



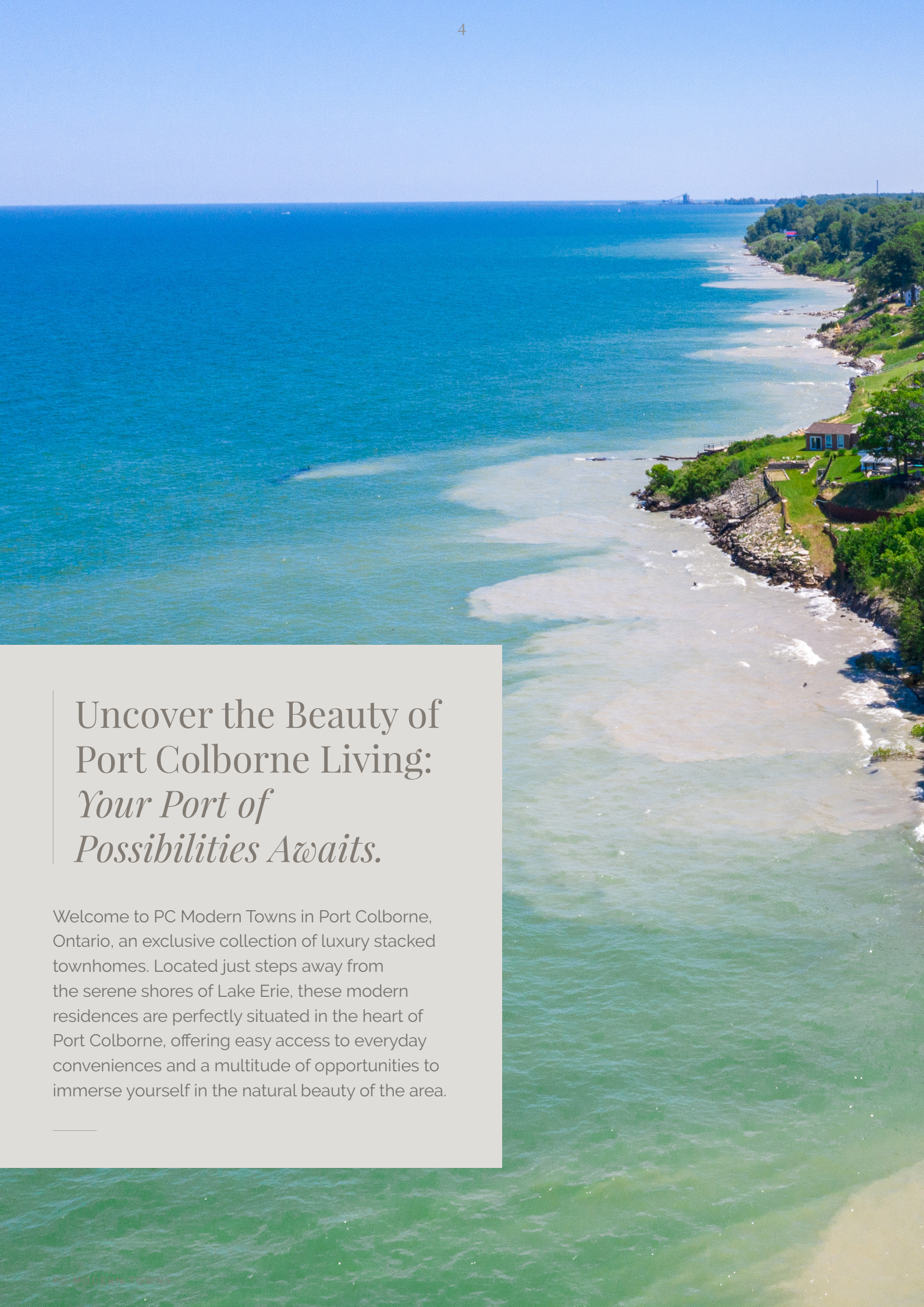
PC MODERN
TOWNS

54 George Street
Port Colborne



*Where form & function
exist in harmony.*





Uncover the Beauty of
Port Colborne Living:
*Your Port of
Possibilities Awaits.*

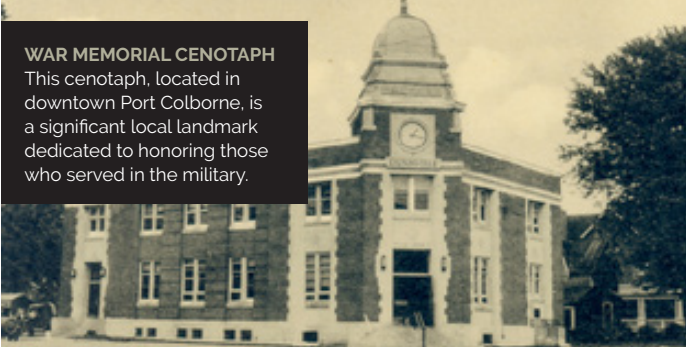
Welcome to PC Modern Towns in Port Colborne, Ontario, an exclusive collection of luxury stacked townhomes. Located just steps away from the serene shores of Lake Erie, these modern residences are perfectly situated in the heart of Port Colborne, offering easy access to everyday conveniences and a multitude of opportunities to immerse yourself in the natural beauty of the area.



Discover *Port Colborne*

WAR MEMORIAL CENOTAPH

This cenotaph, located in downtown Port Colborne, is a significant local landmark dedicated to honoring those who served in the military.



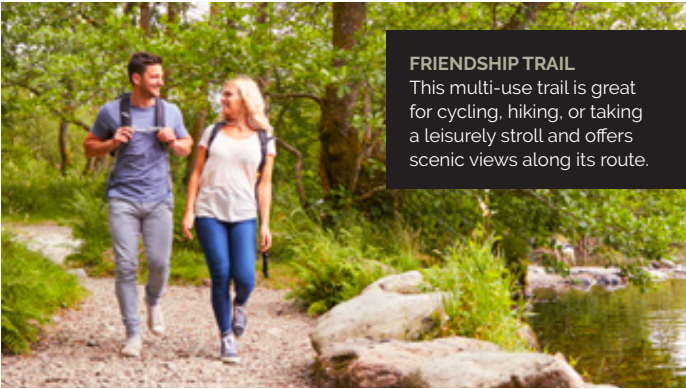
ROSELAWN CENTRE

This historic venue hosts cultural events, live performances, and art exhibitions. Check their schedule for upcoming shows.



FRIENDSHIP TRAIL

This multi-use trail is great for cycling, hiking, or taking a leisurely stroll and offers scenic views along its route.



PORT COLBORNE FARMERS' MARKET

Visit the local farmers' market to sample fresh produce, artisanal goods, and more.



PORT COLBORNE HISTORICAL AND MARINE MUSEUM

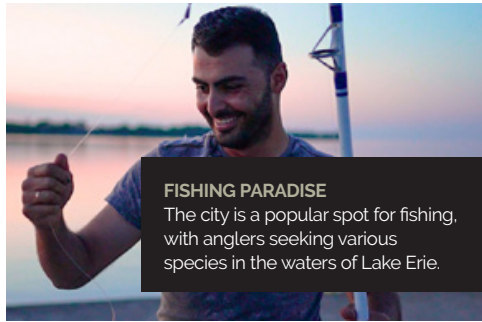
Learn about the city's rich maritime heritage and explore exhibits related to shipping, industry, and local history.





PORT PROMENADE
Enjoy a relaxing walk along the promenade while taking in the views of the Grand River and Lake Erie.

SUGARLOAF MARINA
This is one of the largest freshwater marinas in the world. You can visit the marina to watch boats, enjoy the waterfront, or take a stroll along the promenade.



FISHING PARADISE
The city is a popular spot for fishing, with anglers seeking various species in the waters of Lake Erie.



SUGARLOAF STREET
The downtown area features charming streets, including Sugarloaf Street, known for its unique shops, restaurants, and local businesses.



WHISKY RUN GOLF CLUB
Located in Port Colborne's neighboring town of Port Colborne, Whisky Run Golf Club is known for its scenic views of Lake Erie and challenging golf courses.



Port Colborne

Quick Facts

- **LOCATION:** Port Colborne is situated on the northern shore of Lake Erie, which provides a stunning waterfront setting. It is about 30 kilometers south of the city of St. Catharines and approximately 120 kilometers from Toronto.
- **WELLAND CANAL:** The city is home to a section of the Welland Canal, a key part of the St. Lawrence Seaway system. The Welland Canal is vital for shipping, connecting Lake Erie to Lake Ontario and facilitating the transportation of goods.
- **MARINA:** Port Colborne boasts the Sugarloaf Marina, one of the largest freshwater marinas in the world. The marina offers docking facilities, services, and recreational opportunities for boaters and water enthusiasts.
- **BEACHES:** The city features several beautiful beaches, including Nickel Beach, Cedar Bay Beach, and Sherkston Beach, where residents and visitors can relax, swim, and enjoy the sun.
- **CULTURAL SCENE:** Port Colborne has a vibrant cultural scene, with art galleries, studios, and cultural events. The Roselawn Centre serves as a hub for cultural activities, hosting concerts, theater productions, and community events.
- **ANNUAL EVENTS:** The city hosts various annual events and festivals, including the Canal Days Marine Heritage Festival, which celebrates Port Colborne's maritime history with ship tours, live entertainment, and fireworks.
- **LIGHTHOUSE:** Port Colborne is home to the Port Colborne Lighthouse, which not only serves as a navigational aid but is also an iconic symbol of the community.
- **OUTDOOR RECREATION:** With its proximity to Lake Erie and the Grand River, the city offers numerous opportunities for outdoor activities, such as fishing, kayaking, paddleboarding, hiking, and cycling.
- **COMMUNITY ENGAGEMENT:** Port Colborne takes pride in its strong sense of community, with local events, farmers' markets, and a warm and welcoming atmosphere.
- **AFFORDABLE LIVING:** The city is known for its affordable cost of living, including housing, making it an attractive option for individuals and families looking for budget-friendly living.
- **PROXIMITY TO NIAGARA FALLS:** Port Colborne is just a short drive from the world-famous Niagara Falls, one of the most iconic natural wonders in the world.
- **HEALTHCARE:** The city offers access to healthcare services, with the Haldimand War Memorial Hospital providing a 24-hour emergency department.
- **SMALL-TOWN CHARM:**^{TRAIL} Port Colborne's small-town charm is marked by friendly neighbors, local shops, and a relaxed pace of life, creating a cozy and welcoming atmosphere.

These reasons collectively create a compelling case for moving to Port Colborne, offering a balanced and fulfilling quality of life in a welcoming and affordable community with access to both natural beauty and cultural amenities.

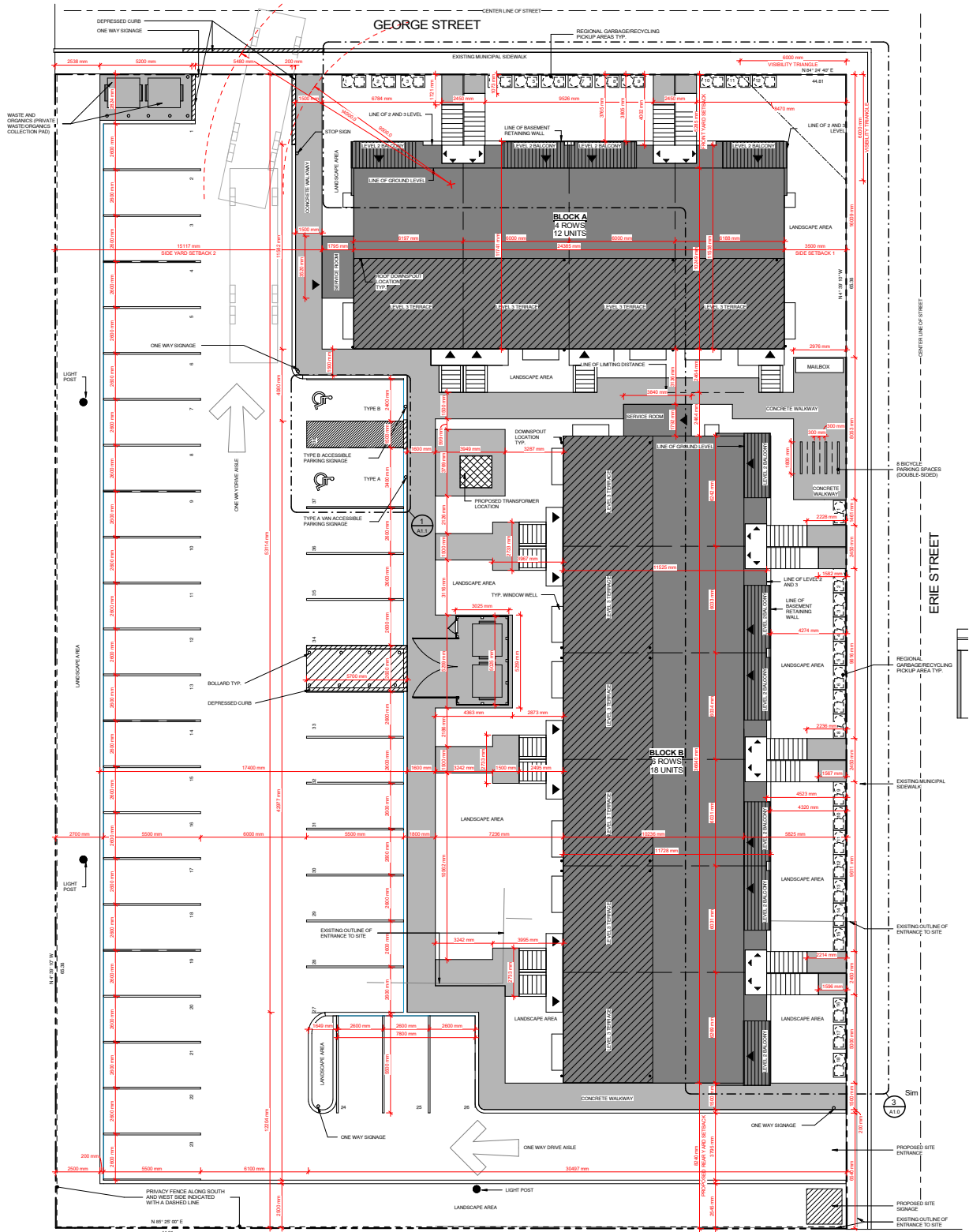
Planned Integrated Community

Pedestrian-oriented and Bike-friendly

Located in a well-established community. Just steps away from Port Colborne's vibrant downtown. Where you can explore local shops and the charming Farmer's Market

Experience upscale living along Lake Erie.

- 90 minutes from Toronto
- 30 minutes from Niagara Falls
- 60 minutes from Hamilton







Functional Living

PC Modern Towns has been thoughtfully designed to satisfy contemporary sensibilities in every way. Soaring 9' ceilings on the main floor provide an airy backdrop to exquisite kitchens.

PC Modern Towns offers the pinnacle of style. You will make your finishing selections from a curated list of fine features that will ensure that your home reflects the ultimate in sophisticated taste.

Seamless Flow between Kitchen, Dining, and Living Spaces

Designed for culinary delights, hosting, and creating cherished memories with loved ones. The interconnected kitchen and dining areas redefine everyday living, offering a lifestyle of elevated comfort.





Contemporary Living Spaces

Chic Open-Concept Living Areas featuring Soaring Ceilings, Designed for Movie Nights, Reconnecting with Loved Ones, and Ultimate Relaxation.





Tranquil Dens

A Dedicated Zone for
Uninterrupted Focus,
Whether for Work, Study,
or Pursuing Your Passions.

Stunning Bedrooms

Expansive, Inviting Bedrooms with Picture-Perfect Oversized Windows, Your Personal Getaway from the Everyday Bustle.





Regal Restrooms

Indulge in your spa-like ensuite, designed for pure relaxation. With custom glass enclosures and exquisite fixtures, your morning and evening rituals become moments to savor.



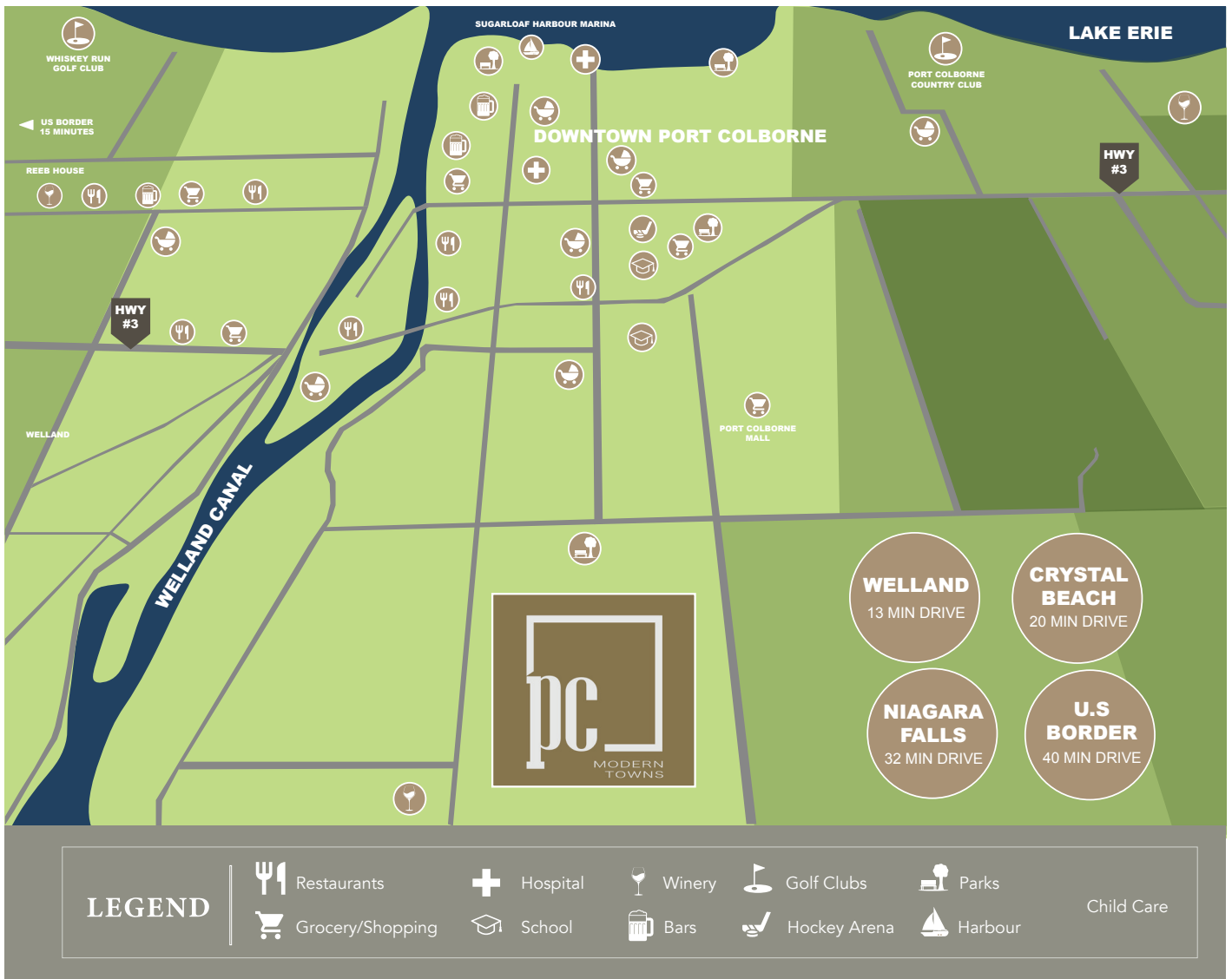


One of the Niagara Region's most modern and livable communities becomes the place you call home.



Port Colborne *Canal Vistas*

Where land embraces water, discover the harmony of meadowlands, marinas, and pristine beaches, all while nestled along the captivating Welland Canal. Port Colborne's newest residential community redefines elevated living. The Canal Vistas community is inspired by the city's rich local legacy, enveloped by serene parkland, green spaces, and winding waterways. Immerse yourself in a town brimming with historical charm. Chart your course to a community you'll proudly call home.



Port Colborne *Community*

Port Colborne is a gastronomic hub! Every manner of cuisine is available in a truly impressive collection of restaurants and eateries. Whether you choose to dine-in or dine-out, the choices are endless,

There is so much to do in and around Port Colborne. Whether you're a seasoned golfer or a theatre and art lover (or all three), you'll discover wonderful venues to enjoy your passions just minutes from PC Modern Towns.







the Glenwood

1+1 Bed, 1 Bath

630 sqft.

Ground Level



the Ridgewood

2 Bed + 1 Bath

640 sqft.

Ground Level

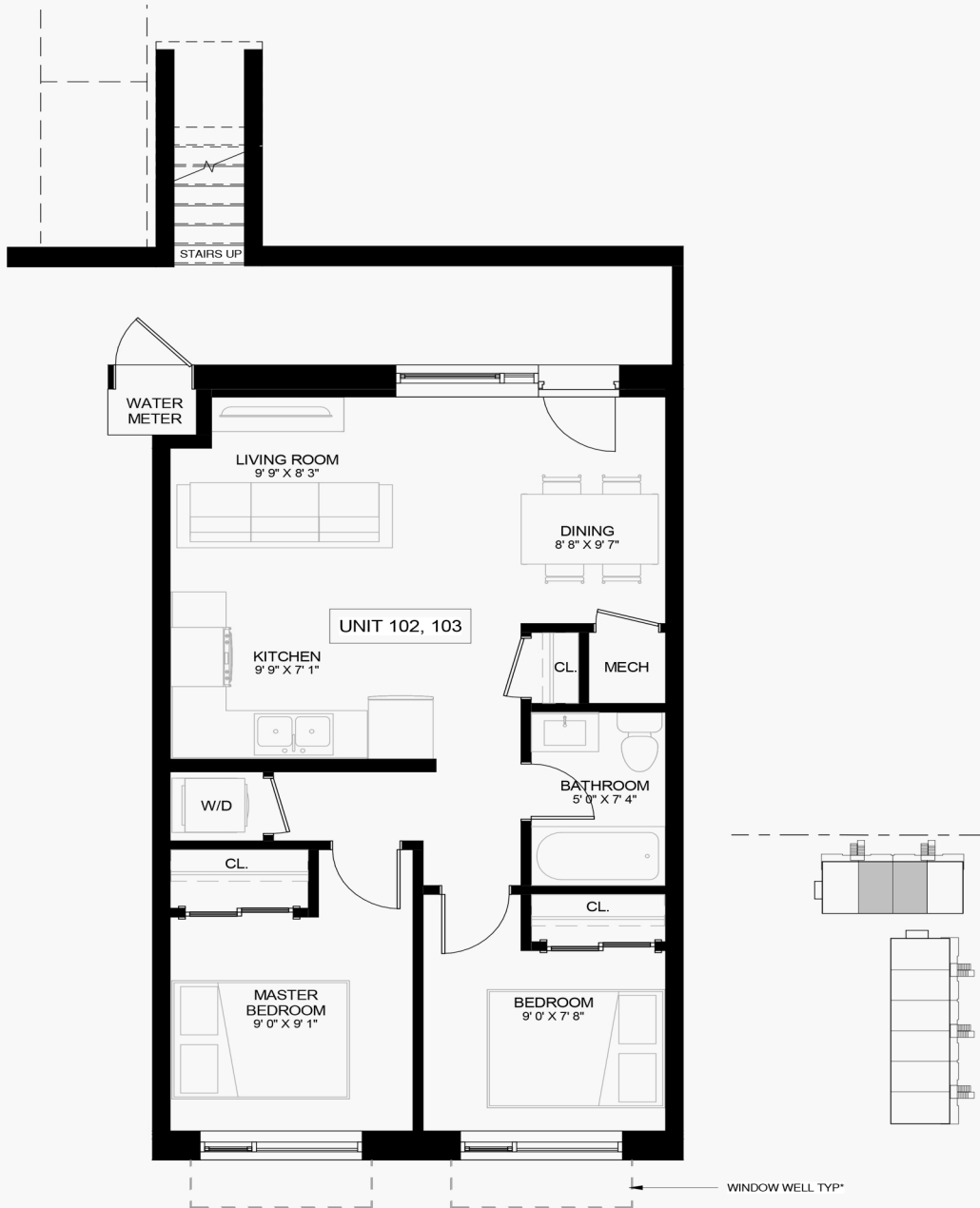


the Linwood

2 Bed, 1 Bath

685 sqft

Lower Level

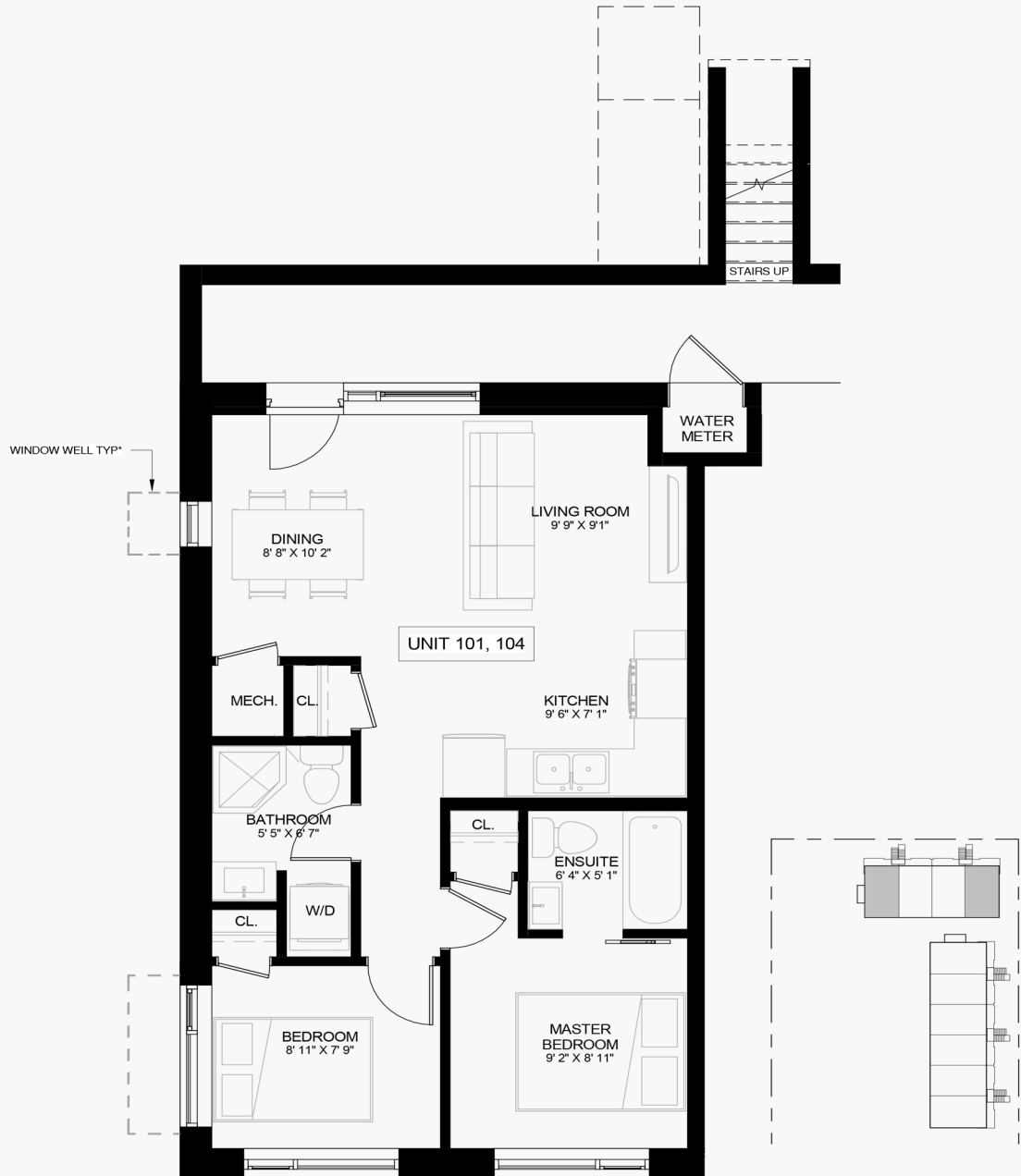


the Oakwood

2 Bed + 2 Bath

700 sqft.

Lower Level



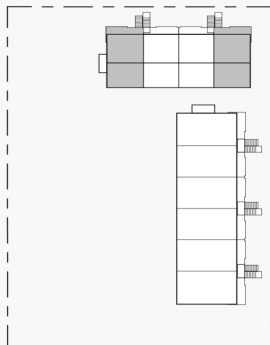
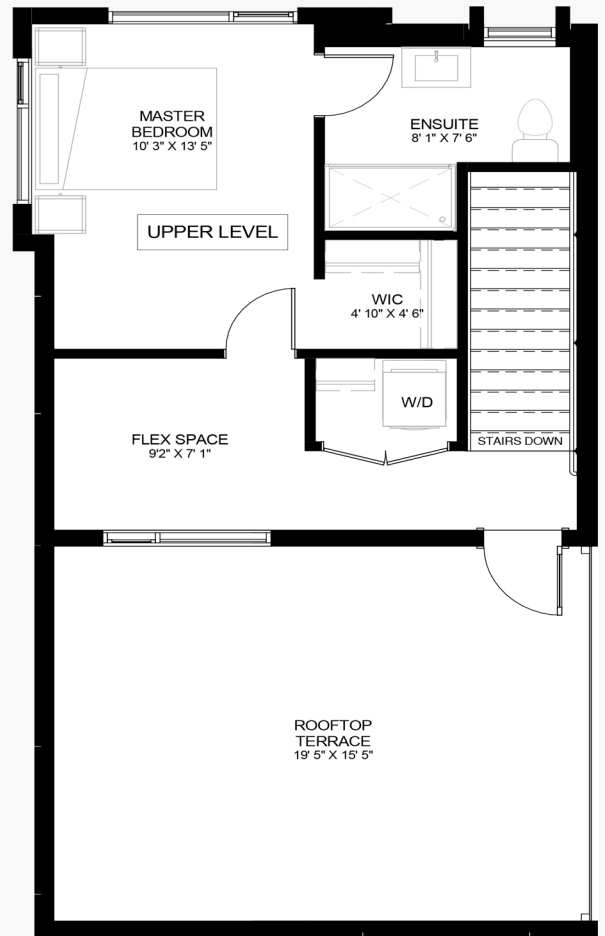
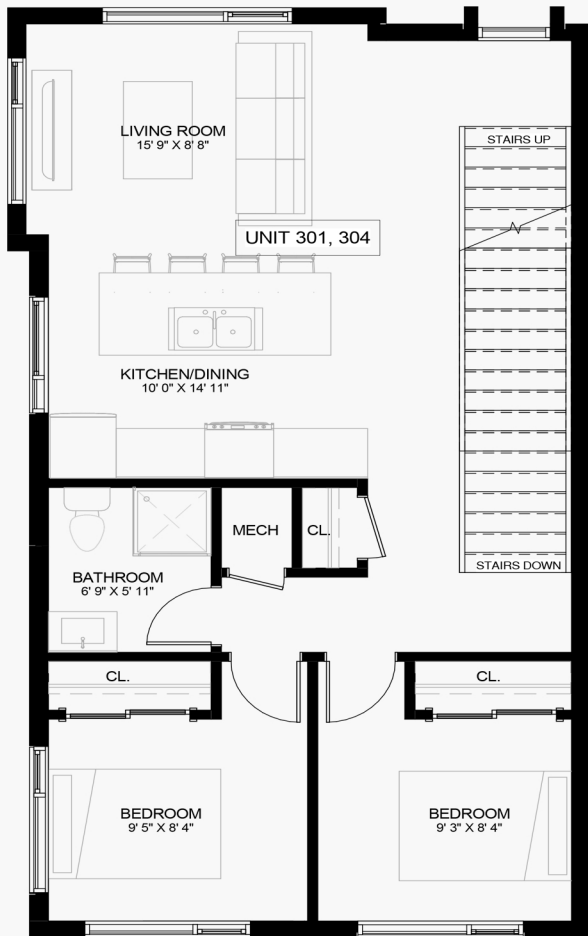


the Homewood

3 Bed, 2 Bath

1,200 sqft+ 285 sqft Terrace

Two Storey

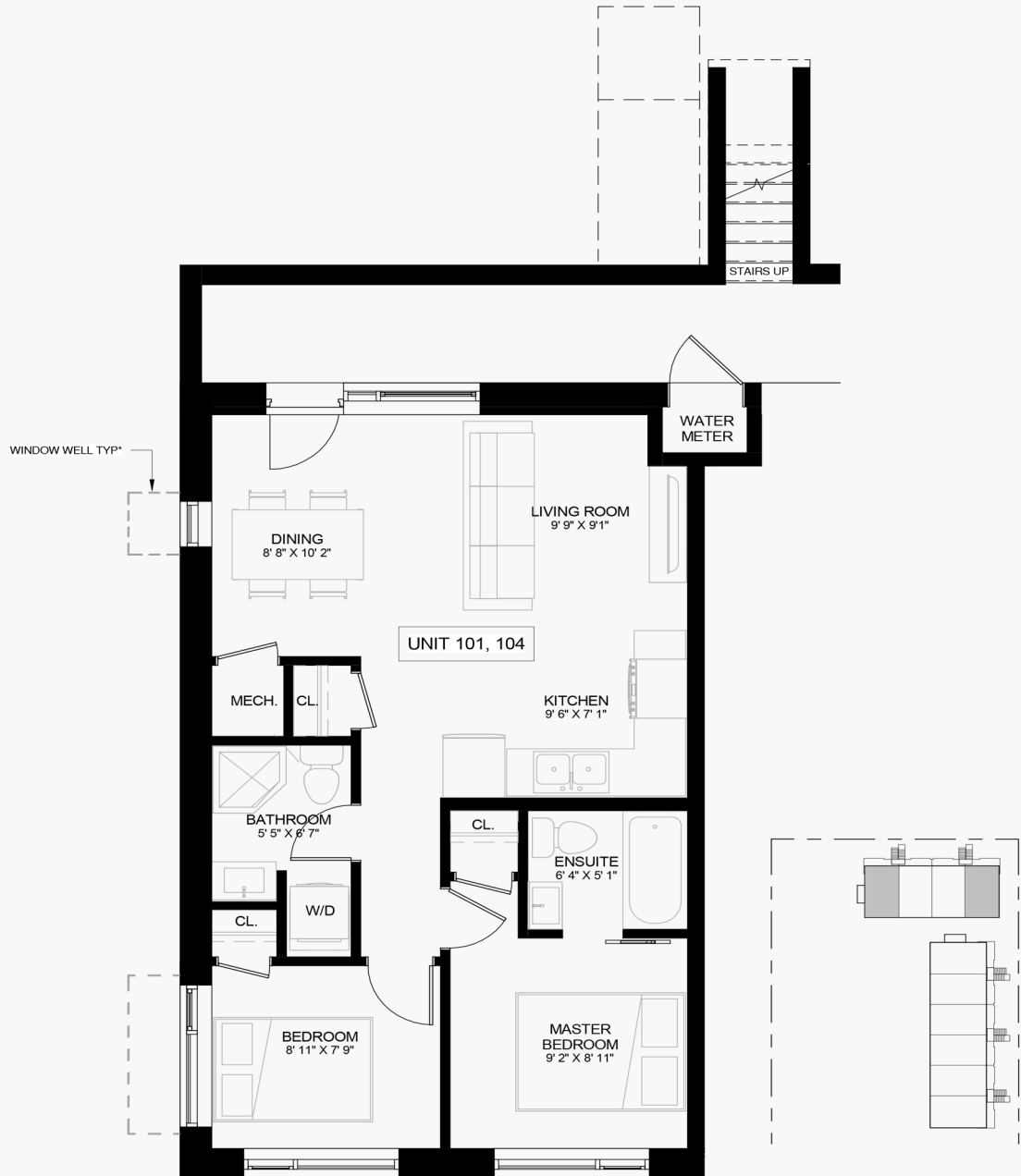


the Oakwood

2 Bed + 2 Bath

700 sqft.

Lower Level



About the Developers

Estate Hill Developments



David Yaw Frimpong, *President CEO*

With ten plus years of Real Estate experience as both a broker and a developer David has a keen artistic eye for development. David is a new age developer who understands current market demands like no other and is committed excellence. Having specialized in pre-construction and investment Real Estate as a salesperson, David now leverages this expertise to provide a strategic edge in development projects. This invaluable experience coupled with his desire to innovate provides Estate Hill with multidimensional solutions.



Geoffrey Foster *President CEO*

Throughout Geoffrey's ten plus years of experience in the finance and project management industry he has consistently demonstrated a strong understanding what it takes to get a project to completion. His expertise at Estate Hill is instrumental in ensuring strategic goals are met while adhering to budgetary constraints, exemplifying a valuable asset to the team. Geoffrey's proven track record and hands-on approach in the finance and project management sector position him as a trusted advisor, providing invaluable insights for achieving optimal project outcomes at Estate Hill.







ESTATE HILL
DEVELOPMENTS

For inquiries contact:
info@estatehill.ca