



# EMERALD CROSSING

A FIELDGATE COMMUNITY



S H E L B U R N E

# This is Home.



WELCOME TO EMERALD CROSSING.



## INTRO

# Experience...

...why the grass is greener here.

Forty-five minutes north of Brampton, lies a place where things move just a tad bit slower. Where the sky is just a little bit bigger. Where there's just a lot more room to breathe. It's a place that's grown into Canada's second fastest growing municipality and while its popularity has made it one of the hottest communities in Dufferin County, you'll need only visit it once to feel its warmth.

*This is Shelburne. This is home.  
Welcome to Emerald Crossing.*

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THE HOMES

# Experience...

Exquisite Details, Painstaking  
Craftsmanship, and Attention to Detail.

The homes at Emerald Crossing come with all the sophistication and modern amenities you could ever dream of. Featuring 36' and 40' detached lots, plus a unique collection of townhomes, Emerald Crossing has something for everyone at every stage of life. And thanks to the exquisite features and finishes found inside these homes, Emerald Crossing is becoming the last stop for luxury and homeowner satisfaction in Shelburne.

TRADITIONAL  
Townhomes



36'  
DETACHED LOTS



42'  
DETACHED LOTS



ARTIST CONCEPT

*A unique collection of townhomes,  
36' and 40' detached designs.*

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GREENSPACE

# Experience...

Unspoiled Nature, Spoiled Nature Lovers.

Emerald Crossing and the surrounding area boast some of Dufferin County’s most extensive and untouched greenspace. Here, countless kilometres of trails meander and snake through virtually untouched foliage, along the world-renowned Bruce Trail, to Murphy’s Pinnacle Lookout and beyond. In Shelburne, true four-season enjoyment can be had regardless of the temperature. From nearby ski hills and rinks, to untold cross country and snowmobiling trails in winter, to the Bruce Trail, Split Rock Narrows, and Mono Cliffs Provincial Park year round, Shelburne has no shortage of ways to get out and enjoy nature in its purest form.



HOCKLEY VALLEY RESORT



MONO CLIFFS PROVINCIAL PARK

*Hundreds of kilometres of trails and greenspace to explore.*



HOCKLEY VALLEY RESORT —  
GOLF COURSE



SHOPPING

# Experience...

Country Pace, City Convenience.

This upstart community gives residents the ultimate choice between local quaint shops and big box selection. From Fortune 500 franchises to local bespoke boutiques, this quiet community combines the very best amenities the city has to offer with the laid back pace that only the country can provide. There's even a commercial plaza with a grocery store right next door and well within walking distance for the ultimate in convenience.



*From Cobwebs and Caviar to Tanger Outlets a short drive away, hundreds of local businesses are waiting to serve you.*



Shelburne  
Amenities

DINING

- 01 TIM HORTONS
- 02 HYLAND FISH AND CHIPS
- 03 DOMINO'S PIZZA
- 04 PETE'S DONUTS
- 05 SUBWAY
- 06 HAPPY DRAGON EXPRESS
- 07 THE DUFFY
- 08 JELLY CRAFT BAKERY
- 09 HEALTHY CRAVINGS HOLISTIC KITCHEN
- 10 SUNRISE DINER
- 11 JOHNNY'S PIZZA
- 12 BEYOND THE GATE RESTAURANT
- 13 SHANNON'S TAP + GRILL
- 14 FIONN MACCOOL'S
- 15 KELSEYS ORIGINAL ROADHOUSE
- 16 MONTANA'S
- 17 POPEYES
- 18 SWISS CHALET
- 19 BARBURRITO

SHOPPING

- 01 HOME HARDWARE BUILDING CENTRE
- 02 TIM & HEATHER'S NO FRILLS
- 03 LOBLAW PHARMACY
- 04 PLUG & PLAY COMPUTERS
- 05 LCBO
- 06 FOODLAND
- 07 GIANT TIGER
- 08 AFRICAN CARIBBEAN GROCERY
- 09 COBWEBS & CAVIAR
- 10 SHELburne FARMER'S MARKET
- 11 PAZAZZ
- 12 MICHAELS
- 13 HOMESENSE
- 14 ORANGEVILLE MALL
- 15 SPORT CHEK
- 16 ZEHRS
- 17 THE HOME DEPOT
- 18 WALMART
- 19 STAPLES
- 20 CANADIAN TIRE
- 21 BEST BUY
- 22 COMMERCIAL PLAZA WITH GROCERY STORE

PARKS & RECREATION

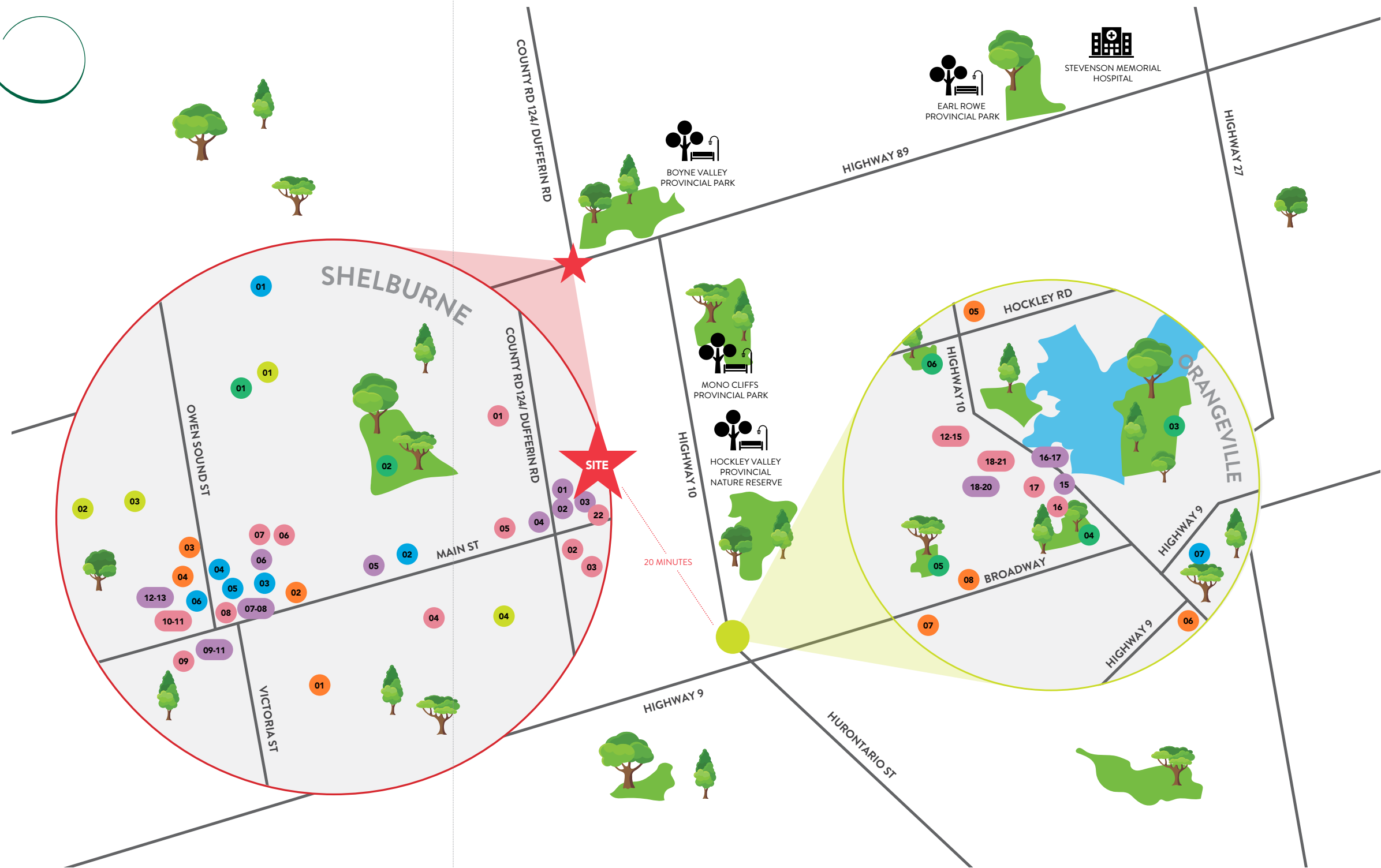
- 01 CENTRE DUFFERIN RECREATION COMPLEX
- 02 GREENWOOD PARK
- 03 ORANGEVILLE CONSERVATION AREA
- 04 ROTARY PARK
- 05 MURRAY'S MOUNTAIN PARK
- 06 MONORA PARK

SERVICES

- 01 AVERY MOBILE VETERINARY SERVICES
- 02 RBC ROYAL BANK ATM
- 03 HIGH COUNTY VETERINARY HOSPITAL
- 04 PACE CREDIT UNION SHELburne
- 05 RBC ROYAL BANK
- 06 TD CANADA TRUST
- 07 HEADWATERS HEALTH CARE CENTRE

EDUCATION

- 01 GLENBROOK ELEMENTARY SCHOOL
- 02 HYLAND HEIGHTS ELEMENTARY SCHOOL
- 03 CENTRE DUFFERIN DISTRICT HIGH SCHOOL
- 04 CENTENNIAL HYLANDS ELEMENTARY SCHOOL





DINING

# Experience...

Artisan Dining, Local Favourites.

You don't need to be a food critic to enjoy great food. And in Shelburne there is no shortage of it. From French-inspired cuisine at Beyond the Gate to award-winning Champ Burger, The Dufferin Public House or Healthy Cravings Holistic Kitchen, the only thing warmer than the local food scene is the local hospitality and relaxed pace. This is small town charm at its finest.



*From healthy to holistic to hasty, Shelburne's features Dufferin County's hottest food scene.*

LOCATION

# Experience...

Country Living, Modern Connectivity.

Thanks to Shelburne's proximity to local highways and transit infrastructure, getting to and from the city has never been easier! With major urban centres just minutes away and the Brampton and Georgetown GO Station(s) waiting to take you downtown hassle-free, Shelburne truly gives homebuyers the best of all worlds.

**Orangeville**  
20 MINS AWAY

**Caledon**  
35 MINS AWAY

**Brampton**  
45 MINS AWAY

**Mississauga**  
60 MINS AWAY



*Shelburne connects you  
with what matters most.*



A Dedicated Team with

# Experience.



OVER 60 YEARS OF EXCELLENCE

## Fieldgate Homes

THE BUILDER

For over 60 years, Fieldgate Homes has carefully planned and created complete communities that are predicated on spacious and innovative floor plans, superior elevations, distinctive streetscapes, and unmatched real estate value. Creating close-knit communities with countless modern amenities, breathtaking greenspaces, and classic home designs that will never go out of style.



## VA3 Design Inc.

THE ARCHITECT

VA3 Design Inc. is a professional residential design firm with over 20 years of experience in the housing industry. With a reputation for impeccable design, we are driven to exceed expectations and endeavor to be industry leaders as we continue to create award-winning communities across the GTA.



## In2ition

THE BROKER

In2ition Realty is an innovative real estate brokerage that provides a unique and dynamic turnkey formula for positioning and selling new construction residential and commercial properties. In2ition has experience in selling both high-rise and low-rise projects across the GTA, GGH, Western Canada and the US. They are experts on industry trends and market intelligence and work with Builders to understand the specific needs of all buyers to help design and sell projects while maximizing prices and revenues. In2ition is an award winning company with a highly experienced and devoted team of astute professionals.



## Greybrook Realty Partners

THE EXPERTISE

Greybrook Realty Partners is a leading private equity firm that invests in large-scale real estate development and value-add assets. Over the years, Greybrook has built a strong reputation for being the expertise, equity and experience behind more than 80 real estate developments with an estimated completion value of \$17 billion.

