

The image features a large, two-story house with a complex roofline, including multiple gables and a prominent chimney. The exterior is a mix of light-colored stone on the left side and reddish-brown brick on the right. A dark blue door is visible under a small portico. The house is set against a clear blue sky with some light clouds. In the foreground, there is a green lawn and a small tree on the left. The Jeffery Homes logo is at the top, and the project name 'West Scugog Village' is overlaid on the right side of the house.

JEFFERY
H O M E S

JEFFERY HOMES' Newest Masterpiece :
West Scugog Village

WEST
Scugog
VILLAGE 



\ VALUED CUSTOMER,

Thank you so much for your interest in our fabulous new townhome development, West Scugog Village in Port Perry. On behalf of Jeffery Homes, we invite you to explore the attached package which contains the floor plans, pricing and site overview as well as an amenities map of beautiful Port Perry.

In order to expedite your purchase, we require the following::

1. A pre-approval, preferably with our preferred lender Kurt Henry of The Mortgage Centre (905) 436-8010 / kurt@durhammortgage.com
2. A \$15,000 deposit (cheque or bank draft) due at the time of signing plus three \$10,000 post-dated checks spaced 30 days apart.
3. A picture of your driver's license along with your job title and employer.

Once again, thank you for your interest in West Scugog Village. We look forward to helping you build your better life here!

Shawn Hinchey & Noel Coppins

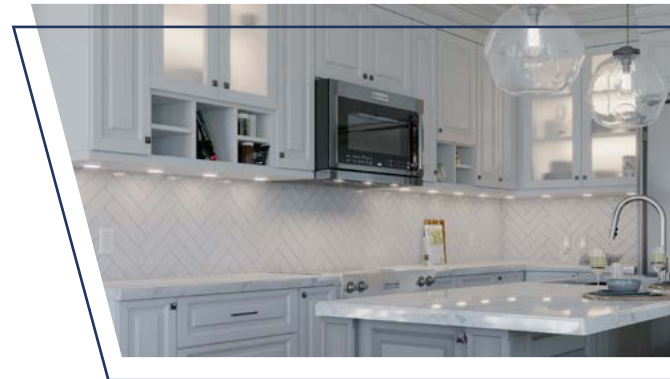
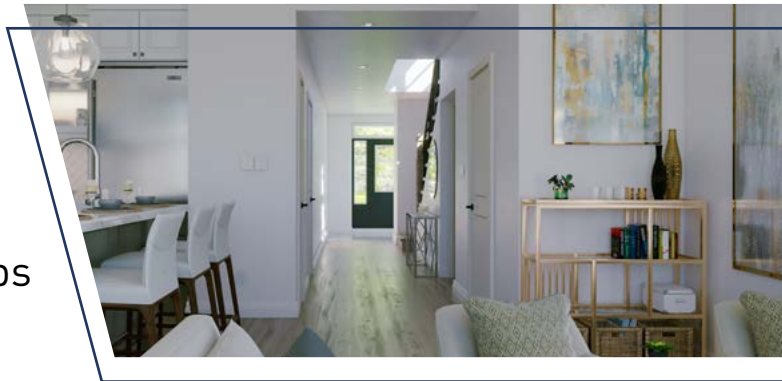
Sales Representatives
Re/Max Jazz Inc.
(905) 728-1600

DESIGN FEATURES

Our final phase offers six luxury, finished top-to-bottom units on 24' wide lots instead of the standard 20' wide lots. That extra four feet in width provides an incredible layout rarely offered in a Townhome. Included is an extensive list of luxurious standard features.

These designer features include but are not limited to:

- Airy 9' High Ceilings on Main Floor
- Luxurious Quartz Kitchen Countertops
- Elegant Hardwood Flooring on Main Floor
- Stained Oak Staircase Leading to the Second Floor With Wrought Iron Spindles
- Decadent Master Ensuities with Stand Alone Tubs and Rain Fall Shower Heads
- Modern Smooth Finished Ceilings Throughout The Home
- Direct Indoor Garage Entry

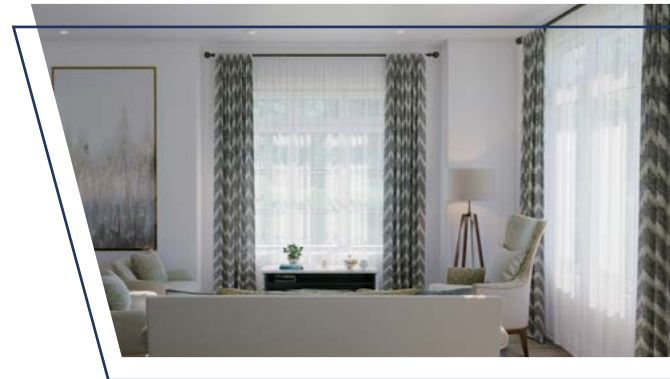


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These designer features include but are not limited to:

- Deluxe Riobel Faucets in the Kitchen and Bathrooms
- Convenient 2nd Floor Laundry Facility with Drain
- Soft-close Cabinetry Doors in the Kitchen and Bathrooms
- Premium 12"x 24" Imported Tile Flooring
- 2 USB Charging Outlets on the Main Floor
- Architecturally appealing Brick and Stone Exterior
- One and Two Car Garage Models Available
- Finished Basement Rec Rooms With 3pc Baths



WHY JEFFERY HOMES



Why You Should Choose a Jeffery Home

Quality of Construction:

The same construction materials are available to any builder but how those materials are put together is what makes the difference in a JEFFERY HOME.

Attention to Detail:

It's the little things we do that make a difference. For example, it's how the insulation batts are cut to fit that gives to insulation value from the product. It's what you can't see behind the walls that make a huge difference in the heating costs of your home. Just one of many small details that we adhere to here at JEFFERY HOMES.

A Company Team You Can Trust:

From our experienced sales staff, office staff, after-sales service team, and the site supervisory team; our group is handpicked for their expertise and exemplary character in the workplace.

Re-Sale Value:

The solid reputation of a JEFFERY built home is often noted in re-sale marketing ads, thus signifying our homes are recognized as a premium product by real estate professionals.



WHY JEFFERY HOMES



Jeffery Homes Is your Local Hometown Builder:

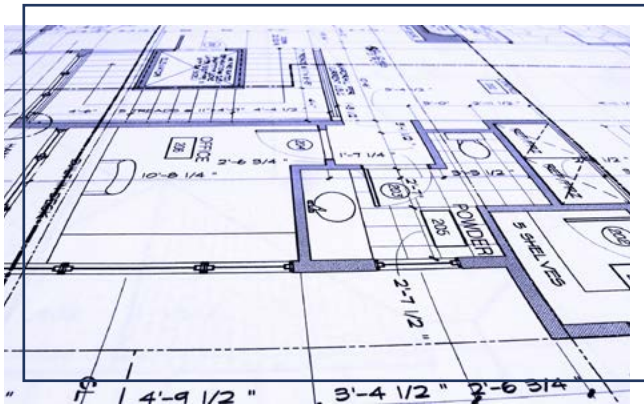
The Jeffery family name has been a part of the Durham Region for over 50 years. We are very proud of the communities we build and take a personal interest in each and every home.

Count on Your Closing Date:

Feel confident to make your moving plans based on the closing date we give you. We do everything possible to have your house completed on time, right down to the last screen on the windows. We do not define after sales service as a "finishing your home after you move in".

Semi-Custom Home Builder:

We view ourselves as builders of custom homes in a subdivision setting. Our talented in-house interior decorator will guide you in personalizing your new home and customizing it to meet your needs and desires.



WHY JEFFERY HOMES



Outstanding Trades People And Supplier Team:

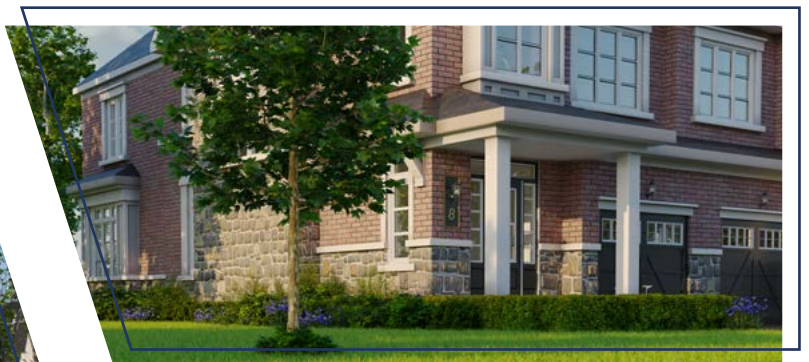
Many of our trades people have been with the company for 20 or more years - some since the inception of our company over 50 years ago. These craftsmen adhere to the high standards expected at JEFFERY HOMES and in many cases have been instrumental in setting them. We're not perfect but it's not from lack of trying.

Repeat Customers:

We've had the pleasure of building homes for many purchasers, some up to three times. Our valued repeat clients are a testament to the high level of customer satisfaction you will experience from JEFFERY HOMES. Parents recommend their sons and daughters buy from us when they are ready to enter the home buying market. Proof that word of mouth advertising is the best kind!

Communities With Great Curb Appeal:

We have always taken pride in our attractive exteriors and colour packages - continually monitoring and updating them to be on the industry's leading edge. Our own in-house architectural control results in unique streetscapes found only in a JEFFERY HOMES community.



AMENITIES MAP



NEIGHBOURHOOD AMENITIES

Port Perry is widely known as one of the most charming communities in all of Durham Regional. It's famous for its delightful downtown, with a variety of niche shops, diverse dining and a wide variety of amenities including the waterfront and parks. Everything is a short walk or drive away, including schools, health care, recreation and entertainment, and a big box shopping. It's an eclectic mix of old and new, commercial, residential and green spaces, nestled on the shore of Lake Scugog. Once you experience the town, you'll fall in love!

SHOPPING

1. Walmart Supercentre
2. Pet Value
3. Dollarama
4. LCBO
5. Beer Store
6. Foodland
7. Historic Downtown Port Perry over 15 restaurants & 20 stores
8. Shoppers Drug Mart
9. Vos' Your Independent Grocer
10. RONA
11. Food Basics
12. Dollar Tree
13. Canadian Tire

EDUCATION & CHILD CARE

1. R.H Cornish Public School
2. Port Perry High School
3. Where We Grow-Early Learning Centre
4. Curiosity Child Care
5. Good Shepherd Catholic School
6. S.A Cawker Public School
7. Children's House Montessori School
8. Lillybug Learning Daycare

ARTS & CULTURE

1. Town Hall Theatre
2. Meta4Gallery
3. Scugog Memorial Public Library
4. Kent Farndale Gallery

AMENITIES MAP



RECREATION & LEISURE

1. Boat Launch
2. Port Perry Marnia
3. Port Perry Curling Club
4. Port Perry Fairgrounds
5. Scugog Arena
6. Carolyn Best Memorial Diamonds

HOSPITAL

1. Lakeridge Health Port Perry

FOOD & DRINK

1. Pizza Hut
2. Subway
3. Chalet Restaurant
4. Tim Hortons
5. Pickles and Olives Bistro
6. Old Flame Brewing Co
7. Hank's Pastries
8. Tim Hortons
9. Halibut House
10. McDonald's

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FINANCIAL

1. Scotia Bank
2. TD Canada Trust
3. CIBC
4. Royal Bank
5. BMO Bank of Montreal

PROPERTY REPORT



SCHOOLS



RH Cornish PS

Grades PK - 8
0.47 km

Prince Albert PS

Grades K - 8
2.24 km

Good Shepherd CS

Grades JK - 8
1.85 km

Port Perry HS

Grades K - 8
1.91 km

Port Perry HS

Grades 9 - 12
0.79 km

Uxbridge SS

Grades 9 - 12
15.5 km

PARKS & REC.



Perry Glen Park

Chester Cres



5 min



Reflection Park

273 Queen St



16 min



Poplar Park

Ash St



8 min



Apple Valley Park

11 Orchard Rd



17 min

TRANSIT



Nearest Street Level Transit Stop

Old Simcoe South-
bound at Scugog St.



2 min

SAFETY



Lakeridge Health Port Perry Site

451 Paxton St



Fire Station

30 Crandell St



Police Station

15765 Hwy. 12

CONVENIENCE



Grocery



Coffee

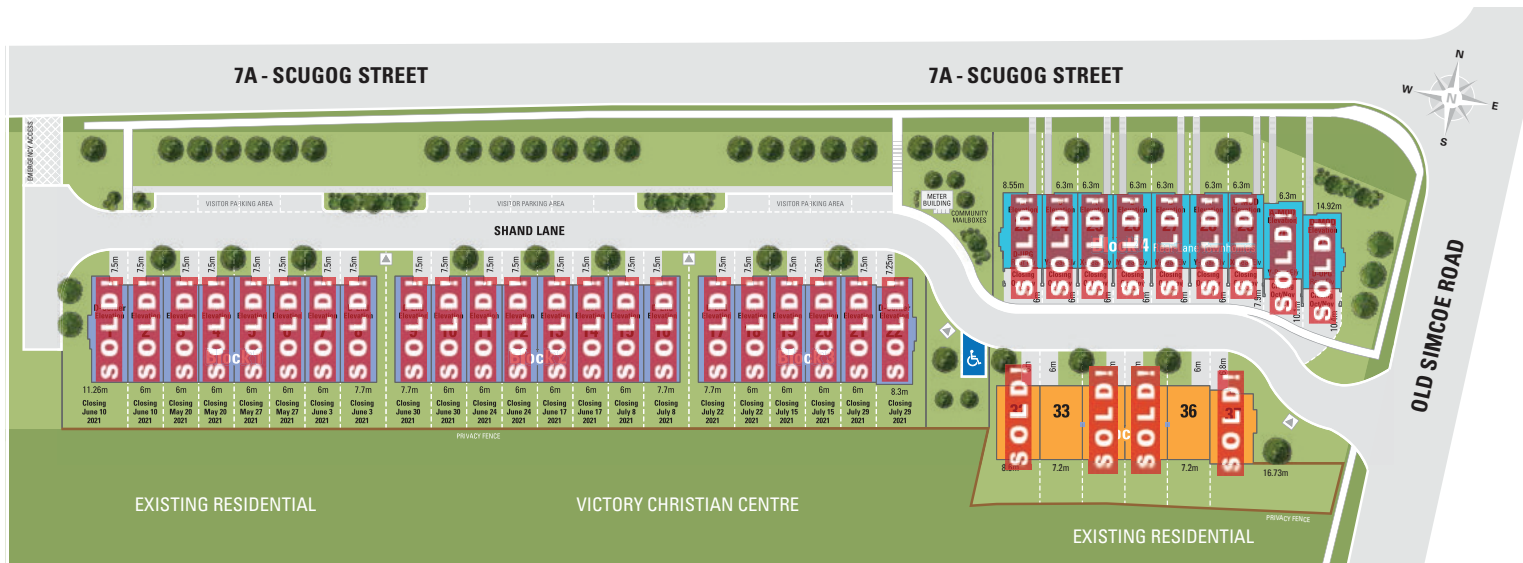


Gas Station



Gym

SITE PLAN



WEST
Scugog
VILLAGE



Site plan is an artist's concept. Lot sizes are approximate and subject to change without notice. Frontages shown are based on an approximate 6 meter setback from front line. E. & O.E. June 2020





PRICE LIST

Model:

Starting From:

The Buckhorn (2001) 1625 - 1633 sq. ft.	A, B, C Elevations	SOLD!
	B2 Elevation	SOLD!
	C2 Elevation.....	SOLD!
	Optional Upgraded Ensuite with Free Standing Tub	SOLD!
The Balsam (2002) 1701 - 1708 sq. ft.	A, B, C Elevations	SOLD!
	B2 Elevation	SOLD!
	C2 Elevation.....	SOLD!
	4 Bedroom Plan	SOLD!
The Sturgeon (2003) 1744 - 1750 sq. ft.	A, B, C Elevations	SOLD!
	B2 Elevation	SOLD!
	C2 Elevation.....	SOLD!
The Cameron (2001) 2096 - 2011 sq. ft.	A, C, D Elevations	SOLD!
	Rear Elevation Y	SOLD!
	Rear Elevation X.....	SOLD!
	A Modified Elevation	SOLD!
	C Modified Elevation.....	SOLD!
The Scugog (2002) 2119 - 2043 sq. ft.	A, C, D Elevations	SOLD!
	Rear Elevation Y	SOLD!
	Rear Elevation X.....	SOLD!
	A Modified Elevation	SOLD!
	C Modified Elevation.....	SOLD!
The Kawartha (2401) 1642 - 1708 sq. ft.	A, B, Elevations	AVAILABLE

End Unit – Lot 31

The Cameron (2001) 2096 - 2011 sq. ft.	D Modified Elevation	SOLD!
The Scugog (2002) 2119 - 2043 sq. ft.	D Modified Elevation	SOLD!

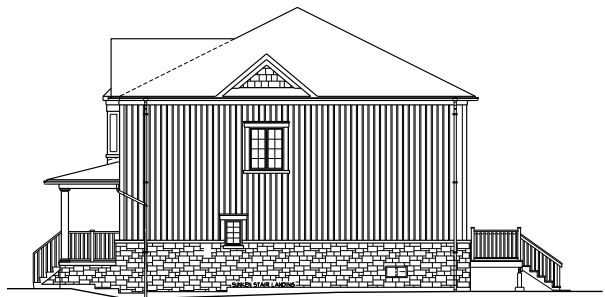
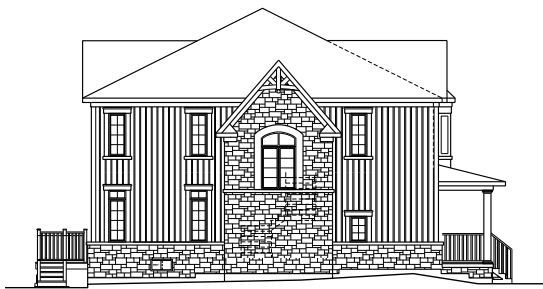
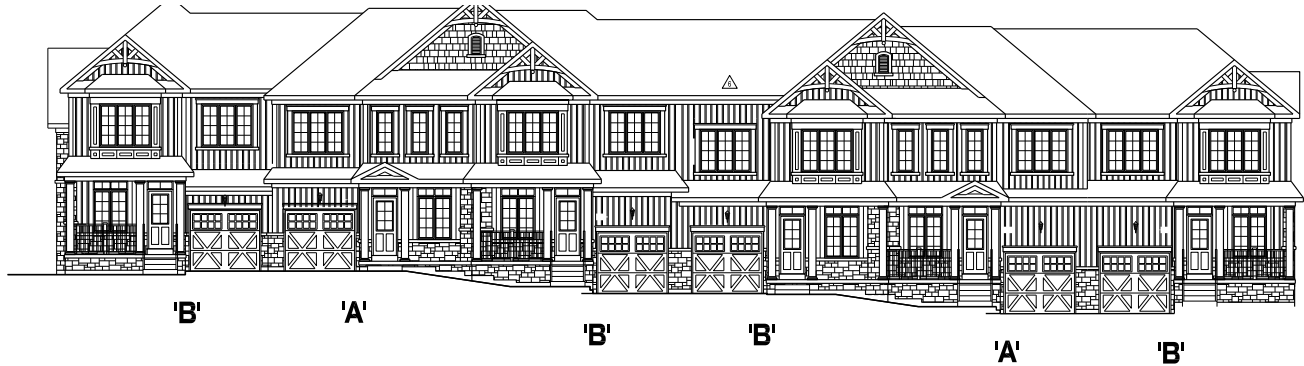
End Unit – Lot 37

The Kawartha (2401) 1642 - 1708 sq. ft.	B Upgraded Side Elevation.....	SOLD!
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**Spectacular Kitchen Designs with Solid Surface Counter Tops • Ultra-Energy Efficient Building Package
Upgraded Stone Exterior Elevations • Main Floor - Engineered Hardwood as per plan from Vendor's Samples**

HST INCLUDED

BLOCK FIVE



ABOUT PORT PERRY

Port Perry's Victorian-era downtown is a sought after, story book tourist destination, with unique shops and galleries, restaurants and cafés, bookstores, antique shops and even a microbrewery all housed in beautiful historic buildings on the shores of Lake Scugog but within minutes of HWY 407.

In the summer, the town features festivals like the Mississauga First Nation Pow Wow, the Highland Games, the Dragon Boat Races and StreetFest. Port Perry is also home to the Theatre on The Ridge, a summer theatre festival featuring six shows performed at Townhall 1873 during July and August.

The Port Perry Annual Fair, held every Labour Day weekend, has been running for over 150 years! Golf courses, both public and private, appeal to every level of play. Other attractions in the Scugog area include the Great Blue Heron Charity Casino, Scugog Memorial Library (featuring the Kent Farndale Art Gallery), the Scugog Shores Historical Museum and the Town Hall 1873 Centre for the Performing Arts. At many local farms and farm stands, visitors can select from the area's bounty of fresh seasonal fruits and vegetables and can enjoy homemade ciders, baked goods and maple syrup. In the summer, bass fishing tournaments and lakeside activities are plentiful.

The Lake Scugog shoreline offers two popular and expansive lakeside parks, Palmer and Birdseye, with splash pads, ball diamonds and a gazebo for the annual summer concert series. In this waterfront community there are active fishing seasons, both winter and summer. In the winter months, Lake Scugog is dotted with ice-fishing huts and is a favoured destination for ice fishing and snowmobiling enthusiasts.

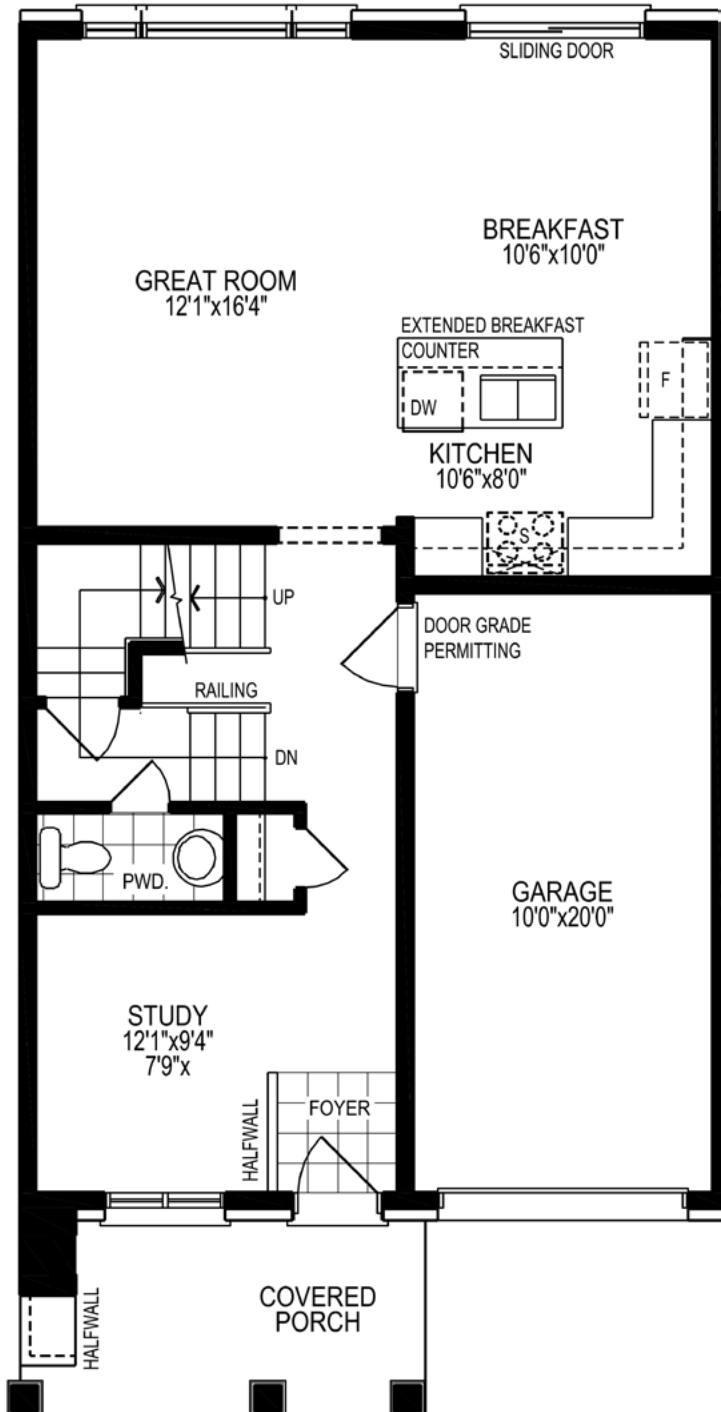


FLOOR PLANS

The Kawartha

Main Level
1642-1708 sq. ft

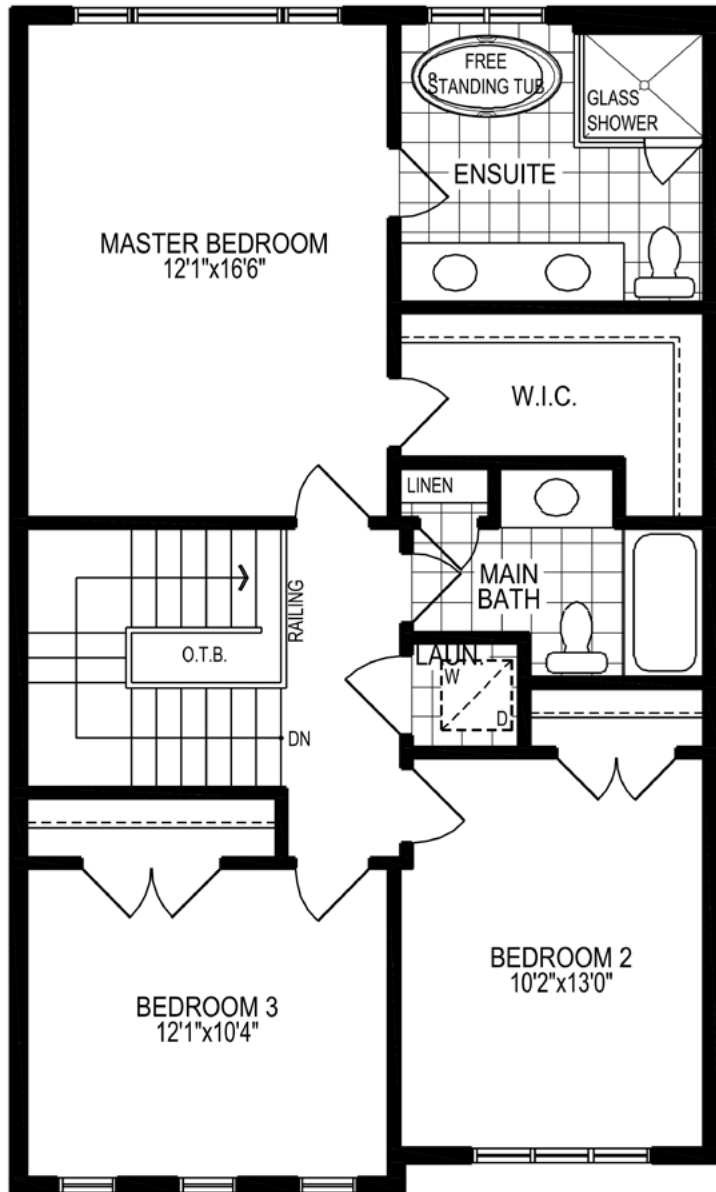
*Multiple Elevations and Minor
Floor Plan Variations Available*



FLOOR PLANS

The Kawartha

Upper Level
1642-1708 sq. ft



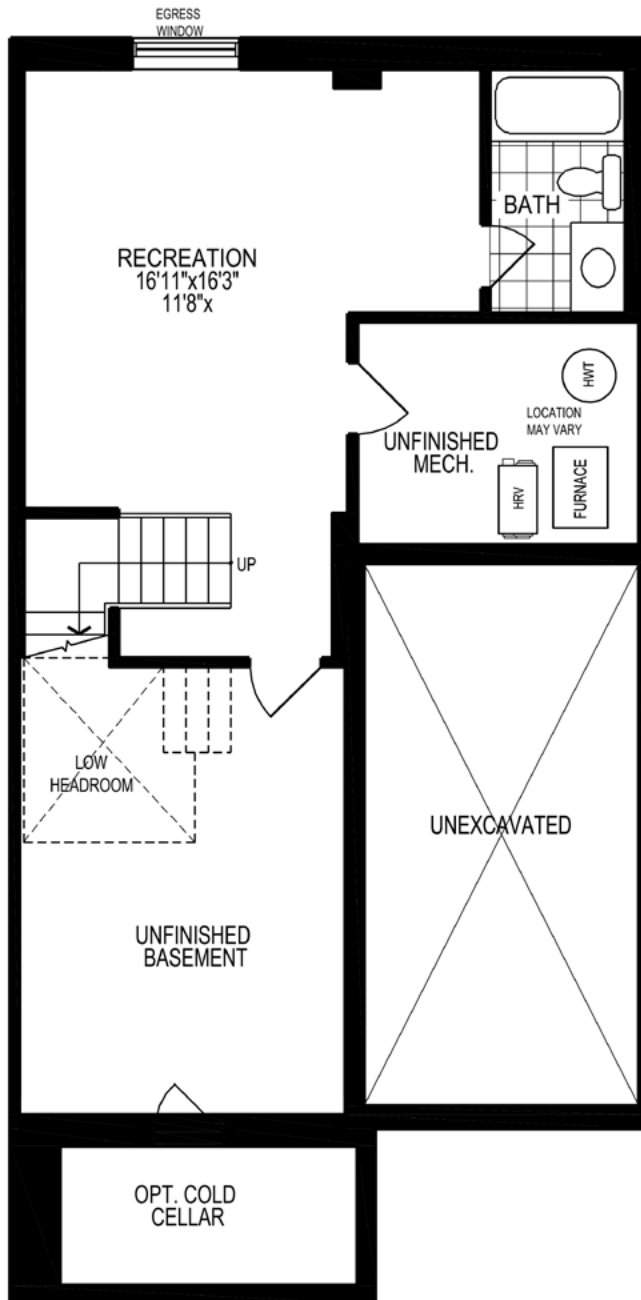
*Multiple Elevations and Minor
Floor Plan Variations Available*



FLOOR PLANS

The Kawartha

Lower Level
1642-1708 sq. ft



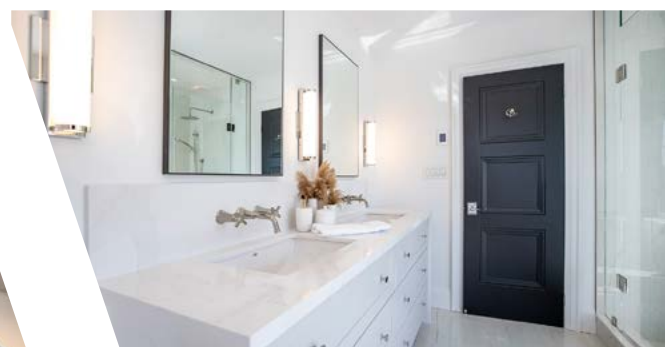
*Multiple Elevations and Minor
Floor Plan Variations Available*



OUR BOWMANVILLE MODEL HOME

Our newest model home has recently been completed and is now available for your viewing pleasure at our Bowmanville site. JEFFERY HOMES is a third-generation local builder, with a distinguished legacy of building spectacular custom homes in beautiful, idyllic neighbourhoods for over 55 years. As a result, the JEFFERY HOMES name has become synonymous with quality assurance and ethical building practices and is widely regarded as the gold standard in stunning design and craftsmanship. Our model home and this new boutique collection of extraordinary townhomes will be no exception to that incredible reputation. Below you'll find pictures and a URL to a 3D Virtual Walk-Through Tour of our model home so you can see the quality and craftsmanship that we take so much pride in for yourself.

<https://my.matterport.com/show/?m=GdPEgPEci7Y&mls=1>



\ CONTACT

Registration is now open! To register for future updates and our launch date call:

Shawn Hinchey or Noel Coppins at RE/MAX JAZZ
(905) 728-1600

Or message us directly:

Facebook: Jeffery Homes West Scugog Village, Port Perry

Or Visit www.JefferyHomes.com

