



4 Great New Reasons to Buy at Stonecroft!

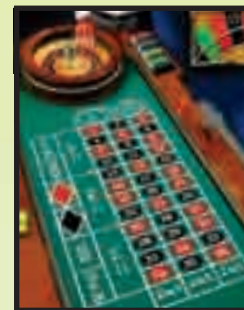
Are You Ready to Experience the *Lifestyle* at Stonecroft?



Stonecroft is building
2 New Homes for
September Closing!



*Come Be Part of...
A Vibrant Adult Lifestyle.
Join Us for
Monte Carlo Day!*



**Now Launching
PHASE 6!**

Beginning This Summer...

**Extensive Landscaping
Plans To Our
Beautiful Community!**

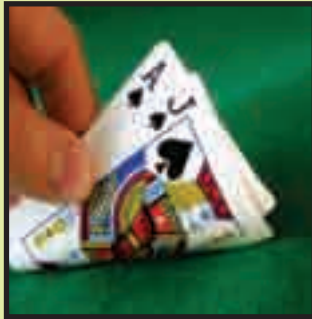
Join us for

“Monte Carlo Day!”

**A Celebration of Fun, Friends, Food,
Wine and Great Entertainment**

*Saturday, June 9
1- 4 pm
at the Recreation Centre*

**RSVP by phone (519) 662-6621 or
email to laura@stonecrofthomes.com**



**Great
Prizes!**



PLEASE; BRING A DONATION
for the
Waterloo Region Food Bank

WOW!!! Now Launching Phase 6!

Phases 1, 2, and 4 have SOLD OUT! There is only 1 remaining lot in Phase 3 that is unspoken for, and Phase 5 is going faster than expected so we've serviced and registered another 58 lots in Phase 6. That means **58 new choices** for you! Stonecroft now has over 450 residents from early 40s to over 80. Some work full time, some part time and some are vigorously enjoying the pursuit of leisure. In addition to individual activities like swimming or walking, we're bursting with activities with **38 committees and clubs** (which will soon be 40 with the addition of a regulation bocce ball court and horseshoe pits).

Oversized Lots In Limited Supply!

If you're looking for an **extra wide garage** (maybe for a motorcycle, or other “toys”), we only have 2 lots left (both in Phase 5) that will accommodate up to 4 more feet in garage width.

Or, you can almost double your finished living area at only **1/5th of the cost** per square foot of increasing the size of your home by finishing the basement. We have 8 walkout lots that will allow you to complete your basement with big bright windows, doors and finishes like your main floor at a much lower cost than adding square footage to your main floor. We can even raise the ceiling to give a full 9 ft ceiling height and best of all; your taxes will be a lot less than additional first floor area.

Stonecroft Starts Huge Landscaping Project!

This will be a very busy summer as we build 10 new walking trails, add landscaping to many of our current trails, pave all the internal trails with asphalt and ring trails with recycled asphalt, plant over 700 trees, build pergolas and gazebos along the trails for places to meet and chat with friends and neighbours, build stone entrance posts at Bonaventure Drive, add permanent signage in a stone wall facing Highway 7&8, add some wrought iron fencing along Hwy 7&8, complete the rail fence along Haysville Road and redesign and complete the RV lot with pavement and proper landscaped berms!

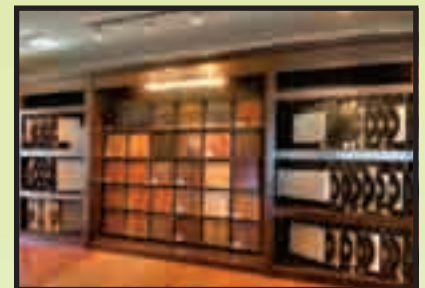
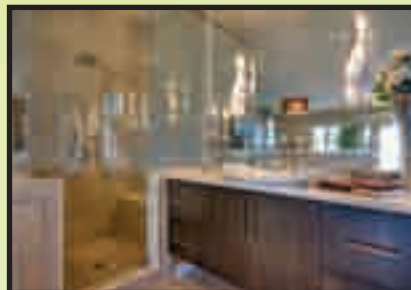
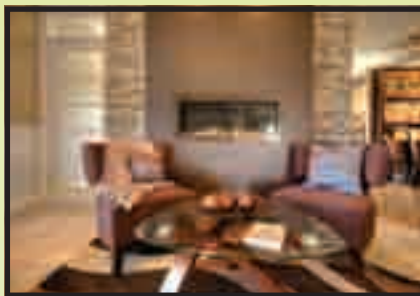
Want to Back Onto Farmland... That's Going to Stay Farmland?

For the first time, and unfortunately the **only time** in our community, we have 11 level lots backing onto farmland! Our western property boundary is described as a “countryside line” or “hard edge boundary” in the Official Plan of Waterloo Region meaning the neighbouring farm is going to stay farmland.

Come Discover What A Stonecroft Community Has To Offer You!



Stonecroft Décor Centre - Everything Under One Roof!



Please come and explore Stonecroft Homes Décor Centre! You will be impressed with our updated and exceptional selection of top quality interior finish products which reflect changing trends. Unlike most builders we have everything under one roof and over 3000 sq. ft. of showroom. We wanted to make the selections process more convenient and enjoyable while building your new home at Stonecroft. The feedback we have received over the last year since the Décor Centre has been open has been fantastic! Our homeowners appreciate the opportunity to touch and feel their selections all displayed together and are more excited than ever to personalize their home with the guidance of the Stonecroft Team.

At Stonecroft we understand that building a new home is an exciting time for you, and our new Décor Centre will enhance the experience of personalizing your new Stonecroft Home. Our full-time experienced designer will assist you in choosing the interior and exterior selections of your new home to reflect your individual style and preferences. The Décor Centre showcases our excellent standard choices, as well as many additional options to assist you in creating your personalized home!

Come and see what we are doing different than most other developments that makes the Stonecroft Community an exciting place to call home. A new adventure we would love to introduce you to!

A Fresher, Healthier Living Environment!

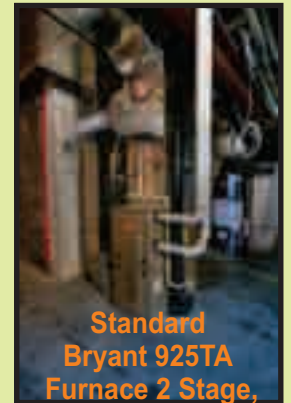
At Stonecroft Homes we are proud of the homes we build. Our homes are healthier and more energy efficient, and this leaves our purchasers with the peace of mind that their home will provide the comfort they deserve in a Community they want to live in.

We strive to be the builder that does not just build to local building code requirements. We incorporate building programs such as Energy Star, Green House, and EnerGuide 80. We take pride in these programs and it reflects in the awards that we have won at Stonecroft!

We are always looking for ways to improve our homes. What does this mean to you?

At Stonecroft Homes we put your home to the test! This insures that your home will meet and or exceeds strict requirements. We seal your home tighter and by installing the proper equipment like a HRV (Heat Recovery Ventilation) system, this allows you the home owner to control the fresh air entering your home while the stale air (cooking, pets etc.) is being discharged. No more drafty receptacles! Our standard furnace is 96% annual fuel utilization efficiency, and our residents are surprised on how much they save in heating and cooling from their previous homes that they lived in.

Although we cannot control Mother Nature, at Stonecroft Homes we are dedicated to not only making your home airtight but water tight as well. We spray foam your ring joists to insure proper sealing of pipes and vents that penetrate your home (the ring joist is located between your concrete foundation and your subfloor) thus to stop any possibility of air leakage or mold growth. This is a costly procedure however, we include it in every Stonecroft home because we believe that when you know how to build a better and healthier home, you should!



Resident Referral Program



Our next Resident Referral Draw will take place during the **Monte Carlo Day Event**, where one of our Residents will win a beautiful **Martha Stewart 4 Piece Outdoor furniture set**. Good Luck to everyone who has earned a ballot by bringing friends in to view the Model Homes!

Contact Us:

(519) 662-6621 or (866)-278-7577

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