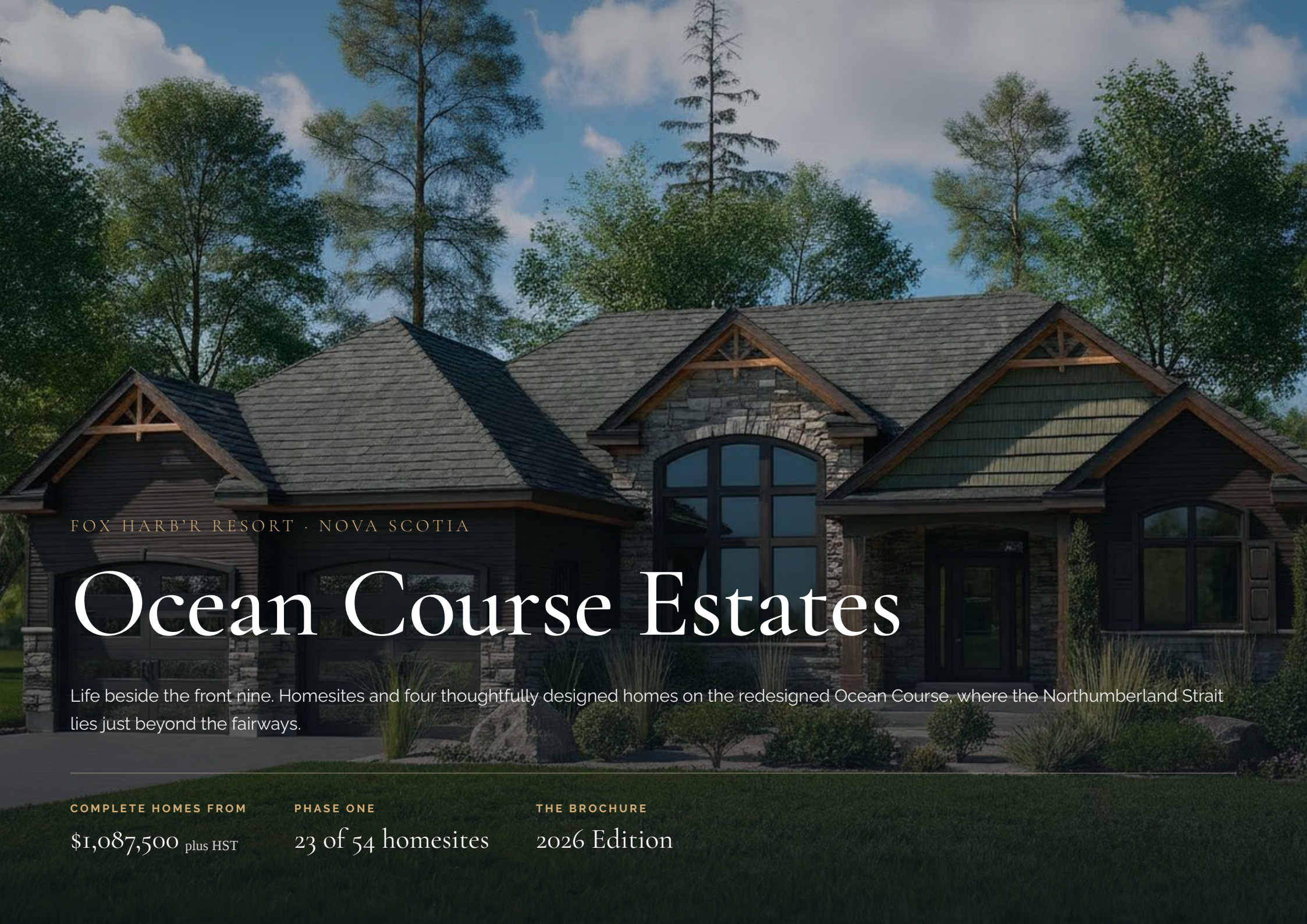




FOX HARB'R RESORT · NOVA SCOTIA

Ocean Course Estates

Life beside the front nine. Homesites and four thoughtfully designed homes on the redesigned Ocean Course, where the Northumberland Strait lies just beyond the fairways.

COMPLETE HOMES FROM

\$1,087,500 plus HST

PHASE ONE

23 of 54 homesites

THE BROCHURE

2026 Edition

01 THE DEVELOPMENT

Built for the Northumberland Shore

A new neighbourhood along the front nine of the redesigned Ocean Course by Doug Carrick and Tom McBroom. Build a custom home of your own, or begin with one of four residences designed for life on Nova Scotia's Northumberland Shore.

Here, life settles naturally into the pace of the Shore — early tee times beside the Strait, restorative afternoons at the Hydro Wellness Studio, and evenings at Cape Cliff that rarely feel rushed. Ownership offers an enduring connection to Fox Harb'r Resort and the quieter way of living that surrounds it.

23

HOMESITES IN PHASE ONE

54

LOTS AT FULL BUILD-OUT

4

HOME MODELS TO CHOOSE FROM

5 Star

RESORT LIFESTYLE

02 THE OPPORTUNITY

Build custom, or choose a model

Secure a homesite along the front nine and shape it your way — work with your own architect, or begin with one of four homes designed for the coast, the light, and the landscape around them.

- ✓ **Build custom** — the flexibility to create a home that fits your life on the Shore.
- ✓ **Four designed models** — or bring your own architect and builder.
- ✓ **Front-nine views** across the Ocean Course toward the Northumberland Strait.

Detailed site plan and lot map shared on request. Phase One — 23 of 54 homesites now releasing.





Cariboo

Designed for entertaining

A refined contemporary coastal residence with rich wood accents, natural stone detailing, and a premium steel roof. Vaulted ceilings and an open-concept layout connect the kitchen, dining, and great room, while landscaped terraces extend the living space toward ocean and golf-course views.

1,993
SQ FT

3
BEDROOMS

3
BATHROOMS

2
CAR GARAGE

- Steel roof
- Vaulted ceiling
- Stone fireplace
- Custom cabinetry
- Stone countertops
- Hardwood floors
- Covered deck
- Composite decking

COMPLETE HOMES FROM **\$1,437,500** plus HST

All prices are guaranteed.

FLOOR PLAN & PRICING ON REQUEST — ERIC LUM · 1-866-654-4912



Jackpine

Ideal for couples

A modern home for those who appreciate clean architecture and effortless living. Large windows stretch across the main living spaces, filling the home with light and capturing peaceful views of the surrounding landscape. A handcrafted kitchen with custom cabinetry completes a space equally suited to hosting or a quiet evening at home.

1,352
SQ FT

2
BEDROOMS

2
BATHROOMS

—
NO GARAGE



- Steel roof
- Vaulted ceiling
- Stone fireplace
- Modern design
- Stone countertops
- Hardwood floors
- Covered deck
- Custom cabinetry

COMPLETE HOMES FROM **\$1,087,500** plus HST

All prices are guaranteed.

FLOOR PLAN & PRICING ON REQUEST — ERIC LUM · 1-866-654-4912



Stillwater

Effortless single-level living

Set against sweeping ocean views and the pristine fairways of Fox Harb'r, Stillwater blends modern comfort with timeless coastal style. An open-concept layout flows between kitchen, dining, and living, anchored by a stone fireplace, while spacious outdoor areas turn ocean sunrises and sunset views over the greens into everyday moments.

1,672
SQ FT

3
BEDROOMS

2
BATHROOMS

2
CAR GARAGE

- Steel roof
- Stone countertops
- Vaulted ceiling
- Hardwood floors
- Stone fireplace
- Covered deck
- Warm wood accents
- Custom cabinetry

COMPLETE HOMES FROM **\$1,237,500** plus HST

All prices are guaranteed.

FLOOR PLAN & PRICING ON REQUEST — ERIC LUM · 1-866-654-4912



Foxstone

Room for everyone

A custom home blending luxury, comfort, and everyday livability through natural materials and modern-classic design. Rich stonework, timber accents, and large windows make a striking first impression, while the open-concept interior frames the golf-course views and connects seamlessly to the outdoors around a handcrafted kitchen.

1,959
SQ FT

3
BEDROOMS

2
BATHROOMS

2
CAR GARAGE

- Steel roof
- Stone countertops
- Vaulted ceiling
- Hardwood floors
- Stone fireplace
- Timber accents
- Classic design
- Custom cabinetry

COMPLETE HOMES FROM **\$1,337,500** plus HST

All prices are guaranteed.

FLOOR PLAN & PRICING ON REQUEST — ERIC LUM · 1-866-654-4912



Renderings are for illustration; finishes and specifications may vary.

Life extends well beyond the front door

As a resident, you step directly into the full Fox Harb'r experience — golf, wellness, dining, the marina, and the shore trails.



GOLF

The Ocean Course at your door

- Ocean & Vineyard championship courses
- The Strait short putting course
- Golf Academy & practice facilities
- Club storage & concierge



WELLNESS

Recovery, built into daily life

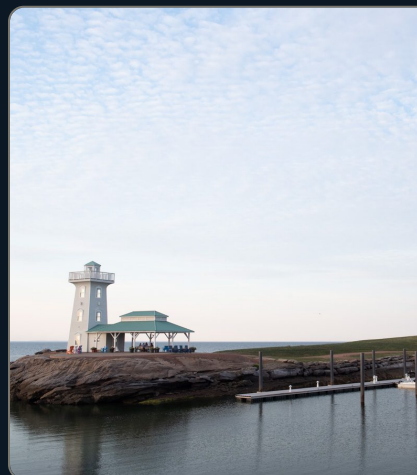
- Hydro Wellness Studio & contrast therapy
- Junior-Olympic & heated mineral pools
- Fitness studio
- Shore & forest trails



DINING

From long dinners to the cellar

- Cape Cliff Dining Room with Strait views
- Casual waterfront dining & lounges
- Estate vineyard & private wine cellar
- In-residence dining



LIFESTYLE

A life that changes with the seasons

- Deep-sea marina & water access
- Sport shooting, archery & axe throwing
- Tennis & pickleball, 2km of beach
- Private 4,885-ft jetport on-site

Closer than expected — far enough to slow down

Fox Harb'r sits on Nova Scotia's Northumberland Shore — about 90 minutes from Halifax or Moncton, with a private jetport and deep-sea marina on property.

90^{min}

HALIFAX (YHZ)

90^{min}

MONCTON (YQM)

4,885'

PRIVATE JETPORT ON-SITE



DEEP-SEA MARINA



A place to return to

Some owners arrive for a weekend and stay for a month. The days settle into a rhythm — golf in the morning, afternoons on the shore, dinner at Cape Cliff, evenings beside the Strait.

01

Golf at your doorstep

The Ocean Course, practice facilities, Golf Academy, and the Strait Putting Course are all moments from your front door.

02

Ownership, handled

When you are away, the resort rental program manages guests, housekeeping, and the day-to-day with the same care found throughout Fox Harb'r.

03

A wider world

Ownership connects you to a community shaped by golf, the coast, good food, and a quieter pace of life.

PRIVATE RELEASE

Register your interest

Register to receive the site plan, pricing, and availability for Phase One homesites and residences — a limited release of 23 homesites, with no obligation.

REGISTER ONLINE

foxharbr.com

SPEAK WITH OUR SALES TEAM

Eric Lum · 1-866-654-4912

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