

VALECRAFT HOMES Deerfield Village



Jean Guy Rivard, President of Valecraft Homes Ltd., at the grand opening of Deerfield Village

Valecraft at Deerfield Village Ready and waiting for you to call "home"

Come visit Deerfield Village. You'll enjoy the wonderful sounds of nature and sights of parks and woodlands encircling the perimeter of this new community.

Deerfield Village is being built in three phases, and Phase 1 is now well underway. This is where Valecraft Homes provides a fresh opportunity for buyers to choose from a series of beautiful home designs in a community that is built on the modern concept of "green" home-building.

You have a wide choice of Valecraft styles to choose from: townhomes, bungalows and single-family homes. Furthermore, every Valecraft home will be certified as an ENERGY STAR home. Special building materials and methods will be used and particular heating systems

will be installed in every Valecraft home to ensure the most efficient energy use. These new homes with the ENERGY STAR label will be 40 per cent more energy efficient than those built to minimum Ontario building code standards. That translates into major energy consumption and cost savings.



The trails at Deerfield Village

Homeowners will enjoy the most modern, green elements in a home that also has top-quality design and Valecraft's aesthetics. In fact, it is anticipated that all of Deerfield Village will entirely be an ENERGY STAR-certified community. The design and building approaches of the two builders at Deerfield Village, Valecraft Homes and Campanale Homes, match the development philosophies of Canada Lands Company. The project's developer is

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Paul Page, General Manager, Real Estate (NCR); Jim Lynes, Acting President and CEO;
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strongly interested in environmentally sensitive development. This is one of many characteristics which makes Deerfield Village a unique and distinct subdivision.

Located on Lester Road, between Bank Street and Albion Road, this community is growing on a large parcel of land which Canada Lands Corporation acquired about five years ago. At the time, it was part of the agricultural land reserve of the region and historically, the area has been filled with farms, rural lands, woods and marshes.

In designing the Deerfield Village project, Canada Lands Corporation aimed to preserve as much greenspace as possible and create a community anchored in the principles of sustainable development. Special attention was paid to all aspects, from environmental impacts to ground water retention and natural drainage patterns. The final project will have almost 40 per cent greenspace with moderate density housing ranging from upscale to affordable (non-subsidized), top-quality homes. This amount of green space is unprecedented in the typical development of a new subdivision. In fact, this is a rare example of such a high ratio of greenspace to residential land use.

To keep a balance between residential land use and a tribute to the past history of this site, Canada Lands has built a network of trails and walking paths throughout the community which connect to several existing natural elements, including Sawmill Creek and a pond. These trails also connect to all the other older communities around the project. Efforts were also made to maintain all the natural stands of mature trees, hedges and underbrush. Impressive maples, white birches and coniferous trees ring the communi-

ty as a passive park. As many trees and natural features as possible were specially preserved around the pond.

In addition, an active park has already been built for the community. Then, after listening to residents, Canada Lands added an extra park on the other side. Homebuyers are delighted to see that most of the development infrastructure and site amenities are already completed – far in advance of the construction of the homes. Every age group has been considered. In the park, there are play structures, including a small dragon for younger kids to climb on. Older kids will enjoy a special climbing rock – custom-ordered from Arizona. There are seeded and sodded soccer fields, a baseball diamond and tennis courts. Still to come are a shade structure and a pretty gazebo. This is most unusual and a real gift to the community.

Typically, residents wait for years before a community is finished. The homes are normally fully built before designated parklands and amenities appear. At Deerfield Village, the developer has invested much more in parks, greenspaces and amenities then required. The infrastructure is there and the work virtually finished.

All that is left is for you to do is choose your Valecraft home and call Deerfield Village “home.”

For more information about Valecraft's new homes at Deerfield Village, call 613-288-2259. You can visit the sales centre and beautiful Valecraft model homes – the ever-popular St. Sauveur design with its beautiful wraparound porch and the Bytown with its soaring two-storey stone fireplace. Or, you can also view the website at www.valecraft.com.