





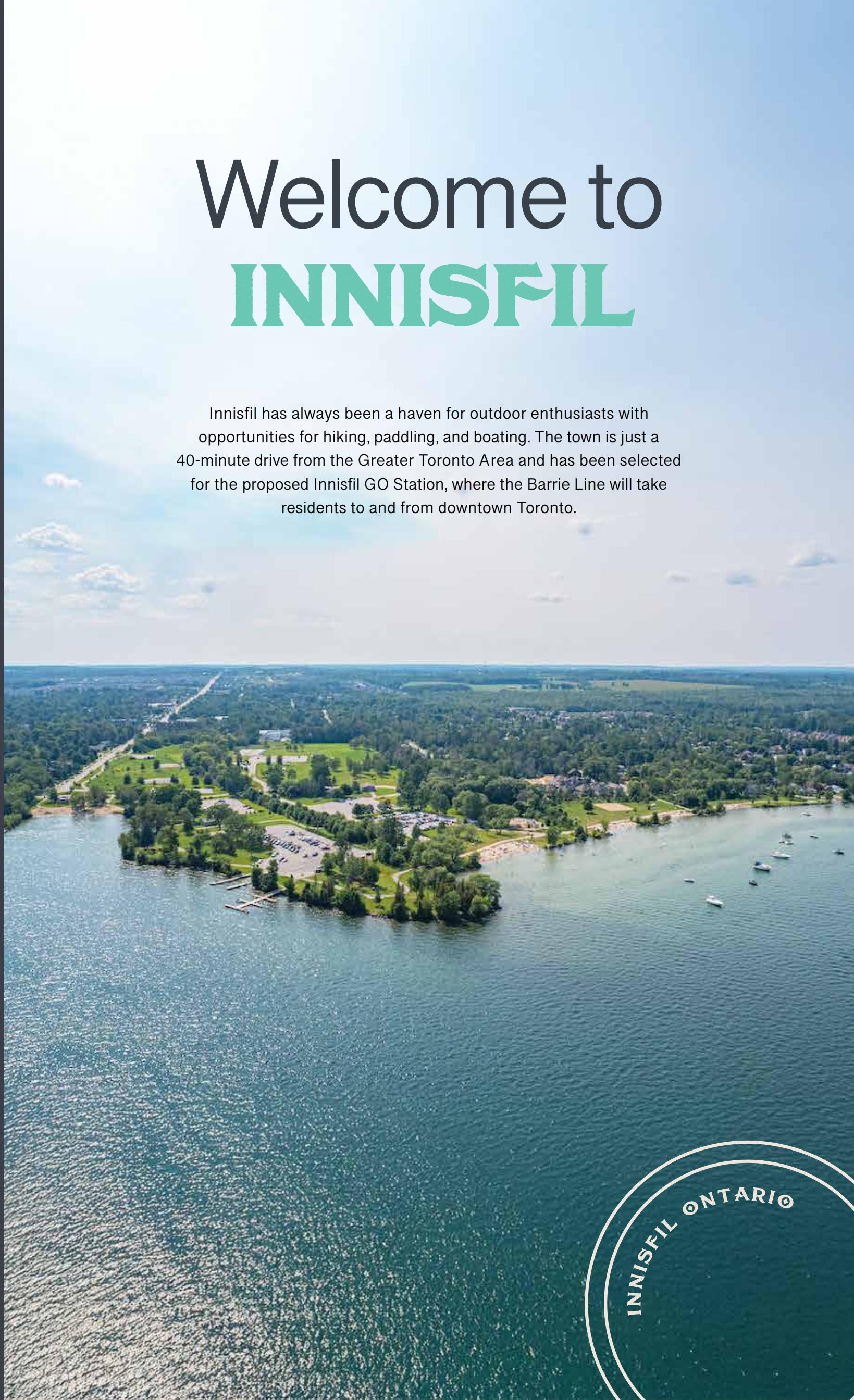
Your Modern Escape in **Alcona**

Welcome to Simcoe Woods, a thoughtfully designed new community nestled at Innisfil Beach Road and Webster Boulevard in the heart of Alcona. Featuring elegant 39' and 33' single-detached homes alongside stylish 20' freehold townhomes, Simcoe Woods offers the perfect blend of modern living and natural beauty.

Enjoy everyday convenience with school, parks and shopping just steps from your door. With easy highway access, upcoming GO train service, and the stunning shores of Lake Simcoe only minutes away, life here connects you to everything that matters—whether you're commuting, relaxing, or exploring the outdoors.

Welcome to **INNISFIL**

Innisfil has always been a haven for outdoor enthusiasts with opportunities for hiking, paddling, and boating. The town is just a 40-minute drive from the Greater Toronto Area and has been selected for the proposed Innisfil GO Station, where the Barrie Line will take residents to and from downtown Toronto.



INNISFIL ONTARIO

Amenities

Recreation

1. Innisfil Beach Park
2. Innisfil Town Square
3. Centennial Park
4. Webster Park
5. The Nature Preserve at Friday Harbour
6. Woodland Park Wetlands
7. Friday Harbour
8. The Nest Golf Club
9. National Pines Golf Club

Food & Drinks

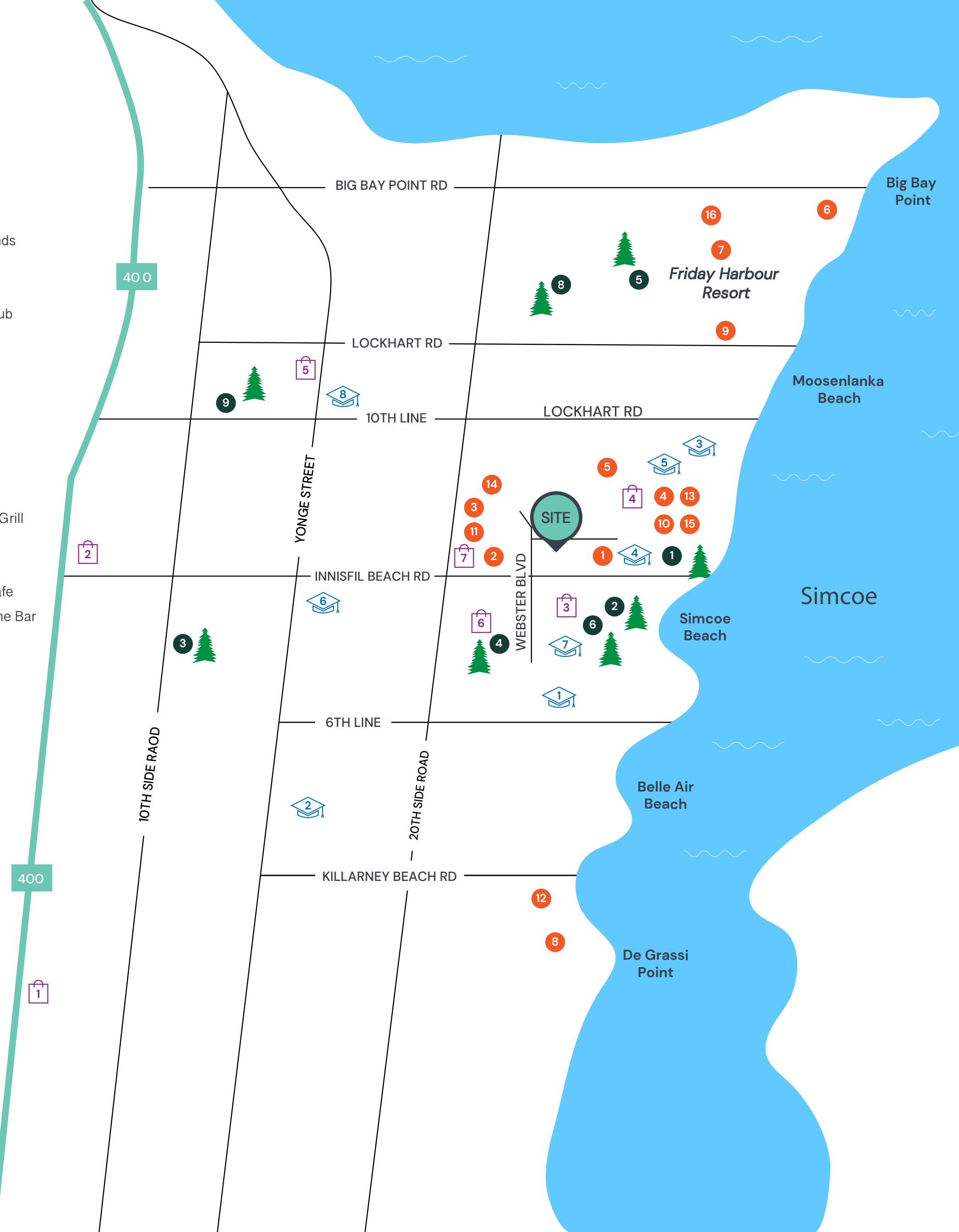
1. St. Louis Bar & Grill
2. Guac Mexi Grill
3. Freshii
4. In Sushi
5. Fork and Plate
6. Davidson's Country Dining
7. Lake Club Restaurant
8. Harbour House Tap & Kitchen
9. The Cove Cafe
10. Eggsmart
11. Starbucks
12. Bell Aire Beach Bar & Grill
13. Pizza Hut
14. Sunset Grill
15. Bruna's Bakery and Cafe
16. Fishbone Kitchen+Wine Bar

Shopping

1. Tanger Outlets Cookstown
2. The 400 Market
3. Shoppers Drug Mart
4. M&M Food Market
5. Foodland
6. Sobeys
7. No Frills

Education

1. Lake Simcoe Public School
2. Innisfil Central Public School
3. Goodfellow Public School
4. Alcona Glen Elementary School
5. Holy Cross Catholic School
6. Kempenfelt Bay School
7. Nantyr Shores Secondary School
8. Sunnybrae Public School



Connect with NATURE

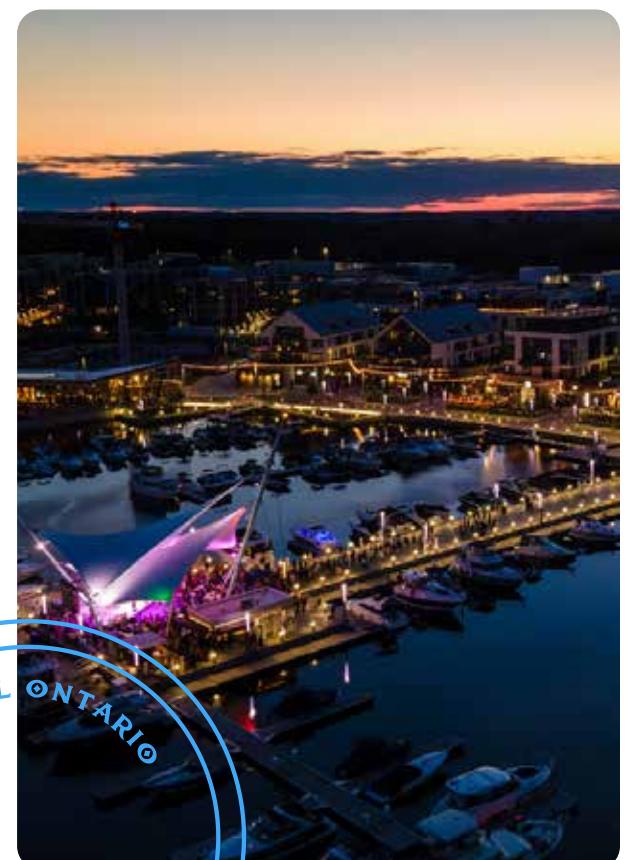


In Innisfil, you're surrounded by opportunities to enjoy the outdoors. Take advantage of the town's 258 kilometres of trail, like the 15 km Trans Canada Trail or the 3-metre-wide paved Jack Crescent Trail. For family activities, the Innisfil Beach Park Trail weaves along tennis courts, playgrounds, soccer fields, a basketball court, and a shaded pavilion. You can also enjoy the 47 kilometres of shoreline on Lake Simcoe, swim at Innisfil Beach Park, or launch your boat to explore the waterways. In the winter, the area is perfect for snowshoeing, ice fishing, tobogganing, or skating.



A Unique Shopping & Entertainment Destination

At Simcoe Woods, you'll have easy access to Tanger Outlets in Cookstown, which features over 70 designer and brand-name stores. Browse the rare finds of Cookstown Antique Market, the local Innisfil Fashion Market, or the year-round 400 Market. For lively entertainment, check out Friday Harbour Resort, walk through historic Cookstown, or watch a race at the Sunset International Speedway.



INNISFIL
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Our Passion, Your Home

Since 1992, we have built *over 9,000 homes* to the highest standard – the Rosehaven standard. The combination of expert architectural design, superior construction quality, and unparalleled customer service are only the start of the homeowner's experience. Stand outside any Rosehaven home and you will notice the difference.

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