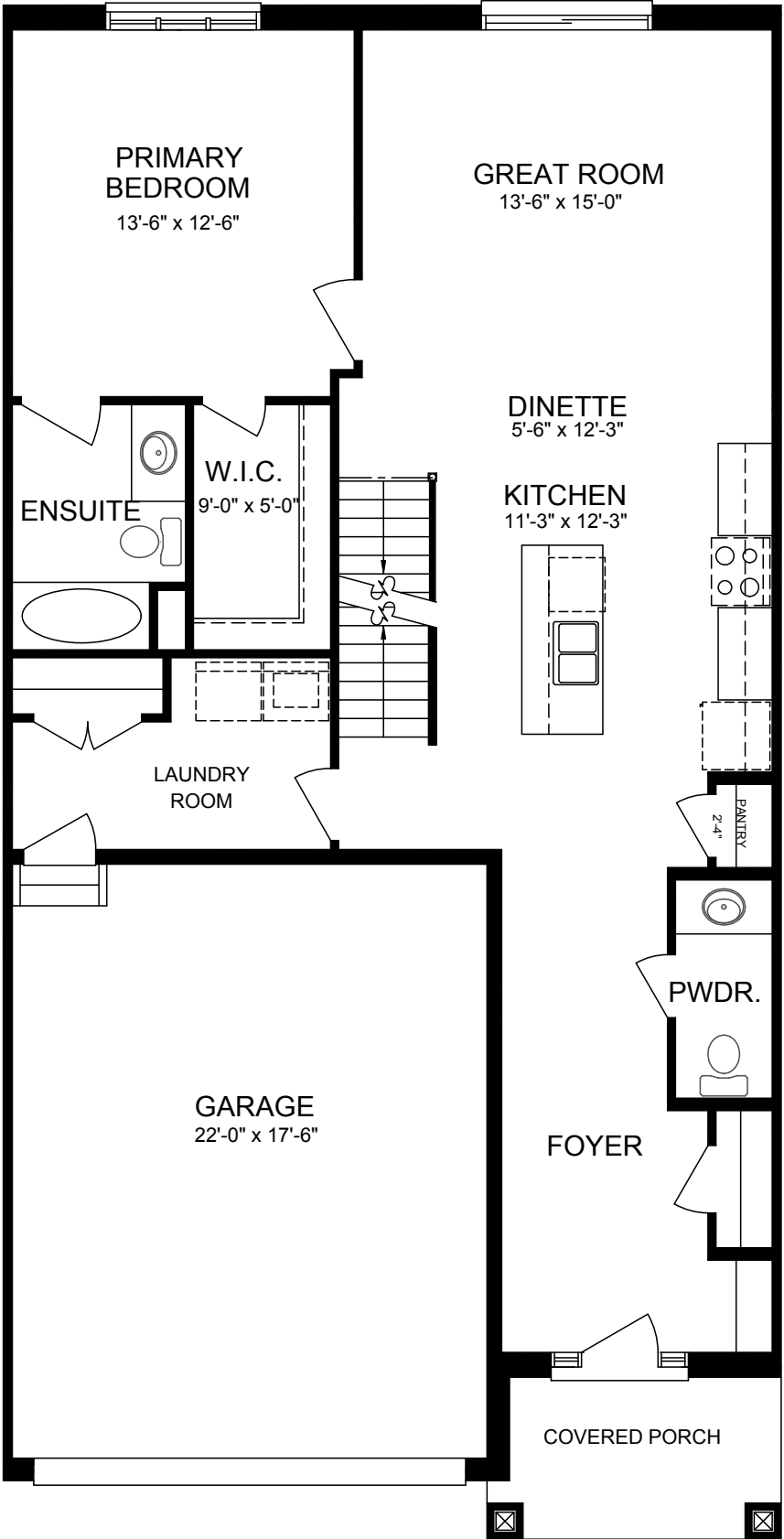
360°
VIRTUAL
TOUR

INTERACTIVE VIRTUAL TOUR

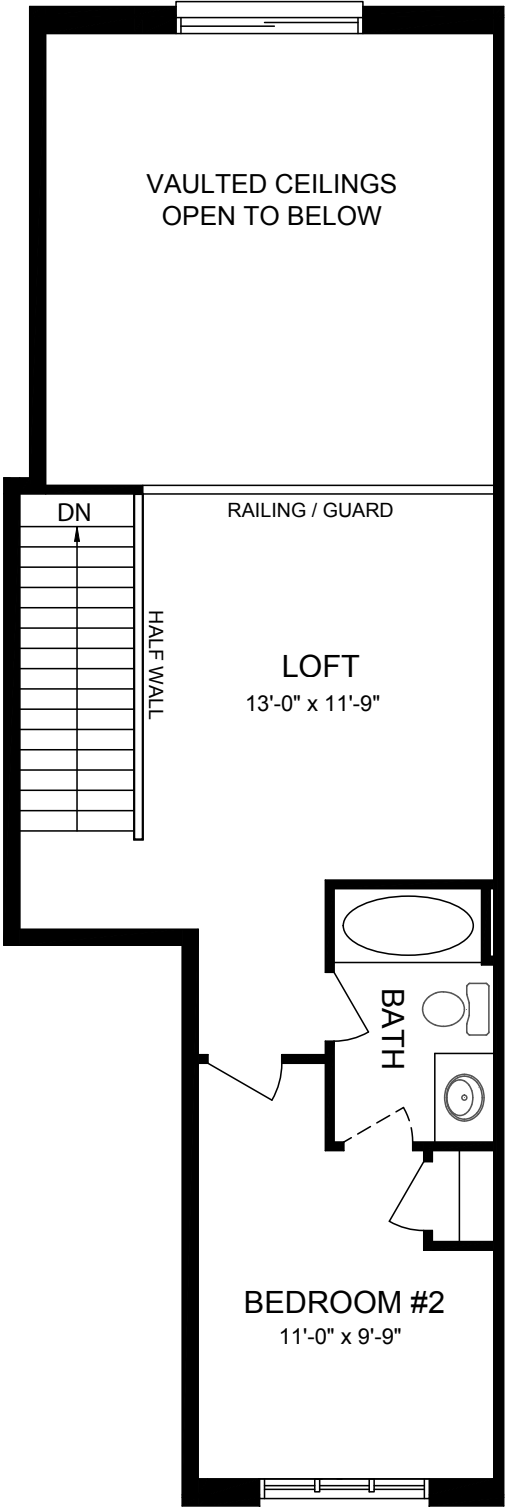
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VIRTUAL TOUR BASED ON THE FALCON

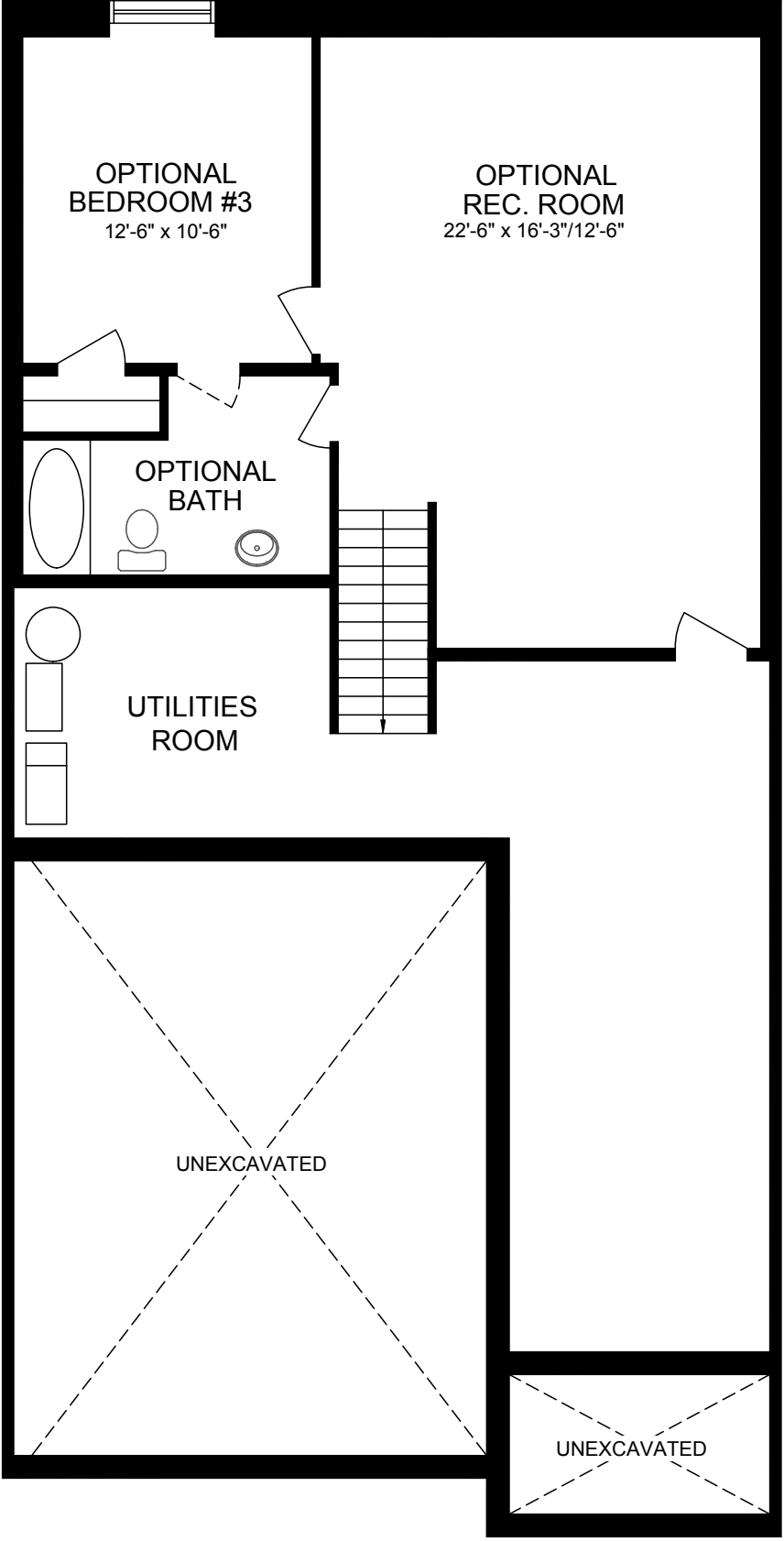
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MAIN FLOOR
1111 SQ.FT.

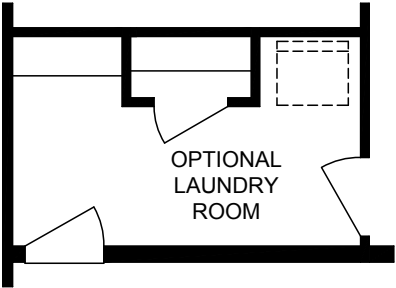


LOFT
485 SQ.FT.

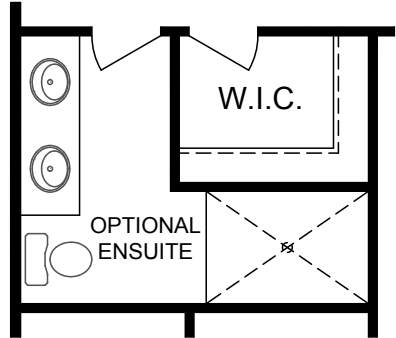


OPTIONAL FINISHED BASEMENT
609 SQ.FT.

OPTIONAL LAUNDRY ROOM LAYOUT



OPTIONAL ENSUITE LAYOUT



THE FALCON
PREVIOUSLY KNOWN AS THE HICKORY
1596 SQ.FT.

2 | 2.5

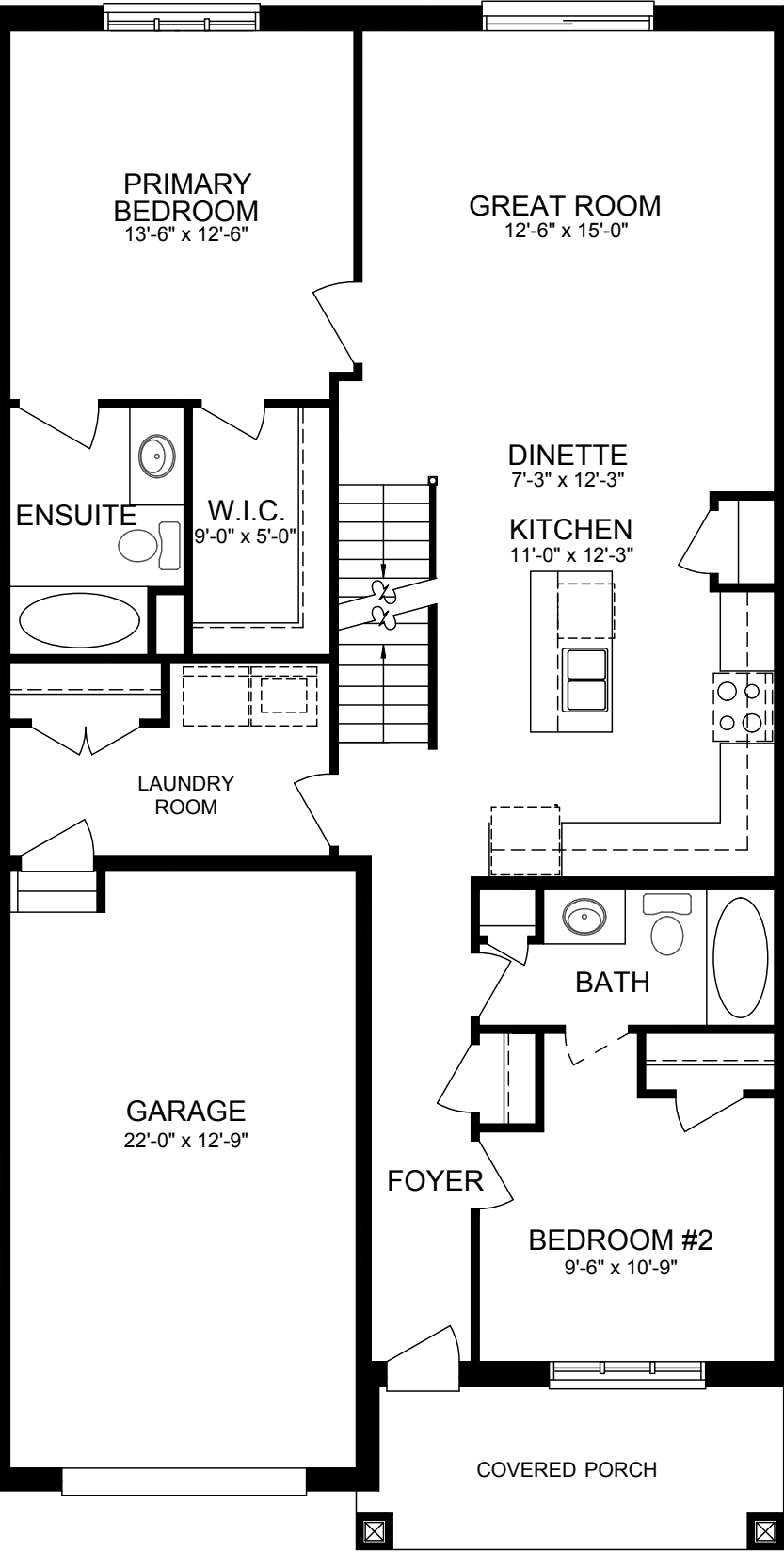
LOFT | 2



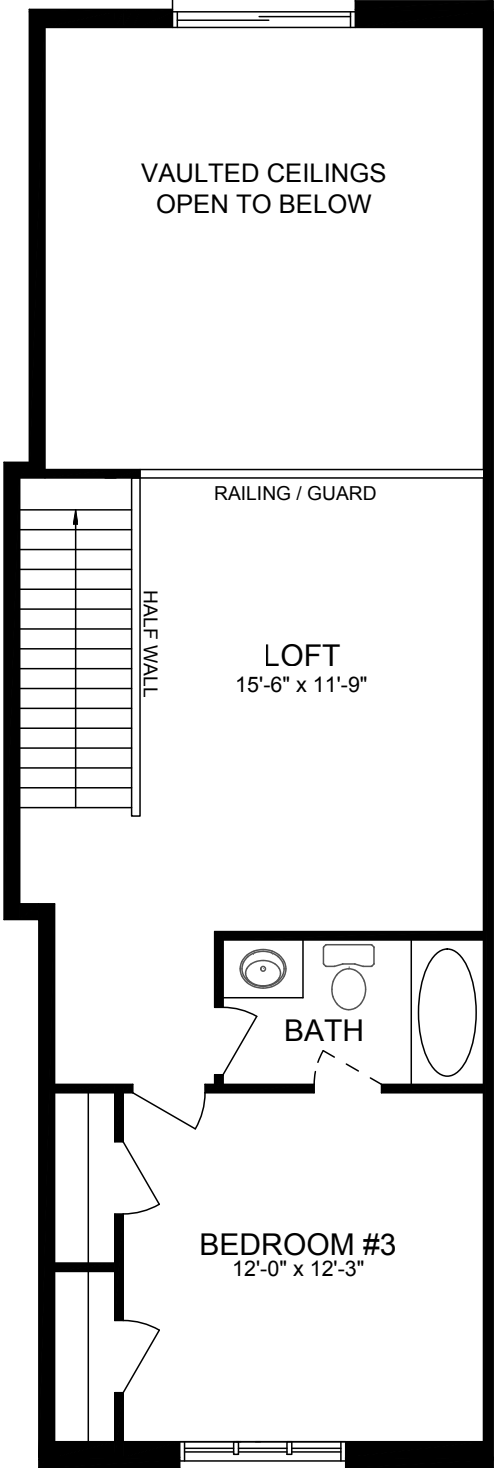
INTERACTIVE VIRTUAL TOUR
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VIRTUAL TOUR BASED ON THE FALCON

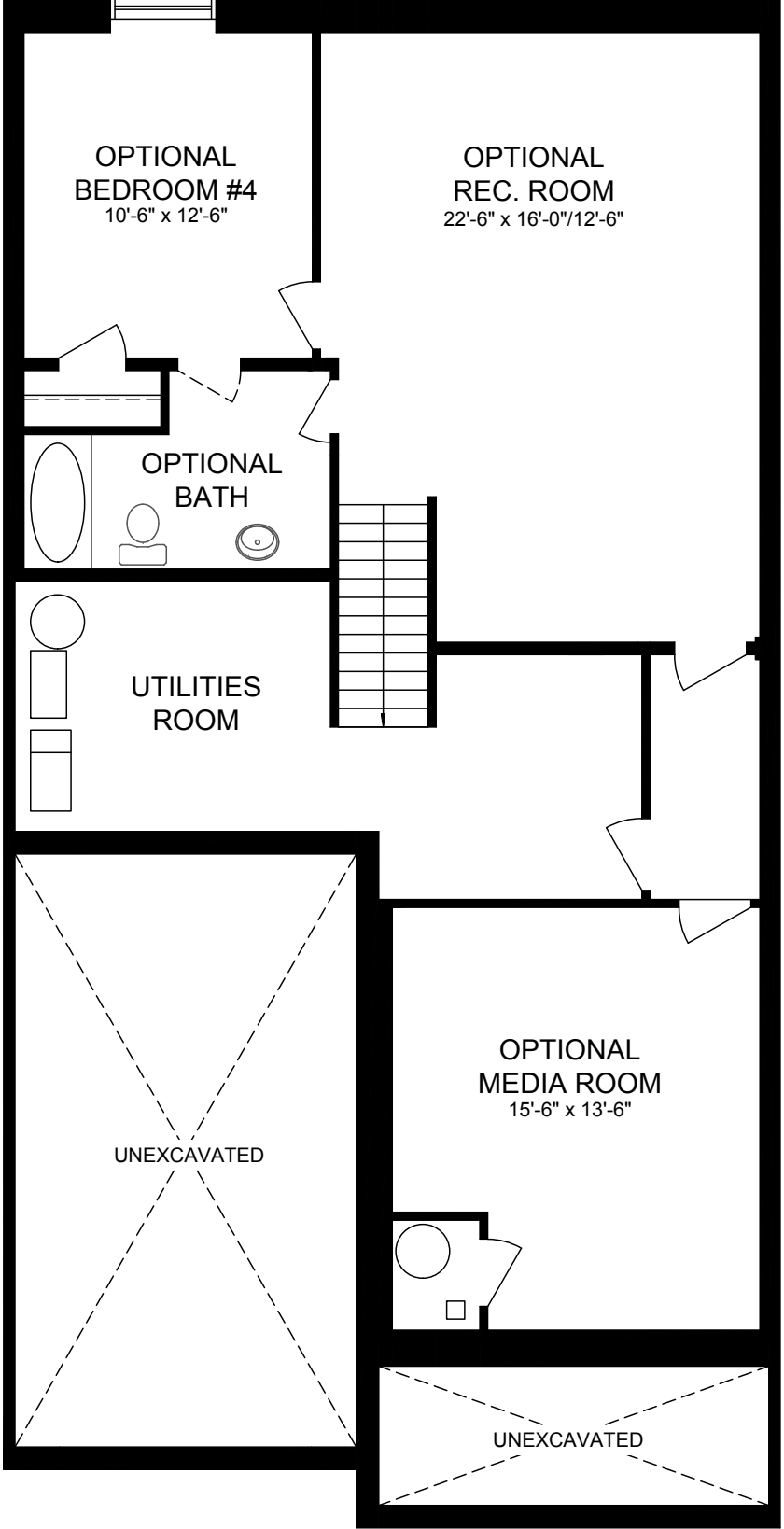
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MAIN FLOOR
1216 SQ.FT.

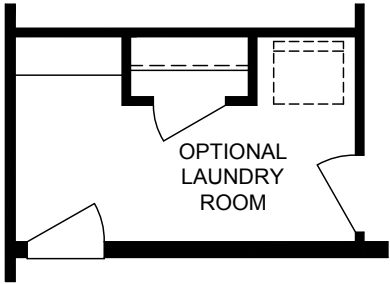


LOFT
564 SQ.FT.

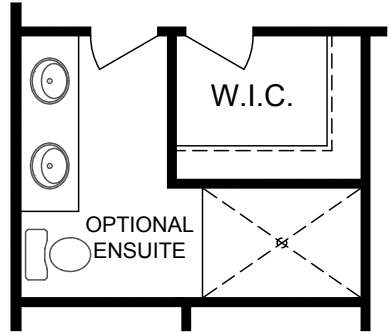


OPTIONAL FINISHED BASEMENT 609 SQ.FT.
+ OPTIONAL MEDIA ROOM 282 SQ.FT.

OPTIONAL LAUNDRY ROOM LAYOUT



OPTIONAL ENSUITE LAYOUT



THE OSPREY
PREVIOUSLY KNOWN AS THE WALNUT
1780 SQ.FT.

3	3
LOFT	1



INTERACTIVE VIRTUAL TOUR

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VIRTUAL TOUR BASED ON THE FALCON

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NESTINGS INCLUDED QUALITY FEATURES

Net Zero

- Up to 80% more energy efficient than a new code built home.
- Solar panels on roof
- 2” spray foam under all basement floors
- 2” spray foam to all exterior basement walls incl ring joists.
- All walls R34
- All ceilings R60 (incl vaulted ceiling)
- Cold Climate Heat Pump for heating and cooling
- Heat Pump Water Heater
- Whole Home Energy Monitoring system

Exterior Features

- Stone & Brick exteriors*
- Lifetime warranty Architectural shingles
- Professionally landscaped gardens
- Maintenance free aluminum soffit, fascia & seamless eaves trough
- 12’ x 12’ rear yard patio
- 10’ x 6’ privacy fence between homes
- Finish coat asphalt driveway
- Engraved address stone for every home

Interior Features

- 9’ ceilings to main floor
- Flat finish ceilings throughout
- High quality Laminate floors to living area
- Larger stair treads
- Main floor laundry room in all homes

Kitchen

- Quartz or granite counter tops
- Undermount Stainless Steel double bowl sink
- Moen plumbing fixtures

- Soft close drawers**
- Pantry in every kitchen

Bathrooms

- Quartz or granite counter tops
- Undermount porcelain vanity sink
- One piece acrylic tub & shower units
- Lifetime Guarantee Moen plumbing fixtures
- Ceramic tile to bathroom floors
- Mirrors above all bathroom sinks

Foundation

- 10” poured concrete foundation
- Foundation wrapped with waterproofing membrane with weeping tile and sealed sump.
- Poured concrete basement floor, garage floor & front porch

Windows & Doors

- Triple pane Architectural series windows & doors to main floor and loft
- Oversized 24” x 47” basement windows
- 1 basement egress window per unit
- Insulated steel front and garage man door
- Craftsman style garage doors with windows

HVAC

- Cold Climate Heat Pump
- Exhaust ducted Energy Recovery Ventilator with ECM motor
- Honeywell prestige smart thermostat (internet / app capabilities)
- Kitchen hood fan vented to exterior
- Dryer vented to exterior
- High efficient rental heat pump water heater

Plumbing

- Backflow prevention valve on main sewer
- Drain Water Heat Recovery unit
- 3 piece rough-in in basement
- Moen plumbing fixtures chosen from builders samples
- 2 exterior hose faucets (garage & rear)
- PEX High quality non corroding water lines throughout
- 3 line system (softener ready)
- Waterline to fridge

Electrical

- 200 Amp service
- Whole home surge protector
- LED lighting throughout
- Electric Vehicle charger rough in
- Decora switches
- Tamper resistant Decora receptacles
- 2 exterior GFCI protected receptacles
- Interconnected smoke & CO² detectors
- ARC fault protected receptacles
- 6 data rough in locations (CAT5 or coax)
- Rough wiring for future garage door opener

Millwork

- 2 panel interior doors
- Swing doors to all closets
- Deadbolts to all exterior swing doors
- Oak railings and handrails**
- 2 ¾” STEP casing
- 4” STEP baseboards
- Half walls trim capped and painted**
- 12” shelving w hanging rods to closets
- 16” shelving to pantries

Paint

- Zero VOC quality paint
- Trim painted with white or off-white semi-gloss paint
- Walls painted with 1 flat finish colour chosen from builders samples
- Railings and handrails stained to match cabinets or flooring
- All ceilings painted flat white

Flooring

- Ceramic tile to all wet areas
- Laminate floor to main floor living areas
- 400z broadloom carpet w high quality 8lb underpad in all bedroom(s)

Warranty

- 7 year Tarion Warranty Coverage included in price (Including registration fee)

General

All selections to be made from samples provided by the Builder. Plans may be reversed according to site plan. Ceilings, walls & bulkheads may be altered to accommodate mechanicals. Location of mechanical equipment may vary depending on site conditions. Prices and specifications are subject to change without notice. E. & O.E.

*as per elevation design

** as per plan



Experience Your Home
Before It Is Built!



Bring this image to life!
Click on the icon

ENJOY **NESTINGS!**

The first fully Netzero community in Simcoe, Ontario.
Where country living calls for an easy and relaxed everyday
community lifestyle, the sandy beaches are only minutes away
and the nature is at your doorstep.





At Sinclair Homes, we aim to exceed the standards and accentuate the details. We specialize in creating single-family homes for families, empty nesters, and more. Our team is known for their integrity, their experience in the industry, and their commitment to craftsmanship.

Whether you're a first-time home buyer, a family looking for room to grow, or a downsizing retiree, we have the expertise and experience to build a home that fits your lifestyle.



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