

**Elm  
& Co.**



What is  
**Elm & Co.**  
to you?



Illustrations are an artist's concept only. E.&O.E.



Elm & Connected



Enjoy being connected to the GTA and beyond with the brand new Old Elm GO Station, and its increased trips to and from downtown Toronto just minutes away and Hwys 404 and 407 each just 15 minutes away.



Elm & Convenient



Convenience abounds in Stouffville with all the incredible shops and restaurants of Main Street Stouffville just 5 minutes away. Enjoy all the modern conveniences mixed with old Ontario charm.





# Elm & Conservation

Surrounded by protected conservation lands, Elm & Co. offers a natural respite from the busy city life. Step out of the community and enjoy myriad parks, golf courses, wineries and more. Breathe deep, relax and recentre your body and mind.





# Elm & Community



Stouffville offers a vibrant community life for people of all ages. From the annual RibFest, Antique Car Show, Movies in the Park, Farmer's Market and more, there always something going on in Stouffville!



# Explore Stouffville

## RESTAURANTS

1. Stouffville Fish & Chips
2. Boston Pizza
3. Tipperary Taphouse
4. The King's Landing Bar & Grill
5. The Smokery Kitchen & Bar
6. Pho Basil
7. Cornerhouse Restaurant
8. Thai Villa

## GROCERY

9. Metro
10. Longo's Stouffville
11. M&M Food Market
12. Michael's No Frills
13. The Meat Merchant Inc.
14. Aaron K. Purveyors

## BARS

15. Stakeout Dining Room & Lounge
16. Earl Of Whitchurch
17. Symposium Cafe Restaurant & Lounge
18. Bollocks Pub & Kitchen

## SCHOOLS

19. Stouffville District Secondary School
20. Harry Bowes Public School
21. Barbara Reid Public School
22. Summitview Public School
23. Glad Park Public School
24. St. Brigid Catholic Elementary School

## PLACES OF WORSHIP

25. Stouffville United Church
26. Christ Church Anglican Stouffville
27. St. James Presbyterian Church
28. inZone Community Church
29. Eastridge Evangelical Missionary Church
30. Stouffville Pentecostal Church
31. St. Mark's Roman Catholic Church

## RECREATION

32. Whitchurch-Stouffville Leisure Centre
33. Laugh Out Loud Kids Indoor Playground
34. Anytime Fitness
35. Lionel's Pony Farm
36. Burd's Family Fishing
37. SoccerCity
38. Stouffville Skatepark
39. Byer's Pond Park (pond skating)
40. Spring Lakes Golf Club
41. Cedar Beach Park
42. Sleepy Hollow Golf & Country Club
43. Granite Golf Club
44. Timber Creek Golf
45. Stouffville Clippers Sports Complex

## PARKS

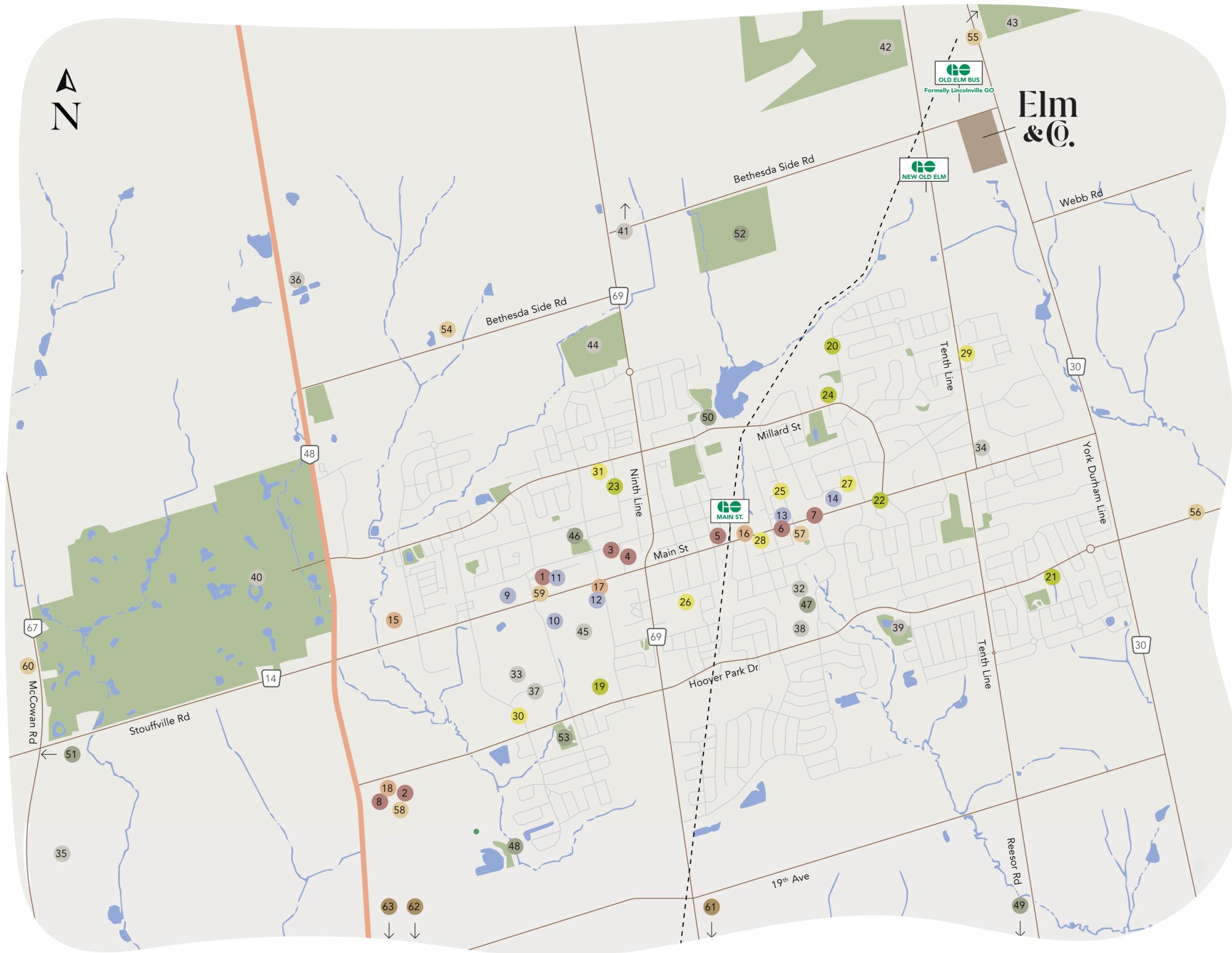
46. Rupert Park
47. Memorial Park
48. Rougeview Dog Park
49. Rouge National Urban Park
50. Reservoir/Conservation Area
51. Bruce's Mill Conservation Park
52. Bethesda Park
53. Wheelers Mill Park

## SHOPPING & ENTERTAINMENT

54. Willow Springs Winery
55. York-Durham Heritage Railway
56. Earthbound Kids / Camp Tree Top
57. Lebovic Centre for Arts & Entertainment – Nineteen on the Park
58. SmartCentres Stouffville
  - Walmart Supercentre
  - Canadian Tire
  - Winners
  - Sport Chek
59. LCBO
60. Applewood Farm & Winery

## MEDICAL

61. Markham Stouffville Hospital
62. Markham Unionville Family Physicians
63. Markham Heritage Health Clinic





Elm & Comfortable



## Live in COMFORT

It's not just where you live, but how you live and StateView's Comfort+ program makes controlling and monitoring your home a breeze!

### Some standard inclusions:

- ⊕ A smart central Automation Hub with touchscreen located at the front entrance of the home
- ⊕ A smart door lock on the inside garage door leading to house (grade/options permitting)
- ⊕ Smart lighting control
- ⊕ Smart thermostat control
- ⊕ Smart water leak sensor

## Live in HARMONY

StateView believes in providing a happier, healthier home for you and your family, built in a way that will also benefit future generations. Our Harmony Program ensures our homes are built to a higher environmental standard, helping you save money, reduce your carbon footprint and have a home you can comfortably raise your family in.

### Some of these eco-friendly features include:

- 🌱 Heat Recovery Ventilator (HRV) for fresher air throughout your home
- 🌱 Low VOC paints for better indoor air quality
- 🌱 Low-flow toilets, faucets and shower heads
- 🌱 LED bulbs
- 🌱 96% High efficiency natural gas furnace
- 🌱 EnergyStar qualified smart thermostat
- 🌱 and more!





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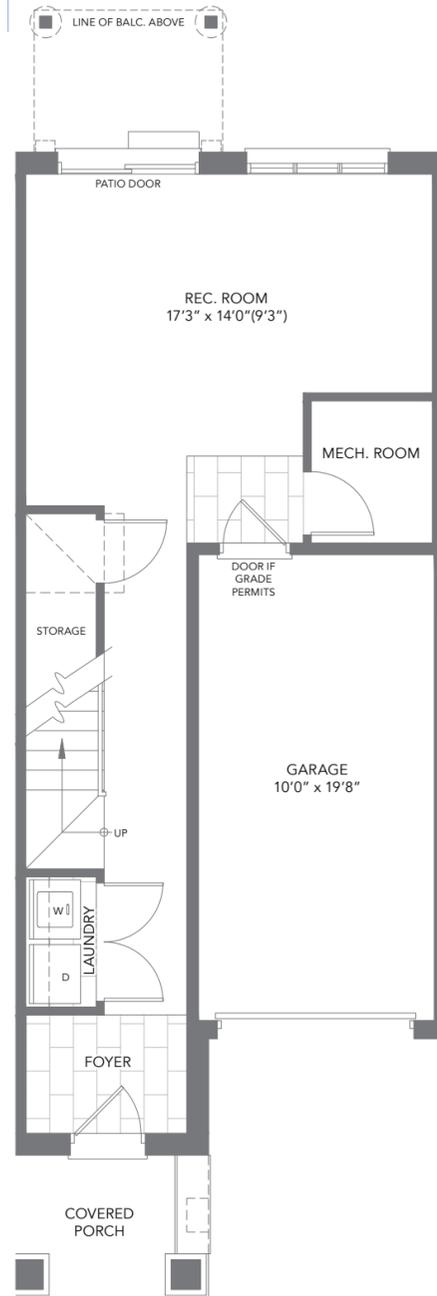
# Traditional Towns

# WILLOW

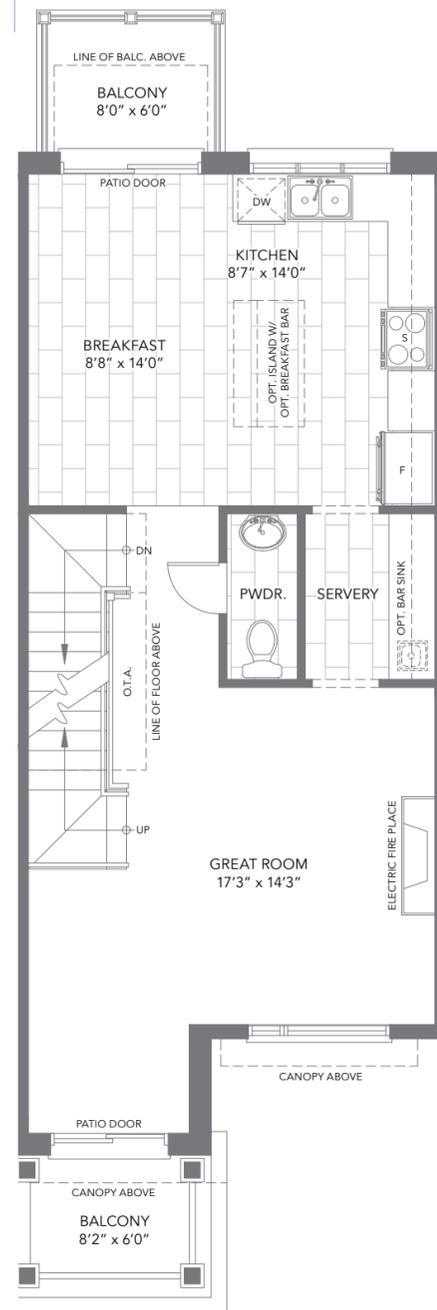
**3-Storey Traditional Towns**  
2,200 SQ. FT. Interior Space



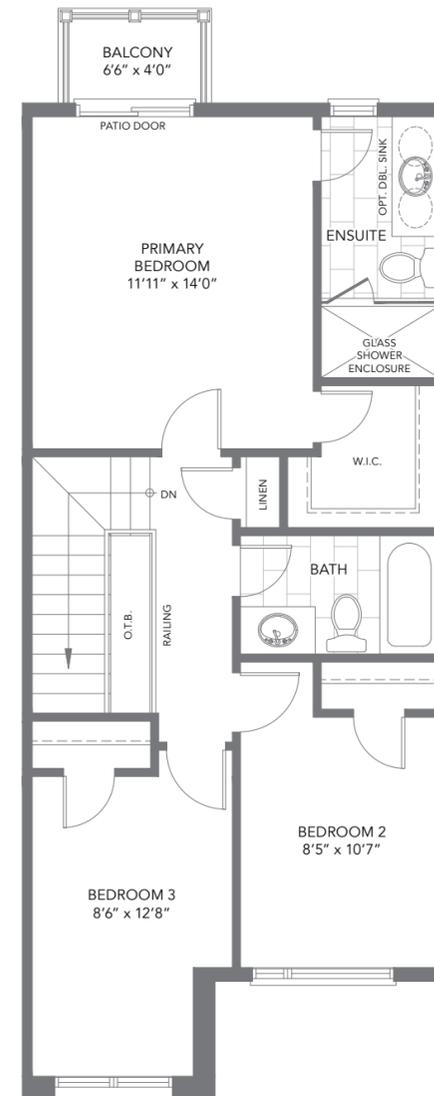
First Floor



Second Floor



Third Floor



Opt. First Floor  
4 Bed Partial



Lots: 2, 3, 4, 5, 8, 9, 10, 11

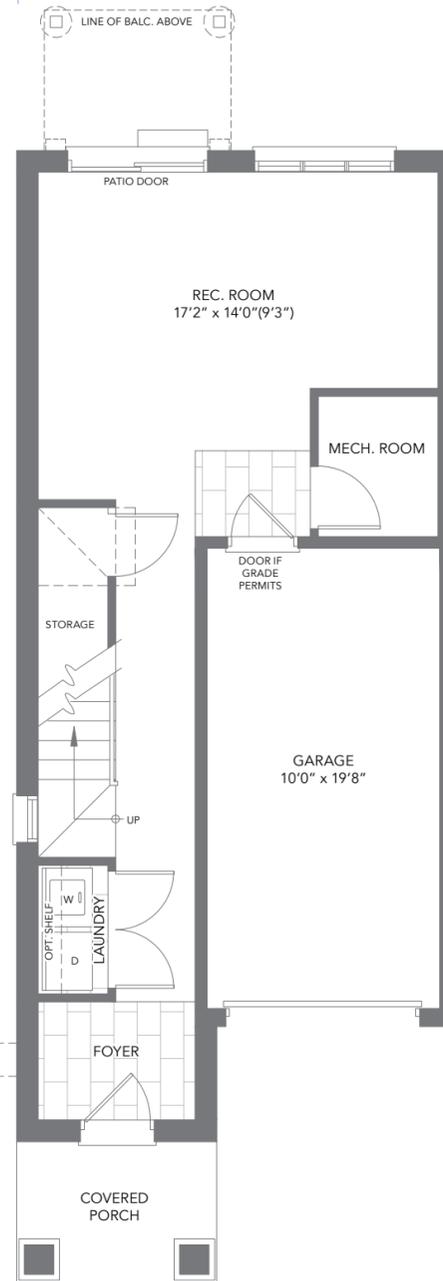
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# WILLOW END

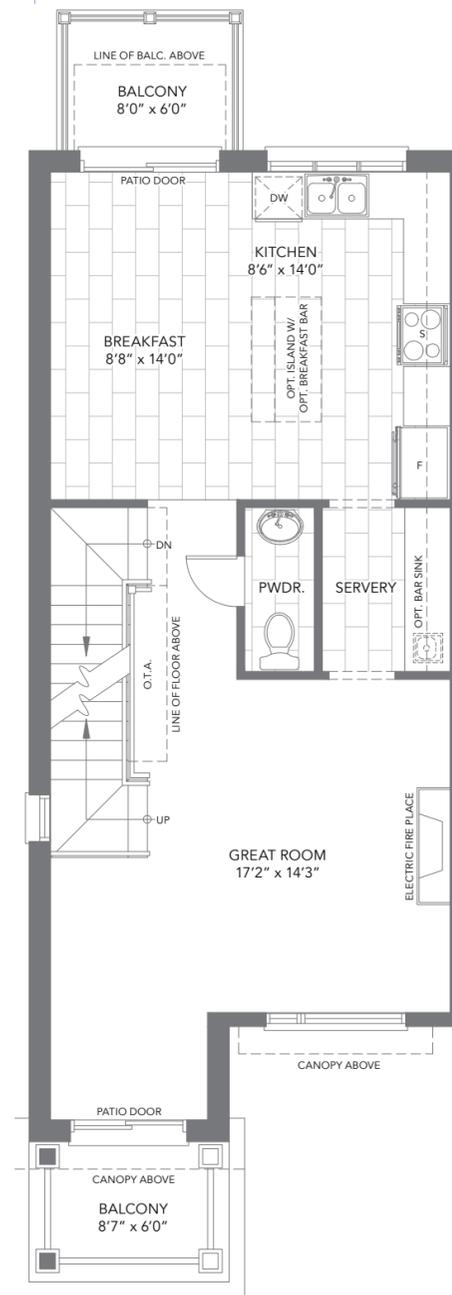
**3-Storey Traditional Towns**  
2,227 SQ. FT. Interior Space



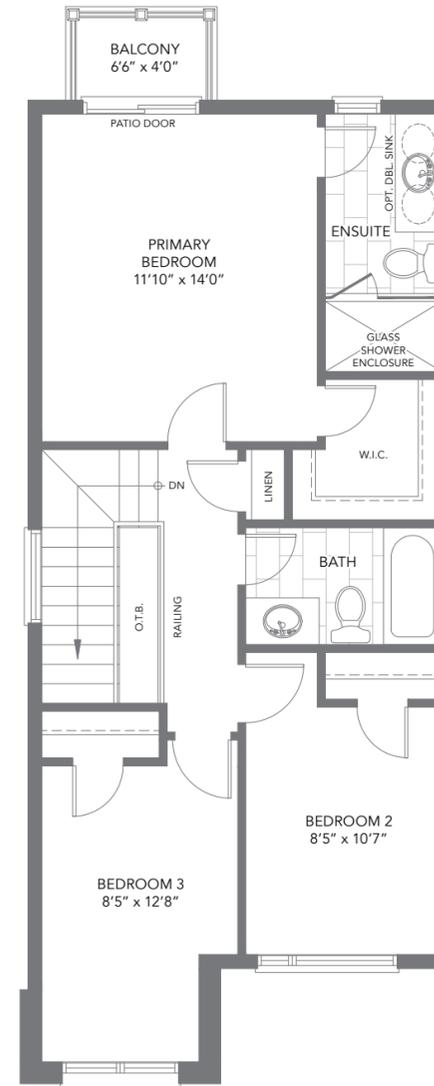
First Floor



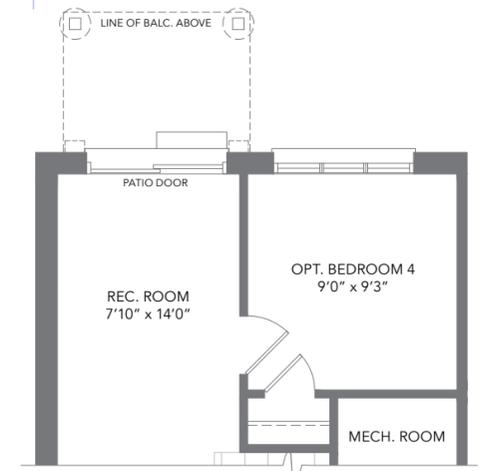
Second Floor



Third Floor



Opt. First Floor  
4 Bed Partial



Lots: 1, 6, 7

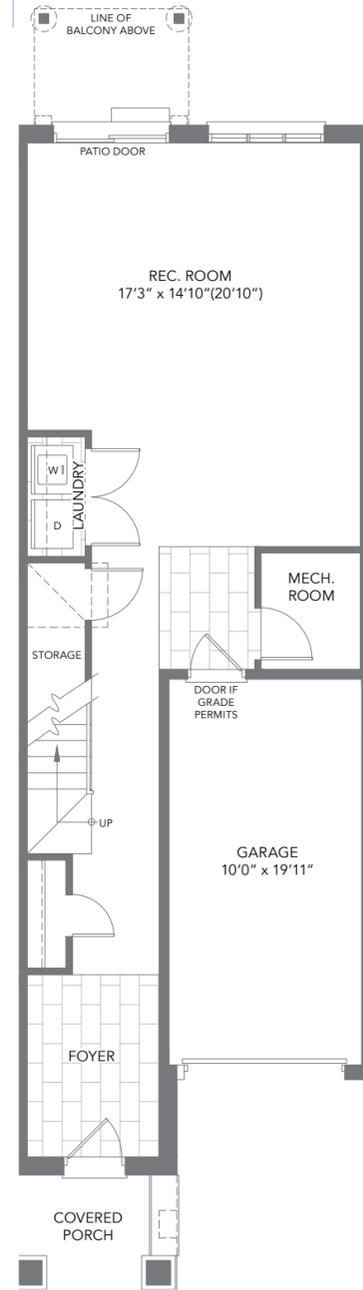
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# LINCOLN

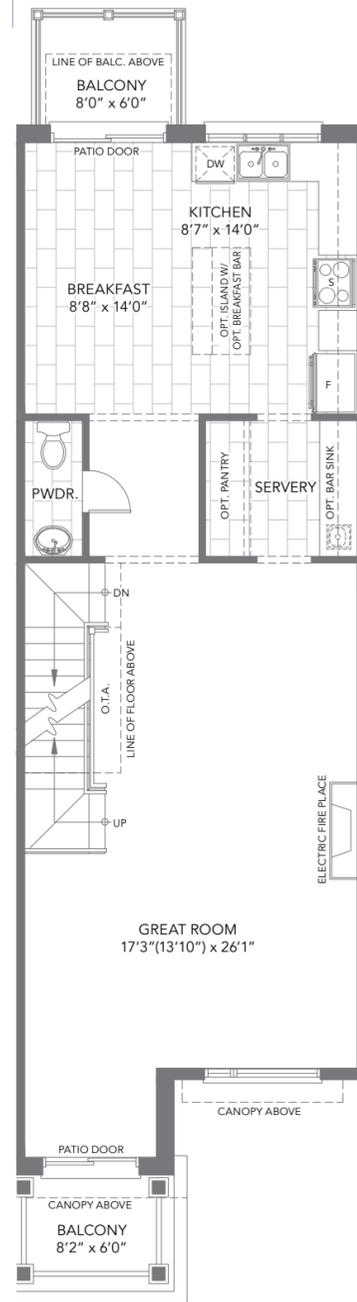
**3-Storey Traditional Towns**  
2,750 SQ. FT. Interior Space



First Floor



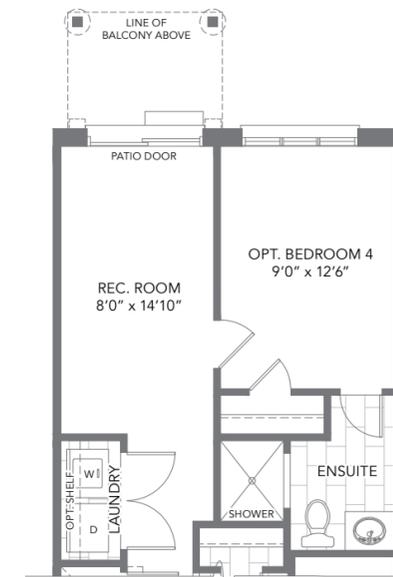
Second Floor



Third Floor



Opt. First Floor  
4 Bed Partial

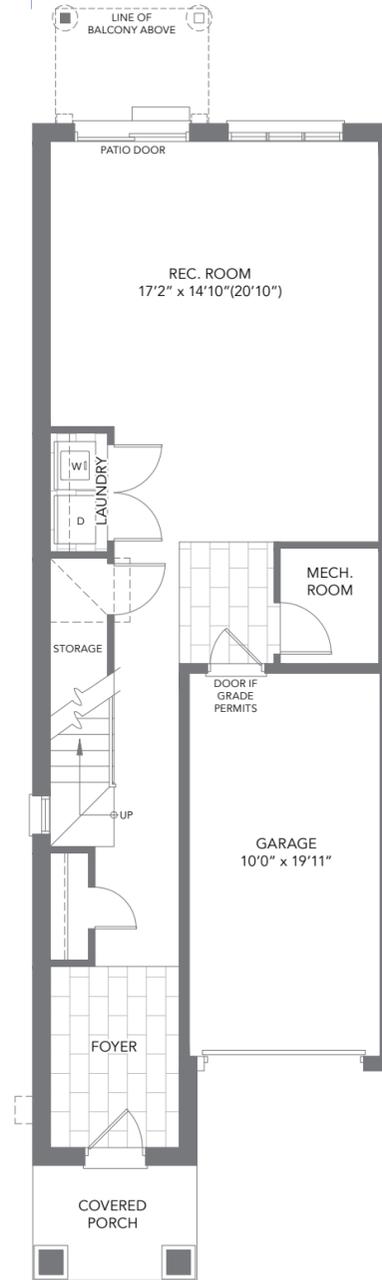


# LINCOLN END

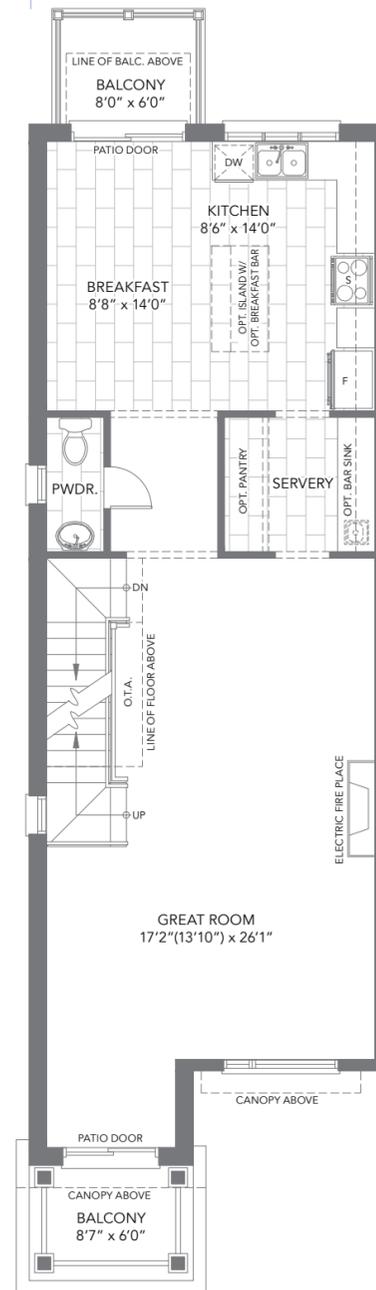
**3-Storey Traditional Towns**  
2,800 SQ. FT. Interior Space



First Floor



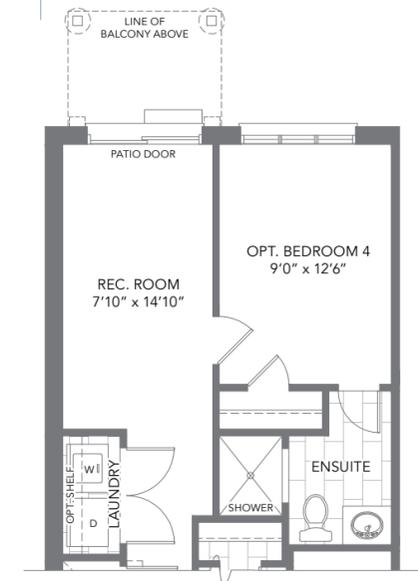
Second Floor



Third Floor



Opt. First Floor  
4 Bed Partial



Lots: 13, 14, 20

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# Rear Lane Towns

Front

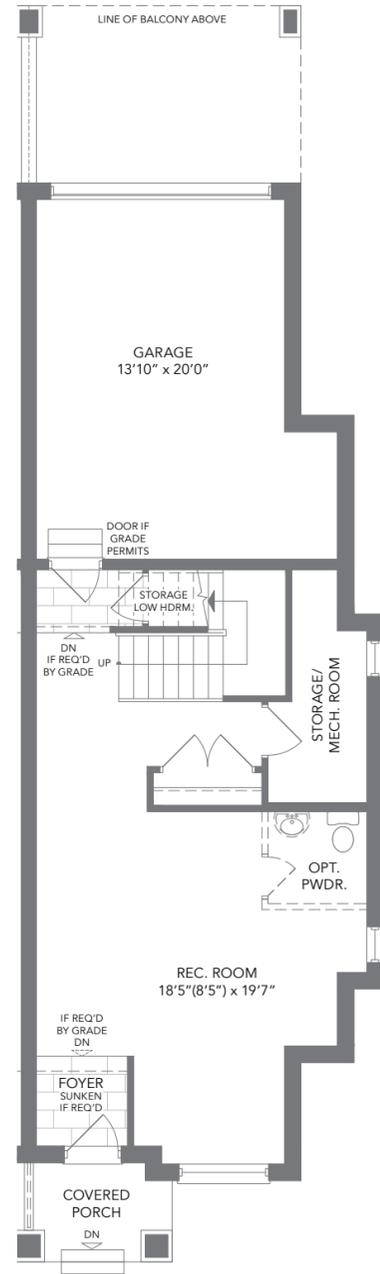
# ROUGEVIEW CORNER

## Rear Lane Towns

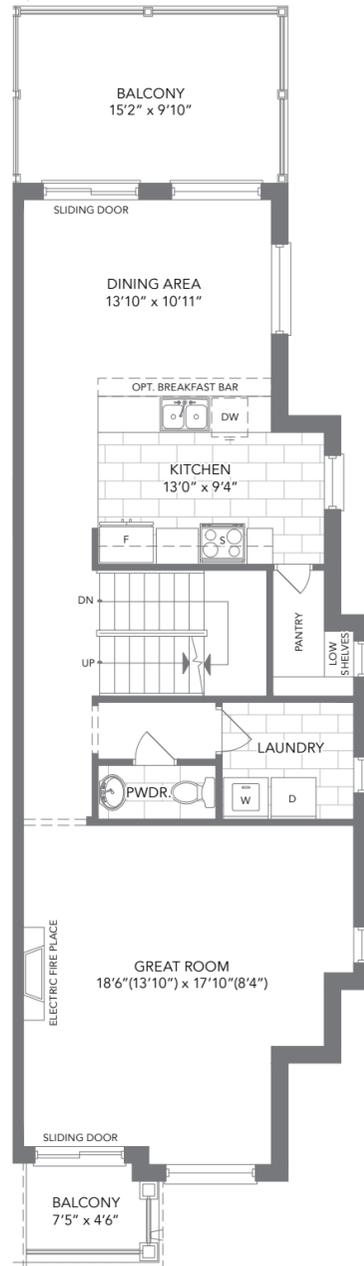
2,845 SQ. FT. Interior Space



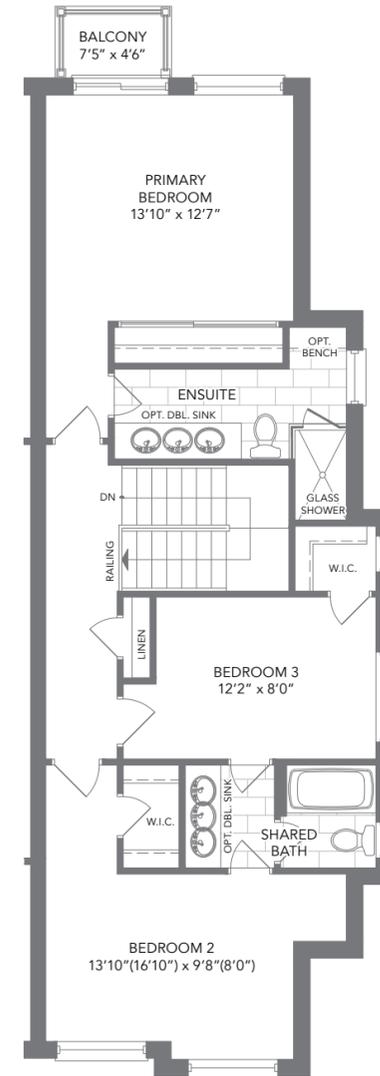
First Floor



Second Floor



Third Floor



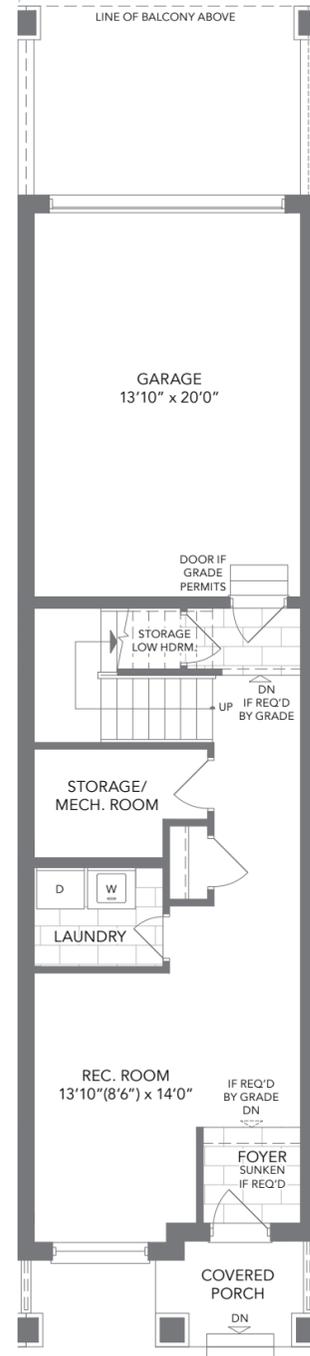
# ROUGEVIEW

## Rear Lane Towns

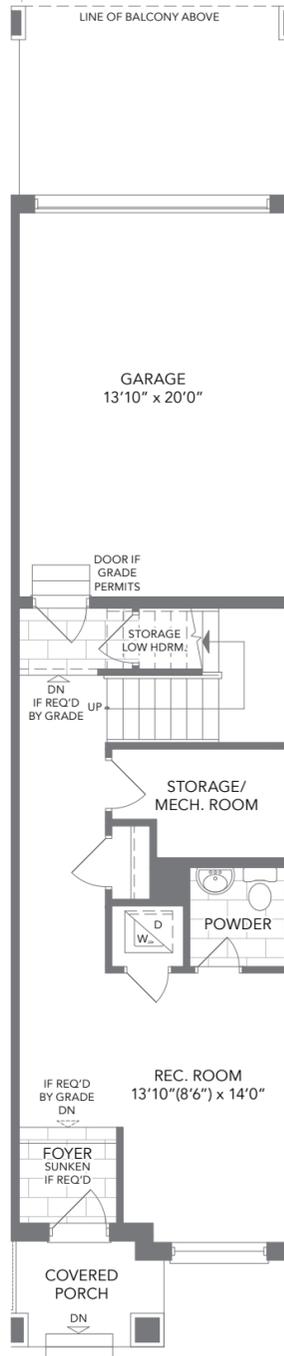
2,340 SQ. FT. Interior Space



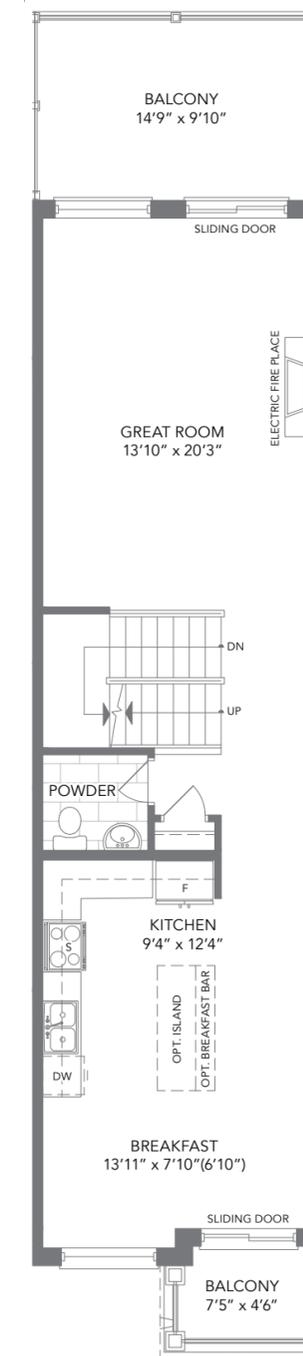
First Floor



Opt. First Floor Powder



Second Floor



Third Floor

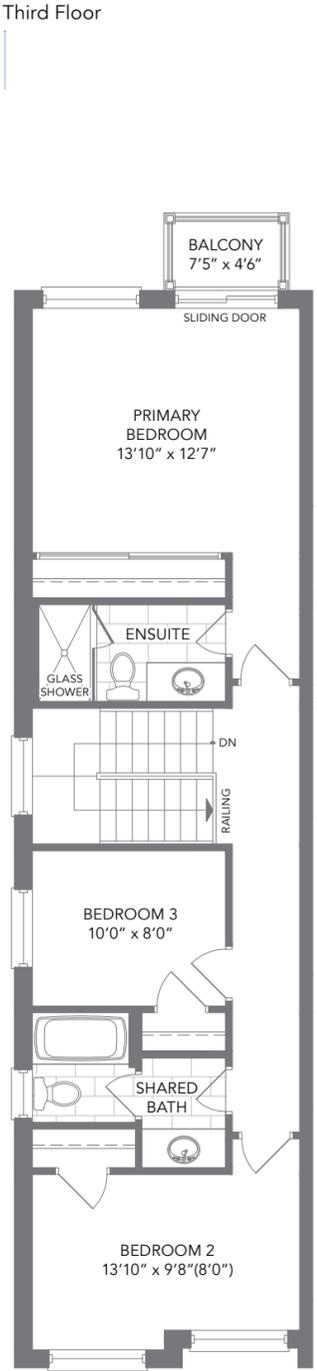
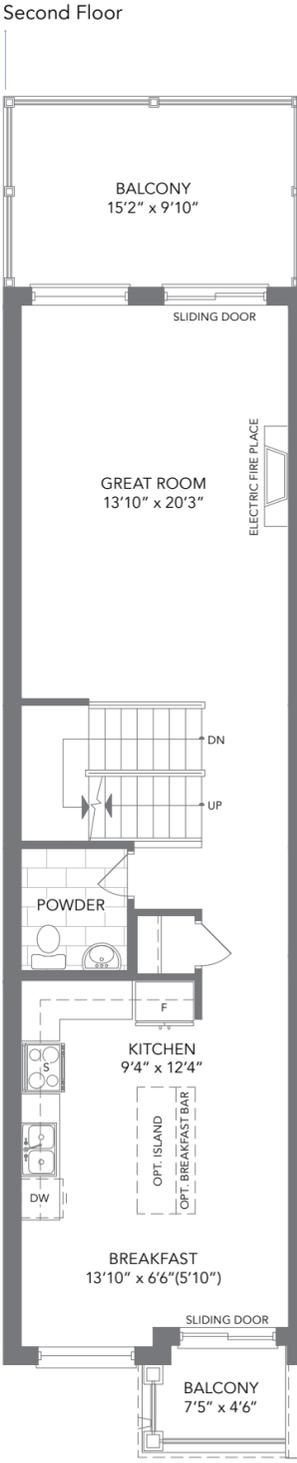
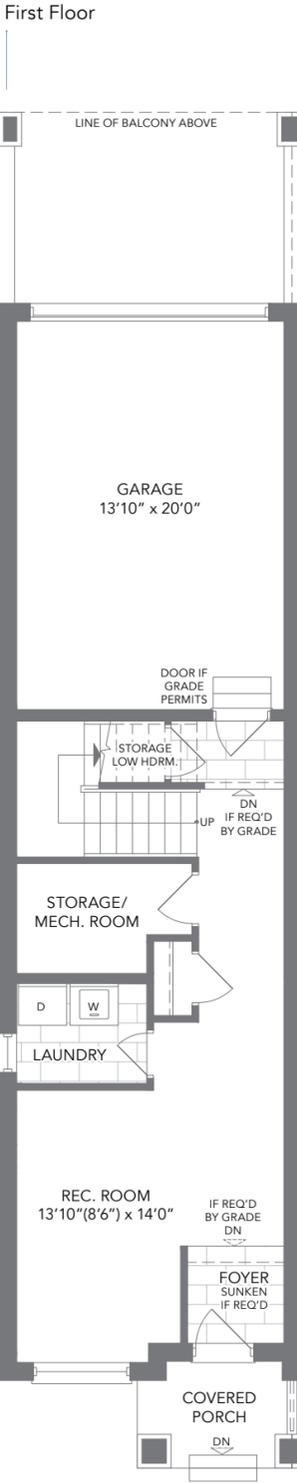


Lots: 66, 67, 68, 69, 70, 71, 74, 75, 76, 79, 80, 81

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# ROUGEVIEW END

**Rear Lane Towns**  
2,404 SQ. FT. Interior Space

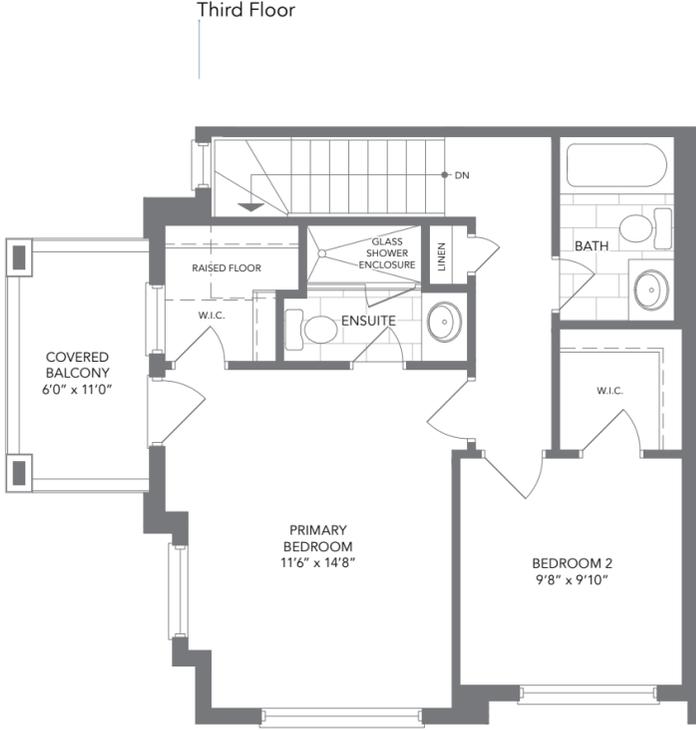
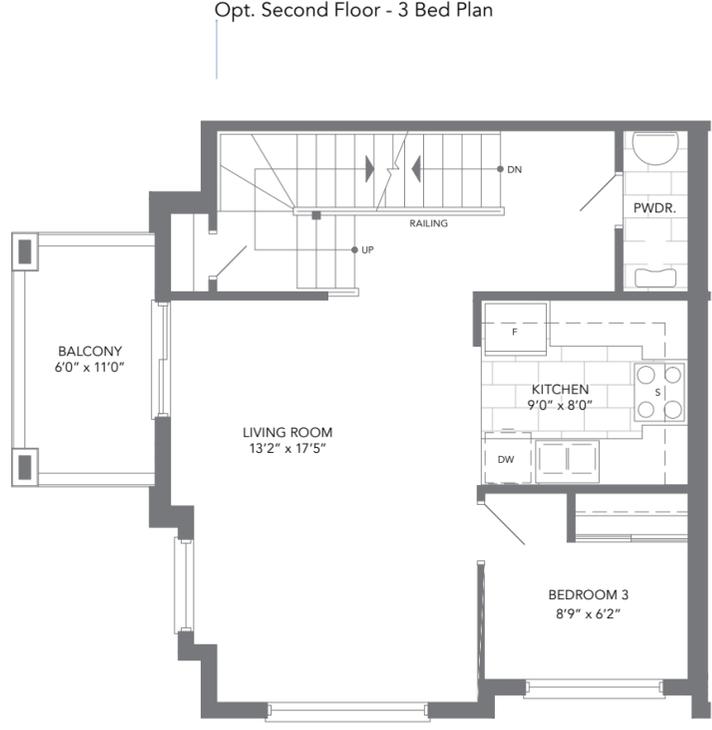
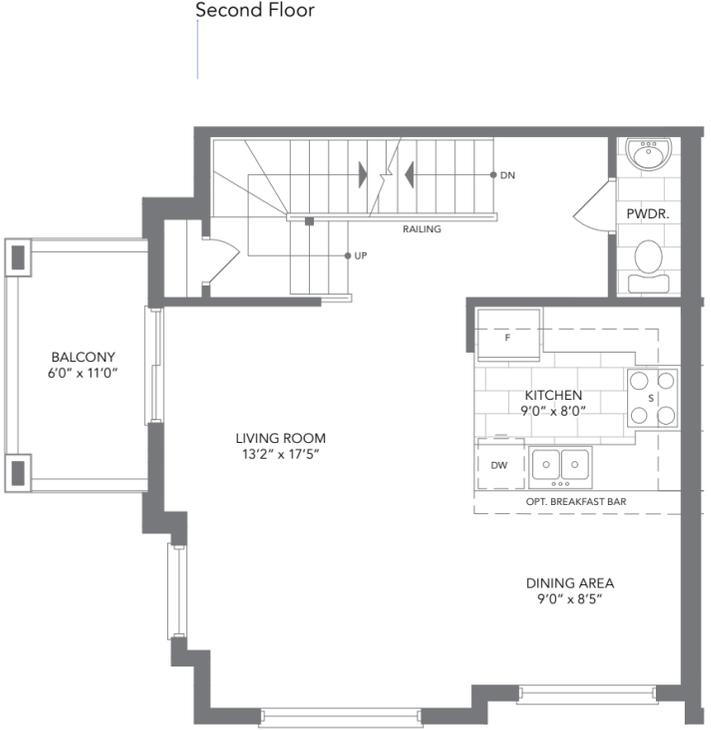
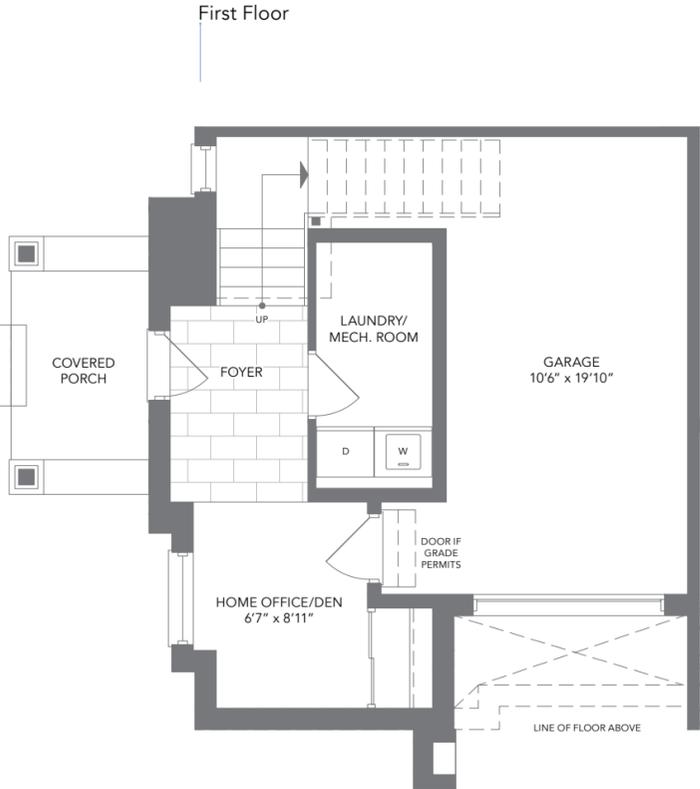




# Back-to-Back Towns

# PRESTON CORNER

**Back-to-Back Towns**  
 1,825 SQ. FT. Interior Space



Lots: 106, 107, 111, 118, 123, 124, 129, 136

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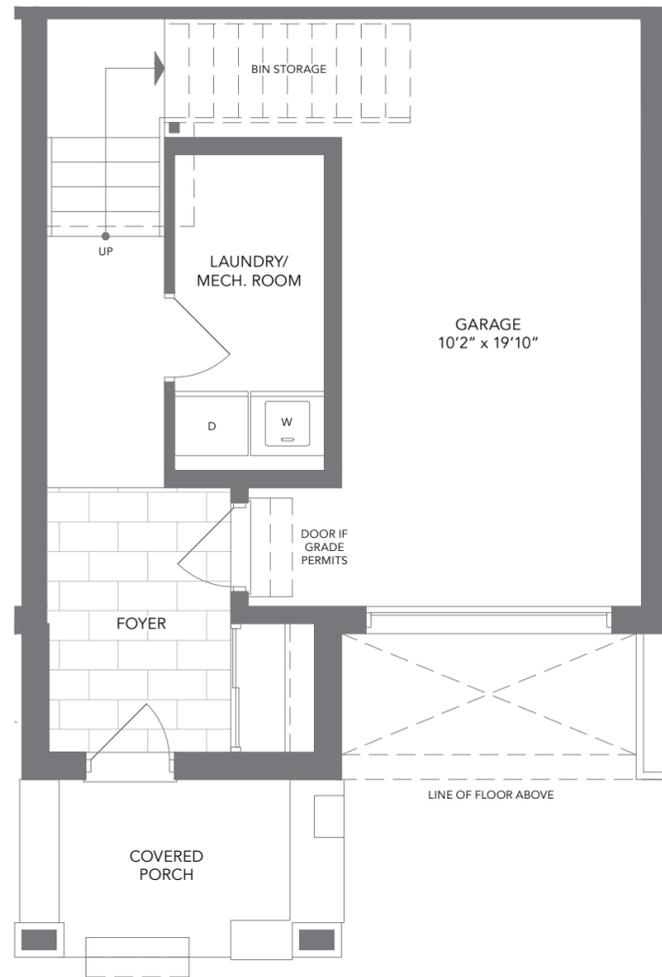
# PRESTON

## Back-to-Back Towns

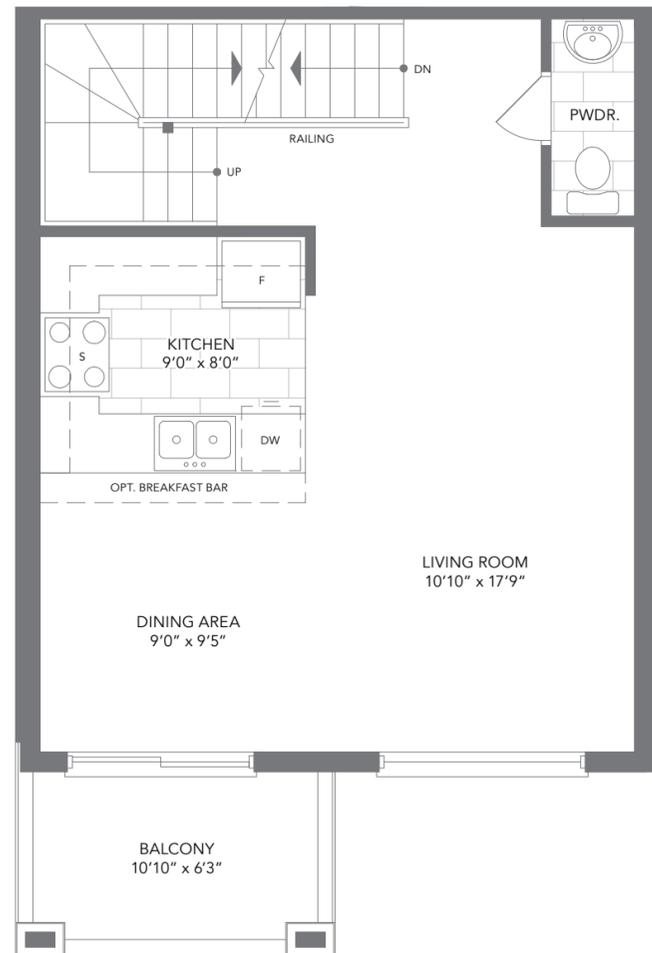
1,800 SQ. FT. Interior Space



First Floor



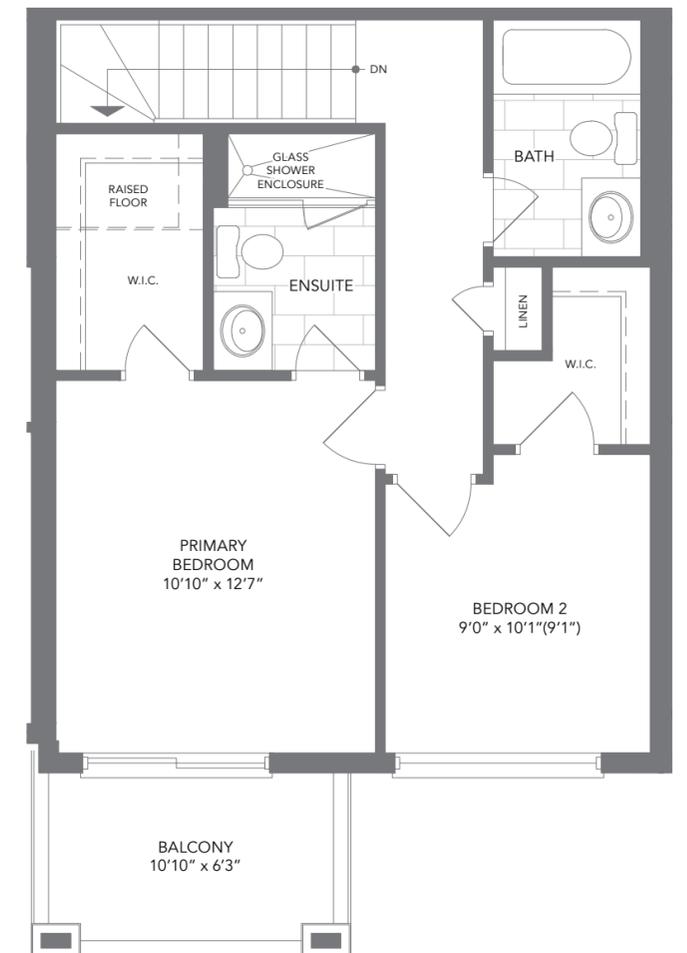
Second Floor



Opt. Second Floor- 3 Bed Plan



Third Floor



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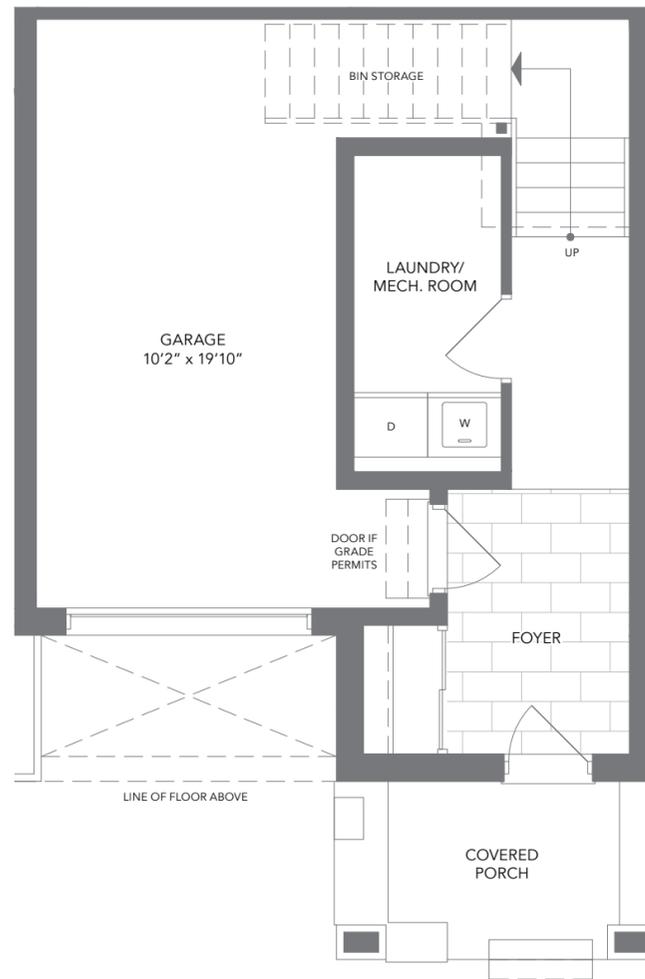
# PRESTON END

## Back-to-Back Towns

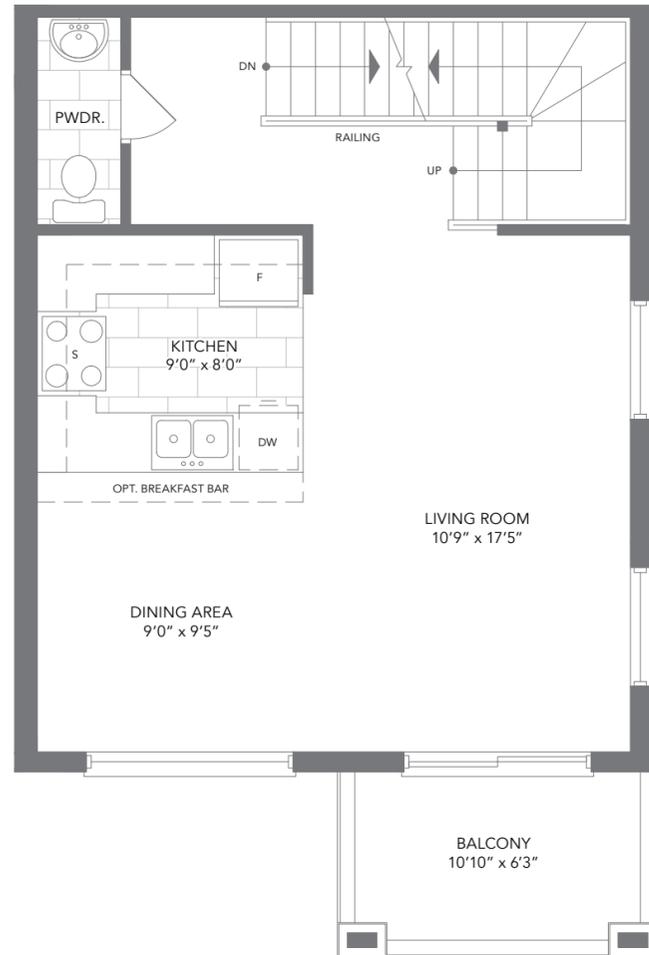
1,806 SQ. FT. Interior Space



First Floor



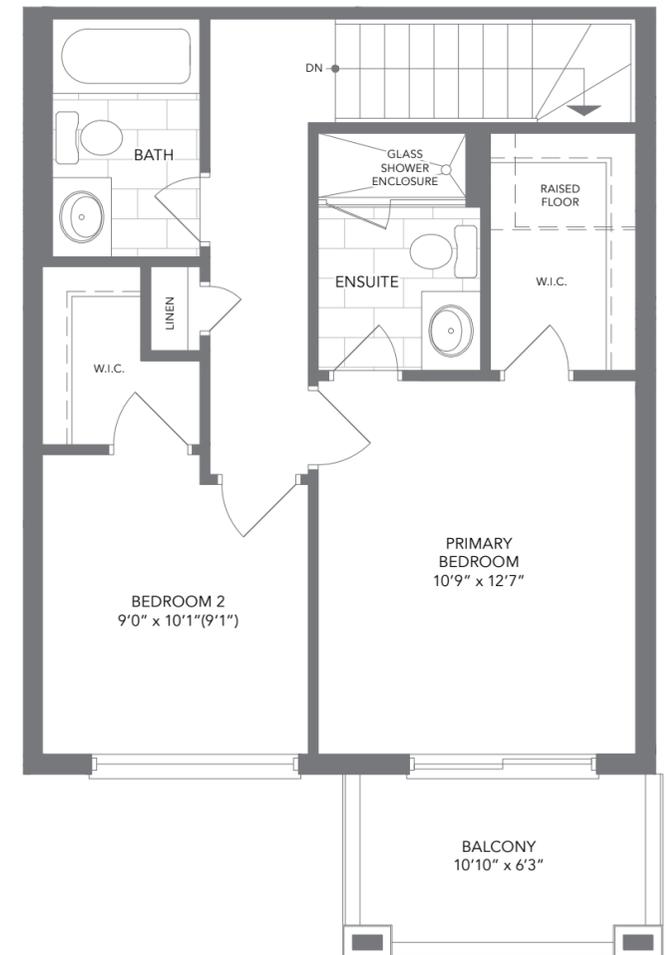
Second Floor



Opt. Second Floor - 3 Bed Plan



Third Floor





# Stacked Towns

Front

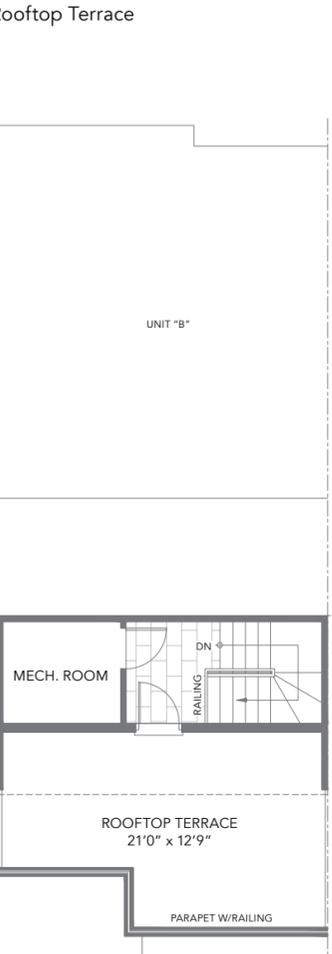
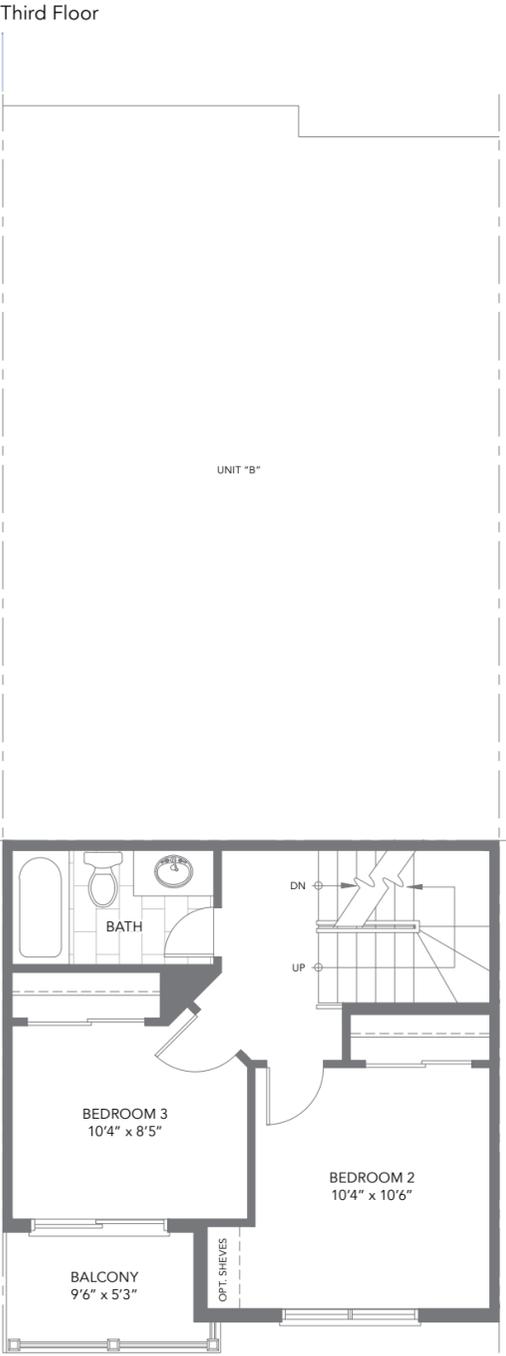
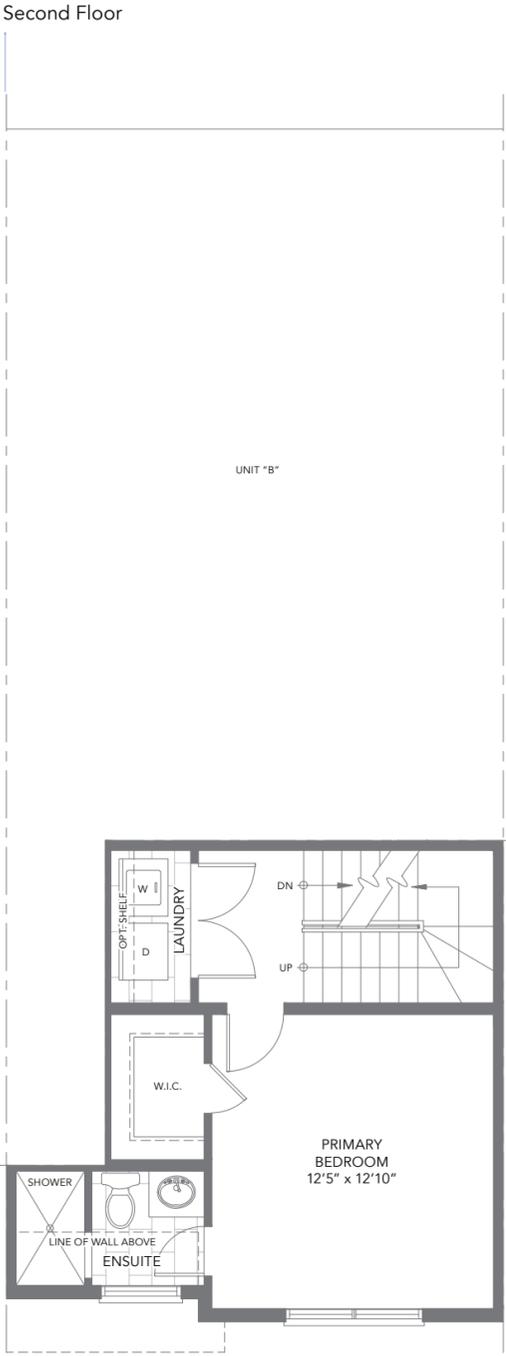
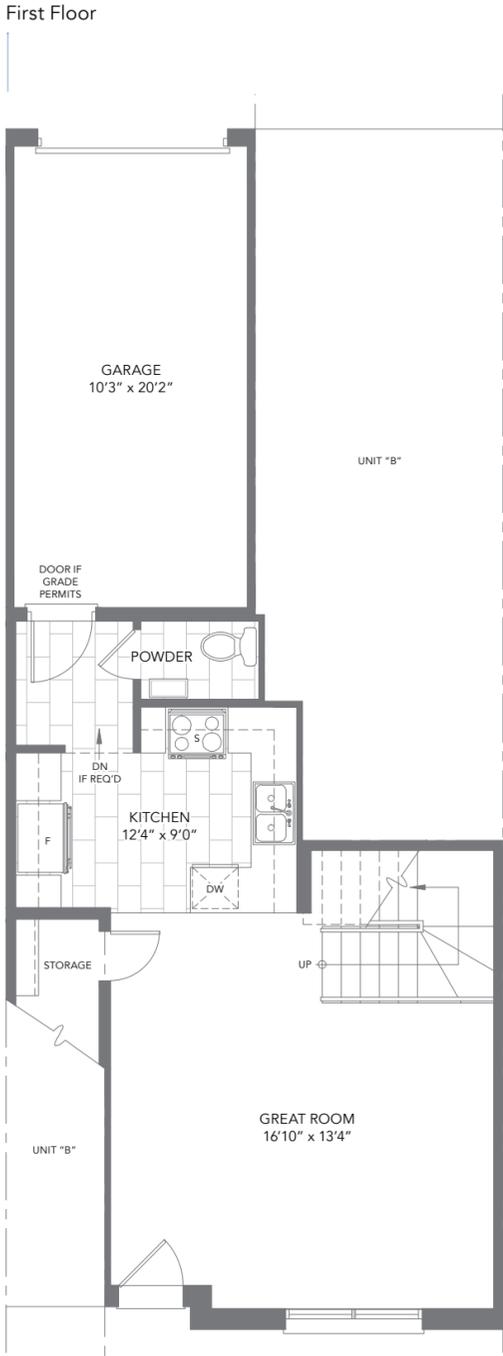


# Stacked Towns

Rear

# SIMCOX (UNIT 'A' INT.)

**3-Storey Stacked Towns**  
 1,920 SQ. FT. Interior Space

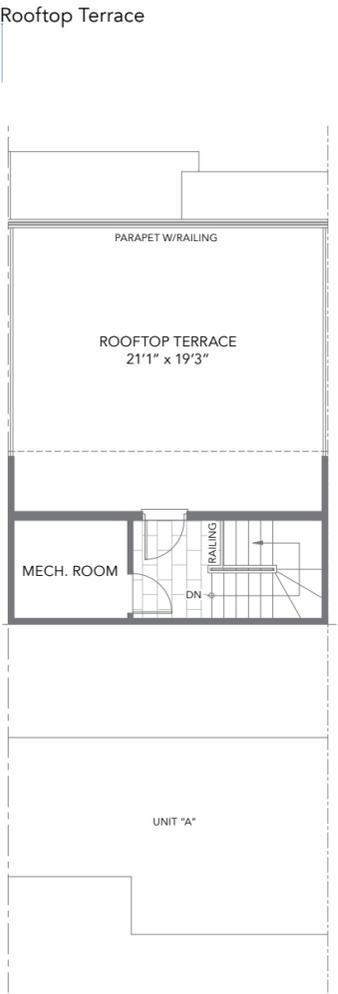
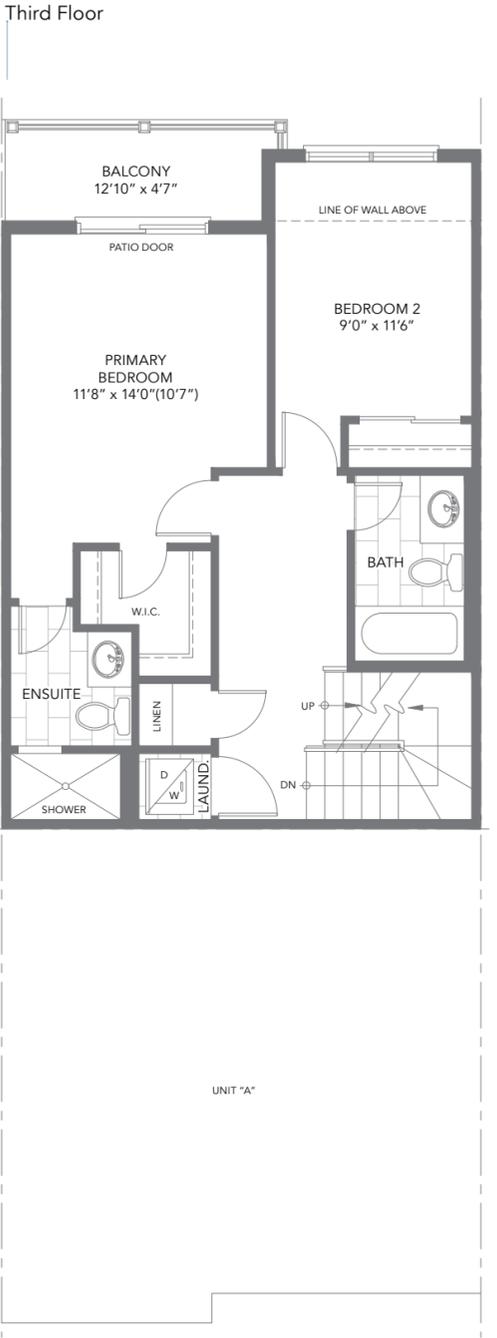
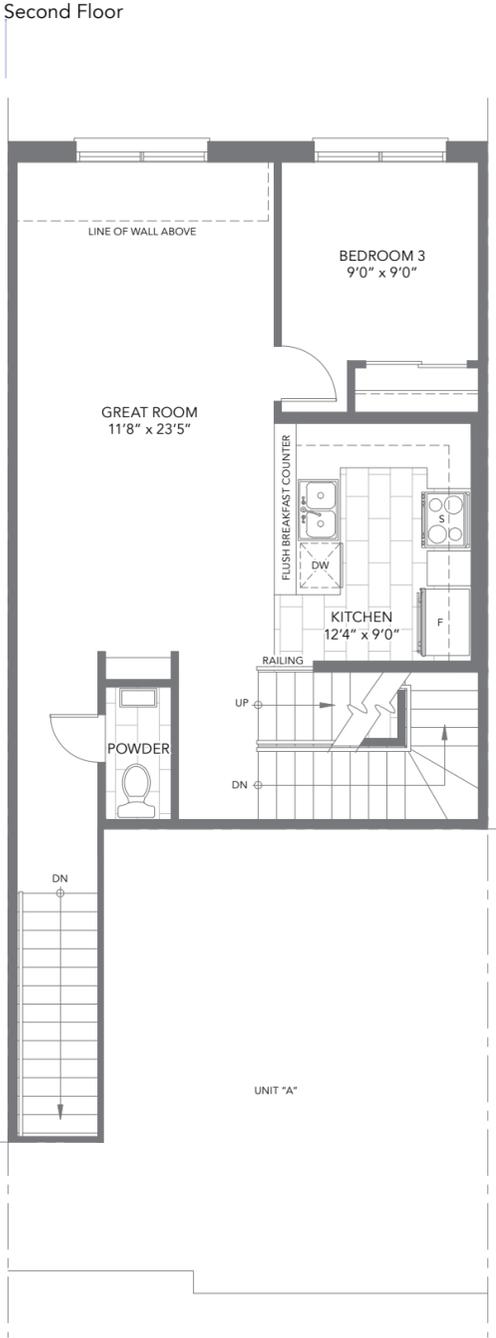
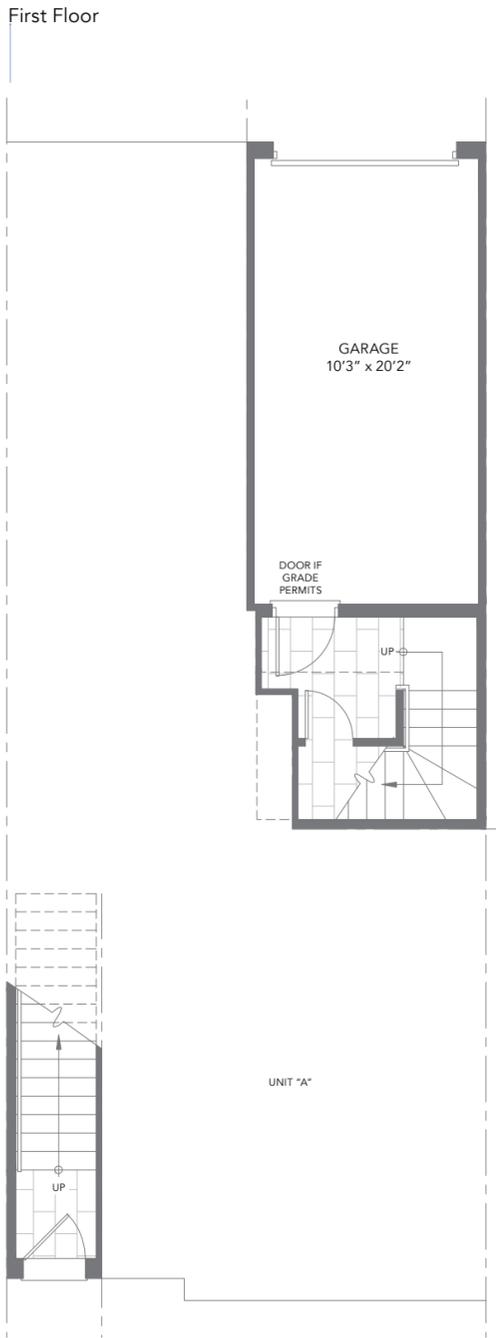


Lots: 24A, 26A, 28A, 34A, 36A, 38A, 40A, 46A, 48A, 50A, 56A, 58A, 60A, 62A, 85A, 87A, 89A, 95A, 97A, 99A, 139A, 141A, 143A, 145A, 151A, 153A, 155A

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# RINGWOOD (UNIT 'B' INT.)

**3-Storey Stacked Towns**  
 1,940 SQ. FT. Interior Space

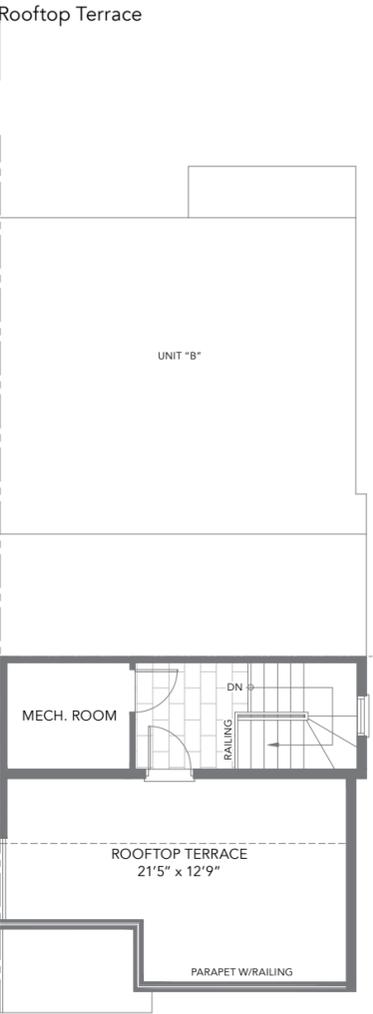
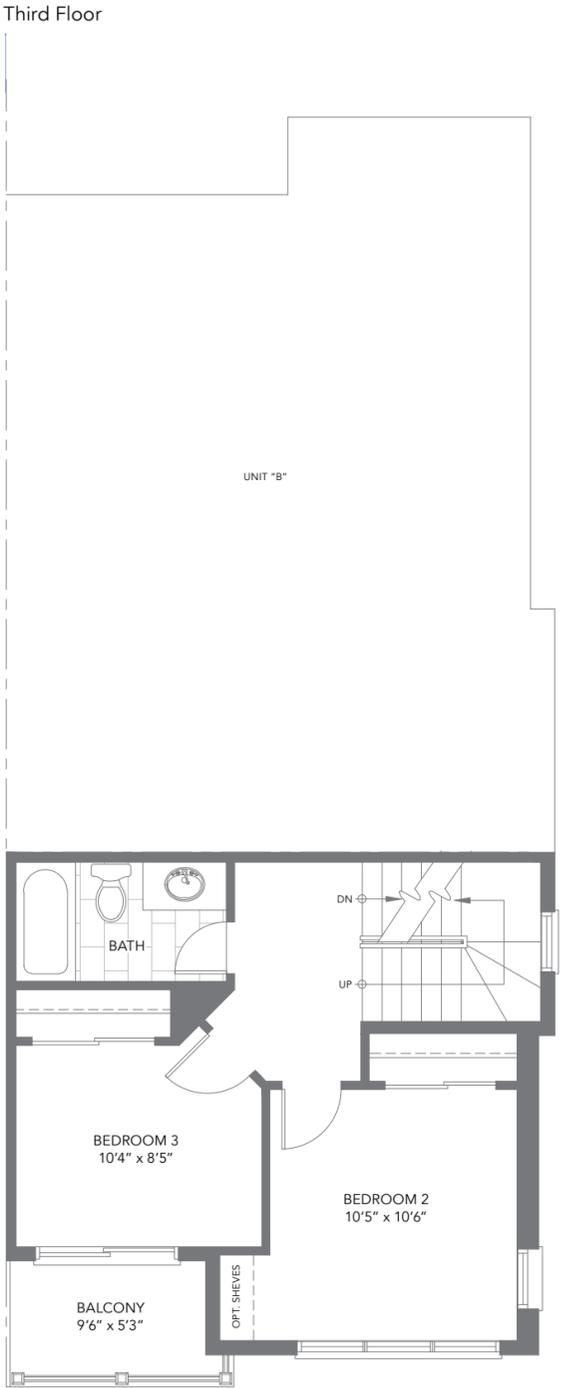
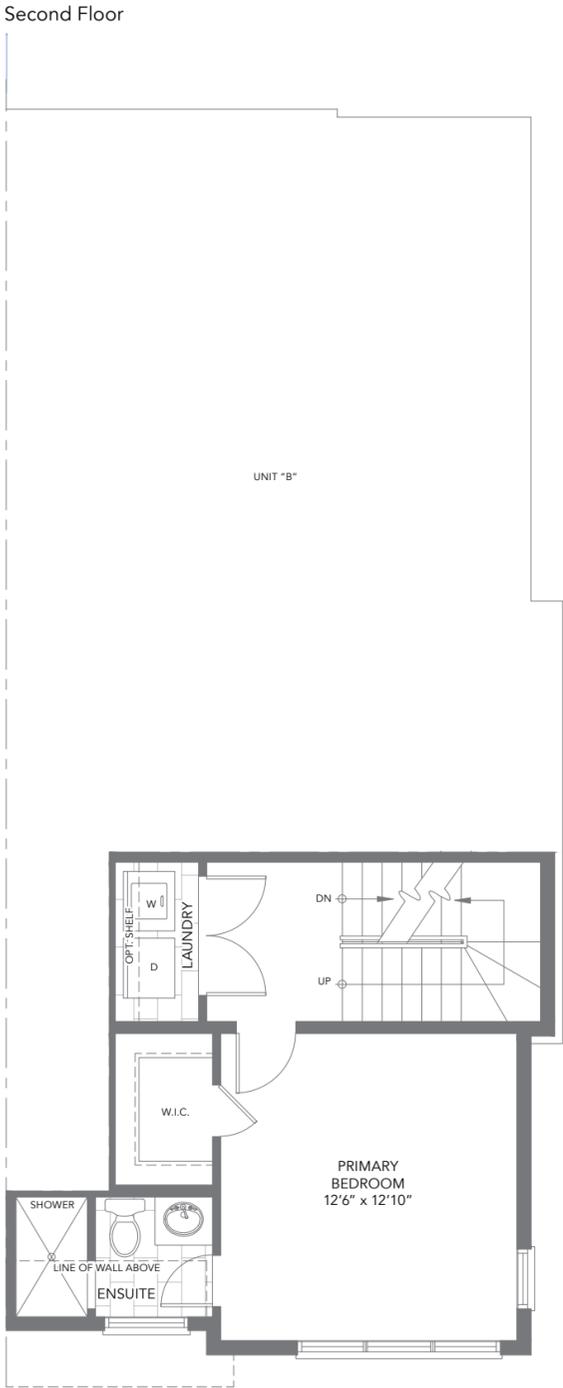
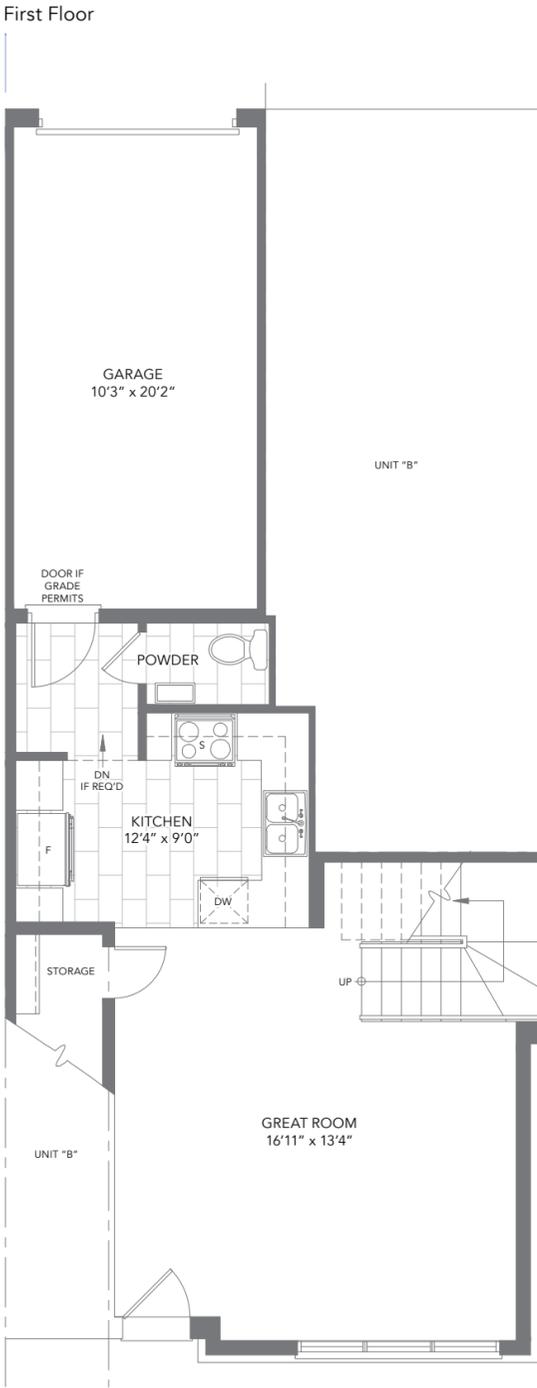


Lots: 23B, 25B, 27B, 33B, 35B, 37B, 39B, 45B, 47B, 49B, 55B, 57B, 59B, 61B, 86B, 88B, 90B, 96B, 98B, 100B, 140B, 142B, 144B, 146B, 152B, 154B, 156B

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# APPLETON (UNIT 'A' END)

**3-Storey Stacked Towns**  
 1,930 SQ. FT. Interior Space

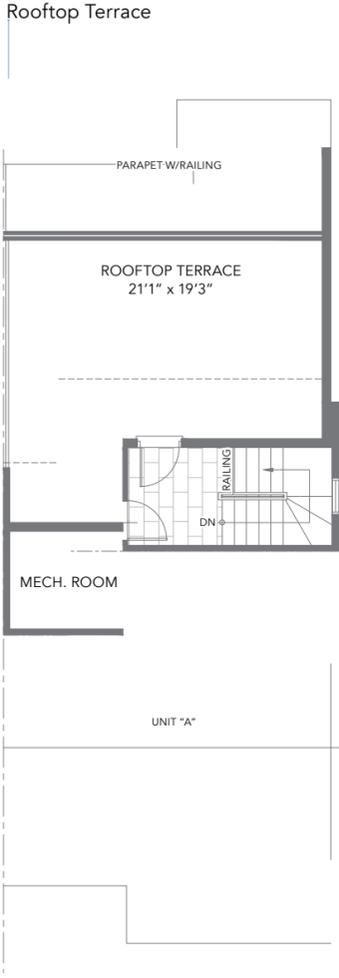
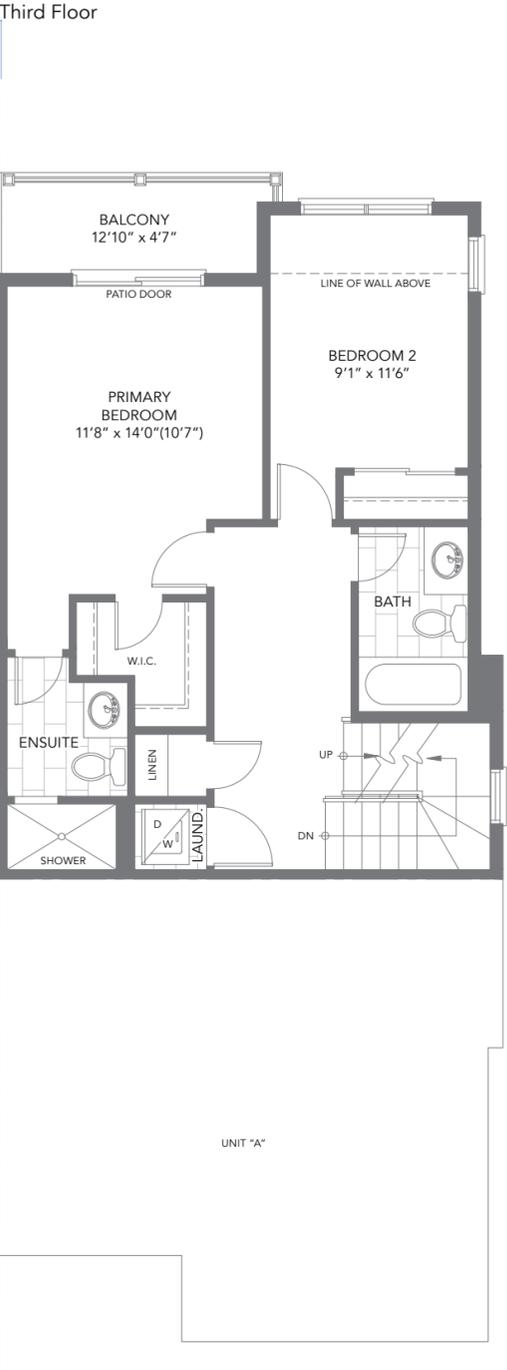
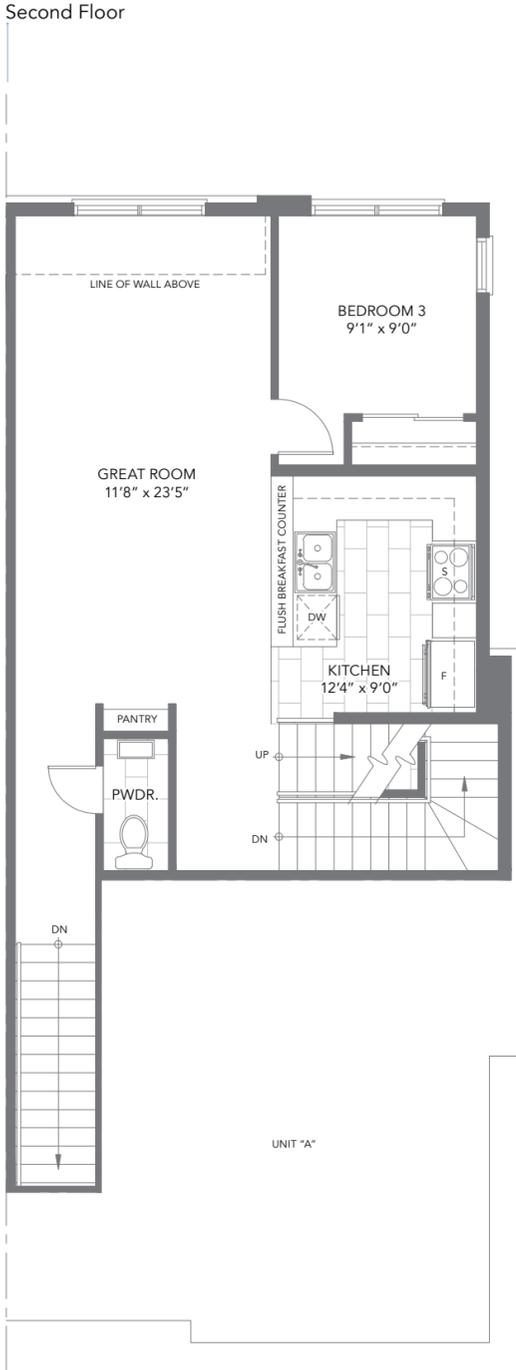
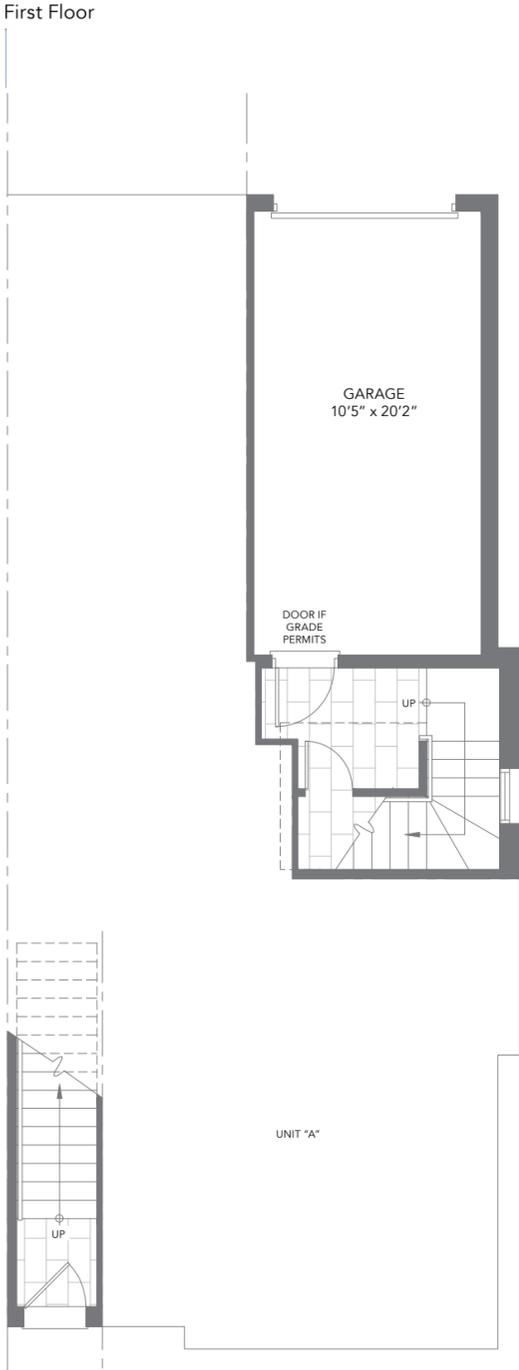


Lots: 22A, 30A, 32A, 42A, 44A, 52A, 54A, 64A, 83A, 91A, 93A, 101A, 137A, 147A, 149A, 157A

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# WILSON (UNIT 'B' END)

**3-Storey Stacked Towns**  
 1,950 SQ. FT. Interior Space



Lots: 21B, 29B, 31B, 41B, 43B, 51B, 53B, 63B, 84B, 92B, 102B, 138B, 148B, 150B, 158B

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## ECO FRIENDLY FEATURES FROM OUR HARMONY PACKAGE

- 2" x 6" exterior wall construction with R-22 + 5 insulation, R-60 in attic. Expanding foam insulation to be R-31 to all garage ceilings with finished areas above
- All bathrooms (with or without windows) have exhaust fan (EnergyStar® qualified) vented to the outside
- Forced air natural gas condensing furnace, 96% ECM efficiency, with an ECM motor, power vented to the outside
- Heat Recovery Ventilation Unit (H.R.V.) simplified system
- EnergyStar® qualified condensing domestic hot water tank (rental unit)
- All main trunk ducts, including basements for supply and return and panned joists to be taped, for added heating and cooling efficiency
- Centrally located electronic EnergyStar® qualified thermostat on main floor
- LED light bulbs where applicable to help conserve energy
- Extensive caulking for improved energy conservation and draft prevention
- The use of recycled material throughout the building process

## REFINED EXTERIOR FEATURES & STRUCTURAL COMPONENTS

- Durable, maintenance free, pre-finished aluminum soffits, fascia, eavestrough and downspouts, all colour coordinated
- Prominent insulated entry door with door hardware package including gripset and deadbolt, with glass insert to front entry door features (as per plan/elevations/ options) with complementing door sills to both front and rear doors for a custom touch
- Exterior aluminum railings for decorative applications, (where required by code). Actual railing detailing may vary from railings depicted on brochures (as per plan/elevations/options)
- One (1) exterior hose bib provided in garage
- Sliding patio doors leading to rear (as per plan/elevations/option.)
- Pre-finished insulated roll-up garage door with decorative glazing and hardware

## CHEF INSPIRED KITCHEN FEATURES

- Custom quality designed kitchen cabinets with choice of styles from Vendor's standard samples (as per plan/options)
- Space for dishwasher including rough-

- in plumbing and electrical
- Post formed kitchen countertops with your choice of colour from Vendor's standard samples
- Stainless steel finish, undermount sink in kitchen with faucet
- 6" Kitchen stove vent to be vented to outside

## PAMPERING BATHROOM FINISHES

- Custom quality designed primary ensuite/ bathroom cabinets with choice of styles from Vendor's standard samples (as per plan/options)
- Post formed countertop for primary ensuite/bathrooms with a clean-cut finish where the countertop meets the wall
- Single lever faucet(s) in all bathrooms
- White pedestal sink for all powder rooms
- High efficiency water saving white toilets in all bathrooms
- Deep acrylic soaker tubs (as per plan/options)
- Ensuite retreats with glass showers
- All bathroom tub & shower enclosures to receive "mold resistant drywall"

## LIGHTING & ELECTRICAL FEATURES

- 100 amp electrical services with breakers (as per OBC Building Code)
- Weatherproof exterior electrical outlets, at each accessible exterior door
- Automatic smoke detector(s) with strobe lighting to meet OBC building codes for home and family safety
- All wiring in accordance with Ontario Hydro standards
- Electric door chime
- Decora light switches plugs and plates
- Carbon monoxide detectors

## EXQUISITE FLOORING COVERINGS

- Tile flooring – locations as per applicable model layouts
- Laminate flooring – locations as per applicable model layouts
- 3 storey product features broadloom flooring with under pad in 3rd level hallway and all bedrooms from Vendor's standard samples

## LAUNDRY ROOM ACCENTS

- All upper floor laundry closets/rooms to include a floor drain and tiled baseboards (as per plan/options)

## CONVENIENT ROUGH-INS FOR FUTURE CONNECTIVITY

- Three (3) internet rough-in (CAD-5 Standard).

- Location to be determined by purchaser
- Rough-in Central vacuum system to all finished floors with pipes dropped to garage as determined by StateView Homes
- Alarm Rough-in only
- Municipal address plaques provided
- Professionally home cleaning service prior to occupancy
- Duct cleaning at time of occupancy

## ENTICING INTERIOR LIVING SPACES

- Three storey product to have nine (9') ceilings heights on Ground & second floors and eight (8') ceilings heights on third floor
- All heights are approximate and subject to site plan approval conditions, bulkheads and low headroom areas due to mechanical systems and ceiling dropped down areas as required). All heights are measured to the top of the floor joist and can be adjusted at the discretion of StateView Homes. Purchaser accepts the same
- Sunken or raised foyer, mud room, laundry room, garage entrance landing (where permitted or dictated by grade) (as per plan/ options) Purchaser accepts the same
- Easy maintenance free smooth ceilings in kitchen, laundry room, powder room and all bathrooms, with sprayed stipple ceilings with 4" smooth border in all other areas
- White paint on all walls and white semi-gloss paint on doors and trim
- Elegant oak veneer stringers with carpeted stairs and risers and 1 5/16" oak square spindles to finished areas with oak handrails (as per plan/options)
- Baseboards throughout with doorstop to hard surface flooring areas
- Casing on all doors and windows throughout finished areas
- Quality finished interior knobs on all interior doors with complementing hinges
- 6'8" doors, pocket doors, and French doors (as per plan/options)
- Thoughtful storage considerations with shelving installed (as per plan/options)

## COMFORT SMART HOME AUTOMATION

- One (1) smart central Automation Hub with touchscreen located at the front entrance of the home
- One (1) smart door lock on the inside garage door leading to house (grade/options permitting)
- One (1) smart lighting control

- One (1) smart thermostat control
- One (1) smart water leak sensor
- One (1) pre-construction homeowner system design consultation
- One (1) customer system training session
- StateView Homes shall provide a personally scheduled appointment with our qualified Technical Contractor to explain and co-ordinate any additional technology requirements requested

## HASSLE FREE CUSTOM UPGRADES

- We are pleased to provide quotations prior to construction for extras or custom finishes for interior features. Purchasers have the opportunity to make upgraded interior selections when they attend to choose their colours and materials (when schedules permit)

## THE STATEVIEW HOMES GUARANTEE

- Backed by "TARION" (Ontario New Home Warranty Program). StateView Homes, is a registered member of TARION and will comply with all warranty requirements
- 7-year structural warranty, 2-year warranty, and 1-year Builder's comprehensive warranty

## AS PER PLAN / ELEVATION / OPTIONS

- All references to size, measurements, materials, construction styles, trade/brand/ industry name or terms may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result.
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion. Purchaser is aware that all items labeled as opt. /optional are not included in the standard layouts.
- All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the predetermined standard selections.
- The Vendor will not allow the purchaser to do any work and/or supply material to finish the dwelling before the "Home Closing Date".
- House types subject to final approval by the municipality or developer's architectural committee final siting and approval by the Vendor's architect.
- Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floors and wall finishes due to normal production

- The Vendor is not responsible for shade difference occurring from different dye lots on all material such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops, or exterior materials. Colours and material will be as close as possible to Vendor's samples but not necessarily identical. Where Purchasers are given the option to upgrade the stain of the interior stairs and railings, the purchaser is aware that the stain will complement the Harwood; "It will not match the hardwood"
- Purchasers may be required to reselect colours and/or materials from the Vendor's samples as a result of unavailability or discontinuation.
- Due to grade, door from garage to house may not be available.
- Ceilings and walls may be modified to accommodate mechanical system.
- Purchaser acknowledges being advised that windows may experience condensation as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the windows and is advised to keep humidity level constant to reduce this tendency.
- In an effort to continuously improve its product StateView reserves the right to alter floorplans, exteriors, specifications and prices without notice.
- All renderings, floor plans and maps in brochures and sales displays are artists' concepts and are not necessarily to scale and dimensions/ square footages are approximate and may vary due to continuous improvement by the Vendor.
- The Purchaser acknowledges that the floor plan may be reversed.
- The Vendor reserves the right to substitute materials that are of equal or better quality. The determination of whether or not a substitute is of equal or better quality shall be made by the Vendor whose determination shall be final and binding.
- The ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling above before finishes and excluding bulkheads and drop ceilings, as per plan.
- If minor variations to the size of the Dwelling including internal dimensions of any areas are made to the Dwelling the Purchaser shall accept such minor variations without any abatement to the Purchase Price (5-10% total area allowance)

September 23, 2022



## *Inspiration Gallery*

### **Your dream is our command.**

Our design team will guide you through the process of selecting finishes and colours for your home, with plenty of choices to match your style and taste.

Get ready to be inspired!



STATEVIEW  
HOMES  
*Live Inspired*



**StateView Homes Offers a Unique View on Life**

The StateView Homes' Vision – to craft distinctive niche communities that answer to each homeowner's individuality, design preferences and lifestyle aspirations.

With StateView Homes, you are the view. Your personal style. Your service expectations. Your absolute and enduring satisfaction.

**We Build Homes with a Higher Sense of Design and Purpose**

We offer homebuyers luxury appointments most other builders consider upgrades. It's an investment that has established new benchmarks for excellence across the Greater Toronto Area, acknowledged through our numerous awards and nominations.



# Live Inspired

ORGANIZATION

## StateView Gives from the Heart

Since being founded in 2010, StateView Homes has always believed in giving back to the communities we build in. Whether it is through supporting nearly 200 kids' soccer teams across York Region, to the Shining Through Centre for kids with autism, to our ongoing multi-year partnership with the Hospital for SickKids, StateView is committed to helping who we can, when we can.

The Live Inspired Organization is the next step in solidifying that commitment, by helping to raise funds for these vital community programs and charitable organizations.



## Live Inspired. Play Inspired.

StateView Homes has been a steadfast supporter of SickKids Hospital for several years, participating in their annual Get Loud, Bubble Hockey and Fantasy Hockey events and donating over \$800,000 to support their growing needs. We recently reconfirmed our dedication to HSC by committing to donate an additional \$1.5M over the next 5 years.

At StateView Homes, we have first-hand experience with how MS can affect people's lives. This is why we have partnered with Mission Stadiums for Multiple Sclerosis (MS4MS) to raise over \$100,000 to fund research for a cure at the John Hopkins MS Centre to hopefully provide a brighter future for those who continue to struggle with this affliction.

StateView's Live Inspired Play Inspired program is focused on community involvement. This includes sponsoring local kids' sports teams to ensure as many kids have the opportunity to play as possible, along with various community events that help bring people and communities together.

STATEVIEW  
— HOMES —  
*Live Inspired*