



THE ENCLAVE  
at jeffrey place

SECLUDED  
**ESTATE  
LIVING**  
AT COUNTRY HILLS





THE ENCLAVE  
at jeffrey place

WELCOME TO THE ENCLAVE.  
A place where elegant estate living isn't a surprise.

The Enclave at Jeffrey Place in Kitchener is a new home community of inspiring executive estate homes with lots backing onto green space, designed for convenience and everyday lifestyle.

Here you will discover every possible amenity your heart desires.

Major shopping is only minutes from your front door, along with public transit, schools and entertainment only steps away, while walking trails, parks and lush green space are right at your doorstep.





TWO  
WORLDS,  
ONE  
COMMUNITY.



# HIGH TECH HIGH STYLE.



Kitchener's successful post-industrial transition has led to the city becoming a centre for innovation, home to tech companies such as BlackBerry, Google, Desire2Learn, CommunitECH and others. It is also a hotbed for start-up companies, manufacturing, business finance cluster and a home to some of the largest insurance companies such as Manulife, Sunlife and others.

With its blend of history, high-tech, rich cultural scene, revitalized Kitchener's downtown core and the brand new Homer Watson business park only minutes from your home, The Enclave at Jeffrey Place is perfectly positioned for a life of enjoyment.





# *Enjoy* LIFE AT ITS BEST.



We take pride in our tight-knit community and welcoming atmosphere where you can enjoy easy access to some of the city's best schools, parks, shopping centres, and recreational facilities, and we can't wait for you to become a part of it.



A wide-angle photograph of a bright, modern living room. On the left, a staircase with light wood treads and dark metal railings leads up. In the center, two white upholstered armchairs with green cushions are positioned. To the right, a long, rustic wooden coffee table sits on a light-colored wood floor. Behind the chairs, a large abstract painting is mounted on the wall above a wooden sideboard. A tall potted plant stands near the stairs. The room is lit by recessed ceiling lights and a lamp on the right.

# WELCOME HOME.

The spacious, thoughtfully designed 3 & 4 bedroom executive homes at The Enclave at Jeffrey Place offer the perfect blend of comfort and style, with modern finishes and plenty of room to grow.

# STYLE WELL DEFINED.



9'  
Main floor  
ceilings



Over the range  
microwave  
range hood

Ceramic tile in foyer, kitchen,  
finished laundry & baths



Oak stringers into  
upper level with full  
oak stairs to second  
floor treads & risers



Contemporary  
faucets in black  
matte finish or  
brushed nickel

Undermount double  
stainless steel sink  
in kitchen

Hard surface kitchen  
& bath countertops



Engineered  
hardwood  
floor throughout  
the great room



Fully tiled shower  
in each ensuite



# INCLUDED FEATURES & FINISHES

## EXTERIOR

- \* Aluminum fascia, soffits, eaves and downspouts
- \* Brick/stone siding or James Hardie board as per design
- \* Steel insulated exterior front doors and sliding vinyl patio doors
- \* Vinyl casement windows throughout home (excluding basement sliders where applicable)
- \* Architectural series fiberglass roof shingles and steel roofing on front porch (see elevations)
- \* Hard surface driveway
- \* Fully sodded front and rear yards
- \* Steel insulated two garage doors with openers

## QUALITY CONSTRUCTION

- \* 9' main floor ceilings
- \* Poured concrete walls complete with damp proofing and approved plastic membrane
- \* Oak staircase to second floor
- \* Conventional SPF floor joists
- \* All exterior walls are constructed with 2 x 6 spruce studs 16 O.C.
- \* 3/4 tongue & groove engineered subfloor glued, screwed and nailed
- \* 7/16 OSB roof sheathing
- \* R22 insulation on exterior walls above grade and R60 fiberglass in the attic

## ELECTRICAL AND MECHANICAL

- \* Natural gas fired high efficiency forced air furnace
- \* Central air conditioning
- \* Programmable thermostat
- \* Simplified HRV system
- \* Natural gas-fired water heater-power vented (rented at purchasers' expense)
- \* 200 Amp circuit breaker electrical panel
- \* Hard-wired smoke detector on every floor (carbon monoxide detector on floors located with bedrooms)
- \* Kitchen over the range microwave range hood vented directly to exterior
- \* Exhaust fans in all bathrooms
- \* 2 exterior electrical outlets (where applicable)
- \* Decora outlets and light switches throughout home

## FLOORING

- \* Ceramic tile in foyer, kitchen, finished laundry & baths
- \* Engineered hardwood floor throughout the great room
- \* Carpet with underpad on main floor bedroom, upper areas, upper hallway(s) and bedrooms

## PLUMBING

- \* Moen single lever contemporary faucets in black matte finish or brushed nickel as per predesignated interior colour package
- \* Undermount double stainless steel sink in kitchen
- \* All plumbing fixtures including tubs, toilets, china sinks, & cabinets sinks are white
- \* 3/4 pc. Acrylic tub and shower in main bath (tub & shower if applicable)
- \* 2 exterior water taps with vacuum breaker (where applicable)
- \* Posi-temp shower valves in all bathrooms
- \* Fully tiled shower or 3/4 acrylic shower in each ensuite
- \* Rough in for 3 pc bathroom in basement
- \* Sanitary sewer backflow preventer
- \* Waterline rough in for fridge

## INTERIOR FINISHES

- \* Kitchen & bath layouts as per plan
- \* Under cabinet light in kitchen
- \* Lighting plan includes pot lights and fixtures as viewed in the model
- \* Framed mirrors over all vanities
- \* Contemporary black lever hardware for interior doors or brushed nickel as per pre designed interior colour package
- \* Premium interior door (painted)
- \* Paint grade contemporary casing & baseboard

- \* Square drywall corner beads
- \* Oak stringers into upper level with full oak stairs to second floor treads & risers
- \* "Knockdown" textured ceilings throughout except bath, laundry & closet areas
- \* Unfinished interior garage with one coat of tape
- \* Pre-selected interior colour packages as per schedule
- \* Wire shelving in all closets
- \* Hard surface kitchen & bath counter tops
- \* Laminate counter tops in laundry areas where applicable

## WARRANTY

Includes 7 year structural warranty on all homes with Tarion Ontario New Home Warranty







BESPOKE  
FIT TO ALL.



# THE DORSET

2207 SQ.FT.

3 	2.5 
<hr/>	
2 	






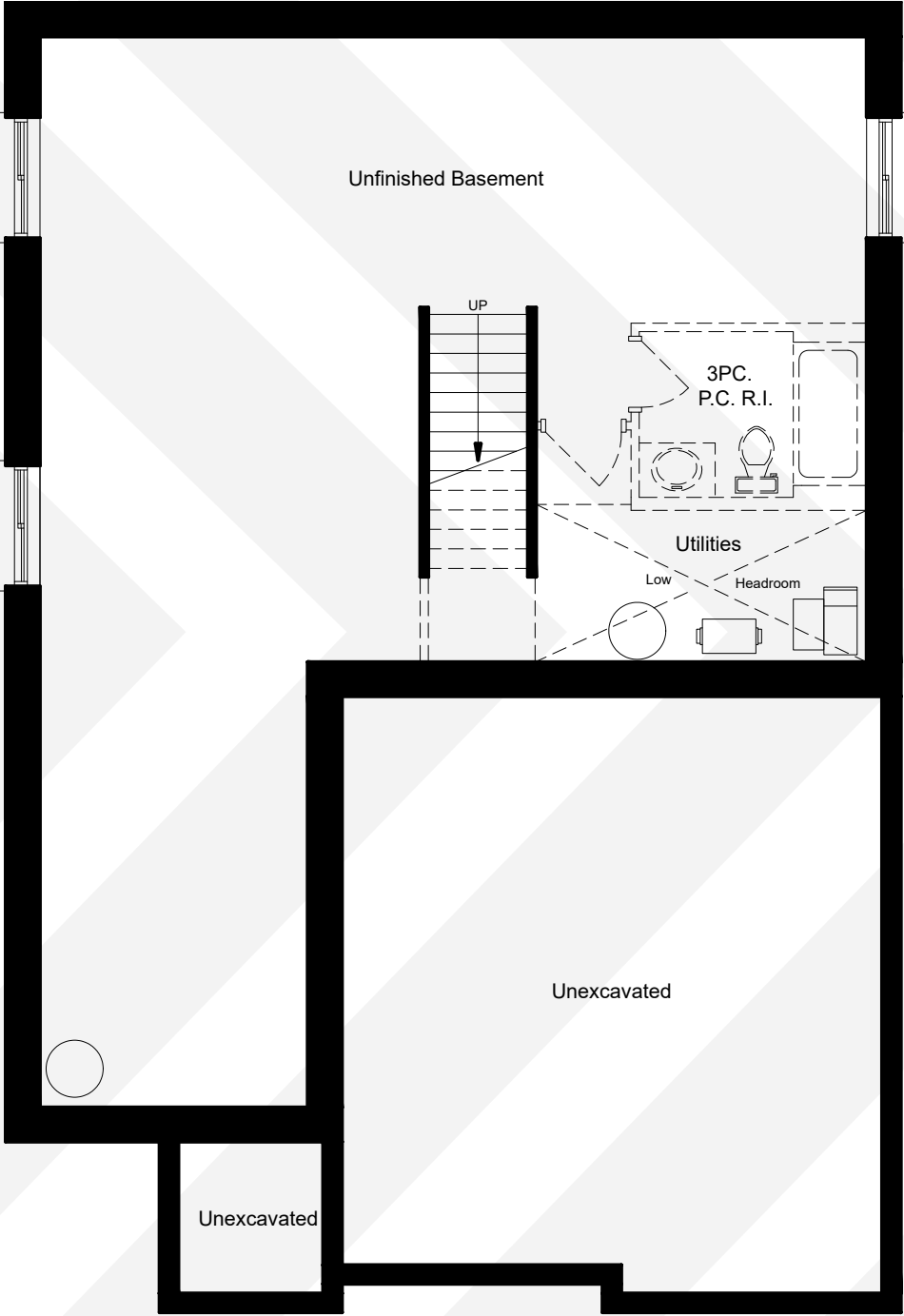
Rendering is artist's concept of the completed building and is subject to change. Illustration may show optional features which may not be included in the base price. Landscape areas and plantings are may vary from finished landscape. See sales representatives for more information. E. & O. E.



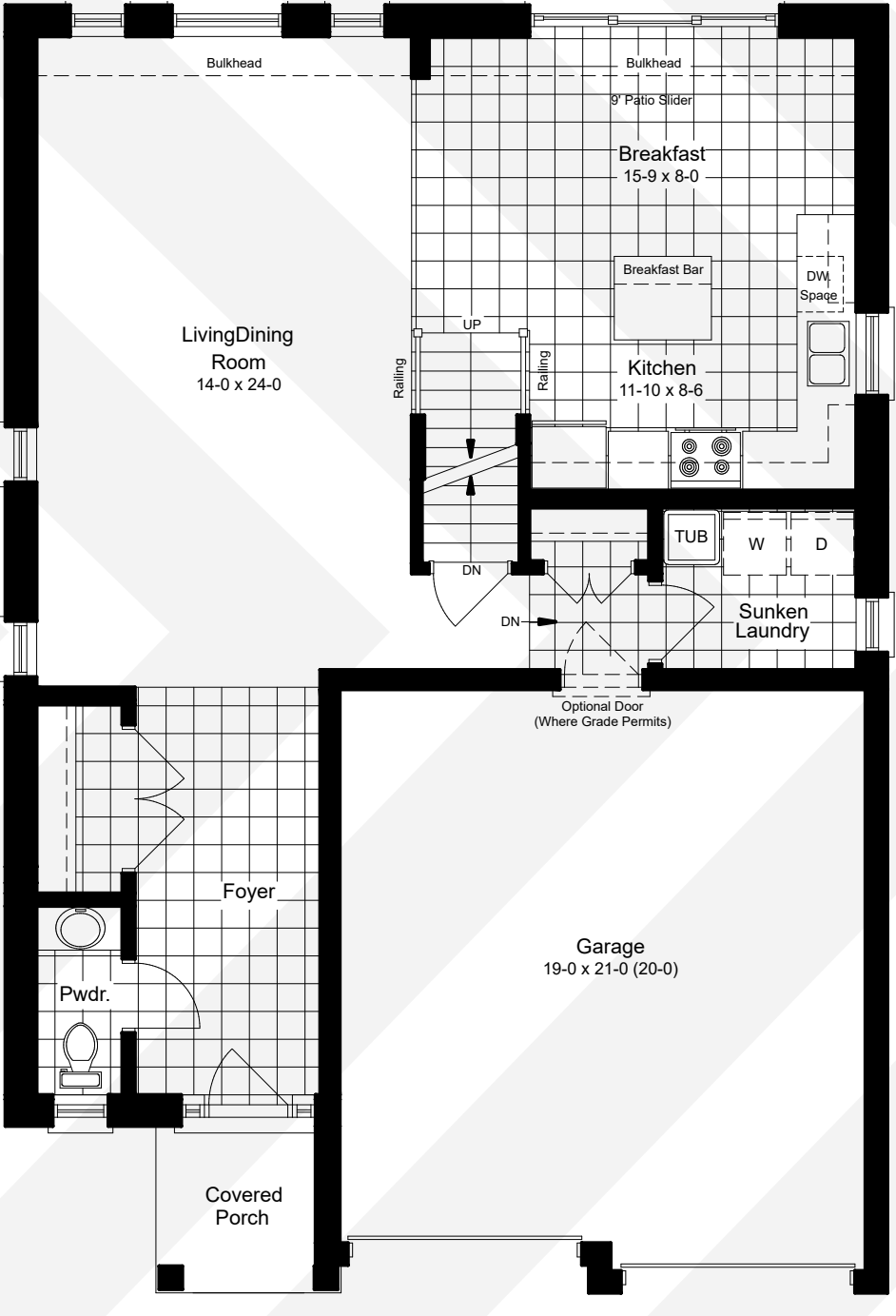
# THE DORSET

2207 SQ.FT.

3 	2.5 
<hr/>	
2 	



Basement



Main Floor



Second Floor

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**THE SOMERSET**  
2260 SQ.FT.

3 	2.5 
LOFT	2 






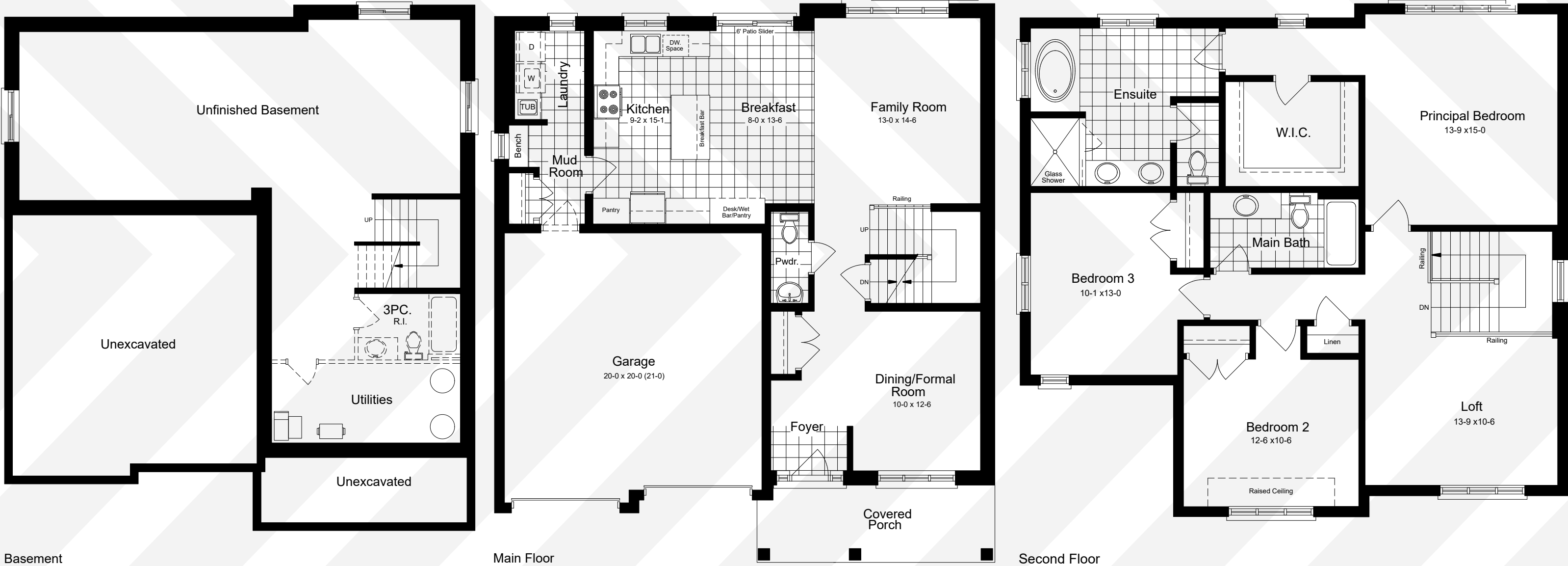
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# THE SOMERSET

2260 SQ.FT.

3 	2.5 
LOFT	2 




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# THE WILTSHIRE

2260 SQ.FT.

3 	2.5 
LOFT	2 






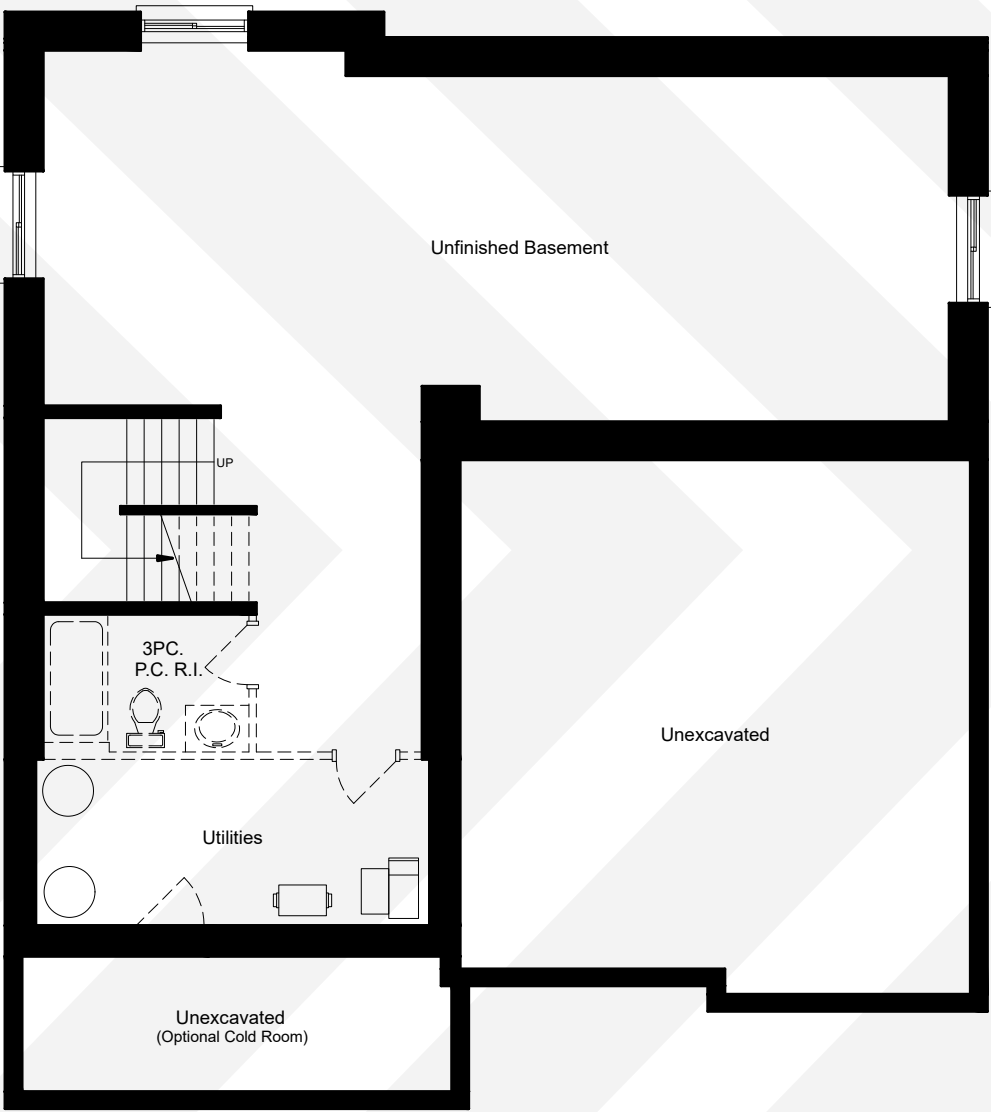
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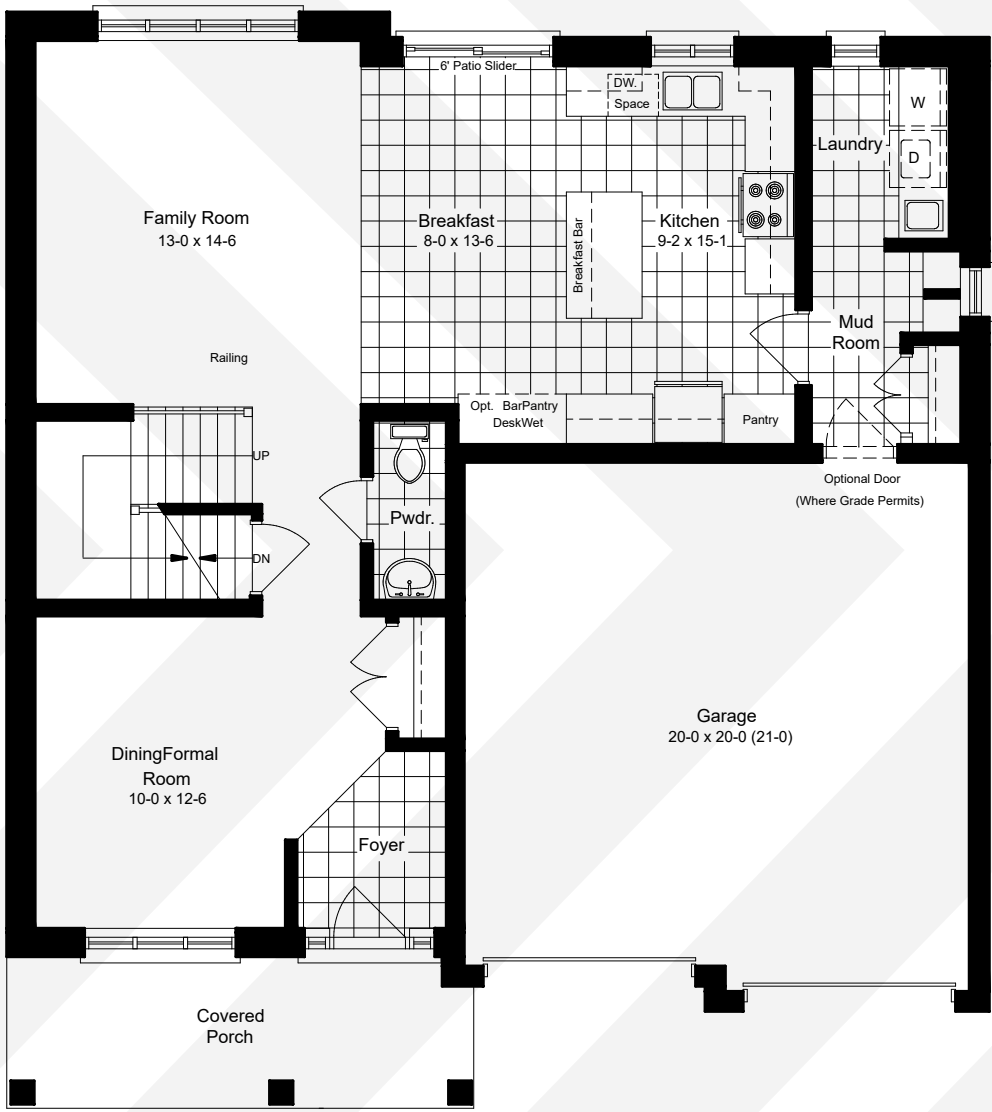
# THE WILTSHIRE

2260 SQ.FT.

3 	2.5 
LOFT	2 



Basement



Main Floor





Second Floor

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# THE CHESHIRE

2397 SQ.FT.

3 	2.5 
OFFICE	2 






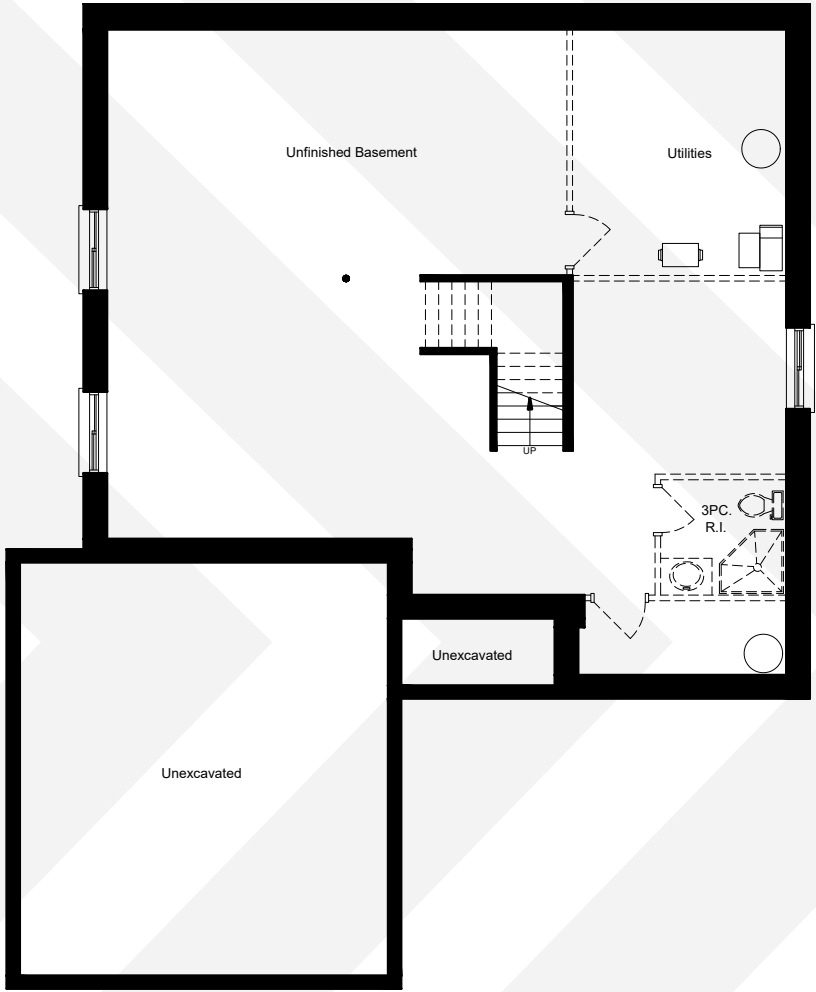
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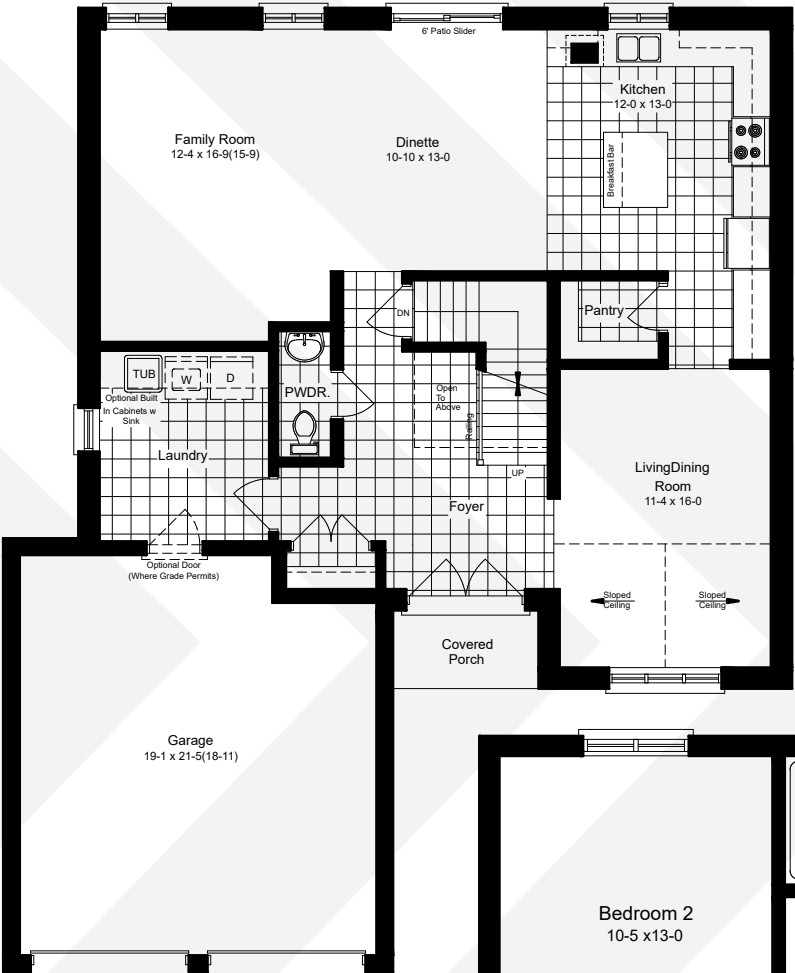
# THE CHESHIRE

2397 SQ.FT.

3 	2.5 
OFFICE	2 



Basement



Main Floor Plan




Second Floor

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# THE KENT

2812 SQ.FT.

4 	2.5 
OFFICE	2 






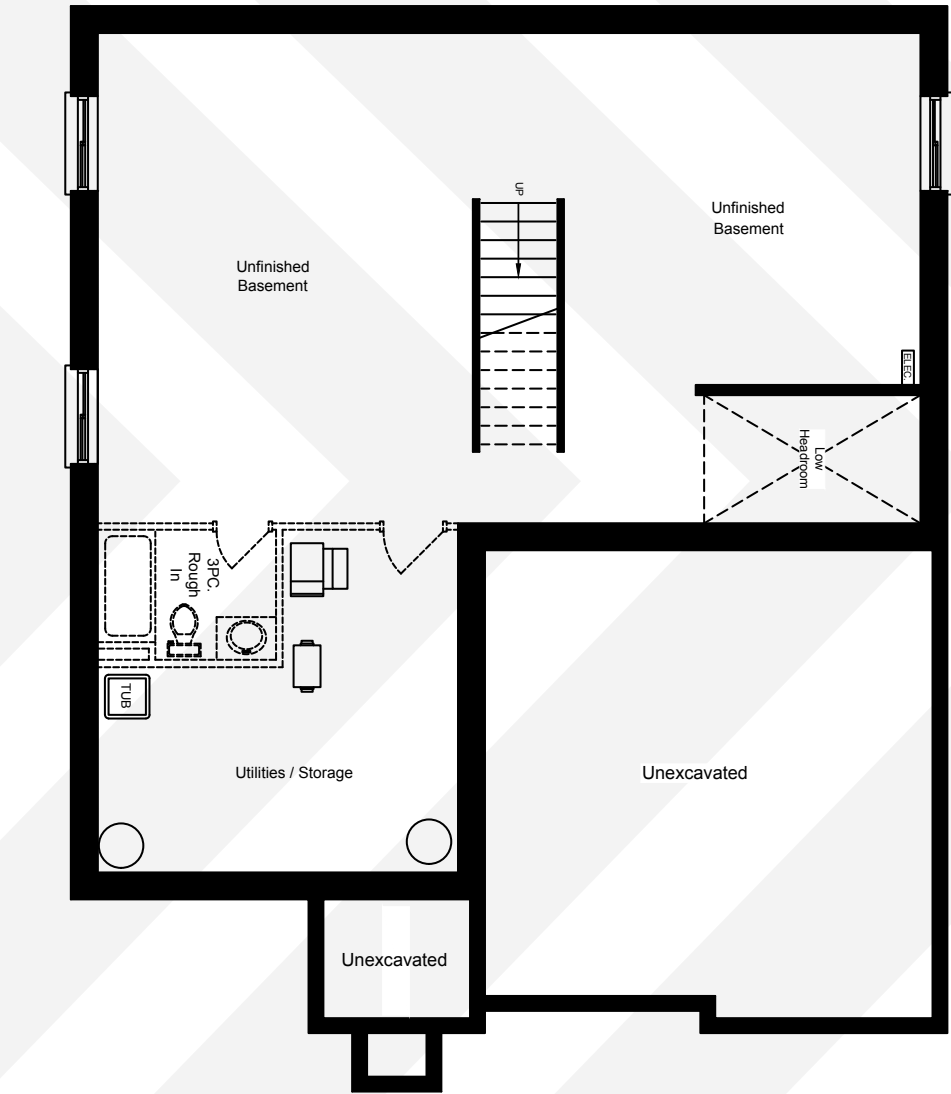
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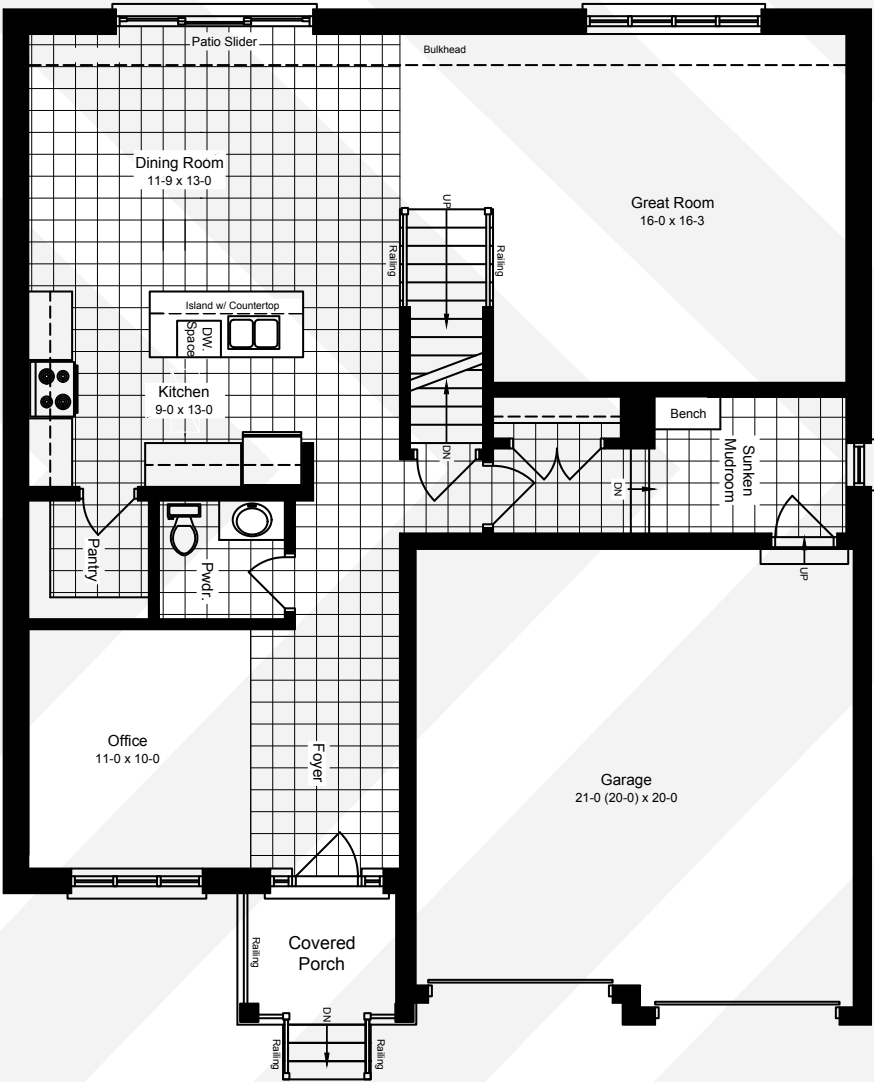
# THE KENT

2812 SQ.FT.

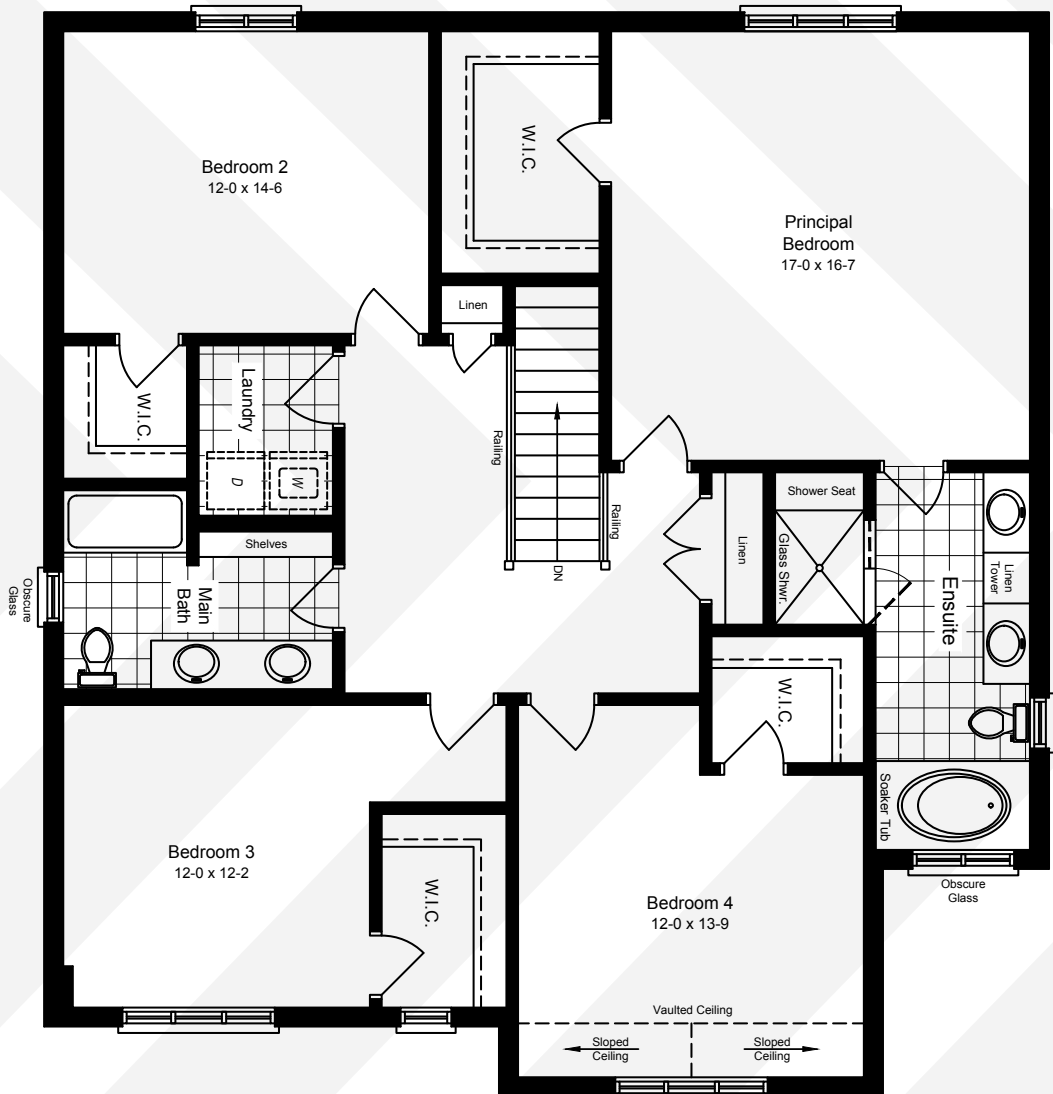
4 	2.5 
OFFICE	2 



Basement



Main Floor



Second Floor

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**THE OXFORD**  
2831 SQ.FT.

4 	2.5 
OFFICE	2 






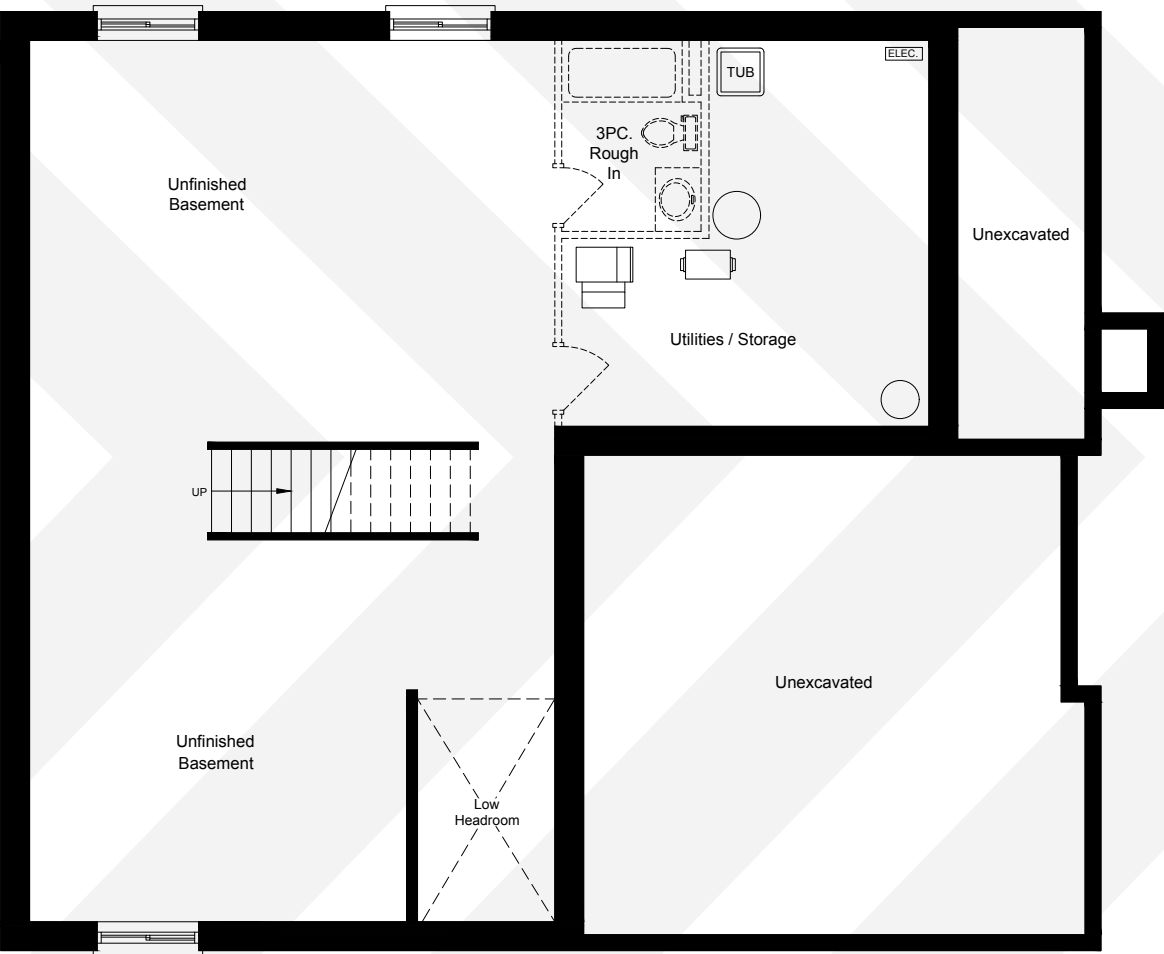
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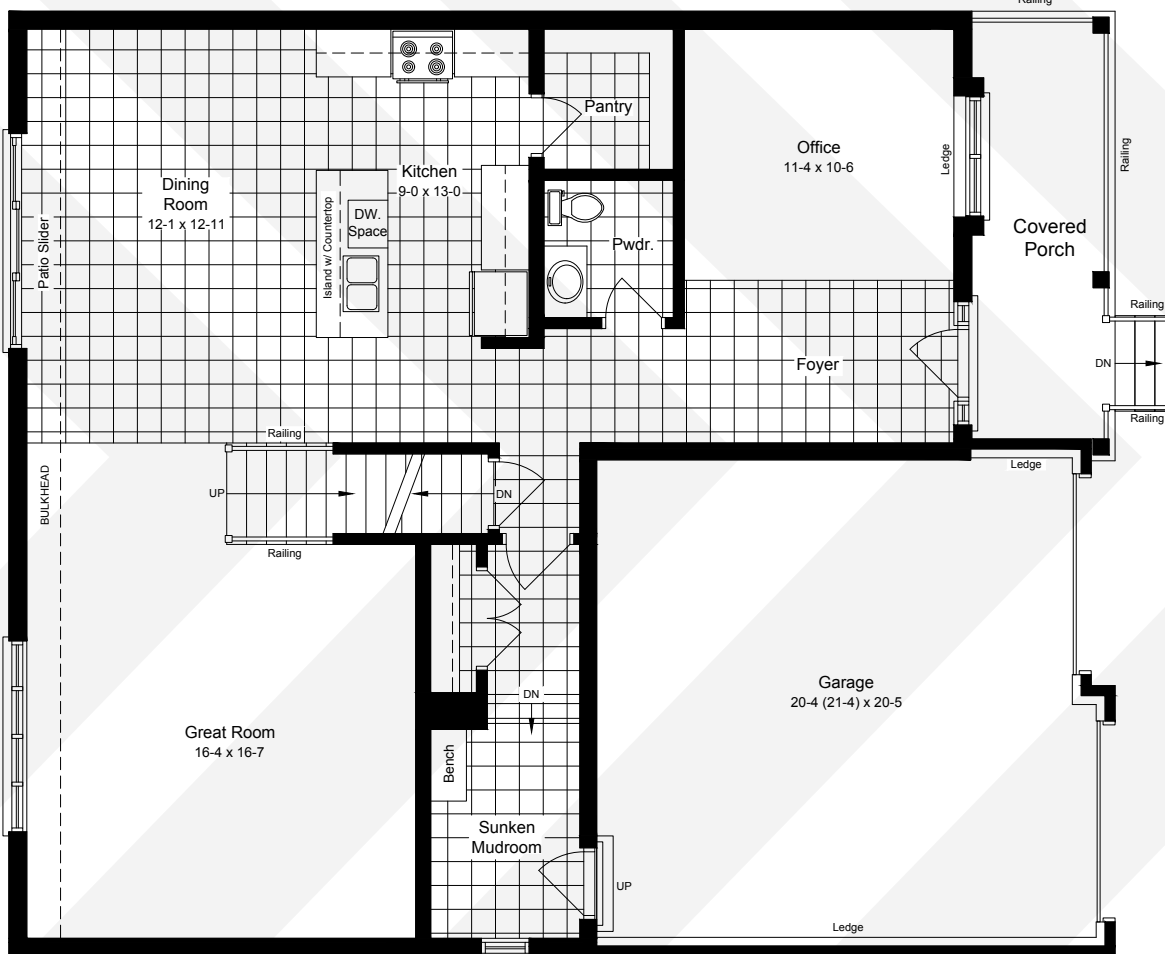
# THE OXFORD

2831 SQ.FT.

4 	2.5 
OFFICE	2 



Basement Floor Plan



Main Floor Plan






Second Floor Plan

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**THE WILTSHIRE**  
3129 SQ.FT.

4 	3.5 
FINISHED BASEMENT	2 






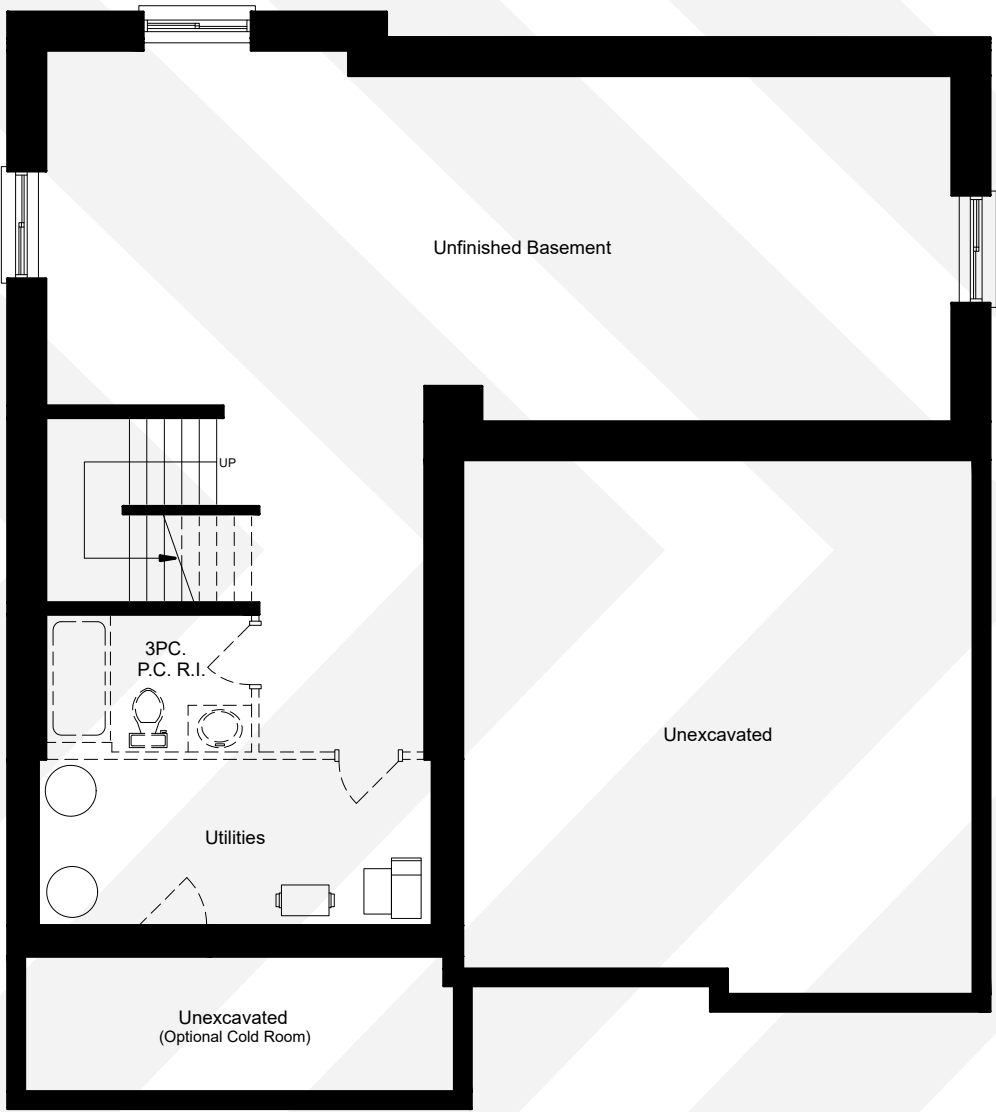
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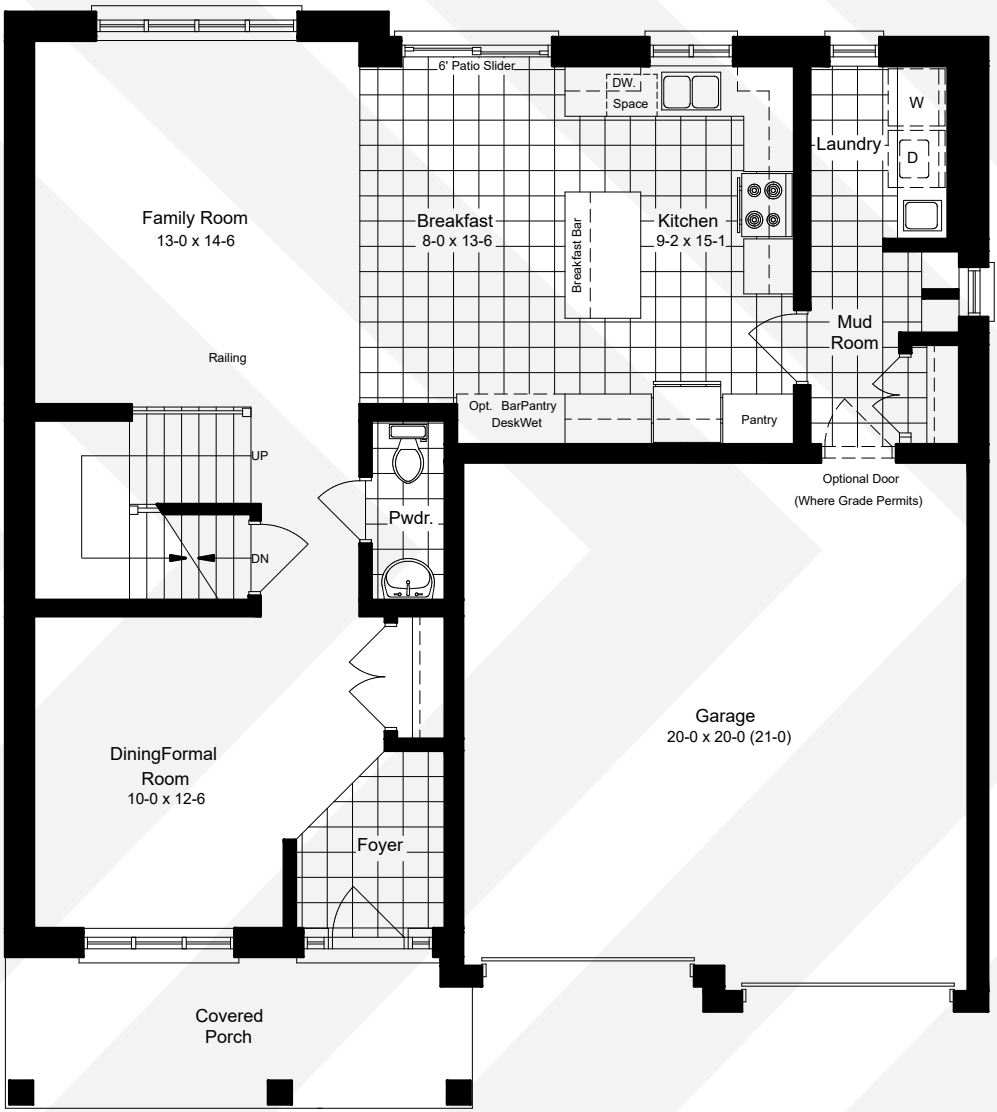
# THE WILTSHIRE

3129 SQ.FT.

4 	3.5 
FINISHED BASEMENT	2 



Basement



Main Floor





Second Floor

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# THE BERKSHIRE

3130 SQ.FT.

4 	2.5 
OFFICE	2 






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# THE BERKSHIRE

3130 SQ.FT.

4  2.5   
COVERED DECK 2 



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**NATURE  
BOUND.**







18

RESTAURANTS  
RIGHT NEXT DOOR



17

STORES AT YOUR  
DOORSTEP



8min

FAIRVIEW  
SHOPPING MALL



3min

TO ION RAIL  
TRANSIT



7min

TO HWY 401 TO  
TAKE YOU IN A  
NY DIRECTION

15min

TO CAMBRIDGE

40min

TO MILTON

50min

TO MISSISSAUGA



9min

TO CONESTOGA  
COLLEGE



5min

TO FITNESS STUDIO  
OR GYM



3min

TO PUBLIC  
EDUCATION



2min

TO PUBLIC  
PARKS



13min

TO CHICOPEE  
SKI HILL AND  
TUBING PARK

#### LEGEND

- RESTAURANTS & COFFEE
- SHOPPING & GROCERIES
- PUBLIC SCHOOLS
- BUSINESS PARK
- PUBLIC TRANSPORT







## THE ENCLAVE

at jeffrey place

### FLOOR PLANS

- Somerset
  - Berkshire
  - Wiltshire
  - Cheshire
  - Kent
  - Oxford
  - Darby
  - To be decided
  - SOLD**
- 22 Sales Office





# PRICING SO STRONG IT'S IRONCLAD.

Our strength is in our belief of keeping the home buying decision simple and easy. That's why we've introduced Ironclad Pricing. By giving everyone what they want upfront, we reduce or eliminate the need for time-consuming and costly upgrades. This allows us to pass savings onto our purchasers, while delivering a superior product. It's a win-win for everyone.

You can purchase with confidence when you know exactly what you are getting.

Every Ironstone model home is finished to our standard specifications so you can see exactly what you are going to get when you buy your very own Ironstone home. Many of our standard finishes are considered upgrades and that is the value we offer our customers. No tricks. No hidden fees.

## 5 REASONS TO BUY AN IRONSTONE HOME

### ○ **QUALITY BUILT FEATURES**

Tightly sealed casement windows for energy savings

Oversized maple kitchen cabinetry

Quality Moen fixtures throughout the home

Nine-foot ceilings throughout the main floor

Pot lights throughout the main floor

Upgraded exterior driveways (depending on location of home, either paver stone or concrete)

Framed mirrors

Valance lighting and more!

Hard surface flooring throughout the main floor and upper and lower finished wet areas (bath and laundry)

### ○ **PRICING**

Fair all-inclusive pricing - what you see is what you get

### ○ **CUSTOMER CARE**

Our team is committed to providing the best customer service from the moment you walk into our sales office

After you get your keys to your new home, our Warranty Department is there for your 24/7 willing to help

### ○ **DESIGN**

Designed by a high caliber team of Ironstone ownership, staff and award-winning consultants

### ○ **LOCATION**

We pay careful attention to choosing development sites that reflect the needs of our clients throughout the city



# ABOUT US.

Established in 2010 with the primary goal of providing people with exceptional homes at reasonable prices, the Ironstone Building Company builds New Homes and Townhomes across London Ontario. Ironstone offers clients a combined building expertise that extends beyond 40 years. Our management team consists of David Stimac and Allan Drewlo who together, have constructed over 1000 homes through Stoneridge Homes Inc. and Drewlo Homes Inc. respectively. Through the experience gained in building these new homes, David and Allan have dedicated many key fundamental principles in Ironstone. For more info feel free to reach out to us at 519-660-6006



## AWARDS & RECOGNITIONS



# CONTACT US

OR VISIT  
OUR MODEL HOME

## MODEL HOME ADDRESS

217 FALLOWFIELD,  
KITCHENER

**LIDIA MIU**

BROKER

RE/MAX TWIN CITY REALTY INC.

BROKERAGE

Phone : 519-572-1374

lidia@lidiamiu.com

