



hyg·ge

a lifestyle of warmth, comfort, and wellbeing; feeling at peace and able to enjoy life's simple pleasures; being in the moment.

[hue-gah]

A place of sanctuary, where your heart is open and your mind is at ease. A feeling of contentment, fulfillment, and belonging. Taking time away from the daily rush to be together with those you care about - or even yourself - to relax and enjoy life's quieter pleasures. Achieving balance...

This is Hygge, this is Home.





ARTIST'S IMPRESSION

Hygge is...
A sense of Community, Connection and Belonging.

A unique and intimate collection of conventional and rear lane towns. Intricately linked to every element of family and community life to optimize the happiness and wellbeing of its residents.

Perfectly situated east of Lake Simcoe, backing onto the Scugog River and surrounded by numerous lakes, parks and rivers. Lindsay is one of Southern Ontario's best kept secrets. Here, in the heart of the Kawartha Lakes, Fernbrook Homes is pleased to announce a new enclave of contemporary townhomes.

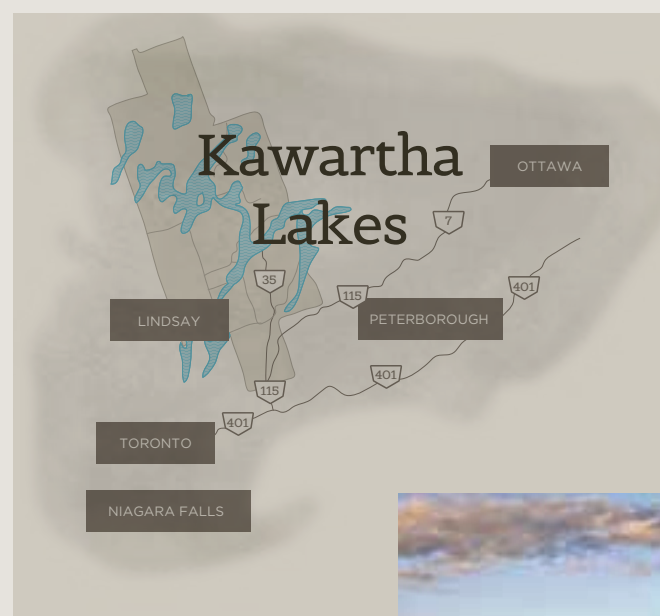
Welcome to Hygge. Welcome Home.



**Life's best moments are
spent in the fresh open air.
Space to live, breathe, and unwind.**

The essence of friluftsliv is easily recognized here — breathe easy — the perfect place to raise a family, and where kids can grow up at a slightly slower pace. Spend your best moments with your loved ones enjoying nature's bounty.

Hygge is...
spending hours basking in the bounty of Lindsay's Scugog River and moments from the surrounding Kawartha lakes, waterways, and rivers.



HEAD LAKE



STONY LAKE



KAWARTHA LAKES

Located just an hour away from Toronto, yet a world away in atmosphere, the small town of Lindsay is an ideal place to live in Ontario if you love nature and the great outdoors. With proximity to the more than 250 pristine lakes and rivers that make up the Kawartha Lakes Region, there is an abundance of both outdoor attractions and activities to enjoy, all connected by water.

14
Lakes

More than
236
Rivers

11+
Waterfalls in the
Kawartha Lakes &
surrounding area

Hygge is... soaking in the sunny days.

Lots of opportunities for walking and cycling around the glorious sunlit countryside. Enjoy a round of golf at Lindsay Golf Club. Or if being on the water is your thing, there are plenty of lakes and rivers for you and your loved ones to enjoy.



250
lakes and rivers for
watersport enthusiasts

8
MINS
.....
to Lindsay Golf
& Country Club

Over
600
KM
.....
of hiking, cycling &
mountain bike trails

365
DAYS A YEAR
.....
of enjoying the
great outdoors



Hygge is...
Enjoying our great Canadian winter.



MUST DO WINTER ACTIVITIES:



FXR KAWARTHA CUP
SNOWCROSS RACE

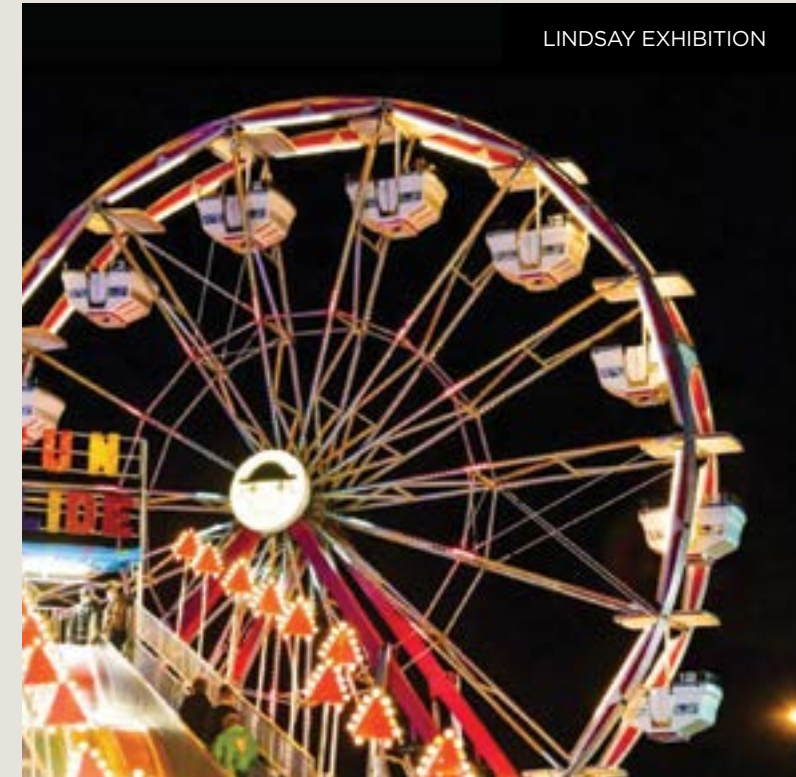


- Skating at the Logie Park Outdoor Skating Loop or one of the many other local outdoor skating rinks.
- Try your hand at Ice Fishing on one of the many surrounding lakes and waterways, just minutes away!
- Spend a day cross-country skiing or snowshoeing with the family.
- Feel the cold wind on your face, snowmobiling the multitude of trails nearby.
- For spectator types, spend the day watching the annual FXR Kawartha Cup Snowcross Race

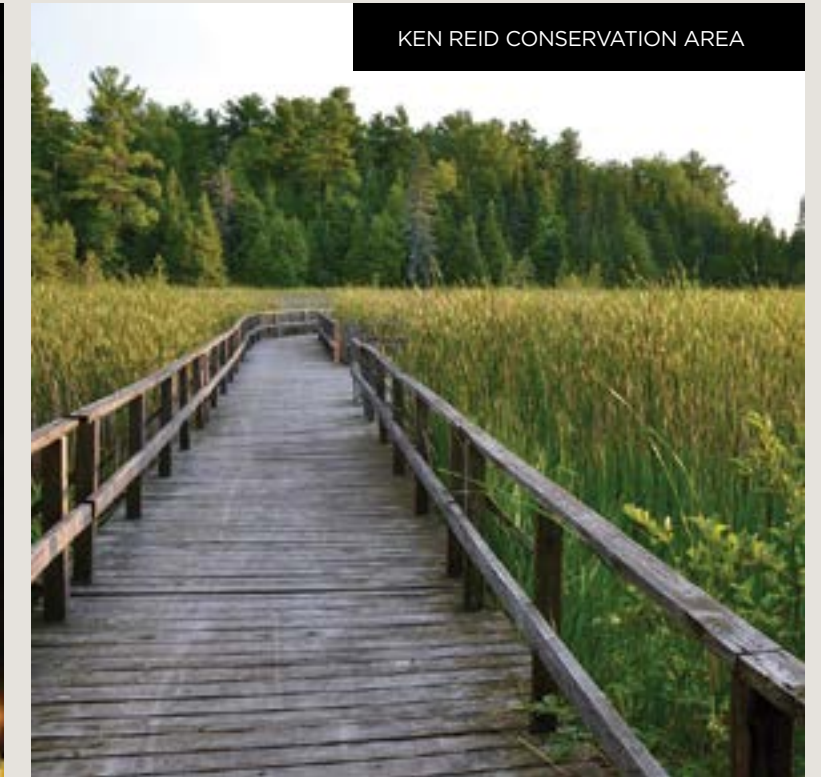
Hygge is... local attractions.

Tucked away in the Kawartha Lakes just northeast of the Greater Toronto Area, Lindsay, Ontario is packed with small town charm, local colour, and no shortage of year-round historical and recreational attractions for residents and tourists to enjoy.

Overlooking the Scugog River is Purdy's Mill, the city's cherished icon with a storied past that dates all the way back to 1861. Ride the Ferris Wheel or watch the nightly fireworks at Lindsay's Exhibition, only 10 minutes away. Spend the day strolling the floating boardwalk trail at Ken Reid Conservation Area, then picnic or camp in the 272-acres of protected forests, wetlands, and meadows.



LINDSAY EXHIBITION



KEN REID CONSERVATION AREA



PURDY'S MILL



find me
@TheSunflowerFarm

The Little Sunflower Farm is the second of two unique and stunning flower farms. The Lindsay location is a four acre farm comprised of thousands upon thousands of the striking yellow flower, with future plans for the addition of a pumpkin patch.

These stunning destinations are also host to a variety of unique and thoughtful year round events:

- Brass & Blooms - an evening of delectable Wine and Cheese at the Farm, accompanied by live music.
- Sun-FLOW-er Yoga in the fields
- Sunset Picnics amongst the blooming sunflowers
- Winter farm photo shoots
- Bouquet Workshops for both Adults and Kids.

#FindMeAtThe SunflowerFarm

down•town [lindsay]

Downtown Lindsay is a cultural destination known for its quaint retail, architecture, professional business mix and exceptional dining, nestled together in an idyllic riverside location. It boasts a fine collection of boutique retail including art galleries, restaurants, gourmet food purveyors, fashion and hobby craft houses, health and wellness centres.



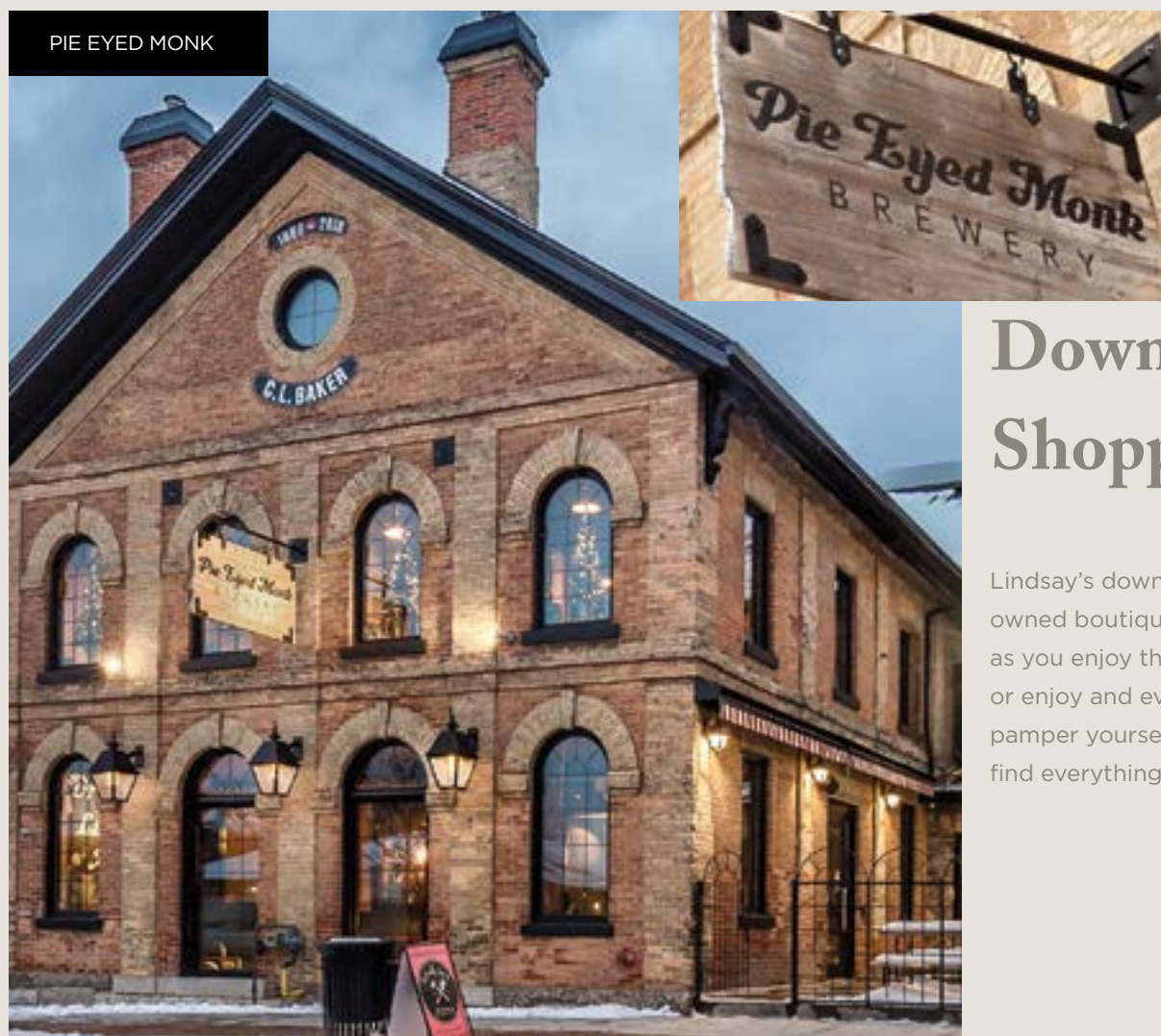
KINDRED COFFEE BAR



THAIRAPY



UNWRAPPED



PIE EYED MONK



Downtown Lindsay Shopping, Dining & Services.

Lindsay's downtown area has been remarkably well preserved and features restored buildings, murals and quaint locally owned boutiques and shops. A recent revitalization of the downtown core makes walking the streets even more pleasant as you enjoy the perks of modern infrastructure. Indulge at one of the many outdoor cafes, pubs or classic watering holes, or enjoy an evening with friends at one of Lindsay's exceptional offerings of restaurants. Whether you are looking to pamper yourself, sweat it out at a Yoga Class, or satisfy any of your eco-conscious personal or household needs, you will find everything you need in the 185+ shops & services, all at your fingertips in Lindsay's historic downtown.

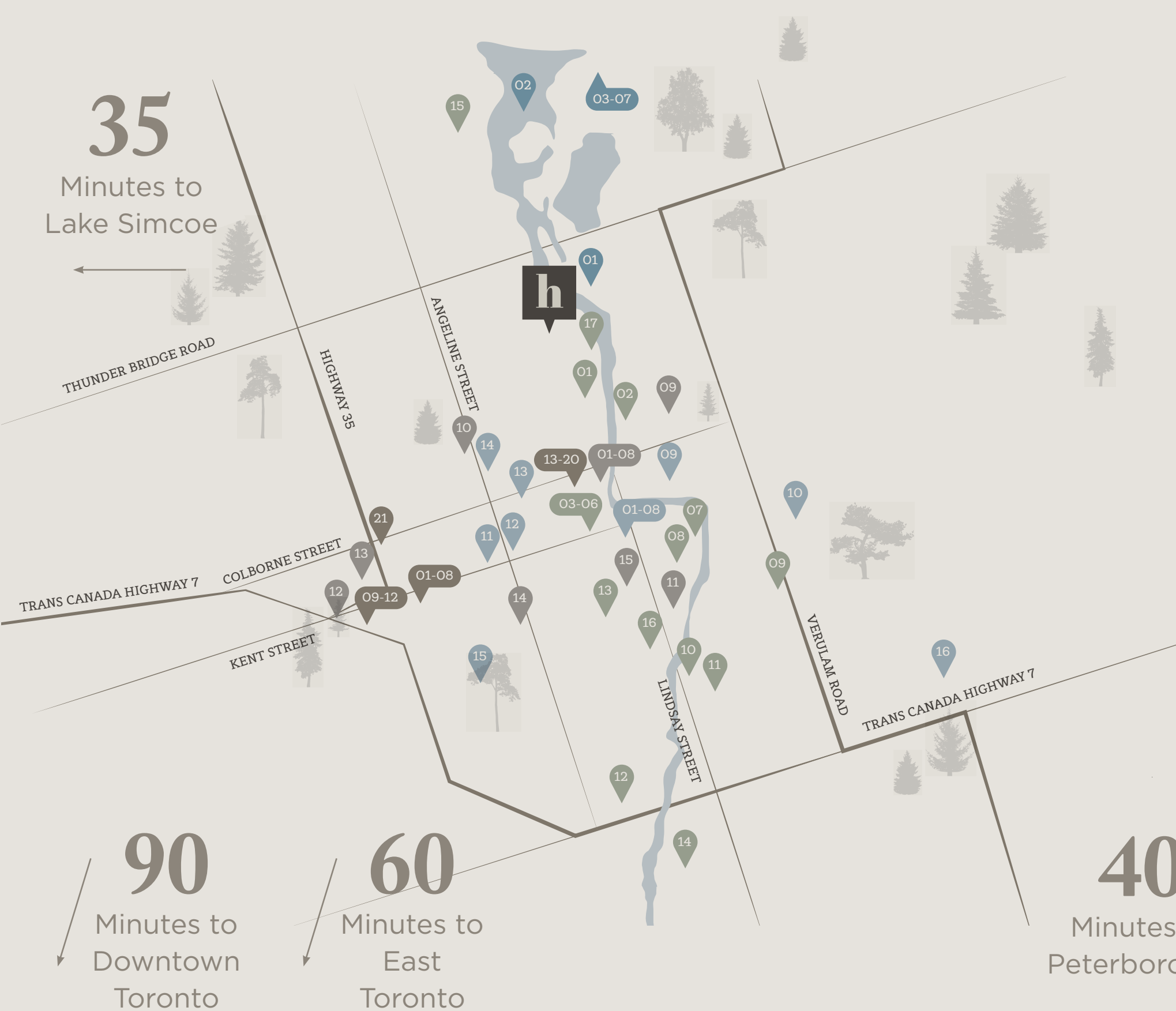
185+
shops + services in
downtown Lindsay

+2
Shopping malls:
Whitney Town Centre
& Lindsay Square



A better lifestyle awaits.

35
Minutes to
Lake Simcoe



Shopping

- 01 Winners
- 02 Sportchek
- 03 Trent Pet
- 04 Canadian Tire
- 05 Staples
- 06 Food Basics
- 07 Pet Value
- 08 Mark's Clothing Store
- 09 LCBO
- 10 Loblaws
- 11 Peavey Mart Hardware Store
- 12 Rona Home Improvement
- 13 HomeHardware
- 14 Jo Anne's Place Health Foods
- 15 Nesbitts Meat Market
- 16 Shopper's Drug Mart
- 17 Cathy Allan Ladieswear
- 18 Down to Earth Adventure Outfitters
- 19 La Mantia's Country Market
- 20 White's of Lindsay Department Store
- 21 Lindsay Farmer's Market

Dining

- 01 Pie Eyed Monk
- 02 Kawartha Dairy
- 03 The Cat and The Fiddle
- 04 QQ Sushi
- 05 Coach and Horses Pub
- 06 Thai By Joe
- 07 One Eyed Jack Pub and Grill
- 08 Square Boy Pizza and Subs
- 09 The Queen's Bistro
- 10 Jacked Up Pizza
- 11 Dairy Queen Grill and Chill
- 12 Symposium Cafe and Lounge
- 13 Kelseys Original Roadhouse
- 14 Noodles Bistro
- 15 Texas Burger

Parks & Rec

- 01 Victoria Junction Trail
- 02 Rivera Park
- 03 Kawartha Lakes Museum and Archives
- 04 Spectrum Centre for Creative Fitness
- 05 Flato Academy Theatre
- 06 Strike Point Bowling Center
- 07 Lions Riverview Park
- 08 Nayoro Park
- 09 Trans Canada Trail Lindsay
- 10 Logie Park
- 11 Lindsay Golf and Country Club
- 12 Lindsay Fairgrounds
- 13 Lindsay Little Theatre
- 14 Riverwood Park Campgrounds
- 15 Ken Reid Conservation Area
- 16 Lindsay Memorial Park
- 17 Pioneer Park

Schools & Services

- 01 King Albert Public School
- 02 Central Senior Public School
- 03 St. Mary Catholic Elementary School
- 04 RBC Royal Bank
- 05 TD Canada Trust
- 06 BMO Bank of Montreal
- 07 Scotiabank
- 08 CIBC
- 09 Queen Victoria Public School
- 10 IE Weldon Secondary School
- 11 Service Ontario
- 12 Ross Memorial Hospital
- 13 Alexandra Public School
- 14 Parkview Public School
- 15 St. Domenic CES
- 16 Jack Callaghan Public School

Rivers & Lakes

- 01 Scugog River
- 02 Goose Bay
- 03 Sturgeon Lake
- 04 Cameron Lake
- 05 Balsam Lake
- 06 Pigeon Lake
- 07 Buckhorn Lake



HWY **35** - 8 MINS

HWY **7** - 9 MINS

HWY **115** - 30 MINS

HWY **407** - 33 MINS

HWY **48** - 35 MINS

HWY **401** - 42 MINS



Ways and means to all of life's essentials – connected to everything and everywhere.

At Hygge, you are always conveniently connected to anything and everything. Imagine the benefits of living in a nature-inspired community with easy access to all the attractions of neighbouring cities. Bradford to the west, Peterborough to the east, and Oshawa south. And best of all, a few minutes further southwest is the GTA's largest metropolitan centre – Toronto – only 90 minutes away. Get anywhere in minutes via Highways 7, 35, 115 & 407.

Hygge is...
thoughtfully designed spaces.



ARTIST'S IMPRESSION



Features & finishes

The homes at Hygge offer the ultimate in comfort to Lindsay homebuyers. Large windows invite light and warmth into your living space. Thoughtful interior finishes in every room cultivate a style that is both refined and welcoming. You are certain to appreciate the remarkable quality and detail available here in every home.

At Hygge you can choose from an offering of conventional townhomes, bungalow townhomes and rear lane townhomes. Our carefully designed layouts feature open concept main levels with thoughtfully planned flex spaces, allowing ample space to live, work and play.

- 9' ceilings on Main Levels, with 8' Second Levels
- Open concept layouts
- Custom designed deluxe kitchen cabinets with taller upper cabinets
- Selection of Prefinished Laminate flooring to Main level
- Premium Oak staircases
- Elegant oversized 12 x 24 inch tiles
- Functional floorplans with flexible options available



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

Hygge is...
A place to call your own.
A story of who you are.
A collection of things you love.
Hygge is Home.







Allow yourself to take a break from life's hustle and bustle. Your worries can wait. Your work can wait. Take the time to do the things you most enjoy in life, spend time with family and friends.

Find your balance.

hyg·ge towns
[hue-gah]

Welcome to Fernbrook Homes

Fernbrook Homes has been a leading developer in the GTA & surrounding area for over 40 years.

We are widely recognized for our dedication to creating vibrant, integrated communities rooted in highly desirable locations that elevate the lifestyle of our residents.

Each Fernbrook development is the culmination of innovative architecture, thoughtful design, and outstanding customer service, resulting in communities of true distinction.

We invite you to discover a lifetime of satisfaction.
We invite you to visit a Fernbrook community today.

