

A haven for active adults

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SPECIAL TO THE STAR

New Hamburg is becoming a haven for active adults looking to downsize. There are now three 50-plus communities here, including Stonecroft, which just launched its third phase.

“New Hamburg is a little gem,” says Sara Hill, sales representative with Re/Max Twin City Realty. “The town is very small with a population of 7,000, but it’s totally self-sustaining. You can walk to town from Stonecroft and are just minutes from Kitchener-Waterloo and Stratford — arts and cultural centres.”

“A lot of the residents in our first two phases find New Hamburg central to their kids and grandchildren,” says Lindsay Leis, property manager, Stonecroft Homes Inc. “New Hamburg is near Toronto and London . . . it’s in the centre of it all.”

Stonecroft, which won Project of the Year from the Waterloo Region Home Builders Association in 2004, is an adult community of brick bungalows with private walking trails and unique condominium ownership.

“There are only a handful of low-rise homes in Ontario with this type of ownership,” says Leis. “You own the house and the land, unlike a land-lease, where you don’t own the land, and you have to become a member of a condominium corpora-



All homes at Stonecroft are two-bedroom brick bungalows.

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“People like to own their land, it gives them a lot of peace of mind. There are also a lot fewer restrictions than a land-lease.”

Leis explains that homeowners pay condo fees of \$68 a month, which will increase when the recreation centre is built. Pathways, trails and recreation centre will be shared by all residents. Homeowners are responsible for their own grass cutting and snow removal, but if they head south for the winter, maintenance arrangements can be made at the owner’s expense.

The homes are on 46-foot to 56-foot-wide lots and can be customized inside. They are all two-bedrooms and range from 1,100 square feet to 1,800 square feet.

“These homes have great window designs to facilitate natural sunlight,” Hill says. “A lot of time and care was put into the

design of these homes. And for people who are not used to open-concept design, we have decorated show homes to give ideas about furniture placement.”

To help promote the active lifestyle desired by Stonecroft residents, an 18,200-square-foot recreation centre is scheduled to begin construction this fall. It will include an indoor pool, a multi-purpose area, lounge/library, banquet facilities, and exercise room.

“Developers have put a lot of thought into this recreation centre,” Hill says. “They had think tanks with existing residents to get their input as well.”

Phase 3 includes 75 homes and will be ready for occupancy in early spring. Prices start at \$249,900 and go to \$327,000. Call 519-662-6621 or toll free 866-278-7577 or click on www.stonecrofthomes.com