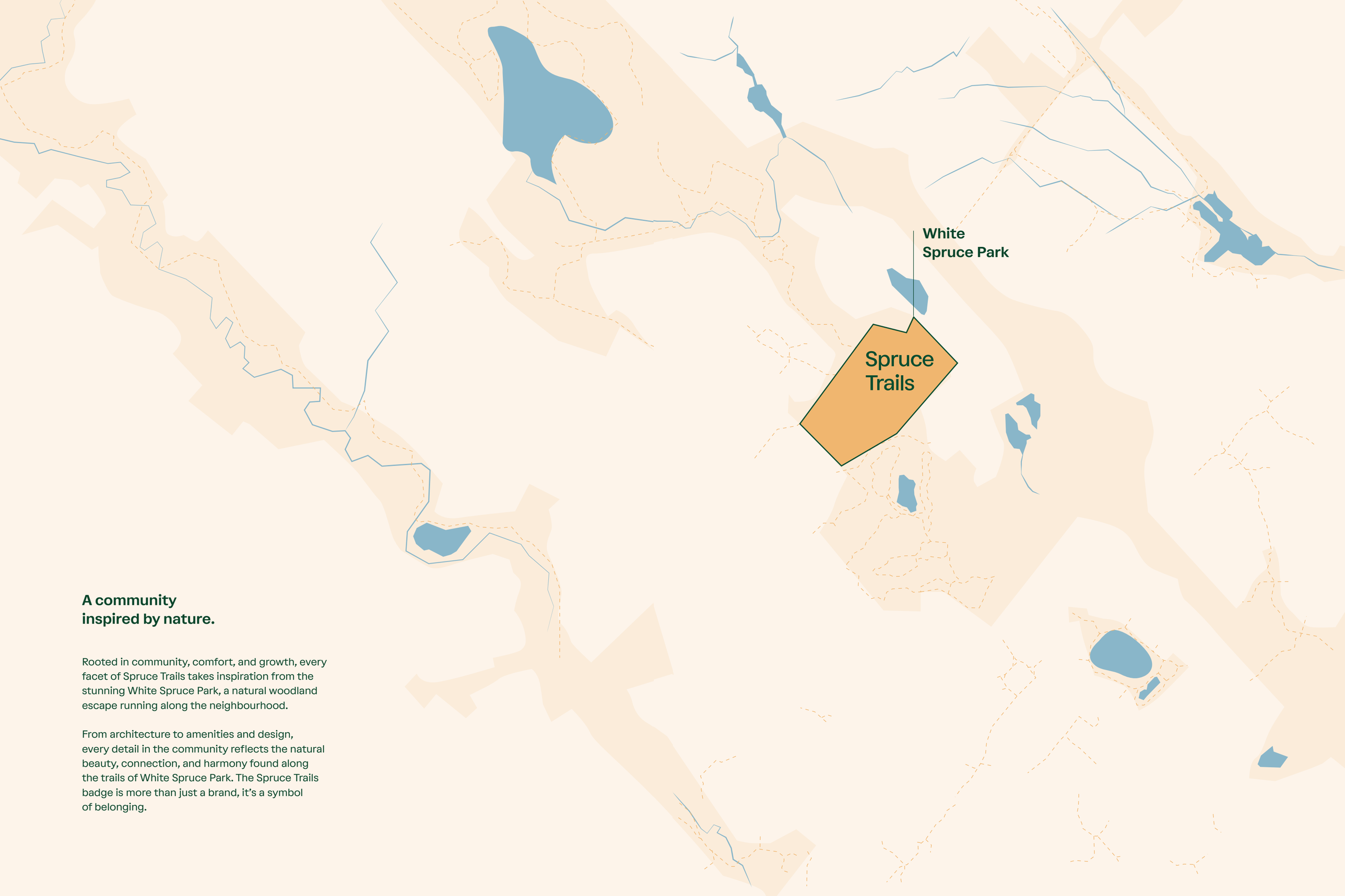
Spruce Trails

Built for beginnings.

All renderings and elevations are artist's concept only. Sizes, materials, and specifications subject to change without notice. E. & O.E. May 2026.



A community inspired by nature.

Rooted in community, comfort, and growth, every facet of Spruce Trails takes inspiration from the stunning White Spruce Park, a natural woodland escape running along the neighbourhood.

From architecture to amenities and design, every detail in the community reflects the natural beauty, connection, and harmony found along the trails of White Spruce Park. The Spruce Trails badge is more than just a brand, it's a symbol of belonging.



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Discover what life has to offer on the trails.

Spruce Trails is located in North Brampton, a growing, family-friendly neighbourhood that balances the quiet beauty of nature with the ease of urban living.

Just minutes from Highway 410, Spruce Trails offers easy access to downtown Brampton, Mississauga, and Toronto, making every commute effortless. Everyday essentials are right around the corner, with schools, grocery stores, and shopping centres like Trinity Common all nearby.

Surrounded by lush green space including White Spruce Park, Heart Lake Conservation Area, and Turnberry Golf Club, this is where weekend hikes, bike rides, and lakeside picnics are part of daily life. At Spruce Trails, you're close to everything you need, and to the people you care for most.

418 Acres of Green Space

9 Prestigious Schools

3 Public Transit Systems









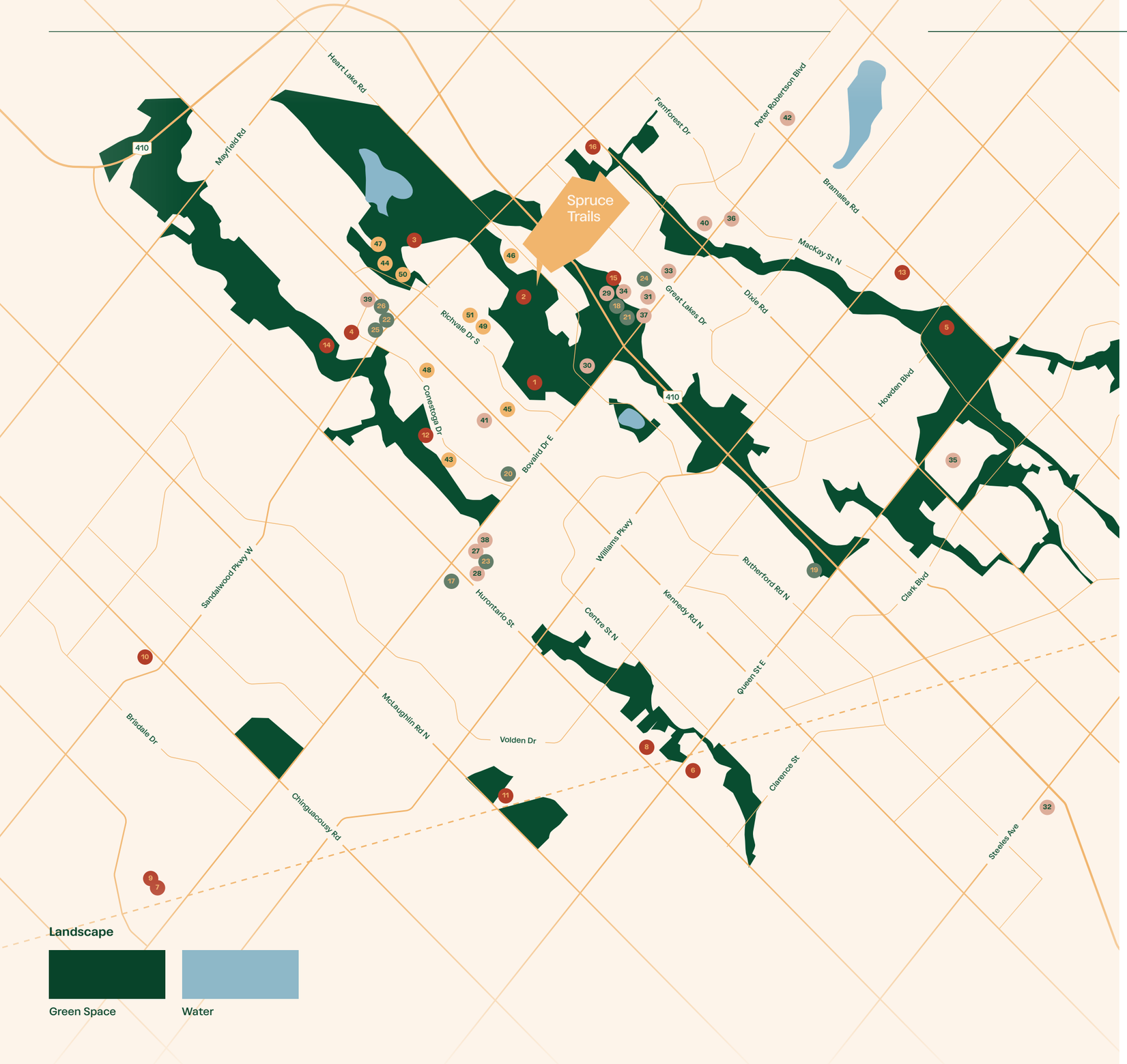




4 Shopping Centres

5 Community Centres

40 Min Drive to Downtown Toronto



Experience the ease of modern living at Spruce Trails, with schools, amenities, shops, restaurants, and everything your family needs to thrive.

Parks & Recreation

1. Turnberry Golf Club
2. White Spruce Park
3. Heart Lake Conservation Area
4. Brampton Library - Cyril Clark Branch
5. Brampton Library - Chinguacousy Branch
6. Brampton Library - Four Corners Branch
7. Brampton Library – Mount Pleasant Branch
8. Brampton Union St. YMCA Centre
9. Mount Pleasant Civic Square
10. Cassie Campbell Community Centre
11. Chris Gibson Recreation Centre
12. Jim Archdekin Recreation Centre
13. Terry Miller Recreation Centre
14. Paul Palleschi Recreation Centre
15. SilverCity Brampton
16. Brampton Soccer Centre

Shops & Services

27. Walmart Brampton Supercentre
28. Indigo
29. The Home Depot
30. RONA
31. Canadian Tire
32. Costco Wholesale
33. Shoppers Drug Mart
34. Trinity Common Mall
35. Bramalea City Centre
36. CIBC Branch
37. TD Canada Trust
38. Scotiabank
39. RBC Royal Bank
40. Brampton Fire Station 208k
41. Conestoga Medical Centre
42. William Osler Health System

Restaurants + Grocery

17. The Keg Steakhouse + Bar
18. Montana's BBQ & Bar
19. Red Lobster
20. Swiss Chalet Rotisserie & Grill
21. Starbucks
22. McDonald's
23. Fortinos
24. Metro
25. LCBO
26. Beer Store

Schools

43. Heart Lake Secondary School
44. Robert H. Lagerquist Sr. Public School
45. Notre Dame Catholic Secondary School
46. Esker Lake Public School
47. Sacred Heart Separate School
48. Saint Leonard Catholic School
49. Saint Agnes Separate School
50. Terry Fox Public School
51. PLASP Early Learning and Child Care Centre - St. Agnes

White
Spruce Park

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Welcome to the neighbourhood. Connect with nature, family, friends, and the community you call home.

Tot Lot and Sitting Area

Thoughtfully planned for families and first-time buyers, the townhomes are surrounded by quiet streets, shared green spaces, and a vibrant community park. Trails link the neighbourhood to nearby parks and recreation areas, making it easy to enjoy nature every day. At the heart of it all, the landscaped tot lot offers children a safe, playful place to explore, climb, and imagine.

It's a place where neighbours know each other, kids ride bikes until sunset, and the pace of life slows just enough to savour every moment. Here, community isn't just where you live—it's how you live.

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Come home and recharge.

Experience a community designed to support both activity and calm. Thoughtfully planned amenities create spaces for wellness, movement, and self-care right at home.

The gym and yoga room invite natural light in, creating open, welcoming areas to stay active, stretch, and recharge. Whether for a morning workout, an evening wind-down, or a quiet moment of mindfulness, these spaces support everyday balance and well-being.



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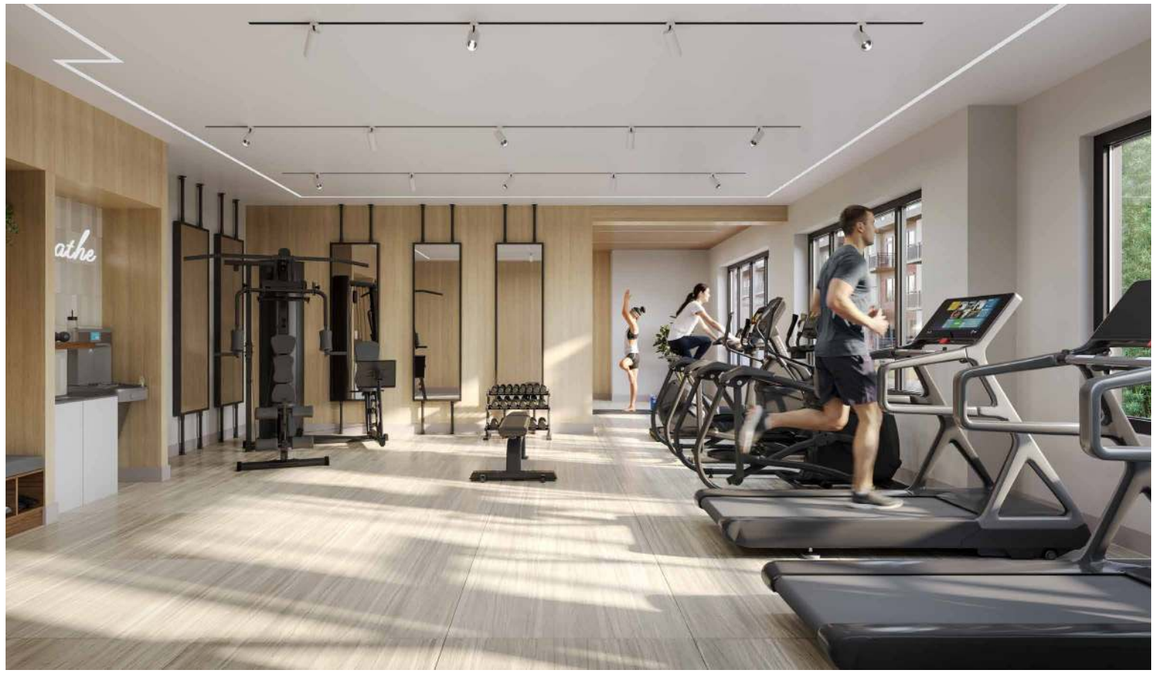
Move, stretch, and restore in the state-of-the-art gym and private yoga room.

Gym

A fully equipped fitness studio makes it easy to move, strengthen, and build a routine without leaving the neighbourhood. Standard gym equipment and a thoughtful layout encourage energy and focus, helping you clear your mind and start the day with intention.



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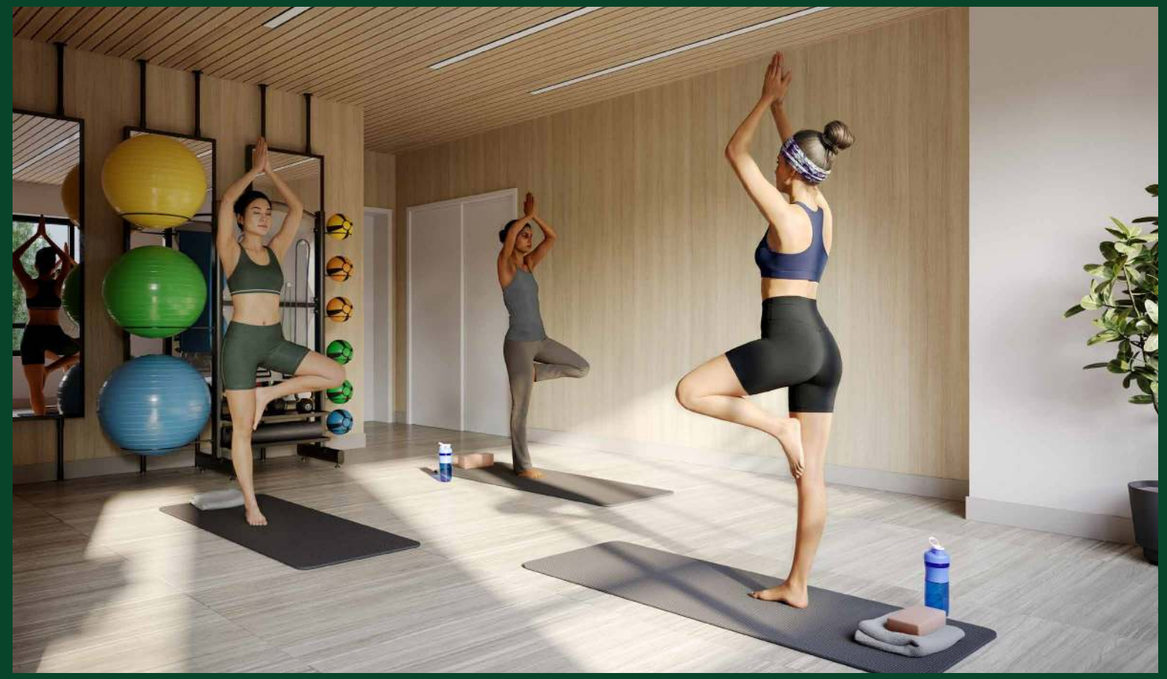
Yoga and Exercise Room

For those seeking a serene retreat, the yoga and exercise room offers a quiet environment for stretching, yoga, or light exercise.

Pause, reset, and reconnect in a space made to breathe, stretch, and recharge, supporting your everyday well-being.



Entertain family and friends with ease in a boutique hosting space.

Hosting Space

The hosting space offers a welcoming setting for gathering and celebration. With a well-appointed prep area and comfortable seating, it's easy to host everything from casual get-togethers to special occasions.

Open and inviting, it's a place to come together, share stories, and create lasting memories with friends and neighbours.



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Work closer to home in a thoughtfully designed co-working space.



Co-Working Space

Designed for both focus and flexibility, the co-working space offers dedicated workstations and comfortable seating in a quiet setting. Work, study, or settle into a productive rhythm in an atmosphere that supports concentration and creativity.

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**Home on the trails.
A collection of contemporary townhomes, surrounded by natural beauty.**

1. Model Suite
2. Landscaped Tot Lot and Sitting Area
3. Parkette with Sitting Area
4. Gym & Yoga and Exercise Room
5. Hosting Space & Co-Working Space
6. Outdoor Terrace



Site plan is for general information reference only. All dimensions are approximate. Dwelling and garage siting may be constructed as reversed mirror image. All details should be confirmed with sales representative and/or municipality. Sidewalk location (if any) may vary. All renderings and images including landscaping and park are artist's concept only. Dimensions and locations not to scale. E. & O.E. May 2026.



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Discover a diverse selection of home styles and floor plans tailored to suit your household's unique needs and lifestyle.

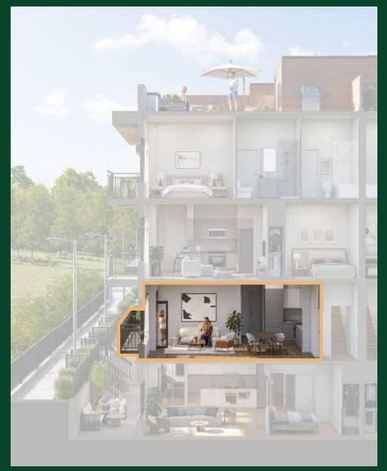
Garden Collection
Located on Level 1



Collection Features

- Ground-level town with a private patio
- 1-3 bedroom layouts

Urban Collection
Located on Level 2



Collection Features

- Wide single-storey town with a balcony
- 2-bedroom layouts

Rooftop Collection
Located on Levels 3-4



Collection Features

- Two-level town living with a spacious rooftop terrace
- 2-3 bedroom layouts

Features & Finishes

Community Features

- Secure underground parking for residents and guests
- Elevator to all parking garage levels
- Landscaping throughout common areas
- Landscaped Tot Lot and Sitting Area

Exterior Finishes

- Flat roof system with rooftop terraces
- Maintenance-free soffits (where applicable)
- Fascia
- Exterior-rated front entry doors on all Urban and Rooftop Towns
- Exterior-rated panel entry doors for Garden Towns
- Exterior building lighting at suite entry door and rooftop patio doors
- Low-E Argon filled double-glazed windows
- Screens on all operating windows (where applicable)
- Either glass or picket railings to balconies
- Maintenance-free aluminum railings with vertical linear pickets on Garden Towns

Exterior Elevations

- Brick, stucco, and siding finishes throughout

Interior Finishes

- Approximately 9’ high smooth flat white painted ceilings in principal rooms*
- Bathrooms and rooftop level will have ceilings approx. 8’ high
- 4” baseboards with 2-3/4” casing throughout painted in white
- Contemporary door hardware and hinges on interior doors in black
- 2-panel swing doors painted white throughout, as per applicable plan
- Closets to be mirrored slider or swing style, as per applicable plan
- Front entry closet (if applicable) to have mirrored slider
- Vinyl-coated white wire shelving in all closets
- Entire home painted in one colour, as selected by the Vendor
- Garden Patios with foyer entrance landing, as per applicable plan***

Flooring & Staircases

- Stairs feature paint grade rail and stringers, with carpet to treads and risers
- Wood-grain vinyl plank flooring from Vendor’s standard samples in hallways, kitchens, bedroom, and living areas
- One-colour 40-oz. broadloom carpet with underpad on stairs, as per applicable plan
- Baths and laundry feature either porcelain or ceramic floor tile to be selected from Vendor’s standard samples

Kitchens

- Contemporary kitchen upper and base cabinets from a variety of Vendor’s standard samples
- Cabinet doors feature modern hardware
- Modern quartz countertops with polished edge from Vendor’s standard samples
- Modern sink with contemporary plumbing fixtures
- Tile backsplash
- Appliances – Fridge, Stove, Dishwasher, Over-the-Range Microwave

Warranty
All Units are warranted by Tarion Warranty Corporation (“Tarion”) with Tarion’s standard six (6) months, one (1) year, two (2) year, and seven (7) year warranties as prescribed by legislation. As necessary and at the discretion of the Vendor, all plans and specifications are subject to reasonable modification.

*Dropped and lower ceiling and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code. All ceiling heights are approximate.

**Rooftops & Garden Patios may require an interior step to access the outdoor space.

***Garden Patios may require interior steps and a landing at the foyer entrance as per site conditions.

Bathrooms

- Mirror over vanity. Size varies according to model type
- Contemporary vanity
- White rectangular undermount sink and white quartz vanity top
- Contemporary plumbing fixtures
- Pressure balance system on all shower fixtures to maintain temperature
- Main bath features acrylic tub with ceramic or porcelain wall tile surround and a curtain rod. Wall tile to be chosen from Vendor’s standard samples
- Primary ensuite features stand-up shower with acrylic base, porcelain or ceramic wall tile, selected from Vendor’s standard samples
- Powder rooms (as per applicable plan) feature pedestal sink
- Exhaust fan in each bathroom vented to outside

Laundry

- Laundry area features stacked washer/dryer finished in white, as per plan

Electrical & Lighting

- 100-amp electrical panel
- Electric door chime at front entry door
- Ceiling-mounted light fixture in entry/foyer, kitchen, living, all bedrooms, walk-in closets and hallways as per applicable plan
- Vanity wall lighting in all bathrooms
- Vapour-proof pot light in all stand-up shower stalls
- White decora light switches and electrical plugs throughout interior
- Carbon monoxide detector(s) as per Ontario Building Code
- Pre-wired telephone, cable television and communication outlets per the Vendor’s standard location

Heating & Air Conditioning

- Individually controlled forced air gas heating and air conditioning system
- Rental Energy Recovery Ventilator (ERV)
- Rental hot water tank or on-demand hot water system rental
- Individual third-party metering of utilities (water, electricity and gas)
- Rental AH Equipment

Outdoor Living

- All suites feature balconies, patios or terraces as per applicable plan**
- Hose bib on Rooftop towns
- Hose bib in Mechanical Room for Rooftop Towns
- All outdoor exclusive-use living spaces include one (1) GFI Electrical outlet per suite

Features may vary depending on model type. All finishes and fixtures are as per Vendor’s standard samples. The purchaser acknowledges that only the items listed in this Schedule are included in the Purchase Price and that the model home furnishings and appliances, decor and upgrades, artist renderings, scale models, improvements, mirrors, built-in cabinetry, window coverings, track and wall coverings, light fixtures, and design treatments including wallpaper, hardwood and tile displays in suite; and furniture layouts shown, labeled, and/or outlined on marketing materials are not included in the purchase price unless specified in this schedule. The purchaser acknowledges that there shall be no reduction on the price or credit for any standard features listed herein which is omitted at the purchaser’s request. Purchaser(s) acknowledges and agrees that all items listed on this form are as per Vendor’s standard and samples and the Vendors standard specification. The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses etc., may be for display purposes only and may not be included in the dwelling purchased herein. Notwithstanding the foregoing, the Purchaser(s) further acknowledges that in the manufacture/production of items, variances may occur from any standard samples and/or specifications (including colour, shading and gradients); and the Purchaser(s) further agrees to accept any such resulting variances without any abatement in the price of any item whatsoever. In addition, the Vendor shall have the right to substitute other material for that provided item for any item on this form, in the sole discretion of the Vendor, for any cause which it may deem reasonable without notice therefore to the Purchaser, provided that such material is in the sole judgment of the Vendor, of substantially equal quality than the material provided for any such item on this form and the Purchaser(s) further agrees to accept same without any abatement in the price of any item whatsoever. All dimensions and specifications are approximate and subject to change without notice. E. & O.E. All optional items noted on any schedules, marketing materials and/or plans are not included.

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CAMCOS
LIVING

Camcos Living is a homebuilder creating thoughtfully designed communities across the GTA's most sought-after markets.

The team behind Camcos has more than 80 years of combined experience and has built hundreds of communities across Ontario. We handle every stage in-house — development, design, and construction — across a range of homes, from mid-rise condominiums to townhomes and single-detached communities. Our approach is built on the "Plus Factor": designing homes and working with buyers in a way that reflects how much a new home means and how stressful the process can be. We build carefully and stand behind our work.



The Gateway of Lindsay
Lindsay



Canterbury Lanes
King City



Townhomes of Little Rouge
Markham



Meadowvale Brooks
Mississauga



Avenue Towns
Markham



Heartlake Collection
Brampton



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Spruce Trails

sprucetrails.ca

The information in this brochure contains illustrations, maps and views that are artists concept. The content and programming is subject to change. See Sales Representatives for full details. E.& O.E. May 2026.

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