



MEADOW  
HEIGHTS  
PORT COLBORNE

# Comfort & Charm

*This is just the beginning.*

A charming city. A thriving community. A welcoming neighbourhood. What more could you be seeking? Meadow Heights is the very first step on an exhilarating journey, breathing new life into the next chapter of Port Colborne's story. A wave of new growth is rolling in from the waters of Lake Erie, and Meadow Heights is at the very peak.

The first release of a multi-phase community, Meadow Heights is a collection of premium all-detached homes perfectly poised to take advantage of the rejuvenation of the region. The comforts of an established community. The potential of an all-new development. The perfect blend of nature and neighbourhood, just minutes from every urban convenience. Meadow Heights is on top of it all.



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The region itself is made up of 12 distinctive municipalities, each boasting its own vibrant personality. Home to a wealth of cultural connections including festivals, museums, and historic sites alongside endless opportunities for education and employment, Niagara has become a thriving area bolstered by tourism and trade. And as infrastructure and development continue to grow, Niagara Region has become a haven for those seeking a lifestyle rooted in nature, yet supported by the city connections they need to thrive.



# Gorgeous & Growing

*Experience the wonders of Niagara Region.*

Though known best for its iconic falls, Niagara Region is far more than just a tourist attraction. An officially designated UNESCO biosphere reserve, the Niagara Escarpment is home to the oldest forests and the largest, most powerful waterfalls in North America, cultivating a uniquely beautiful ecosystem providing natural enrichment to residents and visitors alike.

## Niagara's Nature

*25+ Waterfalls*

*35+ Golf Courses*

*40+ Conservation Areas*

*120+ Wineries*

*300+ km of Scenic Trails*

*1,000+ year old Forests*

# Location & Lifestyle

*Live where land meets water.*

The Welland Canal's calm waters begin their long journey on the shores of Lake Erie. Around it, a thriving community has come to life. Fueled by this integral connection between Lake Erie and Lake Ontario, Port Colborne began as an essential stop on this busy trade route, and bloomed around the rich lifestyle it provides.

Urban conveniences are just as close as natural connections. Quality schools sit side-by-side with pristine parks and hiking trails. Local restaurants are just steps from the breathtaking waterfront. When the comfort and convenience of modern living is this close to the tranquility and freedom of acres of greenspace, you can enjoy life at a better pace. That's the beauty of Port Colborne.



*Population of 20,033* as of 2021  
*Up from 18,306* in 2016  
*Resulting in a 9.4% Growth Rate*

*29 Parks*  
*7 Major Trails*  
*3 Beaches*

*20 mins to US Border*  
*30 mins to Niagara Falls*  
*30 mins to St. Catharines*  
*40 mins to Buffalo, NY*  
*50 mins to Niagara-on-the-Lake*  
*90 mins to Toronto*

# Museums & Marinas

*Unmatched experiences are an everyday affair.*

With its prime location where the canal meets the lake, Port Colborne is uniquely equipped to offer residents lifestyle experiences that you just can't find anywhere else. It's a place where rich history inspires new opportunities—and they happen every day, here. Watch the ships come and go from the marina. Walk in the footsteps of the past through the Port Colborne Museum. And see every moment in a new light.



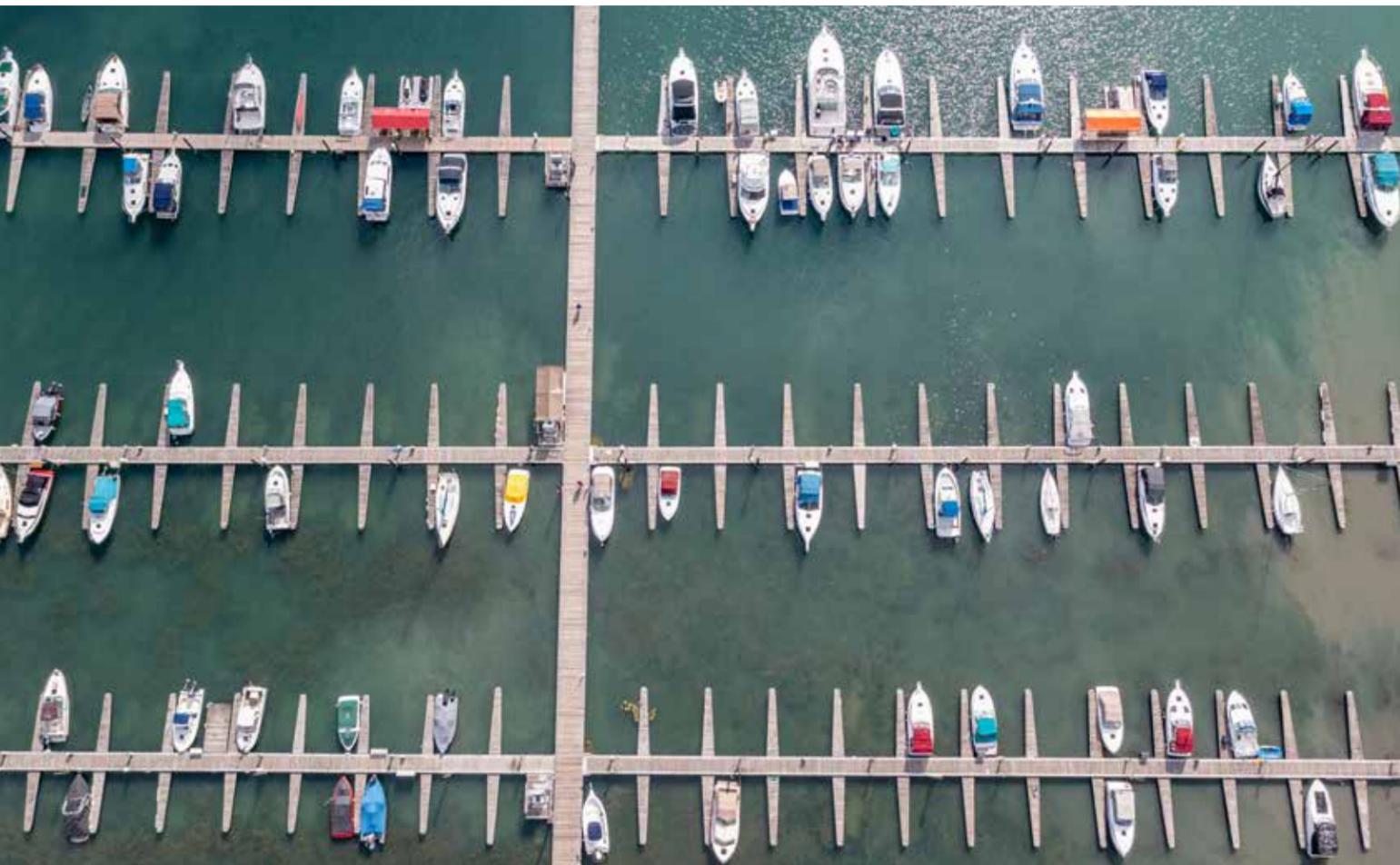
# A world of Water

*15+ Native Fish Species*

*20+ Shipwrecks*

*43+ km of Canal*

*700+ Boat Slips*



Fishing



Paddling/Rafting



Wakeboarding



Boat Tours

MEADOW HEIGHTS



# Community & Culture

Less than 10 minutes from home, the Vale Health & Wellness Centre is a hub of community, recreation, and leisure. With over 145,000 sq.ft. of indoor space, this spectacular facility offers a gym, indoor walking/running tracks, pools, and 2 NHL-sized ice rinks with a Pro Shop for skate sharpening. Outside, you'll find bocce ball, soccer, baseball, a playground, and trails connecting to the Welland Canal Trail System. Join a club, take a class, or form a team—the Vale Centre has something for everyone.



## *Sun, Sand & Shipwrecks*

Enjoy the acres of local parks & greenspace  
 Drive 10 minutes to the pristine sands & shallows of Nickel Beach  
 Learn to SCUBA dive in the Welland Canal & explore the shipwrecks



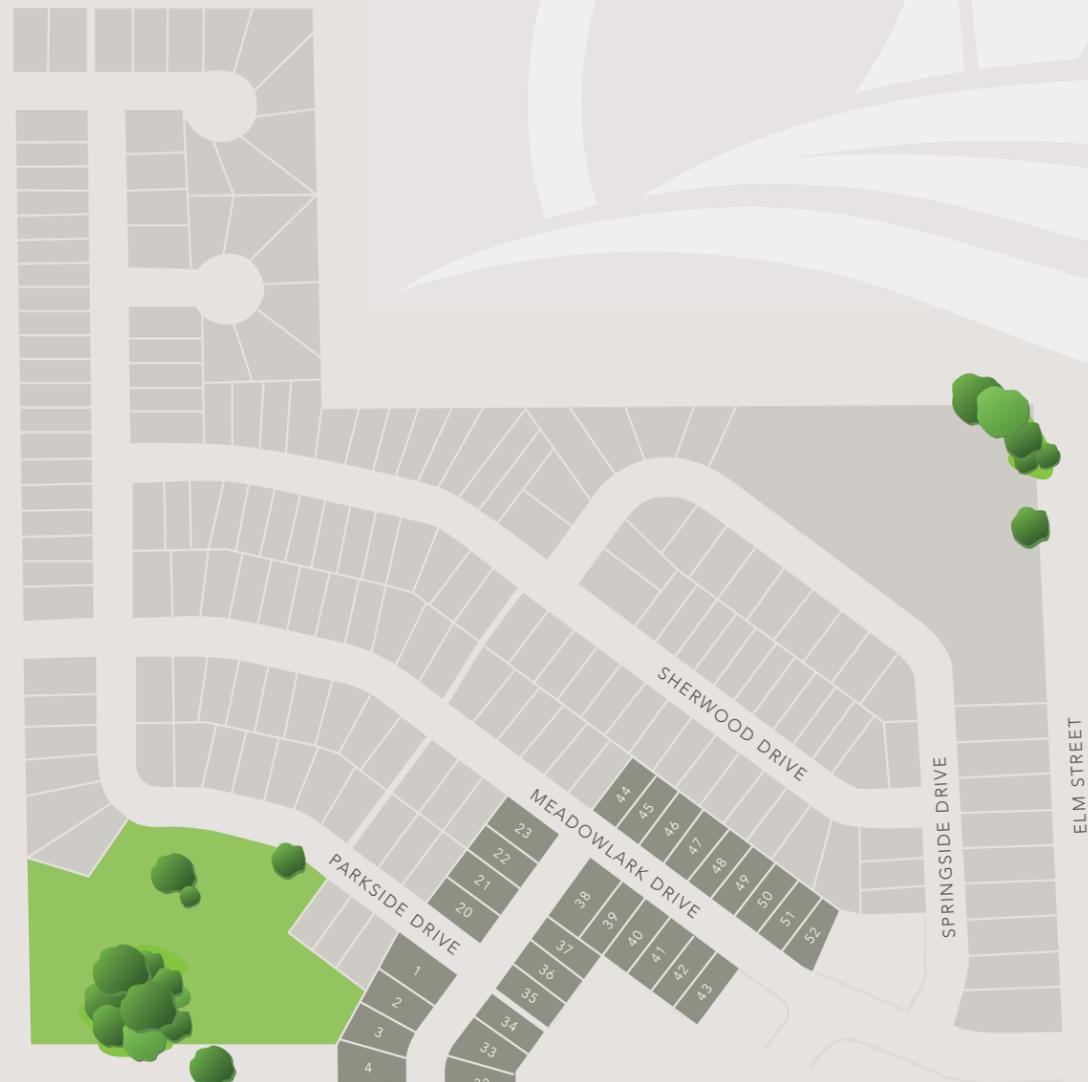
## *Trails, Treats & Travel*

Explore a wide variety of trails, including the Welland Canal Parkway Trail  
 Buy fresh produce & homemade goods at the Port Colborne Farmers Market  
 Travel to the US border in 20 minutes

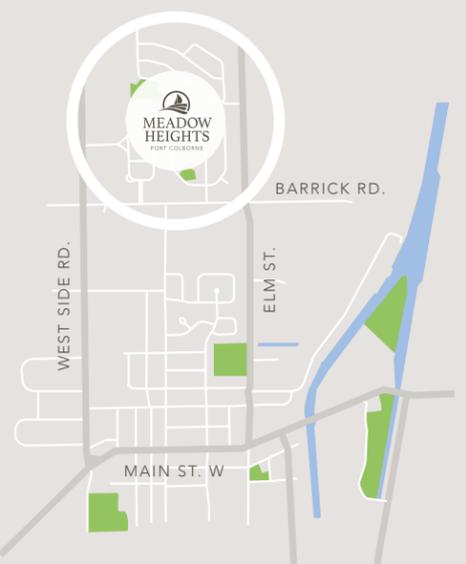


## *Fairways, Facilities & Festivals*

Try for par at one of the local golf courses, like Whiskey Run  
 Play all day or join a club run through a community centre  
 Join the celebration at Canal Days Marine Heritage Festival



- PHASE 1
- FUTURE RESIDENTIAL
- NEIGHBOURHOOD PARK



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# Warmth & Welcome

*A neighbourhood you can call home.*

Bordering two local parks, minutes from historic Main Street, Meadow Heights invites you to step away from the rush of city living, and come home to a community that values connection. A limited collection of charming, all-detached homes opens the door to a new era of family living just steps from the canal.

Imagine the comfort and privacy of your own backyard, with a magnificent 49' lot. The welcoming sight of homes in a variety of styles and shapes, while maintaining a harmonious streetscape. The belonging of a place where everyone is seeking the same thing: a life that means something more. Meadow Heights is reimagining what modern living could be—and it's picture perfect.

# Style & *Sophistication*

*Spacious all-detached homes, perfect for family living.*

With a wide variety of exceptional layouts, the homes at Meadow Heights were designed to suit the diverse needs of modern homeowners. Ranging from a compact 2-bedroom bungalow to a spacious 6-bedroom, 2-storey home with finished basement, you're sure to find one that fits just right.

But no matter the size, every home is filled to the brim with artful architecture, refined design, and premium materials that will last a lifetime.





# Comfort & Charm

*A blend of upscale finishes, modern fixtures, and energy efficient features is the perfect recipe for a modern home.*

- Luxurious 9' tall main floor ceilings
- Energy efficient dehumidifier
- Fine engineered hardwood floor throughout main floor (except in areas tile is shown)
- Elegant oak staircase with oak railing from main to upper floor
- Grand 36" tall kitchen upper cabinetry
- Soft close cabinetry doors throughout the home
- Fridge build out
- Separate showers – fully tiled in oversized 13"x13" or 12"x12"
- Quality contemporary chrome faucets
- Chrome bathroom accessories in a contemporary profile
- Smooth paneled interior doors
- Contemporary style interior trim package throughout the home

# Family & Flexibility

*When we say there's room for the whole family, we mean it.*

Making life a little easier for multigenerational households, Meadow Heights will offer innovative floorplans with secondary suite options, a new housing type for Port Colborne. Whether you need a single bedroom for your aging parents, a space to rent out for a little extra income, or two bedrooms for older children still living at home, you have the flexibility to accommodate your lifestyle, your family, and your finances.

Located in the fully-finished basement, each secondary suite is fully independent from the rest of the home. Its own entrance. Its own laundry. Its own open concept living spaces, with a modern kitchen and space for a dishwasher. It's a full home within your home, as beautiful and comfortable as the rest of the community.



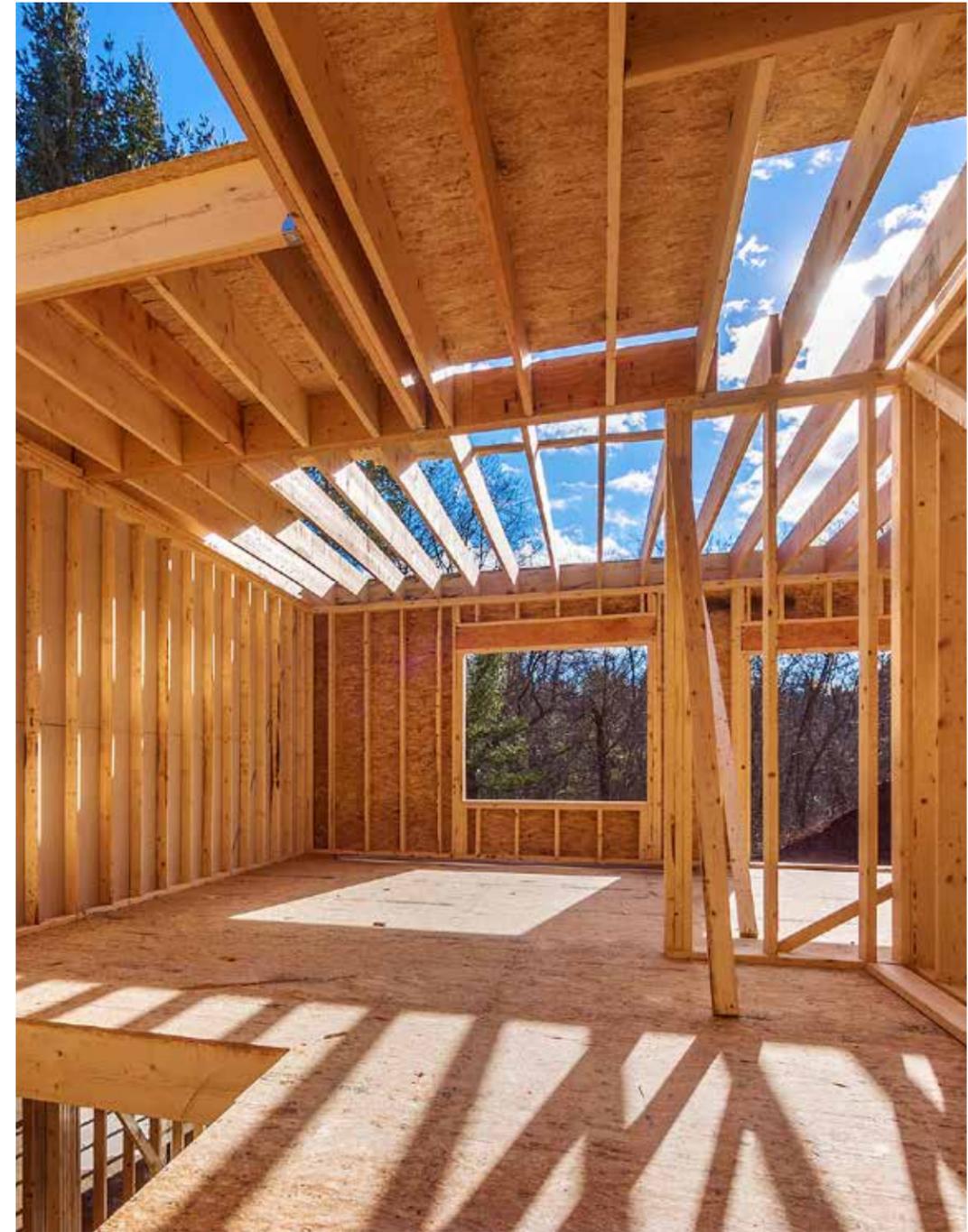
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# Experienced & *Exceptional*

*Dunsire Developments has a solid past and an exciting future.*

Established in 2010, Dunsire has demonstrated experience in developing environmentally responsible communities across Ontario, with a dedication to creating well-built, value conscious homes. Selecting regions on the cusp of growth, we help aid in the reinvigoration of communities that will see strong appreciation over time, giving homeowners the opportunity to take advantage of better value while living better lifestyles.

Seeking to continue pushing the threshold of sustainable living, Dunsire implements innovative features and building practices to decrease our impact on the environment, and increase our impact on our homeowners. With a commitment to superior customer care through transparency and integrity, we act as true advocates for our customers and partners, and deliver upon quality solutions that make the fundamental difference between a house and a home.







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