



NEIGHBOURHOOD GUIDE

Summerlyn & Bradford East, Bradford

Simcoe County | October 2026 edition

Bradford's east side, including the Summerlyn area, is where most of the town's newer family housing has been built - modern subdivisions, parks and schools designed together.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

(647) 556-0121 | kaitlynn.martins@martinsrealtygroup.ca



AT A GLANCE

About Summerlyn & Bradford East

Bradford's east side, including the Summerlyn area, is where most of the town's newer family housing has been built - modern subdivisions, parks and schools designed together.

KNOWN FOR

Landmarks across Bradford

- Holland Marsh - Ontario's market-garden belt wrapping the town's south edge.
- Bradford GO Station - Barrie-line rail service that drives commuter demand.
- Scanlon Creek Conservation Area - Trails, forest and a reservoir just north of town.
- Bradford Community Centre - Arena, library and the town's programming hub.
- Highway 400 & Bradford Bypass corridor - The infrastructure story behind Bradford's growth.

LIFESTYLE

Everyday life in Summerlyn & Bradford East

HOUSING

Recently built detached homes, freehold townhomes and semis, with newer builder inventory still coming to market in parts of the area.

SCHOOLS

Newer SCDSB and SMCDSD schools serve the growing east side; catchments shift as new schools open, so confirm the current boundary.

PARKS & RECREATION

Neighbourhood parks, the Bradford Community Centre and multi-use trails linking the subdivisions.

TRANSIT & COMMUTING

Local bus service connects to Bradford GO on the Barrie line.

SHOPPING & AMENITIES

Holland Street East plazas for groceries and everyday needs; larger retail south in Newmarket.



THE UPSIDE

What buyers like about Summerlyn & Bradford East

- New-build housing at accessible price points
- Family-focused community planning
- Growing school and recreation infrastructure

WEIGH CAREFULLY

What to know before you commit

- Ongoing construction in some phases
- Resale competes directly with builder inventory

ASK FOR THE CURRENT MONTH

How the Bradford market is behaving

Board figures for Bradford are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in Summerlyn & Bradford East

If you're buying

Most Bradford buyers are trading commute time for space. Kaitlynn helps you compare builder communities against resale options, and checks lot orientation, finishes and upgrade allowances before you commit on a new build.

If you're selling

Bradford sellers frequently compete with builder inventory. Kaitlynn positions resale homes on the things new builds cannot offer immediately - finished basements, landscaping, window coverings, appliances and an established street - and prices from same-subdivision comparables.



COMMON QUESTIONS

Summerlyn & Bradford East questions answered

How do I sell a newer Bradford home when builders are still selling?

You have to be positioned against builder pricing and incentives, not just resale comparables. Kaitlynn builds the strategy around that directly.

LIMITED-TIME SELLER OFFER

List Your Home for 1%*

Professional real estate representation designed to help you keep more of your equity.

*Terms and conditions apply. Limited-time promotional offer. Eligibility and cooperating brokerage compensation may vary. Contact Kaitlynn Martins for full details.

NEXT STEP

Get your free home valuation

Every street in Summerlyn & Bradford East trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

Phone: (647) 556-0121

Email: kaitlynn.martins@martinsrealtygroup.ca

Not intended to solicit buyers or sellers currently under contract with a brokerage. Information is deemed reliable but not guaranteed and should be independently verified. Kaitlynn Martins, Sales Representative, RE/MAX Your Community Realty Inc., Brokerage.

