



UPPER
STOUFFVILLE

THE FINE ART OF FAMILY LIVING



WELCOME HOME AT
UPPER STOUFFVILLE



WELCOME TO
UPPER STOUFFVILLE



Rendering is artist's concept E.&O.E.

INTRODUCING UPPER STOUFFVILLE BY FAIRGATE HOMES

Artfully designed, masterfully connected. The community of Upper Stouffville is rich in quality and charm, located in one of Ontario's fastest-growing towns. Deeply conceptualized in its timeless design and with countless amenities and opportunities, Upper Stouffville explores the fine art of family living and living well.





THE FINE ART_{OF} FAMILY LIVING

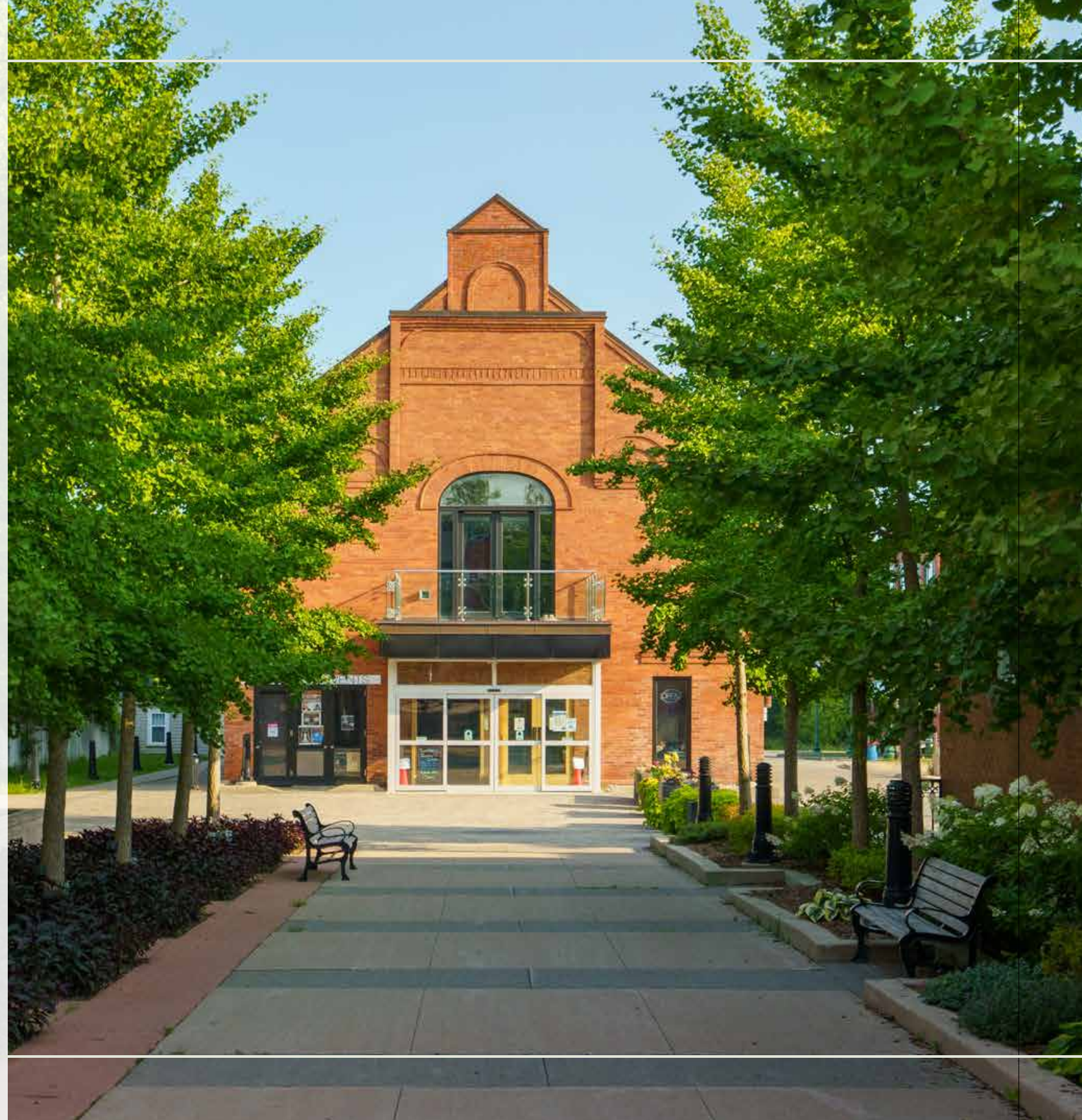
Explore the warmth and artistry of Upper Stouffville, where families have a place to grow, thrive and make connections that last a lifetime. Combining small-town charm with the bustling opportunities of a growing city, this new community from Fairgate Homes creates a welcoming streetscape set amidst a myriad of local amenities. From unique local businesses, restaurants and shops to exceptional schools and beautiful sprawling greenspace and parks, Upper Stouffville is painted in the best light—where connections are created, potential is nurtured and where families feel at home.



ARTFULLY DESIGNED

Remarkable architecture, spacious plans and an elegant neighbourhood set the stage for contemporary living at Upper Stouffville. Distinctive and enduring in their design, this exceptional collection of 36', 40' and 50' singles and towns offers homeowners an extensive variety of floorplans and layouts and expertly curated features and finishes. The homes at Upper Stouffville are lastingly crafted and inclusive of every possible detail, while establishing the ideal balance between style and function.





CHARMING DOWNTOWN DISTRICT

Combining small-town charm with exhilarating city-life, Stouffville is a community on the rise. Its downtown district achieves the perfect balance between an idyllic hometown feel while still offering the modern conveniences and opportunities of city living. Walk along Main Street and discover over 140 diverse shops, restaurants and cafés, galleries, theatres and services. From coffee at Main Street Bakehouse to discovering the treasures at Redefined Finds to an afternoon at Latcham Art Gallery, there's truly something for everyone in this thriving downtown district.

Stouffville's vibrancy, history and unique allure has been celebrated over the years, winning Benjamin Moore's Main Street Matters grant, one of three communities in Canada to achieve this honour. Main Street's revitalization and commitment to historic preservation is yet another reason why residents choose to shop local and explore this district's exciting offerings.



A CONNECTED COMMUNITY

Located just outside the Greater Toronto Area (GTA) in eastern York Region, Stouffville is a lively and well-connected community. Well utilized roads and highways, including Highway 48 and Highway 404 on Stouffville's western edge makes commuting to neighbouring areas of the region efficient and easy. As a result, residents can connect to Markham and Newmarket in only 20 minutes, as well as have a 35-minute drive to Toronto.



CONNECTING PEOPLE & PLACES THAT MATTER

With Stouffville's growing population and developing infrastructure, public transit options have never been more accessible. Connecting to downtown Toronto is a quick train-ride away on GO Transit, making it possible for commuters to work in the big city and still be home in time for dinner every evening. For local options, York Region Transit is continuously expanding their route network, making travel within Stouffville easier than ever before.

Living in Upper Stouffville means connecting to the people and places that matter while benefiting from the effortless charm and natural beauty of the town.



A TOWN FOR EVERY SEASON

SPRING

As the days grow warmer and brighter, spring in Stouffville is budding with opportunity. After a cozy winter, eager golfers begin their season at the many golf courses throughout town: from Spring Lakes to Royal Stouffville to Sleepy Hollow. Trees slowly burst into bloom along the scenic bike routes through Eldred King Woodlands. Neighbourhoods come alive with kids running to the local playgrounds and homeowners begin cultivating their gardens. It's a beautiful time of year, brimming with the promise of warm summer days ahead.

SUMMER

Love the long summer days at Upper Stouffville. Enjoy morning runs along a beautiful streetscape and backyard barbeques with friends and neighbours. Treat your family to a fun afternoon at Timber Creek Golf and a delicious treat at Avondale Ice Cream. Explore local vendors and classic cars, dance to live music and shop local at August's Moonlight Madness. A Stouffville Summer will be a highlight of your year.

FALL

As the cool air ushers in a new a season, Stouffville transforms with colour. Magnificent autumnal hues decorate the Stouffville Town Trail and Bruce's Mill Conservation Park. Main Street is bathed in a vibrant swathe of red, yellow and gold. Autumn is harvest season, where families can go apple picking at Applewood Farm and search for the best Halloween pumpkins at Reesor's Farm Market. The season is filled with exciting events to celebrate the changing seasons, from food truck frenzies to fall festivals.

WINTER

Upper Stouffville glistens with freshly fallen snow. Step outside your door and explore the frozen trail at Hollidge Tract or an evening skate at Greenwood Park. Hockey season is in full swing at Stouffville Arena and local celebrations are had at the annual Musselman's Lake Carnival. Even taking a winter stroll down Main Street and peering into the warm shopfronts brings a cozy sense of home and community during the coldest days of the year.



A
PLACE_{TO}
PUT
DOWN ROOTS



LOVE LIVING IN STOUFFVILLE!



Schools

1. Toronto French Montessori
2. The Progressive Montessori Academy
3. Stouffville District Secondary School
4. Glad Park Public School
5. St. Mark Catholic Elementary School
6. St. Brother Andre Catholic High School
7. St. Katharine Drexel Catholic High School (opening 2022)
8. Stouffville Academy of Music & Dance



Shopping & Groceries

1. Winners
2. Canadian Tire/Mark's
3. Walmart
4. South Asiyen Supermarket
5. Michael's No Frills
6. Metro
7. Longo's
8. LCBO



Arts & Entertainment

1. Lebovic Centre for Arts & Entertainment
2. Laugh Out Loud Kids Indoor Playground
3. Whitchurch-Stouffville Museum & Community Centre



Healthcare

1. Stouffville Health & Wellness Centre
2. Stouffville Medical Centre



Restaurants

1. Pimento Jerk
2. Stakeout Dining Room & Lounge
3. The King's Landing Bar & Grill
4. Fishbone by the Lake
5. Pho Basil
6. Nonno Crupi's Pizza
7. Cornerhouse Restaurant
8. Agi Kitchen & Wine
9. Aroma Grill & Bar
10. Mulligans on Main
11. LAON Korean Restaurant
12. Fickle Pickle Restaurant
13. Pastaggio Italian Eatery
14. Sunset Grill
15. Plates and Bowls
16. Tim Hortons
17. St. Louis Bar & Grill
18. Chucks Roadhouse
19. Starbucks
20. Willow Springs Winery
21. Boston Pizza
22. McDonald's



Banks

1. Alterna Savings
2. CIBC
3. RBC
4. TD
5. Scotiabank
6. BMO



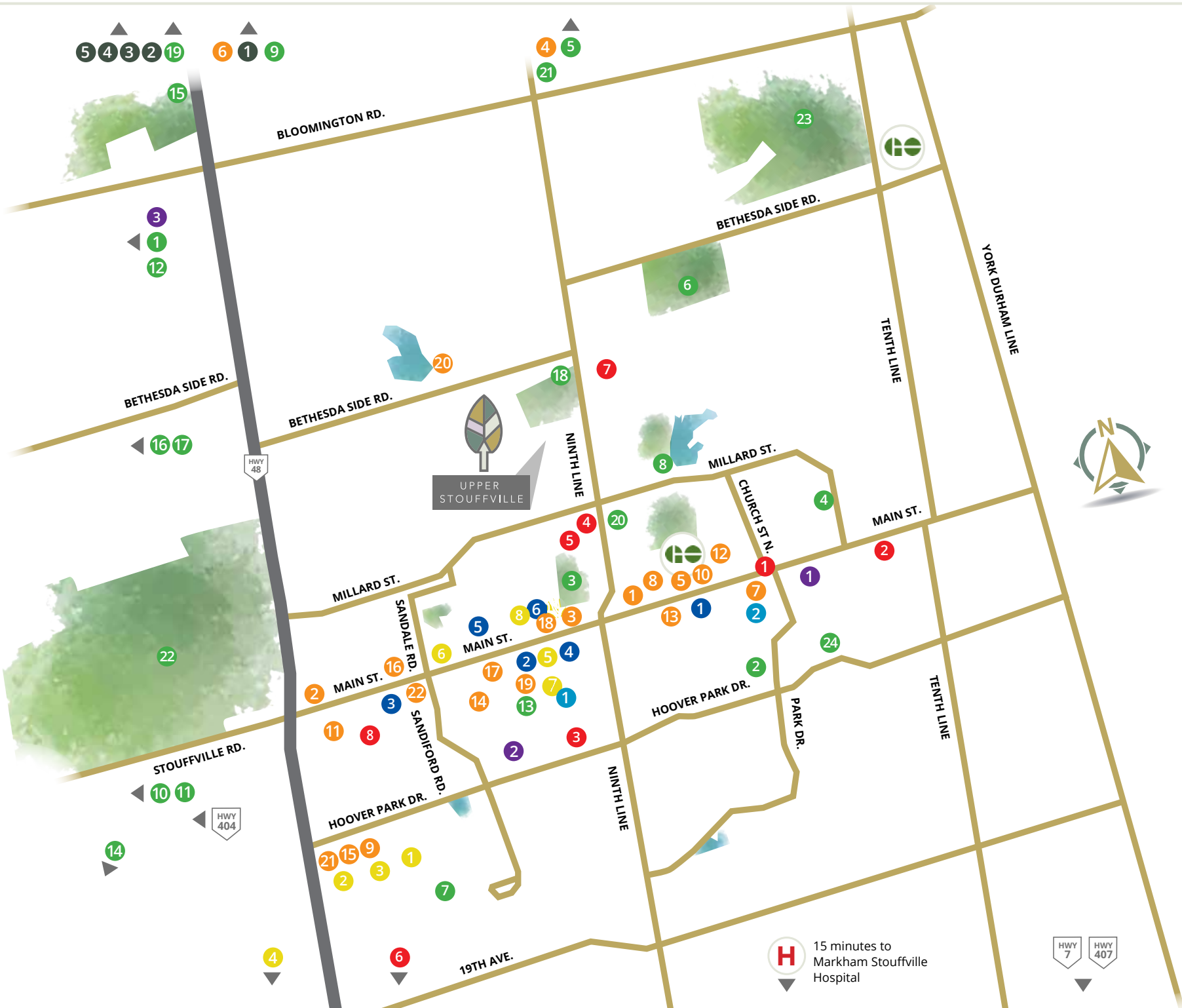
Parks & Recreation

1. Vandorf Park
2. Memorial Park
3. Rupert Park
4. Stouffer Street Parkette
5. Coults Park
6. Bethesda Park
7. RougeView Dog Park
8. Stouffville Conservation Area
9. Ballantrae Community Centre
10. Bruce Mill's Conservation Park
11. Treetop Trekking Stouffville
12. Whitchurch-Stouffville Museum
13. Stouffville Clippers Sports Complex
14. Upper Unionville Golf Club
15. Royal Stouffville Golf Course
16. Rolling Hills Golf Course
17. Bethesda Grange Golf Course
18. Timber Creek Golf
19. Eldred King Woodlands
20. Stouffville Arena, Running Track, Tennis Courts
21. Musselman's Lake
22. Spring Lakes Golf Club
23. Sleepy Hollow Golf & Country Club
24. Whitchurch-Stouffville Entertainment Centre



Trails

1. Hollidge Tract Accessible Trail
2. Whitchurch Conservation Area
3. Eldred King Woodlands
4. York Regional Forest
5. Mitchell Tract



Drive Times (in minutes)

52 to Toronto	34 to Vaughan
15 to Markham	29 to Pickering
23 to Newmarket	12 to Hwy 404
25 to Richmond Hill	20 to Hwy 407



LOVE, LAUGH, AND HAVE FUN.

Your family deserves a place to grow. The homes at Upper Stouffville feature something for everyone, including proximity to fun recreation centres, exceptional schools, a charming downtown district and a relaxing country setting. Located at Ninth Line and Baker Hill Boulevard, this safe neighbourhood is the perfect place for families to establish roots, make new friends, join exciting community programs and feel the warmth of home.



A
PLACE
TO
CALL HOME



EXPLORE STOUFFVILLE'S CREATIVE SPARK



Stouffville is a haven for creativity. A vibrant arts, culture and entertainment community only adds to its charm. Explore the renowned Latcham Art Centre, housing spectacular works of art and yearly exhibitions for over 40 years. Visit the Whitchurch-Stouffville Museum & Community Centre—a unique focal point of Canadian settler history where the stories of the past are celebrated by the local community. Witness the delights of the theatrical at the Lebovic Centre for Arts & Entertainment, downtown's historic multi-use centre with year-round shows, concerts and events.

There's always something to do and see in Stouffville, with a variety of events, attractions and festivals occurring year-round. From music, dance and gallery tours to scenic rides on the York-Durham Heritage Railway and movie nights under the stars, Stouffville comes to life when you call it home.

KITCHENS THAT BRING EVERYONE TOGETHER

A kitchen at Upper Stouffville is the center of your family home and a hub for gatherings of every size. It's where meals are lovingly crafted, where snacks are sneakily thrifted from the refrigerator before dinnertime and where a warm cup of coffee between friends takes place. With beautifully extended upper kitchen cabinets lining the spacious interior, state-of-the-art stainless-steel appliances, pristine granite or quartz countertops and much more, your kitchen at Upper Stouffville is the ideal setting for creating not just meals for your family, but memories too.



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LIVING ROOMS MADE FOR LIVING EASY

Whether it's a place to relax and unwind or to entertain guests, your living room at Upper Stouffville is made for your lifestyle. The sprawling engineered hardwood floor carefully selected from sustainable forests, rising 9' ceilings, Energy Star-rated casement windows and your own direct-vent gas fireplace create the foundation of quality-constructed living space. What makes a living room at Upper Stouffville unique is YOU. It's comfort, ease and excitement all in one, where family movie nights are cherished, relaxing after a hard day's work is vital and where everyone comes together to celebrate holidays and life's achievements.





THE ART OF HOME BUILDING

Fairgate Homes is a boutique homebuilder with almost 40 years of expertise. Innovation and quality are driving forces in how we design and build our communities. It is key to meeting our customers' expectations and it is the foundation that helps us stand the test of time.

Our focus on personalization and detail defines who we are. Our homebuyers are making the most valuable investment of their lives and deserve a quality home. Our commitment to everything from features and finishes to construction best practices ensures a standard of excellence at Fairgate Homes, making it so our clients can own a masterpiece.

We are at the forefront of the latest design trends and implement distinctive style into every home we build. Our designs and tailored approach to homebuilding endows careful consideration of the municipalities we build in, through measured planning and quality construction in the communities we create.

Fairgate Homes represents creativity in the homes we design and meticulous attention to the architectural details and individualized features we are known for in the industry. Our passion is building homes that will last our customers a lifetime.

THE BUILDER THAT SCULPTED STOUFFVILLE

DULVERTON SUBDIVISION
STOUFFVILLE

DORMAN DRIVE
STOUFFVILLE

OPAL COURT
STOUFFVILLE

FAIRGATE CRESCENT, PARK DRIVE
STOUFFVILLE

STOUFFVILLE RECREATION
COMPLEX - STOUFFVILLE

EARL COOK DRIVE
STOUFFVILLE

WHEELER CRESCENT, LORI AVENUE AND
THICKETWOOD BOULEVARD
STOUFFVILLE

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