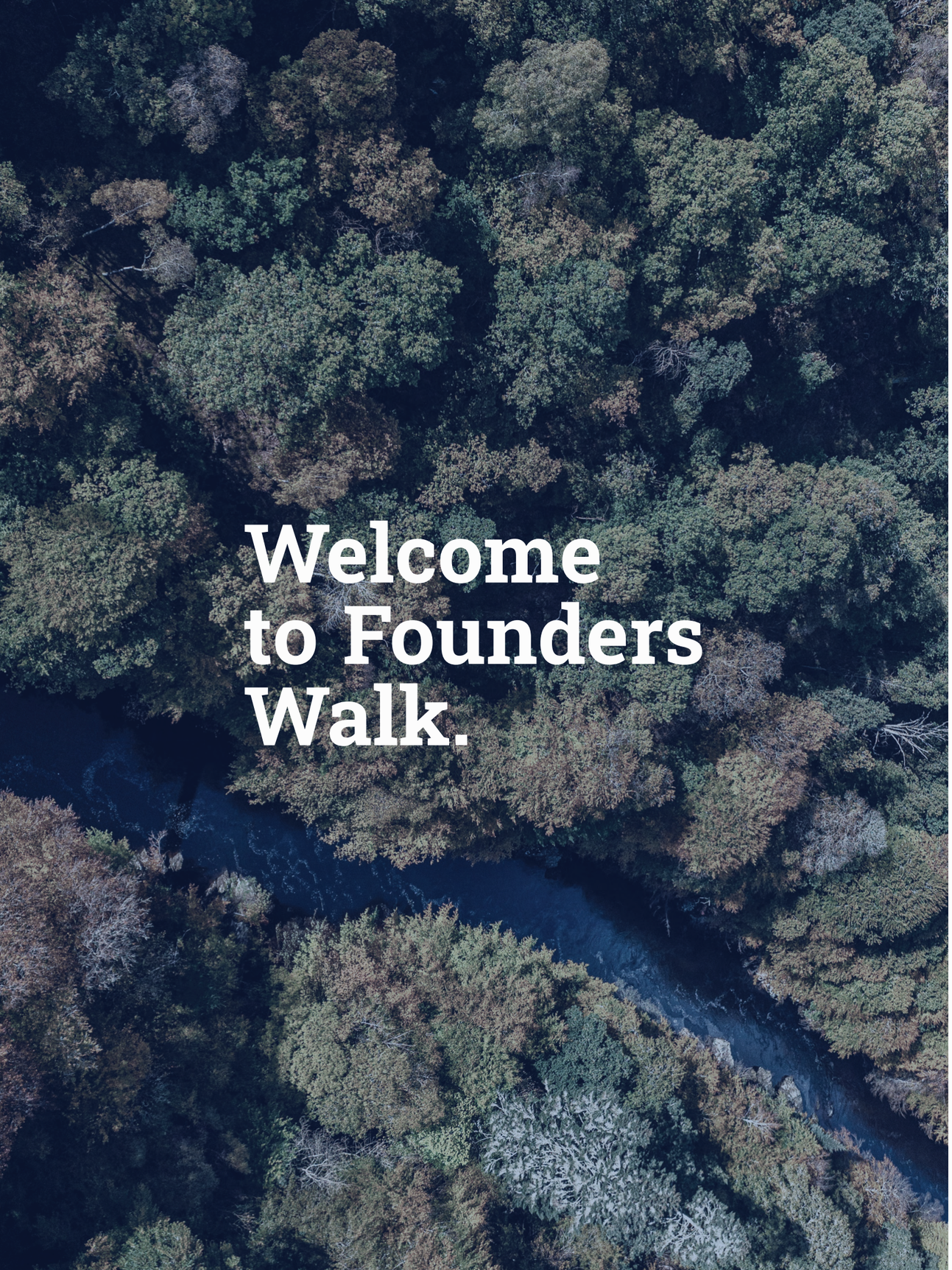



Where
Your
Story
Begins.



# Welcome to Founders Walk.

## Where Legacy Begins, & Community Flourishes.

Nestled within the established fabric of Upper Stouffville, Founders Walk introduces a collection of thoughtfully crafted Freehold Townhomes and Detached Homes inspired by the enduring character, natural beauty, and close-knit spirit that have defined this remarkable town for generations.

# A Place Where New Traditions Take Shape, Future Generations Put Down Roots, & Your Family's Story Begins.

Created by award-winning builders FAIRGATE Homes and OPUS Homes whose roots run deep in Stouffville, Founders Walk is more than a new community. It's a continuation of a story already well underway.



Here, tree-lined streets connect to celebrated parks, walking trails, golf courses, schools, and historic Main Street. Neighbours know one another. Children still ride their bikes to the park. Weekends are spent exploring local cafes, farmers markets, and conservation lands.

# Welcome to Upper Stouffville.

## Your New Story Begins Along Bethesda Side Road.

Founders Walk enjoys one of Stouffville's most desirable addresses. Moments from Main Street, Spring Lakes Public School, Stouffville GO Station, established neighbourhoods, golf courses, and expansive natural landscapes, this is a location that offers both connection and permanence.



## Close Enough to Everything. Far Enough From the Rush. Preserving the Character That Makes Stouffville Unique.

Historic Main Street **5-Mins. Drive**
Stouffville GO Station **7-Mins. Drive**
SmartCentres Stouffville **8-Mins. Drive**
Markham **15-Mins. Drive**
Richmond Hill **25-Mins. Drive**
Newmarket **23-Mins. Drive**
Pickering **29-Mins. Drive**
Highways 401, 404 & 407 **Mins. away**
Stouffville GO Station **Mins. away**

Main St
Spring Lakes Public School
Highway 48
Baker Hill Blvd
Bethesda Side Rd

FAIRGATE HOMES
OPUS HOMES

# Everything That Makes Stouffville Exceptional, Moments From Home.

Beloved for its heritage, natural beauty, and welcoming spirit, Stouffville strikes a rare balance between connection and calm, offering a lifestyle that feels both established and evolving.



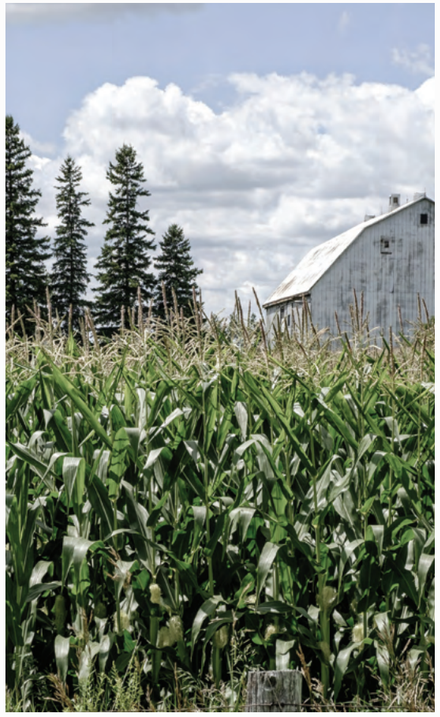


# The Best of Stouffville. Right Outside Your Door.

# Closer to the Outdoors, Everyday.









## Nature Woven into Everyday Life & Preserved for Generations.

Surrounded by some of York Region's most beautiful natural settings, every day begins with a connection to the outdoors. Explore over 20 parks and conservation areas, kilometres of walking and cycling trails, playgrounds, forests, and protected greenspaces. Nearby destinations include Bruce's Mill Conservation Area, Pangman Springs, Eldred King Woodlands, and the countless trail systems woven throughout the community.













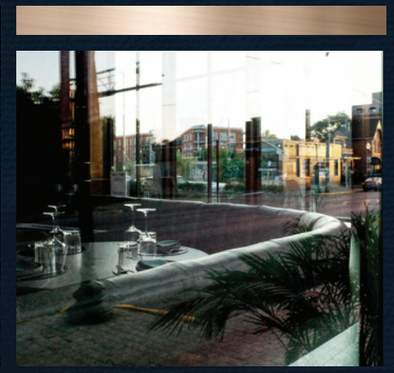




# Downtown's Main Street Living.











## Where Historic Main Street Remains the Cultural & Social Heart of Stouffville.

Lined with locally owned boutiques, cafés, restaurants, specialty retailers, and gathering places, Stouffville offers the kind of authentic downtown experience increasingly difficult to find. Spend a Saturday morning browsing local shops. Meet friends for coffee. Attend community events and seasonal festivals. Discover something new around every corner—welcoming, vibrant, and distinctly local.

## Some of Life's Best Moments Happen Around a Table.

Whether it’s a leisurely brunch downtown, dinner with friends, or a spontaneous stop for coffee after school drop-off, Stouffville offers a collection of beloved local destinations that make every day more enjoyable. From artisan bakeries and neighbourhood cafés to family-owned restaurants and modern dining experiences, the town continues to cultivate a thriving culinary scene of small-town warmth.







# Local Parlours & Flavours.

## From Heritage Venues to Year-Round Events, Culture Thrives Here.

Experience live performances at 19 on the Park, a beautifully restored heritage theatre and community arts venue. Explore contemporary exhibitions and educational programming at Latcham Art Centre. Visit the Stouffville Museum and discover the stories that shaped the community. Throughout the year, festivals, concerts, markets, exhibitions, and community celebrations bring residents together and create a vibrant calendar of experiences.



## For a Life Well Lived.

An active lifestyle comes naturally in Stouffville. Morning walks. Family fitness. A round of golf with friends. With modern community facilities, sports fields, fitness centres, outdoor recreation spaces, and year-round programming, residents enjoy endless opportunities to stay active, connect with others, and make the most of every season. Seven local golf courses and country clubs further enrich a lifestyle designed for every age and stage of life.









# Connected to What Matters Most.

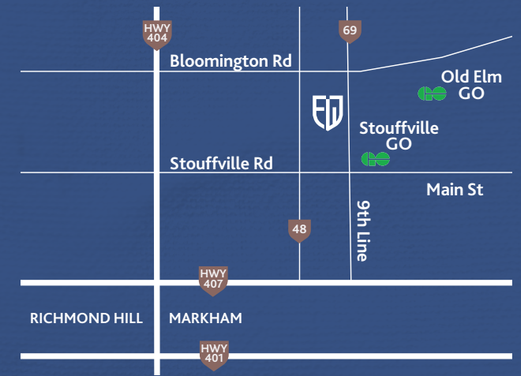


EDUCATION
& FAMILY LIFE

## Growing Together.

Safe streets. Endless opportunities. Exceptional schools. Strong community spirit. Moments from Spring Lakes Public School and close to a variety of respected educational opportunities, Founders Walk offers an ideal setting for families to learn, grow, and thrive together.









CONNECTED
LIVING

## Exactly as it Should be.

Connected to the places you need to be, while never far from where you'd rather be. With convenient access to the Stouffville GO Line, Highway 48, Highway 404, and York Region Transit, commuting throughout the GTA is effortless. Whether heading to work, meeting friends in Markham, or exploring the region, every destination is within easy reach.

# Stouffville At a Glance.

## 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
8. Stouffville Academy of Music & Dance

## SHOPPING/GROCERIES

1. Winners
2. Canadian Tire/Mark's
3. Walmart
4. South Asian Supermarket
5. Michael's NoFrills
6. Metro
7. Longo's
8. LCBO

## ARTS/ENTERTAIMENT

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
3. Whitchurch-Stouffville Museum & Community Centre

## FINANCIAL

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

## TRAILS

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

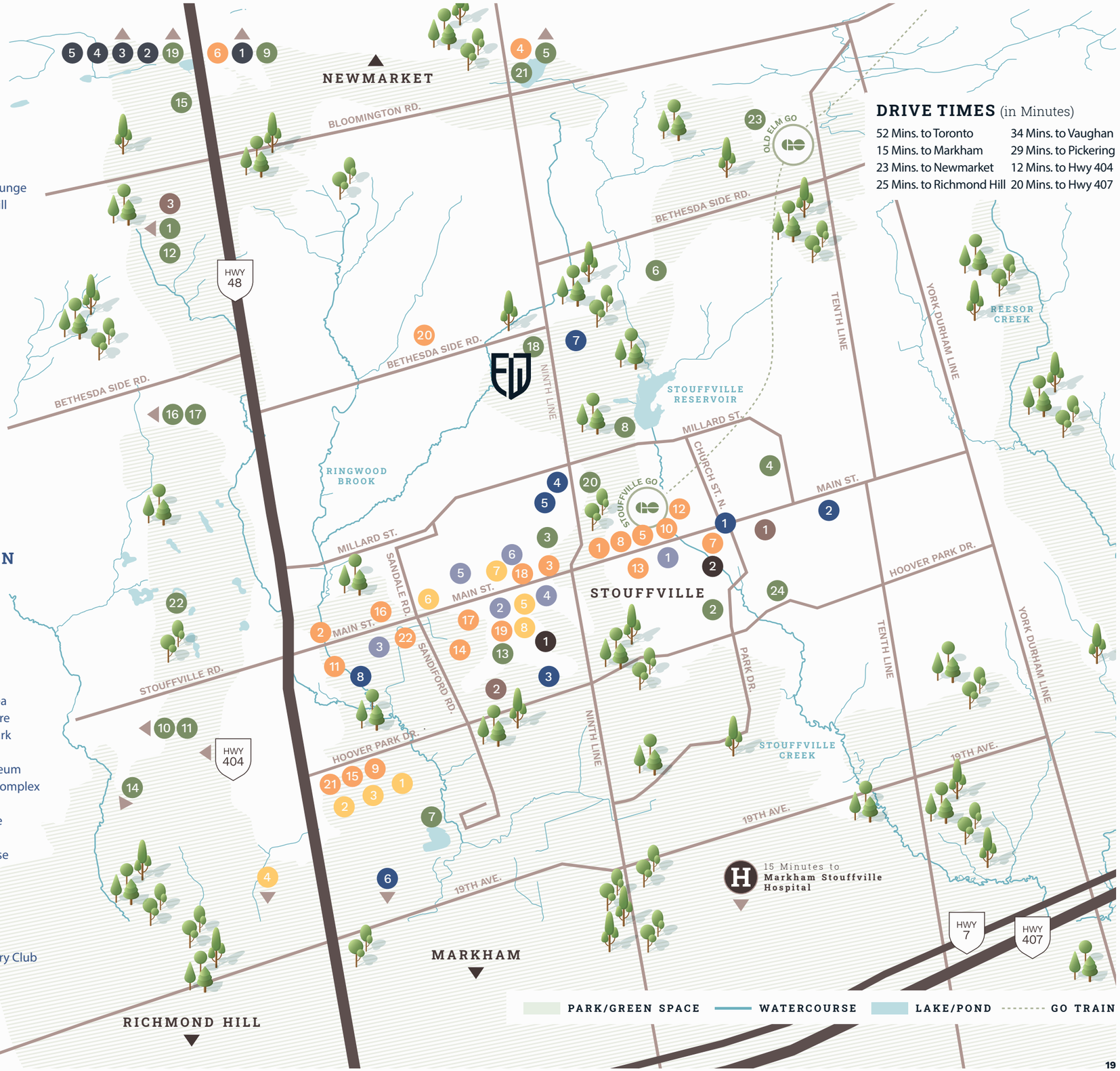
## RESTAURANTS

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

## PARKS/RECREATION

1. Vandorf Park
2. Memorial Park
3. Rupert Park
4. Stouffer Street Parkette
5. Coultice 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
21. Musselman's Lake
22. Spring Lakes Golf Club
23. Sleepy Hollow Golf & Country Club
24. Whitchurch-Stouffville Entertainment Centre

Illustrated Map not to scale. Artist's concept. E. & O. E. 2026




**DRIVE TIMES** (in Minutes)

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

# Inspired by Heritage. Designed For Today.

Artist's Concept

## Architecture With Individuality. Streetscapes With a Sense of Community.

Designed to complement the heritage and charm of Stouffville, Founders Walk offers an exceptional collection of 36′, and 40′ Singles and Freehold Townhomes that blend traditional architecture with contemporary style.







Artist's Concept

## Our Homes Are

# 20%

## More Energy Efficient Than Standard Homes*

**01** Energy Star® Certified homes

**02** Electronic programmable thermostat controlling Energy Star® high-efficiency furnace

**03** Fresh Home Air Exchanger, AC Unit, Humidifier and low VOC paints to promote clean air

**04** Exterior Rigid Insulation Sheathing for added insulation and noise reduction

**05** Sealing of ducts, windows, doors and areas susceptible to heat loss and draft prevention

**06** Triple Glaze Windows for extra insulation and noise reduction

**07** High Efficiency Hot Water Distribution System

**08** Plumbing fixtures and faucets that promote water conservation

**09** LED Light bulbs to help conserve energy

**10** Electric Car Charger rough-in for environmental trailblazers

**11** Engineered hardwood floors from sustainable forests*

**12** Green Label Plus™ certified carpets

**13** The use of recycled materials throughout the building process

**14** Steel insulated garage doors for added insulation

*Features subject to change/may vary based on model selected. See Schedule 'A' for details.
*As per Natural Resources Canada Office of Energy & Efficiency.

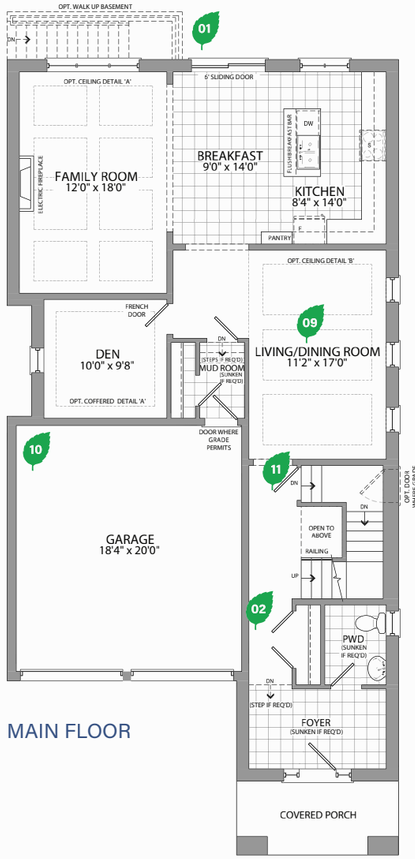


# An Eco-Friendly Approach That Will Benefit Future Generations.

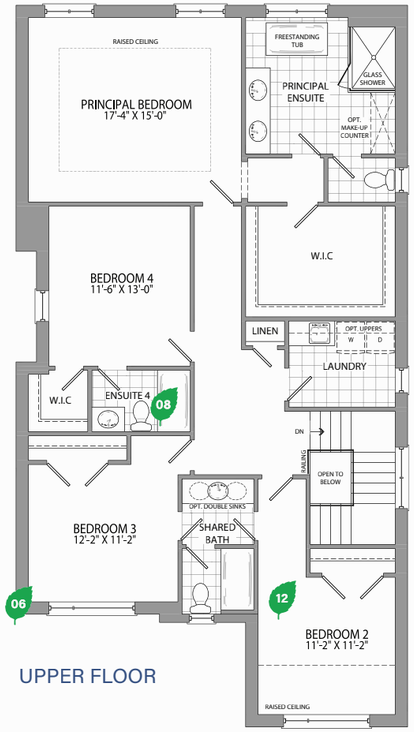
Working in conjunction with Canada's Energy Star® rating system, our GoGreen™ Program provides you and your family with a home that saves energy, conserves water, preserves the environment, reduces emissions, and promotes clean indoor air all while using the latest in environmentally sustainable materials and practices.



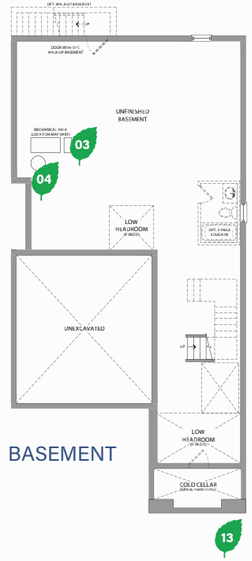

ENERGY STAR HIGH EFFICIENCY HAUTE EFFICACITÉ




MAIN FLOOR




UPPER FLOOR




BASEMENT

*Features subject to change/may vary based on model selected. See Schedule 'A' for details.
**As per Natural Resources Canada Office of Energy & Efficiency.

Thoughtfully planned interiors, spacious layouts, and refined finishes create homes that are as enduring as they are functional crafted for the way families live today and for generations to come.

Open-concept living brings a natural sense of light, space, and connection to every Founders Walk home. Expansive living areas flow effortlessly from one space to the next, creating bright, welcoming interiors equally suited to everyday family life, quiet moments, and gathering together.









# Remarkable Architecture, Spacious Plans & Elegant Interiors.

Every detail is considered, bringing thoughtful design, refined features and finishes, and enduring craftsmanship together for lasting quality, everyday functionality, and a home where traditional character meets contemporary living.

## CHARACTER & DISTINCTION

**Traditional Interior Millwork**
Refined baseboards, casings, and detailing add character throughout

**Upgraded Oak & Maple Cabinetry**
Quality-crafted cabinetry brings warmth and timeless appeal

**Stainless Steel Chimney Hood Fan**
A contemporary focal point for the heart of the home

## CRAFTSMANSHIP & ARCHITECTURAL DETAILING

**Stained Oak Staircase**
Beautifully crafted oak creates a timeless architectural statement

**8' Main-Floor Interior Doors**
Elevated proportions create an impressive sense of scale

**Smooth Main-Floor Ceilings**
A clean finish enhances the home's refined charactere

## MATERIALS & FINISHES

**Engineered Hardwood Flooring**
Rich stained hardwood brings warmth and enduring character

**Granite or Quartz Countertops**
Beautiful, durable surfaces designed for lasting style

**Stainless Steel Undermount Sink + Pull-Out Moen® Faucet**
Sophisticated design meets everyday convenience

## FUNCTIONALITY & EVERYDAY LIVING

**Extended Upper Cabinetry**
Added storage with a beautifully finished look

**Pot & Pan Drawers + Deep Fridge Cabinetry**
Smart storage keeps everyday essentials within easy reach

**Gas Fireplace**
A welcoming focal point for relaxing and gathering



## Space for Every Moment. Defined by How You Live.

# Character Built Into, Every Story.

Distinctive architecture, landscaped streets, and inviting green spaces come together to create a neighbourhood with character at every turn thoughtfully designed for the families, connections, and stories that will make Founders Walk home.

Artist's Concept

# 40+ Years of Excellence in Stouffville.

Founders Walk continues a 4-decade-long legacy of placemaking that has transformed Stouffville into what it is today. This collaboration between two of Stouffville's most prominent builders truly brings the greatest aspects of both to the forefront.

FAIRGATE HOMES

As a family business that has lived and built in Stouffville for over 4 decades, FAIRGATE Homes is a pillar of the community that has helped grow Stouffville into one of Southern Ontario's most-desired places to call home. Their landmark master-planned communities like The Brass Collection, Fairgate Meadows, and Upper Stouffville embody the highest facets of homebuilding—and have made a historic impact that can still be felt today.

OPUS HOMES

When you choose OPUS Homes, you're choosing a builder recognized for excellence—named Home Builder of the Year by BILD in 2021 & 2024, and a finalist for nine consecutive years. As third-generation builders, OPUS combines decades of experience, strong family values, and a clear vision for the future. Guided by our Living Refined™ promise, OPUS delivers exceptional, personalized service and lasting quality—before, during, and after you move in. Built on integrity, care, and craftsmanship, OPUS Homes continues to set the standard for homebuilding across the GTA.

FAIRGATE HOMES

OPUS HOMES

founderswalk.com