



LIVE
IN THE HEART OF
SOUTHWESTERN
ONTARIO





STYLISH

HARMONIOUS LIVING SPACES
DESIGNED FOR YOU AND
YOUR FAMILY

Orientation of the home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrances due to grading variance. Actual usable floor space may vary from the stated floor area. All Renderings are artist's conception. Dimensions, specifications and architectural detailing are subject to minor modifications. Brokers protected. E.A.O.E.

TRANQUIL

LIVING IN THE HEART OF SOUTHWESTERN ONTARIO

Tucked away from it all, Embro provides a quiet and safe retreat for your family, only minutes away from exciting destinations and natural amenities for you to enjoy year-round.

With a quick and easy access to Highway 401 just 10 minutes away, you are a short drive to major urban centres.



DRIVING TIME TO MAJOR URBAN CENTRES



WOODSTOCK
15 minutes



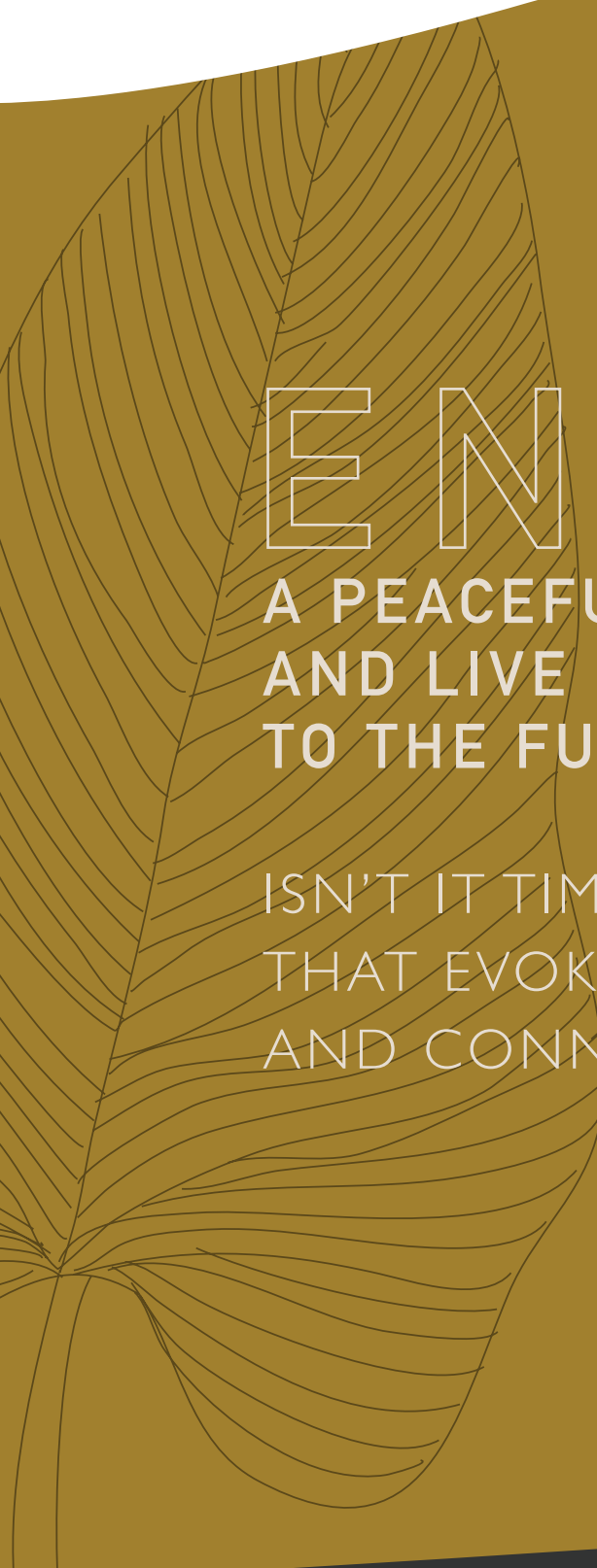
LONDON
25 minutes



KITCHENER-WATERLOO
40 minutes



GREATER TORONTO AREA
80 minutes



ENJOY

A PEACEFUL LIFESTYLE
AND LIVE EVERY MOMENT
TO THE FULLEST!

ISN'T IT TIME TO ESCAPE TO A LOCATION
THAT EVOKES A SENSE OF TRANQUILITY
AND CONNECTS YOUR FAMILY TO NATURE?



PLAY

IN THE HEART OF SOUTHWESTERN ONTARIO

Just minutes from major urban centres, The Village Farm offers a perfect combination of country living and the convenience of nearby cities.

Enjoy seasonal festivals, a scenic and safe environment and the convenience of luxury country living. With so much to explore, The Village Farm in Embro is a perfect place where you can let your roots grow and settle.

You will enjoy the surrounding areas and amenities such as:



SPORTING FIELDS



CONSERVATION AREAS



PLAYGROUNDS



EDUCATION



ENTERTAINMENT OPTIONS

cafés, restaurants and community theatre



COMMUNITY LIBRARY

A branch of the Oxford County Library



INDOOR SPORTS ARENA

at the nearby community centre



150 KM OF SCENIC TRAILS

perfect for hiking and biking, and many other amenities.



GROCERIES & SHOPPING

within the community and nearby

HOME

IN THE HEART OF SOUTHWESTERN ONTARIO

Spending time with the people you love, doing the things you love in an Eco Modern Country setting with a unique atmosphere, boutique shops and friendly neighbours, truly makes The Village Farm in Embro a place to call a home.



YOUR

PLACE TO GET
TOGETHER WITH
FAMILY



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WELL

DEFINED LIVING SPACE
FOR ANY FAMILY

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DISCOVER

**EVERYTHING YOUR HEART DESIRES
AND YOUR FAMILY NEEDS FOR
CONVENIENT LIVING.**

Nestled amidst a spectacular backdrop of rolling green hills surrounded by quaint farms, nature is all around and ready for your family to explore.

Let the surroundings treat you with an afternoon of nearby trailwalking or an evening under the stars next to a firepit right in your backyard.

Enjoy a patio lunch with your friends or family at the Highland Restaurant in Embro, or take a quick break at the renowned Kintore coffee shop on Huron Street.



CHARMING

SCENERY IN THE HEART OF SOUTHWESTERN ONTARIO

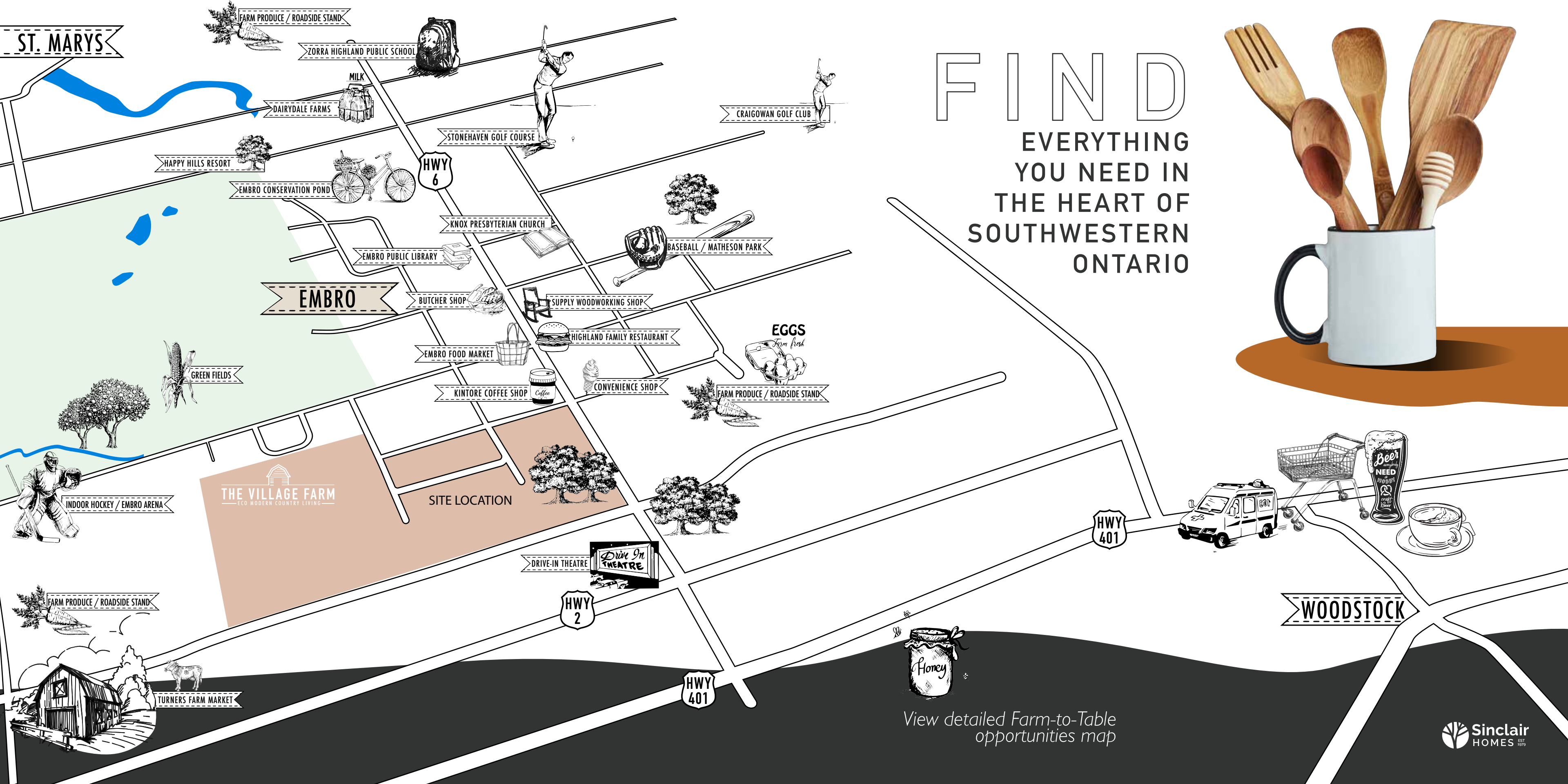
Discover serenity and uncomplicated living in a stunning natural setting, surrounded by the tranquility of lush green fields, gently rolling hills and immense natural beauty, in the heart of a vibrant farming community.





Close to friendly neighbourhood shops, restaurants, cafés, salons, golf courses, sport fields, forested trails, parks and schools, The Village Farm in Embro is a new home community you will not want to miss out on.





FIND

EVERYTHING
YOU NEED IN
THE HEART OF
SOUTHWESTERN
ONTARIO



[View detailed Farm-to-Table opportunities map](#)



ELEVATED

FAMILY LIVING IN THE HEART OF
SOUTHWESTERN ONTARIO





LUXURY COUNTRY LIVING WITH PRIDE OF OWNERSHIP

- 9' BASEMENT WALLS
- 9' CEILINGS TO MAIN FLOOR
- SMOOTH CEILINGS
- LARGER STAIR TREADS
- KITCHEN AID APPLIANCE PACKAGE
- GRANITE & QUARTZ COUNTERTOPS**
- CERAMIC/LVP TO ALL WET AREAS
- ENGINEERED HARDWOOD TO MAIN FLOOR
- GRANITE COUNTERTOPS IN ALL BATHROOMS*
- BRUSHED CONCRETE DRIVEWAY & FRONT STEPS
- ENGRAVED ADDRESS STONE
- PROFESSIONALLY LANDSCAPED GARDENS



FEATURES FOR HEALTHY LIVING STYLE AND COMFORT



Net Zero Ready

- Solar Ready design for ease of future installation
- 2" spray foam under all basement floors and basement walls including ring joist
- All above grade walls R34 min
- All ceilings R60
- Dual Fuel heat pump w nat. gas furnace and heat pump
- Heat Pump Water Heater
- Drain Water Heat Recovery unit
- Whole Home Energy Monitoring system

Exterior Features

- Architecturally designed exteriors with masonry and composite siding*
- Lifetime warranty Architectural shingles with full underlayment
- Maintenance free aluminum soffit, fascia & seamless eaves trough
- Covered concrete rear yard patio**
- Brushed Concrete driveway & front steps
- Engraved address stone
- Lot fully sodded
- Professionally landscaped gardens

Interior Features

- 9' Basement walls
- 9' Ceilings to main floor
- Smooth Ceilings
- Engineered I joist floor systems
- Larger stair treads
- Main floor or second floor laundry**

Kitchen

- Kitchen Aid Appliance package
- Granite & Quartz Countertops**
- Stainless Steel undermount double bowl sink
- Moen Align pull down kitchen faucet
- Soft close drawers**
- Pots & Pans drawers*
- Light valance
- Deep fridge upper
- Top drawers to all base cabinets

Bathrooms

- Granite countertops in all bathrooms*
- Undermount sinks
- Freestanding tubs in ensuite**
- Ceramic tile showers with glass surrounds**
- One piece acrylic tub & shower units**
- Lifetime Guarantee Moen Genta plumbing fixtures
- Matching Moen Genta bathroom accessories
- Mirrors above all bathroom sinks

Foundation

- 10" poured concrete foundation
- Foundation wrapped with waterproofing membrane with weeping tile and sealed sump.
- Poured concrete basement floor, garage floor, front & rear porch
- Windows & Doors
- Triple pane Architectural series windows & doors to main floor and loft
- Oversized 24" x 37" basement windows
- One 36" x 47" basement egress window
- Insulated steel front and garage man door

HVAC

- Combination natural gas furnace and Heat pump (incl AC)
- Exhaust ducted Energy Recovery Ventilator with ECM motor
- Honeywell prestige smart thermostat with internet / app capabilities)
- Kitchen hood fan vented to exterior
- Dryer vented to exterior
- High efficient rental heat pump water heater
- 4" media filter

Plumbing

- Backflow prevention valve on main sewer
- 3 piece rough-in in basement
- One piece acrylic tub & shower units*
- 2 exterior frost free hose faucets (garage & rear)
- PEX High quality non corroding water lines throughout
- 3 line system (softener ready)
- Waterline to fridge

Electrical

- 200 Amp service
- Whole home surge protector
- LED lighting throughout including standard recessed Luna fixtures**
- Level 2 Electric Vehicle charger in garage
- Decora switches & receptacles w screwless plates

- 2 exterior GFCI protected receptacles
- Interconnected smoke & CO² detectors
- ARC fault protected receptacles
- 6 data rough in locations (CAT6)

Millwork

- 2 panel interior doors
- Swing doors to all closets
- Deadbolts to all exterior swing doors
- Oak railings and handrails**
- Winston levers to all doors
- Capri Gripset and matching deadbolt to front entry door
- Contemporary casing & baseboards
- 12" shelving with hanging rods to closets
- 16" shelving to pantries and linen closets

Paint

- Zero VOC paint chosen from builders samples
- Oak railings and handrail stain chosen from builders samples

Flooring

- Ceramic/LVP to all wet areas
- Engineered Hardwood to main floor (excluding wet areas)
- 40oz broadloom carpet w high quality 8lb underpad in all bedroom(s)

Garage

- Belt drive garage door openers on both doors
- Garage fully drywalled, firetaped and primed white

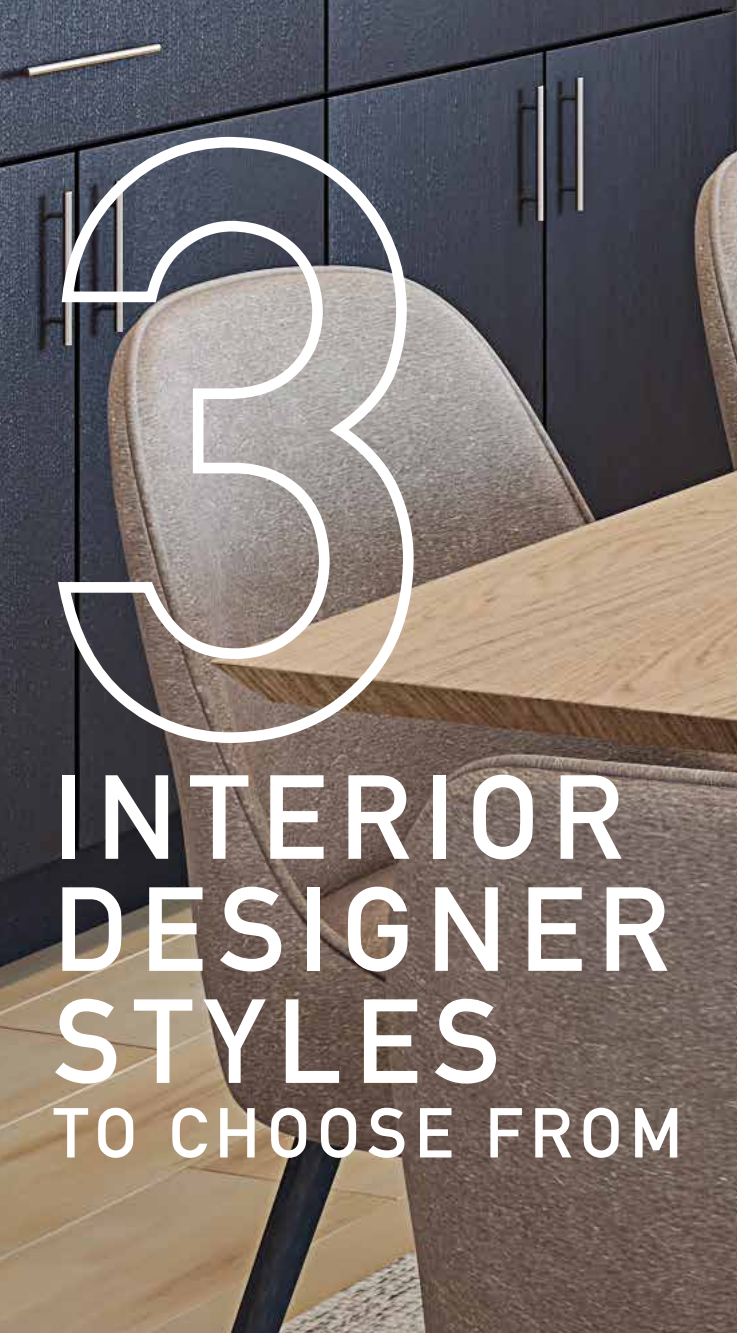
Laundry

- Front load Whirlpool washer and dryer

Warranty

- 7-year Tarion Warranty Coverage included in price (Including registration fee)

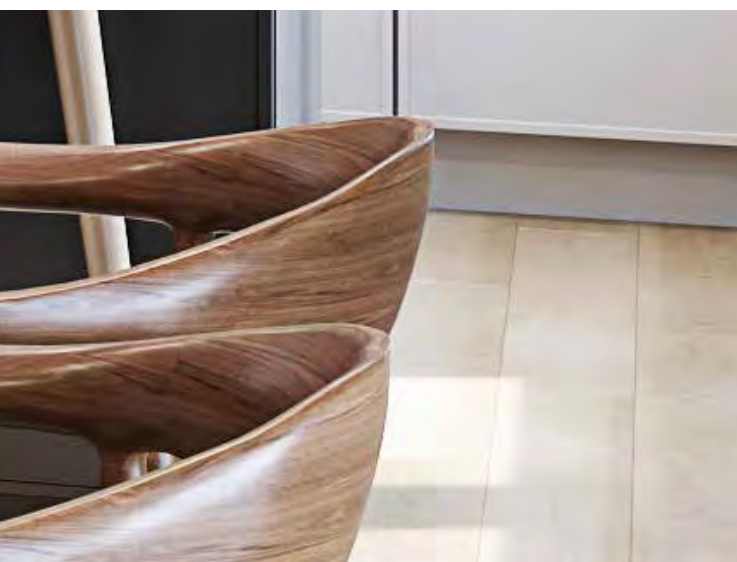
** As per Plan, * As per Elevation



INTERIOR DESIGNER STYLES TO CHOOSE FROM



NORDIC
style



NEO RUSTIC
style



MERIDIAN
style



WELLNESS

HEALTHIER HOMES FOR
MODERN FAMILIES



Single detached homes will be available for families seeking quality, comfort,* energy efficiency and a healthier indoor environment.

Your new home will combine modern exterior designs and open-concept floor plans, built to the highest standards of Netzero building science. You'll enjoy a more comfortable indoor experience.

Efficient smart home features, renewable energy options, and superior building standards, deliver a home that is more efficient, more comfortable, more durable, less stressful and easy to maintain.

Enjoy a healthier home!



REDUCED ALLERGENS AND
PATHOGENS IN YOUR HOME



NO COLD DRAFTS
OR COLD FEET



SUPERIOR NOISE REDUCTION



NO FOGGY WINDOWS
DUE TO CONDENSATION



NO TEMPERATURE
FLUCTUATIONS



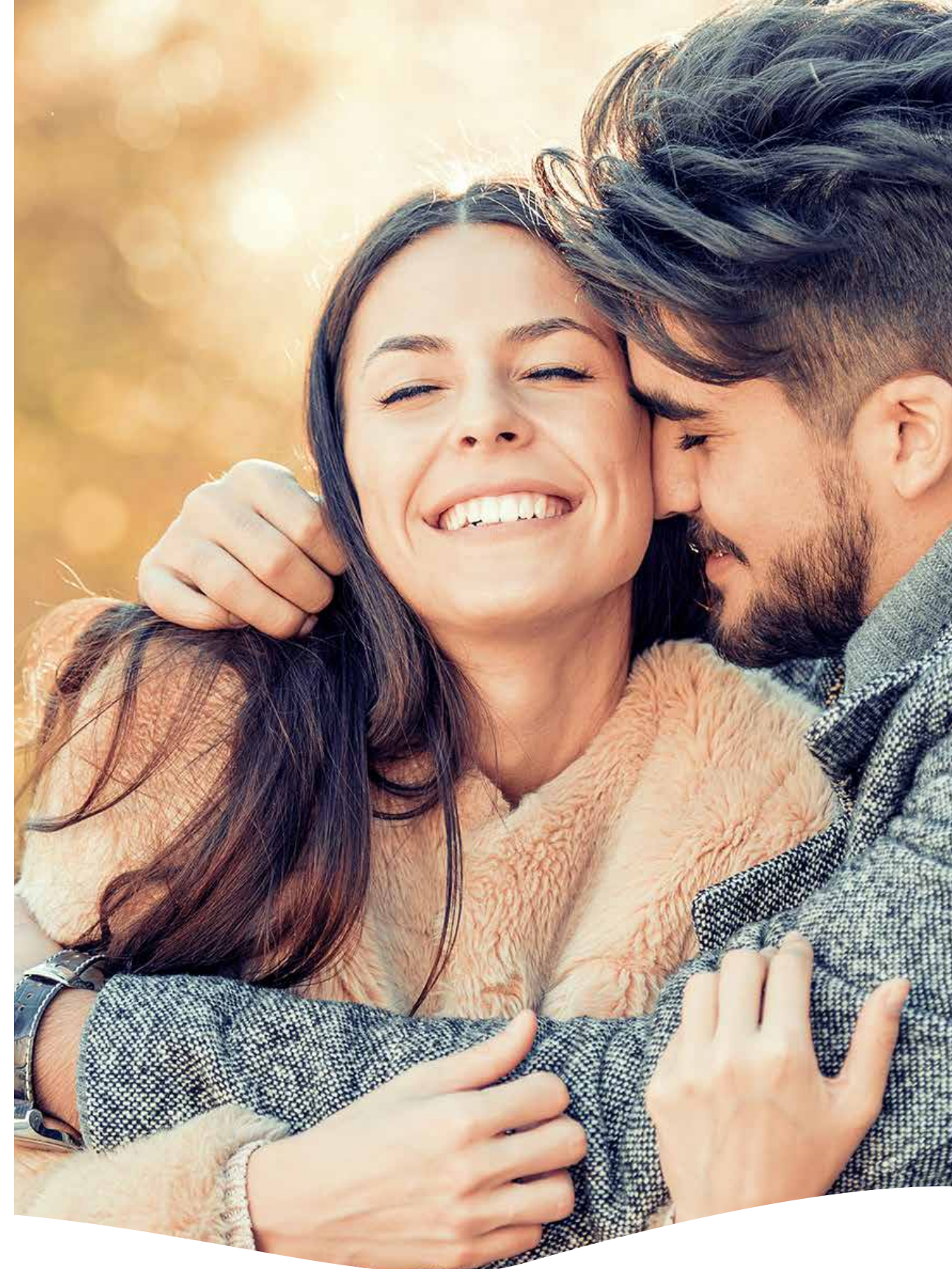
NO WASTED ENERGY
DUE TO AIR LEAKAGE

*increased comfort requires proper operation and maintenance of your new home.



FOLLOW

YOUR INSTINCT AND LEAP
INTO MODERN COUNTRY
LIVING





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UNWIND
IN YOUR STYLISH
COMFORTABLE AND ENERGY
EFFICIENT HOME



VISION

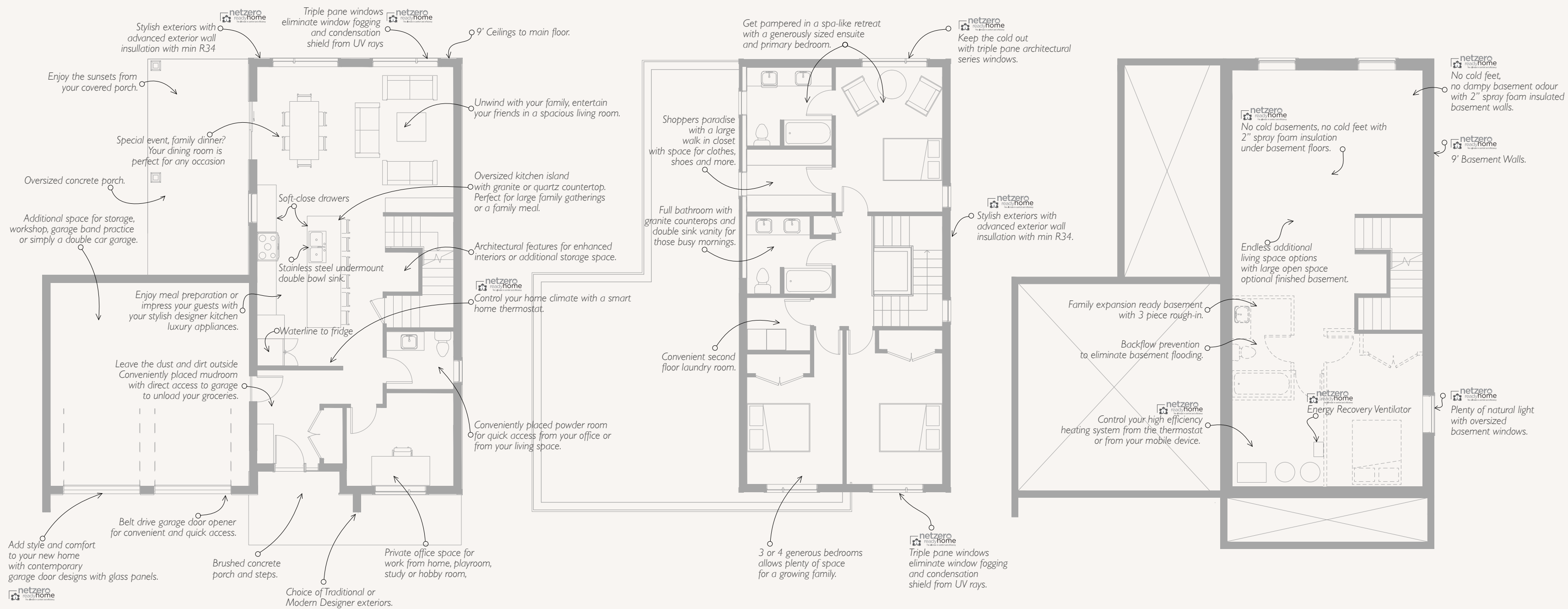
**EVERY HOME IS DESIGNED
FOR FAMILIES JUST LIKE
YOURS.**

*Experience the difference of a
convenient home. Enjoy your breakfast
with your family at the oversized kitchen
island or unwind beside your fireplace
after a long day at work.*

**DISCOVER VISIONARY HOME
DESIGNS AND INCLUDED FEATURES.**

1. Cozy living room.
2. Convenient 2nd floor laundry.
3. Elegant dining room.
4. Gourmet kitchen with breakfast bar.
5. Spacious primary bedroom suite.
6. Double sinks, granite countertops and
glass shower enclosure.
7. Oversized rear patio and front porch.

PRIDE OF OWNERSHIP IN A HOME YOU'LL LOVE!



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LIVE WITH CONVENIENCE LIVE WITH MODERN LUXURY



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THE
MEADOWCREEK 1882 SQ.FT. | 3 BED
2 1/2 BATH | 2 CAR GARAGE
TRADITIONAL

THE
MEADOWCREEK 1882 SQ.FT. | 3 BED
2 1/2 BATH | 2 CAR GARAGE
MODERN

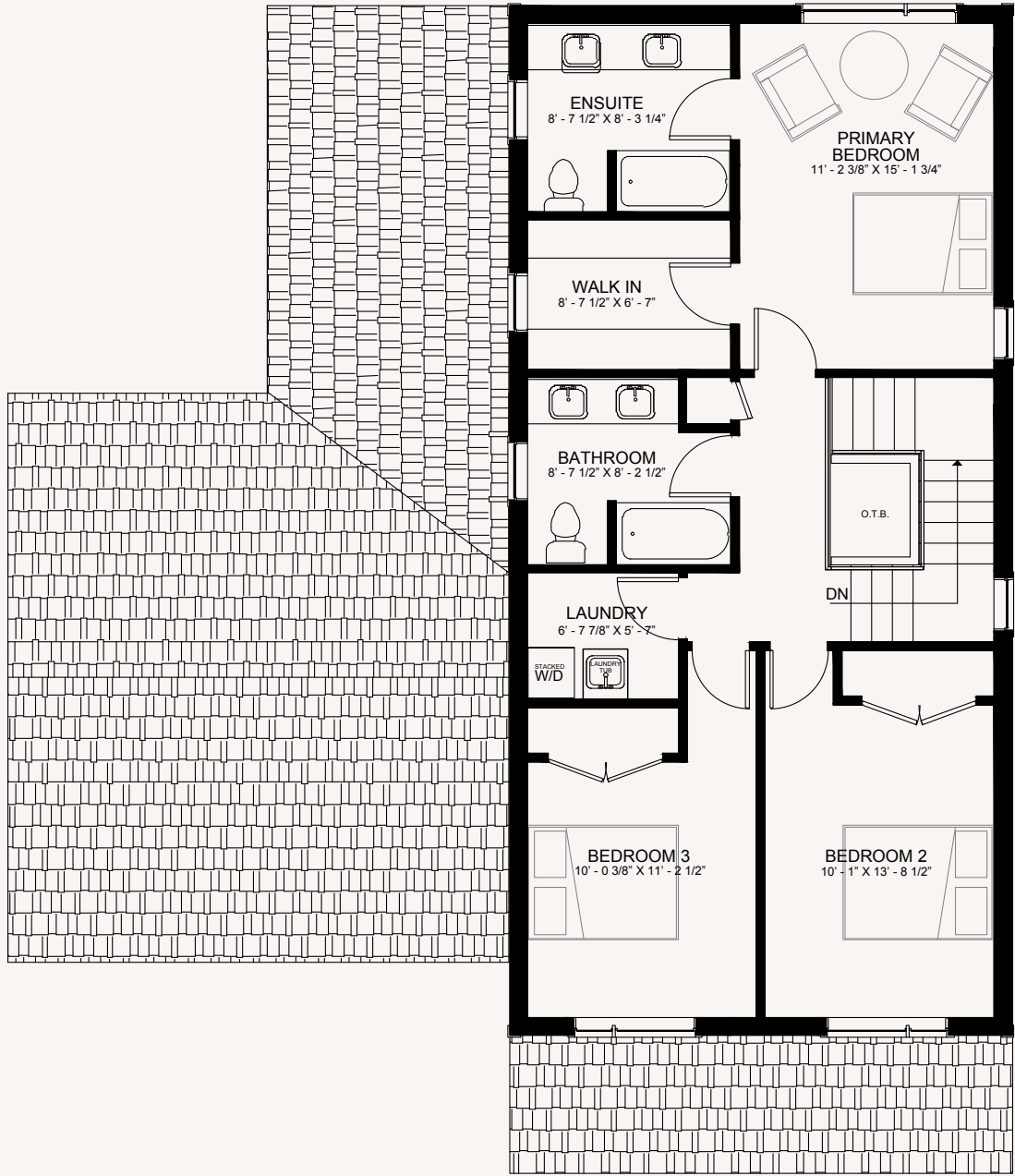
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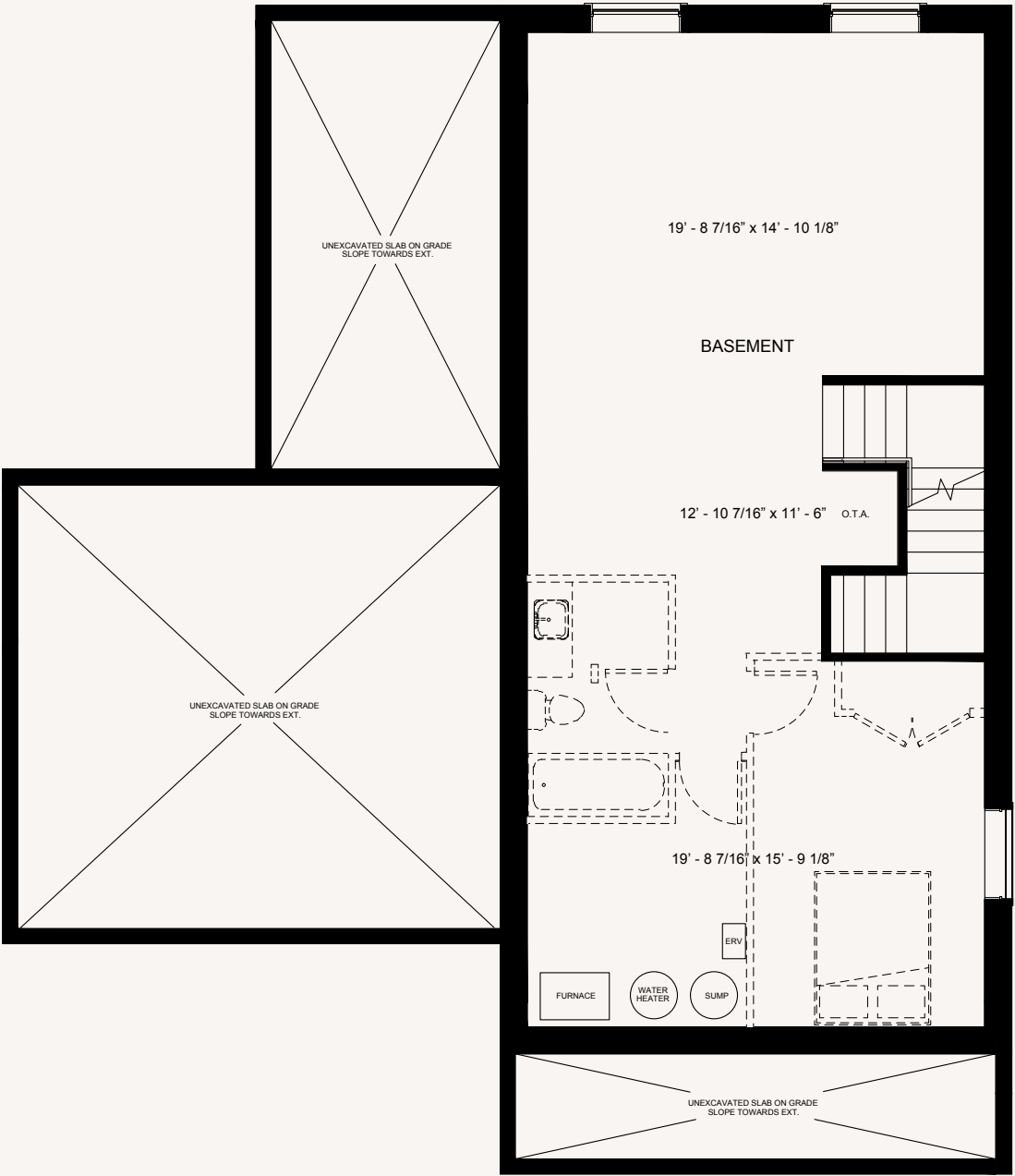
THE MEADOWCREEK TRADITIONAL 1882 SQ.FT. | 3 BED | 2 1/2 BATH | 2 CAR GARAGE



MAIN FLOOR
972 SQ.FT.



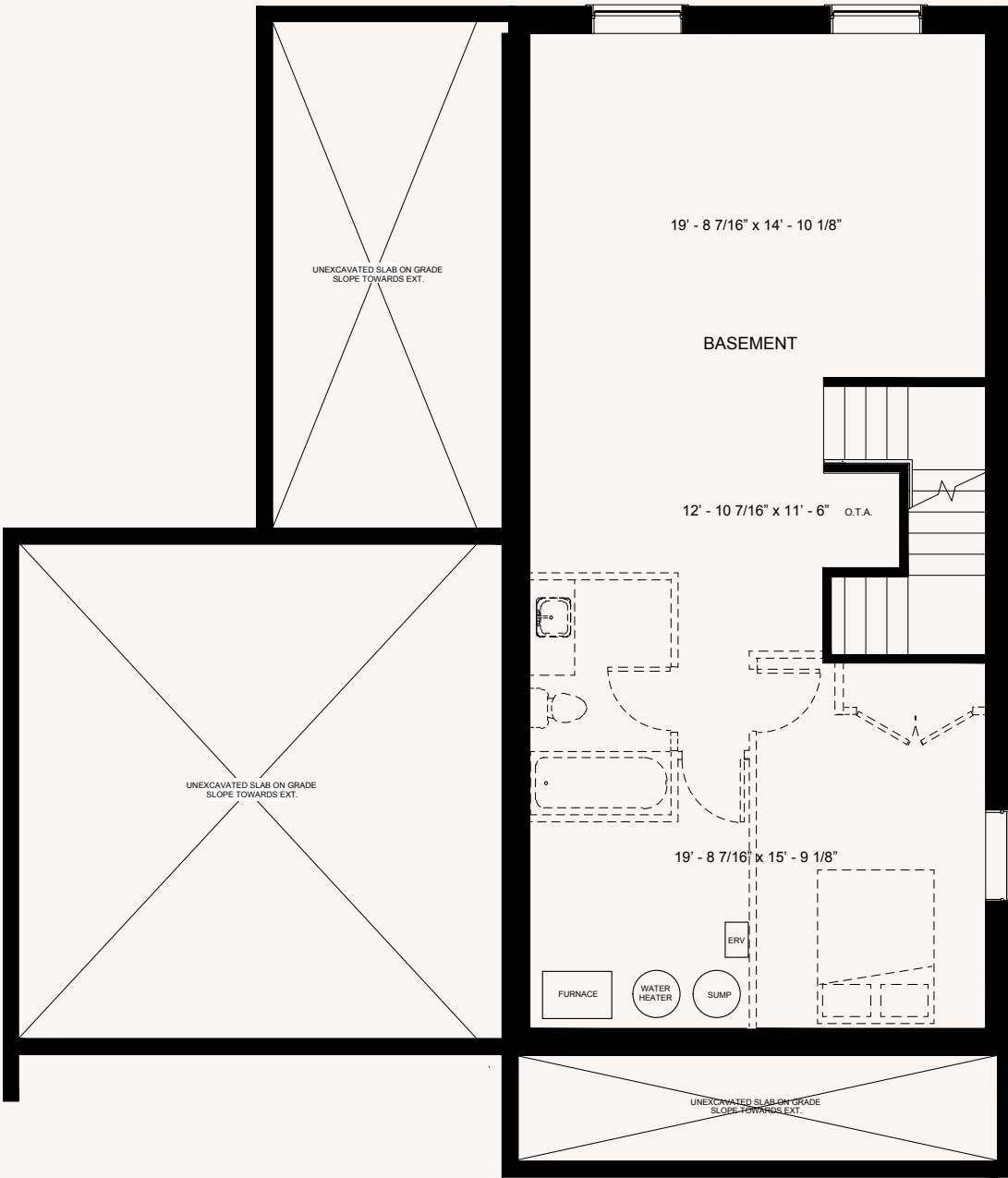
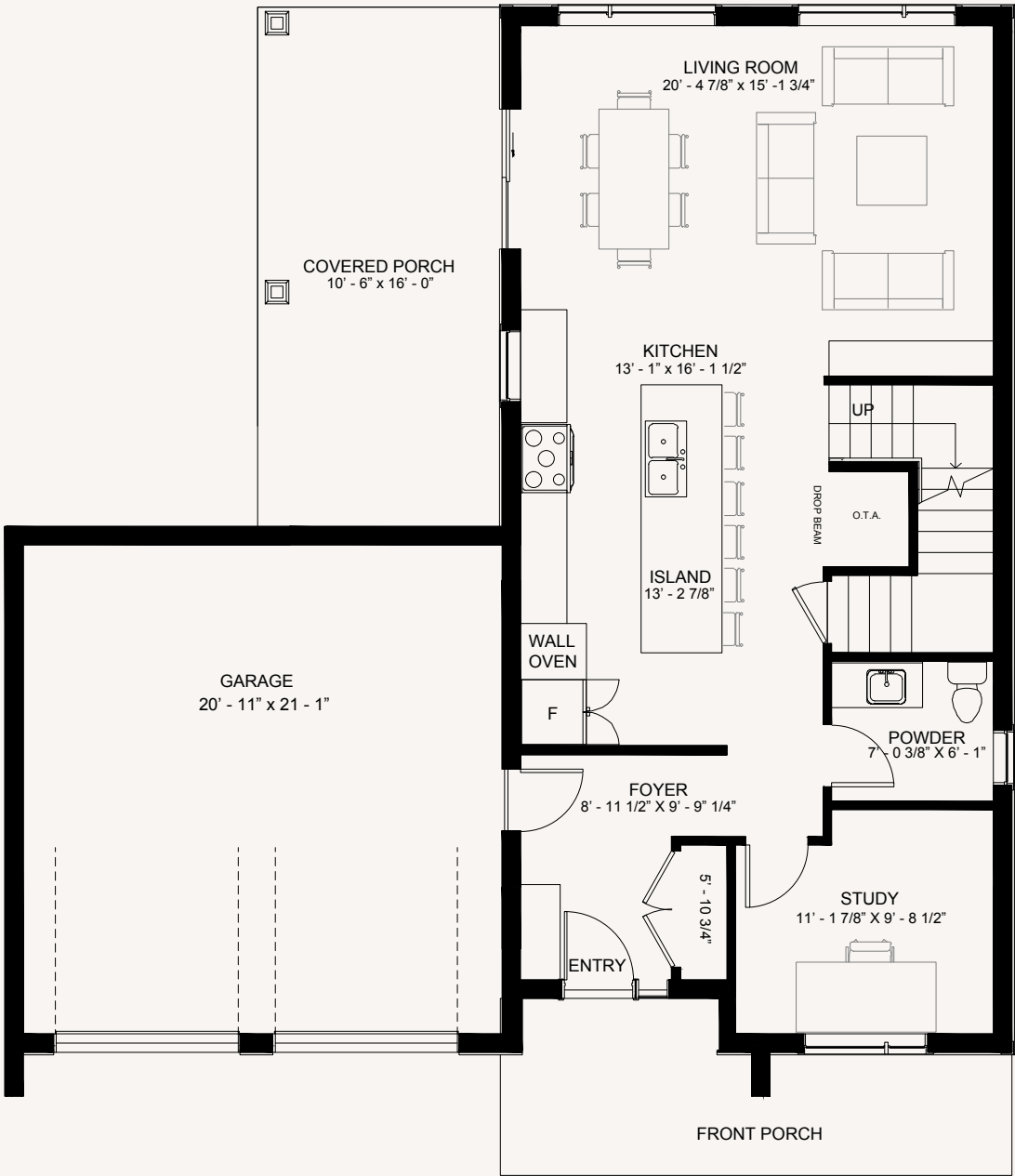
SECOND FLOOR
910 SQ.FT.



OPTIONAL FINISHED BASEMENT
816 SQ.FT.

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THE MEADOWCREEK MODERN 1882 SQ.FT. | 3 BED | 2 1/2 BATH | 2 CAR GARAGE



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THE TALLGRASS TRADITIONAL

2279 SQ.FT. | 4 BED
2^{1/2} BATH | 2 CAR GARAGE

THE TALLGRASS MODERN

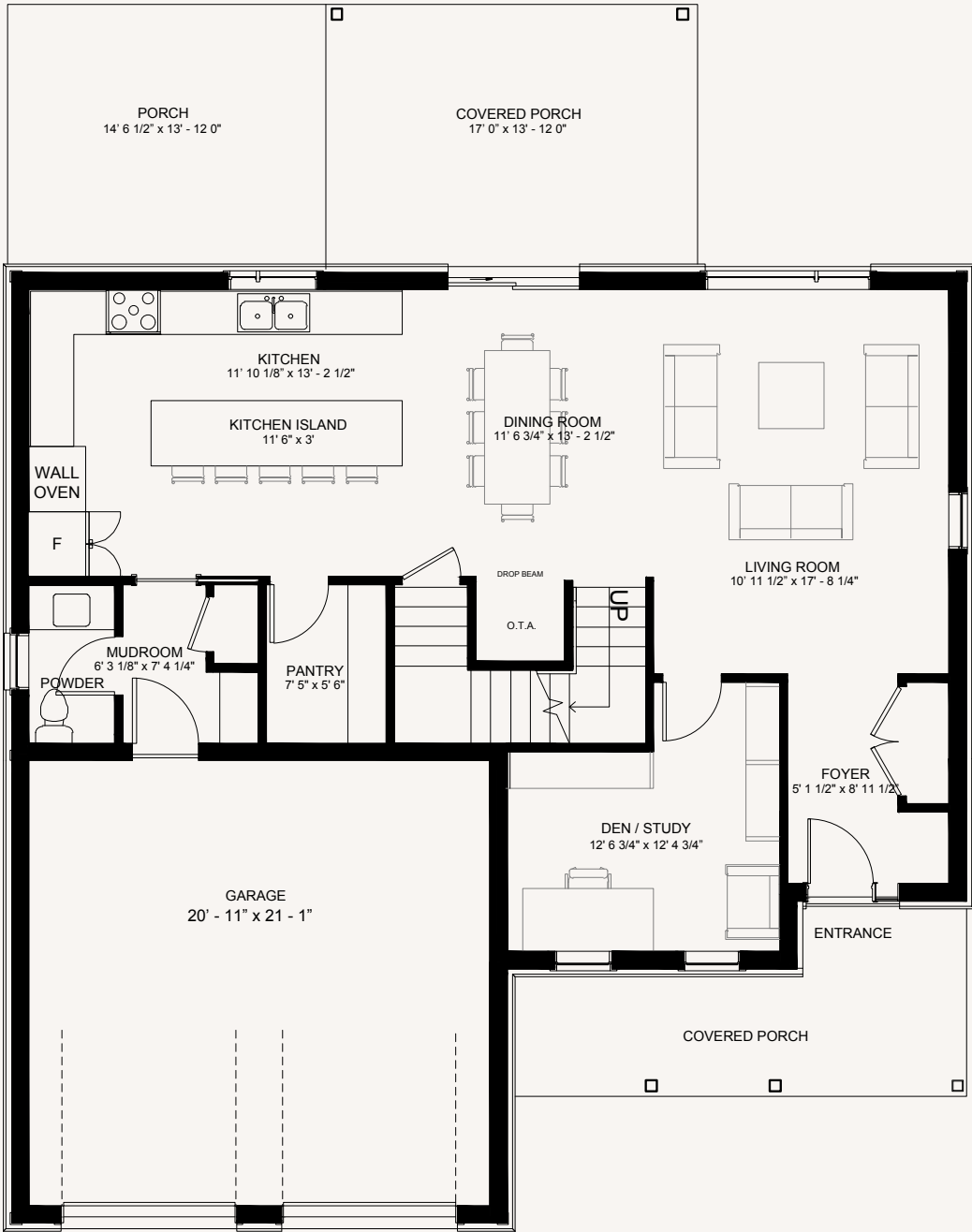
2279 SQ.FT. | 4 BED
2^{1/2} BATH | 2 CAR GARAGE

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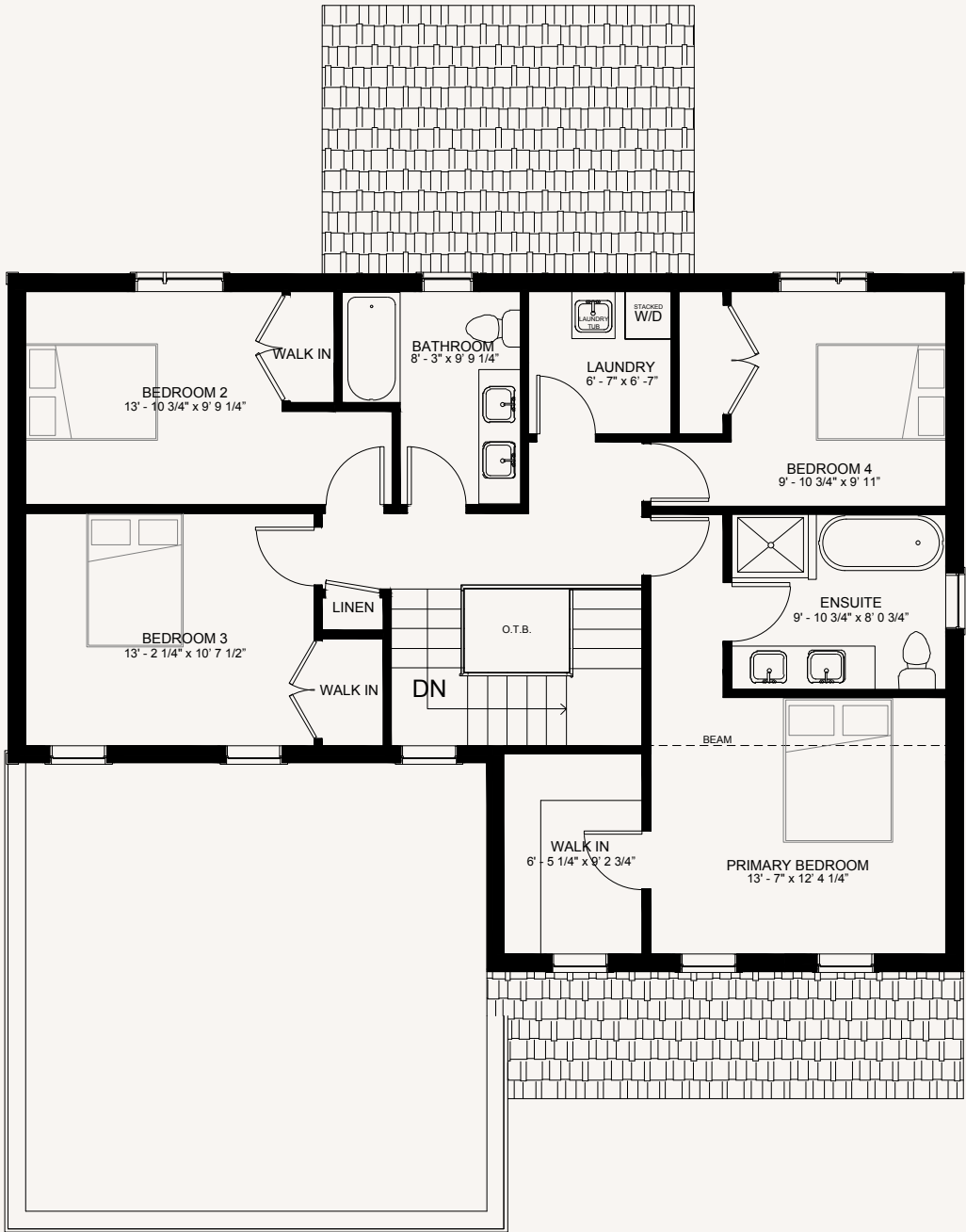


THE TALL GRASS TRADITIONAL

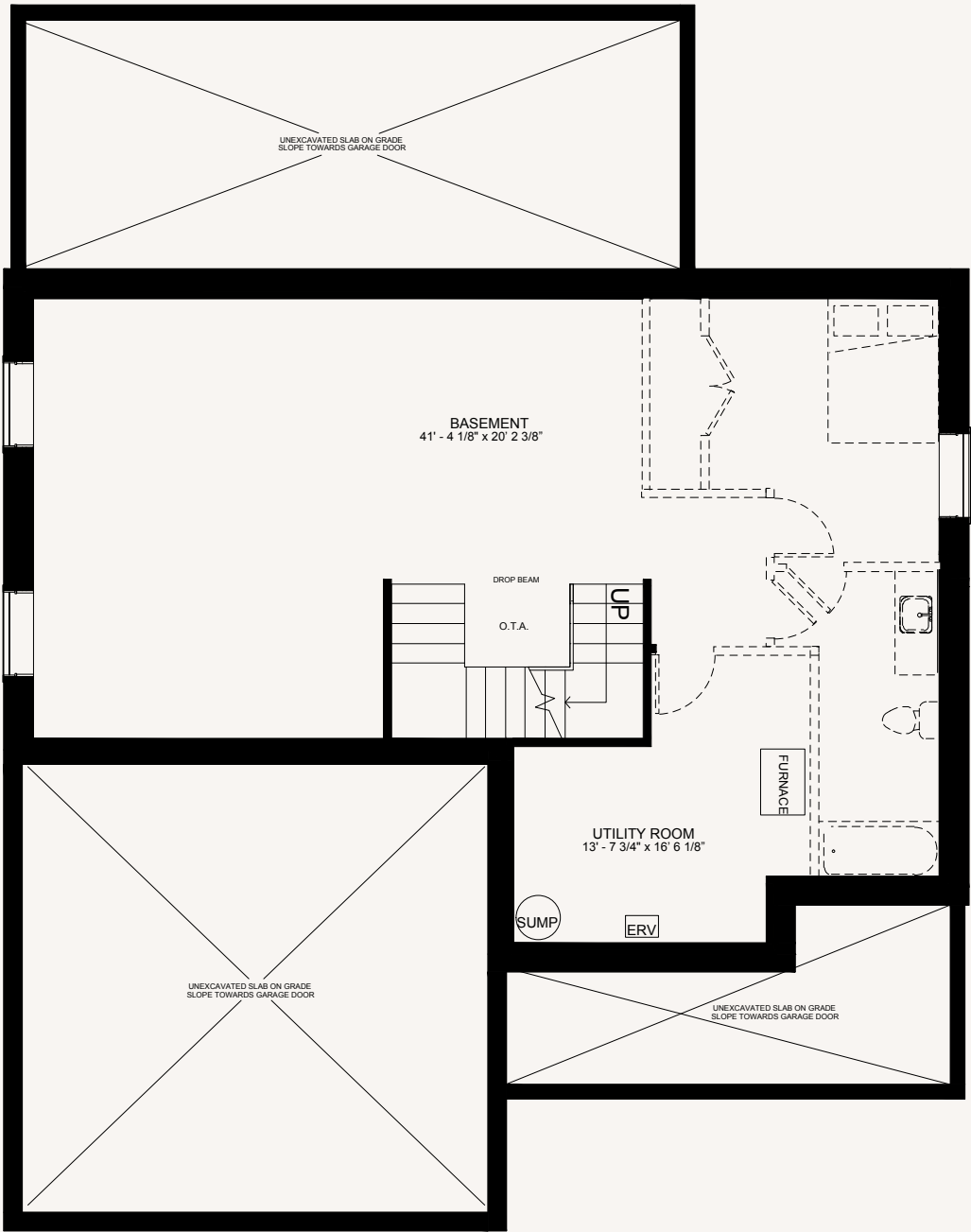
2279 SQ.FT. | 4 BED | 2 1/2 BATH | 2 CAR GARAGE



MAIN FLOOR
1170 SQ.FT.



SECOND FLOOR
1109 SQ.FT.



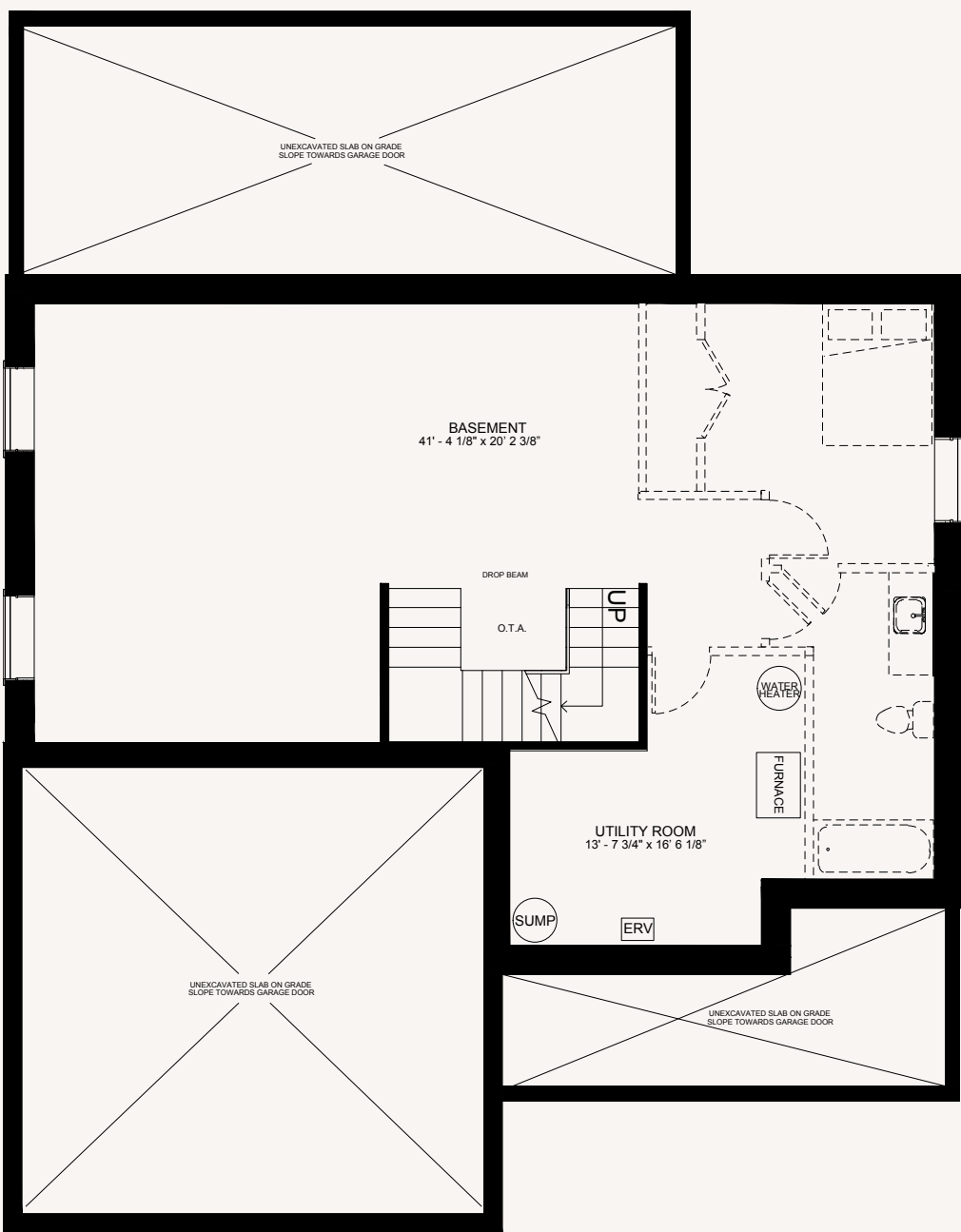
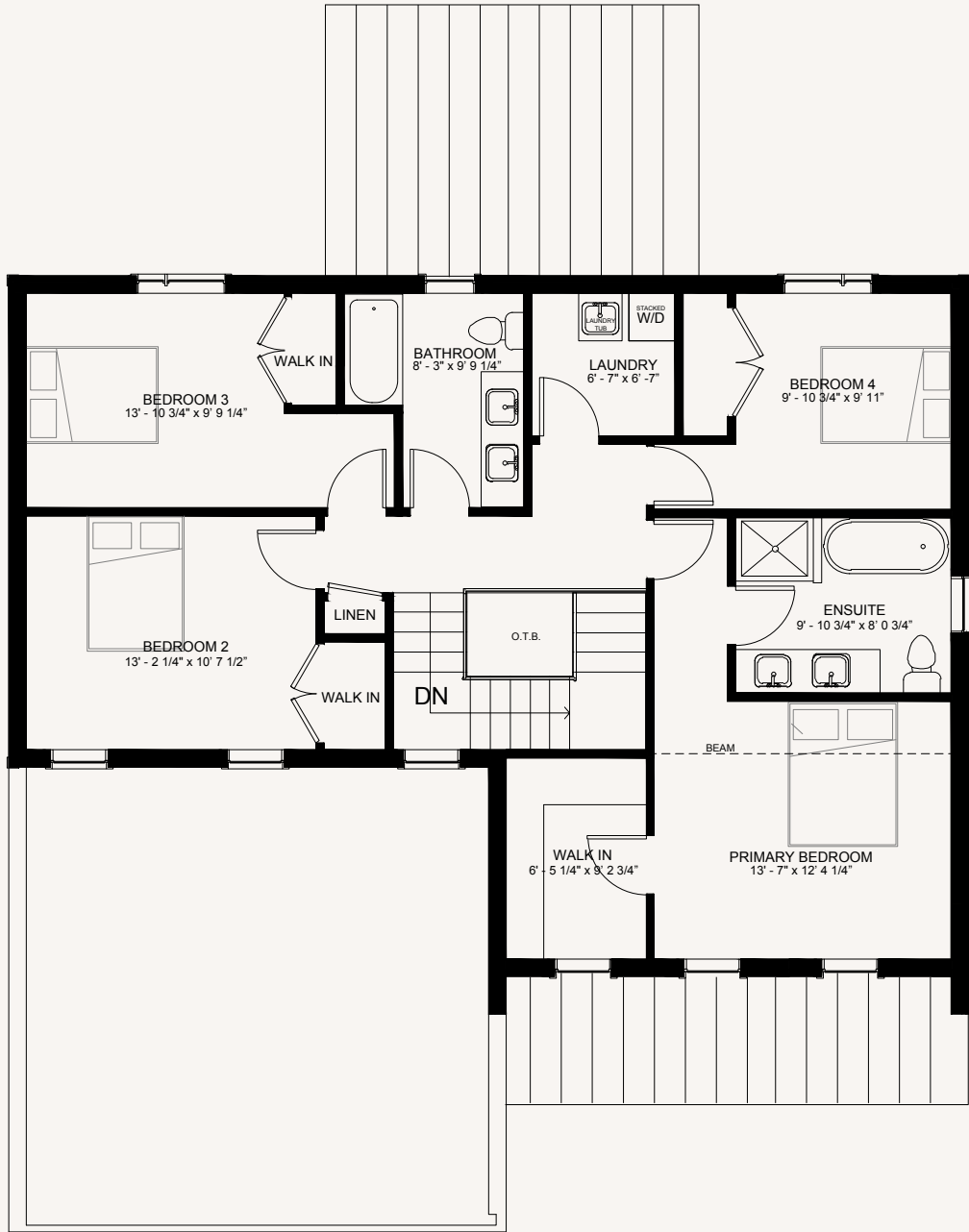
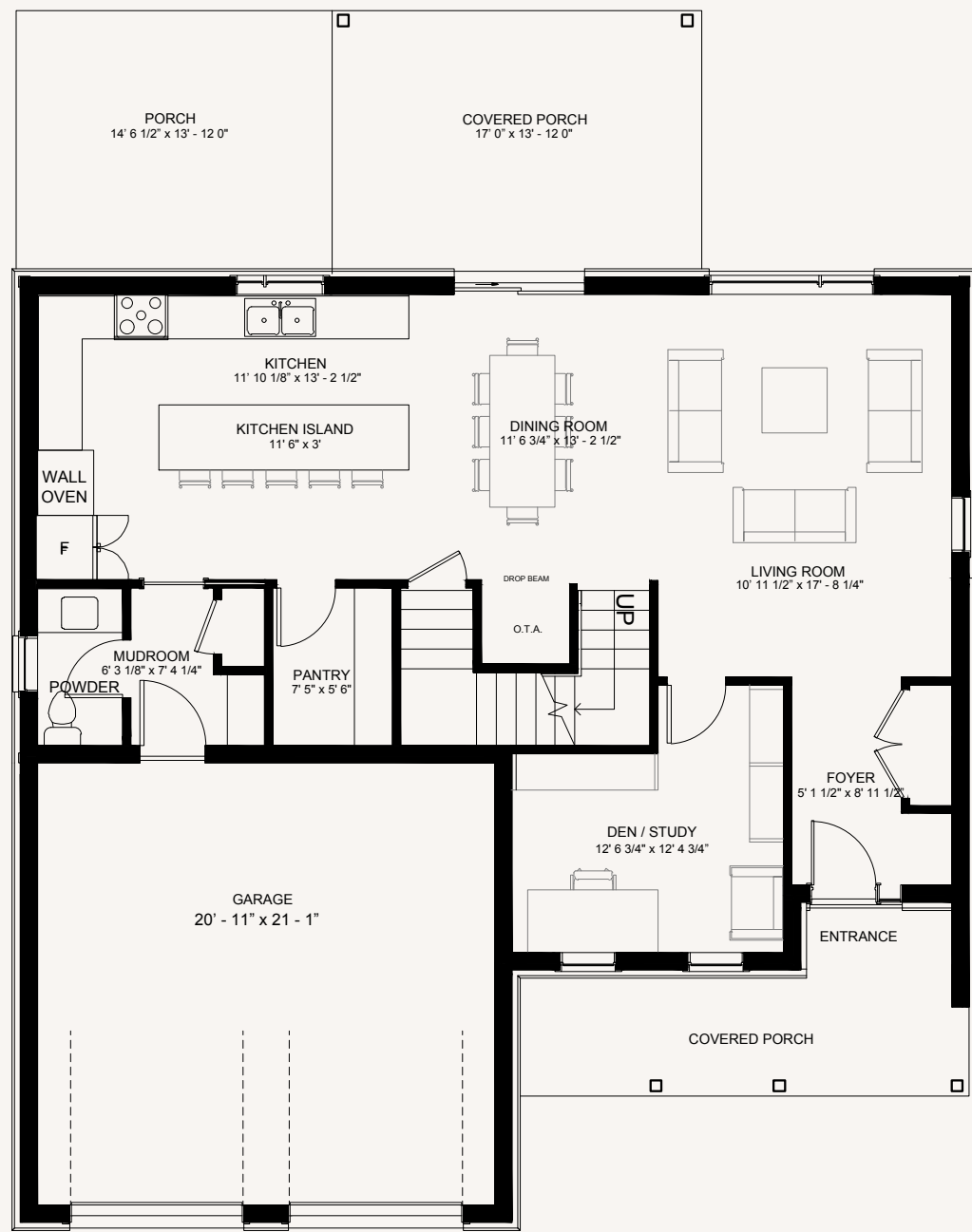
OPTIONAL FINISHED BASEMENT
916 SQ.FT.

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THE TALL GRASS MODERN

2279 SQ.FT. | 4 BED | 2 1/2 BATH | 2 CAR GARAGE



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**THE
WILLOWBANK
TRADITIONAL** 2296 SQ.FT. | 3 BED
2 1/2 BATH | 2 CAR GARAGE

**THE
WILLOWBANK
MODERN** 2296 SQ.FT. | 3 BED
2 1/2 BATH | 2 CAR GARAGE

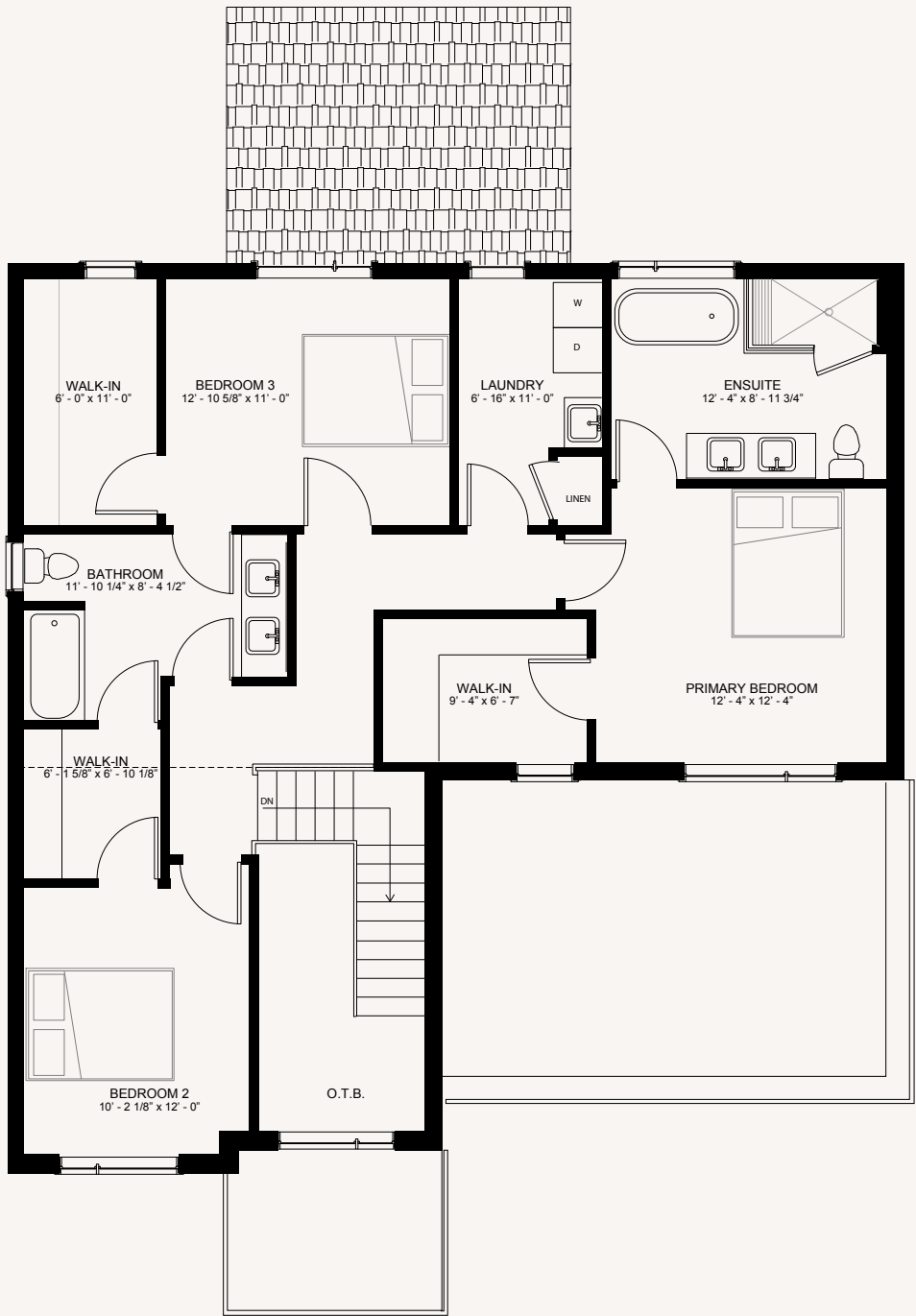
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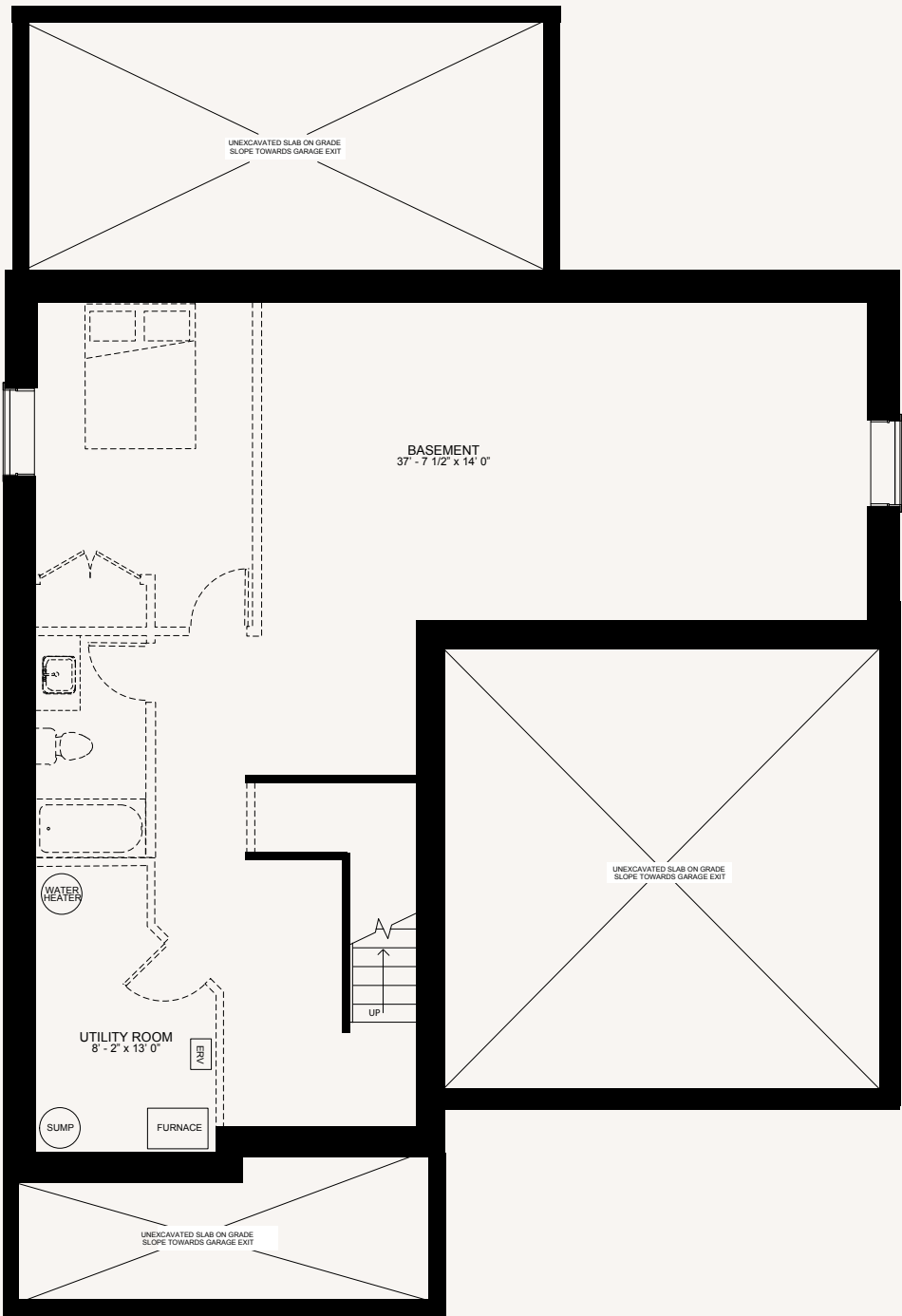
THE WILLOW BANK TRADITIONAL 2296 SQ.FT. | 3 BED | 2 1/2 BATH | 2 CAR GARAGE



MAIN FLOOR
1136 SQ.FT.



SECOND FLOOR
1158 SQ.FT.



OPTIONAL FINISHED BASEMENT
950 SQ.FT

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THE WILLOW BANK MODERN

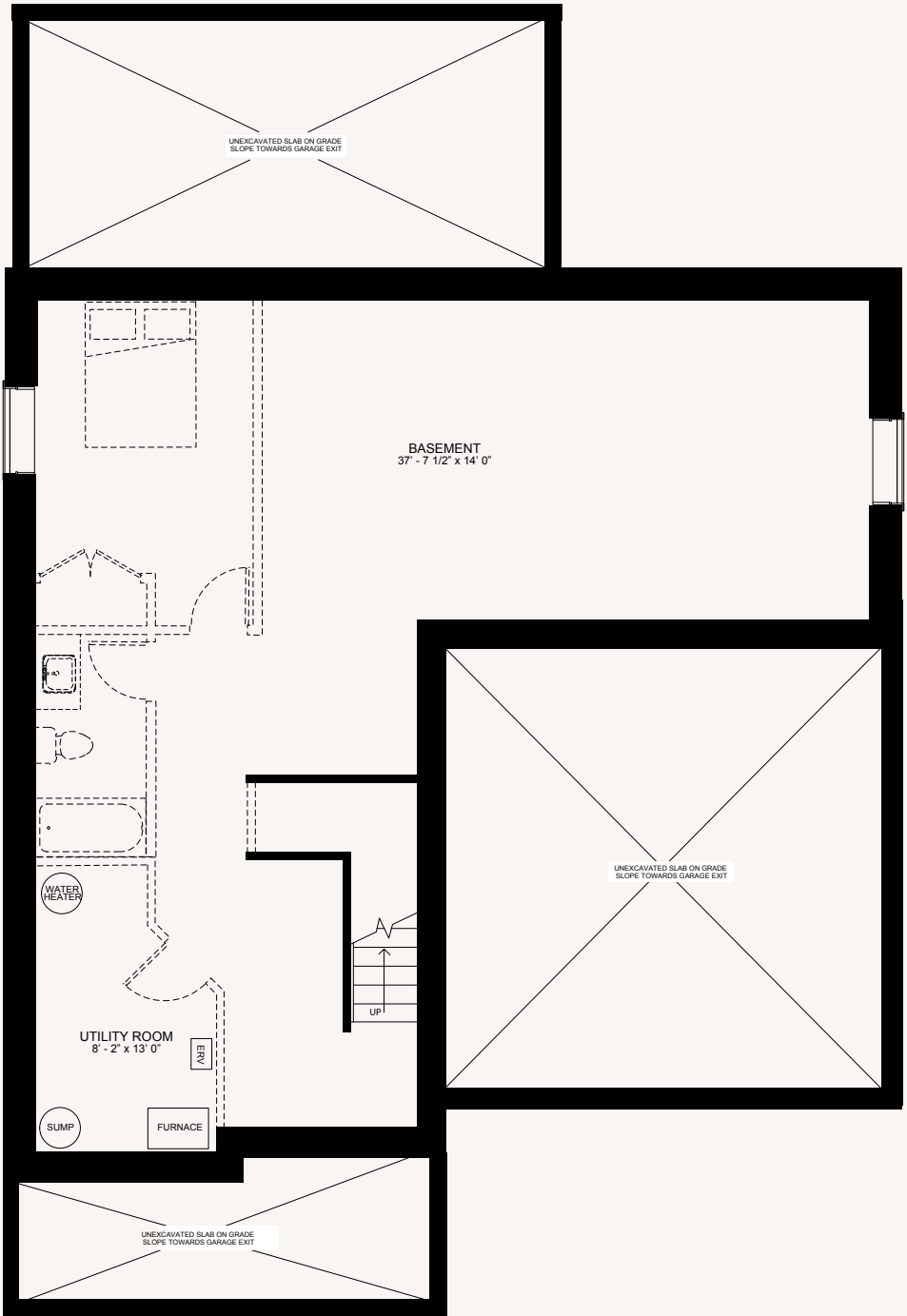
2296 SQ.FT. | 3 BED | 2 1/2 BATH | 2 CAR GARAGE



MAIN FLOOR
1136 SQ.FT.



SECOND FLOOR
1158 SQ.FT.



OPTIONAL FINISHED BASEMENT
950 SQ.FT.

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**THE
STONEHURST
TRADITIONAL**

2519 SQ.FT. | 4 BED
2^{1/2} BATH | 2 CAR GARAGE

**THE
STONEHURST
MODERN**

2519 SQ.FT. | 4 BED
2^{1/2} BATH | 2 CAR GARAGE

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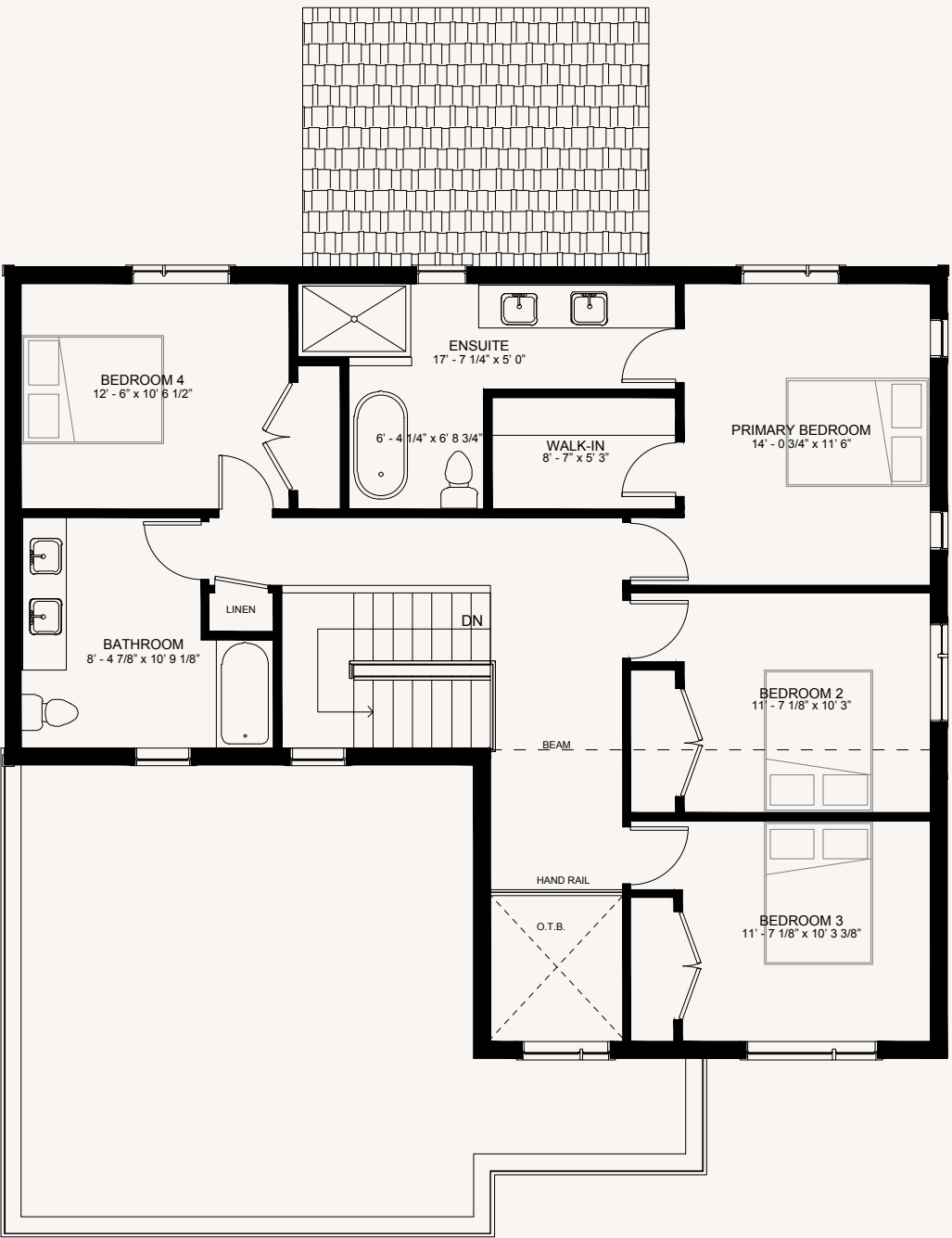


THE STONEHURST TRADITIONAL

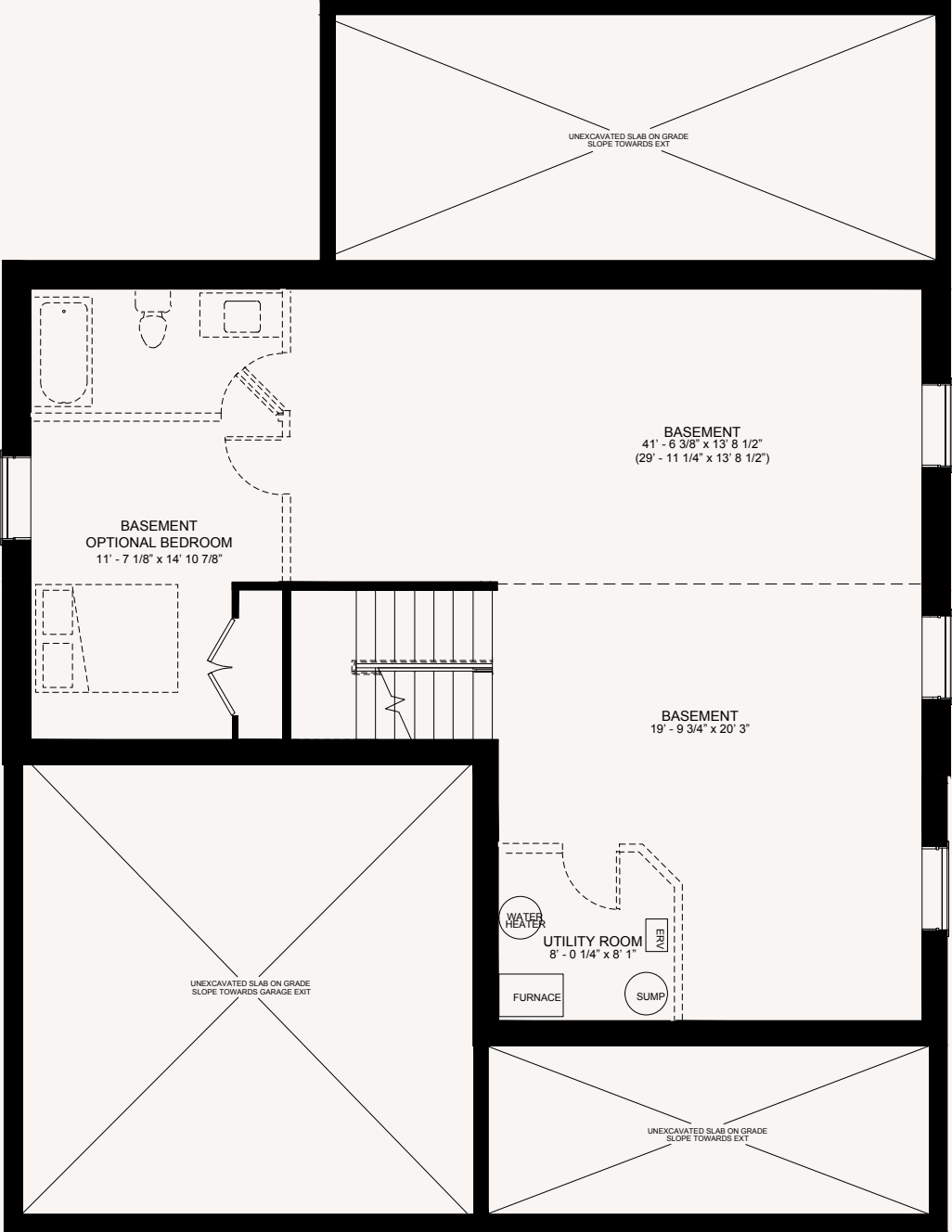
2519 SQ.FT. | 4 BED | 2 1/2 BATH | 2 CAR GARAGE



MAIN FLOOR
1317 SQ.FT.



SECOND FLOOR
1202 SQ.FT.



OPTIONAL FINISHED BASEMENT
1154 SQ.FT

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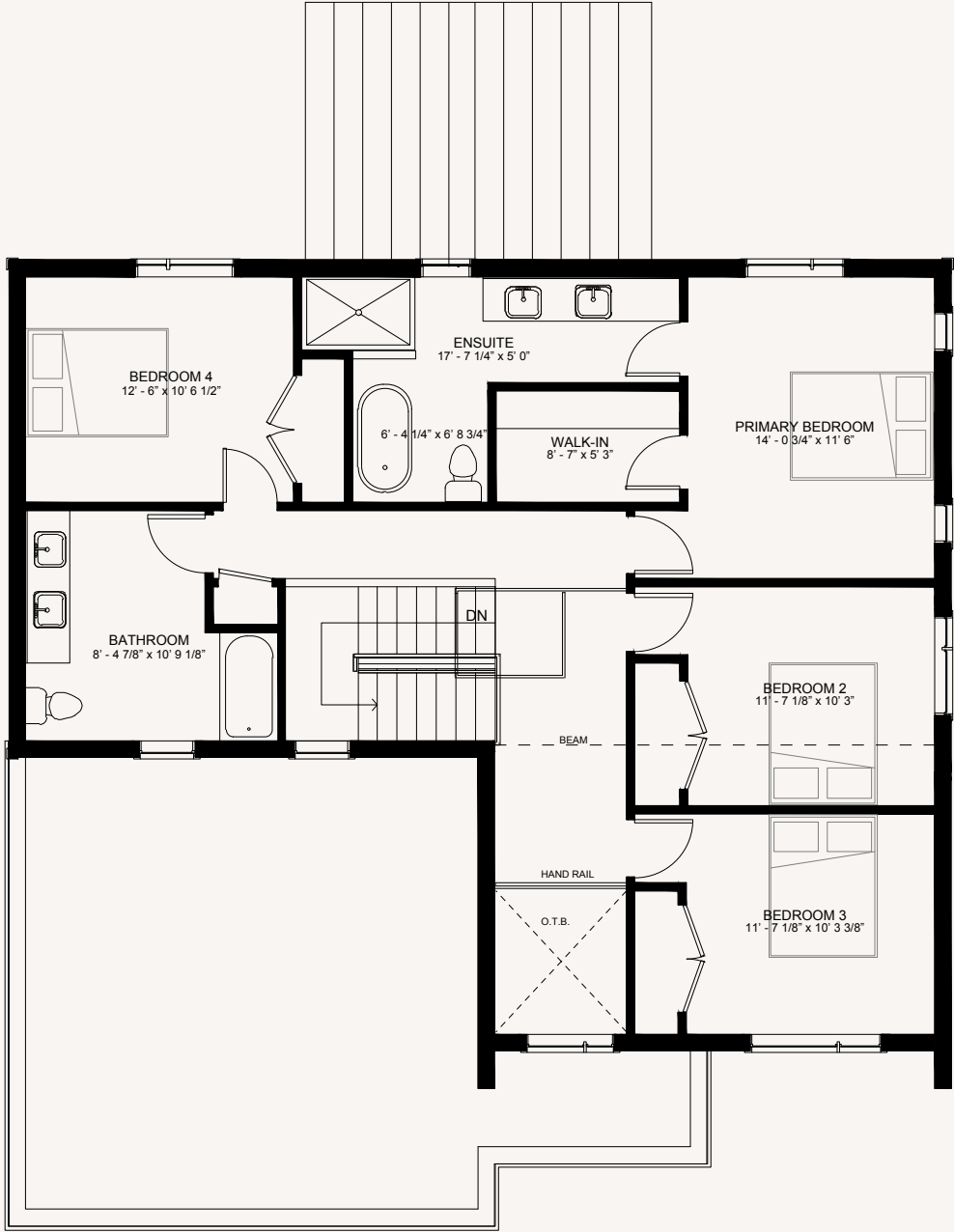


THE STONEHURST MODERN

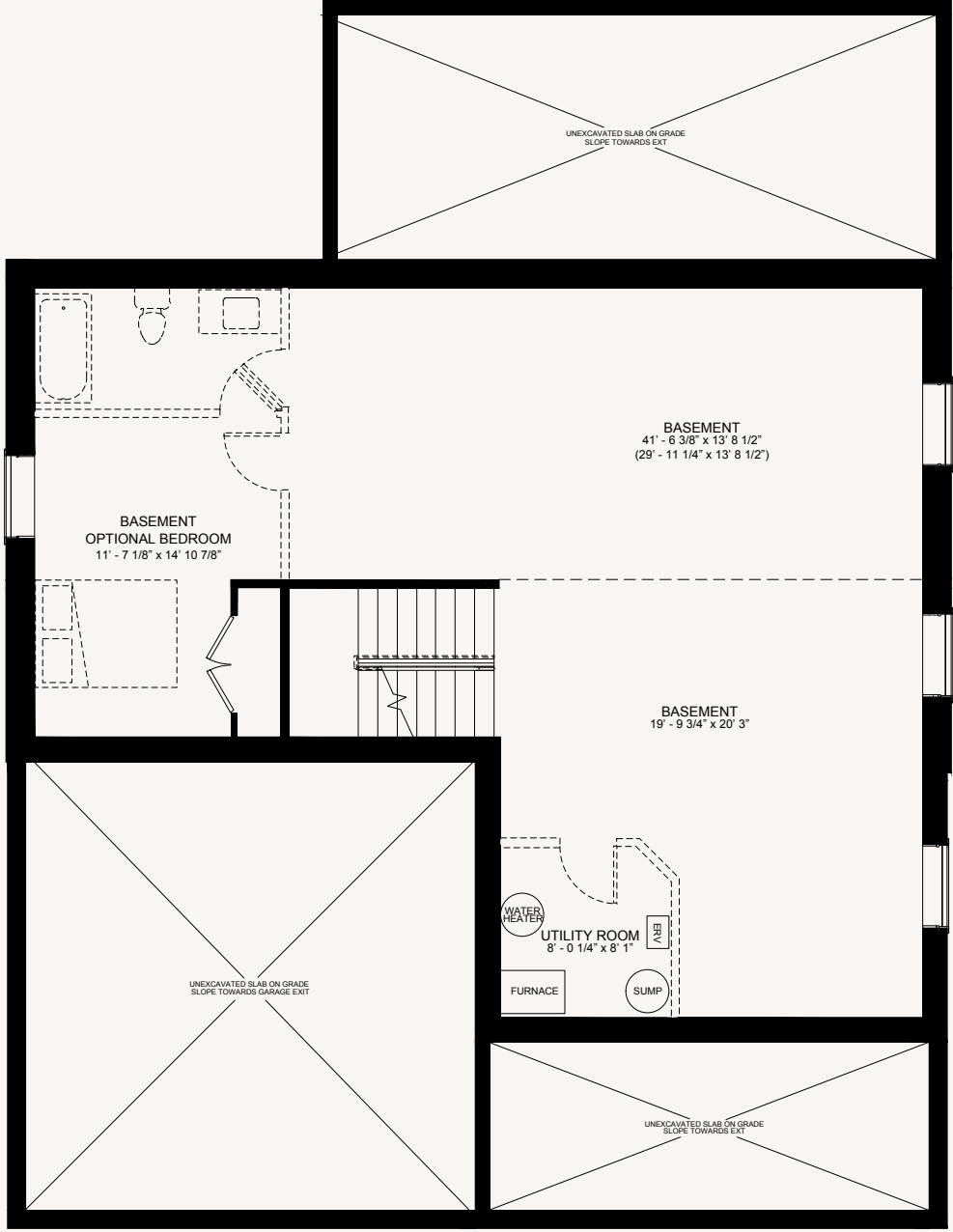
2519 SQ.FT. | 4 BED | 2 1/2 BATH | 2 CAR GARAGE



MAIN FLOOR
1317 SQ.FT.



SECOND FLOOR
1202 SQ.FT.



OPTIONAL FINISHED BASEMENT
1154 SQ.FT.

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LEGEND

- 52' LOTS
- 65' LOTS
- ☆ FUTURE MODEL HOME
- PHASE I
- YARD SETBACKS
- AVAILABLE
- OFFER PENDING
- SOLD
- ⚡ HYDRO TRANSFORMER
- 📍 TRUE NORTH

Site plan is artist's concept. Landscape areas and plantings are concepts only and may vary from finished landscape.
See Sales Representative for more information. E. & O. E. Brokers Protected. April 26th 2022





At Sinclair Homes, we aim to exceed the standards and accentuate the details. We specialize in creating single-family homes for families, empty nesters, and more. Our team is known for their integrity, their experience in the industry, and their commitment to craftsmanship.

Learn more here: sinclairhomes.ca



LANGLOIS ECO HOMES
PASSIVE HOUSE AND MORE

At Langlois Eco Homes, our aim is to make a place for home builders and home buyers who value climate-conscious building, who share our passion for superior quality, durability and lowering the carbon footprint of today's homes. Your home should reflect the value you place on caring for the earth.

Learn more here: langloisecohomesltd.com

