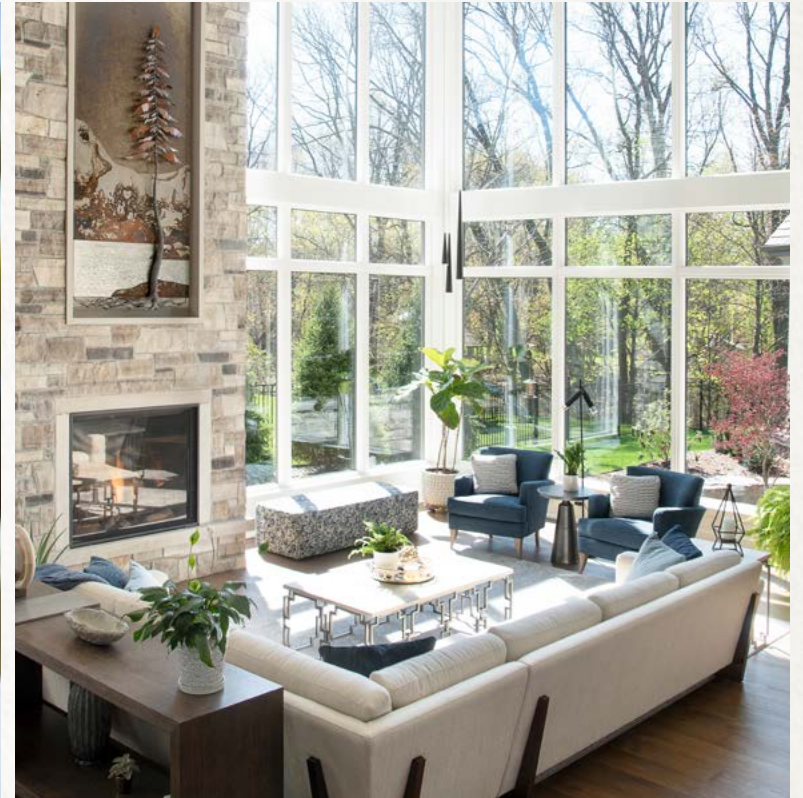




CANBORO HILLS

Luxury Living in West Fonthill





CANBORO HILLS

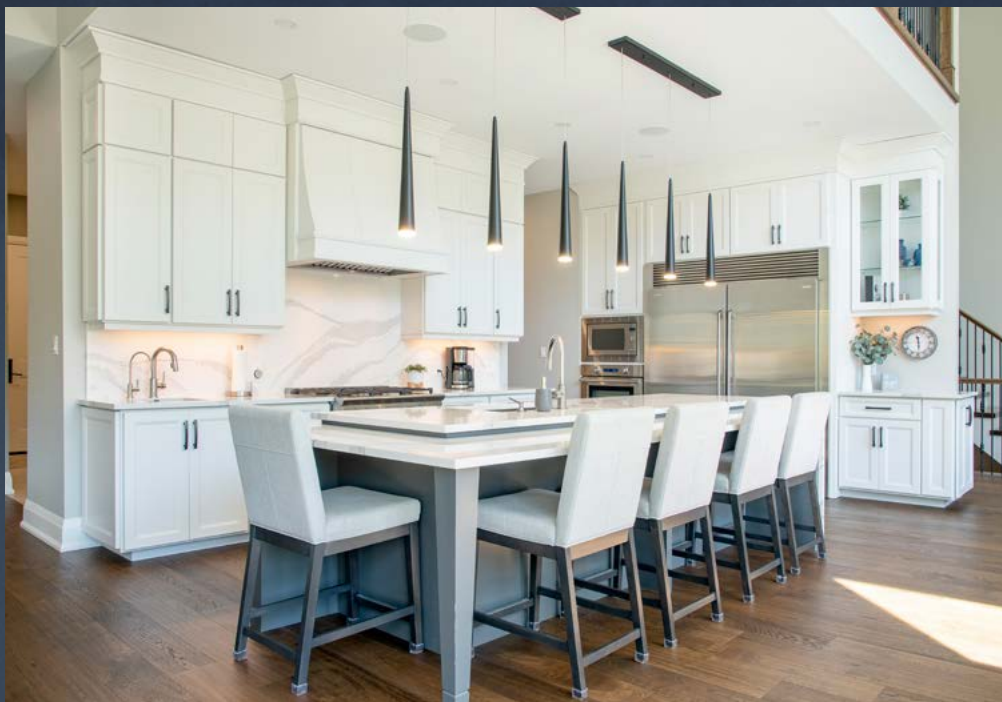
BY DEHAAN HOMES



An adult lifestyle condominium community in a private ravine setting

Welcome to the magic of Canboro Hills. Just 14 luxury, semi-detached bungalow and bungalow-loft homes nestled along a natural wooded ravine. Located within the boundary of West Fonthill, this exceptional adult lifestyle community combines the best of country living with modern urban convenience.

This is carefree condominium living at it's best.
This is Canboro Hills.



Stunning interior design merges contemporary chic and classic style

Discover a new level of luxurious living in the heart of West Fonthill. An exclusive collection of only 14 homes, each exceptionally designed and uniquely situated to take advantage of the dramatic woodland setting, Canboro Hills is planned with your taste and personality in mind.

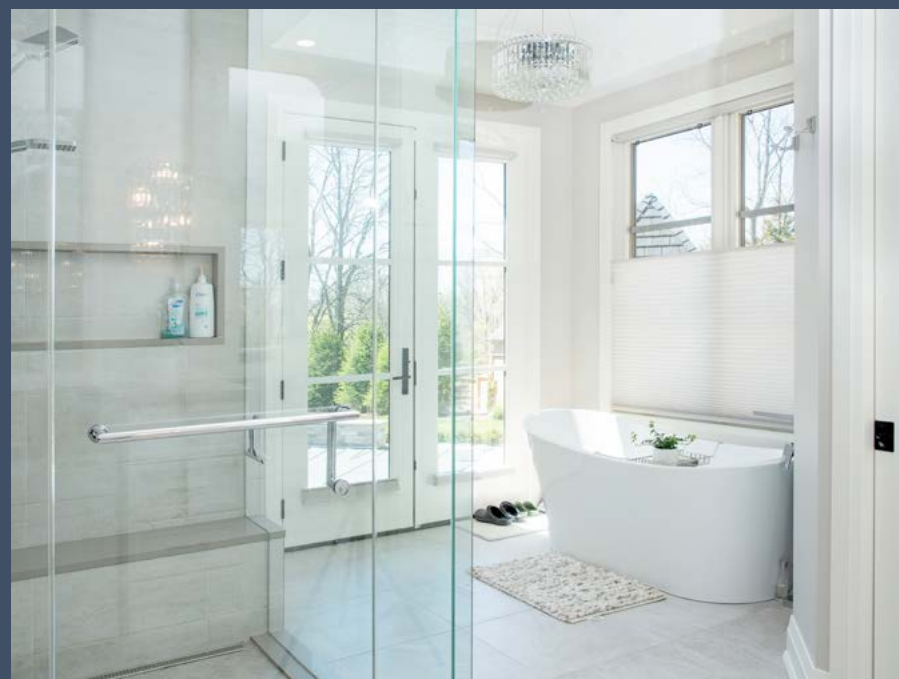






Experience the comfort and convenience of premium bungalow living

Modern living spaces and dramatic cathedral ceilings takes luxury living to new heights. The spacious kitchens and open-concept living areas are perfect for entertaining or simply enjoying a quiet night in front of the fireplace. You will find exceptional design highlights throughout, from main floor laundry rooms to covered rear terraces, optional walk-out basements and second storey lofts, thoughtful features and finishes abound.



Whether it is a private den/home office or a luxuriously appointed ensuite bath, each home is a carefully considered study in adult-lifestyle living.





A luxurious new lifestyle in a one-of-a-kind ravine setting

Fonthill's premier adult-lifestyle neighbourhood is located in a tranquil, jewel-like setting, overlooking a lush ravine and acres of protected greenspace. As convenient as it is beautiful, Canboro Hills is just a few short minutes to the bustling heart of this prestigious and thriving community.

With only 14 exceptional homes to choose from, Canboro Hills is destined to be one of Fonthill's most prized and exclusive new neighbourhoods.

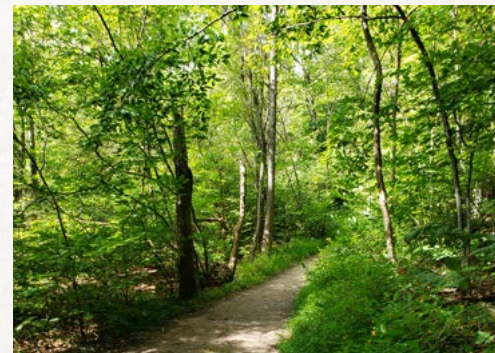




Fonthill offers a world of amenities and services at your doorstep

Welcome to one of the Niagara Region's most sought-after and desirable places to live. A beautiful and picturesque setting, a relaxed and easy-going way of life, this is the place to finally embrace the lifestyle you've dreamed about.

Quickly transforming from a sleepy farming town to a vibrant and energetic community, Fonthill offers everything you could want, from shopping and dining to schools, professional and medical services, all within a few minutes of Canboro Hills. Some of the best golf courses in Ontario, Niagara's famous wine route, hiking through one of the region's many provincial parks. Whatever your pleasure, it's all here.





Unit 2, The Pelham

Unit 1, The Shorthills

Block 1 Front Elevation

UNITS 1 & 2 • Canboro Hills



*Renderings are artist's concept only

Unit 1, The Shorthills

Unit 2, The Pelham

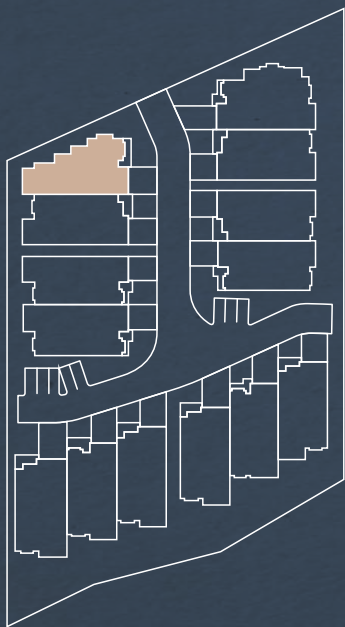
Block 1 Rear Elevation

UNITS 1 & 2 • Canboro Hills

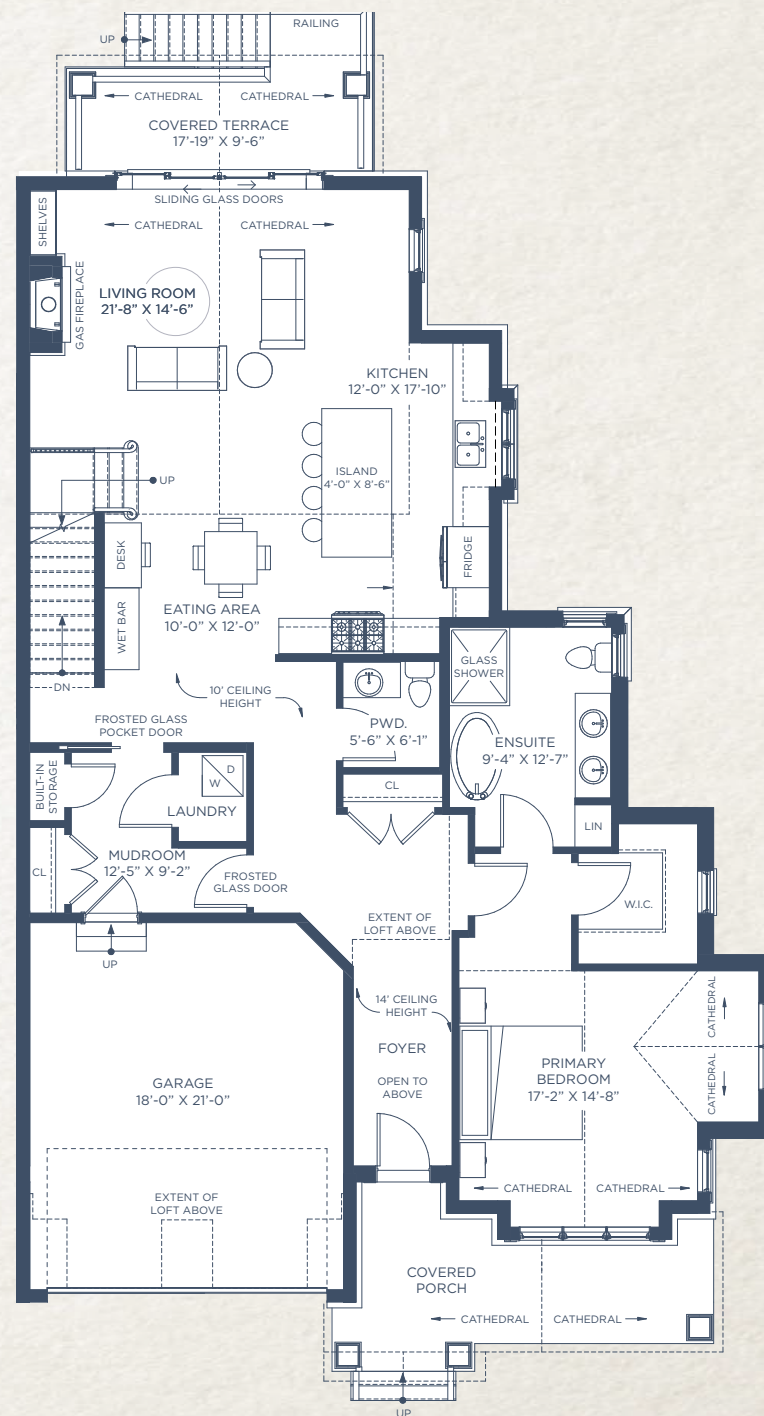




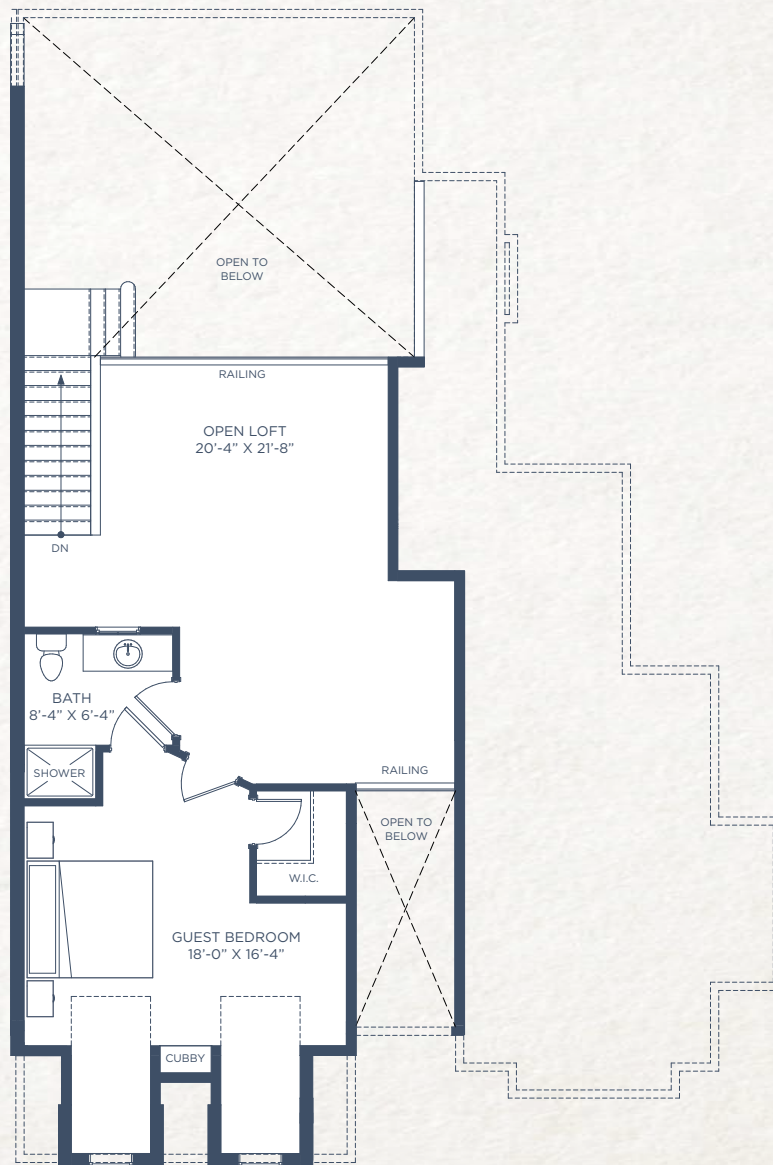
UNIT 1 • BLOCK 1



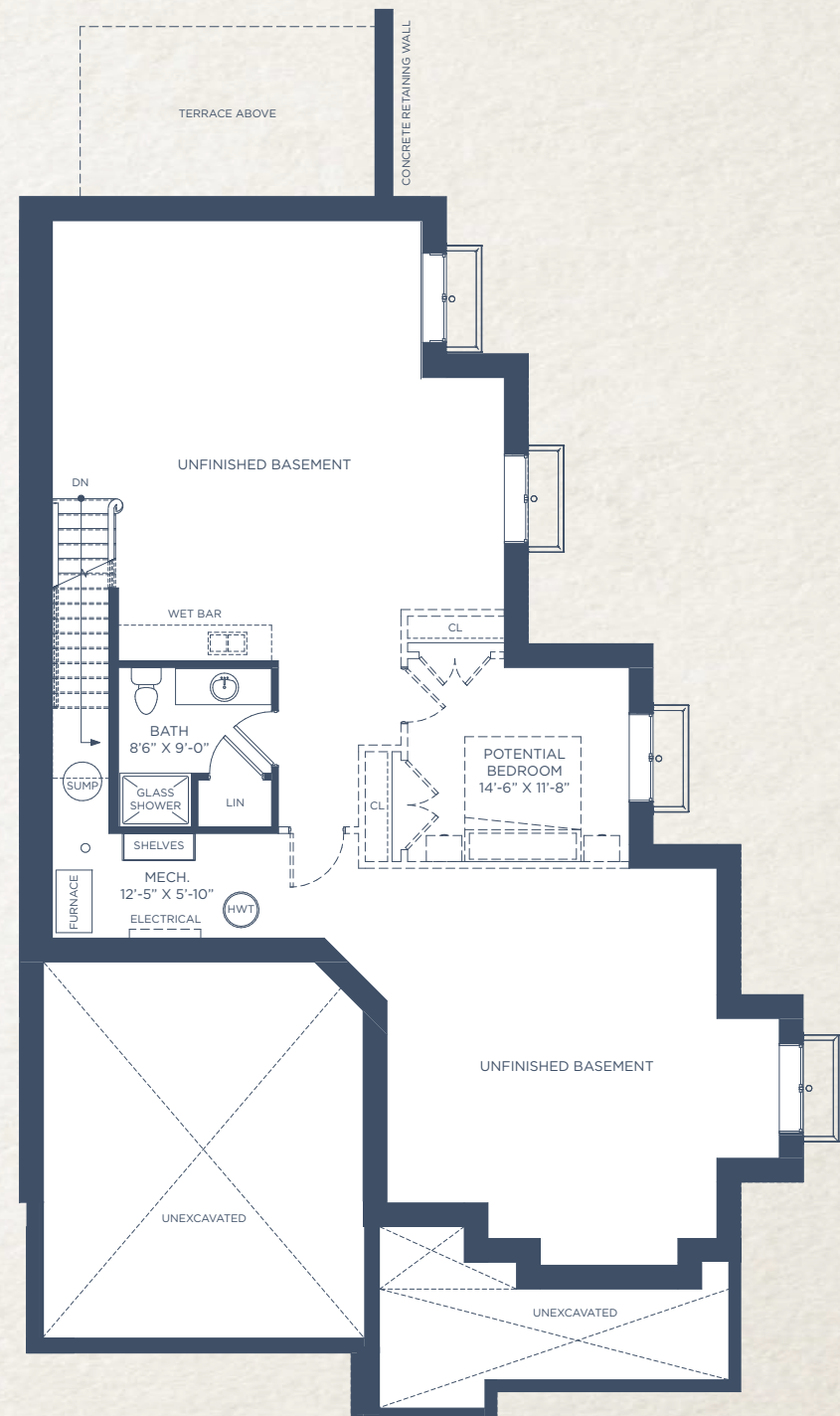
All illustrations are artist's concept.
Actual useable floor space varies from
the stated floor area. Certain features
and/or built-ins as shown are optional.



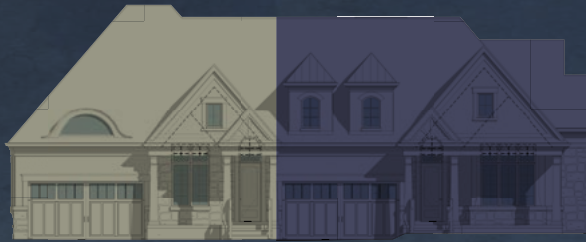
Ground Floor - 1705 sq. ft



Second Floor Loft - 878 sq. ft



Basement



UNIT 2

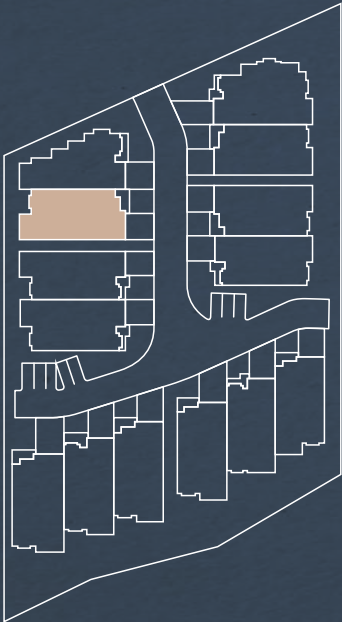
UNIT 1



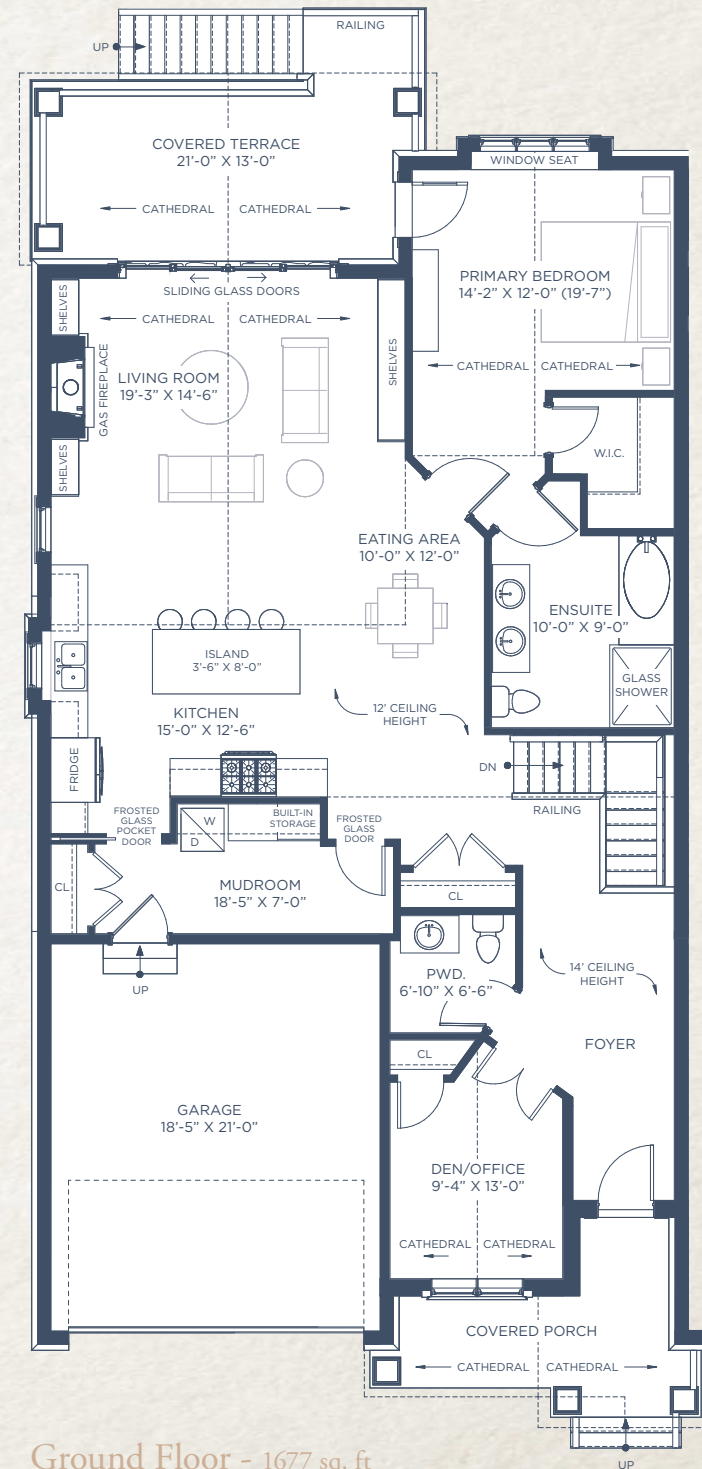
The Pelham

1,677 square feet

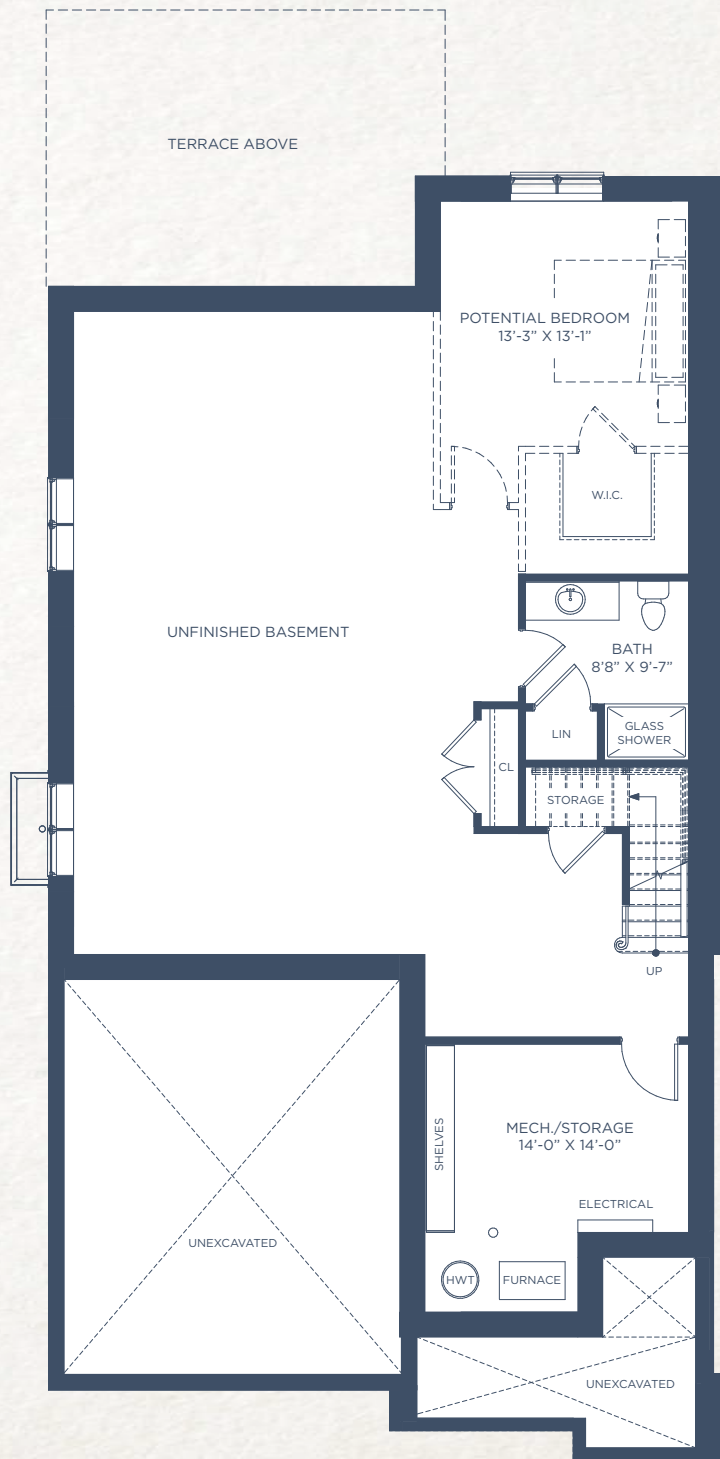
UNIT 2 • BLOCK 1



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Ground Floor - 1677 sq. ft



Basement





Unit 4, The Pelham

Unit 3, The Pelham

Block 2 Front Elevation

UNITS 3 & 4 • Canboro Hills



*Renderings are artist's concept only

Unit 3, The Pelham

Unit 4, The Pelham

Block 2 Rear Elevation

UNITS 3 & 4 • Canboro Hills





UNIT 4

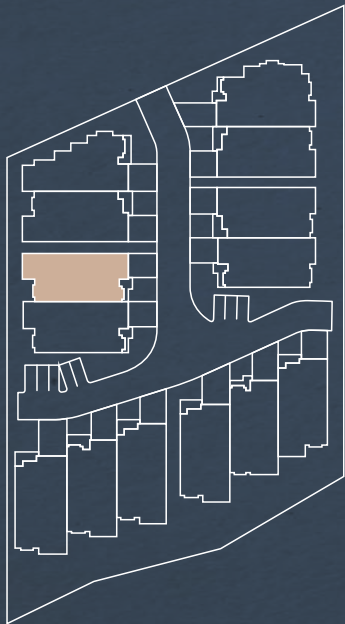
UNIT 3



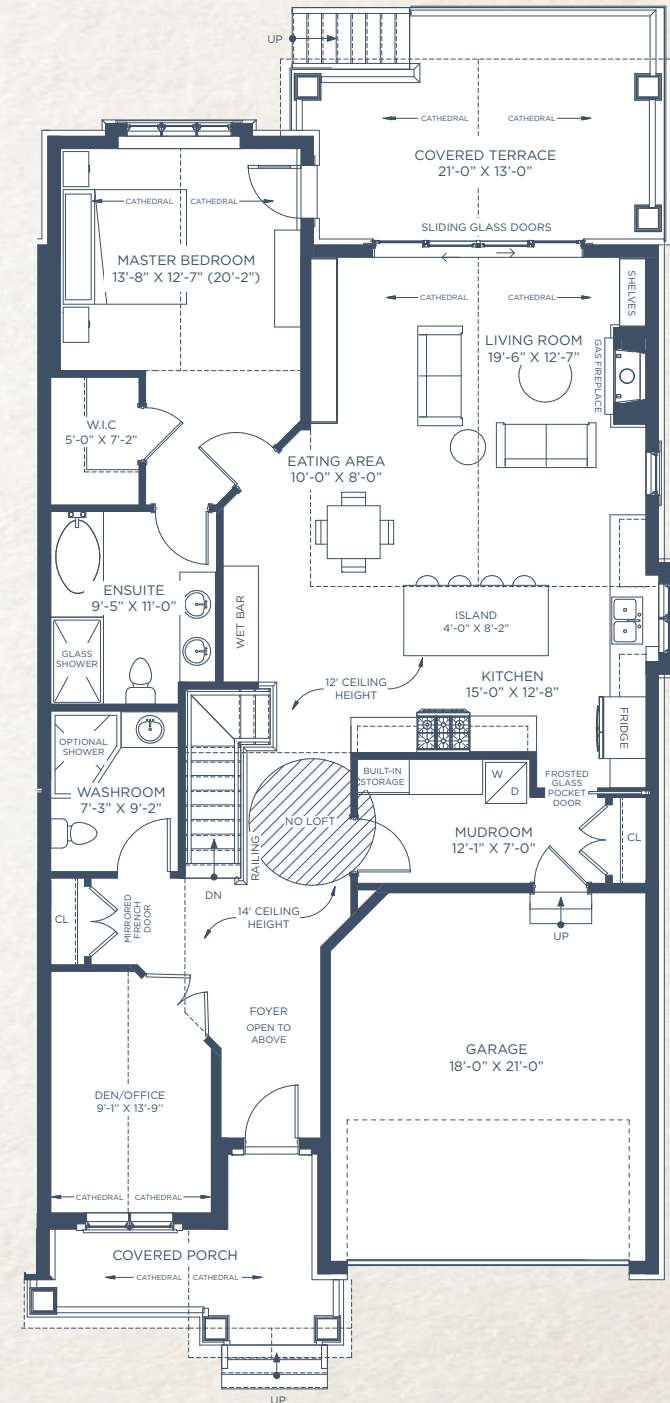
The Pelham

1,684 square feet

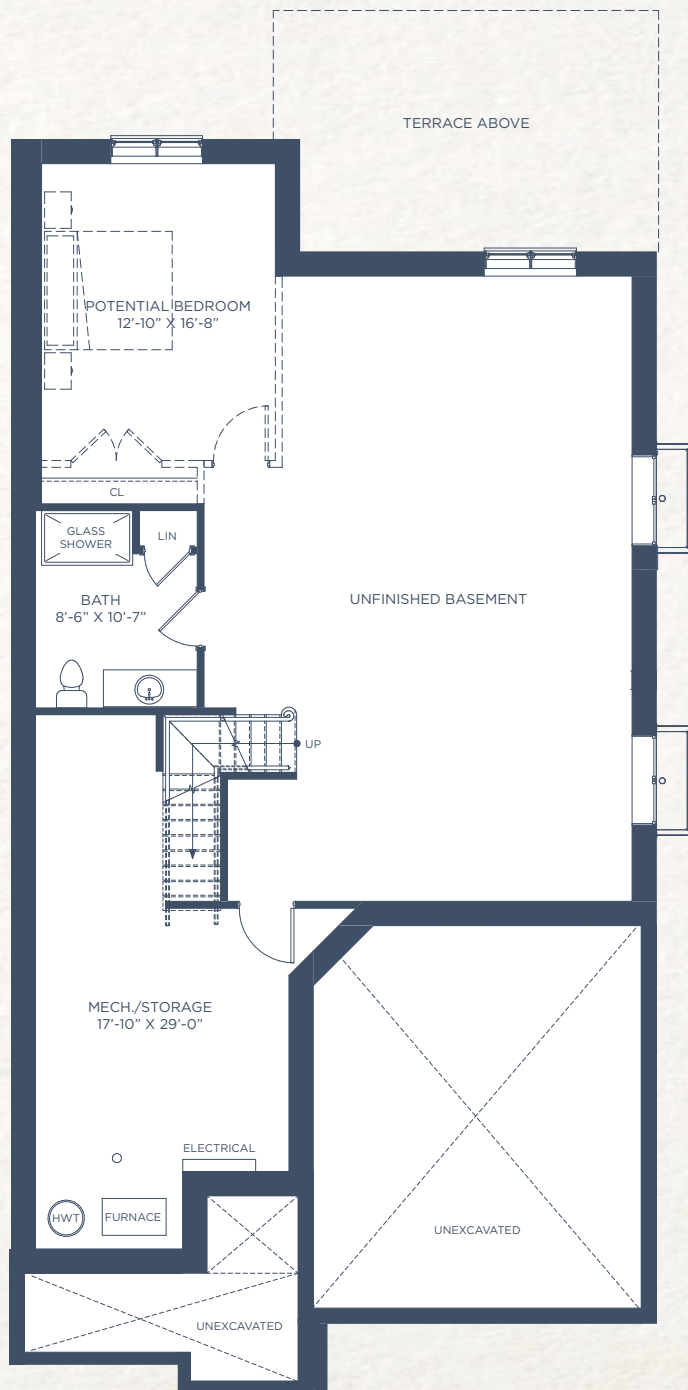
UNIT 3 • BLOCK 2



All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.
All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Certain features and/or built-ins as shown are optional.



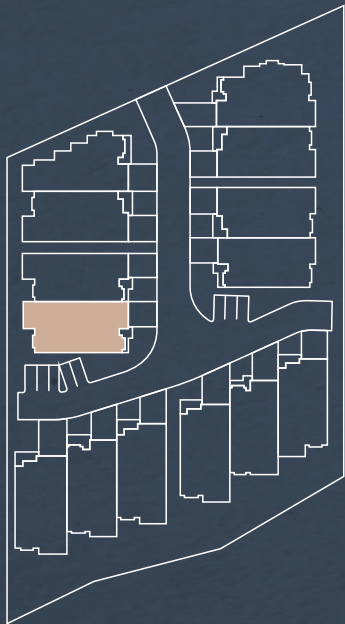
Ground Floor - 1684 sq. ft



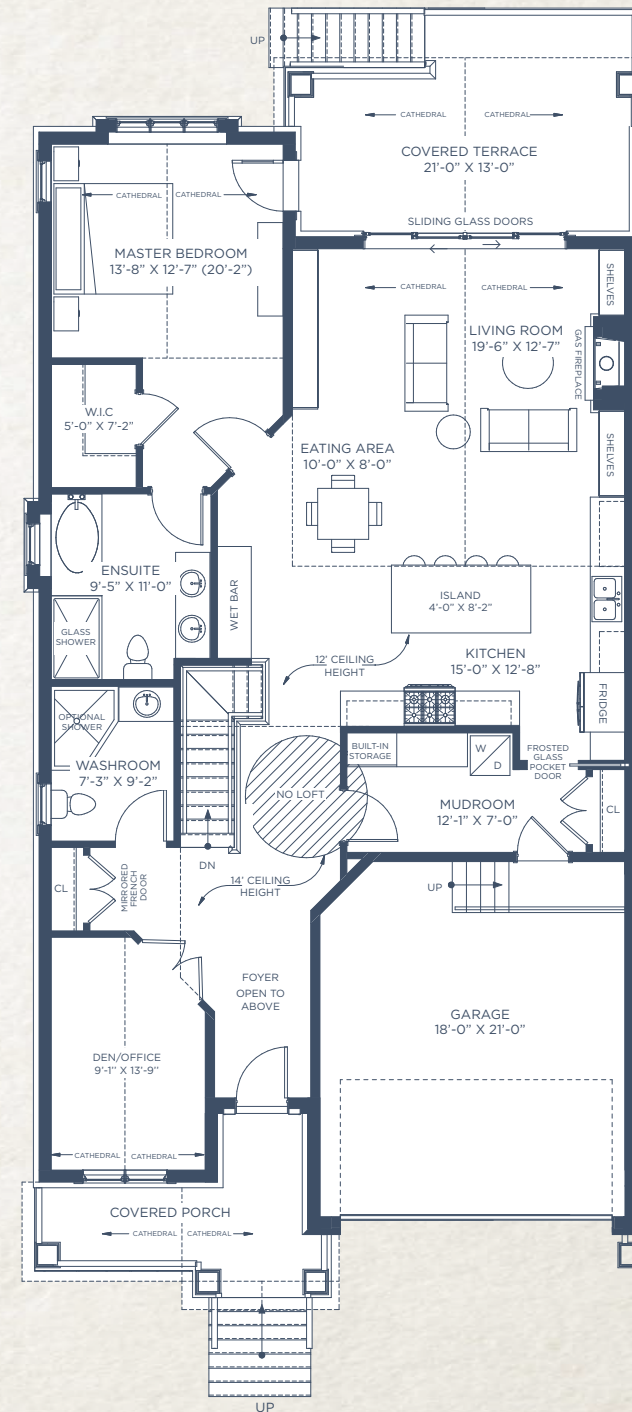
Basement



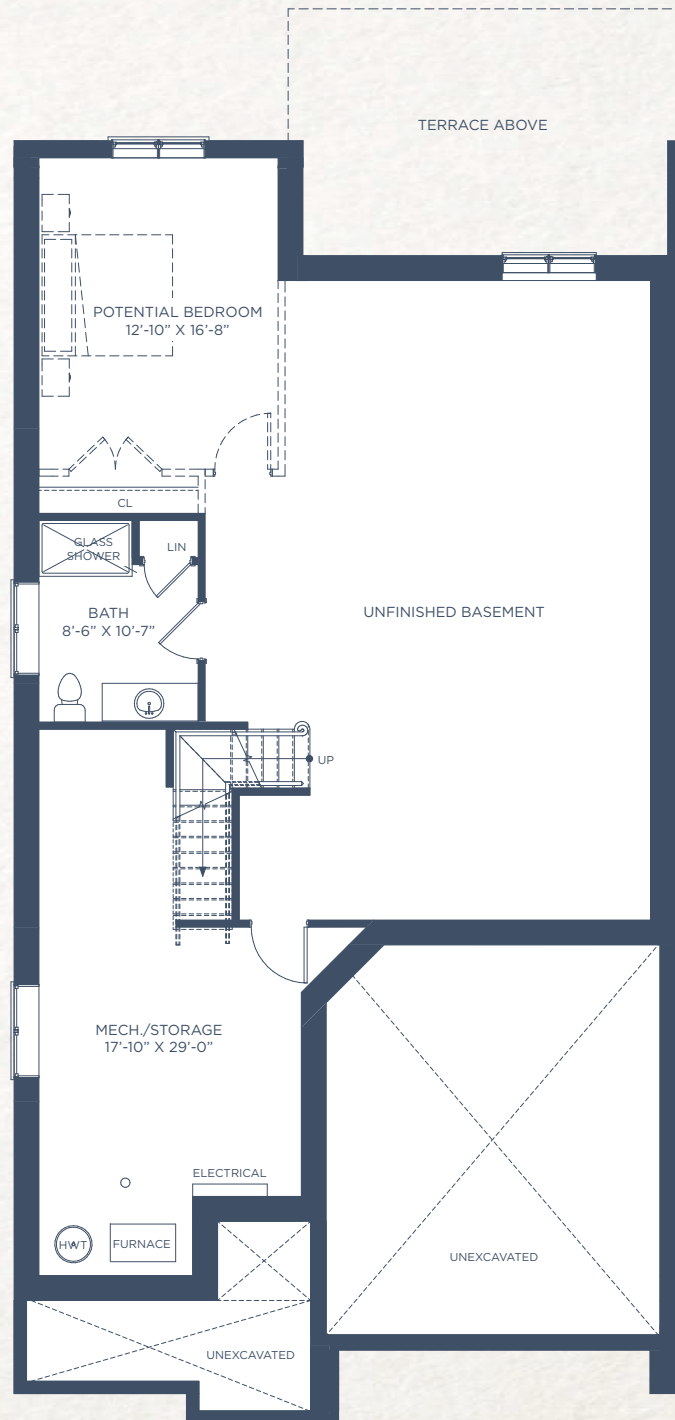
UNIT 4 • BLOCK 2



All illustrations are artist's concept.
Actual useable floor space varies from
the stated floor area. Certain features
and/or built-ins as shown are optional.



Ground Floor - 1693 sq. ft



Basement





Unit 7, The Rockway

Unit 6, The Tintern

Unit 5, The Rockway

Block 3 Front Elevation

UNITS 5, 6 & 7 • Canboro Hills



Unit 5, The Rockway

Unit 6, The Tintern

Unit 7, The Rockway

Block 3 Rear Elevation

UNITS 5, 6 & 7 • Canboro Hills





UNIT 6

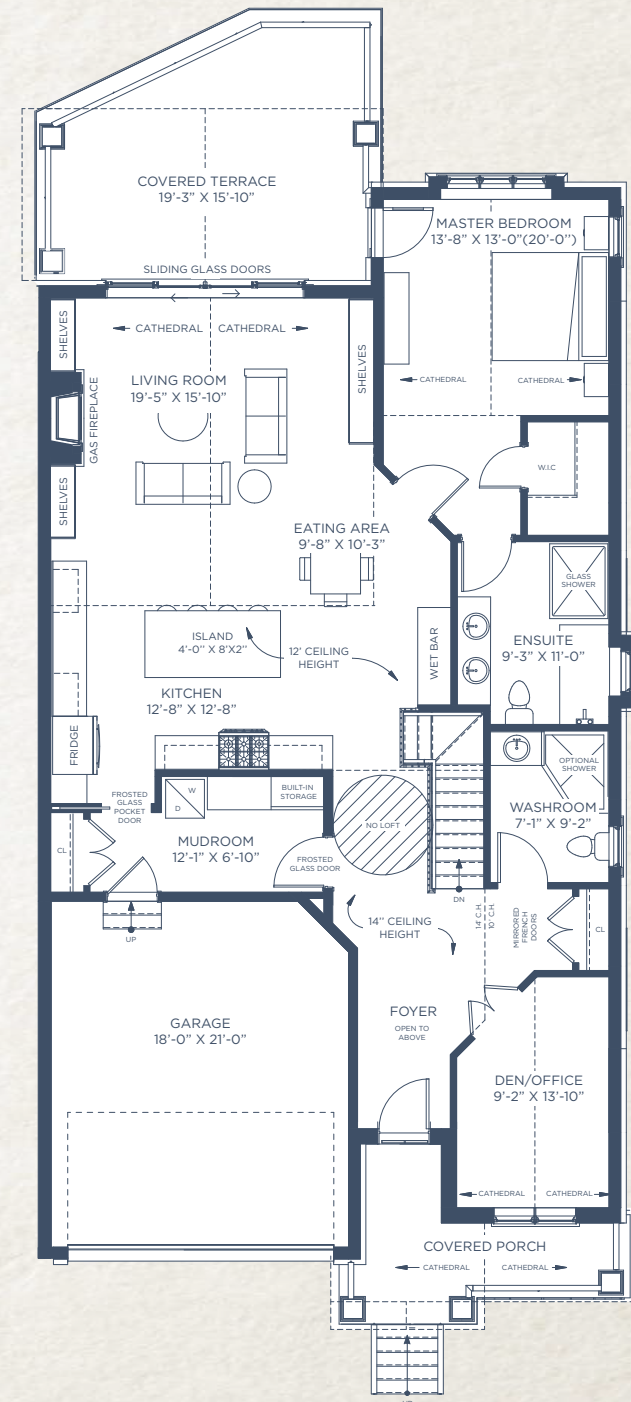
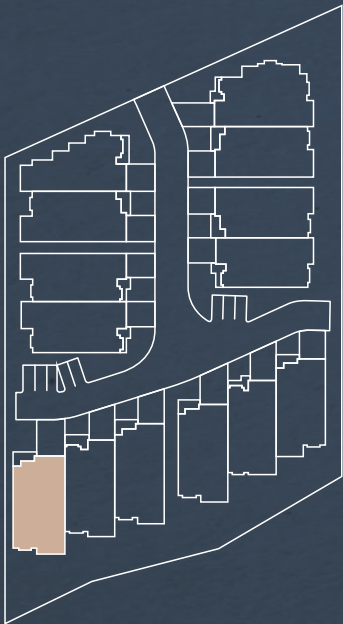
UNIT 5



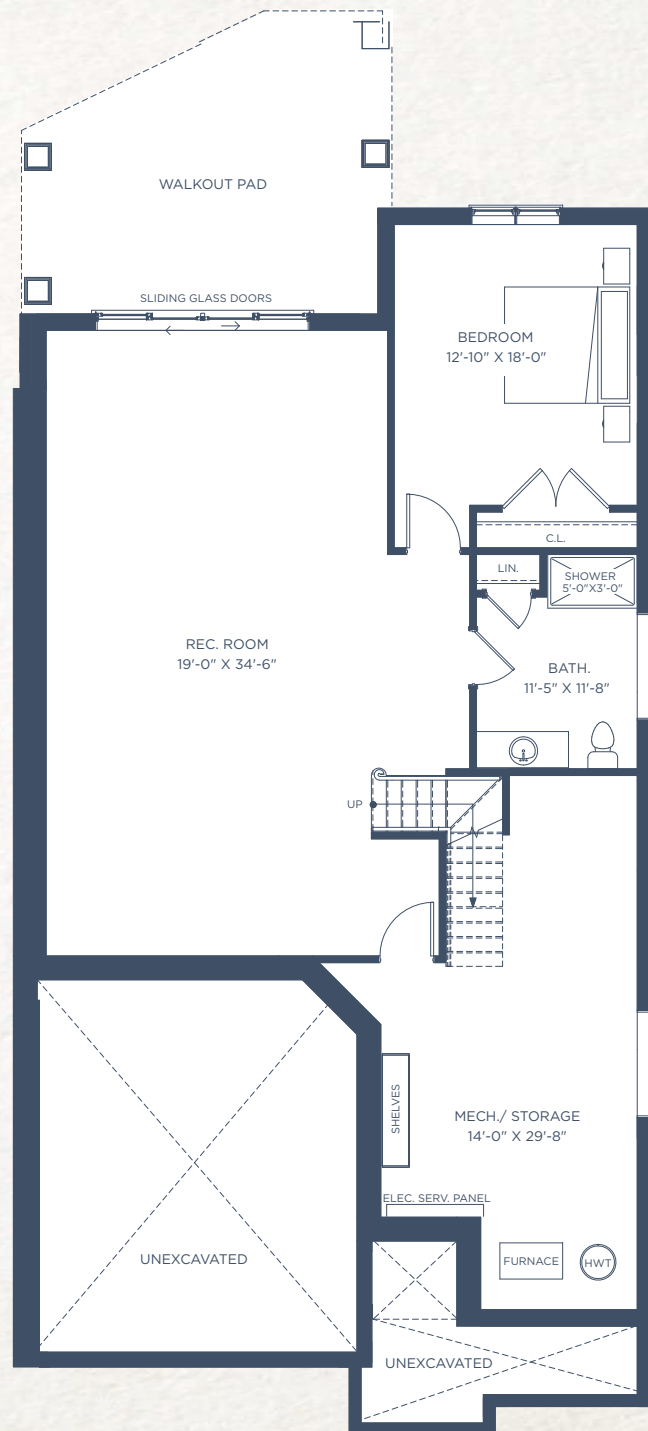
The Rockway

2,893 square feet

UNIT 5 • BLOCK 3



Ground Floor- 1686 sq. ft



Basement - 1207 sq. ft

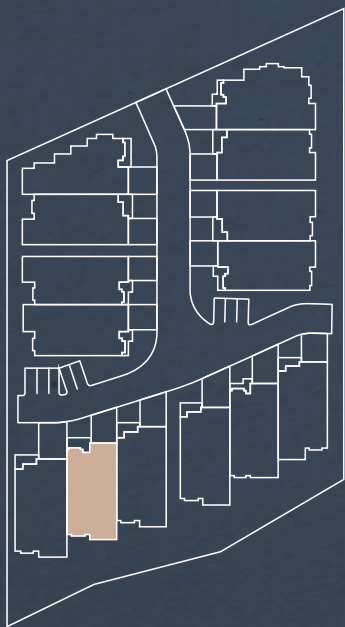




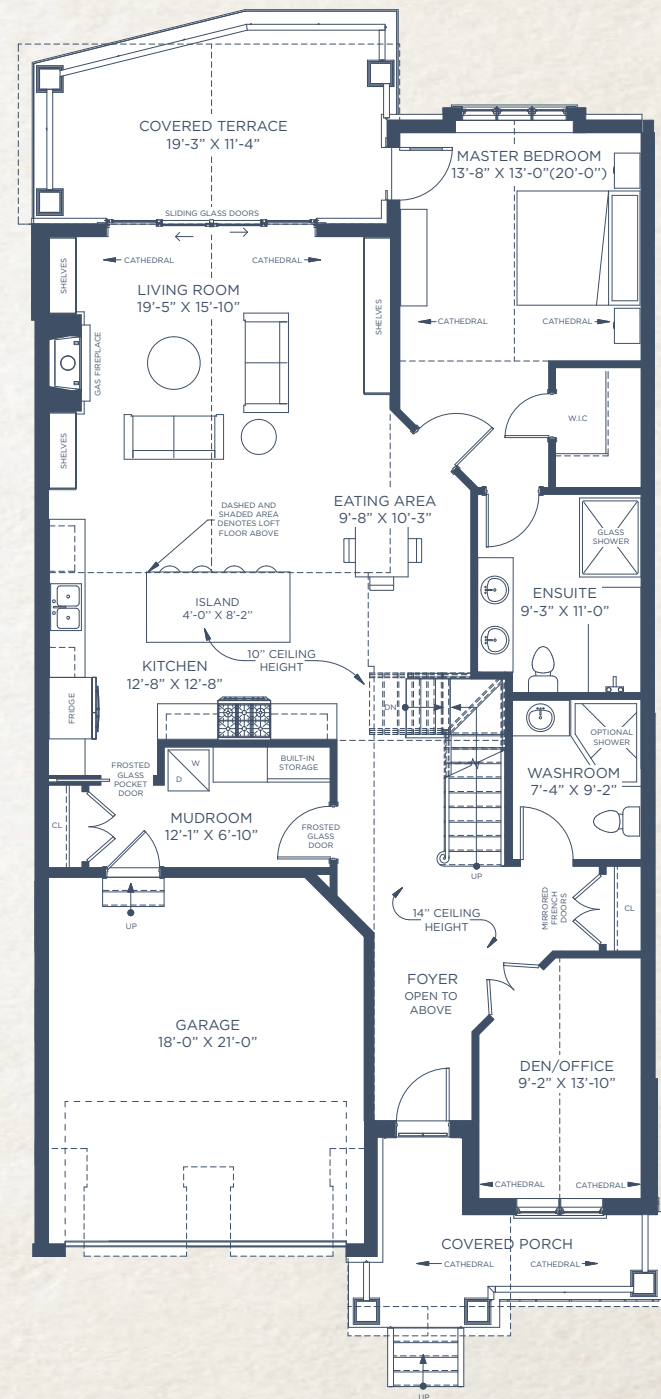
The Tintern

3,445 square feet

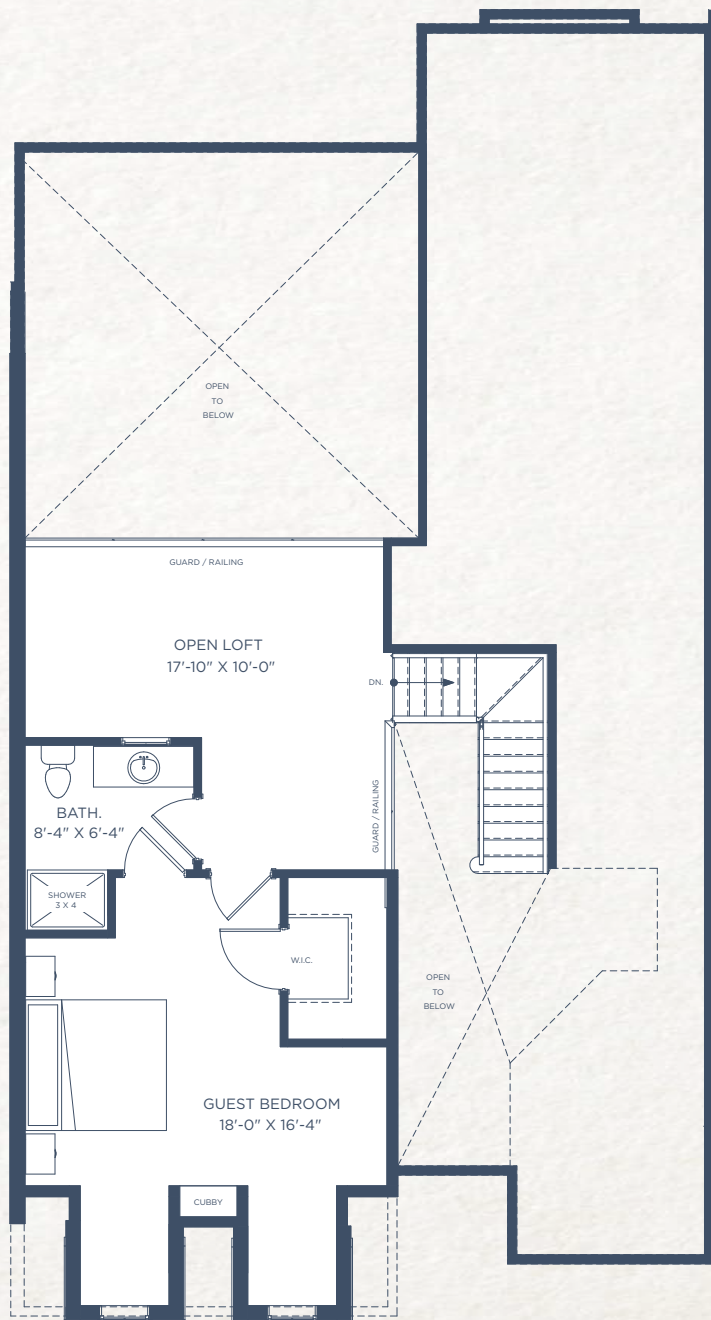
UNIT 6 • BLOCK 3



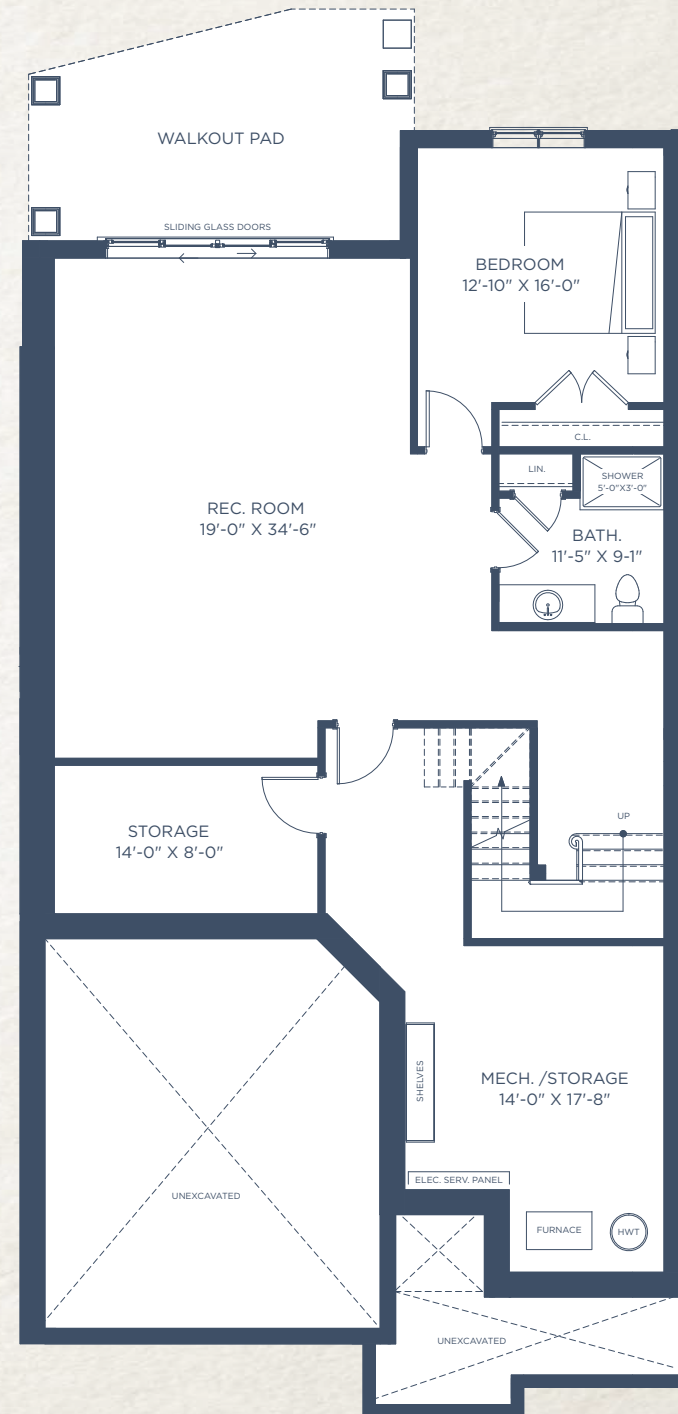
All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.
All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Certain features and/or built-ins as shown are optional.



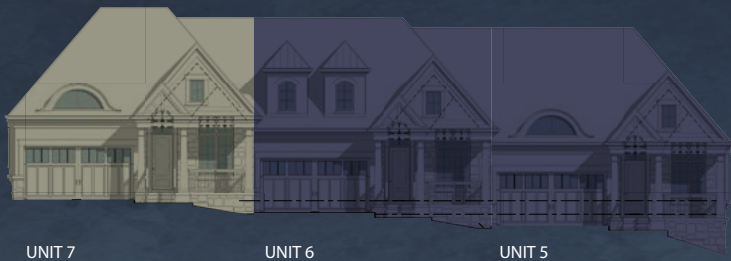
Ground Floor - 1677 sq. ft



Second Floor - 691.34 sq. ft



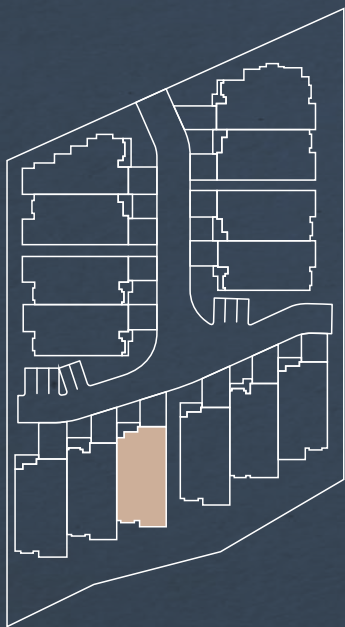
Basement - 1077 sq. ft



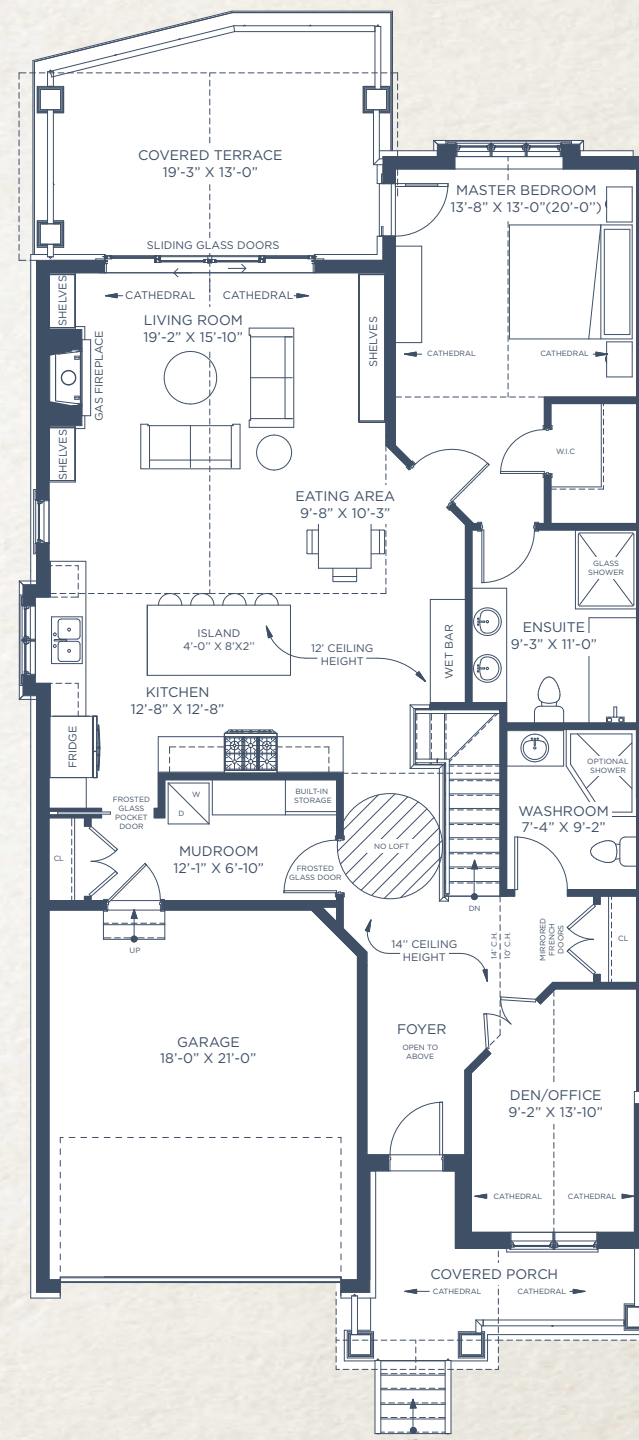
The Rockway

2,893 square feet

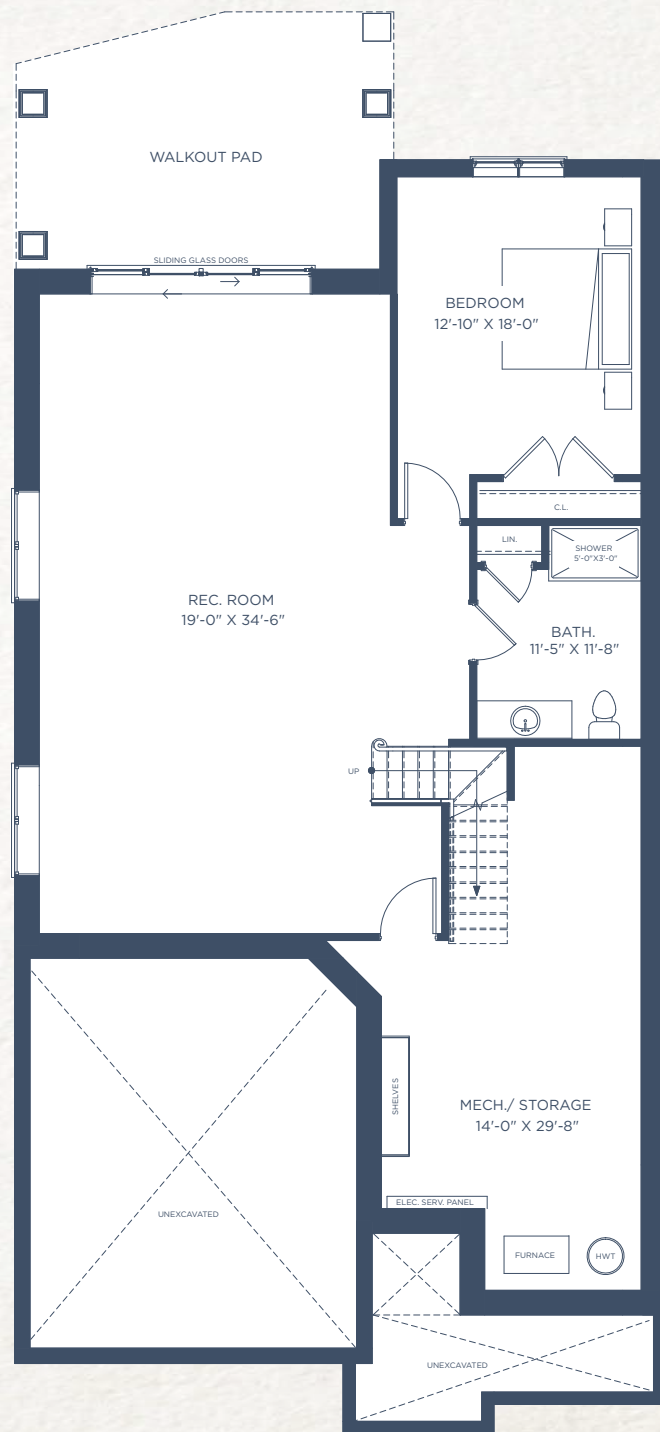
UNIT 7 • BLOCK 3



All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.
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Ground Floor - 1682 sq. ft



Basement - 1211 sq. ft





Unit 10, The Rockway

Unit 9, The Tintern

Unit 8, The Rockway

Block 4 Front Elevation

UNITS 8, 9 & 10 • Canboro Hills



*Renderings are artist's concept only

Unit 8, The Rockway

Unit 9, The Tintern

Unit 10, The Rockway

Block 4 Rear Elevation

UNITS 8, 9 & 10 • Canboro Hills





UNIT 10

UNIT 9

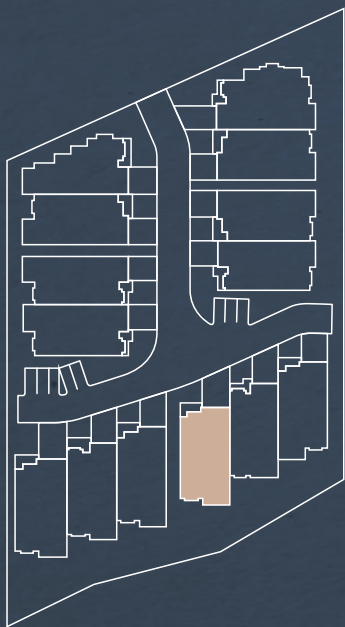
UNIT 8



The Rockway

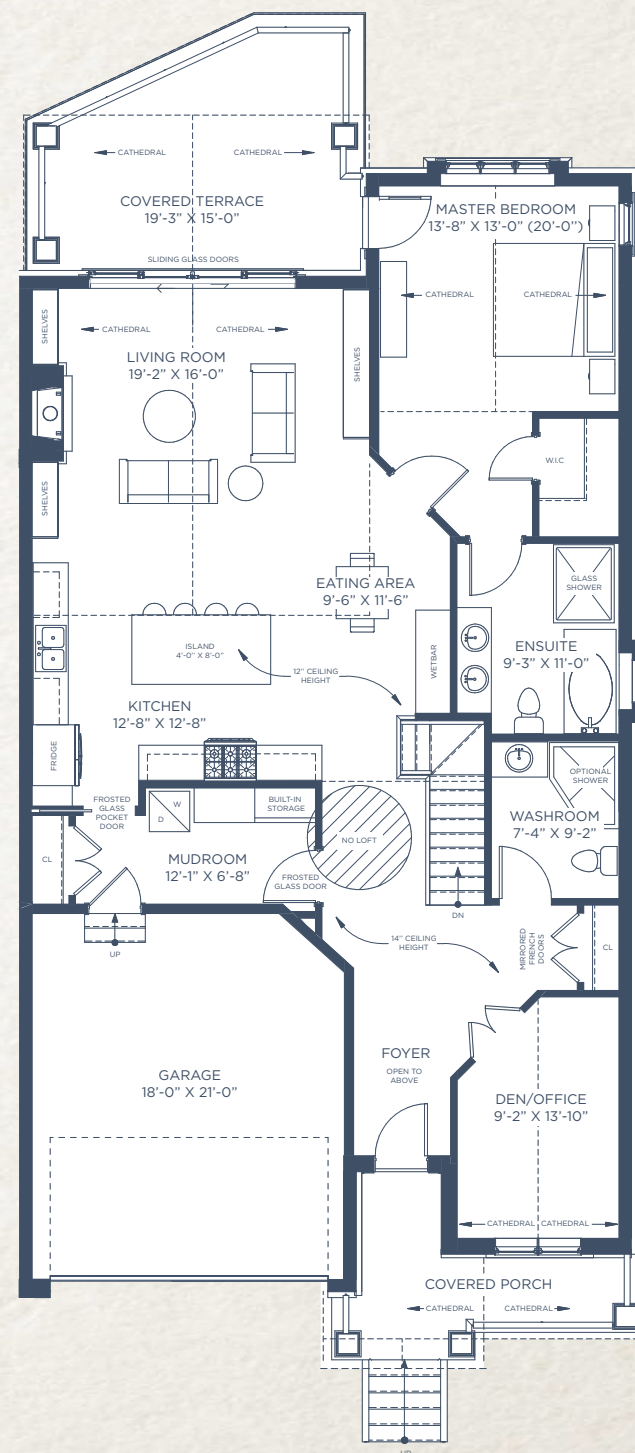
2,922 square feet

UNIT 8 • BLOCK 4

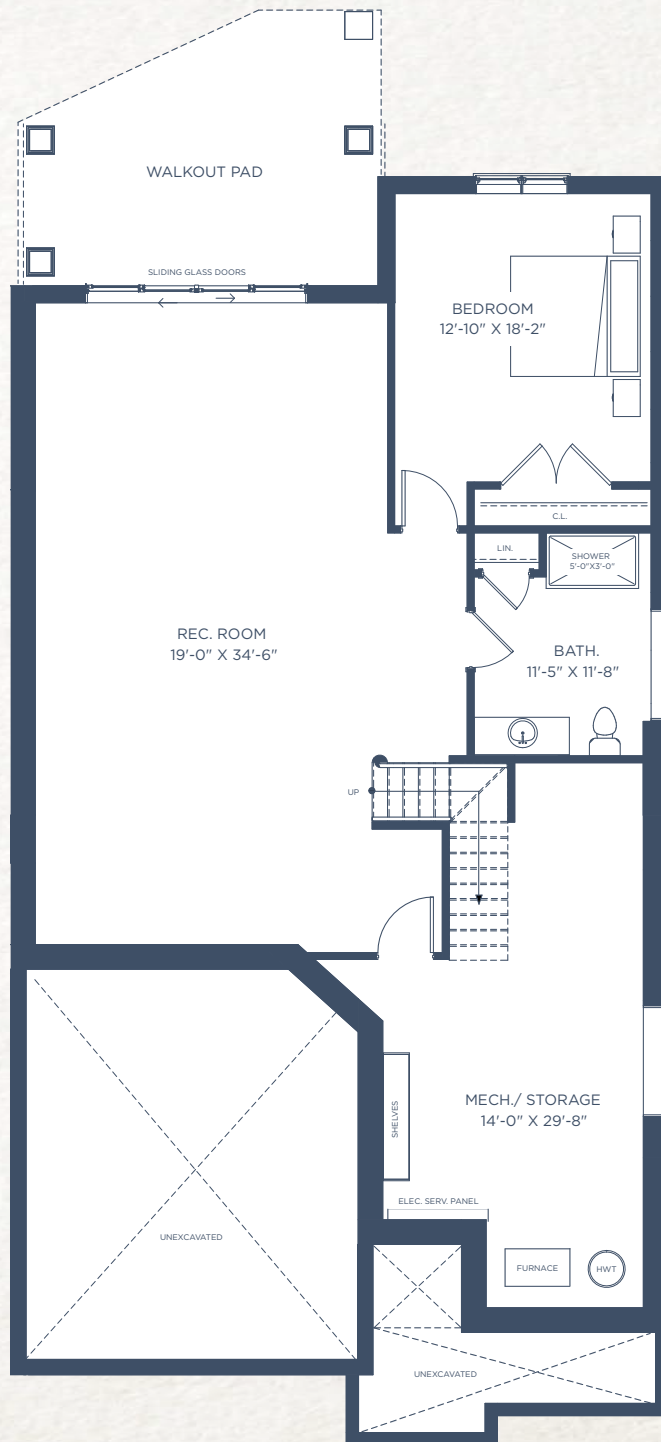


All dimensions are approximate. Sizes and specifications are subject to change without notice, E. & O. E.

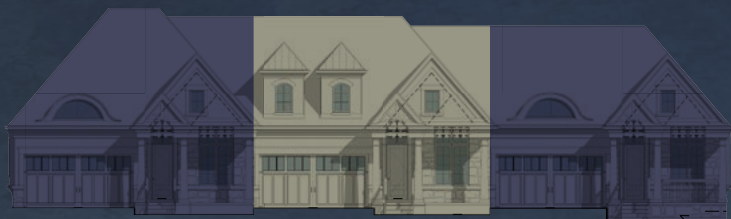
All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Certain features and/or built-ins as shown are optional.



Ground Floor - 1688 sq. ft



Basement - 1224 sq. ft



UNIT 10

UNIT 9

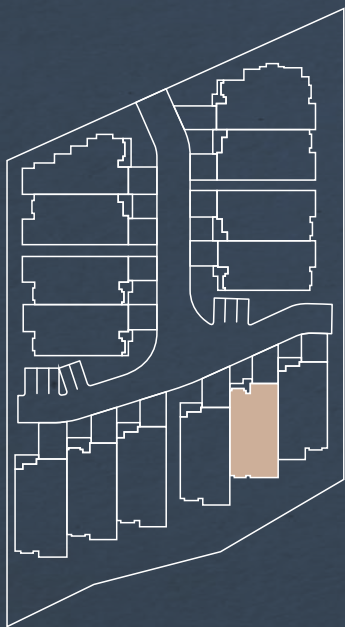
UNIT 8



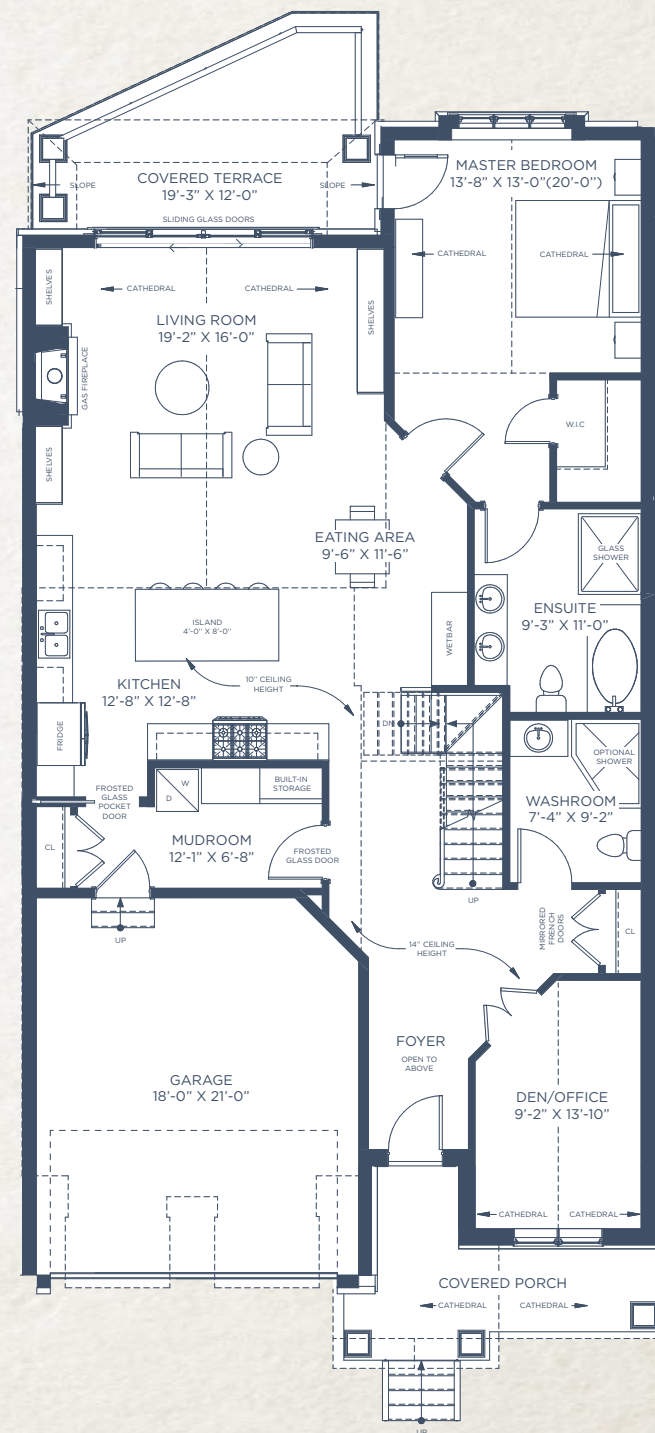
The Tintern

3,430 square feet

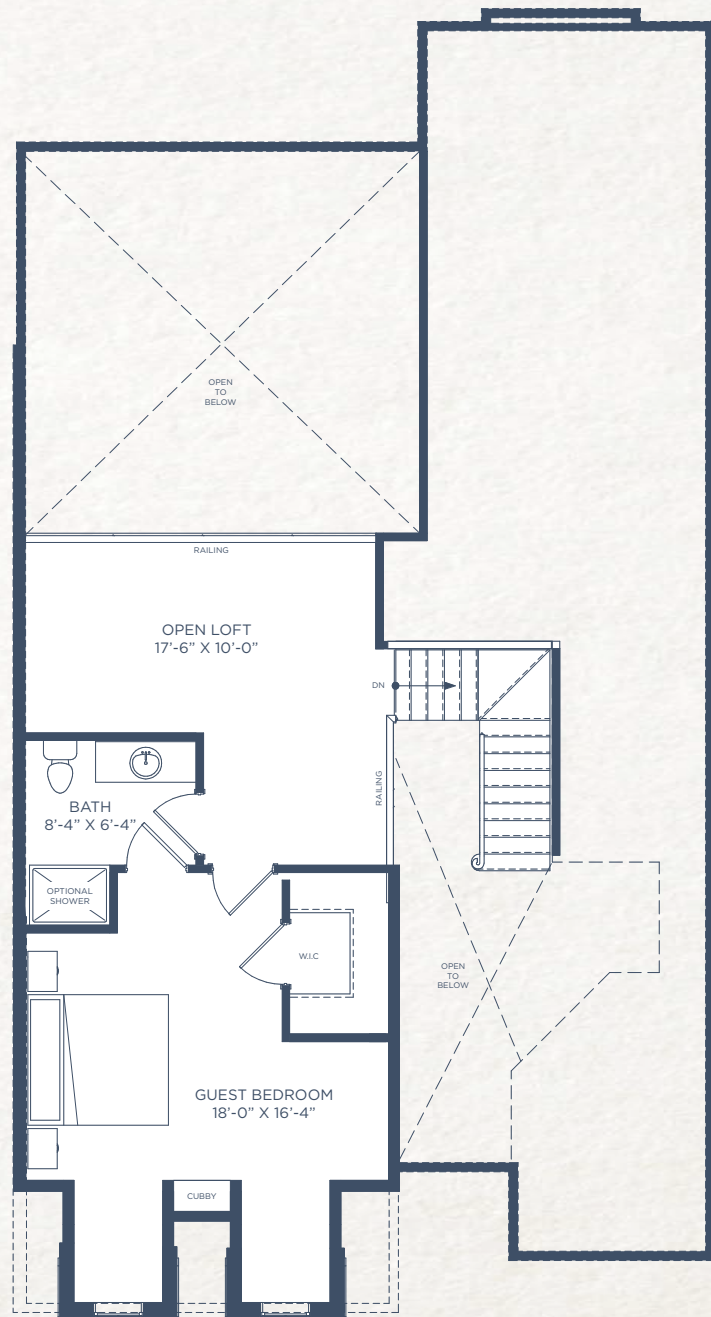
UNIT 9 • BLOCK 4



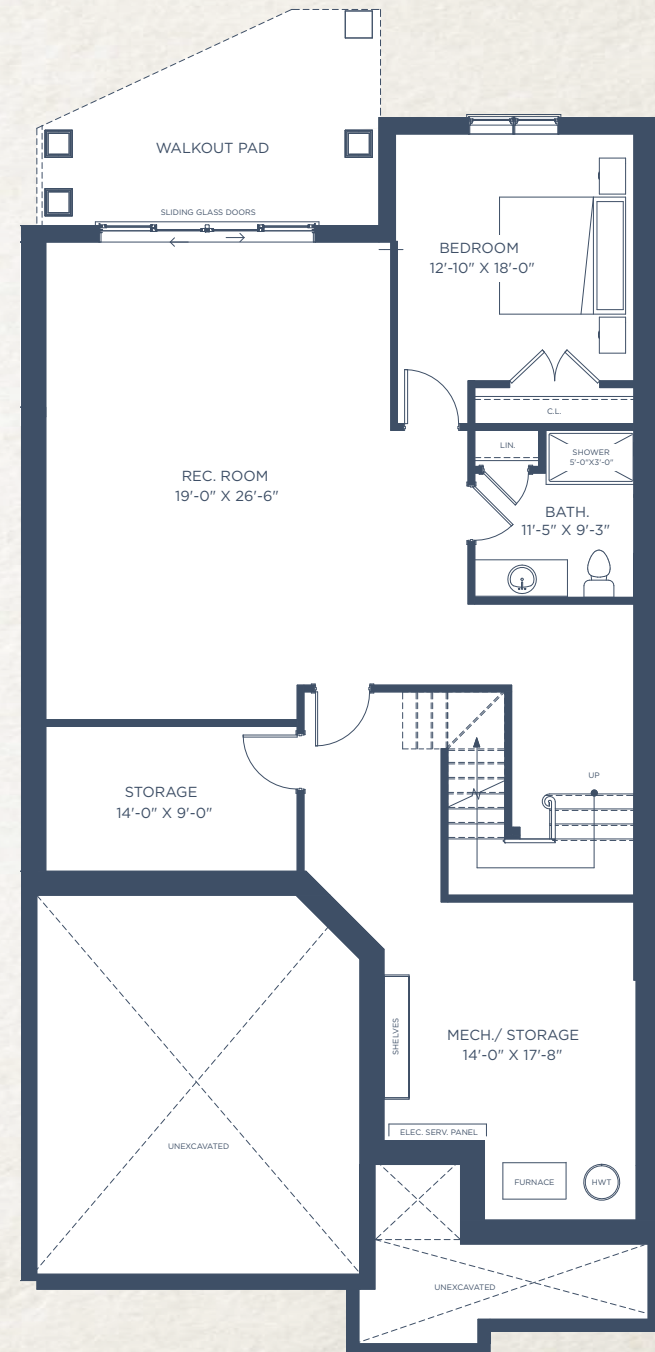
All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.
All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Certain features and/or built-ins as shown are optional.



Ground Floor - 1682 sq. ft



Second Floor Loft - 692.78 sq. ft



Basement - 1042 sq. ft



UNIT 10

UNIT 9

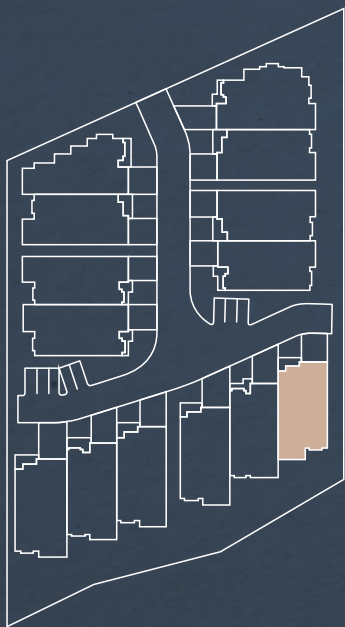
UNIT 8



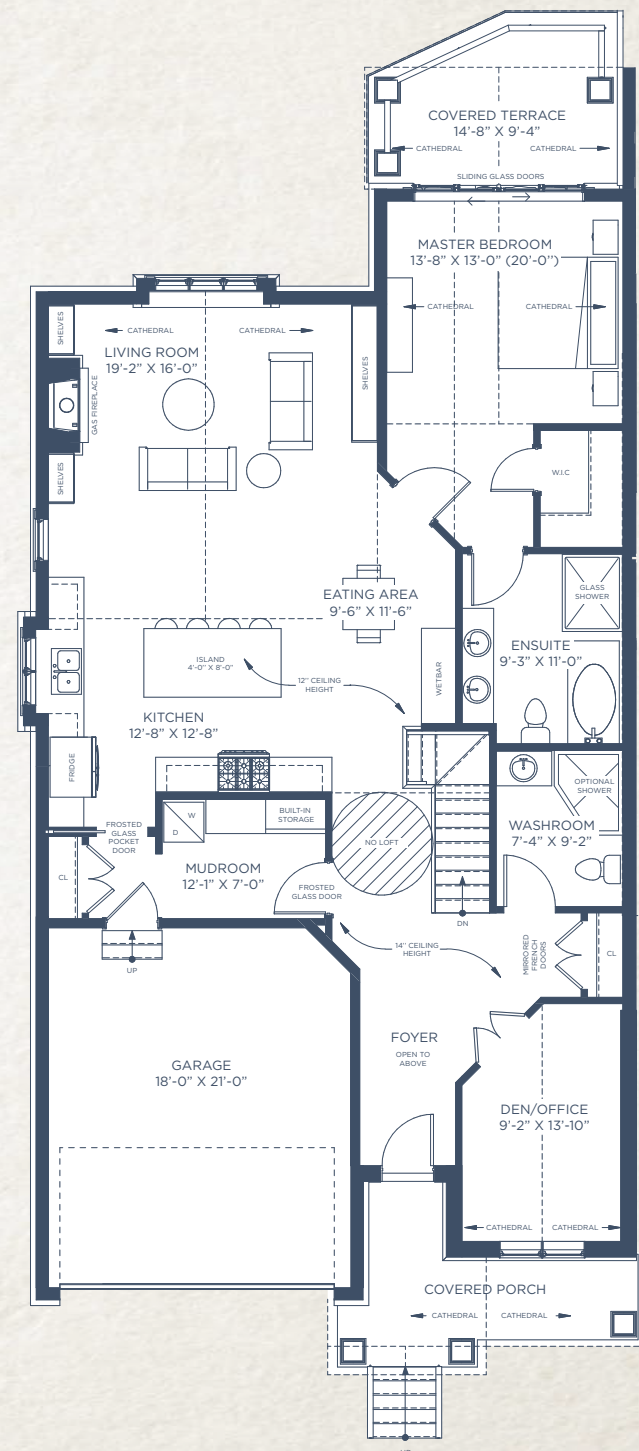
The Rockway

2,945 square feet

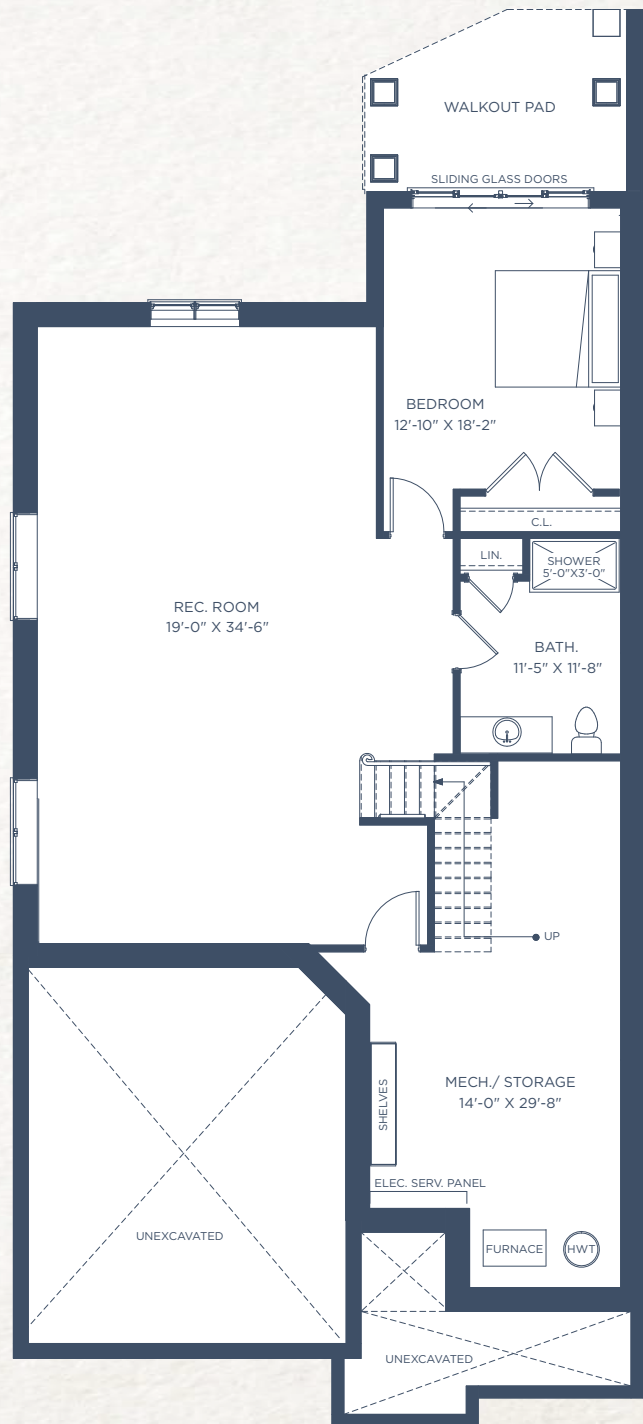
UNIT 10 • BLOCK 4



All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.
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Ground Floor - 1688 sq. ft



Basement - 1237 sq. ft



*Renderings are artist's concept only

Unit 12, The Fenwick

Unit 11, The Fenwick

Block 5 Front Elevation

UNITS 11 & 12 • Canboro Hills



*Renderings are artist's concept only

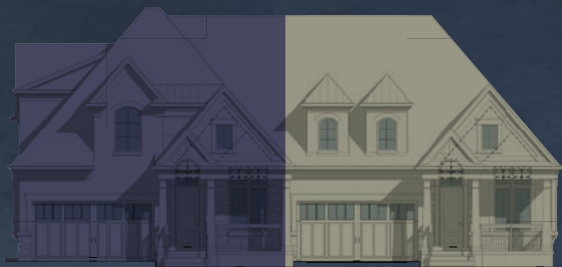
Unit 11, The Fenwick

Unit 12, The Fenwick

Block 5 Rear Elevation

UNITS 11 & 12 • Canboro Hills





UNIT 12

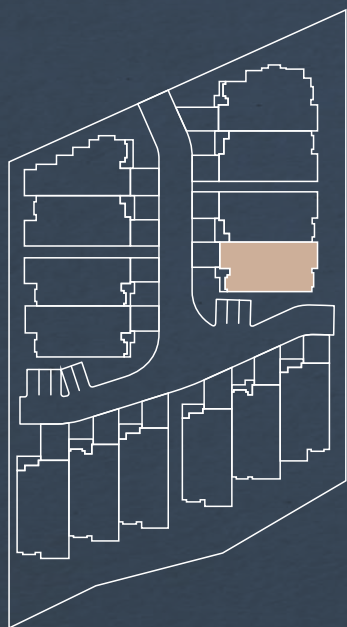
UNIT 11



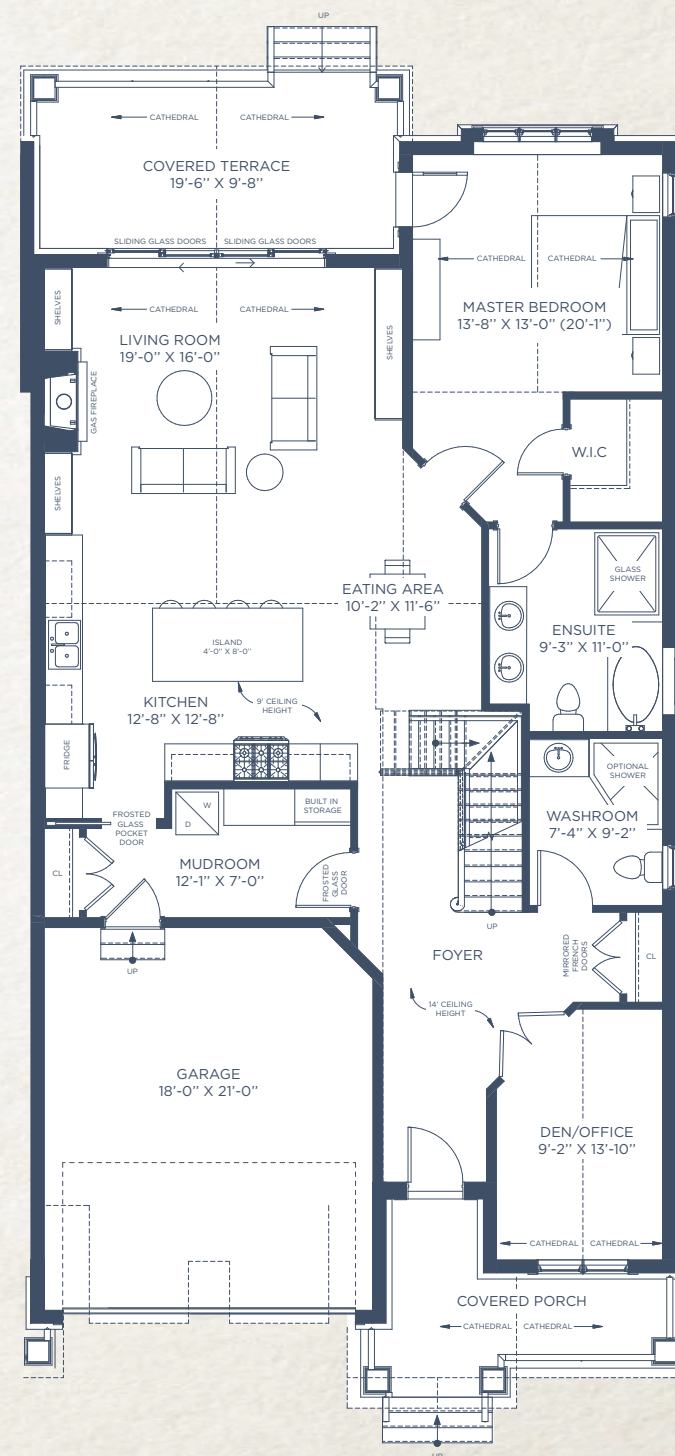
The Fenwick

2,388 square feet

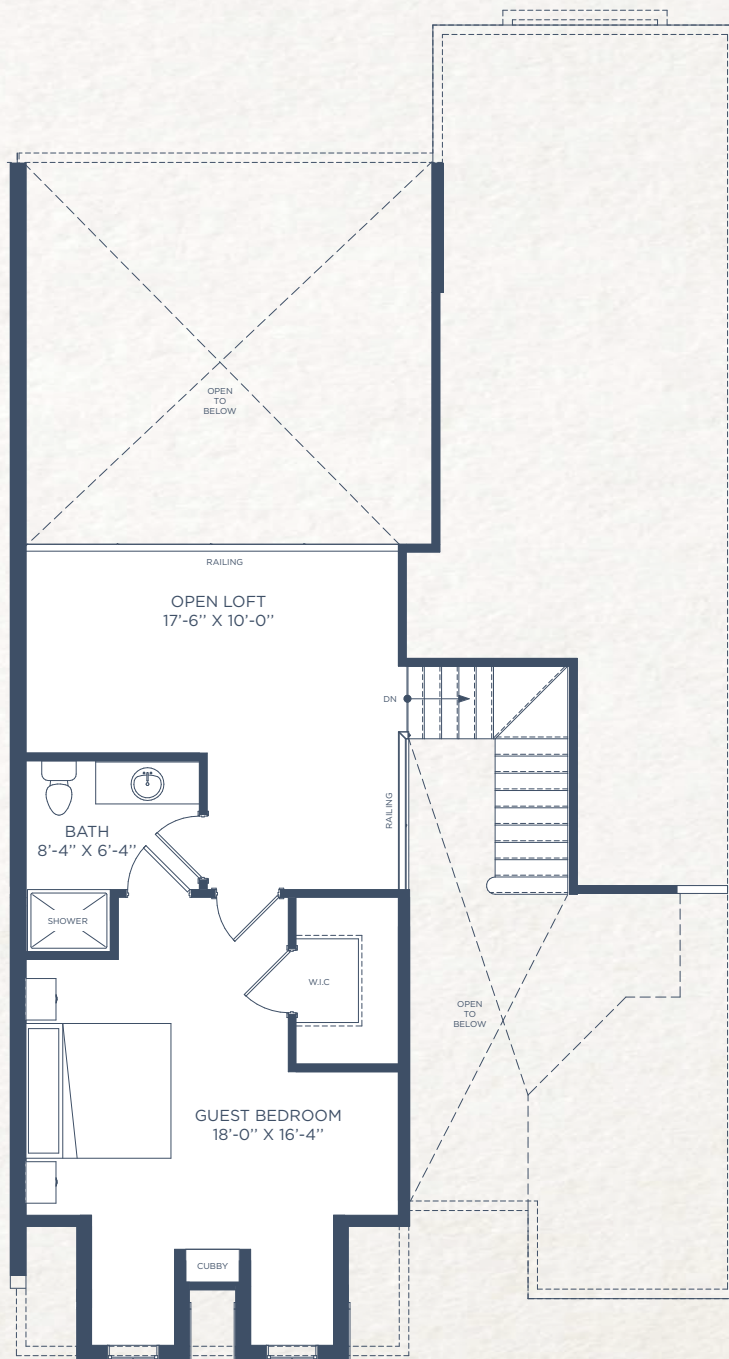
UNIT 11 • BLOCK 5



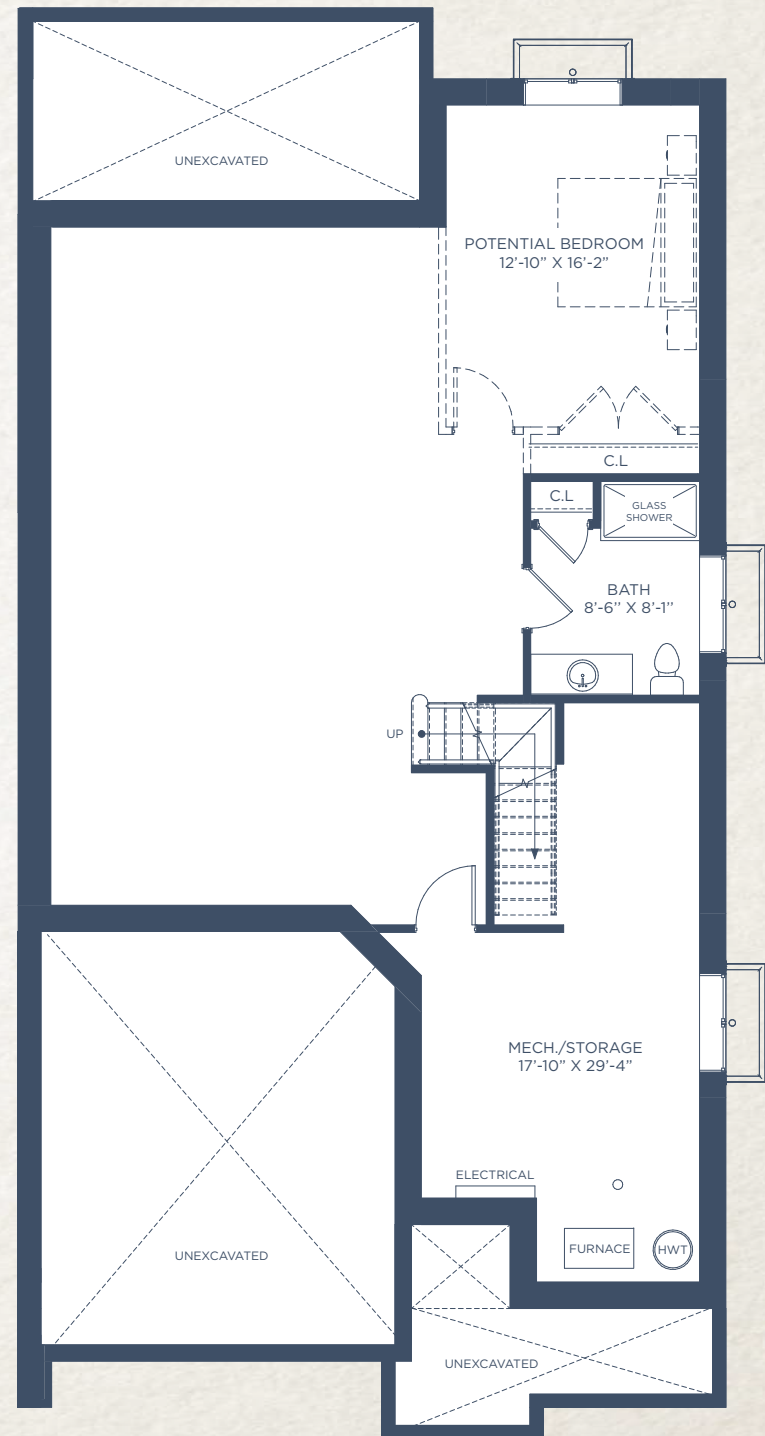
All dimensions are approximate. Sizes and specifications are subject to change without notice, E. & O. E. All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Certain features and/or built-ins as shown are optional.



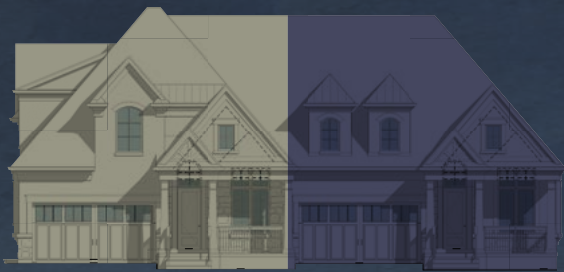
Ground Floor - 1693 sq. ft



Second Floor Loft - 695 sq. ft



Basement



UNIT 12

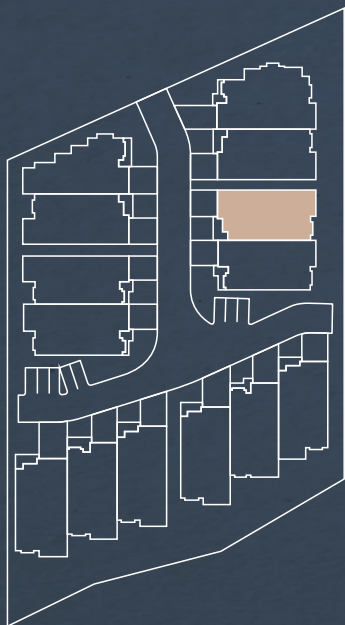
UNIT 11



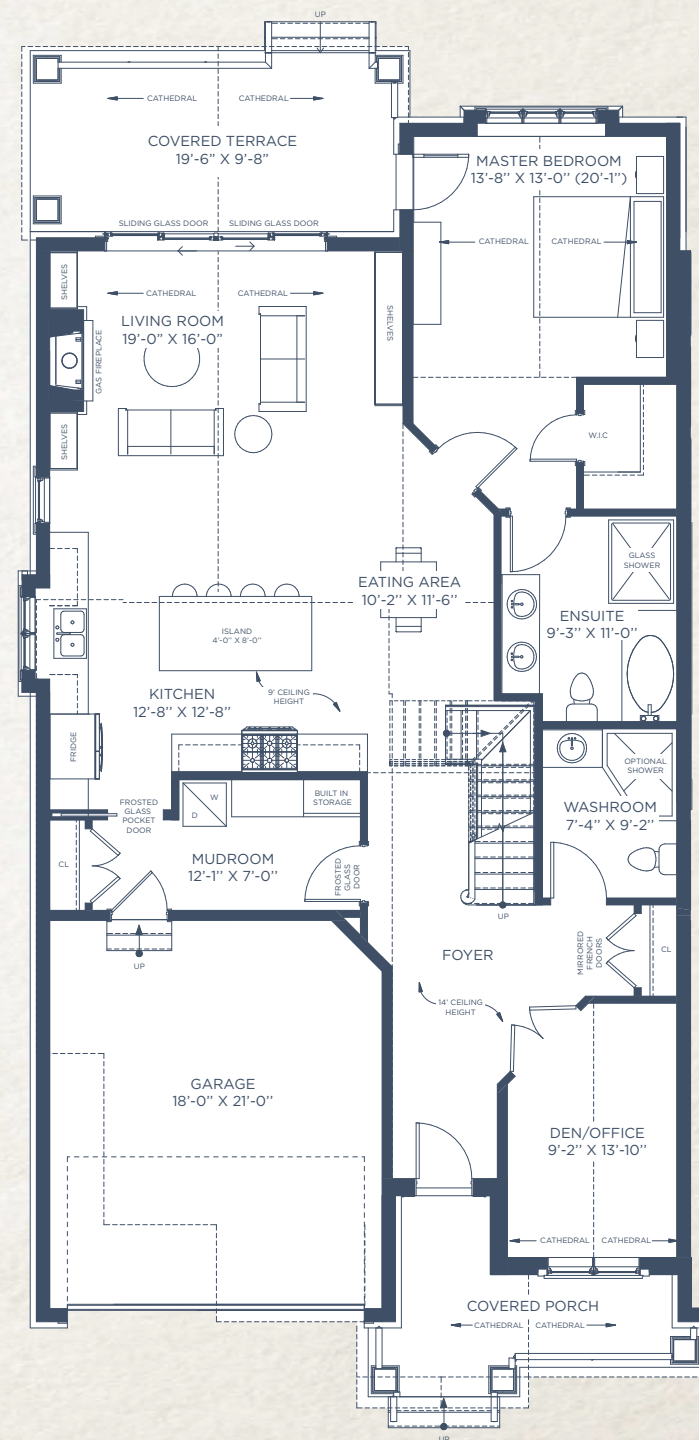
The Fenwick

2,334 square feet

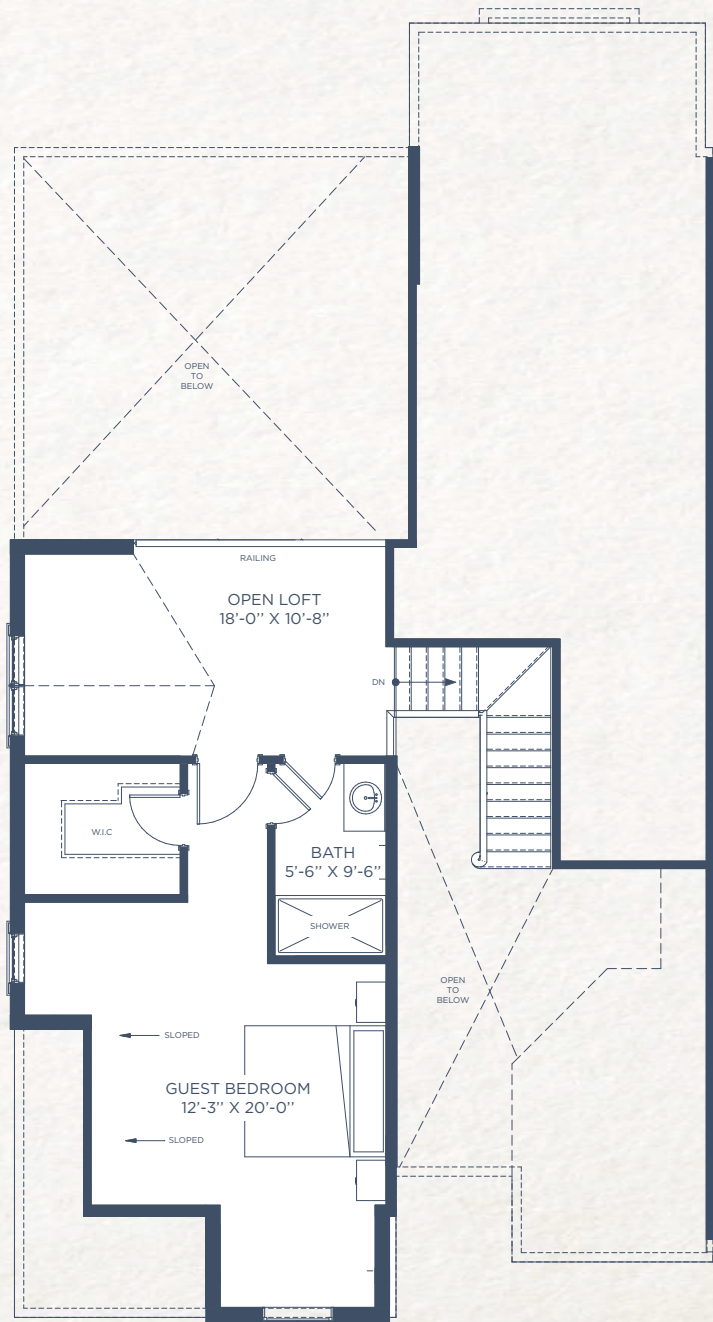
UNIT 12 • BLOCK 5



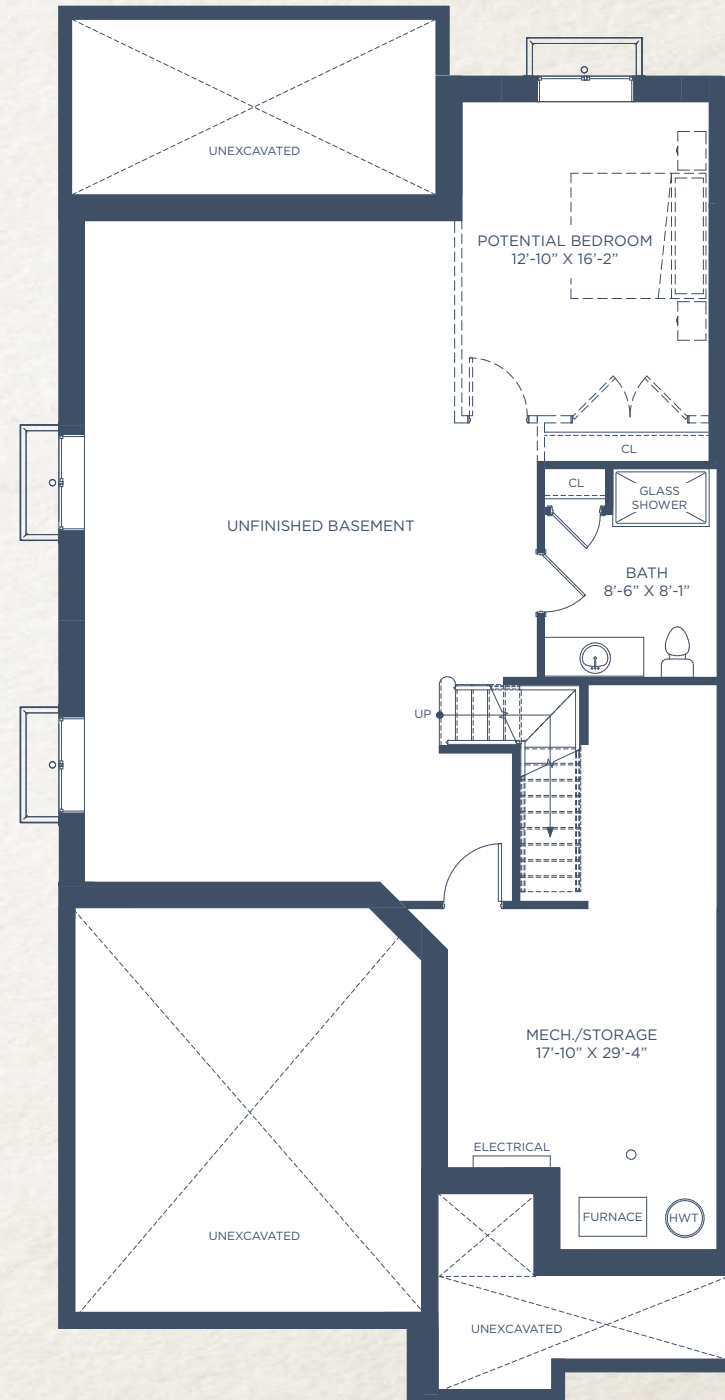
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Ground Floor - 1683 sq. ft



Second Floor Loft - 651 sq. ft



Basement



Unit 14, The Effingham

Unit 13, The Fenwick

Block 6 Front Elevation

UNITS 13 & 14 • Canboro Hills



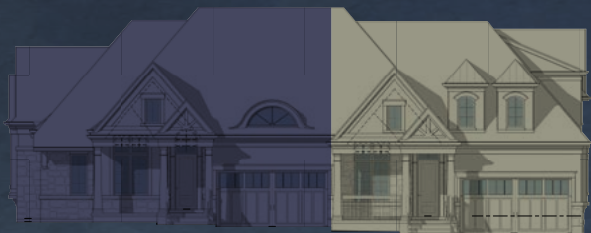
Unit 13, The Fenwick

Unit 14, The Effingham

Block 6 Rear Elevation

UNITS 13 & 14 • Canboro Hills





UNIT 14

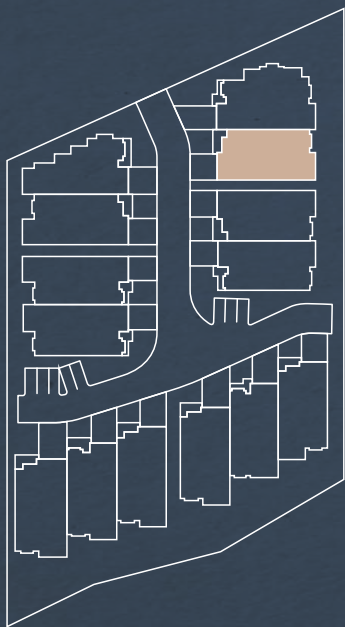
UNIT 13



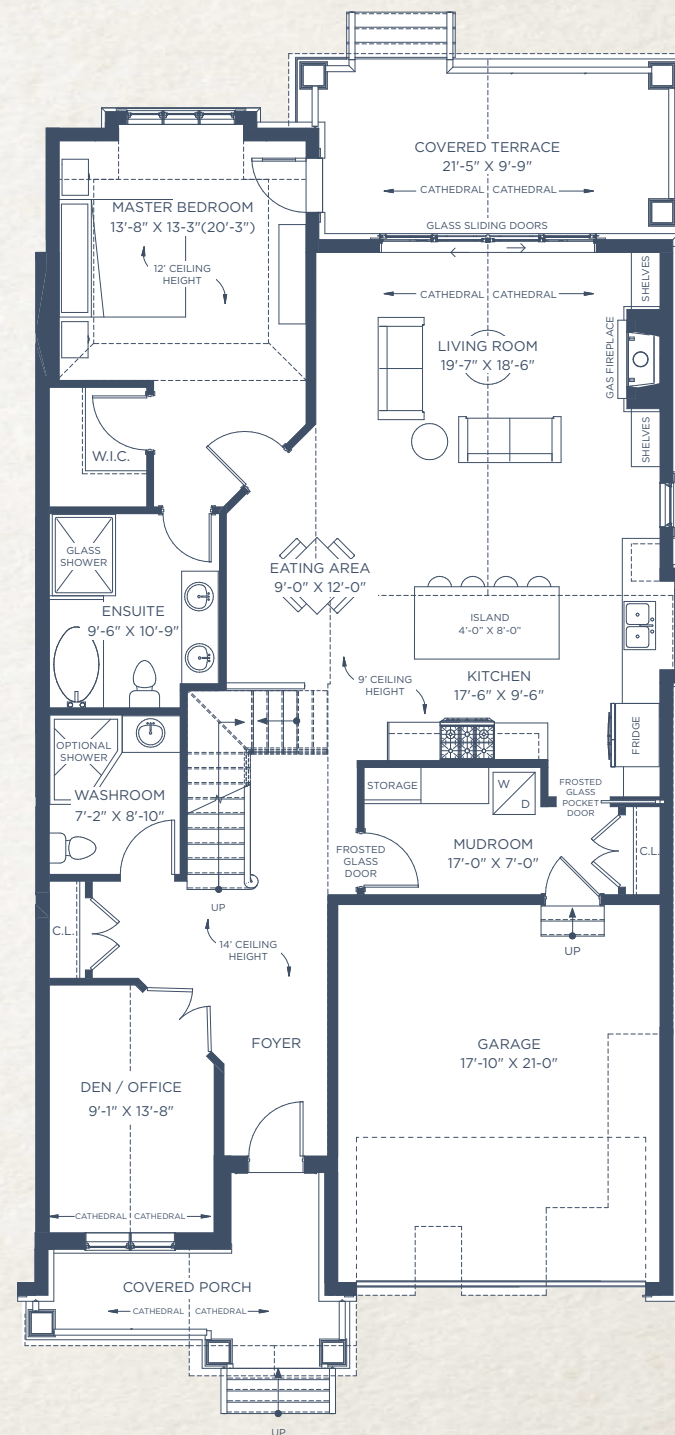
The Fenwick

2,410 square feet

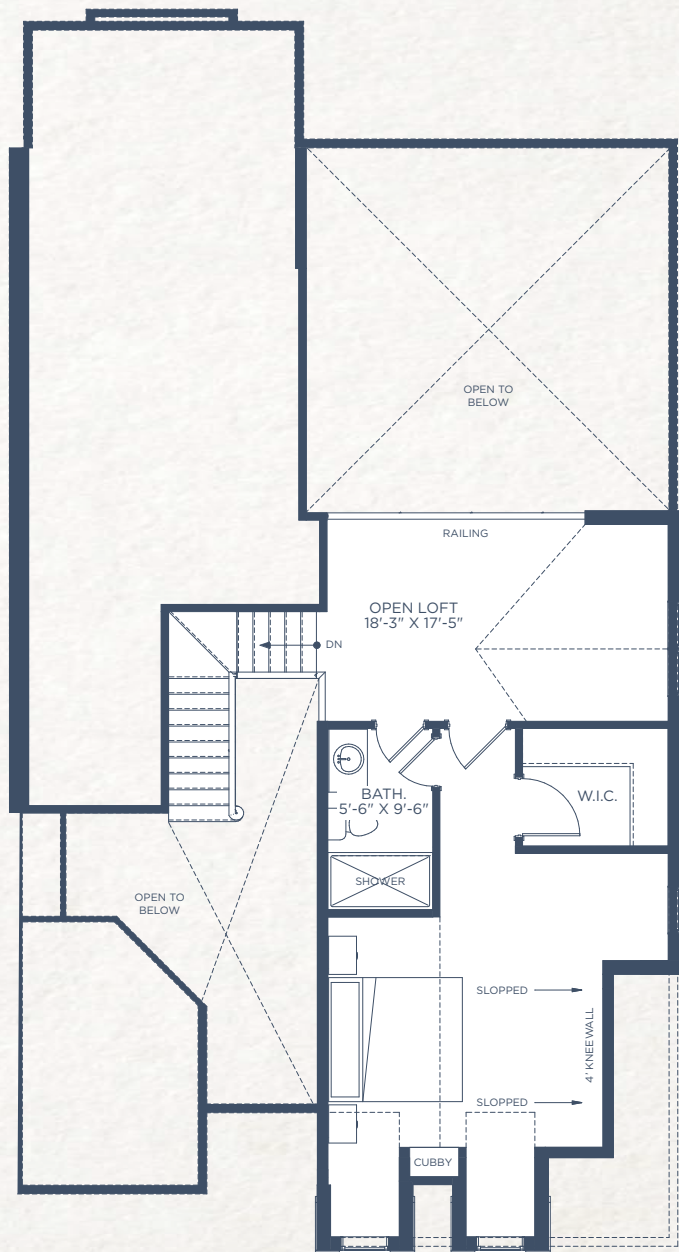
UNIT 13 • BLOCK 6



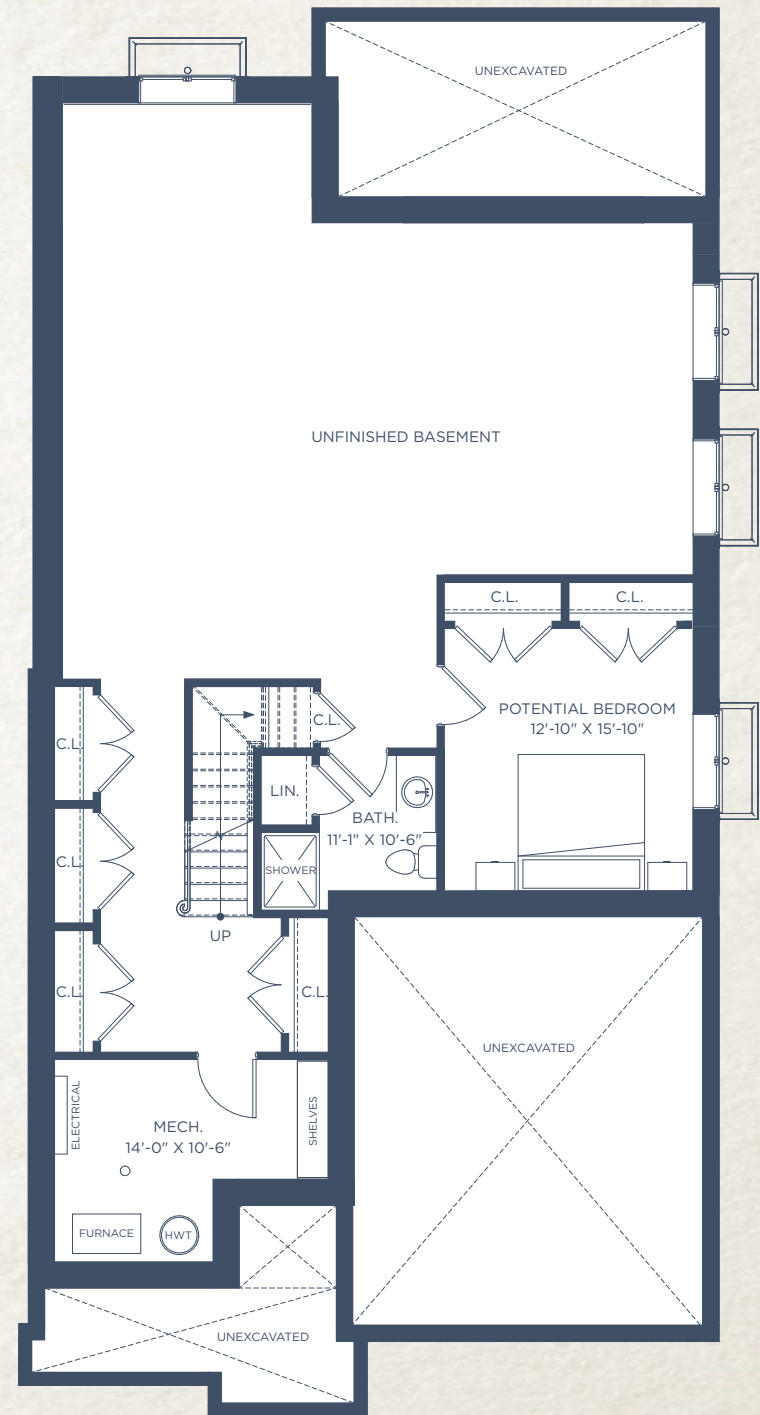
All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.
All illustrations are artist's concept. Actual useable floor space varies from the stated floor area. Certain features and/or built-ins as shown are optional.



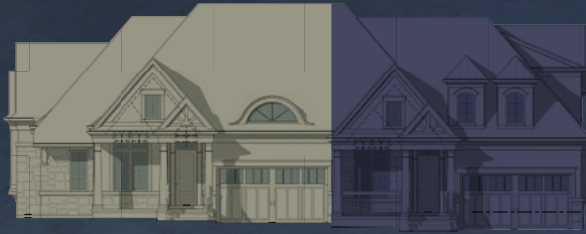
Ground Floor - 1,750 sq. ft



Second Floor Loft - 660 sq. ft



Basement



UNIT 14

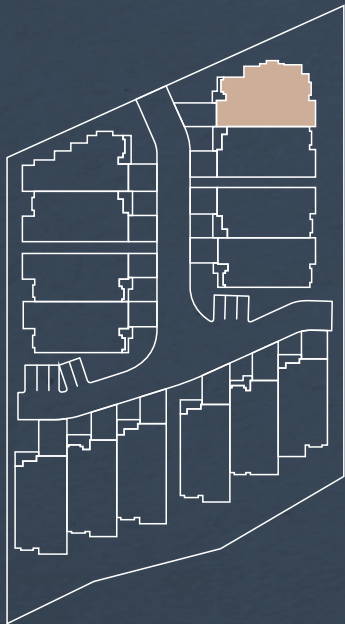
UNIT 13



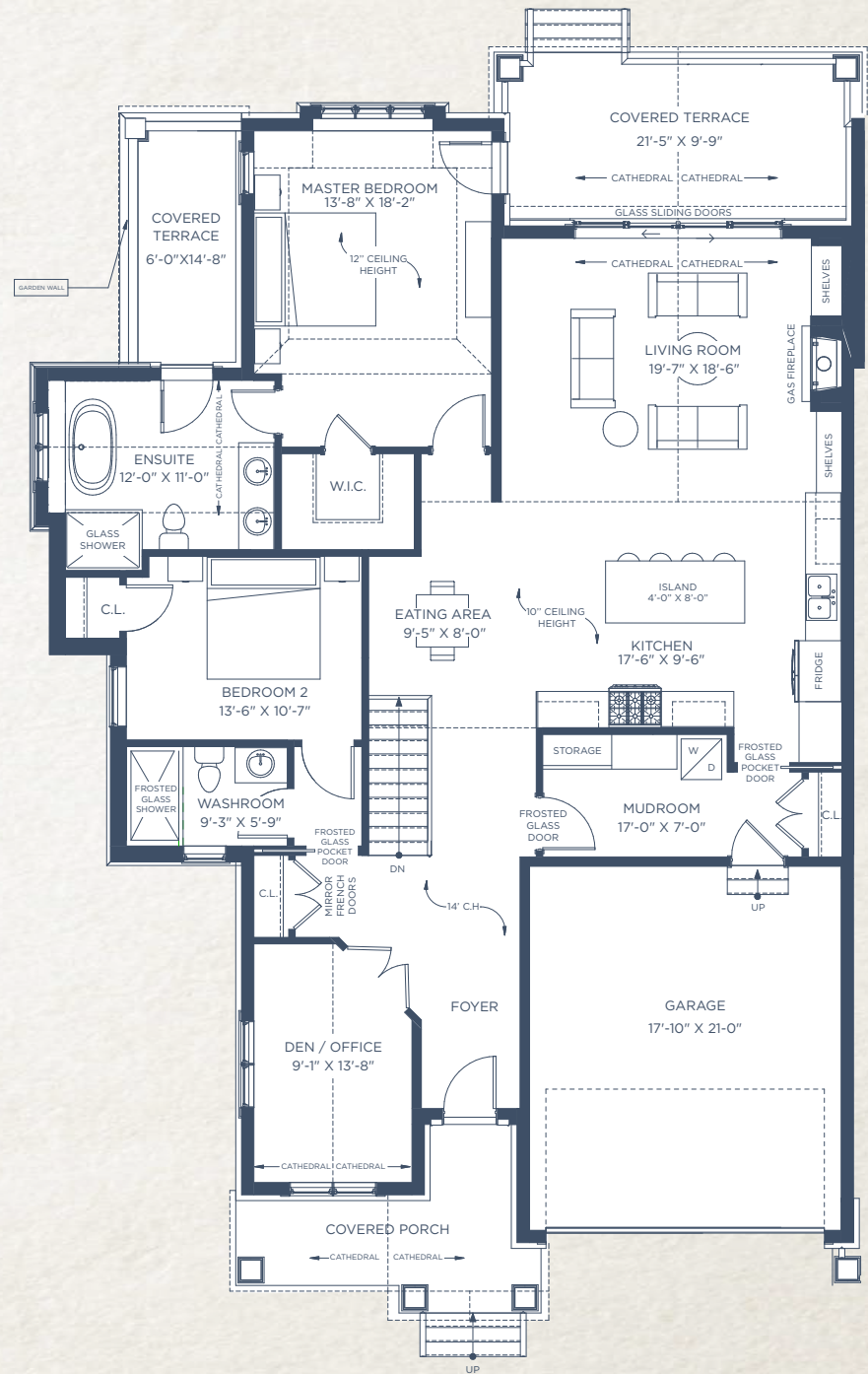
The Effingham

1,974 square feet

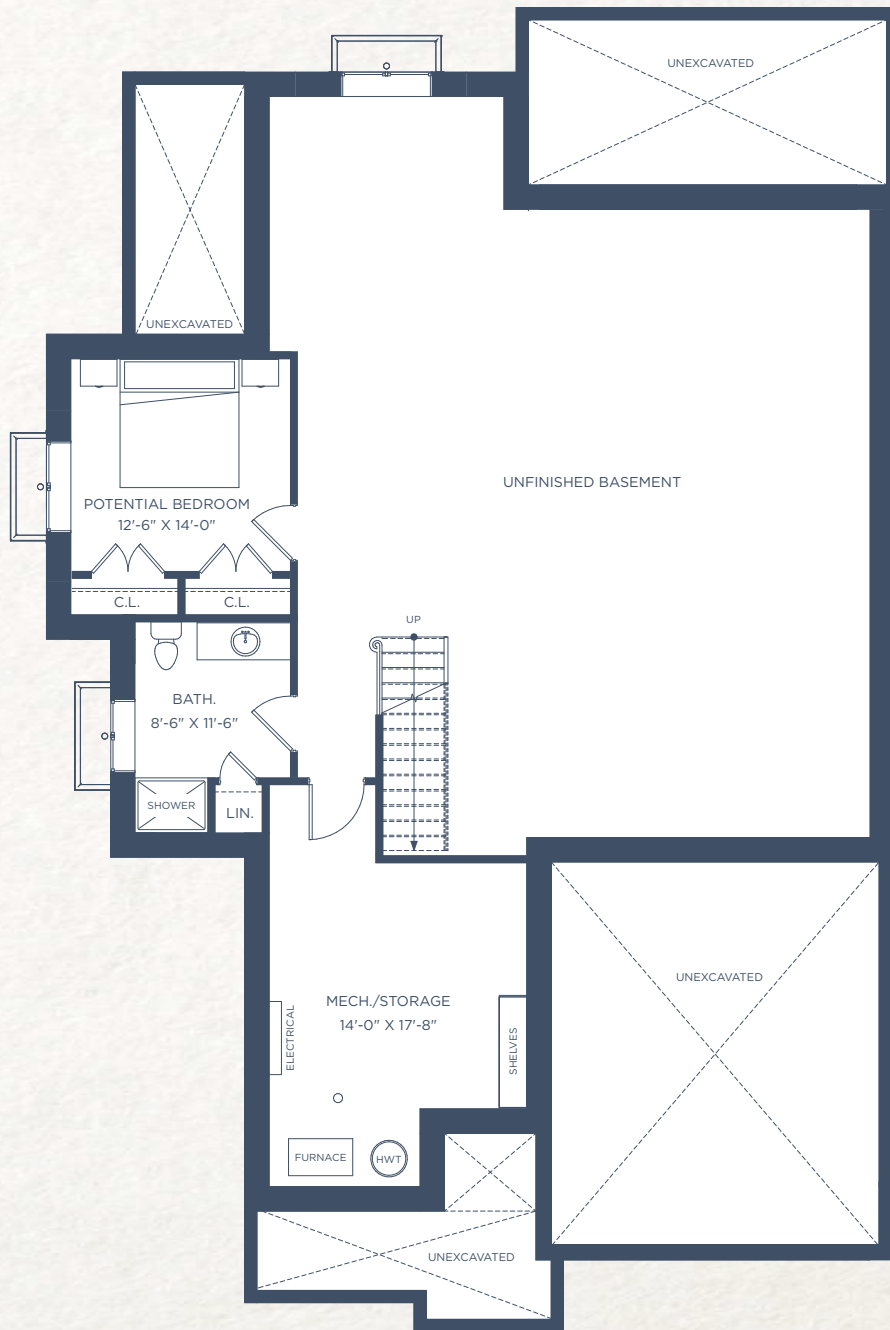
UNIT 14 • BLOCK 6



All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.
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Ground Floor - 1974 sq. ft



Basement



Luxurious Features & Finishes

INTERIOR FEATURES

- 10' Ceilings throughout main floor with cathedral ceilings in all living rooms and master bedrooms
- Linear gas fireplace with stone or porcelain tile surround and finished with custom built open shelving units
- Oak stairs to basement and loft areas with oak newels, handrail, and metal pickets
- Logan 8' 2-panel interior doors with Schlage lever hardware
- 3 ½" contemporary casings and 7 ¼" baseboards throughout main floor (5 ¼" baseboards in lofts and lower-level walk-out areas)
- Custom tiled showers and floors in ensuite and main bathrooms



- Riobel coaxial shower system with rainhead and hand-held on slidebar in ensuite showers
- One-piece fiberglass tub/shower units in lofts
- 'Moen' faucets, 'American Standard' sinks and toilets
- Custom selection of light fixtures with pot lights throughout
- Custom cabinetry by 'Wingers' in kitchen, bathrooms and laundry room with all-wood interiors and premium hardware
- Quartz countertops in kitchen, bathrooms, and mud room
- Optional appliance package available
- Porcelain tile floors in bathrooms and mud room
- 6" Engineered hardwood floors throughout from samples
- Quality broadloom carpet in loft areas
- Luxury vinyl plank flooring in lower-level walk-out areas
- High quality paint throughout, including garage

EXTERIOR FEATURES

- Covered front and rear porches with cathedral ceilings finished in stucco
- Rear porches with maintenance-free 'Azek' decking and aluminum railings
- Two-car garages with double driveways finished with pavers
- 'Strassburger' vinyl casement windows with SDL bars and Low-E
- 'Clopay' insulated garage doors with automatic openers
- Stone, stucco and hardiboard exterior finishes
- Fully sodded lots and gardens

GENERAL FEATURES

- 'Luxaire' high-efficiency gas furnace with programmable thermostat and central air conditioning
- 'Lifebreath' HRV system
- Rough-in for central vacuum
- Rental hot water tank





29 Years of Design & Construction Quality In Niagara

The word DeHaan originates from the Dutch word meaning rooster, and it's the symbolism of that rooster which has become the heart and soul of our brand. The rooster is a powerful symbol of pride, strength, watchfulness and vigilance. These are the qualities that we strive to embody at DeHaan Homes and are the fundamental core of our company since the beginning in 1992.

It was the completion of Arie's first home which led him to embark on a journey of custom home building and create his very own company. Since then, DeHaan Homes has made a reputation for themselves, thanks to the best marketing tool around – word-of-mouth. A stellar reputation is the result of consistency in designing and building exemplary country homes. DeHaan Homes has reflected these themes in homes designed in farmland, orchard and vineyard settings.







P.O Box 142
Ridgeville, ON
L0S 1M0

905.892.6518

Toll free 1.800.828.3246

arie.dehaan@dehaanhomes.ca

Value, Quality & Service since 1992

DEHAAN HOMES