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Stonecroft New Hamburg NEWS

June 2005

Volume 3 Issue 2

Stonecroft Opening Phase 3

Sales at Stonecroft, in New Hamburg have been so strong that phase 3 is opening ahead of schedule. "We have only one standard lot remaining" according to Stonecroft president, Mike Schout who made the announcement earlier this week.

Stonecroft is an Adult Lifestyle Community of 490 single detached homes on 120 acres west of Kitchener. Stonecroft offers 12 plans, all of which are bungalows and include standard features such as all brick construction, full basements, 9 foot main floor ceilings, 2 bedrooms, 2

full baths, advanced wiring for security and internet options, main floor laundry, air condition-

ing and garage openers.

Some plans include a main floor study or library. The variety of plans featuring open concepts and vaulted ceilings are very popular because they keep all parties included when entertaining, according to Schout.

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Past Stonecroft Visitors Get 1st Choice ... of all lots in phase 3!

What's particularly exciting about this phase is it offers a very rare opportunity for one purchaser to own beside the kettle lake (which is actually a large natural pond). There are also several lots backing onto the grounds of the recreation / leisure center which will be landscaped with plenty of trees, plantings, trails and water features including fountains, similar to our entrance at Stonecroft Way. You can preview the lots immediately by contacting Sara at (519) 662-6621 or toll free (877) 278-7577.

The lots will be available starting on **June 21st** at 12:00 noon, so don't miss out claiming your preferred lot in phase 3!

We hope to see you then!

Stonecroft Wins “Project of the Year” Home builders Award

Stonecroft New Hamburg has been awarded the prestigious “Project of the Year (Multi Unit Homes) Award of Distinction” by the Waterloo Region Home Builders Association. The award acknowledges the overall concept of the project, and the exceptional attention to detail including water features and landscaping that are marks of excellence in the Stonecroft community.

vision as any other development.” He is confident that Stonecroft would win the “Project of the Year Award of Distinction” in any category it was placed in—such is the level of excellence here. Stonecroft has in fact also been honored at the provincial level, as a finalist in the Ontario Homebuilders Association Awards.

When all ten phases are complete, Stonecroft will include 490 homes. Phase Three of the project will get underway this year. Stonecroft’s trademark attention to detail will be evident, every step of the way.

Schout smiles: “We have a bit of a reputation among the homeowners,” he says. “We have letters saying, “We didn’t think it was going to be this nice.” Stonecroft homeowners are the community’s best marketers. They are so delighted, both with their homes and with the community in general, that Schout is eager to introduce them to prospective buyers. In fact, Stonecroft holds two community events each year that sees residents mingling with anyone interested in becoming a homeowner. At both the springtime Strawberry Festival and the Corn Roast in the fall, the Stonecroft team are happy to see homeowners and prospects in conversation about the quality and attractions of Stonecroft.



The “Project of the Year” honor is actually the fourth Waterloo Region Home Builders award won by Stonecroft. In previous years, Stonecroft won the “Best Sales Office” award, and “Best Color Ad” honors twice. But the Stonecroft team admit they are most proud of the “Project of the Year” honor, which recognizes the overall excellence of the Stonecroft community. In winning the award, Stonecroft was up against all other multi-unit developments across the Region of Waterloo.

Stonecroft President, Mike Schout explains that while all homes in the community are luxury, adult community, single-family homes, Stonecroft is included in the “Multi Unit Homes” category because it is legally a condominium development. That is because the condo designation allows the development of Stonecroft’s exceptional community features: the landscaping, walking trails, water features, and even the new Stonecroft Recreation and Leisure Centre, a 18,000 square foot facility that is planned to be under construction this summer.

Says Schout, “We couldn’t have the walking trails, water features, private recreation centre, without being a condominium. The municipality would never allow that.” So, Stonecroft homeowners get the best of both worlds. Schout comments that, when it comes to the individual homes in Stonecroft, “We’re as close to a subdi-



Visitors on those occasions are also encouraged to enjoy the landscaping details. Schout points to one section of walking trail that involved a \$50,000 investment, or about \$2,000 per home along that part of the trail. These are the kind of features that lead homeowners to tell Schout and prospective neighbors that Stonecroft attention to detail is “beyond our expectations.” And those are the same details that led to the Home Builders’ Project of the Year Award of Distinction.

– By Paul Knowles



Stonecroft Opening Phase 3

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Lot sizes are generally 50 feet by 120 feet. Some walkout lots are available for those who would like to increase their finished living space without the cost of buying a larger home or adding more square feet.

“Opening a new phase is always exciting”, says Schout, “because people are able to get that perfect lot, whether it’s a larger pie-shaped lot, one that faces the sun or a particular direction or one that backs onto a specific area of greenbelt. We usually get a line-up the first day.”

Phase 3 will include 75 lots. All but 9 back onto landscaped green space. Stonecroft has been recognized for its extensive landscaping including water features and gardens and this phase promises more of the same. Ten prime lots will back onto the gardens of the recreation / leisure centre.

There are 2 more events that are happening concurrently with the opening of this phase. First, the start of construction for the recreation / leisure centre will happen in July. This 20,000 square foot facility will be for the exclusive use of the residents of Stonecroft. It will include an indoor pool large enough for water aerobics or swimming laps, 2 card rooms, a billiard room, a library, a spacious fitness room with the most modern equipment which overlooks both the pool and the landscaped gardens and a multi-purpose room large enough for a banquet for 250 guests.

Second, Stonecroft will donate approximately 10 acres of land to the municipality to be used forever as park-land. Included on this property is a large woodlot which will be developed with walking / biking trails and a kettle lake, which is a very unique natural water feature.



Virtual Tours Available!

You can take a virtual tour of all four Model homes.

Visit our website to view 360 degrees of The Dorchester, Hampshire, Bedford and Montana II models at www.stonecrofthomes.com

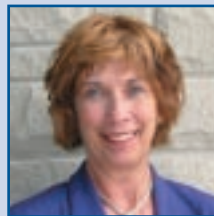
Keeping you up to date with our progress!!



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