

# Riverside Estates

## Brockville

CITY OF THOUSAND ISLANDS

A Master Planned  
Land Development  
**Investment**  
Opportunity





**LUXE**  
DEVELOPERS

# BUILDING EXCELLENCE

Luxe Developers is a premier property development group with a vision to take design, construction and development to new heights. Our family owned and operated business is fueled by a passion for innovation, an assurance of quality and a commitment to flawless workmanship. Providing a fully integrated service for our clients, we specialize in premium multi-residential and commercial projects and are renowned for our expertise and market insight.



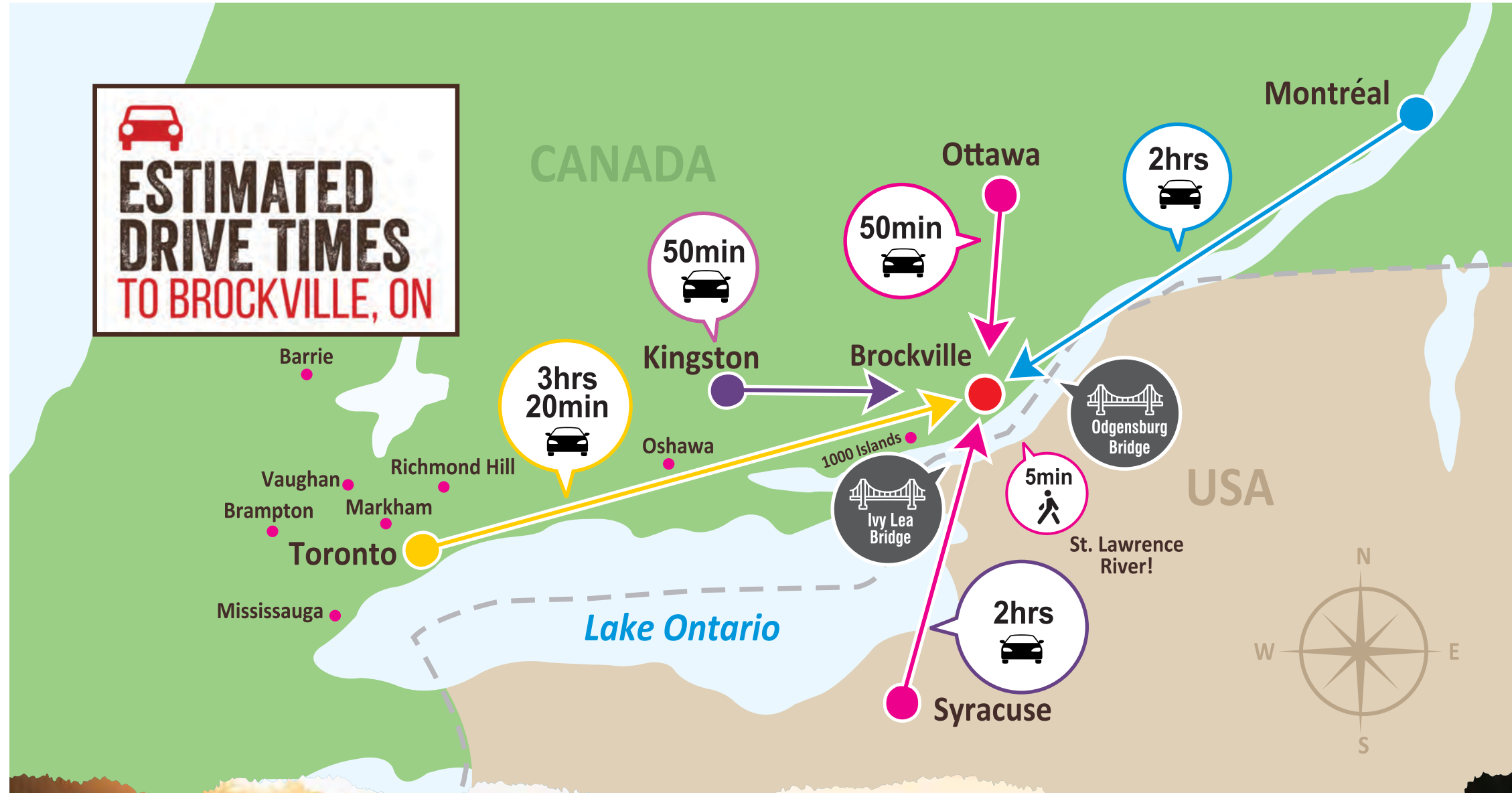
INTRODUCING  
A MASTER PLANNED  
COMMUNITY WITH  
**1 ACRE+** LOTS IN  
BROCKVILLE, ONTARIO

Riverside Estates Brockville is an upscale community with 100 plus luxury homes set on acre+ lots near woodlands and conservation wetlands in Brockville, Ontario. Brockville, known for its quaint charm and proximity to nature, offers a picturesque setting for these homes.

Residents enjoy a blend of country living and urban amenities with nearby towns like Kingston and Cornwall offering various conveniences, promoting outdoor activities, fresh local food, and a wholesome environment, making it an ideal place for raising kids.

RIVERSIDE ESTATES BROCKVILLE

  
**ESTIMATED  
DRIVE TIMES  
TO BROCKVILLE, ON**



# AREA AMENITIES

## HIGHWAYS

- HWY 401
- HWY 29
- HWY 2

## EVERYDAY ESSENTIALS

- Giant Tiger
- Grocery Outlet
- The Warehouse Place
- la Vie en Rose Brockville SmartCe
- The Warehouse Place
- Real Canadian Superstore Parkedale Avenue
- Michaels
- SmartCentres Brockville
- Staples-Dollarama
- Food Basics
- The Brick
- Treasure Hunt Canada

## HEALTH CARE SERVICES

- Brockville General Hospital
- Brockville Home Health Care
- CPHC Community Family Health Team
- Bayshore Home Health
- CPHC Brockville Family Health
- Mental Health Crisis Line
- Brockville Mental Health Centre
- Generations Midwifery Care

## SCHOOLS & DAYCARE

- Brockville Montessori School Inc
- Kampus KidsStepping Stones Children's
- Learning Centre
- EduCare Children's Centre
- Little Acorns Child Care
- Many more

## DINING & QUICK EATS

- Karra's Burgers & Fries-Brockville
- Dairy Queen Grill & Chill
- Wendy's
- Burger King
- McDonald's
- Harvey's
- A&W Canada

## PARKS & CONSERVATION

- St. Lawrence Park
- Butterfield Park
- Cataraqui Region Conservation
- Centeen Park
- Mac Johnson Wildlife Area



# FACT SHEET

## The City of Thousand Islands

known for its stunning archipelago of islands scattered throughout the St. Lawrence River.



### Airbnb Potential

Almost 150,000 Tourists visit during the season.



### Avg. Household Income

\$80 000



### Easy Connectivity

- Situated right on the HWY 401.
- Good connectivity to Toronto, Ottawa, Montreal & Kingston.



### Thousand Island International Bridge

- 30 Mins Drive to USA



### Population

35 000 to 40 000



### Healthcare Services:

Brockville General Hospital covers multiple cities surrounded by the city



### Friendly Community:

Visitors often appreciate the warm hospitality and the sense of community spirit.



### Historical Significance:

Brockville has a rich history; i;e Victorian buildings, the Brockville Museum, the Fulford Place Mansion

### St. Lawrence River:

The city is situated along the scenic St.Lawrence River, providing picturesque views and opportunities for outdoor activities.

### Thousand Islands:

known for its stunning archipelago of islands scattered throughout the St. Lawrence River.

### Aquarium:

The Aquarium offers a hands-on learning experience for visitors of all ages,

### Railway Tunnel:

Brockville boasts the oldest railway tunnel in Canada, which was constructed in the 1860s.

### Cultural Events and Festivals:

Brockville hosts various cultural events and festivals, attracting locals and visitors alike.

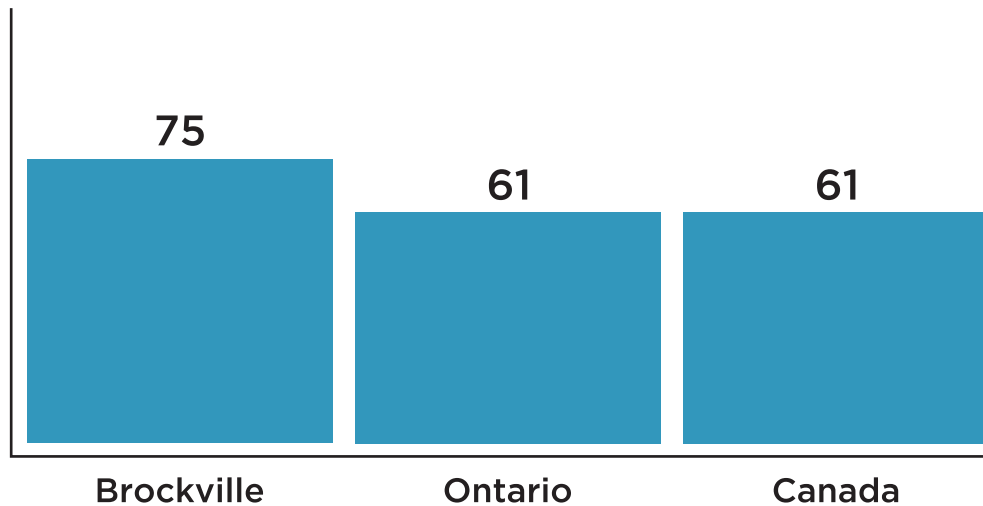
Overall, Brockville's blend of history, natural beauty, and cultural offerings make it is an attractive destination for those seeking a tranquil yet engaging experience in Eastern Ontario.

## Brockville Livability

**#44** ranked city in **Ontario**

**#188** ranked city in **Canada**

Ranks better than **99%** of areas



## Brockville



**Excellent Livability Score**

# MAJOR SECTORS OF EMPLOYMENT IN BROCKVILLE



## Company Name

## Sector

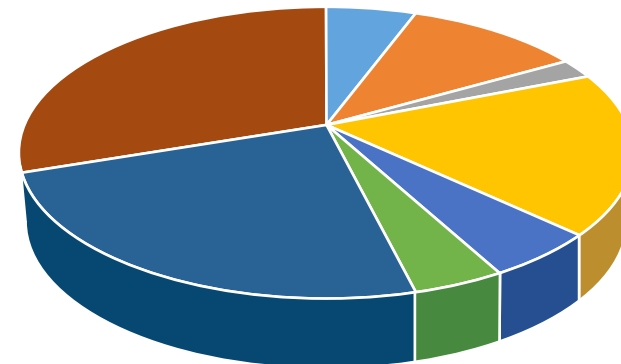
Upper Canada District School board (UCDSB)	Education
Brockville General Hospital (BGH)	Health
3M Canada Company	Manufacturing
Cardinal Health	Manufacturing
United Countries of Leeds and Grenville	Government
Burnbrae Farms Limited	Food manufacturing
Kriska Transportation	Transportation
Giant Tiger Distribution Centre & Transportation	Warehousing/Logistics
Walmart - Brockville	Retail
Trillium Health Care Products Inc.	Pharmaceuticals
St. Lawrence Lodge	Health
City of Brockville	Government
Northern Cables Inc.	Power Cables and Systems
Ingredion Canada Inc.	Food Manufacturing
Prysmian Group	Power Cables and Systems
Canarm Ltd.	Manufacturing
Shorelines Casino 1000 Islands	Entertainment

## Brockville Employment By Industry

### Labour Type

### Percent

Construction Industry	2.9%
Manufacturing Sector	5.6%
Financial & Insurance Services	1.2%
Wholesale & retail services	9.1%
Public administration	2.6%
Transportation, warehousing & utilities	2.0%
Education, health & social services	12.1%
other	15.3%





# LOCATION ATTRACTIONS



## City of the 1000 Islands

Brockville is a city located in the Thousand Islands region of Eastern Ontario, Canada. Situated on the northern shore of the Saint Lawrence River, it is known for its picturesque waterfront, historic architecture, and vibrant community. Here are some key points about Brockville:

### Brockville Railway Tunnel



The City of Brockville, Ontario is one of Canada's oldest railway centres. Explore the historic Brockville Railway Tunnel, one of the oldest railway tunnels in the world. The tunnel features a light and sound show, show-

casings its history.

### St. Lawrence River Cruises

Take a boat tour on the St. Lawrence River to enjoy the scenic Thousand Islands.

Several companies offer cruises that provide breathtaking views and insights into the area's history.



## Downtown, Brockville



Brockville Downtown is ever-changing in the background but has stayed very much the same in the eyes of the public for many years. There is so much potential for new businesses and entrepreneurs in this community. We are excited to identify these opportunities for new entrepreneurs through market research and welcome them to Downtown Brockville.

### Fulford Place



Visit Fulford Place, a stately mansion built in the early 20th century. The mansion offers guided tours that provide a glimpse into the luxurious lifestyle of the Fulford family.

## Aquarium



Experience hands-on exhibits and interactive displays at the Aquarium. This discovery center focuses on the ecosystems of the St. Lawrence River and includes activities for both children and adults.

## Parks and Waterfront



Enjoy the beautiful parks along the water front, such as Blockhouse Island and Hardy Park. These areas provide green spaces, walking trails, and a relaxing environment by the river.

## Brockville Arts Centre

Located on the St. Lawrence River in the world famous 1000 Islands region; the Brockville Arts Centre is recognized as one of the finest medium size historic theatres in Canada. Year after year we welcome thousands of theatregoers to an experience that makes them feel



close and connected to the performers on stage. Catch a show or performance at the Brockville Arts Centre, a historic venue hosting a variety of events, including concerts, plays, and community productions.

## Outdoor Activities



Engage in outdoor activities such as hiking and cycling. The Brock Trail is a popular route for walking and biking, offering scenic views of the city and its surroundings.

## Shopping and Dining

Explore the shops and restaurants in downtown Brockville. The area features charming boutiques, cafes, and restaurants offering a diverse range of cuisine.



## Events and Festivals



Check the local events calendar for festivals and events happening through-out the year. These may include cultural celebrations, music festivals, and seasonal events.

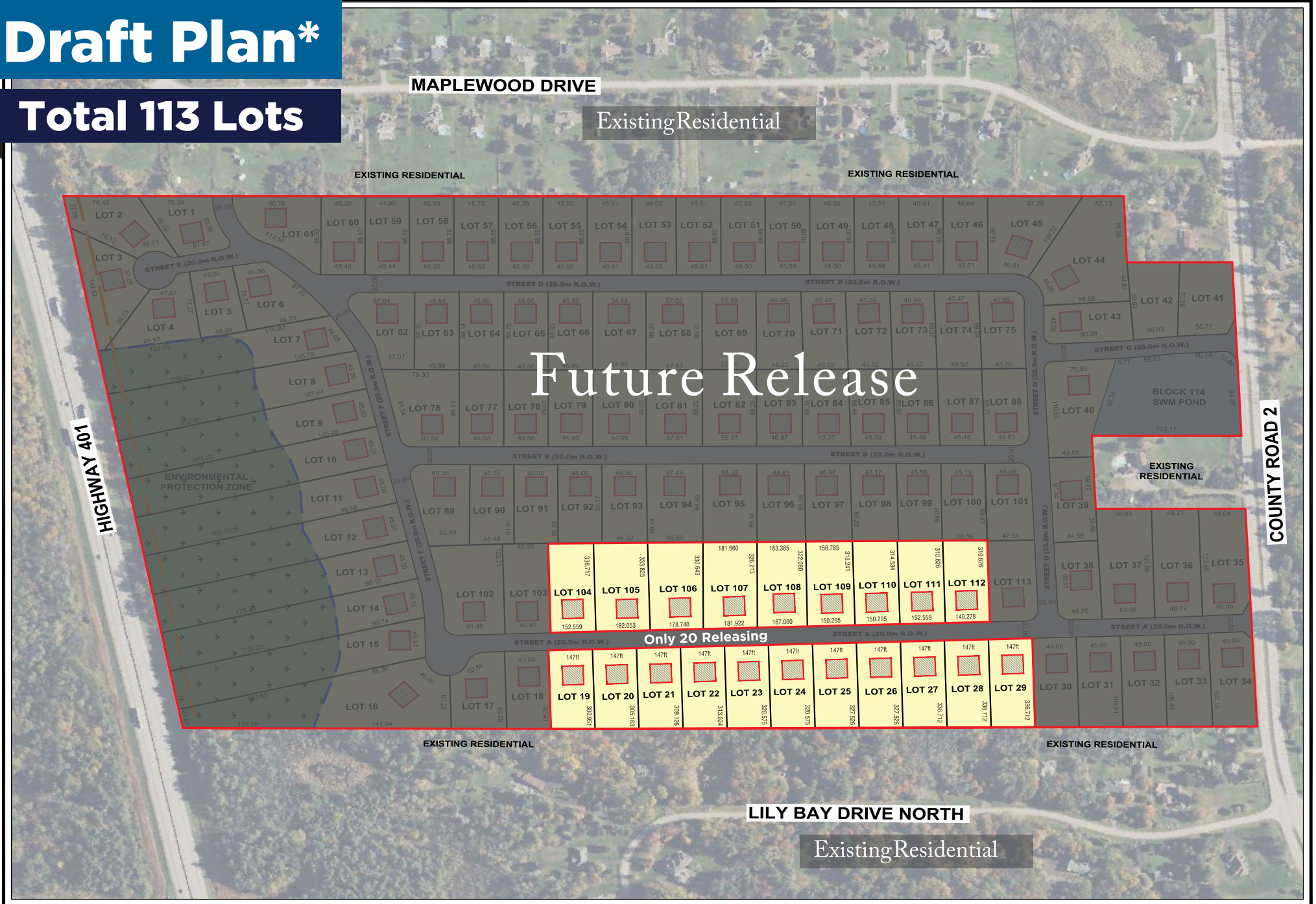
## Visit the Islands



Take advantage of Brockville's proximity to the Thousand Islands. Explore the islands by boat, kayak, or canoe, and discover their natural beauty and historical sites.

**Draft Plan\***

**Total 113 Lots**



\*This is proposed Draft Plan.

Phase-1

# INVESTMENT OPPORTUNITY

**Pre-Sale Special**

**20 LOTS ONLY**

**FULLY SERVICED LOTS\***

**1 Acre ±**

**\$0 Development Charges\***

**Free Assignment\***

**Build your own Custom House\***

**Build with Us\***

**\$299,000**

\*SEE APS FOR MORE DETAILS





# Riverside Estates Brockville

CITY OF THOUSAND ISLANDS

## Deposit Structure

Bank draft payable to  
**Riverside Estates Brockville**

\$20K	on signing
\$30K	On 30 Days
\$50K	On 90 Days
\$100K	On Lot Allocation (3-6 months)
\$100K	on Closing (8-12 months)

**NOTE**-All purchasers must have the following to qualify for purchase at point of sale:

**Two (2)** valid government-issued photo identification such as a driver license, photo ID, passport, permanent residence card\*, citize card\* (Health card will not be accepted) \*Proof of address is required for these types of I.D.

This document is privileged and may contain confidential information only for the addressee. Any unauthorized disclosure is strictly prohibited.

Phase-2  
**COMING SOON**  
MID 2024

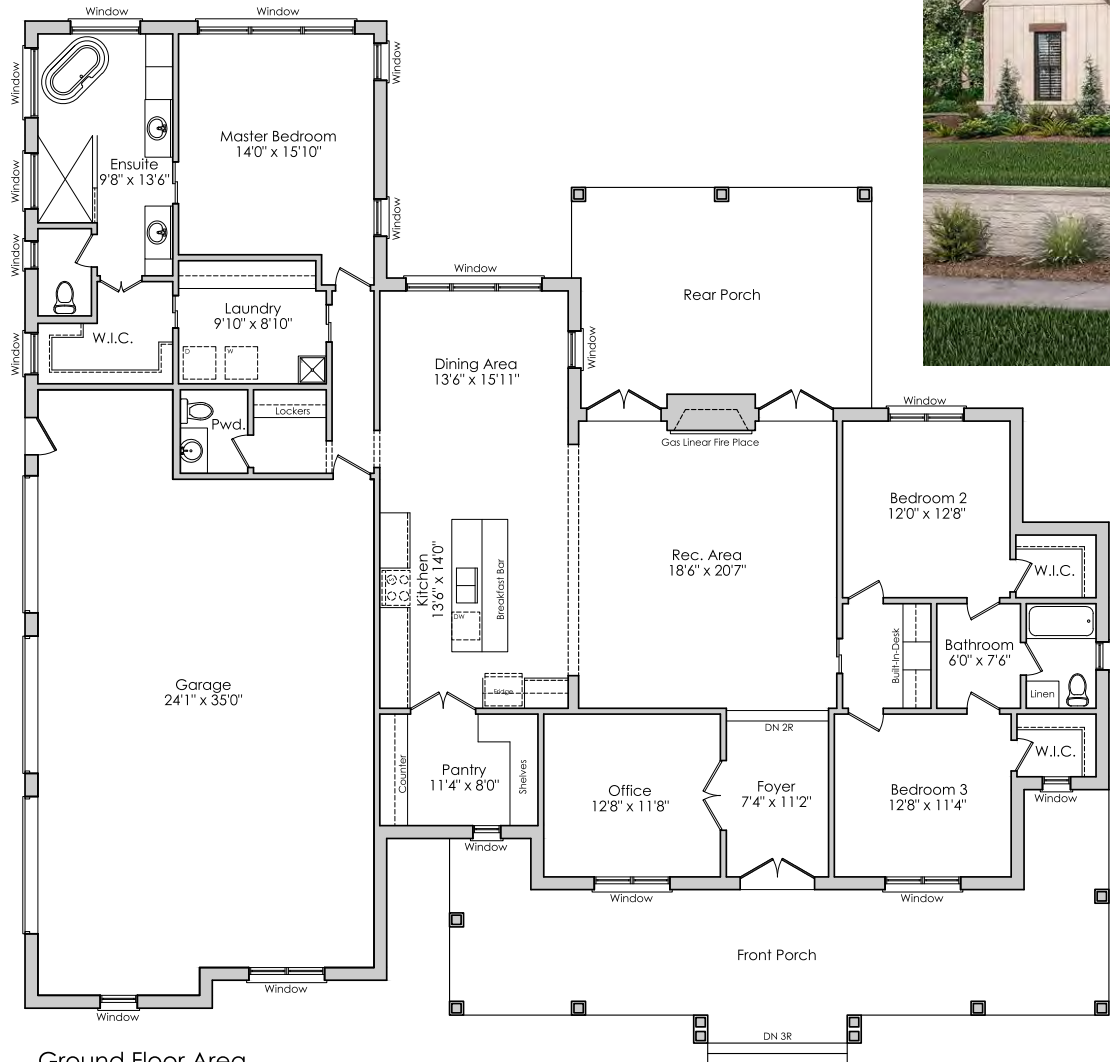
RIVERSIDE ESTATES BROCKVILLE

# Concept 1

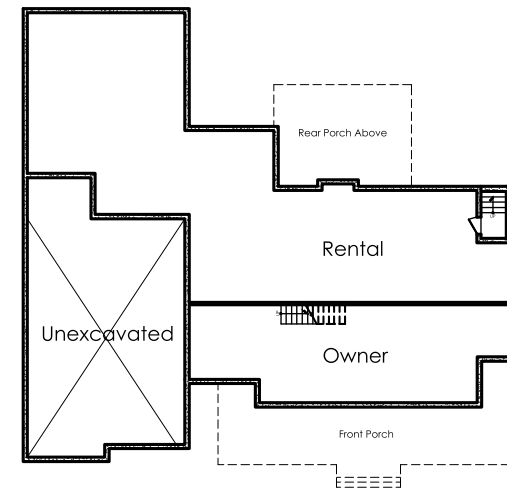
## Single Detached with Basement Apartment Option



Future Pre-cons Sale  
Price Starting from  
**\$1.2M**



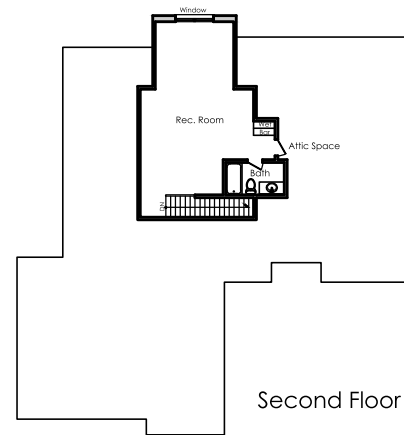
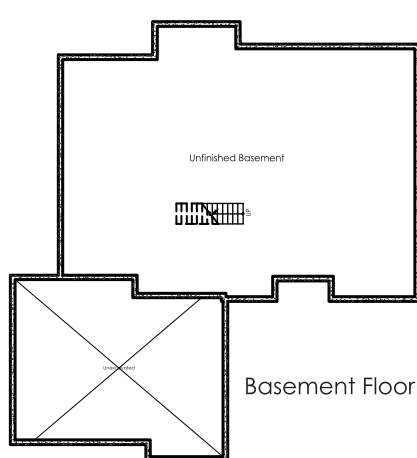
Ground Floor Area  
2596 SQ.FT



Basement with  
Rental Unit Options.

# Concept 2

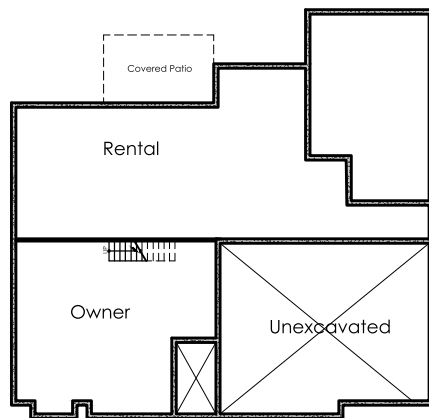
## Single Detached



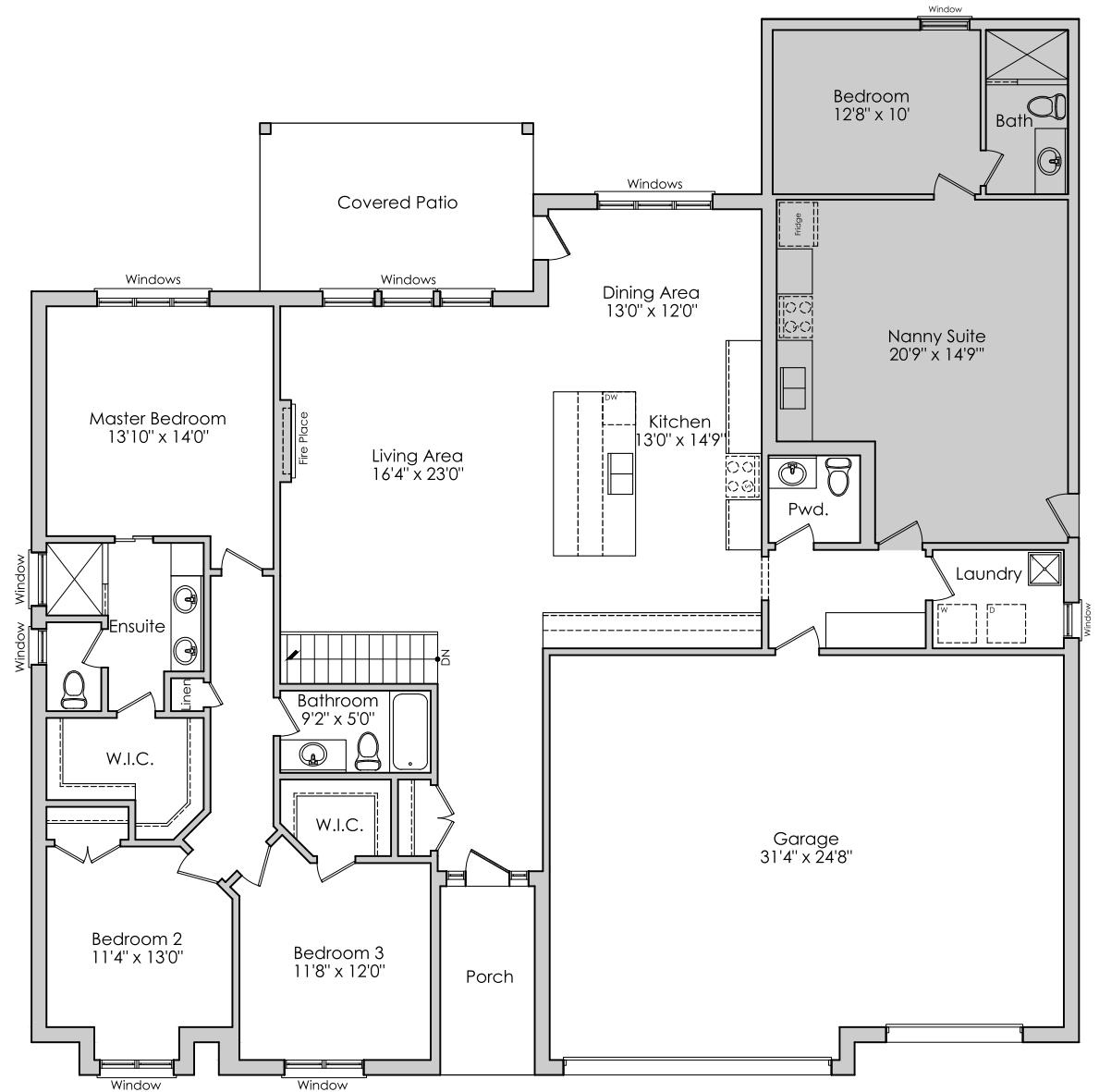


# Concept 3

## Single Detached with Nanny suite & Basement Apartment Option



Basement with Rental Unit Option



Ground Floor Area  
2341 SQ.FT

**Contact : 647-786-2829**

