



HIGHBURY GARDENS

A PRIVATE ESTATE COMMUNITY

 **Stafford**



About The Developer

THE DEVELOPER

ABOUT STAFFORD

Stafford is committed to building homes that raise expectations. As one of Toronto's most experienced and innovative real estate development companies, Stafford has earned a reputation for construction quality, beautiful designs, and efficient living spaces while consistently developing award winning projects on time and by the industry's highest standards.



THE COURTYARD COLLECTION

REAR LANE TOWNS

TYPICAL ELEVATION



Artist's Concept

 Stafford





 Stafford

Artist's Concept



THE PARK COLLECTION
STREET TOWNS

TYPICAL
ELEVATION



Stafford



Artist's Concept

THE ESTATE COLLECTION
SINGLE DETACHED

TYPICAL
ELEVATION



Artist's Concept

 Stafford



THE PARK COLLECTION
STREET TOWNS

BACKYARD
LANDSCAPE CONCEPT



Artist's Concept





Artist's Concept

The Estate Collection

- Kentwood
- Kentwood Mod
- Wentworth

The Park Collection

- Bloomsbury
- Chelsea
- Kensington
- Regent

The Courtyard Collection

- Hampton



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THE PARK COLLECTION

STREET TOWNS

BLOOMSBURY

1,714 SQ.FT.
+ 317 SQ.FT. OPT. FINISHED BASEMENT



Basement

Ground Floor

Main Floor

Upper Floor

Options



Basement
1) Finished w/Rec. Room

Ground Floor
2) Fourth Bedroom



All illustrations are artist's concept. These floor plans and room dimensions apply to the Featured Home of this model type - 2008, Elevation B. Specifications, terms and conditions are subject to change without notice. All measurements and dimensions are approximate only and not guaranteed to be exact for scale. Dimensions may vary with actual construction. Note that plans and room dimensions may vary according to elevation. Size and location of windows may vary. Plans may be built on the exterior range. Outdoor areas will vary depending on model, grade, lot size and location. Any references or depictions, if any, to fixtures, appliances or other related items and equipment are conceptual in nature and not included in the home unless otherwise provided for in the agreement of purchase and sale. Nothing herein shall be relied upon as a representation or warranty, collateral agreement, or condition, express or implied, of the final plans and specifications for the project, as the final plans and specifications are subject to the final review and approval of any applicable governmental authority, and the developer and its consultants and engineers. L & O L, February 2021. Copyright 2021 - Stafford Homes.



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VIP FEATURES & INCENTIVES

LIMITED TIME ONLY

\$10,000 in Décor Dollars (Estate Collection)
Elevated Traditional Designs with Brick & Stone Elevations
Air Conditioner
Programmable Thermostat
9' Ceilings on Main Floor
LED Lighting Throughout
Durable Engineered Hardwood Flooring on Main*
Granite or Quartz Countertops in Kitchen
Natural Oak Finish Pickets & Railings
5 Appliances (Incl. 3 Stainless Steel Appliances & White Washer/ Dryer)
Extended Breakfast Bar*
Optional Kitchen Pantry**
Recreation & Media Rooms*
Mud Room*
Luxurious Full Width Vanity Mirrors
Ensuite Bath Oasis (4 pc with Glass Shower & Tub)*
Secondary Ensuite Bath*
Optional 4th Bedroom**
Secondary Walk-In Closet*
Optional Upstairs Laundry**
Lookout Basement*
Optional Walkout Basement**
Optional Cold Cellar**
Optional 3pc Rough-In**

Extended Deposit Structure:
10% in 365 days over 13 payments

Stafford

Baker
Real Estate Incorporated

*As per plan and/or lot specific. **Options are as per plan and/or lot specific, and additional costs apply. Pricing and incentives are subject to change without notice. See sales representative and features sheet for details. E. & O. E. February 22, 2021