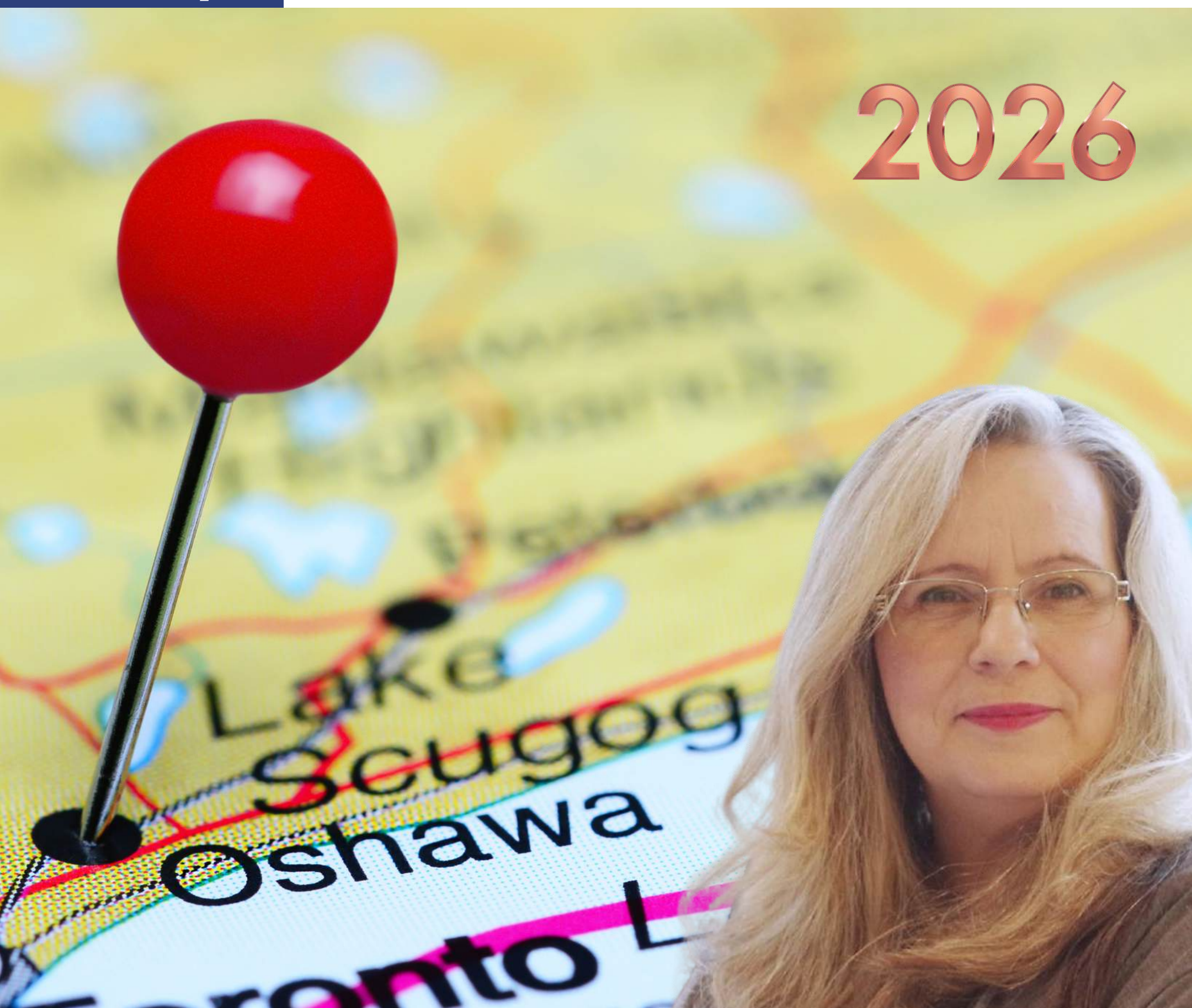




the Ultimate Guide to **Oshawa, ON**

Courtesy of Linda Brumbill, Realtor 

2026





Welcome

So, you've decided to move to Oshawa. What's there to consider? Well, this **FREE** guide covers so much of what there is to know about Oshawa.

My name is **Linda Brumbill**, and luckily for you, I was born and raised in, and am a current resident of, the beautiful city of Oshawa, and I am happy to share this guide and give you as much insider knowledge as possible!

Throughout this guide, we will deep dive into neighborhoods, local events, resources, attractions, etc. Keep in mind that this guide isn't an official guide and I am *not* affiliated with the City of Oshawa, these are just my thoughts, as a resident and real estate agent.

After reading this guide, if you still have questions, you are more than welcome to send me an email, or even book a call!
As a licensed realtor, I am also happy to help facilitate your purchase if you're without an agent!

Linda Brumbill, Realtor

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✉ soldbylindab@gmail.com





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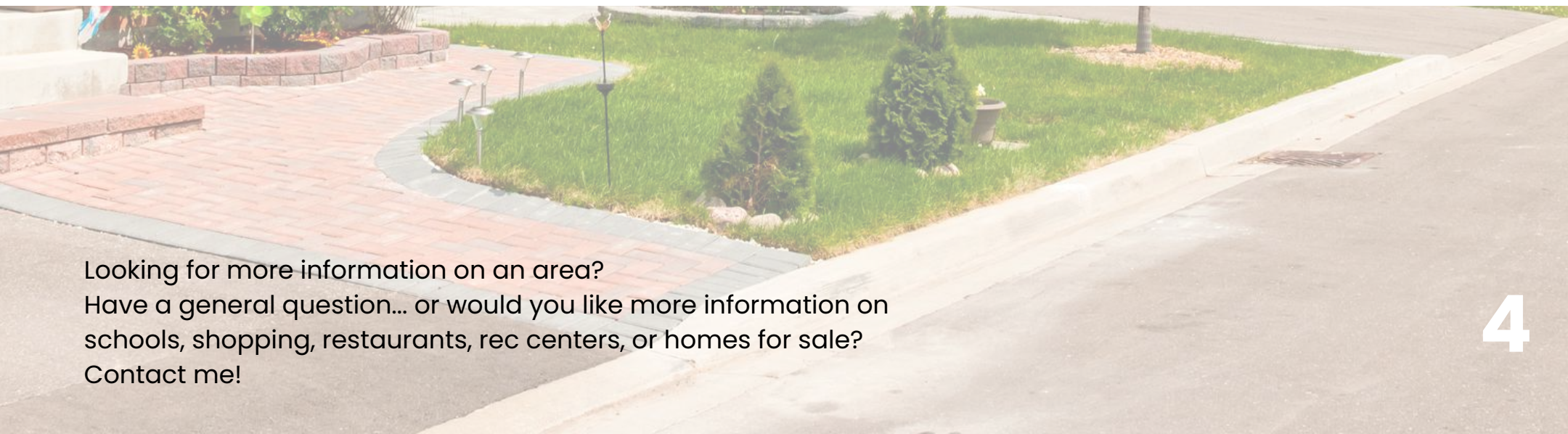
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Looking for more information on an area?
Have a general question... or would you like more information on
schools, shopping, restaurants, rec centers, or homes for sale?
Contact me!



Oshawa's History

Oshawa's Beginnings & Name

In the late 18th century a local resident, Roger Conant, started an export business shipping salmon to the United States. His success attracted further migration into the region.

In 1822, a "colonization road" (a north-south road to facilitate settlement) known as Simcoe Street was constructed. It more or less followed the path of an old native trail known as the Nonquon Road, and ran from the harbour to the area of Lake Scugog. This intersected the "Kingston Road" (present-day King Street) at what would become Oshawa's "Four Corners."

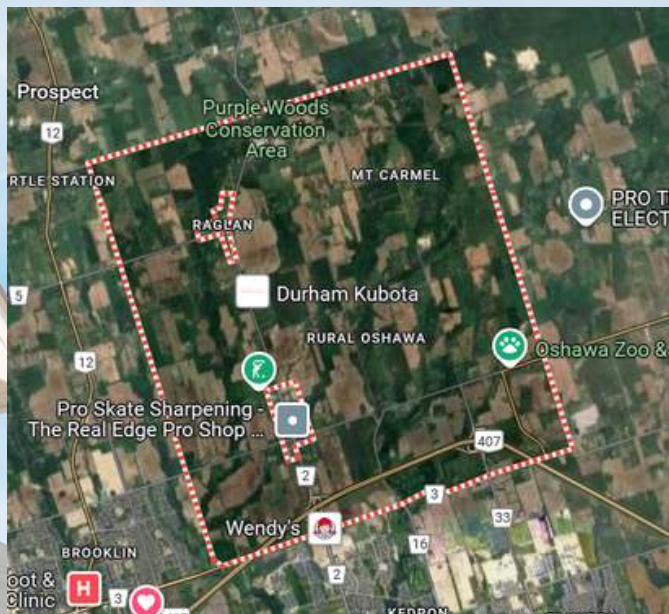
In 1842, Skae, the postmaster, applied for official post office status, but was informed the community needed a better name. Moody Farewell was requested to ask his native acquaintances what they called the area; their reply was "Oshawa," which translates to "where we must leave our canoes". **Thus, the name of Oshawa, one of the primary "motor cities" of Canada, has the meaning "where we have to get out and walk".** The name "Oshawa" was adopted and the post office named accordingly. In 1849, the requirements for incorporation were eased, and Oshawa was incorporated as a village in 1850.

Founded in 1876 as the McLaughlin Carriage Company by Robert McLaughlin, and then McLaughlin Motors Ltd by his son, Sam, General Motors of Canada's headquarters are located in the city. The automotive industry was the inspiration for Oshawa's previous mottos: "**The City that Motovates Canada**", and "**The City in Motion**".

The lavish home of the automotive company's founder, Parkwood Estate, is a National Historic Site of Canada is located in the city.

Once recognized as the sole "Automotive Capital of Canada",^[9] Oshawa is now considered to be an education and health sciences hub, although General Motors still plays a significant role in the city's economy.

The city is home to three post-secondary institutions, including Durham College, Trent University Durham, and Ontario Tech University, formerly the University of Ontario Institute of Technology (UOIT). The Lakeridge Health Oshawa operates the Lakeridge Health Education and Research Network (LHEARN) in Oshawa as well. Key labour force sectors include advanced manufacturing, health technology, logistics, energy and IT. Oshawa's population (2021) is roughly 175,300.



Neighbourhood Stats

Households
770

Population
2,183

Public Schools
12

Catholic Schools
8



Rural Oshawa

Rural Oshawa offers a peaceful escape from the bustle of city life while still being just minutes from urban amenities. This picturesque area is known for its **rolling countryside, charming small-town feel**, and a strong sense of community.

The historic villages of **Columbus** and **Raglan** feature beautiful century homes, farmland, and scenic trails, making them ideal for nature lovers and those seeking a quieter lifestyle. With easy access to major highways and Oshawa's core, Rural Oshawa strikes the perfect balance between country living and city convenience.

Neighbourhood Vibe

Rural Oshawa offers a peaceful and close-knit community.

Property Pulse

Detached homes dominate the area, with a mix of older and newer construction.

Community Canvas

Rural Oshawa is home to families, professionals, and retirees, creating a diverse and welcoming community.

What You'll Love

You'll love the country living atmosphere, spacious homes, and proximity to Hwy 407.



Rural Oshawa Statistics

People & Families



Families with kids make up 47% of households in Rural Oshawa, while couples without children make up 31% of households and 16% of households are one person living alone.



Household Information...

Broad Age Ranges

- 0 to 14 years - 15%
- 15 to 64 years - 68%
- 65 years and over - 15%



Neighbourhood Information...

Home Types

- Single-detached house - 94%
- Semi-detached house - 0%
- Duplex - 2%
- Row house - 0%
- Low-rise apartment/condo - 0%
- High-rise apartment/condo - 0%

Period of Home Construction

- 1961 to 1980 - 24%
- 1981 to 1990 - 12%
- 1991 to 2000 - 9%
- 2001 to 2005 - 6%
- 2006 to 2010 - 5%
- 2011 to 2016 - 16%
- 1960 or before - 27%

Renters & Owners

- Owner - 90%
- Renter - 8%

Scores:*

Livability

62

Amenities

F

Cost Of Living

F

Crime

A+

Employment

A+

Housing

A+

Schools

F

Note: Scores are for Raglan only



Average Prices In Area *early 2026

**for information purposes only
not to be relied on as accurate or up to date

\$1.8M - \$2M



Windfields

The Windfields neighbourhood is a new, sought-after area in northwest Oshawa, located on land that was once **Windfields Farms**, a well-known thoroughbred horse breeding farm that has now closed. Street names in this neighbourhood's housing developments are named for the farm's finest thoroughbreds. Some of the area is still farmland and undeveloped lands. The **University of Ontario Institute of Technology and Durham College** are just south of Windfields, and have some facilities and own property in the area. Housing developments in Windfields are new (2000s) and are upscale, large 2-storey homes. Development is ongoing, including a school. Windfields is close to golf courses and conservation areas, and is bordered by two waterways.

Neighbourhood Stats

Households
1,360

Population
4,371

Public Schools
10

Catholic Schools
4

Parks
2

Recreation Facilities
4

Neighbourhood Vibe

A sought-after neighbourhood with upscale homes, close to golf courses and conservation areas.

Property Pulse

New, upscale 2-storey homes with large bedrooms and open concept layouts.

Community Canvas

A dynamic community with a diverse population and a high percentage of families with children.

What You'll Love

Great schools, parks with playgrounds, and proximity to the University of Ontario Institute of Technology.



Windfields Statistics

People & Families



Families with kids make up 57% of households in Windfields, while couples without children make up 22% of households and 12% of households are one person living alone.



Household Information...

- 0 to 14 years - 24%
- 15 to 64 years - 67%
- 65 years and over - 7%



Neighbourhood Information...

Home Types

- Single-detached house - 86%
- Semi-detached house - 0%
- Duplex - 0%
- Row house - 13%
- Low-rise apartment/condo - 0%
- High-rise apartment/condo - 0%

Period of Home Construction

- 1961 to 1980 - 0%
- 1981 to 1990 - 0%
- 1991 to 2000 - 1%
- 2001 to 2005 - 9%
- 2006 to 2010 - 32%
- 2011 to 2016 - 56%
- 1960 or before - 1%

Renters & Owners

- Owner - 87%
- Renter - 12%

Scores:*

Livability
81

Amenities
F

Cost Of Living
F

Crime
A+

Employment
A+

Housing
A+

Schools
A+



Average Prices In Area *early 2026

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\$714K - \$1.20M



Neighbourhood Stats

Households	270
Population	842
Public Schools	11
Catholic Schools	4
Parks	2
Recreation Facilities	5



Kedron

Kedron has a consistent population, and is popular with families with kids aged 5 to 9, people in their 30s, people in their 40s, and people in their 50s. The Kedron neighbourhood is in northeast Oshawa and is **predominantly an unbuilt, rural area**. Kedron was a village until amalgamation with Oshawa in 1974. The residential area is in the southwest, and features a mix of older (c. 1960s), smaller homes on generous lots and newer (1990s–2000s), large, 2-storey homes on narrower lots. The area is bounded by rolling farm fields, the East Branch of the Oshawa Creek, and Kedron Hills Golf Club to the north. It is also close to the University of Ontario Institute of Technology, and to shopping districts in other neighbourhoods.

Neighbourhood Vibe

A peaceful and family-friendly neighbourhood with a mix of older and newer homes.

Property Pulse

Detached homes with generous lots, some newer 2-storey homes, and attractive features like oak stairs and hardwood flooring.

Community Canvas

A community of families with children, couples & immigrants from various backgrounds.

What You'll Love

Great schools and special programs, proximity to parks, and a rural feel close to shopping districts.



Kedron Statistics

People & Families



Families with kids make up 57% of households in this neighbourhood, while couples without children make up 28% of households and 9% of households are one person living alone.



Household Information...

- 0 to 14 years - 21%
- 15 to 64 years - 64%
- 65 years and over - 14%



Neighbourhood Information...

Home Types

- Single-detached house - 98%
- Semi-detached house - 0%
- Duplex - 0%
- Row house - 0%
- Low-rise apartment/condo - 0%
- High-rise apartment/condo - 0%

Period of Home Construction

- 1961 to 1980 - 11%
- 1981 to 1990 - 3%
- 1991 to 2000 - 3%
- 2001 to 2005 - 37%
- 2006 to 2010 - 33%
- 2011 to 2016 - 3%
- 1960 or before - 11%

Renters & Owners

- Owner - 96%
- Renter - 3%

Scores:*

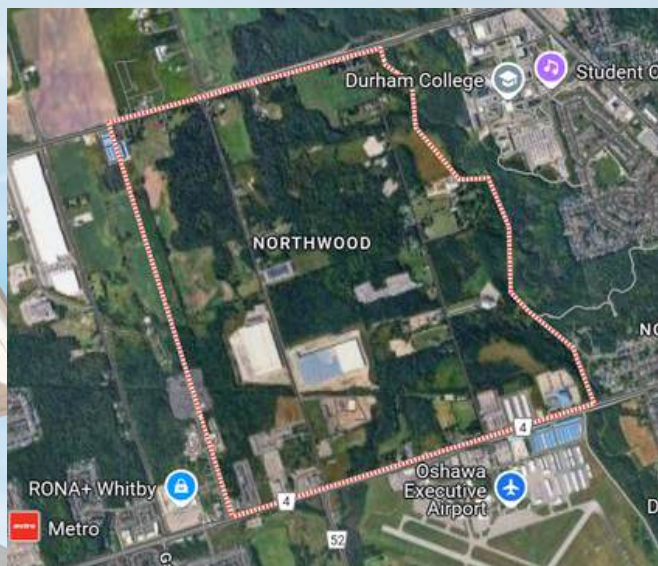
Livability
61
Amenities
F
Cost Of Living
F
Crime
A+
Employment
A+
Housing
A+
Schools
F



Average Prices In Area *early 2026

**for information purposes only
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\$873k - \$927k



Northwood

Neighbourhood Stats

Households
300

Neighbourhood Population
868

Public Schools
14

Catholic Schools
7

Private
1

Parks
2

Recreation Facilities
2

Northwood has a consistent population, and is popular with families with teens, people in their 20s, people in their 40s, and people in their 50s. The Northwood area is in **northwest Oshawa**, with Northglen to the south. It is largely an unbuilt, rural area, with farms and farm homes, as well as a residential development. A limited commercial/services area lies along Taunton Rd, the southern boundary. The southern area also has industrial lands. Land in the Northwood area is designated as Northwood Business Park, and some development is underway. The homes in Northwood include some farm homes, and a small suburb off of Thornton Rd, in the north.

Neighbourhood Vibe

A peaceful and diverse neighbourhood with a mix of rural charm and suburban convenience.

Property Pulse

Mostly detached homes, with a mix of older and newer houses.

Community Canvas

A community of families, professionals, and retirees from various ethnic backgrounds, creating a vibrant atmosphere.

What You'll Love

Great schools, diverse community, and easy access to amenities and major highways.



Northwood Statistics



People & Families

Families with kids make up 47% of households in Northwood, while couples without children make up 22% of households and 18% of households are one person living alone.



Household Information...

- 0 to 14 years - 14%
- 15 to 64 years - 74%
- 65 years and over - 10%



Neighbourhood Information...

Home Types

- Single-detached house - 94%
- Semi-detached house - 0%
- Duplex - 1%
- Row house - 3%
- Low-rise apartment/condo - 1%
- High-rise apartment/condo - 0%

Period of Home Construction

- 1961 to 1980 - 8%
- 1981 to 1990 - 3%
- 1991 to 2000 - 52%
- 2001 to 2005 - 25%
- 2006 to 2010 - 3%
- 2011 to 2016 - 0%
- 1960 or before - 8%

Renters & Owners

- Owner - 77%
- Renter - 23%

Scores:*

Livability
79

Amenities
A+

Cost Of Living
D+

Crime
A+

Employment
C-

Housing
A-

Schools
B-



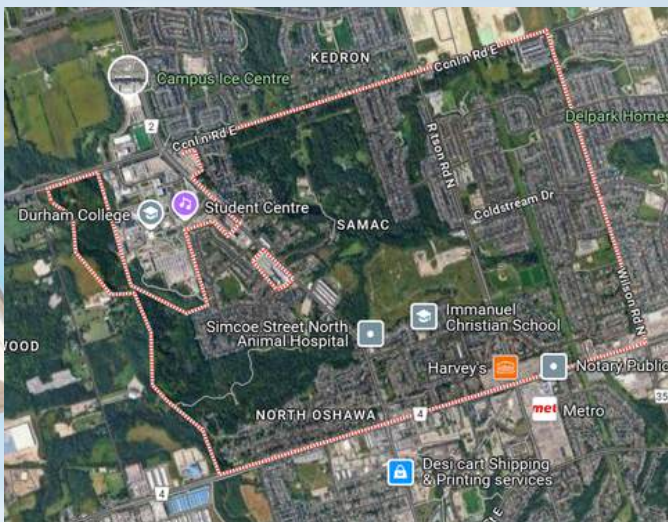
Average Prices In Area

***early 2026**

**for information purposes only*

**not to be relied on as accurate or up to date*

\$750,000 - \$1M



Neighbourhood Stats

Households
3,910

Population
11,137

Public Schools
11
Catholic Schools
4

Parks
13
Recreation Facilities
33

Samac

This neighbourhood has a consistent population, and is popular with people in their 20s, people in their 30s, people in their 40s, and people in their 50s. The Samac neighbourhood is in north central Oshawa. It is home to the **University of Ontario Institute of Technology and Durham College Oshawa Campus**. Samac features a conservation area and **Camp Samac**, with natural wooded areas and waterways, plus there are schools, parklands and plenty of open green space. Shopping and restaurant plazas are along Taunton Rd, with some eateries along Simcoe St. Housing is mostly single-detached homes, townhome complexes, and some semi-detached homes, in varied ages and styles, including are some newer (2000s) subdivisions.

Neighbourhood Vibe

A vibrant and diverse community with a mix of older and newer homes.

Property Pulse

Mostly single-detached homes with spacious bedrooms and attractive features like finished basements and walk-in closets.

Community Canvas

A community of families with children, diverse ethnic origins, and a strong focus on education.

What You'll Love

Proximity to University of Ontario Institute of Technology and Durham College, beautiful parks, and plenty of open green space.



Samac Statistics

People & Families



Families with kids make up 51% of households in Samac, while couples without children make up 25% of households and 18% of households are one person living alone.



Household Information...

- 0 to 14 years - 18%
- 15 to 64 years - 66%
- 65 years and over - 14%



Neighbourhood Information...

Home Types

- Single-detached house - 61%
- Semi-detached house - 8%
- Duplex - 2%
- Row house - 24%
- Low-rise apartment/condo - 0%
- High-rise apartment/condo - 2%

Period of Home Construction

- 1961 to 1980 - 24%
- 1981 to 1990 - 10%
- 1991 to 2000 - 20%
- 2001 to 2005 - 16%
- 2006 to 2010 - 16%
- 2011 to 2016 - 7%
- 1960 or before - 4%

Renters & Owners

- Owner - 82%
- Renter - 17%

Scores:*

Livability
86

Amenities
A+

Cost Of Living
C+

Crime
A+

Employment
B+

Housing
A+

Schools
A-



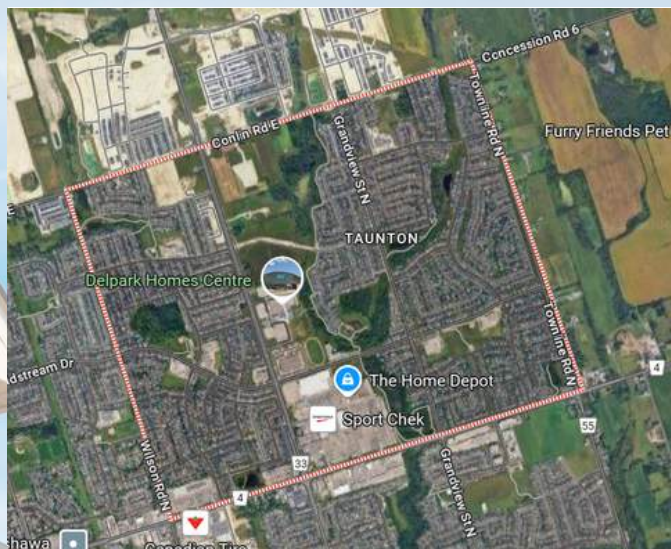
Average Prices In Area

***early 2026**

*for information purposes only

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\$695k to \$850k



Taunton

Neighbourhood Stats

Households
3,580

Population
13,120

Public Schools
8

Catholic Schools
5

Parks
7

Recreation Facilities
30

Taunton has a dynamic population, and is popular with families with kids under 5, families with kids aged 5 to 9, families with teens, people in their 30s, and people in their 40s. The Taunton area is in **northeast Oshawa**, and is a popular neighbourhood, with plenty of newer homes and ongoing development. There are many amenities and services in Taunton, including schools, a **large sports centre/arena**, a library, a large shopping centre with big-box stores, and restaurants. Taunton also features parks, and natural wooded areas along waterways, with trails. Housing is predominantly single-detached, many of them upscale, 2-storey homes from the 1990s-2000s.

Neighbourhood Vibe

A dynamic neighbourhood popular with families, featuring newer homes and plenty of amenities.

Property Pulse

Predominantly upscale, 2-storey single-detached homes with attractive features like gas fireplaces and walk-in closets.

Community Canvas

A diverse community with residents from 117 different ethnic origins and a mix of first and second-generation immigrants.

What You'll Love

Great schools, parks, and recreational facilities make this neighbourhood perfect for families.



Taunton Statistics



People & Families

Families with kids make up 70% of households in Taunton, while couples without children make up 16% of households and 7% of households are one person living alone.



Household Information...

- 0 to 14 years – 28%
- 15 to 64 years – 63%
- 65 years and over – 7%



Neighbourhood Information...

Home Types

- Single-detached house – 94%
- Semi-detached house – 1%
- Duplex – 0%
- Row house – 2%
- Low-rise apartment/condo – 0%
- High-rise apartment/condo – 0%

Period of Home Construction

- 1961 to 1980 – 0%
- 1981 to 1990 – 0%
- 1991 to 2000 – 6%
- 2001 to 2005 – 20%
- 2006 to 2010 – 33%
- 2011 to 2016 – 37%
- 1960 or before – 0%

Renters & Owners

- Owner – 95%
- Renter – 4%

Scores:*

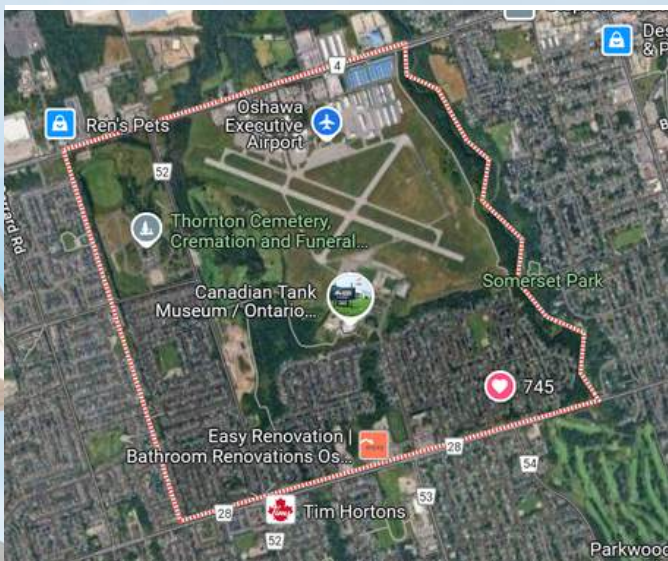
Livability	85
Amenities	B+
Cost Of Living	F+
Crime	A+
Employment	A+
Housing	A+
Schools	A+



Average Prices In Area *early 2026

*for information purposes only
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\$839k to \$1.6M



Northglen

Neighbourhood Stats

Households
1,630

Population
4,411

Public Schools
6

Catholic Schools
4

Parks
8

Recreation Facilities
14

Northglen has a consistent population, and is popular with people in their 20s, 50s, and 60s. The Northglen neighbourhood is in west central Oshawa. It includes the **Oshawa Municipal Airport**, the **Oshawa Airport Golf Club**, the Thornton Cemetery, and the Ontario Regiment Museum. Northglen is not far south of the University of Ontario Institute of Technology and Durham College main campus. It has schools, parklands, and plenty of green space, especially along the Oshawa Creek that flows north-south through the neighbourhood. In the southeast area, homes are generally 1960s bungalows and ranch-style, on generous lots, as well as some new homes along Stevenson Rd N. On the west side, homes are from a bit later, and are larger, 2-storey or split-level, but on narrower lots.

Neighbourhood Vibe

Northglen is a peaceful and family-friendly neighbourhood with a strong sense of community.

Property Pulse

Homes in Northglen range from 1960s bungalows to newer 2-storey houses, with generous lots and attractive features.

Community Canvas

The community in Northglen is a mix of families with students from the nearby Durham College.

What You'll Love

You'll love the abundance of parks, great schools, and proximity to the University of Ontario Institute of Technology.



Northglen Statistics

People & Families



Families with kids make up 46% of households in this neighbourhood, while couples without children make up 31% of households and 19% of households are one person living alone.



Household Information...

- 0 to 14 years - 13%
- 15 to 64 years - 66%
- 65 years and over - 20%



Neighbourhood Information...

Home Types

- Single-detached house - 87%
- Semi-detached house - 0%
- Duplex - 2%
- Row house - 0%
- Low-rise apartment/condo - 0%
- High-rise apartment/condo - 8%

Period of Home Construction

- 1961 to 1980 - 36%
- 1981 to 1990 - 28%
- 1991 to 2000 - 15%
- 2001 to 2005 - 0%
- 2006 to 2010 - 6%
- 2011 to 2016 - 2%
- 1960 or before - 11%

Renters & Owners

- Owner - 87%
- Renter - 14%

Scores:*

Livability

83

Amenities

C-

Cost Of Living

C-

Crime

A+

Employment

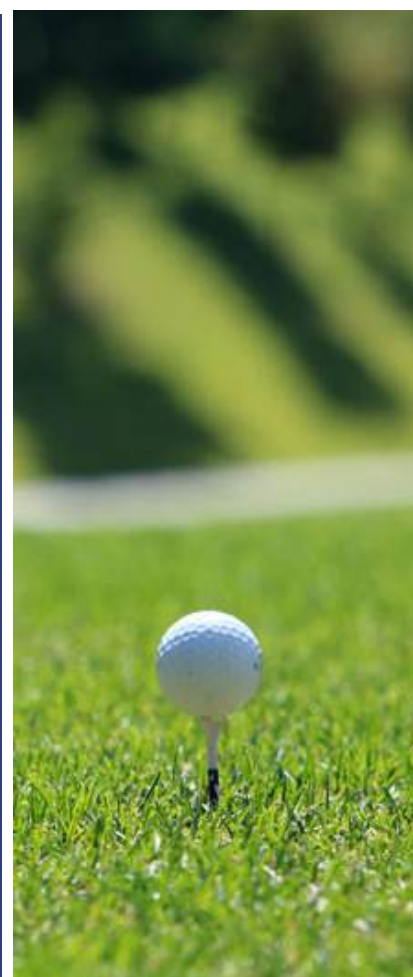
A+

Housing

A+

Schools

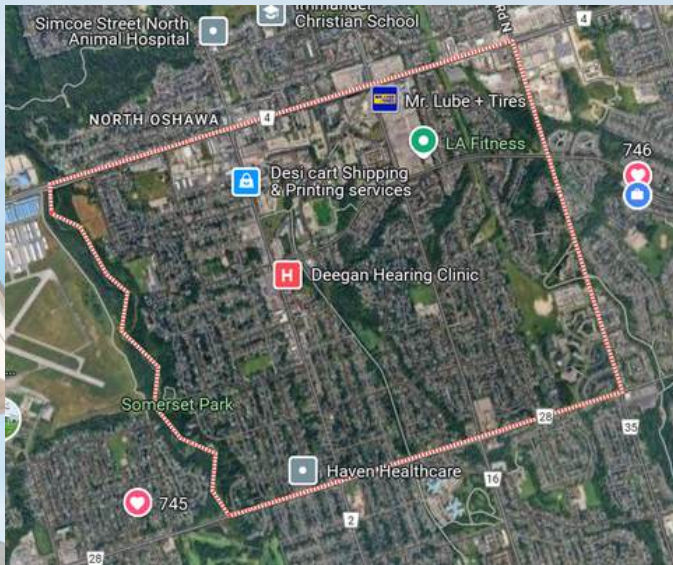
B-



Average Prices In Area *early 2026

*for information purposes only
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\$860k to \$940k



Neighbourhood Stats

Households
7,605

Population
16,592

Public Schools
12

Catholic Schools
7

Private Schools
1

Parks
10

Recreation Facilities
30

Centennial

This neighbourhood has a consistent population, and is popular area for **all ages**. The Centennial neighbourhood is in north central Oshawa. Centennial is largely residential, but the north end, along Taunton Rd., also features a number of restaurants and a commercial area, including tonnes of shopping. There is plenty of park lands and green space, with the Oshawa Creek. Housing is mainly single-detached homes in a variety of architectural styles, from century homes up to roughly 1980, most of them on fairly generous lots. There are also both high-rise and low-rise apartment buildings and condos, and townhome complexes, in the north end, as well as new condo and townhome developments in the southeast area. Centennial has a number of **schools**, a **library**, and a **community centre**.

Neighbourhood Vibe

Centennial is a peaceful and diverse neighbourhood with a strong sense of community.

Property Pulse

Homes in Centennial range from century homes to modern condos, with spacious interiors and attractive features.

Community Canvas

Centennial is home to a diverse community of people of all ages and backgrounds.

What You'll Love

You'll love the abundance of parks, great schools, and convenient amenities in Centennial.



Centennial Statistics

People & Families



Families with kids make up 35% of households in this neighbourhood, while couples without children make up 26% of households and 33% of households are one person living alone.



Household Information...

- 0 to 14 years - 12%
- 15 to 64 years - 62%
- 65 years and over - 24%



Neighbourhood Information...

Home Types

- Single-detached house - 36%
- Semi-detached house - 3%
- Duplex - 1%
- Row house - 14%
- Low-rise apartment/condo - 9%
- High-rise apartment/condo - 33%

Period of Home Construction

- 1961 to 1980 - 56%
- 1981 to 1990 - 13%
- 1991 to 2000 - 6%
- 2001 to 2005 - 1%
- 2006 to 2010 - 0%
- 2011 to 2016 - 0%
- 1960 or before - 22%

Renters & Owners

- Owner - 49%
- Renter - 51%

Scores:*

Livability	84
Amenities	A+
Cost Of Living	A-
Crime	A+
Employment	C-
Housing	B+
Schools	C+

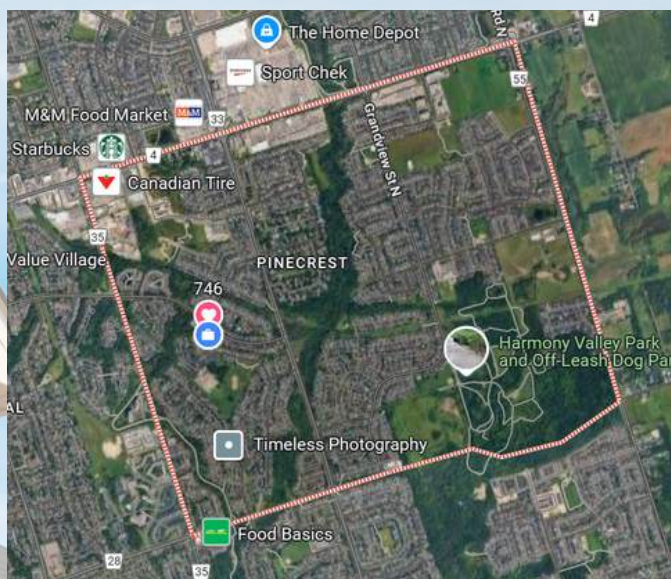


Average Prices In Area

***early 2026**

*for information purposes only
*not to be relied on as accurate or up to date

\$653k to \$706k



Pinecrest

Households
4,870

Population
13,932

Public Schools
9
Catholic Schools
9

Parks
10
Recreation Facilities
30

This area is popular with families with teens, people in their 30s, 40s, and 50s. The Pinecrest area is a popular neighbourhood, located in northeast Oshawa. Pinecrest features an abundance of green space, being home to the **Harmony Valley Conservation Area**, and with **Harmony Creek** and the East Branch of Oshawa Creek running through, as well as having a number of parks. Pinecrest has a cinema, and a shopping centre, with restaurants, on its northern boundary, Taunton Rd. Housing is mostly newer single-detached homes (1990s–2000s), as well as townhome complexes, a co-op complex, and an apartment complex. Pinecrest is **close to two golf courses** and is convenient to the University of Ontario Institute of Technology & Durham College.

Neighbourhood Vibe

Pinecrest is a popular neighbourhood with an abundance of green space and a family-friendly atmosphere.

Property Pulse

Pinecrest offers mostly newer single-detached homes and townhome complexes.

Community Canvas

Pinecrest is a diverse community with residents from various ethnic backgrounds and a strong sense of family.

What You'll Love

You'll love the parks and recreational facilities, great schools, and convenient location near golf courses and universities.



Pinecrest Statistics

People & Families



Families with kids make up 53% of households in this neighbourhood, while couples without children make up 25% of households and 16% of households are one person living alone.



Household Information...

- 0 to 14 years – 19%
- 15 to 64 years – 66%
- 65 years and over – 13%



Neighbourhood Information...

Home Types

- Single-detached house – 68%
- Semi-detached house – 6%
- Duplex – 2%
- Row house – 15%
- Low-rise apartment/condo – 1%
- High-rise apartment/condo – 3%

Period of Home Construction

- 1961 to 1980 – 8%
- 1981 to 1990 – 24%
- 1991 to 2000 – 24%
- 2001 to 2005 – 15%
- 2006 to 2010 – 15%
- 2011 to 2016 – 9%
- 1960 or before – 1%

Renters & Owners

- Owner – 80%
- Renter – 18%

Scores:*

Livability
83

Amenities
C+

Cost Of Living
C

Crime
A+

Employment
A+

Housing
A+

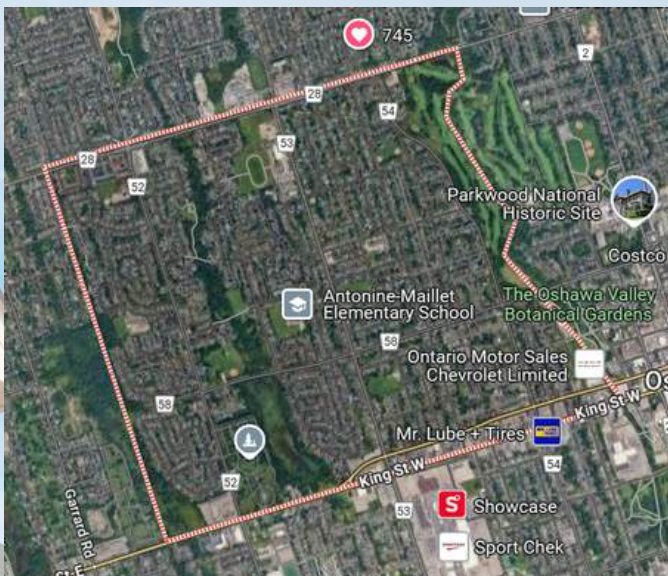
Schools
B+



Average Prices In Area *early 2026

**for information purposes only
not to be relied on as accurate or up to date

\$714k to \$809k



McLaughlin

Neighbourhood Households
4,920

Neighbourhood Population
12,192

Public Schools
7

Catholic Schools
4

Parks
16

Recreation Facilities
29

McLaughlin has a consistent population, and is popular with people in their 20s, people in their 40s, people in their 50s, and people in their 60s. The McLaughlin neighbourhood is in west central Oshawa, on Oshawa's western boundary. It is an **older neighbourhood**, predominantly residential, with commercial areas, including **restaurants**, along King Street West, the southern boundary. Housing in McLaughlin includes complexes of low-rise apartment buildings, townhome complexes, and single-detached homes from the 1950s-1960s, bungalow-style, as well as some older 2-storey homes from roughly the 1930s, and a southwest subdivision off of Thornton from roughly the 1980s.

Neighbourhood Vibe

A vibrant and diverse area which fosters a deep sense of community spirit.

Property Pulse

McLaughlin offers a mix of older homes and low-rise apartments with spacious layouts.

Community Canvas

A welcoming community of families, professionals, and retirees from diverse backgrounds.

What You'll Love

Great schools, numerous parks, and a variety of recreational facilities for all ages.



McLaughlin Statistics



People & Families

Families with kids make up 39% of households in this neighbourhood, while couples without children make up 29% of households and 24% of households are one person living alone. People in this neighbourhood come from 95 different ethnic origins, and 17% are first-generation immigrants, while 21% are second-generation immigrants.



Household Information...

- 0 to 14 years - 12%
- 15 to 64 years - 65%
- 65 years and over - 21%



Neighbourhood Information...

Home Types

- Single-detached house - 66%
- Semi-detached house - 3%
- Duplex - 6%
- Row house - 6%
- Low-rise apartment/condo - 13%
- High-rise apartment/condo - 3%

Period of Home Construction

- 1961 to 1980 - 34%
- 1981 to 1990 - 26%
- 1991 to 2000 - 5%
- 2001 to 2005 - 0%
- 2006 to 2010 - 0%
- 2011 to 2016 - 0%
- 1960 or before - 33%

Renters & Owners

- Owner - 69%
- Renter - 29%

Scores:*

Livability

84

Amenities

B+

Cost Of Living

C+

Crime

A

Employment

B-

Housing

A+

Schools

A+

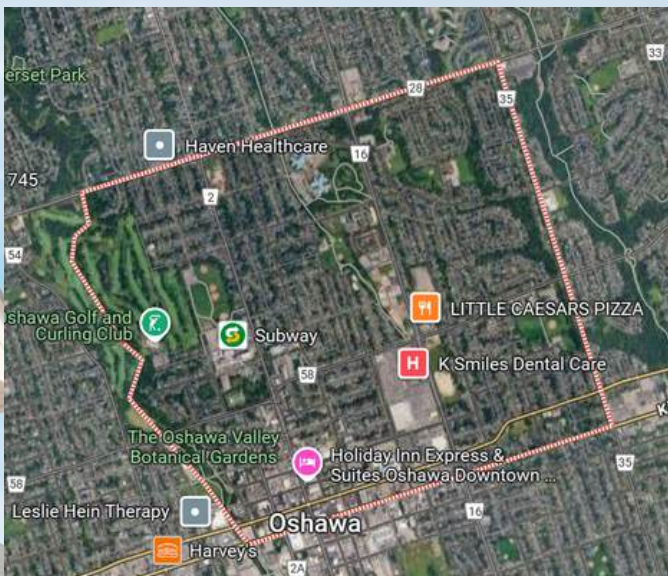


Average Prices In Area

***early 2026**

**for information purposes only
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\$714k to \$961k



O'Neill

This neighbourhood has a consistent population, and is popular with people in their 20s, people in their 30s, people in their 50s, and people in their 60s. The O'Neill area of Oshawa is an established community, near the **wide variety of businesses and restaurants** in the **downtown** area. The neighbourhood also includes many **parks and trails**. O'Neill is known for its tree-lined streets, charming older homes, and strong sense of **community**. It is home to several schools, including the well-regarded **O'Neill Collegiate and Vocational Institute**. With its central location and access to transit, O'Neill offers both convenience and a welcoming residential atmosphere. It is home to the Oshawa Botanical Gardens, and the Oshawa Golf Club.

Households
5,950

Population
13,355

Public Schools
9

Catholic Schools
6

Private Schools
2

Parks
9

Recreation Facilities
37

Neighbourhood Vibe

An established community near downtown Oshawa with parks, trails, and a diverse population.

Property Pulse

Mostly older homes, with a mix of single-detached, low-rise apartments, and high-rise condos.

Community Canvas

A community of families, couples, and individuals from various ethnic backgrounds.

What You'll Love

Great schools, parks, and recreational facilities. Convenient location near businesses and restaurants.



O'Neill Statistics

People & Families



Families with kids make up 31% of households in O'Neill, while couples without children make up 24% of households and 38% of households are one person living alone.



Household Information...

- 0 to 14 years - 12%
- 15 to 64 years - 63%
- 65 years and over - 23%



Neighbourhood Information...

Home Types

- Single-detached house - 51%
- Semi-detached house - 3%
- Duplex - 9%
- Row house - 2%
- Low-rise apartment/condo - 12%
- High-rise apartment/condo - 18%

Period of Home Construction

- 1961 to 1980 - 34%
- 1981 to 1990 - 5%
- 1991 to 2000 - 2%
- 2001 to 2005 - 0%
- 2006 to 2010 - 0%
- 2011 to 2016 - 0%
- 1960 or before - 55%

Renters & Owners

- Owner - 61%
- Renter - 38%

Scores:*

Livability
83

Amenities
A+

Cost Of Living
B+

Crime
B+

Employment
D+

Housing
A+

Schools
A

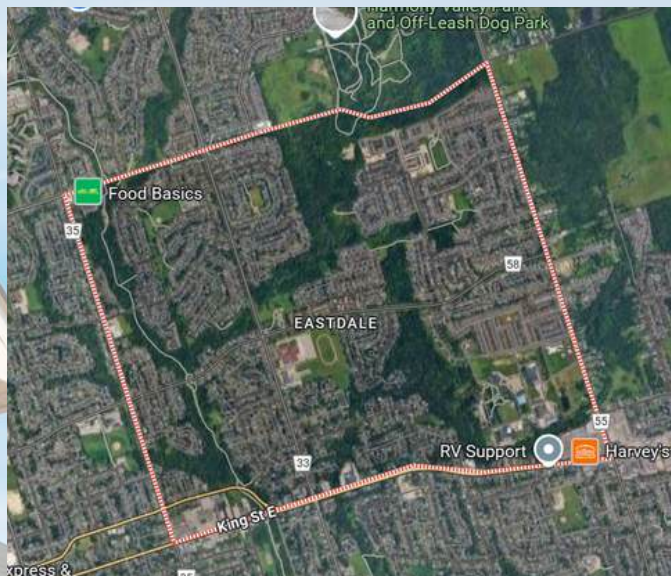


Average Prices In Area

***early 2026**

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\$597k to \$766k



Eastdale

This neighbourhood has a consistent population, and is popular with people in their 20s, 40s, 50s, and 60s. The Eastdale neighbourhood is in southeast Oshawa and is predominantly residential, with plenty of green space, wooded areas, and waterways (**Harmony Creek**), and a trail that runs the length of the area. Eastdale has a number of schools and a community centre. There is a shopping centre in the southeast corner, retail and eateries in the southwest corner, and retail in the northwest corner. Housing is mostly single-detached and semi-detached homes from roughly the 1960s–1970s, as well as townhome complexes. Newer 2-storey homes have been developed in some areas east of Harmony Rd.

Households
4,655

Population
12,688

Public Schools
9

Catholic Schools
6

Private Schools
3

Parks
10

Recreation Facilities
32

Neighbourhood Vibe

A peaceful and family-friendly neighbourhood with plenty of green space.

Property Pulse

Mostly single-detached and semi-detached homes from the 1960s–1970s, with newer 2-storey homes in some areas.

Community Canvas

A diverse community with residents from 100 different ethnic origins, creating a vibrant and inclusive atmosphere.

What You'll Love

Great schools, numerous parks, and a variety of recreational facilities for families to enjoy.



Eastdale Statistics

People & Families



Families with kids make up 49% of households in Eastdale, while couples without children make up 26% of households and 19% of households are one person living alone.



Household Information...

- 0 to 14 years - 16%
- 15 to 64 years - 68%
- 65 years and over - 15%



Neighbourhood Information...

Home Types

- Single-detached house - 62%
- Semi-detached house - 15%
- Duplex - 4%
- Row house - 8%
- Low-rise apartment/condo - 4%
- High-rise apartment/condo - 3%

Period of Home Construction

- 1961 to 1980 - 47%
- 1981 to 1990 - 11%
- 1991 to 2000 - 10%
- 2001 to 2005 - 6%
- 2006 to 2010 - 7%
- 2011 to 2016 - 2%
- 1960 or before - 13%

Renters & Owners

- Owner - 84%
- Renter - 16%

Scores:*

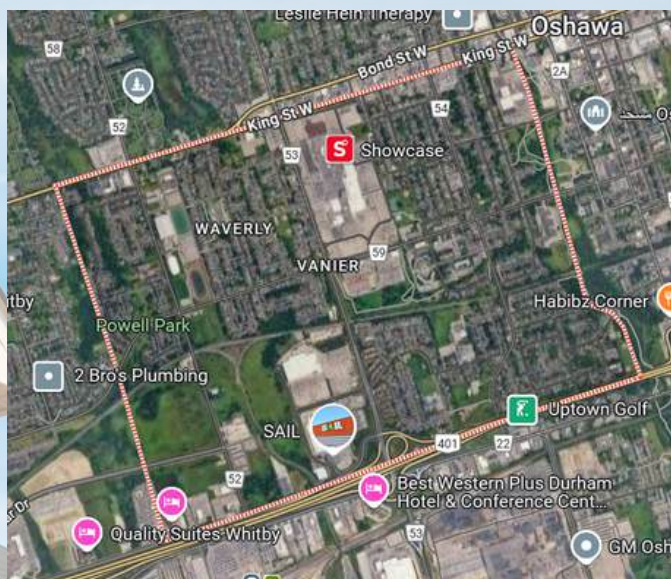
Livability	78
Amenities	B-
Cost Of Living	C
Crime	B+
Employment	C
Housing	A
Schools	B



Average Prices In Area *early 2026

**for information purposes only
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\$762k to \$854k



Vanier

Households
4,930

Population
11,365

Public Schools
7
Catholic Schools
7

Parks
10
Recreation Facilities
50

The Vanier neighbourhood is in southwest Oshawa, and is a mixed area of residential subdivisions, large areas of retail/commercial, as well as undeveloped, open lands. Oshawa's large shopping mall, **Oshawa Centre**, is in the northeast region of Vanier, and there is also a shopping centre in the southwest. A recreation complex is in the west end, as well as the Durham campus of Trent University. Vanier's eastern boundary is the **Oshawa Creek** and the bike trail that runs along it. Housing is mixed, with single-detached homes, semi-detached, duplexes, low-rise apartment complexes, and townhomes. This is an older neighbourhood, with homes varying in age and style, mostly bungalows and side-splits from around the 1950s-1970s, as well as some older, 2-storey frame homes.

Neighbourhood Vibe

A mixed neighbourhood with residential and commercial areas, offering a variety of housing options.

Property Pulse

Homes in Vanier range from bungalows to side-splits, with a mix of single-detached, semi-detached, and townhomes.

Community Canvas

Vanier is a community with a vibrant and inclusive atmosphere.

What You'll Love

Vanier has great schools, parks, and recreational facilities, making it a family-friendly neighbourhood.



Vanier Statistics

People & Families



Families with kids make up 37% of households in this neighbourhood, while couples without children make up 21% of households and 33% of households are one person living alone.



Household Information...

- 0 to 14 years - 13%
- 15 to 64 years - 69%
- 65 years and over - 15%



Neighbourhood Information...

Home Types

- Single-detached house - 30%
- Semi-detached house - 21%
- Duplex - 4%
- Row house - 7%
- Low-rise apartment/condo - 22%
- High-rise apartment/condo - 13%

Period of Home Construction

- 1961 to 1980 - 49%
- 1981 to 1990 - 8%
- 1991 to 2000 - 3%
- 2001 to 2005 - 1%
- 2006 to 2010 - 0%
- 2011 to 2016 - 1%
- 1960 or before - 36%

Renters & Owners

- Owner - 55%
- Renter - 45%

Scores:*

Livability	85
Amenities	A+
Cost Of Living	A-
Crime	B
Employment	C-
Housing	A+
Schools	B+



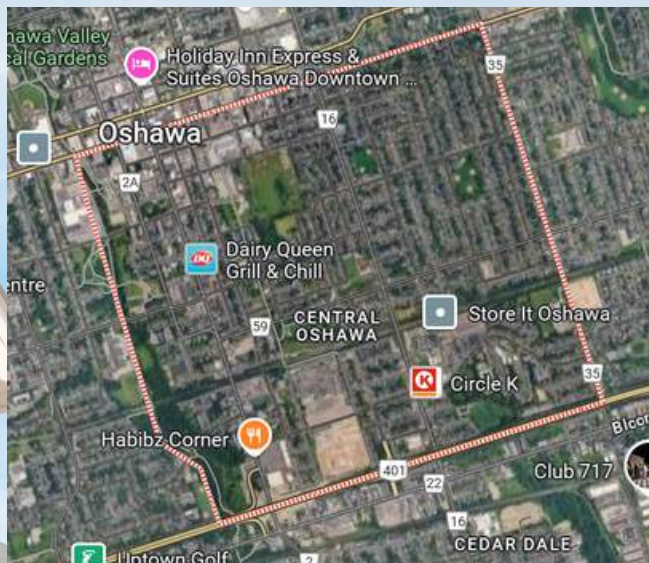
Average Prices In Area

***early 2026**

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\$530k to \$577k

**note: 42% of homes are condos or rowhouses*



Central

Neighbourhood Stats

Households
5,320

Population
11,043

Public Schools
6

Catholic Schools
5

Parks
15

Recreation Facilities
32

Central Oshawa has a steady population and attracts people in their 20s, 30s, 40s, and 50s. It's a mixed residential and commercial area with convenient access to **parks, trails, and public transit**. The bustling King Street corridor is lined with local businesses, shops, and restaurants, bringing energy and convenience to the neighbourhood. Housing options are diverse, from large apartment buildings to single-family homes, making it an appealing area for a wide range of lifestyles and income levels. The area is walkable and well-connected, making it easy for residents to get around without a car. Schools, libraries, and community centres add to the neighbourhood's livability. **Ongoing revitalization** efforts continue to bring new development and investment to Central Oshawa.

Neighbourhood Vibe

A diverse and vibrant neighbourhood with a mix of residential and commercial areas.

Property Pulse

Housing options range from large apartment complexes to single-family homes.

Community Canvas

A diverse community of people from 89 different ethnic origins, with a mix of age groups.

What You'll Love

Great schools, parks, and recreational facilities make this neighbourhood family-friendly.



Central Statistics

People & Families



Families with kids make up 30% of households in this neighbourhood, while couples without children make up 18% of households and 43% of households are one person living alone.



Household Information...

- 0 to 14 years - 14%
- 15 to 64 years - 69%
- 65 years and over - 16%



Neighbourhood Information...

Home Types

- Single-detached house - 41%
- Semi-detached house - 4%
- Duplex - 9%
- Row house - 2%
- Low-rise apartment/condo - 21%
- High-rise apartment/condo - 18%

Period of Home Construction

- 1961 to 1980 - 22%
- 1981 to 1990 - 9%
- 1991 to 2000 - 5%
- 2001 to 2005 - 1%
- 2006 to 2010 - 2%
- 2011 to 2016 - 1%
- 1960 or before - 57%

Renters & Owners

- Owner - 47%
- Renter - 52%

Scores:*

Livability
unavailable

Amenities
unavailable

Cost Of Living
unavailable

Crime
unavailable

Employment
unavailable

Housing
unavailable

Schools
unavailable



Average Prices In Area

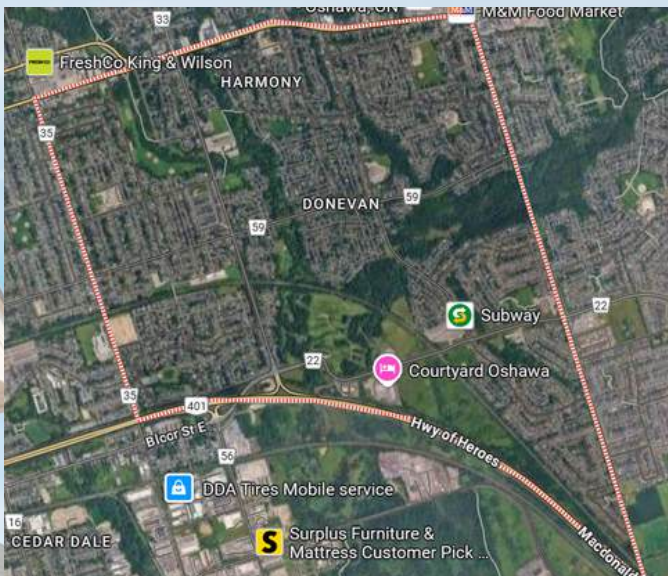
***early 2026**

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\$556k

*No available scores for this area - downtown core.
Home prices are under market value here -
the area has high crime rate, drug and homeless issues.*



Donevan

Neighbourhood Stats

Households
5,175

Population
13,242

Public Schools
6

Catholic Schools
5

Parks
13

Recreation Facilities
42

Donevan is popular with people in their 20s, 30s, 50s, and 60s. Donevan is in southeast Oshawa, on the eastern boundary. It is a mature, well-established neighbourhood, with plenty of mature trees, green space, and a **wooded conservation area along Harmony Creek**, as well as generous park lands, and a golf course. This neighbourhood also features a recreation complex, a number of schools, retirement residences, and commercial areas, including restaurants and food stores, in various locations. Homes are older, from roughly the 1960s and up, and in varied styles, including bungalows and split-levels, and there are also townhome complexes. There is **good access to Highway 401**, which forms Donevan's southern boundary, and King St is a convenient, major artery.

Neighbourhood Vibe

A mature, well-established neighbourhood with plenty of green space and a sense of community

Property Pulse

Older homes in varied styles, including bungalows and split-levels, with some townhome complexes.

Community Canvas

A mixed community of families, couples, and individuals from various ethnic backgrounds.

What You'll Love

Access to Highway 401, great schools, recreation facilities, and a convenient location.



Donevan Statistics



People & Families

Families with kids make up 41% of households in Donevan, while couples without children make up 29% of households and 22% of households are one person living alone.



Household Information...

- 0 to 14 years - 13%
- 15 to 64 years - 66%
- 65 years and over - 19%



Neighbourhood Information...

Home Types

- Single-detached house - 73%
- Semi-detached house - 10%
- Duplex - 9%
- Row house - 3%
- Low-rise apartment/condo - 4%
- High-rise apartment/condo - 0%

Period of Home Construction

- 1961 to 1980 - 59%
- 1981 to 1990 - 13%
- 1991 to 2000 - 1%
- 2001 to 2005 - 0%
- 2006 to 2010 - 1%
- 2011 to 2016 - 0%
- 1960 or before - 23%

Renters & Owners

- Owner - 83%
- Renter - 16%

Scores:*

Livability

73

Amenities

D+

Cost Of Living

B+

Crime

A-

Employment

B-

Housing

A+

Schools

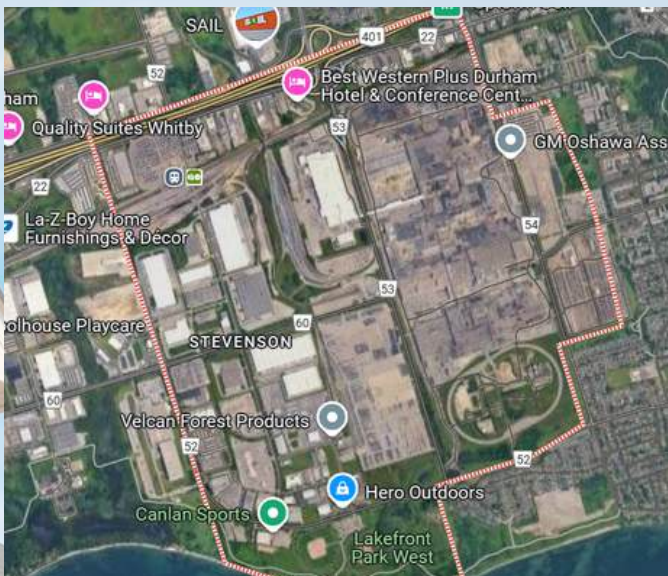
B-



Average Prices In Area *early 2026

**for information purposes only
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\$718k to \$768k



Stevenson

Neighbourhood Stats

Households
645

Population
1,697

Public Schools
8

Catholic Schools
4

Parks
2

Recreation Facilities
10

Stevenson is a stable neighbourhood in southwest Oshawa with a consistent population and wide appeal among people in their 20s through 50s. It's known for its strong industrial presence, including a **major vehicle assembly plant** that anchors the local economy. Despite its industrial roots, Stevenson also offers **green space** and **recreation**, including a lakefront park and sports facilities that serve local residents.

The area's mix of **employment opportunities** and **outdoor amenities** makes it a practical and appealing place to live for a broad range of age groups.

Neighbourhood Vibe

Stevenson is a diverse and family-friendly neighbourhood with a strong sense of community.

Property Pulse

Homes in Stevenson consist mainly of older row houses and semi-detached houses.

Community Canvas

The community in Stevenson is made up of people from various ethnic backgrounds and age groups.

What You'll Love

You'll love the proximity to parks, great schools, and the beautiful Lake Ontario.



Stevenson Statistics

People & Families



Families with kids make up 48% of households in this neighbourhood, while couples without children make up 22% of households and 21% of households are one person living alone.



Household Information...

- 0 to 14 years - 16%
- 15 to 64 years - 72%
- 65 years and over - 11%



Neighbourhood Information...

Home Types

- Single-detached house - 14%
- Semi-detached house - 47%
- Duplex - 1%
- Row house - 32%
- Low-rise apartment/condo - 3%
- High-rise apartment/condo - 0%

Period of Home Construction

- 1961 to 1980 - 57%
- 1981 to 1990 - 25%
- 1991 to 2000 - 3%
- 2001 to 2005 - 0%
- 2006 to 2010 - 0%
- 2011 to 2016 - 0%
- 1960 or before - 15%

Renters & Owners

- Owner - 83%
- Renter - 16%

Scores:*

Livability
62

Amenities
F

Cost Of Living
A+

Crime
C+

Employment
F

Housing
A+

Schools
F



Average Prices In Area *early 2026

**for information purposes only
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\$700k to \$900k



Lakeview

Neighbourhood Stats

Households	6,130
Population	15,020
Public Schools	12
Catholic Schools	4
Parks	14
Recreation Facilities	62

Lakeview has a consistent population. The Lakeview neighbourhood is in south Oshawa, bordering **Lake Ontario**. Lakeview is predominantly residential and has plenty of open, **natural areas**, with some pockets of commercial and industrial use. There are also schools, a community centre, health centre, arena, library, and restaurants, and other amenities. **The Oshawa Museum** is in the southeastern tip of this area. The Oshawa Creek flows through this area, which also features a **conservation area**, a **wildlife reserve**, and a popular park with beachfront access. Housing is a mix of older, mainly bungalow-style, single-detached homes, including a few waterfront homes, as well as co-op townhomes, low-rise apartment buildings, and townhome complexes.

Neighbourhood Vibe

Lakeview is a peaceful and family-friendly neighbourhood with a strong sense of community.

Property Pulse

Homes in Lakeview are mainly older single-detached houses, bungalows, and townhomes with some waterfront properties.

Community Canvas

Lakeview is home to a diverse community of families, professionals, and retirees from various ethnic backgrounds.

What You'll Love

You'll love the proximity to Lake Ontario, the abundance of parks, and the great schools.



Lakeview Statistics



People & Families

Families with kids make up 44% of households in this neighbourhood, while couples without children make up 20% of households and 27% of households are one person living alone.



Household Information...

- 0 to 14 years - 18%
- 15 to 64 years - 70%
- 65 years and over - 11%



Neighbourhood Information...

Home Types

- Single-detached house - 29%
- Semi-detached house - 17%
- Duplex - 8%
- Row house - 11%
- Low-rise apartment/condo - 15%
- High-rise apartment/condo - 17%

Period of Home Construction

- 1961 to 1980 - 49%
- 1981 to 1990 - 12%
- 1991 to 2000 - 3%
- 2001 to 2005 - 0%
- 2006 to 2010 - 0%
- 2011 to 2016 - 1%
- 1960 or before - 32%

Renters & Owners

- Owner - 52%
- Renter - 46%

Scores:*

Livability

84

Amenities

C

Cost Of Living

A

Crime

B

Employment

D

Housing

A+

Schools

B



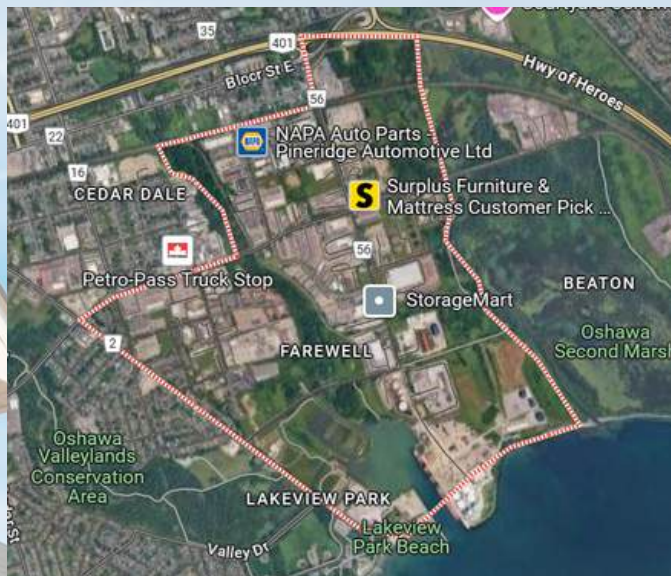
Average Prices In Area

***early 2026**

**for information purposes only*

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\$633k to \$735k



Farewell

Neighbourhood Stats

Households
565

Population
1,400

Public Schools
7

Catholic Schools
4

Parks
2

Recreation Facilities
3

This neighbourhood has a consistent population, and is popular with people in their 20s, people in their 30s, people in their 40s, and people in their 50s. The Farewell neighbourhood is in southeast Oshawa, and is named for **Moody Farewell**, an early fur trader at a post established in the area in the 1760s. Farewell includes the **Oshawa Harbour** and Pier. Much of this neighbourhood is industrial/commercial, with residential pockets along the western boundary, which is Simcoe St. Housing is a mix of older, tidy, small bungalows, as well as a newer subdivision near the public school, with 2-storey homes, as well as newer townhomes. This area has good access into central Oshawa, and to Highway 401.

Neighbourhood Vibe

A diverse and family-friendly neighbourhood with a mix of older and newer homes

Property Pulse

Homes in Farewell include small bungalows and newer 2-storey homes and townhomes.

Community Canvas

A welcoming community with a mix of families, couples, and individuals from various ethnic backgrounds.

What You'll Love

Great schools, parks with playgrounds, and easy access to central Oshawa and Highway 401.



Farewell Statistics



People & Families

Families with kids make up 44% of households in Farewell, while couples without children make up 20% of households and 27% of households are one person living alone.



Household Information...

- 0 to 14 years – 15%
- 15 to 64 years – 73%
- 65 years and over – 11%



Neighbourhood Information...

Home Types

- Single-detached house – 53%
- Semi-detached house – 4%
- Duplex – 16%
- Row house – 14%
- Low-rise apartment/condo – 11%
- High-rise apartment/condo – 0%

Period of Home Construction

- 1961 to 1980 – 31%
- 1981 to 1990 – 6%
- 1991 to 2000 – 8%
- 2001 to 2005 – 13%
- 2006 to 2010 – 9%
- 2011 to 2016 – 1%
- 1960 or before – 31%

Renters & Owners

- Owner – 74%
- Renter – 24%

Scores:*

Livability

71

Amenities

F

Cost Of Living

B+

Crime

A-

Employment

B-

Housing

A+

Schools

C



Average Prices In Area *early 2026

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\$499k to \$650k

Yearly Events

Doors Open Oshawa... Early May

A city-wide heritage event offering free access to historic sites, museums, and cultural spaces.

Peony Festival... early to mid June

A celebration of Oshawa's stunning peony gardens with live music, art, food, and family activities.

Fiesta Week... mid - June

A week-long multicultural celebration featuring pavilions, live performances, parades, and traditional cuisine.

Kars on King... August

Downtown Oshawa transforms into a classic car showcase with live entertainment, food, and family fun.

Convergence... September

A vibrant downtown festival highlighting live music, street art, and cultural experiences.

Culture Days... Late September

A national celebration of arts and culture featuring free, interactive events throughout the city.

Remembrance Day Parade... November

A solemn community gathering honouring Canada's veterans and fallen heroes.

Bright and Merry Market... November

A festive outdoor market featuring artisan vendors, live entertainment, food, and family-friendly holiday activities.

Santa Claus Parade... late November - December

A cherished holiday tradition bringing the community together with festive floats, music, and a visit from Santa himself.



Activities

Lakeview Park & Waterfront Trail – Sandy beach, pier, splash pad, playgrounds, sports fields, and scenic walking/cycling paths along Lake Ontario

Oshawa Valley Botanical Gardens – Serene gardens with North America's largest peony collection, ideal for leisurely strolls and seasonal flower displays

McLaughlin Bay Wildlife Reserve / Pumphouse Marsh / Second Marsh – A network of trails through marshlands perfect for birdwatching and nature walks



Museums & Heritage Sites

Parkwood National Historic Site – The opulent 11-acre estate of GM Canada's founding family, complete with mansion tours and gift shop

Canadian Automotive Museum – Showcasing 65+ Canadian-made vintage cars inside a historic 1920s dealership

Ontario Regiment RCAC Museum – Canada's largest collection of operational military vehicles (tanks, jeeps), with Tank Saturdays & immersive rides

Oshawa Museum – A trio of heritage homes housing 40,000+ artifacts and offering guided/self-guided historical tours



Entertainment & Community Venues

Tribute Communities Centre – Host to Oshawa Generals OHL hockey, concerts, expos, and community events

Regent Theatre, Biltmore & Bond | St Event Centre – Live music, theatrical productions, film screenings, and more across downtown Oshawa

Family & Year-Round Fun

NEB's Fun World – Indoor amusement centre with arcade games, rides, and kid-friendly attractions

Archery2You / BATL Axe Throwing – Popular for group outings and unique recreation experiences

Active Outdoors & Recreation

Oshawa Creek Trail & Lakeshore Trail – 7km creekside route and an 11km lakeshore pathway ideal for walking, jogging, and cycling

Durham sports leagues & community recreation – Opportunities for soccer, ultimate frisbee, disc golf, curling, and more via city programs .



Oshawa Art & Music Scene

The Robert McLaughlin Gallery (RMG)

Contemporary art exhibitions, community art workshops, and free family-friendly events. A creative hub for local artists and culture lovers.

Convergence Festival (Annual)

A downtown takeover celebrating live music, mural painting, street art, pop-up markets, and creative expression every September.

Oshawa Little Theatre

A long-standing community theatre offering musicals, plays, and performing arts for all ages.

Biltmore Theatre

An iconic downtown venue for live music, bands, comedy shows, drag nights, and special events—heart of Oshawa's nightlife.

Regent Theatre

A historic theatre hosting concerts, comedy, indie film nights, and live shows, right in the downtown core.

Culture Days (Annual)

A city-wide celebration of arts and creativity with free performances, hands-on workshops, and artist showcases.

Bond|St Events & The Music Hall

Emerging venues bringing live music, open mics, and alternative performances to downtown Oshawa.

Public Art & Murals (Downtown Art Walk)

Vibrant murals, street art, and public installations scattered through downtown—perfect for self-guided art walks.

Open Mic Nights & Live Music

Found at local spots like Isabella's, The General Pub, and Cork & Bean—featuring indie musicians, acoustic sets, and community vibes.

Oshawa's Featured Restos 🍔★

Avanti Trattoria – 17 King St E, Oshawa

A downtown favourite serving authentic Italian dishes, including wood-fired pizzas, handmade pastas, and classic comfort food in a warm, welcoming setting.

The Rainbow Restaurant – 82 Simcoe St N

An Oshawa institution since 1958, known for its classic all-day breakfast, homemade comfort food, and nostalgic diner atmosphere.

The White Apron Restaurant – 10 Bond St W, Oshawa

A cozy, casual spot offering fresh, made-from-scratch meals—well-loved for their hearty breakfasts, brunch, and delicious baked goods.

Spicy Affairs – 84 King St W, Oshawa

A top destination for authentic Indian cuisine, offering rich curries, tandoori dishes, and flavourful vegetarian options in a vibrant setting.

Teddy's Restaurant & Deli – 245 King St W, Oshawa

A legendary family restaurant famous for huge portions of homestyle favourites, house-made soups, and must-try pies and cheesecakes.

Bond St Snack Bar – 44 Bond St E

A trendy downtown eatery and event space known for craft cocktails, creative small plates, live music, and pop-up events.

BanBan Korean Fried Chicken – 20 Athol St W

A local hotspot serving up crispy Korean-style fried chicken, Korean comfort food, and bold flavours in a fun, laid-back atmosphere.

Baxters Landing – 419 King St W

A stylish, contemporary restaurant located in Oshawa Centre, offering steaks, seafood, signature cocktails, and a popular weekend brunch.

Leon's Garden – 24 Bond St W

A hidden gem for authentic Chinese and Asian cuisine, known for fresh ingredients, generous portions, and excellent takeout or dine-in.

Oshawa & Area Farms & Markets

White Feather Country Store

15 Raglan Rd. E. Oshawa – open year round

White/Brown Eggs, Fresh/Frozen Chickens, Baked Goods, Sweet Corn, Meat Pies, Honey and Sunflower Maze

www.whitefeathercountrystore.ca

Linton's Farm Market

571 Raglan Rd. E. Oshawa – open mid-June to Oct 31

Seasonal produce, including strawberries, sweet corn, tomatoes, garlic, squash. Pick your own strawberries (June-July). Pumpkins & gourds plus Wagon rides to pumpkin path in fall.

www.lintonsfarmmarket.com

Pingles Farm

1805 Taunton Rd. E. Hampton – open year round (7 days/week)

Year round farm market – known for their seasonal events and pick-your-own experiences. Baked goods, frozen food, meats, even tulips.

www.pinglesfarmmarket.com

Whitby Farmers' Market

405 Dundas St. W. Whitby – seasonal – May to October

Fruits, vegetables, honey, maple syrup – check website for dates/times

www.whitbyfarmersmarket.ca

Willowtree Farm

975 Durham Rd. 21, Port Perry – 7 days a week

Strawberries, raspberries, pumpkins, cider, sweet corn, tomatoes, baked goods, beef, pork, lamb, fruits and vegetables.

North Oshawa Farmers Market (seasonal)

1661 Harmony Rd. N. Oshawa (Harmony/Taunton)

Saturday mornings

Oshawa Centre Farmers Market (seasonal)

Oshawa Centre Parking Lot (east end)

Friday mornings



My Life In One Page

I was born at Oshawa General Hospital way back in 1970. Before the internet, before cell phones, when you got your listings in a **binder** "loaned" to you from your realtor. And all offers were handwritten on pre-printed forms - with **carbon copy** between the pages (don't forget to press really hard so all 4 copies were readable). I remember my parent's agent, Marcel, actually wore the **gold C21 jacket**. →



My family lived in a middle class home, a 3 bedroom bungalow, at the corner of Harmony and Olive Ave. My older sister and I would walk to **Father Francis Mahoney School** (now a Greek Orthodox church) and eventually went to Donevan Collegiate, just down the road (now a subdivision of townhouses). My, have things changed.

We rode our bikes to **Oshawa Creek** (by Donevan Complex, which I'm happy to say is still there). And fished out frogs and guppies. Sometimes we'd bring our bathing suits and go for a swim at the pool in the complex (also still there). We made sure to be home by the time street lights came on, or when we got hungry enough.

My mom was one of the few women who worked on the line at **General Motors** (north plant, which is now a **Costco**). My dad worked at the **Fittings** (now an empty lot). I have many memories of heading to the Credit Union downtown so mom could deposit their pay checks, take money out for the week, and pay the phone and hydro bills. Then off to the **Oshawa Centre** to **Coles & Zellers**, and for dinner.

We moved when I was a teenager to "**the north end**" - movin' on up! They bought a two storey, 4 bed, 3 bath home in the **Attersley** area in 1987. My mom was so excited to finally have a big kitchen (so they could play cards with my aunts and uncles in style). And I left Donevan for O'Neill. Though Eastdale was closer, mom thought O'Neill was better - it had a **business program** - and would help me achieve my goal of getting into the much coveted **Durham College**.

I graduated from O'Neill in 1989, and went to **Durham College** for 3 years, where I got my **Legal Administration** diploma, and hit for the big city lights - a GO train ride to Toronto to my big career... an assistant with Great West Life Realty. I got married to my (ex) husband in 1995 and had two daughters, **Megan** and **Olivia**.

After commuting for years, I decided enough was enough. I ditched the Toronto life (and my husband) and got my **real estate license** in **2005**. I sold new homes for Great Gulf Homes for awhile, then moved to cottage country for a change of scenery (2006-2021) with husband number 2, **Rich**. We both sold real estate together in the **Hastings** area until 2021. Unfortunately, he passed away, so I returned to my much beloved **Oshawa** full time. And I'm so happy to be here!

I love this area, and will spend the rest of my days here, probably selling real estate. It's an absolute pleasure helping buyers and sellers achieve their dreams and enjoy this area as much as I do. I am truly blessed!





My Two Cents

Buying (and Living) in Oshawa

I was born and raised here, so I may be a **tad** bias about my feelings and opinions of Oshawa. But Oshawa truly does have the best of all worlds.

The housing market (especially compared to Toronto) is much more affordable and the commute if you are working in Toronto is still a reasonable endeavour.

There are some down sides to living here. Honestly, compared to the surrounding areas, like Whitby or Ajax to the west, and Clarington to the east, Oshawa's property taxes are slightly higher. But the home prices (in general) are less pricier than the west, and we are located closer to Toronto, with a reasonable commute time. So, a little more property taxes seems to even out with Oshawa's benefits, in my opinion.

Are there better areas, and not so great areas?

Absolutely! But, that is the case in any city. There are pockets – and, unlike what most say, it's not all north area is good, and south is not so good. There are good/not so good pockets in **every** single section of the city. Like **every city**.

It really depends on what you are looking for, and your budget. What works for some, might not work for others.

Yes, maybe a “better investment” might be a smaller townhouse in a nicer neighbourhood. But, if you have 5 children, need the bedrooms and to be close to a school, or have extended family in your home, then maybe that 3 bed, 1 bath unfinished basement townhouse in the nice area isn't a “smart option”. And, if you're a retired couple, looking to downsize to a quiet neighbourhood, with a big yard, maybe a high density area with lots of families (and kids) and homes stacked on top of each other is the last place you want to be. Even if it is a “nice area”.

I can't tell everyone “this is the place you should live” – because it might not be the place you should live. But, I can tell you that Oshawa has a multitude of options – from areas, price ranges & home types. There are lots of choices for everyone!

I know this guide is just a very small cross section to Oshawa... and I can positively tell you that each section in this guide will have a “good area” and a “not so good area”... that's where having a **realtor** who currently lives in the area (as well as grew up here) is so valuable. Not only do we know what the area is like NOW, we can also give an idea of where it WAS historically, and possibly where it MAY BE in the future. This will help a buyer make a better, more informed decision.

After all, home is where the heart is... and you should love being there.

Ready to make your move? Call me! 289-671-7226



The Next Step!

Not sure where to start? I get it, it can be overwhelming. But, here are some things that may help with your next steps.

- **My Buyer's Package** – a FREE comprehensive guide that includes:
 - What a Buyer's Agent does –and our responsibilities to clients
 - Information about the Buying Process
 - A list of helpful resources – including lenders, lawyers & movers
 - A helpful Before Closing schedule
 - A comprehensive checklist to keep you organized
- **A list of homes in your desired price range & location**
 - I can set up a search with your criteria so that you receive daily emails with new listings, price changes, open houses and other information so you won't miss out on your perfect match.
- **Detailed information on any areas you may be interested in**
 - Information on Schools (and how they stack up)
 - Information on Recreation Centres & Parks
 - General Information on Restaurants/Community
 - More detailed information about the demographics of the area
 - A list of current listings available in the area
 - Other information that may be of interest to a buyer
- **A One on One Buyer's Meeting**
 - A chance for you to spend an hour with me at our office going over all that you may need to start your journey
 - I can help you clarify your wants vs. needs
 - Provide a detailed explanation of the process and paperwork
 - Outline what a buyer's agent can do for you

**Contact me for any of the above information.
It's all free, no obligation and is a benefit to you –
the more you know, the better you will be prepared.**

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