



STORYBROOK  
IN THE TOWN OF FERGUS

~~~~~ Your Next Great Story Starts Here ~~~~~

FIRST  
YOU'LL FALL IN LOVE  
WITH THE TIMELESS  
Heritage  
OF  
Fergus



There's More to This Story...  
SEE MORE AMAZING PHOTOS OF FERGUS  
AT [MYSTORYBROOK.COM/FERGUS](http://MYSTORYBROOK.COM/FERGUS)

Your story starts in a peaceful village where the spirit of perfect family living is alive and well. This is the town of Fergus, located along the banks of the Grand River. As you take a walk through the charming downtown, it's clear that Fergus is a very special place. Beautiful brick and limestone buildings — many of which are over 150 years old — that were once homes to the early residents of Fergus have now been converted into a wonderful selection of shops and restaurants. Even the town's historic mill has been converted into a popular pub, where you can enjoy an evening out with friends. After just a short time here, you will be certain it's the place that you want to call home.

Then  
YOU WILL FIND  
a community that is a  
PERFECT  
marriage  
OF HERITAGE & MODERN.  
*A place that meets all your needs.*



There's More to This Story...  
VIEW THE COMMUNITY SITE PLAN AND MORE  
AT [MYSTORYBROOK.COM/SITEPLAN](https://mystorybrook.com/siteplan)

While you love the classic ambience of downtown Fergus, you also dream of finding a place that merges the best of timeless town ambience and modern convenience. A place that will give you the best of all worlds. That's when you discover Storybrook — a peaceful, idyllic family community where children are free to play and explore, and families can enjoy an atmosphere of profound style and comfort. Homes here are situated on streets that are so pedestrian friendly you can practically see all the neighbourhood barbecues and street hockey tournaments that are sure to take place over the years to come. And the neighbourhood park is bound to be a hot destination for weekend picnics, soccer games and Victoria Day fireworks alike. Finally, a place where families can enjoy life as it should be.

*One look*  
*& You Will Love*  
**The Classic**  
**YET**  
**CONTEMPORARY**  
**architecture.**



50'



40'

There's More to This Story...  
DISCOVER STORYBROOK'S SPECTACULAR HOME  
ARCHITECTURE AT [MYSTORYBROOK.COM/HOMES](http://MYSTORYBROOK.COM/HOMES)

Everyone wants a house that gives them that special warm feeling. The feeling that makes it truly your home. This is what you discovered with the wonderful selection of 40', 50' detached homes and bungalow townhomes at Storybrook. Designed to reflect the traditional look and feel that is the essence of life in Fergus, you found that the homes of Storybrook combine all the best modern and classic elements to create exceptional places to live.

Renderings are artist's impression.

**YOU CAN**  
LOOK FORWARD TO MANY  
EXCITING  
*adventures*  
*in Wellington County*



There's More to This Story...  
SEE ALL OF WELLINGTON COUNTY'S AMAZING  
AMENITIES AT [MYSTORYBROOK.COM/WELLINGTON](https://mystorybrook.com/wellington)

With so much to do and see, you can enjoy a new wonderful story every day at Storybrook. Before you decide on the home of your dreams, you take a drive through the countryside. Along the way, you're pleased to learn that Fergus is just one of the fine communities that you can discover in Wellington County. The surrounding area is dotted with countless hidden treasures in communities such as Guelph and Elora — places that offer amazing shopping, top restaurants, charming natural areas, golf and more are all just a short drive away. Now that you've started exploring, you can see that there's even more to your next great story than you ever realized.

## Guelph's Got It

Just 20 minutes south of Fergus, the bustling hub of Guelph has all of your big city conveniences and then some. If you're looking for big name retailers, The Stone Road Mall has over 150 to choose from. There's also all your major big box stores, including Walmart, Home Depot and more. The university bound in your family can also enjoy staying close to home with The University of Guelph, a world class institution of higher learning — ranked 5th overall in Canada by Maclean's Magazine.

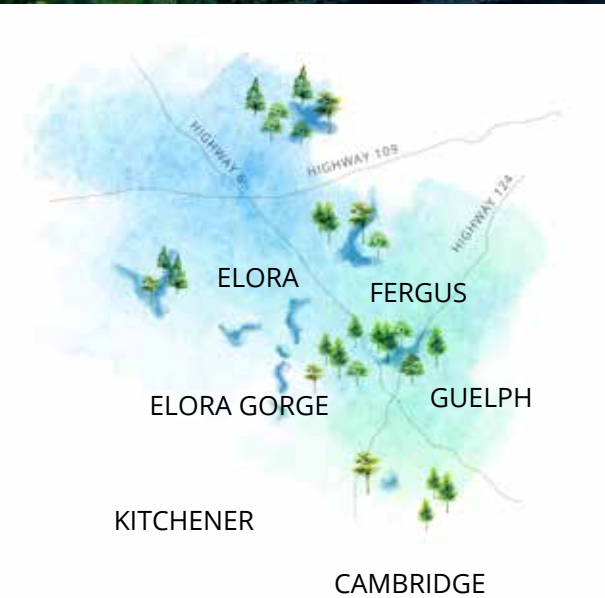


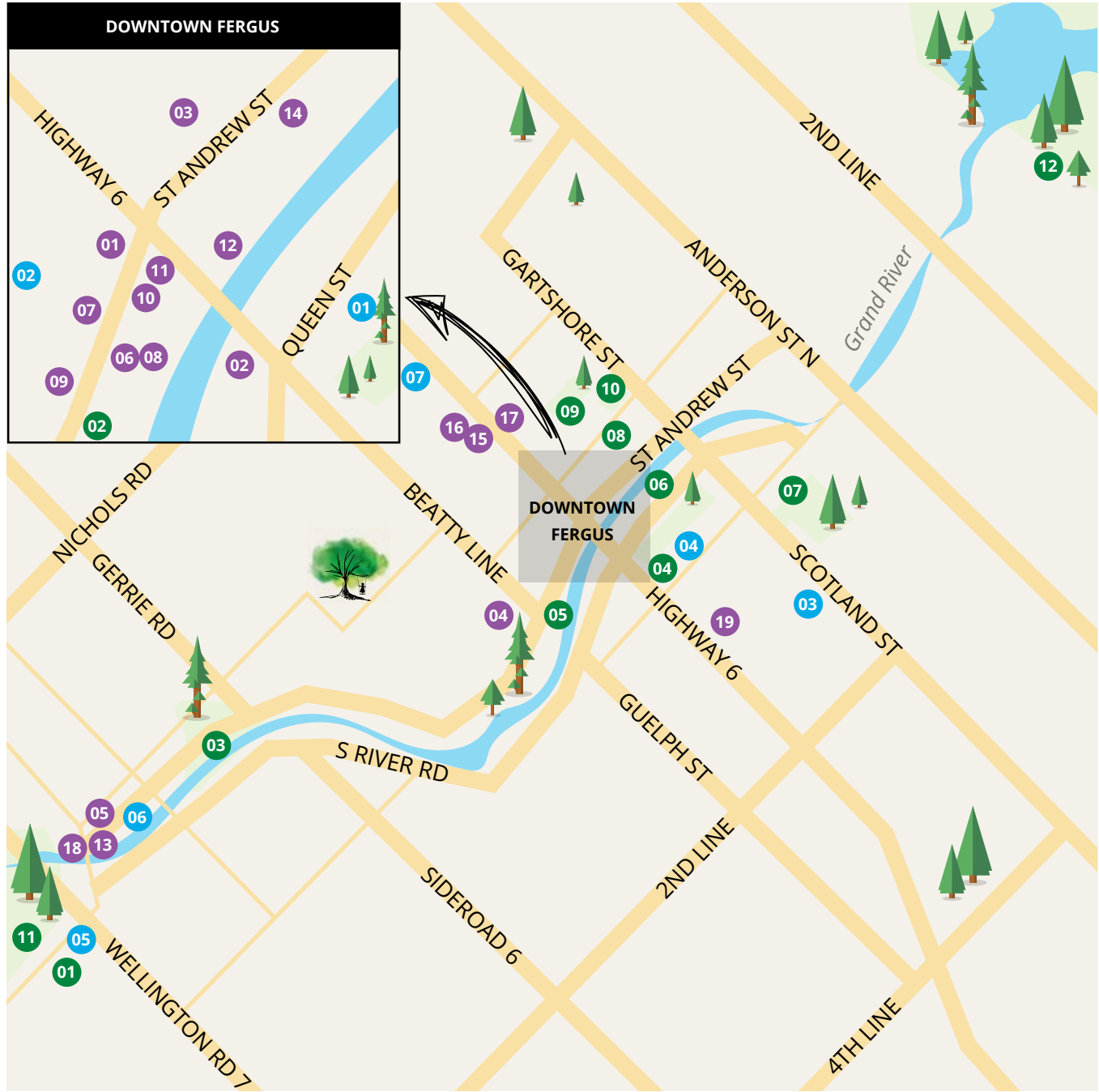
## Perfect For Kitchener/Waterloo Commuters

The nearby Kitchener/Waterloo region is one of the most exciting urban centres in the region. Known as “Silicon Valley North”, Kitchener/Waterloo is home to the Canadian headquarters for many leading international tech companies. Google, Shopify, Blackberry and Huawei all have major offices here. The region also boasts two major universities — Sir Wilfrid Laurier and University of Waterloo — so there's no shortage of exciting opportunities to discover just a short drive from Storybrook in Kitchener/Waterloo.



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SEE ALL OF WELLINGTON COUNTY'S AMAZING  
AMENITIES AT [MYSTORYBROOK.COM/WELLINGTON](http://MYSTORYBROOK.COM/WELLINGTON)





#### SHOPS & RESTAURANTS

- 01 Ikiru Sushi
- 02 Goofie Newfie
- 03 Tim Hortons
- 04 FreshCo
- 05 Elora Brewing Company
- 06 Leslie Public House
- 07 Big Monkey, Little Monkey Children's Boutique
- 08 My Kitchen By Gancena
- 09 Center Wellington Sports
- 10 I Love Chocolate!
- 11 Joanie's Crafts Gifts & Stained Glass
- 12 Brew House on the Grand
- 13 Shepherd's Pub
- 14 Van Gali's Cafe & Inn
- 15 LCBO
- 16 Walmart Supercentre
- 17 Beer Store
- 18 Cafe Creperie Of Elora
- 19 Zehrs

#### SCHOOLS & SERVICES

- 01 Groves Memorial Community Hospital
- 02 James McQueen Public School
- 03 Centre Wellington District High School
- 04 Emmanuel Christian High School
- 05 Elora Gorge Animal Hospital
- 06 Montessori School of Elora
- 07 Little Angels Development

#### PARKS & RECREATION

- 01 Grand River Raceway
- 02 Fergus Grand Theatre
- 03 Elora Quarry Conservation Area
- 04 Victoria Park
- 05 Blair Park
- 06 Confederation Park
- 07 Centre Wellington Community Sportsplex
- 08 Wilkie Park
- 09 Webster Park
- 10 Forfar Park
- 11 Elora Gorge Conservation Area
- 12 Belwood Lake Conservation Area



# Your next Great Story

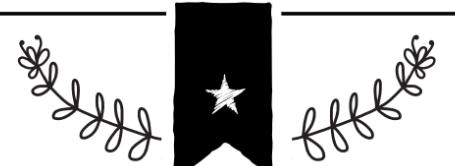
STARTS AT



STORYBROOK  
IN THE TOWN OF FERGUS



It wasn't easy to choose, but after a big family vote, you finally decided on the home that was right for you. The kids are already picking their rooms out, and you've started imagining the perfect spot for that big screen TV. So now all you have to do is sit back, relax, and wait for moving day. That's when your next great story really begins.

  
**A**  
 TRUE STORY  
 OF  
*Cooperation*  
 & EXCELLENCE  




The Sorbara Group of Companies and Tribute Communities have a long history of collaboration in the development of visionary family communities throughout the GTA. The companies' relationship began in the early 1990's with the creation of The Village of Brooklin. At Brooklin, Tribute and Sorbara made history as the first development team to collaborate on every aspect of home and community design — working closely on everything from individual home architecture to landscaping and streetscape design. The end result was a truly cohesive master planned community that is still regarded as one of the premier residential neighbourhoods in Whitby until this very day. The two companies are pleased to continue their legacy of collaboration with Storybrook in Fergus, with the belief that working together will allow them to create yet another exceptional family community that will stand the test of time.

~~The End~~

Just the  
**B**eginning...



There's More to This Story...

[MYSTORYBROOK.COM](http://MYSTORYBROOK.COM)

SORBARA  
— group of companies —

**Tribute**  
communities