COURTS
OF KING'S BAY

CITY OF KAWARTHA LAKES

COURTS
OF KING'S BAY

CITY OF KAWARTHA LAKES

TABLE OF CONTENTS

05 The Splendour and Beauty of the Kawarthas

10 Four-Season Living at its Finest

14 Charming and Inviting Port Perry

18 Life by The Water

20 Close to Great Schools

22 Discover the Surrounding Community

24 Traditionally Elegant Homes

26 A Connected Peninsula: The Site Plan

28 The Benefits of Bungalow Living

30 Thoughtfully-Designed Interiors

42 Seamless Indoor to Outdoor Living

46 The Epitome of Luxury: Features & Finishes

48 Quality and Commitment



INTRODUCING

COURTS OF KING'S BAY.

Set on a quiet peninsula along Lake Scugog, Courts of King's Bay is an exclusive release of just 46 new homes within the established King's Bay Estates community.

This limited collection of bungalows and bungalow-lofts rests on expansive 65′ and 75′ lots, offering the space and comfort today's families are looking for. Just minutes away, the historic town of Port Perry adds its own charm with boutique shops, local dining, and a lively cultural scene. Together, the natural setting and small-town character create a community where neighbours connect easily, kids feel welcome, and every season brings new opportunities to enjoy life outdoors. Here, timeless home design meets the convenience of modern living creating a lifestyle that feels both natural and attainable.

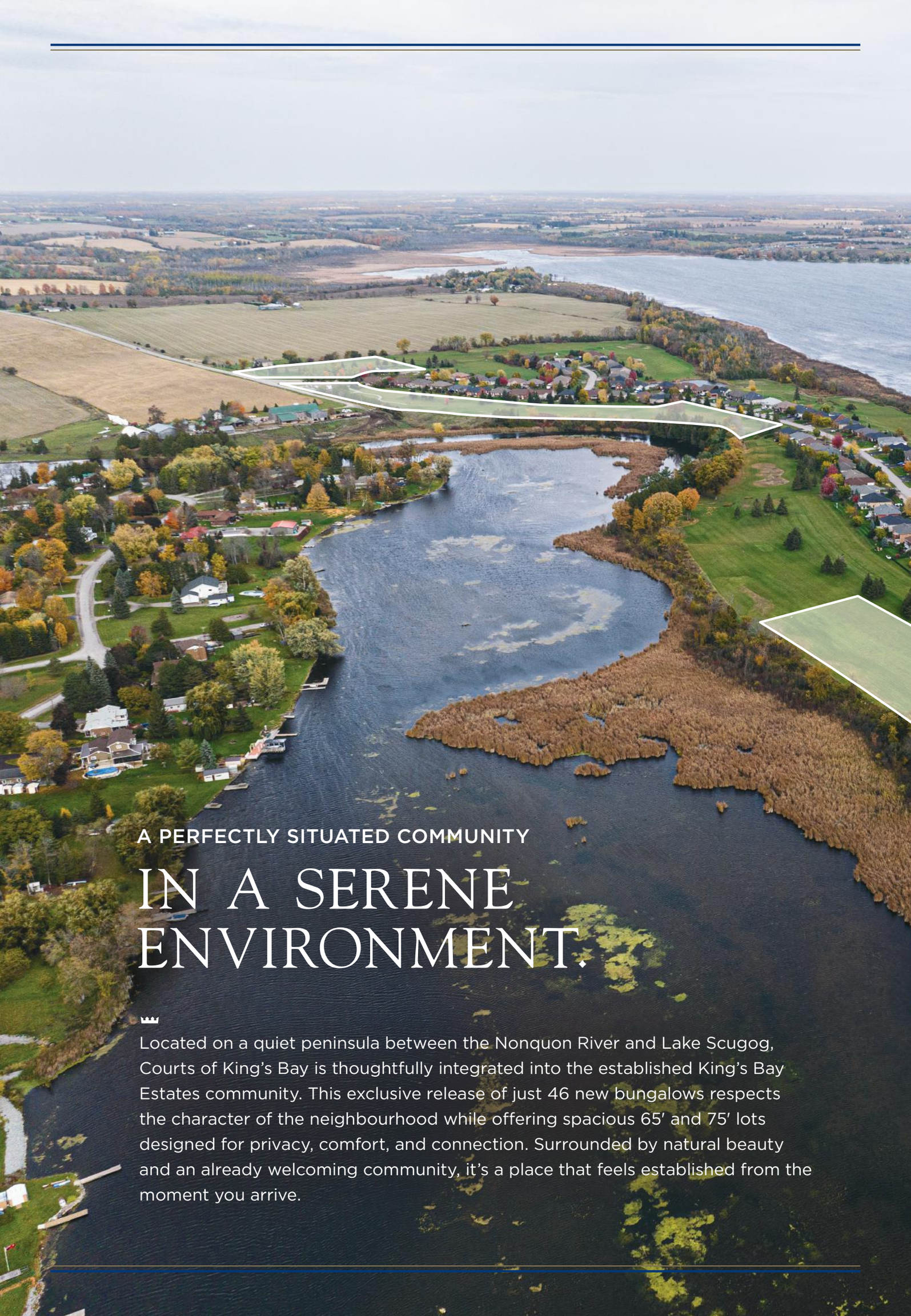






THE SPLENDOUR AND

BEAUTY OF THE KAWARTHAS.



A PERFECTLY SITUATED COMMUNITY

IN A SERENE ENVIRONMENT.

Located on a quiet peninsula between the Nonquon River and Lake Scugog, Courts of King's Bay is thoughtfully integrated into the established King's Bay Estates community. This exclusive release of just 46 new bungalows respects the character of the neighbourhood while offering spacious 65′ and 75′ lots designed for privacy, comfort, and connection. Surrounded by natural beauty and an already welcoming community, it's a place that feels established from the moment you arrive.


LAKE
SCUGOG
PORT
PERRY

LIFE, MAJESTIC.

Your year-round retreat, where family, comfort, and natural beauty come together.







The rhythm of four-season living is woven into everyday life at Courts of King's Bay. Tree-lined streets and quiet boulevards create a welcoming setting where kids feel at home, neighbours know each other, and family gatherings come naturally. With Lake Scugog as a backdrop and the character of an established community all around, this is a place where the pace of life feels balanced — connected to nature, grounded in comfort, and made for every season.

FOUR SEASON

LIVING AT ITS FINEST.

At Courts of King's Bay, every season feels like an invitation to enjoy life in new ways. Set on a peninsula surrounded by the beauty of Lake Scugog, this established community makes it easy to embrace the outdoors and connect with neighbours year-round.

From summer afternoons on the water to autumn hikes through colourful trails, winter mornings skating or skiing, and spring weekends at local markets, each season brings its own rhythm and traditions. Here, homes are designed with space for it all including backyards ready for gardens or pools, garages built for boats and snowmobiles, and three-season rooms that keep you connected to nature in every kind of weather.

Life here is about balance. Enjoy the tranquility of nature, the convenience of nearby Port Perry, and the joy of four-season living surrounded by family and community.

SPRING

Fresh Starts & Outdoor Energy

As spring awakens the Kawarthas, life at Courts of King's Bay comes alive with colour, energy, and connection. Gardens bloom in backyards, walking trails invite morning strolls, and the return of golf season offers a welcome excuse to gather with friends at local courses. For families, weekends are filled with soccer practices, youth programs, and afternoons at nearby parks where kids of all ages can run, play, and explore.

At Lake Scugog, the shoreline becomes a stage for birdwatching, paddleboarding, or simply enjoying the quiet rhythm of nature as the days grow longer. Whether it's a family bike ride through the Nonquon Wildlife Area or a quick stop at a local café for a latte and fresh pastries, spring here means every day offers a reason to get outside and savour the season.













SUMMER

Sun-Soaked Days & Endless Possibilities

Summer in the Kawarthas is about as close as it gets to a permanent getaway. With over 250 lakes and rivers nearby, Courts of King's Bay puts families at the centre of endless opportunities to swim, boat, and explore. Launch your kayak or fishing boat at the Nonquon River, or spend a day at nearby beaches building sandcastles, playing volleyball, and enjoying picnics under the sun.

At home, expansive backyards on 65′ and 75′ lots mean there's space for barbecues, gardens, and maybe even a pool. Gather friends for an alfresco dinner, watch the kids splash and play, or relax in the shade of your three-season room with a good book. Beyond the water, summer evenings in Port Perry bring concerts, festivals, and farmers' markets that make every weekend feel like a celebration. Here, long sunny days end with starlit nights, always in the company of family, neighbours, and friends.



AUTUMN

Colour, Comfort & Community

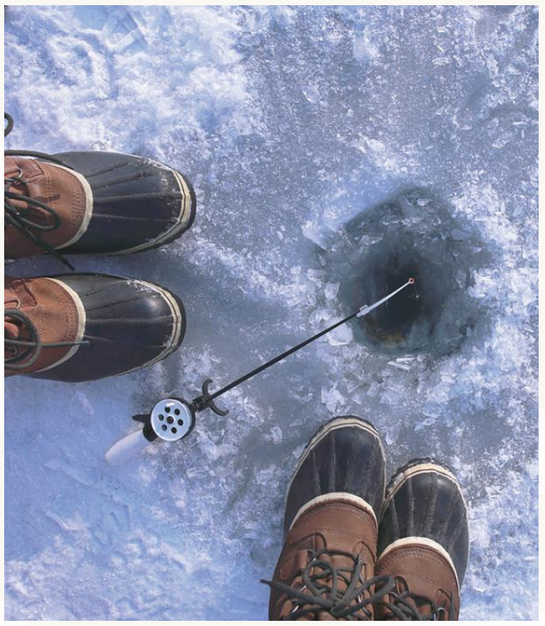
Autumn in King's Bay is nothing short of breathtaking. The peninsula glows in shades of red and gold, and crisp mornings turn into afternoons perfect for hiking through the Nonquon Wildlife Area or exploring trails on horseback or ATV. Lake Scugog's calm waters are ideal for late-season fishing trips or a final paddle before winter sets in.

Closer to home, the harvest season brings fresh produce from farmers' markets and family-run orchards. Parents and grandparents alike can gather loved ones for farm-to-table dinners, or spend weekends wandering through Port Perry's fall festivals, art shows, and cultural events. Autumn here is about balance - outdoor adventure, warm indoor spaces, and the comfort of knowing that your home at Courts of King's Bay is designed to host it all, from family gatherings to quiet nights by the fire.











WINTER

Adventure & Warmth at Home

When winter arrives, Courts of King's Bay becomes a haven for both adventure seekers and those who prefer a slower pace. Snowmobile clubs, cross-country skiing trails, and Lakeridge Ski Resort are all close enough for a day of excitement, while ice fishing on Lake Scugog offers a more relaxed way to spend a crisp winter morning.

For families, the season is filled with hockey tournaments, community events, and holiday celebrations in Port Perry. Back at home, three-season rooms frame snowy views, while spacious great rooms provide the perfect spot to gather for movie nights, games, or simply sharing stories by the fire. Winter here is about togetherness and creating lasting memories with friends, family, and neighbours, all set against the quiet beauty of the Kawarthas blanketed in snow.





CHARMING AND INVITING

PORT PERRY.




PANORAMA
furniture
CANADA'S
OLDEST
GRAIN
ELEVATOR
the wee
TARTAN shop
giftware and clothing
the wee
TARTAN shop
when only the best of the scottish isles will do.
Shop online
www.cyclelife.bike
Celebrating 22 Years On Queen Street
Shop Online - Visit us at
Shopweetartan.com
OR
KIA
SORENTO
TRAX LT



Just 12 minutes from Courts of King's Bay, Port Perry is the heart of the community - a historic town that blends everyday convenience with vibrant small-town character.

Boutique shops, cafés, and farm-to-table restaurants line Queen Street, creating the perfect destination for weekend strolls or family outings. Local favourites like Old Flame Brewing Co., The Piano Inn & Café, and The Nutty Chocolatier are just a few of the stops that make this main street so memorable. Seasonal farmers' markets, festivals, and live entertainment at the Town Hall Theatre add to the lively cultural calendar, ensuring there's always something to look forward to.









For families, Port Perry offers more than charm. Excellent schools, youth programs, and recreation centres make it easy for kids and teens to thrive. Parents and grandparents appreciate the security of nearby health services, including Lakeridge Health Port Perry Hospital, along with a wide range of clinics, wellness centres, and everyday amenities.

Port Perry is where errands are effortless, weekends are filled with discovery, and community connections run deep. For residents of Courts of King's Bay, it's the perfect complement to lakeside living.

Top Things to Do in Port Perry

Stroll Queen Street –
Explore boutique shops, local cafés, and family-run restaurants.

Catch a Show –
Enjoy live performances and concerts at the historic Town Hall Theatre.

Farmers' Markets –
Shop fresh produce, local crafts, and seasonal treats every weekend.

Everyday Convenience

Health Care Close By –
Lakeridge Health Port Perry Hospital and local clinics.

Schools for All Ages –
Public, Catholic, and French immersion options nearby.

Family Amenities –
Recreation centres, youth programs, and sports leagues.

Local Favourites

Old Flame Brewing Co. –
Craft beer in a heritage setting.

The Piano Inn & Café –
Cozy dining in the heart of town.

The Nutty Chocolatier –
A sweet stop for every generation.

A TRULY EXCEPTIONAL EXPERIENCE

LIFE BY THE WATER.



Life near Lake Scugog offers the perfect balance of natural beauty and everyday convenience.

Morning walks along the shoreline and trails become part of daily life, while weekends invite family picnics, neighbourhood gatherings, and afternoons spent on the water. From paddleboarding and kayaking in summer to quiet winter landscapes best enjoyed on a crisp walk or from the comfort of a three-season room, every season has its own rhythm here. With Port Perry's shops, dining, and services only minutes away, it's a setting where nature and community come together seamlessly.



PEACE OF MIND FOR FAMILIES

CLOSE TO GREAT SCHOOLS.





Families at Courts of King's Bay will find peace of mind knowing that excellent schools and family amenities are close to home. Public, Catholic, and French immersion options are all within a short drive, making mornings smoother and keeping after-school activities convenient.







Elementary & Primary

Schools such as S.A. Cawker Public School and R.H. Cornish Public School provide strong public options from Kindergarten through Grade 8, while Good Shepherd Catholic School offers a welcoming Catholic elementary alternative.

Secondary

Local teens are supported by Port Perry High School, a well-established secondary school with a full range of academic and extracurricular opportunities.

French Immersion

Programs offered through select Durham schools make it easy for families to choose an enriched bilingual path.

Beyond the Classroom

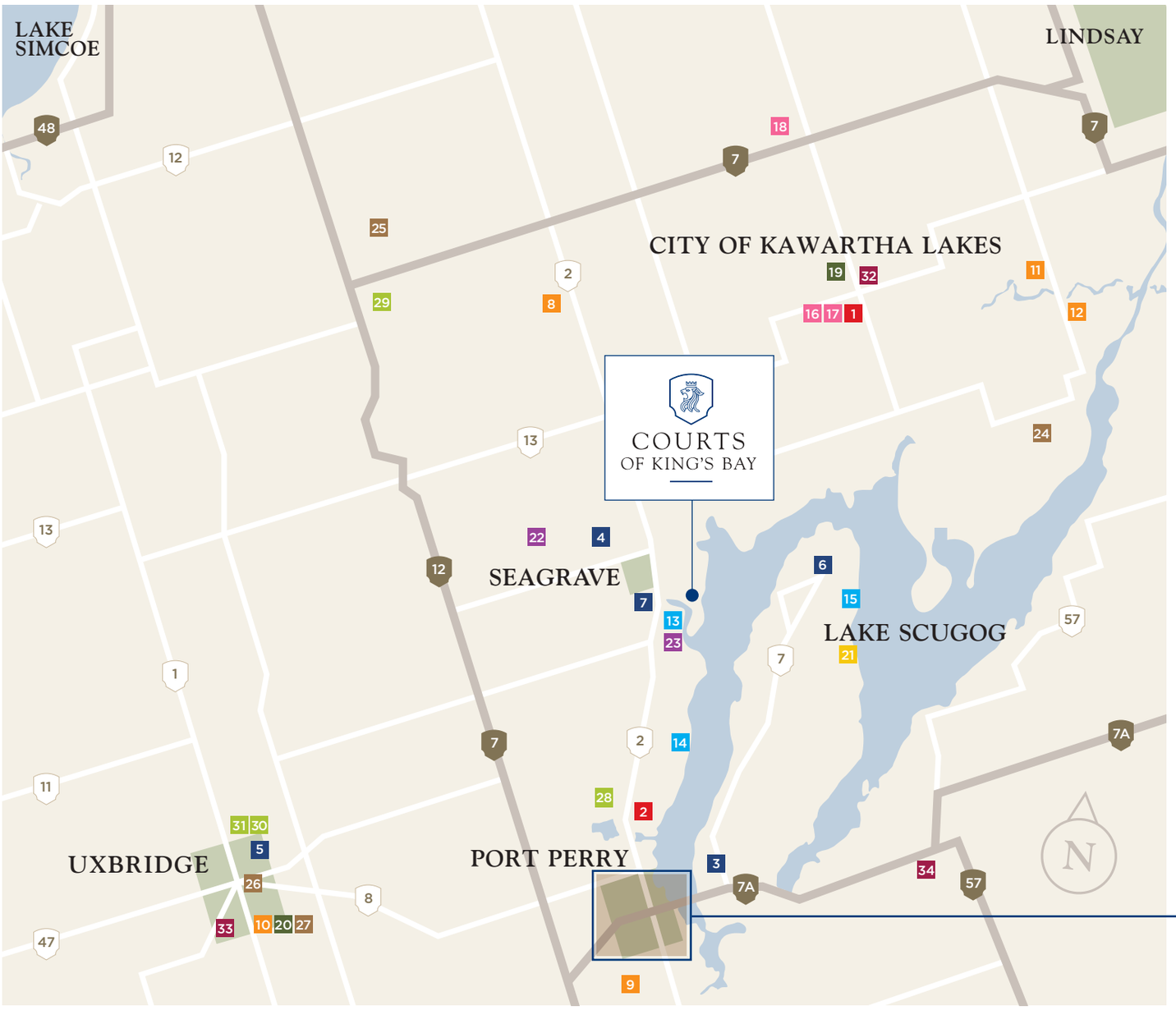
Opportunities for kids and teens extend well past the school day. Recreation centres and arenas in Port Perry and Seagrave host skating, hockey, soccer, and community programming. Local youth clubs, arts programs, and sports facilities make it easy for young people to stay active, engaged, and connected with friends.

Family Life, Connected

Parents and grandparents will appreciate the balance of convenience and care — with health services, cultural activities, and everyday essentials all nearby. From school concerts and sports tournaments to family outings at local parks, trails, and marinas, life here supports every stage of family living.

DISCOVER YOUR SURROUNDINGS

COMMUNITY AMENITIES.



EVERYDAY ESSENTIALS
1. Foodland
2. Trading Post Quality Foods

DINING & ENTERTAINMENT
3. Scugog Shores Museum
4. Applewood Farm & Winery
5. The Roxy Theatre
6. Great Blue Heron Casino
7. Two Blokes Cider

GOLF
8. Crestwood Golf Club
9. Sunnybrae Golf Club
10. Foxbridge Golf & Country Club
11. Cardinal 18 Golf Club
12. Deer Run Golf Course

MARINAS & BOAT LAUNCHES
13. Nonquon Boat Launch
14. West Shore Marine
15. Scugog Island Marina

ARENAS & COMMUNITY CENTRES
16. Little Britain Arena
17. Little Britain Community Centre
18. Oakwood Community Centre

FITNESS
19. Flex Fitness
20. Body Fit Health Club and Sports Performance Centre

BEACHES
21. Sunrise Beach

RECREATIONAL ACTIVITIES
22. Pine Ridge Hunting Preserve
23. Riverview Kayaking

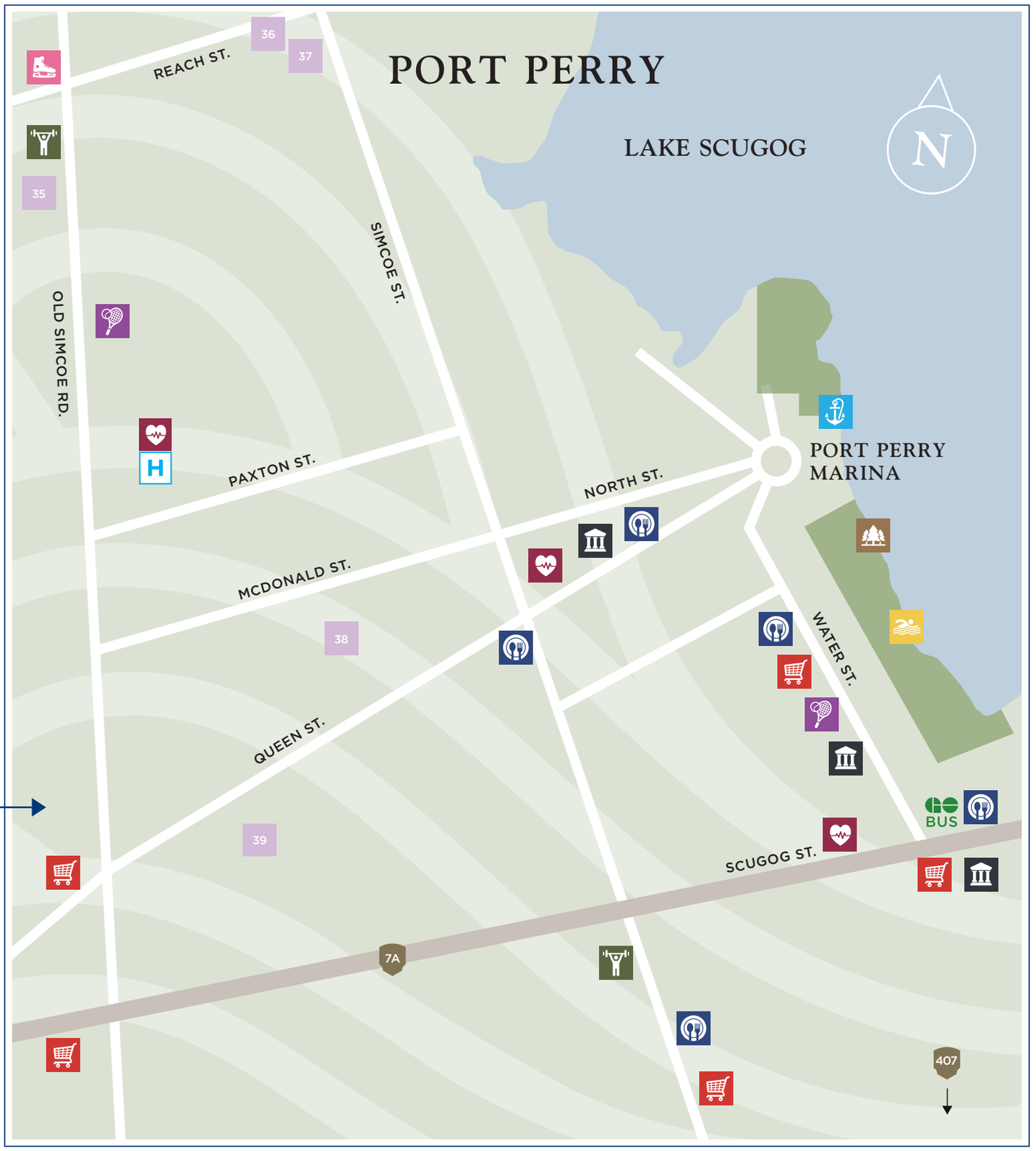
PARKS
24. Valentia Sand Bar Beach Park
25. Cannington Macleod Park
26. Veteran Memorial Park
27. Testa Park

HEALTH & WELLNESS
28. Pharmasave
29. Oak Valley Health – Uxbridge Hospital
30. Wellness Shield Pharmacy

CONSERVATION AREAS & TRAILS
31. Nonquon Provincial Wildlife Area
32. Beaver River Wetland Conservation Area
33. Barton Trail
34. Uxbridge Rail Trail

SCHOOLS
35. Good Shepherd Catholic School
36. S.A. Cawker Public School
37. Children's House Montessori School
38. Port Perry High School
39. R.H. Cornish Public School

Map not to scale. Illustration is artist's concept. Subject to change without notice. All times and distances are approximate. E.&O.E.



PORT PERRY LOCAL AMENITIES

- Dining & Entertainment
- Everyday Essentials
- Marinas & Boat Launches
- Recreational Details
- Parks
- Beaches
- Services
- Community Centres/Arenas
- Health & Wellness
- Fitness

UNMATCHED SOPHISTICATION

TRADITIONALLY ELEGANT HOMES.



Introducing a collection of traditionally elegant homes, designed for today's families with timeless architecture, enduring finishes, and flexible layouts.



Each home at Courts of King's Bay is thoughtfully crafted to reflect the character of this established community, blending classic design with modern convenience. Ranging from approximately 2,200 to 3,600 square feet, these bungalows and bungalow-lofts offer versatile floorplans with optional lofts that can serve as a retreat for teens, a guest suite, a home office, or a media room.

Expansive 65′ and 75′ lots provide generous backyards - perfect for gardens, pools, or outdoor entertaining - while three-season rooms extend living spaces into the fresh air. Spacious three-car garages, available in both tandem and traditional layouts, ensure room for vehicles, hobbies, and the gear that makes four-season living complete.

Every detail is designed with families in mind, creating homes that are as functional as they are beautiful - places to gather, grow, and create lasting memories.

A CONNECTED PENINSULA

THE SITE PLAN.



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. October 2024.

A Picturesque Setting

Surrounded by Lake Scugog and the Nonquon River, Courts of King's Bay is part of a unique peninsula community where water and green space shape daily life. Here, quiet streets and natural beauty create a sense of calm, while still keeping you close to the conveniences of Port Perry.





Evenings on the Water

From sunrise paddles to sunsets over the lake, every day brings new ways to enjoy the outdoors. Families gather for barbecues, neighbours connect along walking trails, and wide open spaces invite kids to play safely. Whether it's boating in summer or taking in the quiet of a snowy shoreline, life here is meant to be lived in every season.of Port Perry.

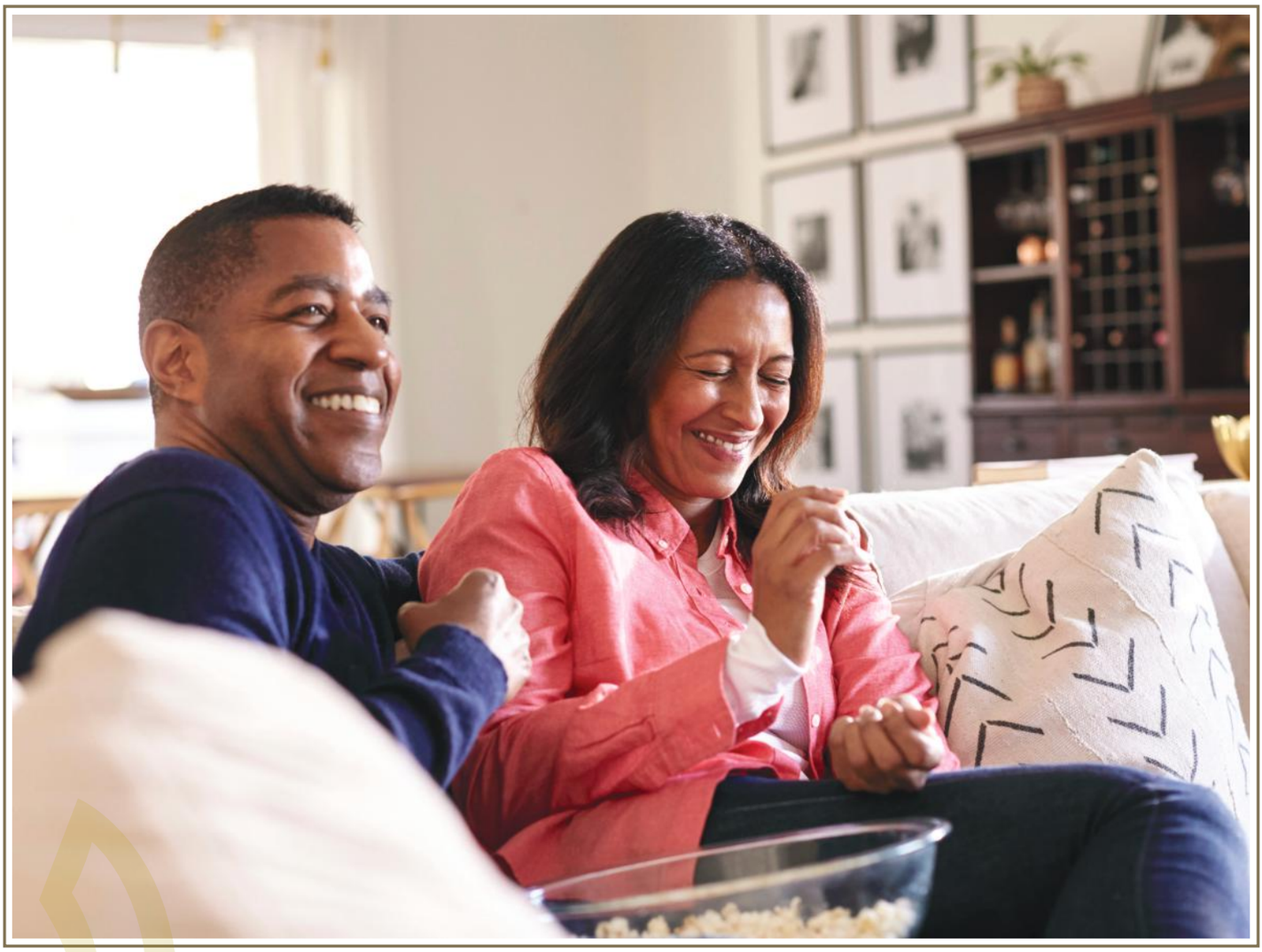
Connected to Nature and Community

At Courts of King's Bay, nature is more than a backdrop it's part of the lifestyle. Spacious backyards make room for gardens, pools, and family celebrations, while nearby trails, marinas, and conservation areas offer endless opportunities to explore. Combined with the warmth of an established neighbourhood, this is a community that balances natural beauty with everyday comfort.



THE BENEFITS OF

BUNGALOW LIVING.

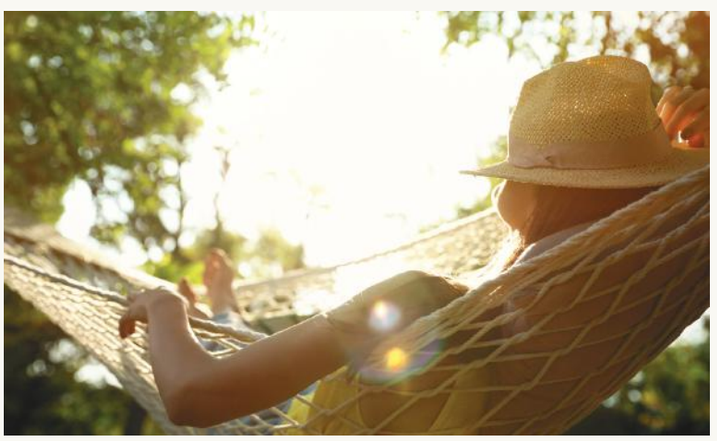


Bungalow living at Courts of King's Bay means more than single-level design — it's about comfort, connection, and homes that grow with you. Open layouts filled with natural light create inviting spaces for family gatherings, while thoughtful details ensure everyday living feels effortless. These are homes designed to make life simpler, brighter, and more welcoming at every stage.

An Effortless Indoor/Outdoor Lifestyle

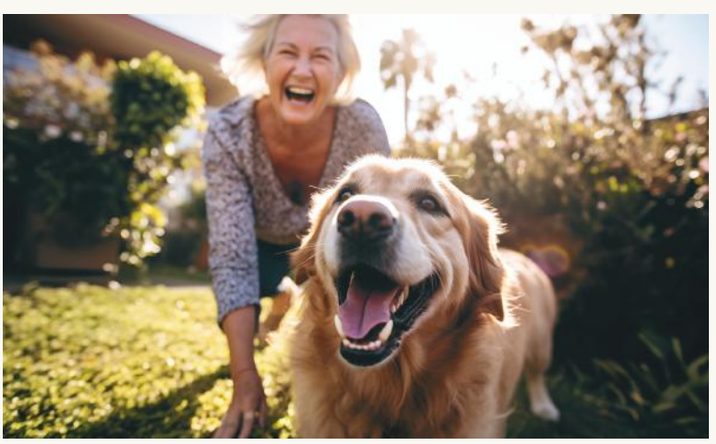
From the great room to the three-season room, life naturally flows outdoors. Whether it's family dinners that spill into the backyard or cozy winter nights spent under a blanket with a view of the snow, these spaces are designed for year-round enjoyment.





Privacy & Room to Grow

Generous 65′ and 75′ lots give families the space they've been searching for, room for pools, gardens, play areas, or quiet retreats. Whether it's hosting a summer barbecue, watching kids kick a ball around, or simply enjoying your own backyard oasis, every home is designed to make outdoor living part of everyday life.



Future-Proof Living

Bungalows at Courts of King's Bay are built for today and tomorrow. Single-level layouts simplify daily routines and reduce reliance on stairs, while optional lofts create flexible spaces perfect as a teen hangout, guest suite, media room, or home office. With practical storage and three-car garages for all your gear and hobbies, these homes adapt as your lifestyle evolves, making them as functional as they are timeless.



Kitchen

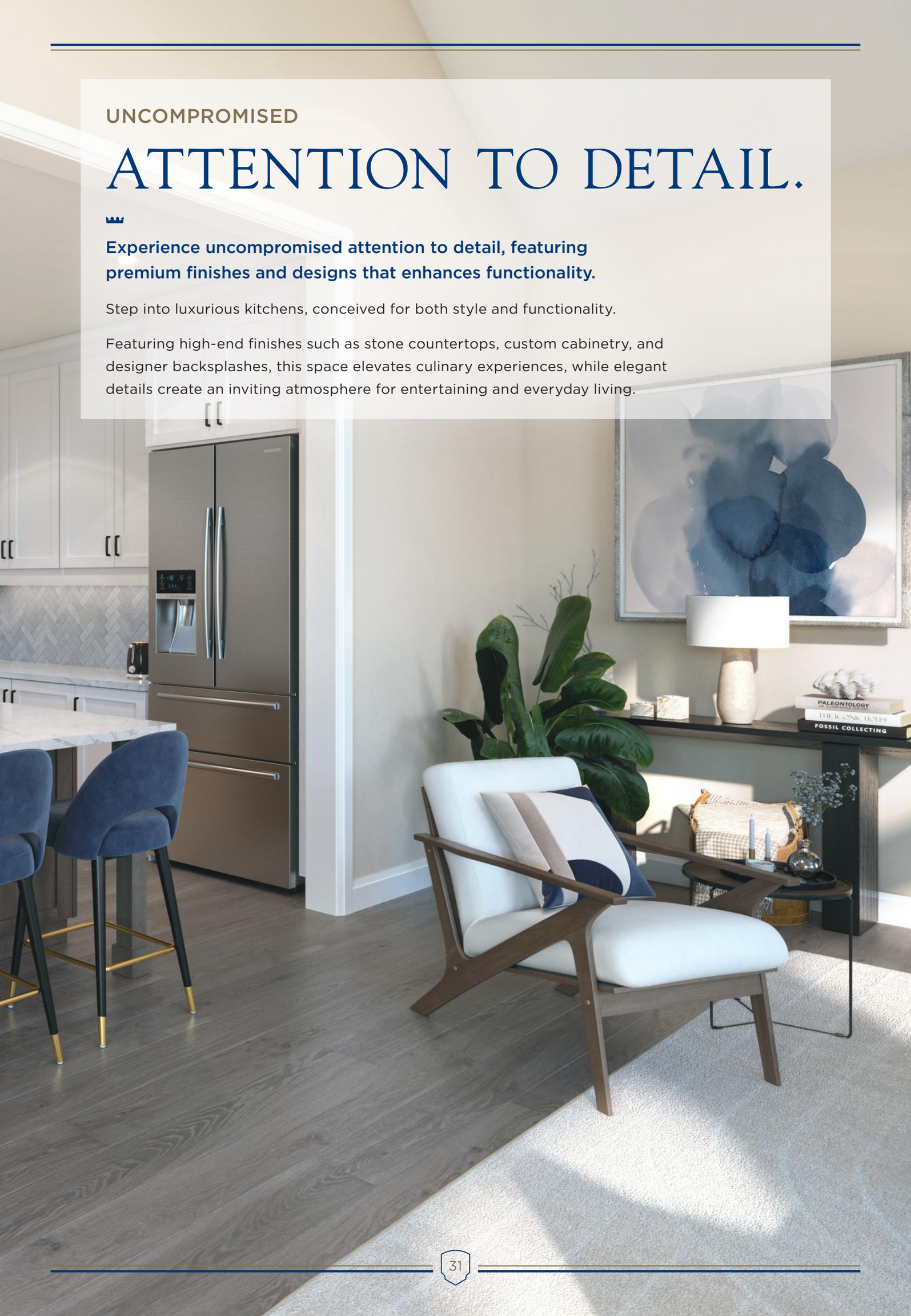
UNCOMPROMISED

ATTENTION TO DETAIL.

Experience uncompromised attention to detail, featuring premium finishes and designs that enhances functionality.

Step into luxurious kitchens, conceived for both style and functionality.

Featuring high-end finishes such as stone countertops, custom cabinetry, and designer backsplashes, this space elevates culinary experiences, while elegant details create an inviting atmosphere for entertaining and everyday living.





Dining Room



STUNNING DINING ROOMS FOR

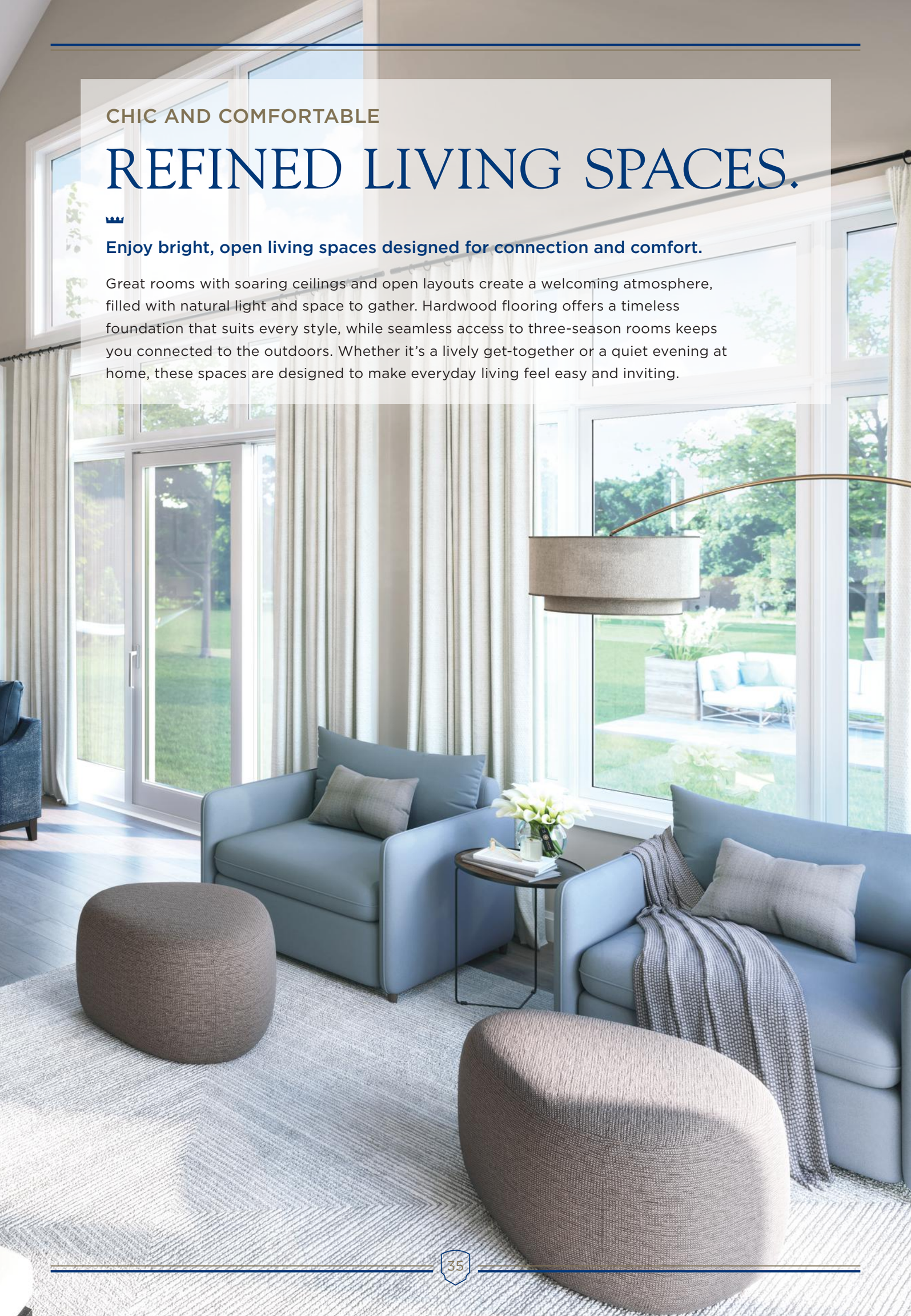
MEMORABLE GATHERINGS.

Gather in welcoming dining spaces designed for both everyday meals and memorable celebrations.

Large windows fill the room with natural light, creating an airy, open feel, while hardwood flooring adds warmth and timeless style. Whether hosting friends or enjoying a family dinner, these spaces are crafted to make every occasion feel comfortable, connected, and special.



Great Room



CHIC AND COMFORTABLE

REFINED LIVING SPACES.

Enjoy bright, open living spaces designed for connection and comfort.

Great rooms with soaring ceilings and open layouts create a welcoming atmosphere, filled with natural light and space to gather. Hardwood flooring offers a timeless foundation that suits every style, while seamless access to three-season rooms keeps you connected to the outdoors. Whether it's a lively get-together or a quiet evening at home, these spaces are designed to make everyday living feel easy and inviting.



Primary Bedroom

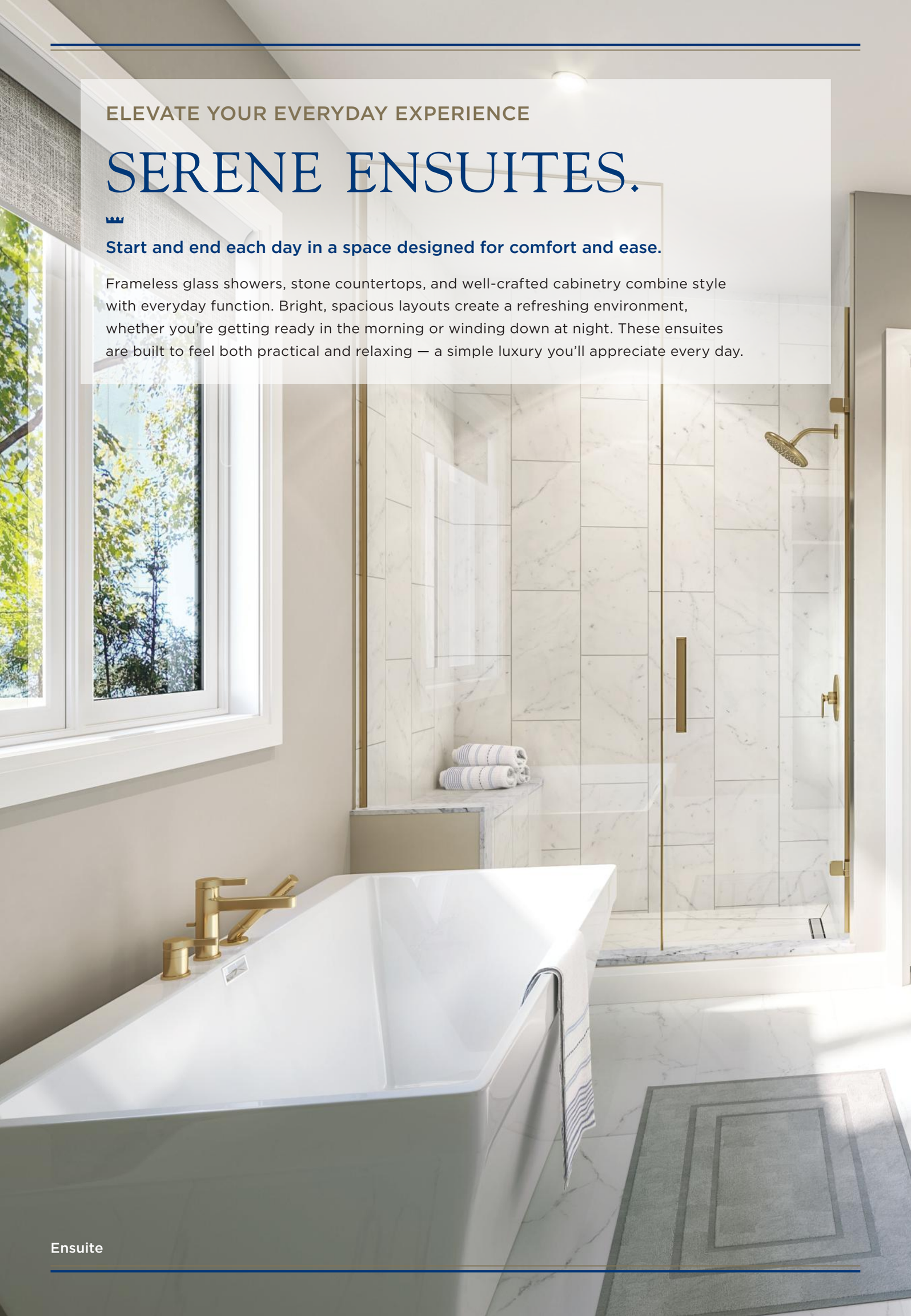
ESCAPE, REFRESH, AND REJUVENATE

YOUR PERSONAL SANCTUARY.

Relax in a private retreat designed with comfort in mind.

Expansive windows fill the space with natural light, while hardwood flooring adds warmth and timeless style. Generous layouts provide room to personalize — whether with a reading nook, seating area, or simply a cozy space to unwind at the end of the day. These are bedrooms that feel both restful and welcoming, a perfect balance for everyday living.





ELEVATE YOUR EVERYDAY EXPERIENCE

SERENE ENSUITES.

Start and end each day in a space designed for comfort and ease.

Frameless glass showers, stone countertops, and well-crafted cabinetry combine style with everyday function. Bright, spacious layouts create a refreshing environment, whether you're getting ready in the morning or winding down at night. These ensuites are built to feel both practical and relaxing — a simple luxury you'll appreciate every day.

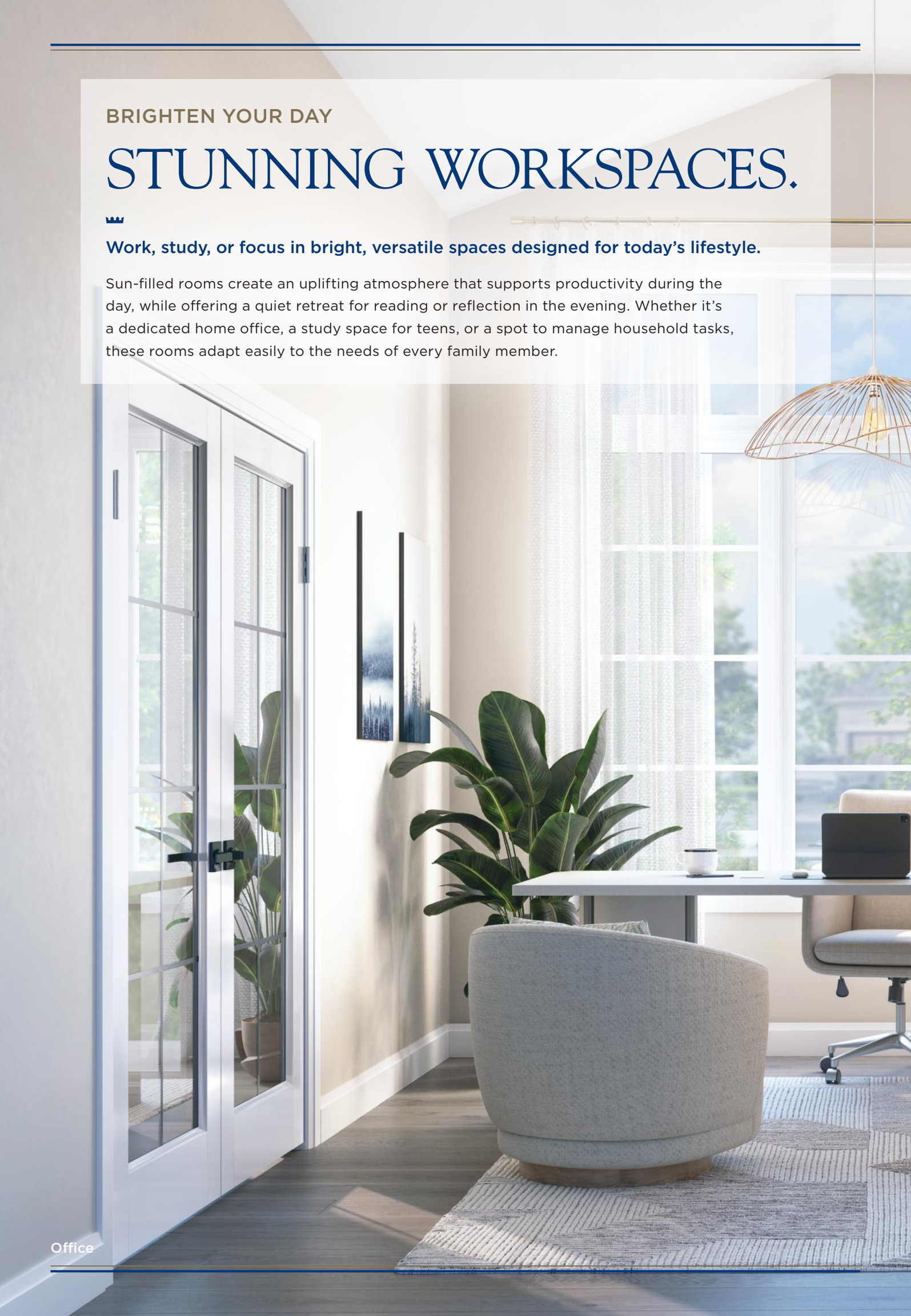


BRIGHTEN YOUR DAY

STUNNING WORKSPACES.

Work, study, or focus in bright, versatile spaces designed for today's lifestyle.

Sun-filled rooms create an uplifting atmosphere that supports productivity during the day, while offering a quiet retreat for reading or reflection in the evening. Whether it's a dedicated home office, a study space for teens, or a spot to manage household tasks, these rooms adapt easily to the needs of every family member.



Office

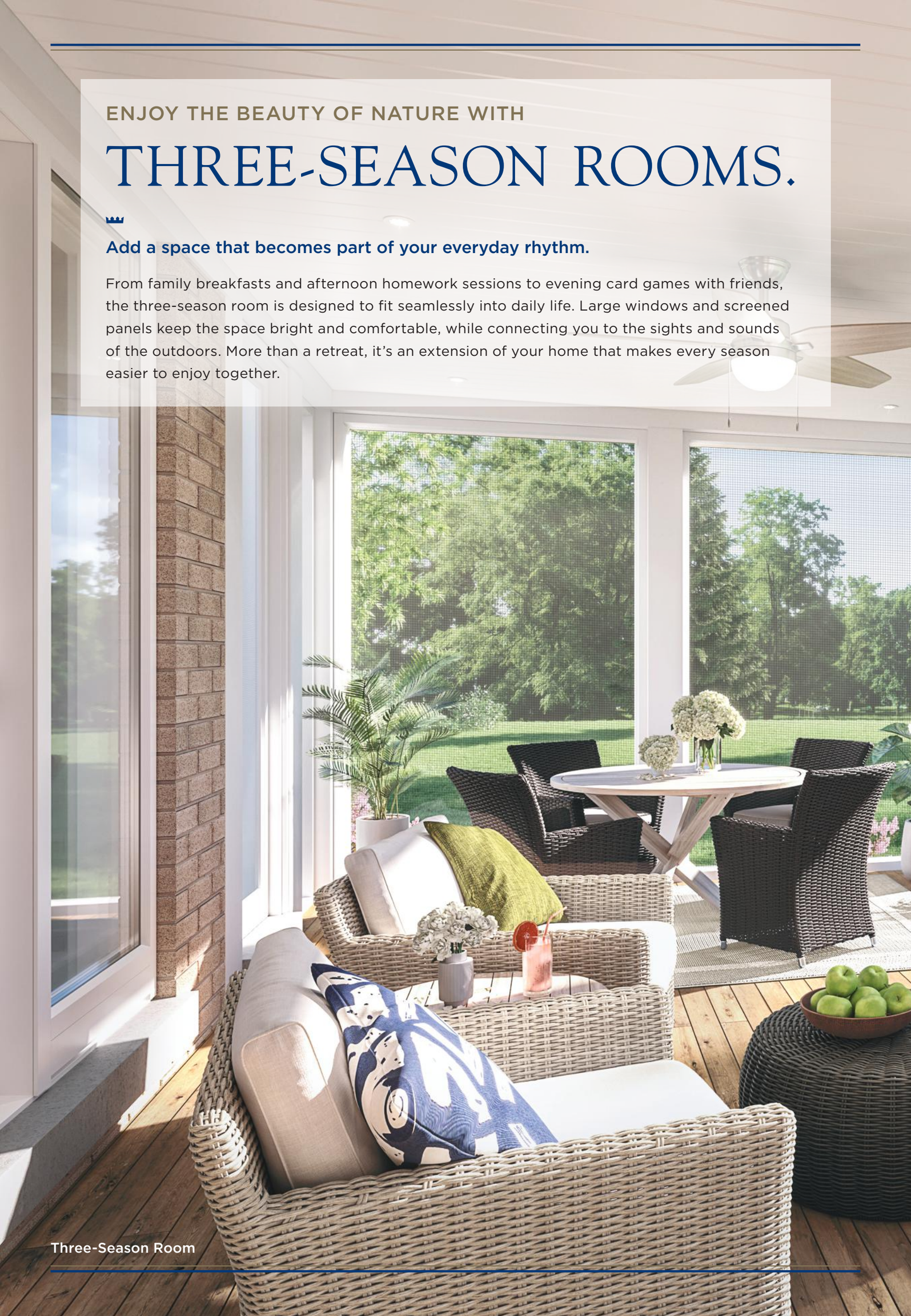

zen

ENJOY THE BEAUTY OF NATURE WITH

THREE-SEASON ROOMS.

Add a space that becomes part of your everyday rhythm.

From family breakfasts and afternoon homework sessions to evening card games with friends, the three-season room is designed to fit seamlessly into daily life. Large windows and screened panels keep the space bright and comfortable, while connecting you to the sights and sounds of the outdoors. More than a retreat, it’s an extension of your home that makes every season easier to enjoy together.



Three-Season Room



DESIGNED FOR THOSE WHO VALUE

OUTDOOR LIVING.

Your backyard is more than a view — it's a place to gather, play, and make memories.

Expansive 65′ and 75′ lots provide room for pools, gardens, sports, and celebrations, giving families the space they've been searching for. Kids can run freely, friends can gather for summer barbecues, and evenings can end under the stars in the comfort of your own private retreat. With this much space, every family can shape the outdoors to fit their lifestyle — from quiet moments to lively weekends together.



Rear Elevation - Backyard



THE EPITOME OF LUXURY

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 10′ ceilings on the main floor to 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.





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.

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, ensuring confidence in your home's consumption.

Chef-Inspired Kitchen & Stunning Cabinetry

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 coffered ceilings and expansive windows to capture natural light. The primary ensuite offers a serene retreat with a frameless glass shower, a freestanding acrylic tub, and double vanities with stone countertops for a spa-like effect.

Elevated Flooring Options

Embrace elegance with oak hardwood flooring, timeless ceramic or porcelain tiles, and plush berber carpeting. This harmonious blend of materials and tile creates a warm, inviting atmosphere cohesive with the rest of the home.



Allegro, Aurora



Friday Harbour Resort, Innisfil



Midhurst Valley, Midhurst



Clarehaven Estates, Claremont

A SUPERIOR LEVEL OF

QUALITY BUILT INTO EVERY HOME.

Since 1977, Geranium has been guided by the vision to create places that are meticulously planned, expertly executed, and designed with sensitivity and respect for the environment, the local neighbourhood, and the families who will call them home.

For over four decades, we've adhered to a belief that the concept of community goes way beyond the bricks and mortar of building homes. It's about building a future for the families who will live there; providing a connection to the surrounding neighbourhood.

With expertise in land acquisition, planning and process, engineering, servicing, home design, sales and marketing, and construction, our vertically integrated approach to each new development is guided by a fresh perspective; designing neighbourhoods best suited to the natural and man-made features of the land with the intent to contribute to the quality of life for homebuyers, while adding value to the local community. Notable communities include Allegro in downtown Aurora, the 10,000-home Midhurst master-planned community in Springwater Township, and Friday Harbour Resort, the 600-acre mixed use recreational community on Lake Simcoe.

We've built more than 9,000 homes and completed many master-planned communities contributing to the growth and development of desirable locations across Ontario. By incorporating a variety of "behind-the-walls" construction and design components, we're designing homes for tomorrow, as we continue to deliver eco-friendly communities and promote energy-saving building practices.

Today, Geranium continues our commitment to delivering homes and communities of varying scale, and are appreciative of the longstanding relationships with our partners, consultants, suppliers and community partners.

GERANIUM
From the ground up™

GERANIUM
From the ground up™

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. November 2025.