



BELWOOD
ESTATES



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Welcome to
BELWOOD ESTATES

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The
VISION

CELEBRATE A LUXURIOUS LIFESTYLE.

Amid the picturesque landscapes of Fergus and Elora, Belwood Estates offers an exquisite retreat where nature, history, and sophistication blend seamlessly.

This exclusive estate community showcases homes meticulously designed to capture the area's scenic charm, coupled with a luxurious lifestyle.

It's a place where roots are set, dreams are realized, and memories are cherished — the ideal backdrop for years to come. At Belwood Estates, celebrate a lifestyle that effortlessly combines the natural allure of the region with the modern amenities and opulent comforts that today's homeowners desire.

EMBRACE LIFE ON THE GREEN: LUXURY LIVING IN A PREMIER GOLF COURSE COMMUNITY.

Belwood Estates offers residents an unparalleled lifestyle, designed for amenity-rich living, socializing, and plenty of time outdoors, located just steps from the newly revitalized Belwood Golf Club, formerly known as Fergus Golf Club.

The golf course revitalization, led by GolfNorth Properties, celebrates the club's original identity as Belwood Lake Golf Club, bringing a unique offering of estate homes

alongside a premier golfing experience to the area. Immerse yourself in the area's distinguished golfing heritage, all while residing in a refined luxury estate home community. With the picturesque golf course just steps away, you'll enjoy a harmonious blend of tradition and sophistication, embracing a lifestyle that embodies both elegance and timeless charm.





Conceptual rendering.

GOLF AND LUXURY ABOUND.

Designed for amenity-rich living, socializing, and plenty of time outdoors, Belwood Estates' ideal location is just steps away from the newly revitalized Belwood Golf Club, formerly known as Fergus Golf Club.



BELWOOD
GOLF CLUB



Embrace the
EXCEPTIONAL

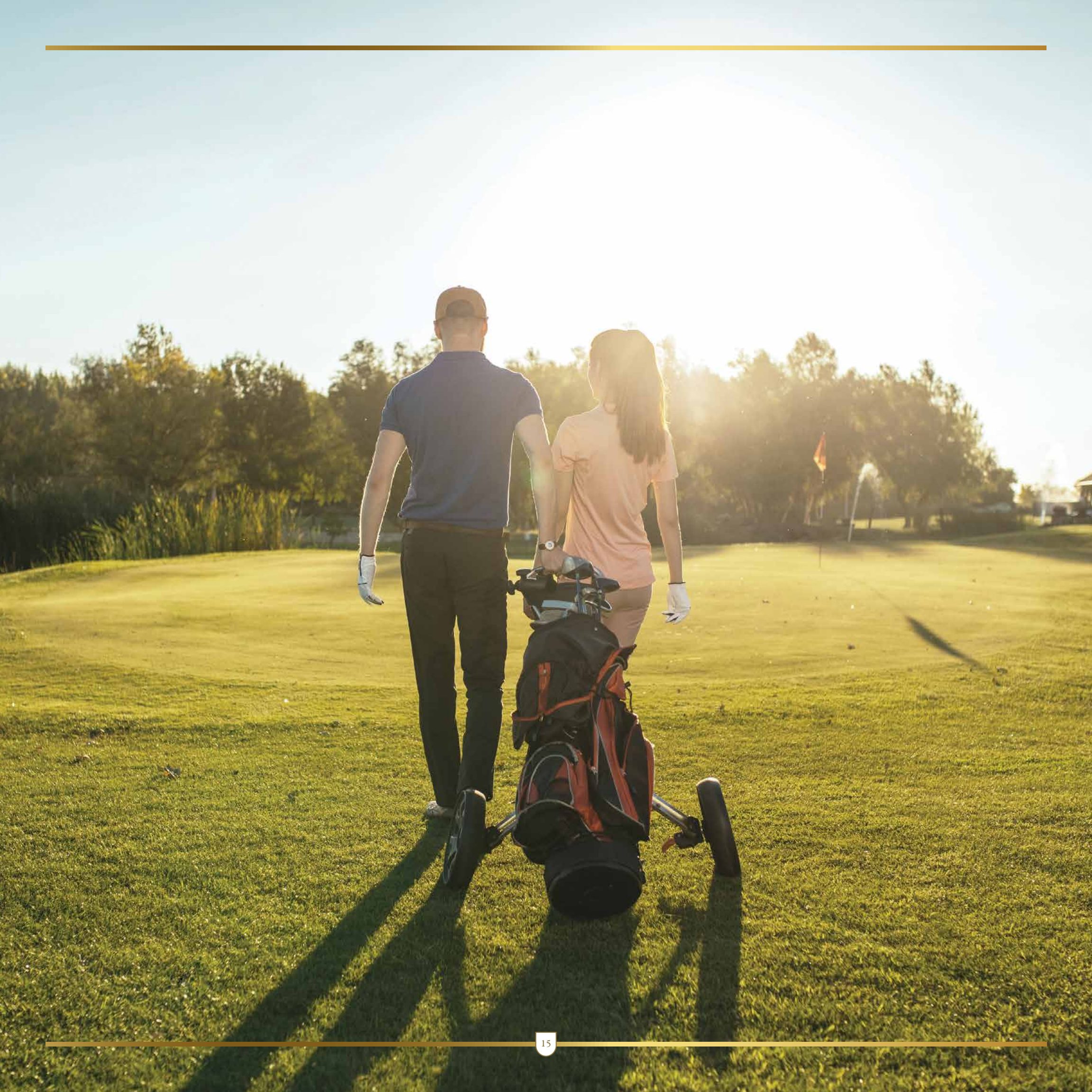




YOUR FAIRWAY TO THE EVERYDAY.

For the discerning golfer, Belwood Estates presents an extraordinary lifestyle with privileged access to the newly revitalized Belwood Golf Club. Enjoy the luxury, and convenience of the private tunnel connecting you from your estate community to the impeccably maintained fairways, challenging holes, and breathtaking vistas that define this

golfer's haven. The elegant clubhouse is a welcoming retreat after a round, offering an ideal setting to foster connections with friends and neighbours. Whether you're a seasoned enthusiast or a novice, life at Belwood Estates grants you the rare opportunity to make golf an integral part of your daily routine.



AN UNPARALLELED LIVING EXPERIENCE.

Resting near the historic towns of Fergus and Elora, Belwood Estates offers a perfect balance of small-town charm and contemporary convenience. In Fergus, heritage-lined streets invite you to explore local boutiques, artisanal shops, and cozy cafés. Elora, renowned for its 19th-century stone mill, which straddles the waterfalls, and an artistic vibrancy of thriving galleries, studios, and a celebrated

annual arts festival is enriched with culture, and history. Both towns offer all the modern amenities you desire, including top-rated schools, healthcare facilities, and essential services — while maintaining a warm, welcoming atmosphere. Here, you'll discover a community that honours its heritage while embracing the future, making Belwood Estates the ideal place to call home.









PREMIUM AMENITIES AT YOUR CONVENIENCE.

While Belwood Estates offers a serene escape from the fast pace of life, urban amenities are never out of reach. The convenience of neighbouring towns like Elora and Fergus are all just a short drive away, offering an impressive array of shopping, dining, and cultural experiences.

From the latest fashion trends to gourmet groceries, your greater community caters to every palate. This amenity-rich location, extensive array of parks, and rich history will enhance your lifestyle, while the presence of leading educational centres, such as the University of Guelph, keeps you connected to innovation and learning.



BELWOOD LAKE



Enjoy fishing, kayaking, and scenic views at Belwood Lake, the perfect escape to nature.



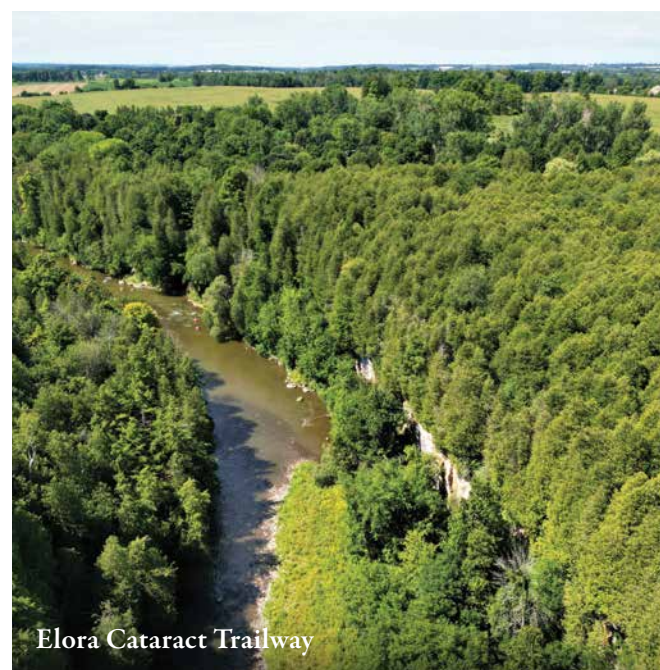
ENDLESS RECREATION AND NATURAL BEAUTY.

Imagine beginning each day with the serene beauty of Belwood Lake and the Grand River, with tranquil waters a short distance from your doorstep. At Belwood Estates, nature and recreation are naturally integrated into your lifestyle, providing endless opportunities for outdoor exploration. Whether you're fishing, boating, kayaking, or meandering the scenic trails that wind through the

lush landscapes, every day brings a new adventure. The nearby conservation areas offer picturesque settings for picnics, birdwatching, and admiring the changing seasons. Experience the vibrant energy of nature, where every moment comes alive with the sights and sounds of the Elora Gorge, where stunning cliffs and rushing waters create an unforgettable escape.



UNCOVER THE BEST LOCAL EXPERIENCES.



2



2 national historic sites nearby — the Elora Mill and the Wellington County Museum.

19



19 minutes to the thriving city of Guelph — seamlessly connecting you to the GO Train.

42



42 kilometers of trails in the Elora Cataract Trailway with hiking, biking, and nature nearby.

20



20 minutes from the Grand River Raceway, where excitement and entertainment meet.

150



150 acres of protected green space surrounding the Elora Gorge, offering year-round outdoor activities.

1



1 hour to the Greater Toronto Area. Embrace the charm of a small town, plus the city within easy reach.

YOUR LOCAL NEIGHBOURHOOD AT A GLANCE.

Where serene country living meets modern luxury. Nestled in the picturesque Fergus/Elora area, discover a unique blend of natural beauty and modern conveniences just steps from home. Whether you're enjoying a round of golf or exploring one of the area's many amenities, every day here is filled with excitement and opportunity.

FERGUS

ST. ANDREW ST. W.

Restaurants

Tapavino Wine & Tapas
Underground Kitchen
Scozia Restaurant
The Fergusson Room
Gente Urban Italian Eatery
St. Andrew West Mall

Services

YOUtopia Medical Spa
Groves Memorial
Community Hospital
CIBC Branch with ATM
TD Canada Trust Branch
RBC Royal Bank
Scotiabank
ServiceOntario

HIGHWAY 6

Shopping

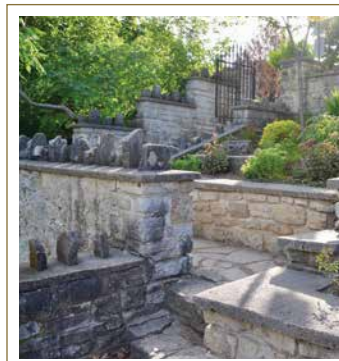
SmartCentres Fergus
Walmart Supercentre
Cherry Hill Shopping Centre
Shoppers Drug Mart
LCBO
The Beer Store
The Wine Shop
Zehrs Fergus
Pet Valu

Schools

James McQueen
Public School
JD Hogarth
Public School
Centre Wellington District
High School
St. Joseph Catholic School

SURROUNDING AREA

Fraberts Fresh Food
Global Pet Foods
Advanced Marine & Powersports
Lucky Lotus 97—
Thai and Vietnamese
The Brew House on the Grand
Fergus Veterinary Hospital
South Tower Animal Hospital
Fergus Cascade
Templin Gardens
Wellington County Museum
Fergus Marketplace
YMCA Camp Belwood
Belwood Golf Club
Fergus Tennis Club
Centre Wellington
Community Sportsplex



PLACES OF INTEREST

- 1 Tapavino Wine & Tapas
- 2 Scozia Restaurant
- 3 The Fergusson Room
- 4 The Brew House on the Grand
- 5 Templin Gardens
- 6 Fergus Marketplace

ELORA

METCALFE ST.

Restaurants

Elora Brewing Company
Handsome Devil Bistro
The Evelyn
Community Coffee Café
Elora Bread Trading Co.
The Wild Tart
Lost + Found Café
The Friendly Society
Geddes Street Market

MILL ST.

Places of Interest

MacDonald Square
Elora Mill Hotel & Spa
La Fontana Restaurant
Elora Centre for the Arts
Elora Quarry
Conservation Area
Bissel Park
The Elora Farmers' Market

Schools

Elora Co-Operative Preschool Inc
Elora Public School
St. Mary Catholic School
Montessori School of Elora
Emmanuel Christian High School

SURROUNDING AREA

Gerrie's Farmers' Market Inc.
Dar's Country Market
Grand Valley Brewery
Elora Gorge Falls



PLACES OF INTEREST

- 7 Geddes Street Market
- 8 Elora Brewing Company
- 9 Handsome Devil Bistro
- 10 Elora Centre for the Arts
- 11 Elora Quarry Conservation Area
- 12 Bissel Park

BELWOOD

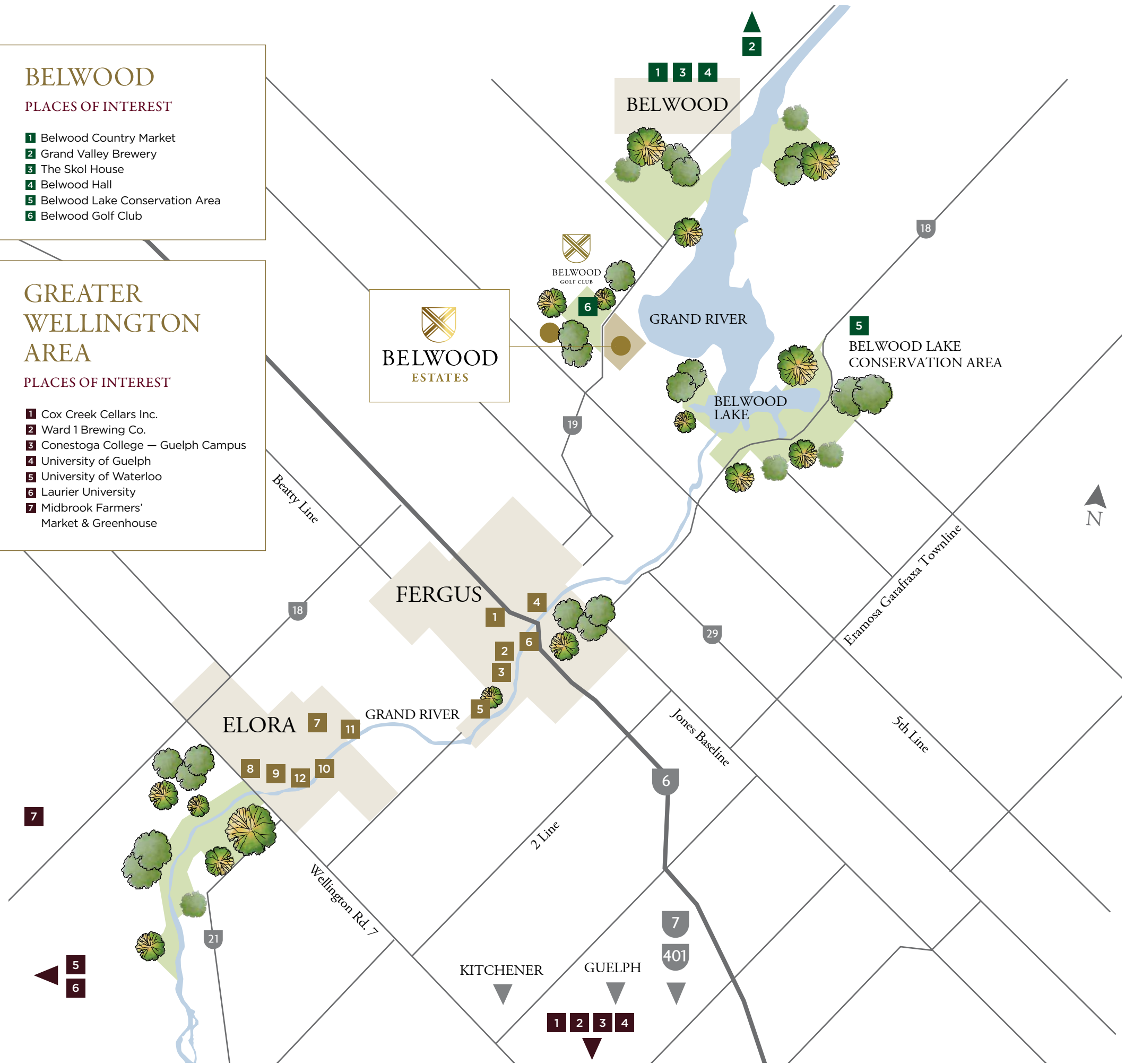
PLACES OF INTEREST

- 1 Belwood Country Market
- 2 Grand Valley Brewery
- 3 The Skol House
- 4 Belwood Hall
- 5 Belwood Lake Conservation Area
- 6 Belwood Golf Club

GREATER WELLINGTON AREA

PLACES OF INTEREST

- 1 Cox Creek Cellars Inc.
- 2 Ward 1 Brewing Co.
- 3 Conestoga College — Guelph Campus
- 4 University of Guelph
- 5 University of Waterloo
- 6 Laurier University
- 7 Midbrook Farmers' Market & Greenhouse



Luxury
LIVES AT HOME



A COMMUNITY OF HOMES WITH PURPOSE.

The vision at Geranium is about creating a community where residents feel connected and engaged with one another. A space, thoughtfully-designed with connecting trails, inviting community spaces, and a neighbourhood-

centric layout. A planned community that fosters a sense of belonging, encourages outdoor activity, and builds lasting relationships among neighbours. A place to call home.

LEGEND

-  BELWOOD ESTATES LOTS
DIMENSIONS IN FEET
-  COMMUNITY MAILBOX
-  STREETLIGHT
-  TRANSFORMER
-  ACOUSTIC FENCE
-  CHAINLINK FENCE



TUNNEL BENEATH
WELLINGTON ROAD 19
PROVIDES ACCESS
TO GOLF COURSE



Lot dimensions, driveways, sidewalks (if applicable), fencing, utility, street furniture locations and general specifications are approximate and subject to change without notice. Landscaping is artist's concept and actual plantings may vary. Size, shape, and location of lot are displayed for concept purposes and are not an actual survey of the land. Lot numbering is for marketing reference and is not based on future municipal addressing. E.&O.E. September 2024.

IT'S ALL PAR FOR THE COURSE AT BELWOOD ESTATES.



GOLF CLUBHOUSE



GOLF COURSE ACCESS TUNNEL



Nestled in a lush, natural setting, Belwood Estates offers an unparalleled living experience surrounded by wetlands and wooded areas. With Belwood Lake nearby, you can enjoy tranquil outdoor activities just minutes from home. Residents will have the unique privilege of living next to Belwood Golf Club, accessible through a convenient underground tunnel. Walk or take your golf cart through this seamless connection to a premier golfing experience with ease. This luxurious community offers a truly unique lifestyle, defined by nature, recreation, and refined living — a place you'll be proud to call home.

HOMES DESIGNED FOR AN ELEVATED LIFESTYLE.

At Belwood Estates, the homes are designed to capture the essence of sophisticated living, blending unmatched elegance with high craftsmanship. Each residence is carefully planned to maximize natural light, offer functional layouts, and provide the utmost in comfort and privacy. The architectural vision prioritizes timeless design and lasting quality, ensuring that your home not only shines today, but remains a symbol of luxury for generations to come.



TRADITIONAL DESIGNS

Timeless appeal for those who appreciate the warmth and charm of classic architecture, the traditional bungalows and two-storey homes offer the perfect blend of sophistication and comfort. These designs are inspired by timeless elements, featuring gabled roofs, brick facades, and inviting front porches that exude a sense of permanence and tradition.



CONTEMPORARY DESIGNS

Modern living and sleek simplicity — if clean lines, open spaces, and a minimalist aesthetic appeal to you, these contemporary bungalows and two-storey homes are designed to enhance your lifestyle.

FARMHOUSE DESIGNS

These homes, inspired by the historic local landscape, beautifully combine elegant stonework, board and batten details, and striking metal roof accents for a seamless design.

BUNGALOWS



TWO-STOREYS



Live
EXCEPTIONAL

DISCOVER THE ART OF REFINED LIVING.

Embrace the essence of exceptional living in a home
that combines beauty and elegance, making every day feel extraordinary.





EXQUISITE BACKYARD OASIS

Enjoy expansive lot sizes that provide the perfect canvas for creating your own outdoor space — whether it's a lush garden, a place for children to play freely with friends, or an area for hosting memorable gatherings with family and loved ones. These generous lots, spanning over 100' wide, serve as an extension of your indoor living space. The Loggia is an entertainer's dream, offering endless possibilities for relaxation, and entertainment — designed for meals alfresco, relaxing, and enjoying the natural beauty of the surroundings.



GOURMET CULINARY KITCHEN

A culinary masterpiece awaits you, equipped with stone countertops, elegant cabinetry, and timeless details making meal preparation a true pleasure.



DINE IN ELEGANCE

Host gatherings in your elegant dining room, perfect for entertaining friends and family in style. Enjoy refined settings and memorable meals with loved ones.



GREAT ROOM OF GRANDEUR

The heart of your home, designed for relaxation and gathering. Spacious layouts, oversized windows, and high-end finishes create an inviting atmosphere for family and friends.



THE PRIMARY RETREAT

The ideal space to unwind at the end of the day, offering generous space, serene views, and designer finishes.



SPA-INSPIRED PRIMARY ENSUITE

Indulge in spa-like comfort with modern fixtures,
an enviable soaking tub, and an expansive walk-in shower.



SOPHISTICATED WORKSPACE

A versatile space that effortlessly adapts to your needs, whether you're working from home, reading, or simply enjoying some peaceful relaxation.

Luxury IS IN THE DETAILS

SIGNATURE FEATURES & FINISHES.

Every detail is a testament to Geranium's commitment to quality, from elegant flooring and soaring ceilings, to beautiful cabinetry and high-end countertops. These thoughtfully-curated elements enhance your living experience, creating spaces that are both beautiful and functional.

REFINED INTERIOR FINISHES

The homes are crafted with high attention to detail and quality. From smooth 10' ceilings on the main floor with 8' interior doors and contemporary trim, every element has been meticulously chosen to reflect luxury living. Stained oak staircases, modern baseboards, and casings add to the sophisticated aesthetic of each room.

LUXE HARDWOOD FLOORING

Embrace elegance with oak hardwood flooring throughout the main living areas, while high-traffic zones such as bathrooms and kitchens feature timeless ceramic or porcelain tiles. This harmonious blend of hardwood and tile creates a warm, inviting atmosphere cohesive with the rest of the home.

PURPOSEFUL ELECTRICAL FEATURES

Every home is equipped with advanced electrical features, including LED pot lights and multiple exterior lights for enhanced security and ambience. To further elevate your living experience, an EV charger rough-in and energy efficient fixtures are provided.

CHEF-INSPIRED KITCHEN & STUNNING CABINETS

The kitchens and serveries are both sophisticated and practical, featuring premium cabinetry with various door styles and colours, complemented by extended upper cabinets and crown moulding. Enjoy stone countertops, modern soft-close hinges, and many additional features crafted for an exceptional culinary experience.

ELEGANT BEDROOMS AND THE IDEAL PRIMARY RETREAT

Unwind in luxurious bedrooms, featuring raised ceilings and expansive windows to capture natural light. The primary suite offers a serene retreat with a frameless glass shower, a freestanding acrylic tub, and double vanities with stone countertops for a spa-like effect.

ENERGY EFFICIENCY & COMFORT FOR YEARS TO COME

Enjoy year-round comfort with high-efficiency gas furnaces, Energy Star® qualified Energy Recovery Ventilators (ERVs), and programmable thermostats. Every home is designed for energy efficiency, with R31 spray foam insulation and R60 attic insulation, ensuring confidence in your home's consumption.



Quality & COMMITMENT

ELEVATING COMMUNITIES & LIFESTYLES.

At Geranium, we express the utmost gratitude for considering Belwood Estates as the place to build your future. We understand that choosing a home is one of the most significant decisions you'll ever make, and we take this responsibility to heart.

Our commitment to quality is at the core of everything we do, from the intentional selection of premium materials to the meticulous craftsmanship that goes into every detail of your home. We believe that a home is more than just a structure — it's a foundation for memories and a place where life's most special moments unfold. We take immense pride in crafting homes that reflect our dedication to excellence. Our team of experienced professionals works tirelessly to ensure that every aspect of your home

meets the highest standards of quality and durability. From designing the homes to the final inspection, our focus is on delivering a home that exceeds your expectations.

At Belwood Estates, you're not just investing in a home — you're joining a thoughtfully-designed community that values natural beauty, life's comfort, and a refined lifestyle. We are committed to creating an environment where you can feel a true sense of belonging, where neighbours become friends, and every detail contributes to a life well-lived. Thank you for considering us to be part of your journey. We look forward to welcoming you to a home and community that you'll be proud to call your own.





FRIDAY HARBOUR RESORT, INNISFIL



ALLEGRO, AURORA



CLAREHAVEN ESTATES, CLAREMONT

Specifications are subject to change without notice. Renderings are artist's concept and may include upgraded features and finishes. Images are for visualization purposes only. E.&O.E. September 2024.



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