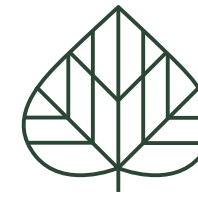


9TH & MAIN

CONDOS + TOWNS





9TH & MAIN

CONDOS + TOWNS





# LUXURY & NATURE

In Stouffville, you can enjoy a mix of urban amenities and lush nature, where the best of both worlds is at your fingertips. At 9th & Main, a range of dining, shopping, and entertainment surrounds your luxurious condominium and townhome community. Thoughtfully designed to be as functional as it is fabulous, each spacious suite is built to elevate your modern lifestyle.











# RELAX & REJUVENATE

Warm up by the fireplace or relax on the outdoor terrace. Get energized in the state-of-the-art fitness centre and yoga studio. Invite loved ones to unwind in your stunning party room, play virtual golf, and let the kids enjoy the playroom. Dictate your days and design your lifestyle with an array of fantastic amenities at 9th & Main.

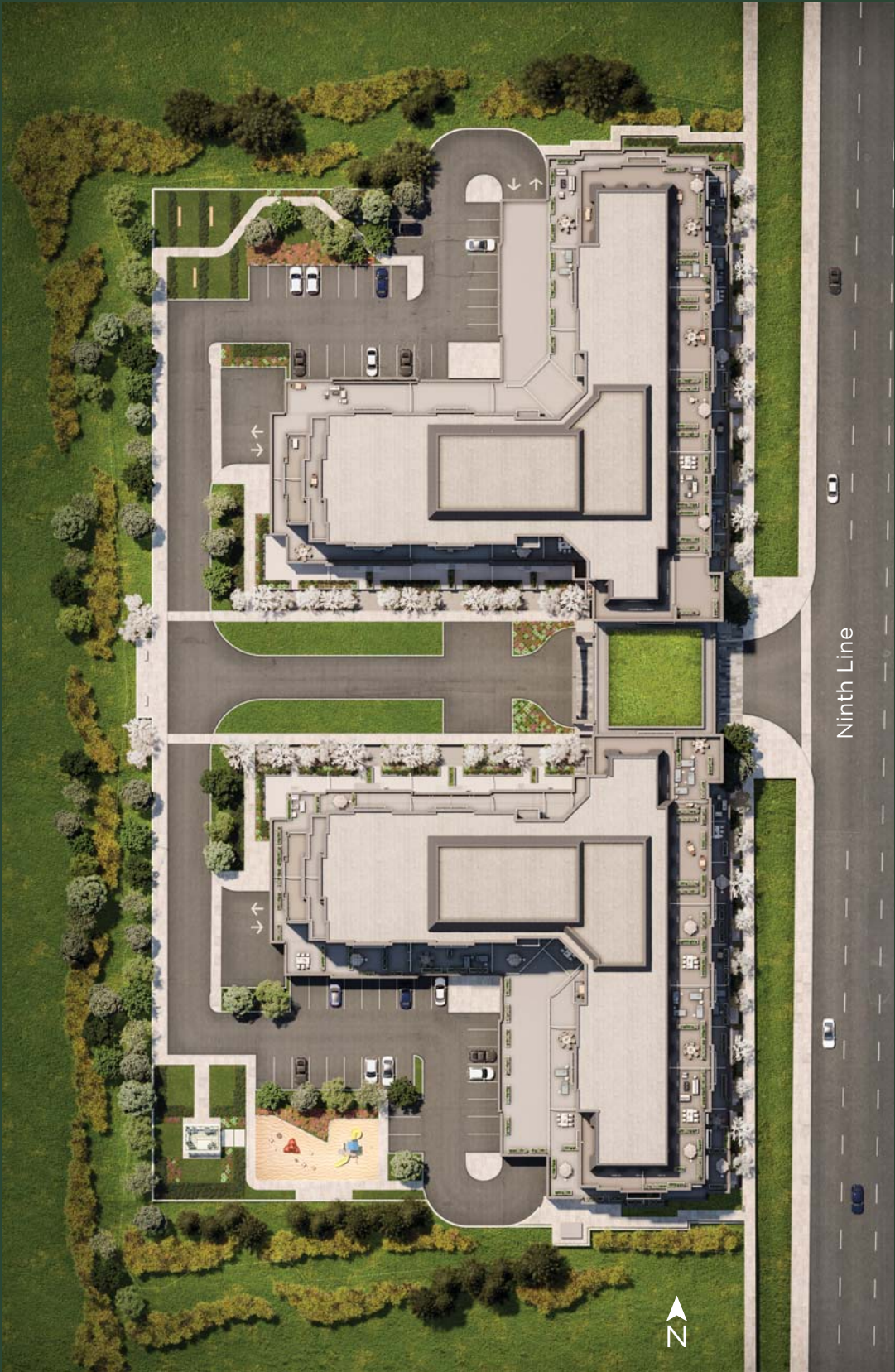


# THIRD FLOOR AMENITIES



- 1. Outdoor Terrace & BBQ
- 2. Party Room
- 3. Catering Kitchen
- 4. Billiards/Game Room
- 5. Fitness Centre
- 6. Yoga Studio
- 7. Men's Change Room & Steam Room
- 8. Men's Washroom
- 9. Woman's Change Room & Steam Room
- 10. Women's Washroom

# SITE PLAN











PARTY ROOM

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LOBBY

## MAKE A LASTING FIRST IMPRESSION.

At 9th & Main, a stunning lobby welcomes you home and greets guests with opulence. From stylish carpets and seating to beautiful tables and chandeliers, every detail is a work of art on its own. Together, each element fuses to create a luxurious ambiance.





# COMFORT & STYLE

The suites at 9th & Main offer an unprecedented balance of supreme comfort and impeccable style. Featuring only the highest quality materials and brilliant design, every area is optimized to offer the best use of space. Thoughtful layouts and carefully selected elements provide the entire community with a truly astounding ambiance.





















The Town of Whitchurch-Stouffville is the best of both worlds. Located within the York Region of the Greater Toronto and Hamilton Area, it features quick access to transit routes, entertainment, shopping, and dining. It is the third fastest growing community in Canada, with the Oak Ridges Moraine covering approximately 80% of the area. While transforming into a hub of modern living, this special community has managed to retain its traditional, rural roots. Enjoy all the urban amenities of city life, as well as the tranquility of sprawling nature.

# TOWN & CITY



SHOPPING

- 1. Canadian Tire — 5 min
- 2. CF Markville Mall — 18 min
- 3. Costco Wholesale — 19 min
- 4. First Markham Place — 20 min
- 5. Giant Tiger — 4 min
- 6. Global Pet Foods — 4 min
- 7. LCBO — 4 min
- 8. Mark's Work Warehouse — 6 min
- 9. Metro — 3 min
- 10. No Frills — 2 min
- 11. Pet Value — 3 min
- 12. RBC Bank — 5 min
- 13. Reesor Farm Market — 2 min
- 14. Service Ontario — 4 min
- 15. Shell Gas Station — 3 min
- 16. Shoppers Drug Mart — 4 min
- 17. SmartCentres Stouffville — 3 min
- 18. Sport Chek Stouffville — 5 min
- 19. The Beer Store — 3 min
- 20. The Home Depot — 9 min
- 21. TD Canada Trust — 4 min
- 22. Winners — 5 min
- 23. Wal-Mart Stouffville Superstore — 5 min

DINING

- 24. Baskin Robbins — 4 min
- 25. Boston Pizza — 4 min
- 26. Earl of Whitchurch — 3 min
- 27. Fishbone By The Lake — 11 min
- 28. India 360 — 4 min
- 29. Main Street Bakehouse — 3 min
- 30. Main Street Burger Shoppe — 2 min
- 31. Maki Zushi — 4 min
- 32. Red Bulb Espresso Bar — 3 min
- 33. Sgt. Peppers Pub & Grill — 4 min
- 34. Stakeout Dining Room & Lounge — 4 min
- 35. Symposium Café Restaurant & Lounge — 3 min
- 36. The King's Landing Bar & Grill — 4 min
- 37. Tim Horton's — 3 min

RECREATION & FITNESS

- 38. Anytime Fitness — 6 min
- 39. CrossFit Crux — 3 min
- 40. Fight Fit Bootcamps — 3 min
- 41. KIND Yoga by Heart — 2 min
- 42. Laugh Out Loud Kids Indoor Playground — 3 min
- 43. Markham Pan Am Centre — 16 min
- 44. Sheffield Judo Club — 3 min
- 45. Snap Fitness — 2 min
- 46. SoccerCity - Stouffville — 3 min
- 47. Stouffville Arena — 3 min
- 48. Stouffville Academy of Music & Dance — 6 min
- 49. Stouffville Clippers Sport Complex — 9 min
- 50. Stouffville Lawn Bowling Club — 5 min
- 51. Stouffville Yoga Life — 4 min
- 52. Whitchurch-Stouffville Leisure Centre — 4 min
- 53. York Dance Academy — 3 min

EDUCATION

- 54. École Catholique Pape-François — 2 min
- 55. Glad Park Public School — 4 min
- 56. Harry Bowes Public School — 6 min
- 57. Harry Bowes Upper Canada Child Care — 6 min
- 58. Kumon Math & Reading Centre — 5 min
- 59. Markham District High School — 11 min
- 60. MindTech Montessori Schools — 4 min
- 61. Oscar Peterson Public School — 2 min
- 62. Oxford Learning Stouffville — 3 min
- 63. Royal Cachet Montessori School — 2 min
- 64. St. Brigid Catholic Elementary School — 5 min
- 65. St. Brendan — 4 min
- 66. Stouffville District Secondary School — 1 min
- 67. Stouffville Village Child Care — 5 min
- 68. Summitview Public School — 5 min
- 69. Tiny Bubbles Childcare — 3 min
- 70. Wendat Village Public School — 3 min
- 71. Whitchurch-Stouffville Public Library — 2 min

ARTS & CULTURE

- 72. Lebovic Centre for Arts & Entertainment Nineteen on the Park — 5 min
- 73. Markham Museum — 10 min
- 74. The Latcham Gallery — 4 min
- 75. Varley Art Gallery of Markham — 17 min
- 76. Whitchurch Stouffville Strawberry Festival — 4 min

PARKS & GREENSPACE

- 77. Baker Hill Parkette — 6 min
- 78. Bethesda Park — 6 min
- 79. Bruce's Mill Conservation Area — 12 min
- 80. Coultice Park — 11 min
- 81. Greenwood Parkette — 6 min
- 82. Musselman Lake — 12 min
- 83. Rouge Park — 5 min
- 84. Rougeview Dog Park — 6 min
- 85. Whelers Mill Park — 2 min
- 86. Woodland Trails — 5 min

GOLF COURSES

- 87. Angus Glen Golf Club — 12 min
- 88. Bethesda Grange Golf Course — 13 min
- 89. Bushwood Golf Club — 6 min
- 90. Emerald Hills Golf Club — 16 min
- 91. Granite Golf Club — 8 min
- 92. Maples of Ballantrae Golf Club — 10 min
- 93. Sleepy Hollow Golf & Country Club — 10 min
- 94. Spring Lakes Golf Club — 7 min
- 95. St. Andrew's East Golf & Country Club — 13 min
- 96. Station Creek Golf Club — 15 min
- 97. Timber Creek Golf — 4 min

HEALTH CARE

- 98. Fusion Physiotherapy & Wellness Centre — 5 min
- 99. Park Drive Dental Centre — 4 min
- 100. Stouffville Joint Venture Physiotherapy — 5 min

TRANSPORTATION

- 101. Stouffville GO Transit Station — 3 min
- 102. Highway 404 —14 min
- 103. Highway 407 — 9 min

EMERGENCY SERVICES

- 104. Markham Stouffville Hospital — 9 min
- 105. Whitchurch Stouffville Fire & Emergency Services — 3 min







# THAT FRESH STOUFFVILLE AIR

## Go for Green

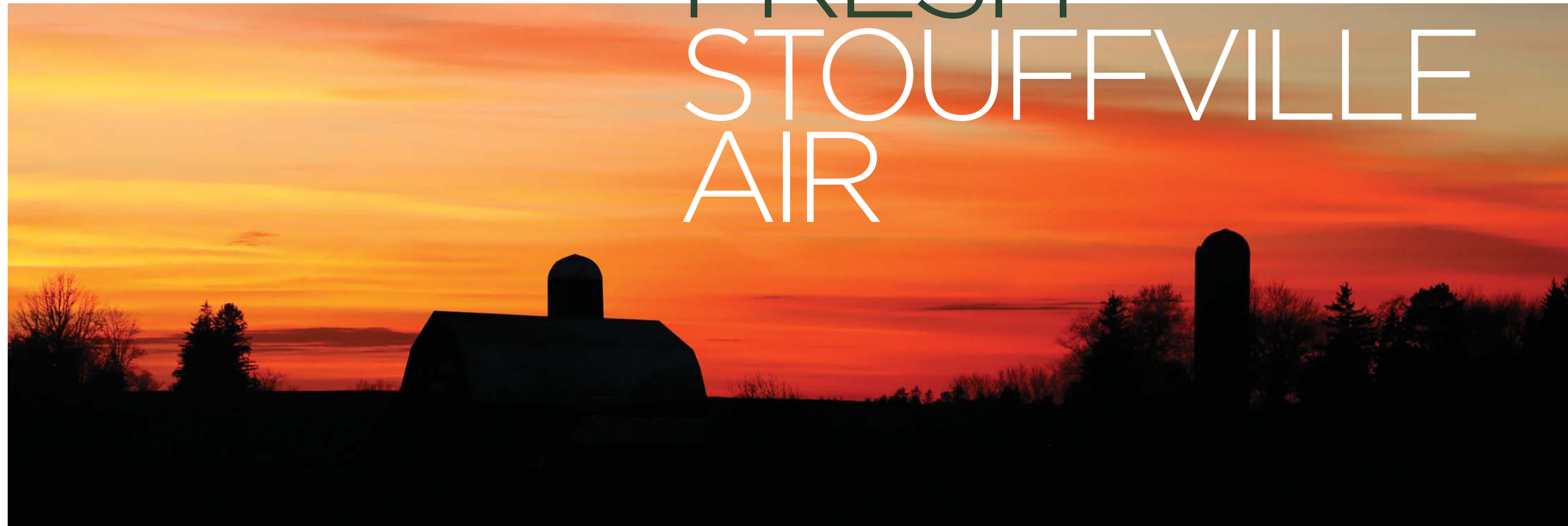
Bruce's Mill Conservation Area ..... **12 minutes**  
Musselman's Lake ..... **12 minutes**  
Sunnyridge Park ..... **5 minutes**

## In Full Swing

Angus Glen Golf Club..... **12 minutes**  
Spring Lakes Golf Club ..... **7 minutes**  
Station Creek Golf Club ..... **15 minutes**

## All Sorts of Sports

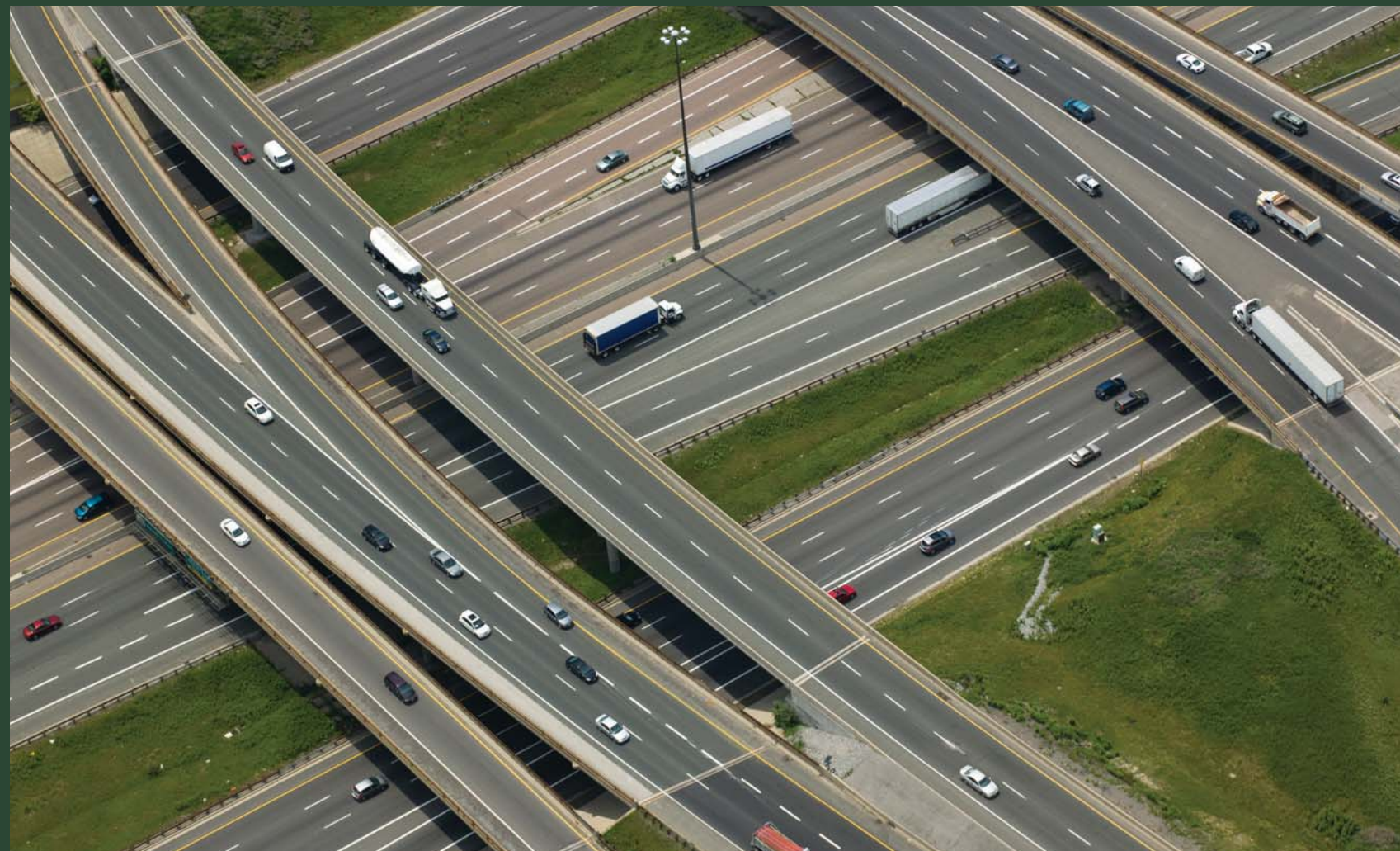
Stouffville Clippers Sports Complex .... **9 minutes**  
SoccerCity ..... **3 minutes**  
Whitchurch-Stouffville Leisure Centre ... **7 minutes**



Explore lush landscapes, Musselman's lake, fun parks, community gardens, outdoor recreation, golf clubs, equestrian centres, and more. Rupert Park is a top choice for families, featuring a playground, picnic area, toboggan hill, baseball diamond, skating rink, and basketball court. Feeling fit? Visit Sunnyridge Park to use the outdoor fitness equipment and help yourself to a fresh apple or pear, organically grown as part of Stouffville's Edible Tree Program.







### The Journey

Stouffville GO Transit Station ..... **3 minutes**  
Highway 404 ..... **14 minutes**  
Highway 407 ..... **9 minutes**

### The Destination

Billy Bishop Airport ..... **90 minutes**  
Pearson Airport ..... **45 minutes**  
Union Station ..... **60 minutes**

Commuting Made Easy.

Although everything you could need is right here in Stouffville, it's easy to branch out across the GTA. Take advantage of easy access to the Stouffville GO Station, highways 407 and 404, buses 15, 70, and 71, and more. Drive, ride, and walk your way throughout the neighbourhood and beyond.



# A CONNECTED WAY OF LIFE

BENCHMARK SIGNATURE REALTY INC BROKERAGE  
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**BENCHMARK**  
SIGNATURE REALTY INC. BROKERAGE



# SHOP, EAT REPEAT



## Convenient Shopping

CF Markville Mall .....	18 minutes
Costco Wholesale .....	19 minutes
First Markham Place .....	20 minutes
Shoppers Drug Mart .....	4 minutes
Metro .....	3 minutes
Wal Mart Superstore .....	5 minutes

## Indulgent Dining

Fishbone by the Lake .....	11 minutes
Maki Sushi .....	4 minutes
Red Bulb Espresso Bar .....	3 minutes
The King's Landing Bar & Grill .....	4 minutes



Convenience and indulgence is always just around the corner. Enjoy unique dishes with immense flavour at Fishbone Bistro, or pick up everything you need at the nearby Metro and make culinary creations in your own chef-inspired kitchen. Shop until you drop at the nearby mall, or browse boutiques along Main Street. There's always something fun to do in Stouffville.







Stouffville is a neighbourhood brimming with art, sports, leisure, and recreation. Its renowned Strawberry Festival is not to be missed and the farmers' markets draw crowds from across the GTA. The recently expanded Leisure Centre includes a wonderful library, fitness centre, indoor pool, gymnasium, and the Latcham Gallery, Stouffville's free public art gallery. The Lebovic Centre for Arts & Entertainment hosts comedy shows, concerts, exhibits, theatre, film screenings, dance performances, and more.



### Simple Pleasures

Lebovic Centre for Arts & Entertainment...**5 minutes**  
Markham Museum .....**10 minutes**  
The Latcham Gallery .....**4 minutes**  
Varley Art Gallery of Markham .....**17 minutes**  
Whitchurch-Stouffville Strawberry Festival..**4 minutes**



# YOUR CULTURED COMMUNITY





Pemberton

Everything a home should be



Trust isn't given. It's built over decades. Pemberton Group has been creating successful residential and commercial developments in many of the Greater Toronto Area's best locations. Each Pemberton condominium community is built to the highest standard with meticulous attention to detail, cutting-edge recreational facilities, superb customer service, and lasting value. A Pemberton condominium stands apart from the crowd. Residents enjoy design creativity and top craftsmanship, and are surrounded by quality features and outstanding amenities. At present, Pemberton Group has several prestigious condominiums in various stages of development across the Greater Toronto Area, including Downtown Toronto, Yonge & Eglinton, Mississauga, Maple, and Richmond Hill.

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Bluwater Condos, Oakville



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