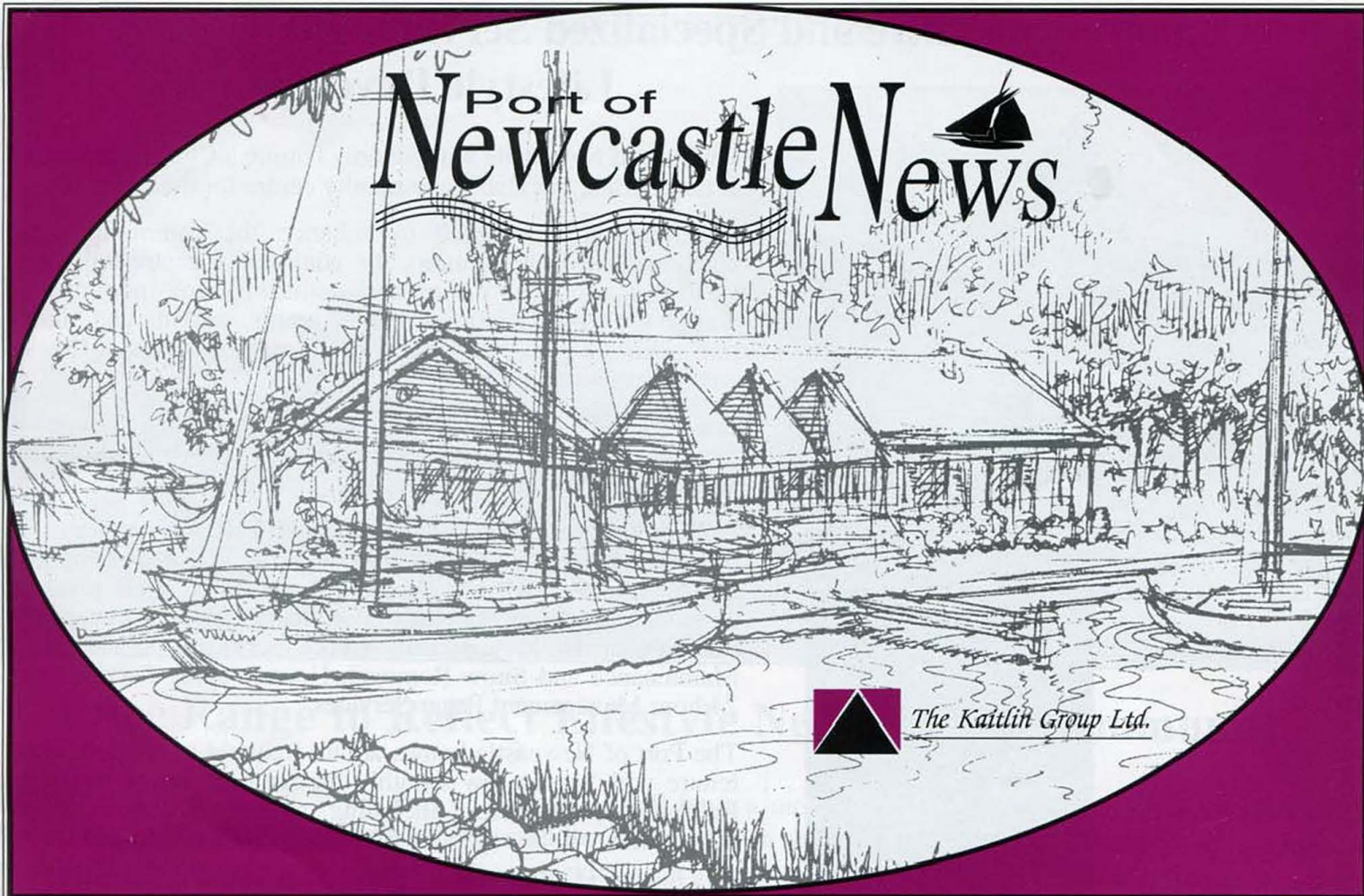


Port of Newcastle News



The Kaitlin Group Ltd.

“LIFESTYLE, LIFESTYLE, LIFESTYLE”

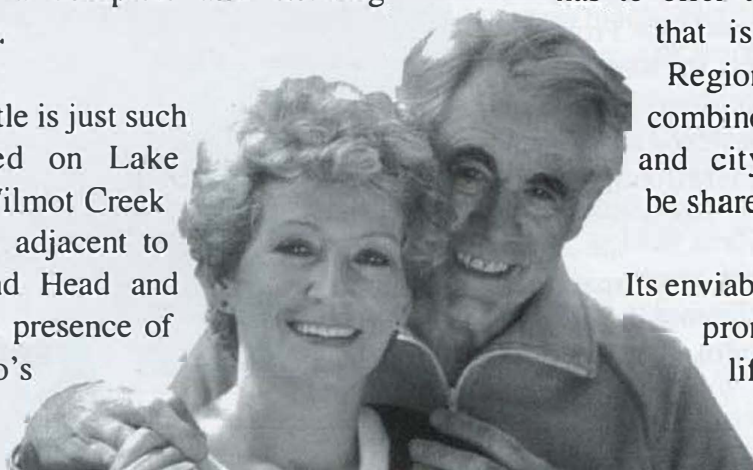
Living in the country delivers freedom from the pressures and stress associated with the everyday world of work a place where families, friends and the surroundings come together to create a complete and exciting lifestyle community.

The Port of Newcastle is just such a place. Positioned on Lake Ontario, between Wilmot Creek and Graham Creek, adjacent to the history of Bond Head and Newcastle, with the presence of one of Lake Ontario's finest Marinas,

the Port of Newcastle will be as special as a Lifestyle Community can get.

Just 45 minutes from everything that Toronto has to offer and only minutes from all that is Clarington and Durham Region, the Port of Newcastle combines the best of both country and city life. It is a dream to be shared.

Its enviable location and environment promises a truly distinguished lifestyle - and indeed, a great new life!



Community Centre and Specialized Services Distinguish Lifestyle Development



The Port of Newcastle will not only feature a Clubhouse for use at the Marina, but also a community centre for the residents.

Architecturally designed to enhance the community and positioned on Lake Ontario, the community centre will be a focus for social activities and gatherings for indoors and outdoors. Planned facilities include tennis, walking and hiking trails, bicycle path, and fishing in Wilmot and Graham Creeks within the community.

Lounges and reading rooms, cards and billiards, banquet facilities with kitchen, an indoor pool plus sauna and whirlpool, an exercise gym and more are being planned.

And it won't end here - a host of other specialized services will be available for the homeowners including golf and skiing just a few minutes away; within the community itself planned services include an activities coordinator, 24 hour Gatehouse Security, on Holiday Security Check Service, optional Lawn Maintenance and Snow Removal, Housekeeping Services and 24 hour Management Pager Services.

The Port of Newcastle homes are all freehold or condominium tenure with a very low monthly fee for community facilities. Full municipal services - including snow removal and garbage collection - will be available to residents on a year round basis.

The Port of Newcastle is a sensible investment in every way.



Streetscape Opens Community to Lake Views

The Port of Newcastle is much more than just a collection of fine homes and great amenities. From the moment you arrive you'll realize that the street layout has been planned to maximize exposure to the lake with a series of north south streets designed to maintain a continuous view corridor from the lakefront deep into the heart of the community.

The integration of parks and other open spaces is another central component of community design, creating a series of formal and informal centres of activity for residents and visitors.

Also, in conjunction with the waterfront park areas a one and a quarter mile coastal trail - part of the David Crombie Waterfront Trail System - is planned for the enjoyment of residents and their friends.





Price Range to Reflect Lifestyle Needs of the Community

The range of home prices at the Port of Newcastle will have a mean average of between \$150,000 - \$200,000 increasing to \$350,000 plus. Lifestyle needs will be addressed with the inclusion of smaller homes for retired homeowners and upscale waterfront condos for those seeking such a lifestyle. The Port of Newcastle is not intended as a first time homebuyer community; primarily it has been planned as a destination resort home for active adults whose children have left home, and who are now ready to enjoy a carefree waterfront lifestyle.

Did You Know?

The overall community consists of over 250 acres of land with over one third of the property set aside for parks, greenspace and open space.

The Port of Newcastle is bordered by three bodies of water - a mile and a quarter of shore front on Lake Ontario, Graham Creek on the east and Wilmot Creek on the west, with some of the finest salmon and trout fishing in the world.

Bungalow Development Means Low-rise Appearance and Unobstructed Views

With emphasis on bungalows and bungalows with lofts, the Port of Newcastle will boast a low-rise appearance. Lots wider than normal and garages hidden away inside the homes, will also help to create a pleasing, upscale ambiance.

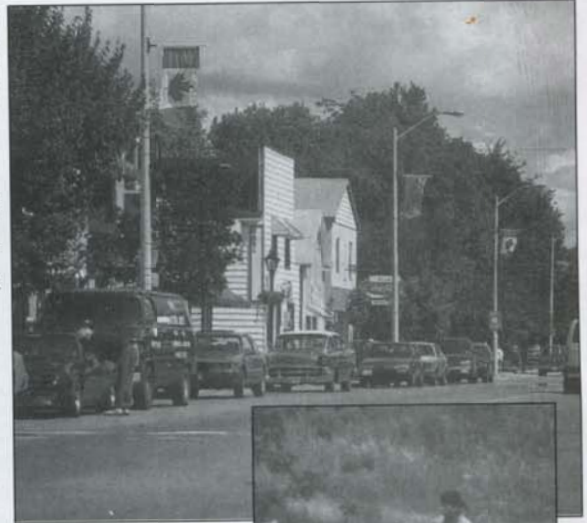
Designs have been prepared and are available for viewing at your convenience and will feature optional additions such as sunrooms, home offices, fireplaces, 9' high ceilings, porches, finished basements, and full landscaping packages.



Local Architect Sees Community as an Extension of Newcastle

"The Town of Newcastle and Bond Head have a distinctive architectural character largely due to the era of their development and prosperity from 1820 to 1880. To slumber through the pluralism of new and revival architectural styles from 1890 to present day has allowed the area to keep an overall stylistic quality", said Clive Grandfield, a local architect.

The objective therefore is to create a new community based on authentic regional origins which will appeal to the increasingly discerning home-buyer for a community balancing residential uses with retail, recreation and cultural activity in a traditional setting.



STREET NAMES ARE A REMINDER OF HISTORY



The Historical Society of Newcastle have supplied a listing of proposed street names which reflect the history of the region. The development of the community will involve emphasis on the history of the area.

"RESEARCH QUESTIONNAIRE AIDS DEVELOPMENT PLAN"

An extensive questionnaire has been prepared for distribution to those who have indicated interest in the Marina and community to get input on the development of all phases. Your help in completing this will aid with making this a superior lifestyle community.



**"ARE YOU INTERESTED IN DETAILS? DO YOU WANT TO REGISTER YOUR NAME FOR A
SPECIAL PRIORITY PREVIEW APPOINTMENT BEFORE
THE GRAND OPENING TO THE PUBLIC?"**



Registration or a request for additional details on the Port of Newcastle are a telephone call away.
Please call The Kaitlin Group at (416) 495-7050 today, or write to 1029 McNicholl Avenue, Scarborough, Ontario, M1W 3W6.