



NEIGHBOURHOOD GUIDE

Duffin Heights & Brock Ridge, Pickering

Durham Region | October 2026 edition

North Pickering's Duffin Heights and Brock Ridge areas are where most of the city's newer housing has been built - modern subdivisions with quick Highway 407 access.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

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



AT A GLANCE

About Duffin Heights & Brock Ridge

North Pickering's Duffin Heights and Brock Ridge areas are where most of the city's newer housing has been built - modern subdivisions with quick Highway 407 access.

KNOWN FOR

Landmarks across Pickering

- Frenchman's Bay - Marinas, boardwalk and the Nautical Village waterfront.
- Rouge National Urban Park - Canada's national urban park on the western boundary.
- Pickering Town Centre - Retail hub beside the GO station and city centre redevelopment.
- Petticoat Creek Conservation Park - Bluff-top trails and lake views on the west shore.
- Seaton lands - The master-planned north end shaping new construction supply.

LIFESTYLE

Everyday life in Duffin Heights & Brock Ridge

HOUSING

Newer detached homes, freehold and condo townhomes, and stacked townhome developments.

SCHOOLS

DDSB and DCDSB schools serve the growing area; catchments are adjusted as new schools open, so confirm current boundaries.

PARKS & RECREATION

Duffins Creek valley trails and neighbourhood parks built with each subdivision phase.

TRANSIT & COMMUTING

Durham Region Transit service on Brock Road, with Pickering GO to the south.

SHOPPING & AMENITIES

Brock Road retail plazas and Pickering Town Centre.



THE UPSIDE

What buyers like about Duffin Heights & Brock Ridge

- Newer housing with modern layouts
- Immediate Highway 407 access
- Range of townhome price points for first-time buyers

WEIGH CAREFULLY

What to know before you commit

- Ongoing construction in some phases
- Condo townhome fees vary - read the budget

ASK FOR THE CURRENT MONTH

How the Pickering market is behaving

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

STRATEGY

Buying and selling in Duffin Heights & Brock Ridge

If you're buying

Buyers moving east into Pickering usually gain square footage relative to Scarborough and east Toronto. Kaitlynn compares established neighbourhoods against Seaton's newer inventory so you can see the real value difference.

If you're selling

New construction competition means Pickering resale listings need to lead on condition, landscaping and finished space. Kaitlynn prices from same-community comparables and markets to Toronto buyers moving east.



COMMON QUESTIONS

Duffin Heights & Brock Ridge questions answered

Are north Pickering townhomes a good first purchase?

For many buyers, yes. Kaitlynn compares freehold versus condo-townhome carrying costs so you know the real monthly number.

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 Duffin Heights & Brock Ridge 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.

