Come home to more.

GREENLEAF
VILLAGE

Detached bungalow living in Simcoe, Norfolk County.



Life feels good here.

Start the day with a walk. Pick up something fresh for dinner. Leave an afternoon open for the lake. In Norfolk County, there are plenty of ways to make an ordinary day a good one.

At the corner of Decou Road and Ireland Road in Simcoe, Greenleaf Village brings detached bungalow living to a setting that connects town and country. Shops and everyday essentials are nearby, with Norfolk's trails, farm markets and Lake Erie shoreline giving you more to explore.

Put down roots somewhere that offers more than a new address. Find a place to enjoy the life you're building.



THE LYNN VALLEY TRAIL

Take the scenic way.

An after-dinner stroll. A morning bike ride. A little time outdoors with no particular hurry.

The Lynn Valley Trail connects Simcoe and Port Dover along a former railway route, passing through woodlands, open countryside and river scenery. Its ten kilometres and four historic trestle bridges offer plenty to discover, whether you're out for a short walk or a longer ride.

With access points on Decou Road and Ireland Road, it's a local escape you can make part of your routine.

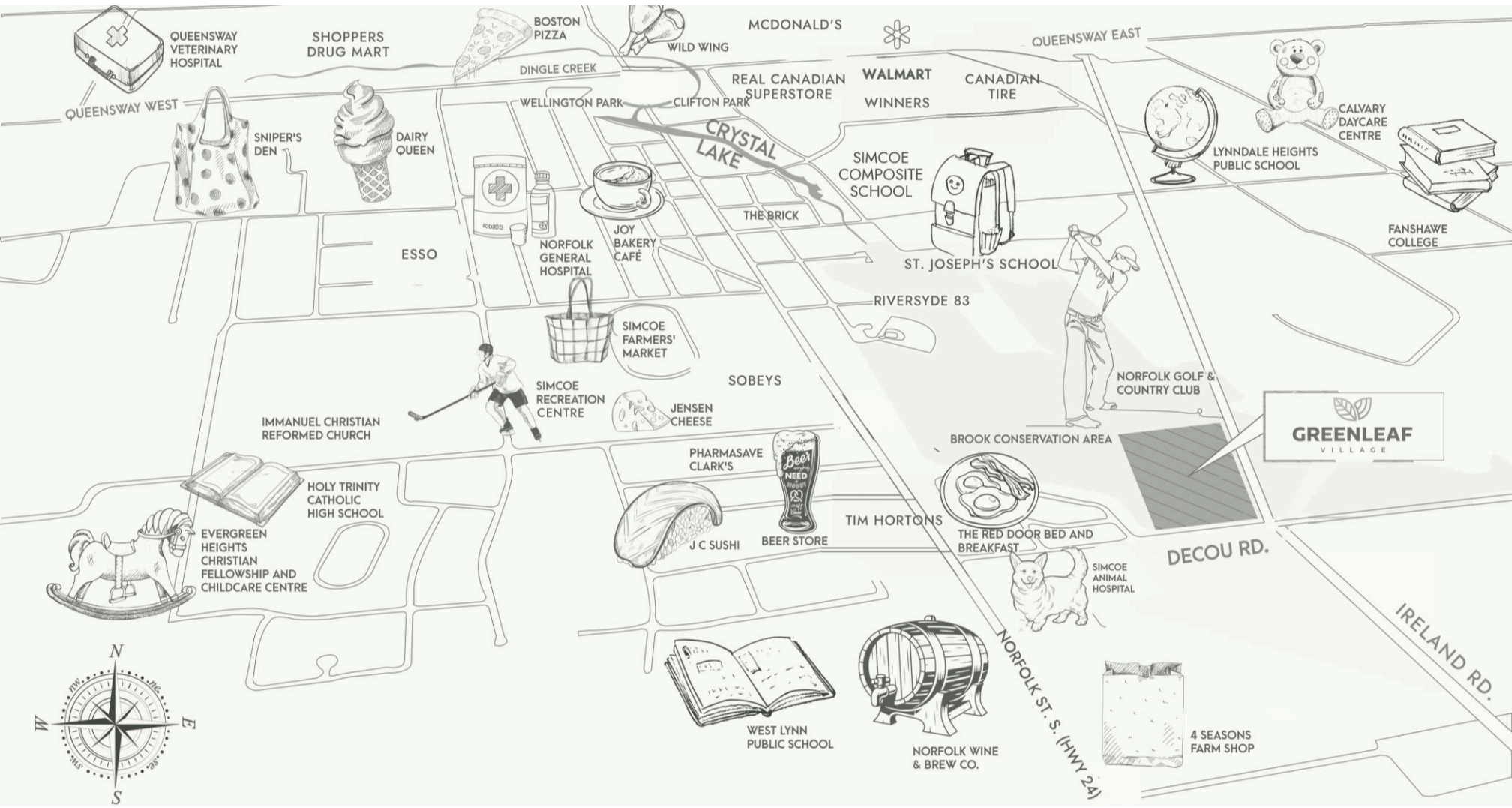
10 KM OF TRAIL

Between Simcoe and Port Dover.

Neighbourhood

Simcoe is a town you can get to know, one favourite stop at a time. A shop you like to browse. The farmers' market for something fresh. A walk through the park before heading home.

Alongside that local character are the practical things that make a move feel right: schools, grocery stores, shopping and Norfolk General Hospital. It's the pleasure of living in an established town, with everyday needs close at hand.



GREENLEAF VILLAGE · EXPLORE YOUR SURROUNDINGS

Map not to scale. Locations are approximate and for illustration purposes only.



EVERYDAY CONVENIENCE

Close to what matters.

The grocery run. The school drop-off. A round of golf or a day by the lake. Greenleaf Village puts a variety of everyday stops and weekend favourites within easy reach.

ESTIMATED TIME	DESTINATION
4 MIN	Walmart Supercentre
5 MIN	St. Joseph's School
5 MIN	Sobeys
5 MIN	Canadian Tire
6 MIN	Simcoe Composite School
7 MIN	Food Basics
7 MIN	Simcoe Town Centre
7 MIN	Norfolk General Hospital
7 MIN	Norfolk Golf & Country Club
7 MIN	Real Canadian Superstore
8 MIN	Norfolk County Fairgrounds
13 MIN	Port Dover
25 MIN	Turkey Point Beach

Travel times are approximate and vary by route, traffic and conditions.



PORT DOVER HARBOUR

LIFE BY LAKE ERIE

Make room for lake days.

Some of the best plans start with, “Let’s head to the lake.” In Port Dover, spend an afternoon on the beach, stroll the pier and find a spot for lunch. At Turkey Point, pack a picnic and settle in for a day on the sand.

Whether it’s a full day at the beach or a sunset walk by the water, Lake Erie is never far away.

LONG POINT

Sand, birdlife and open water.

PORT DOVER

Harbour views and lakeside lunches.

TURKEY POINT

Leave an afternoon for the beach.



LONG POINT, LAKE ERIE

Worth making a day of.

For days when you feel like exploring, make your way to Long Point. A stretch of sandy beach, open water and big skies offers a different side of Norfolk County.

Within the UNESCO-designated Long Point Biosphere Reserve, the provincial park is a place for beach walks, birdwatching and time by Lake Erie. Bring a picnic, watch for migrating birds in spring and autumn, or simply settle in and enjoy the view.

Nearby at Turkey Point, Long Point Eco-Adventures offers nature and kayak tours, yoga, stargazing and glamping, with plenty to explore beyond the beach.

This is one more reason to live in Norfolk: places worth making a day of, without needing to make a holiday of it.

Good things grow here.

In Norfolk County, local food is part of the pleasure of living here. From fresh asparagus and summer berries to pumpkins for the front step, the countryside brings something new to look forward to throughout the growing season.

Visit the Simcoe Farmers' Market on a Thursday, stop at a roadside farm stand, or bring home something grown just down the road. Riversyde 83, the community food hub at 83 Sydenham Street, adds a café, a local foods marketplace and a teaching kitchen. The county's farming roots are easy to appreciate when you're choosing what's for dinner.



ASPARAGUS

A fresh seasonal favourite.

GINSENG

Deep roots in Norfolk.

PUMPKINS

Made for autumn traditions.

TART CHERRIES

Bring home a little summer.



Discover the flavours of Norfolk County.

MORE TO LOVE ABOUT NORFOLK

Six reasons to feel at home.

It's the everyday possibilities that make a place your own.



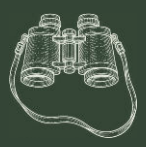
Take the long way.

Walk or cycle the Lynn Valley Trail, with country scenery and river crossings along the way.



Say yes to the lake.

Make Port Dover and Turkey Point part of your summer, from beach afternoons to a wander by the water.



Notice the seasons.

Discover Long Point's birdlife, changing seasons and open skies whenever you feel like exploring.



Raise a glass.

Spend an afternoon at Burning Kiln Winery and Norfolk's other local wineries.



Keep life convenient.

Shops, schools, parks and everyday services help you settle into life in Simcoe.



Make time to play.

With the Norfolk Golf & Country Club in Simcoe, there's another reason to keep the clubs close by.

Detached, single-level living, thoughtfully finished.

Welcome home to Greenleaf Village. Each bungalow is designed around the way you live, with 9 ft. ceilings on the main floor that make the living spaces feel open, bright and inviting. Quality construction and carefully chosen finishes come standard, so your home is comfortable, efficient and easy to care for from the day you move in.

BUILT TO LAST, INSIDE AND OUT

- Architecturally designed exteriors with brick, stone and vinyl accents
- Solid 2x6 exterior wall construction
- Low-maintenance aluminum soffits, fascia and eavestroughs
- Insulated steel front entry door with side panel window
- Attached garage with a sectional overhead door
- Poured concrete basement, about 8 ft. high, with damp proofing and weeping tile

A KITCHEN MADE FOR EVERYDAY LIVING

- Your choice of cabinetry styles and finishes
- Extended-height upper cabinets, about 40 in., for extra storage
- Breakfast bar or island (as per plan)
- Stainless steel sink with a single-lever faucet
- Ready for your appliances, with dishwasher rough-in, 220V stove outlet



Every home is enrolled with Tarion and covered by the statutory warranties under the Ontario New Home Warranties Plan Act.

COMFORTABLE, EFFICIENT HOME SYSTEMS

- High-efficiency forced-air heating, using a heat pump with backup heat or a high-efficiency furnace, with a programmable thermostat
- Central air conditioning
- Rental domestic hot water heater (tank or tankless)
- Heat Recovery Ventilator (HRV) for fresh air exchange
- Low-E, argon-filled double-glazed casement windows
- R60 attic insulation, with R22 walls and R20 basement wall insulation
- LED bulbs in all compatible fixtures

BATHROOMS AND FINISHES YOU'LL LOVE

- Luxury vinyl plank flooring throughout the main living areas, including the bathrooms
- Plush 30 oz. broadloom in the bedrooms
- 8 in. x 10 in. wall tile at tub and shower enclosures, chosen from the Vendor's samples
- Water-saving toilets and chrome fixtures
- Contemporary trim, 2-panel interior doors and brushed nickel lever hardware

READY FOR THE FUTURE

- Three-piece bathroom rough-in in the basement
- Garage ceiling outlet for a future door opener
- Soffit outlet for seasonal lighting

Features and finishes are summarized for convenience and vary by model, plan and elevation. Please refer to Schedule "A" of the Agreement of Purchase and Sale for the complete list and terms. Renderings are artist's concept. Ceiling heights and dimensions are approximate. Specifications are subject to change without notice. E. & O.E.

Find your place in Greenleaf.

A new home starts with finding the right fit. Explore the community plan, consider the setting you're drawn to, and see how your preferred bungalow could become part of Greenleaf Village.

Ask our team about lot availability, model options and next steps. We'll help you understand the choices, so you can picture your move with confidence.

LOT RELEASES

Phase 1 · Release 1 · 30' Lots

Phase 1 · Release 1 · 36' Lots

Phase 1 · Release 2

Future Residential

Deeper shade denotes a premium lot.



Explore the plans. Find your fit.

Artist's concept only. Surrounding landscaping does not represent existing or future conditions. Lot sizes, premiums, pricing, phasing and availability may change without notice. Not all lots may be released. Model suitability varies by lot. The municipality and the Vendor decide where street trees, fencing and utilities go. The stormwater management pond is an engineered facility, not a recreational amenity. Information is provided by the Vendor and not verified by any brokerage or its representatives. Refer to the Agreement of Purchase and Sale. E. & O.E.

Acorn

1 Storey · 1 Bedroom · 1.5 Bathrooms · Attached Garage

1,482 sq. ft. total

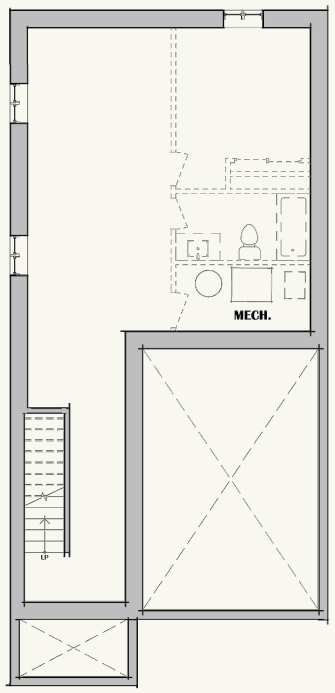
816 sq. ft. main floor + 666 sq. ft. basement
Optional Finished Basement - 1 or 2 bedrooms - 1 bathroom - rec room



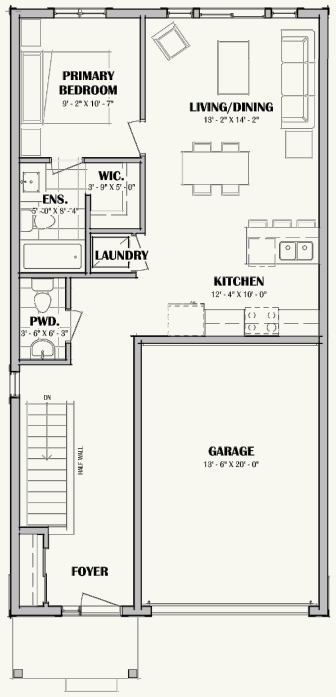
ELEVATION A



ELEVATION B



UNFINISHED BASEMENT



1ST FLOOR

Alder

1 Storey · 2 Bedrooms · 2 Bathrooms · Attached Garage

1,652 sq. ft. total

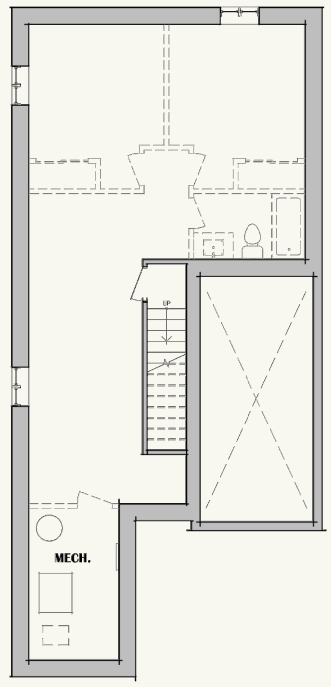
902 sq. ft. main floor + 750 sq. ft. basement
Optional Finished Basement - 2 bedrooms - 1 bathroom - rec room



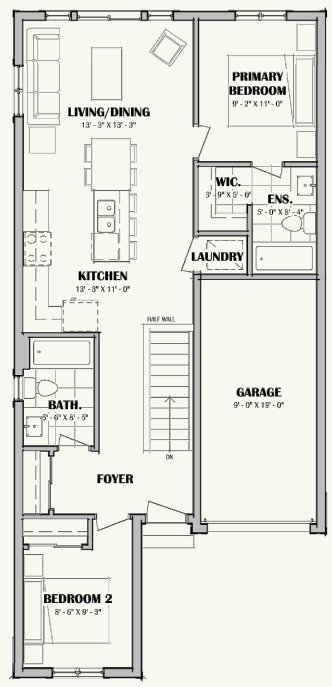
ELEVATION A



ELEVATION B



UNFINISHED BASEMENT



1ST FLOOR

All floor plans are artist's concept. Actual usable floor space may vary from the stated floor area; dimensions, specifications and features are approximate and subject to change without notice. E. & O.E.

Furniture shown for illustration purposes only and not included.

Birch

1 Storey · 2 Bedrooms · 2 Bathrooms · Attached Garage

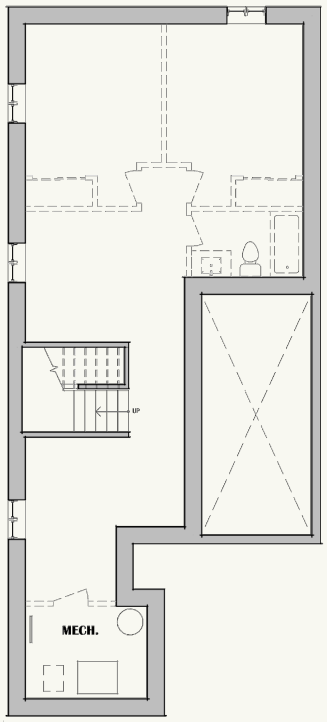
1,741 sq. ft. total — 958 sq. ft. main floor + 783 sq. ft. basement
Optional Finished Basement - 2 bedrooms - 1 bathroom - rec room



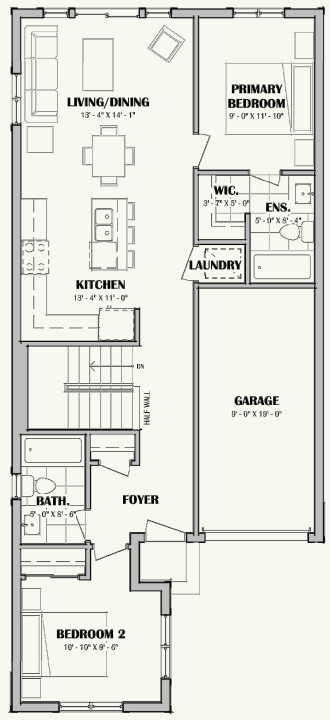
ELEVATION A



ELEVATION B



UNFINISHED BASEMENT



1ST FLOOR

Cedar

1 Storey · 1 Bedroom · 1.5 Bathrooms · Attached Garage

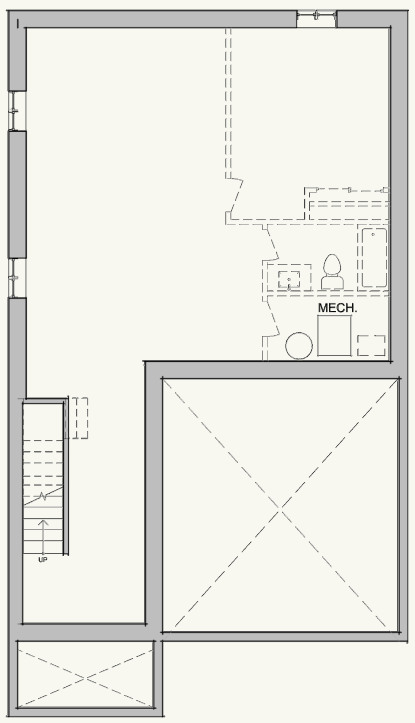
1,956 sq. ft. total — 1,053 sq. ft. main floor + 903 sq. ft. basement
Optional Finished Basement - 1 or 2 bedrooms - 1 bathroom - rec room



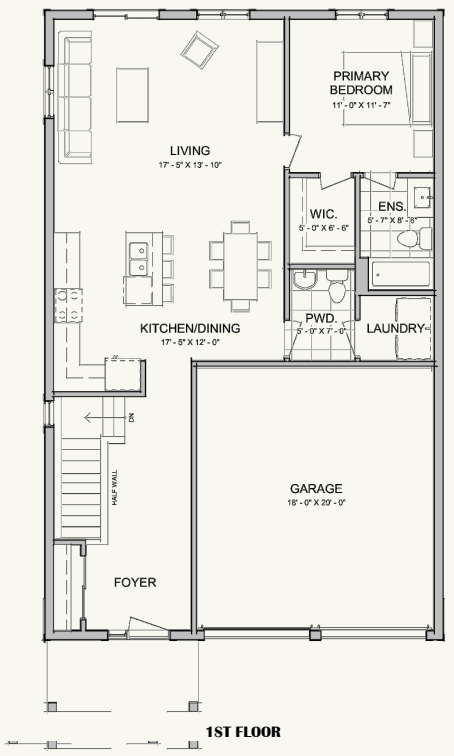
ELEVATION A



ELEVATION B



UNFINISHED BASEMENT



1ST FLOOR

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Chestnut

1 Storey · 2 Bedrooms · 2 Bathrooms · Attached Garage

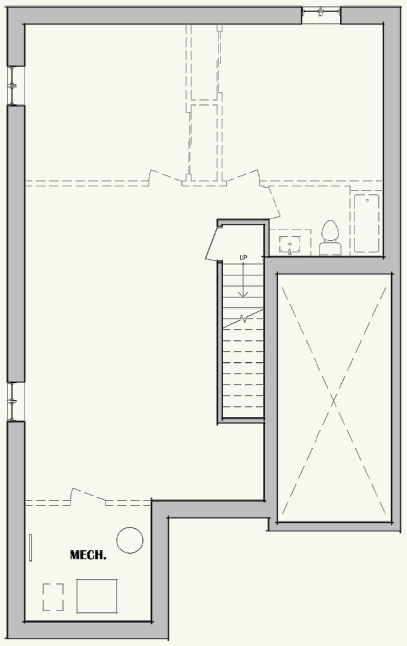
2,034 sq. ft. total — 1,114 sq. ft. main floor + 920 sq. ft. basement
Optional Finished Basement - 2 bedrooms - 1 bathroom - rec room



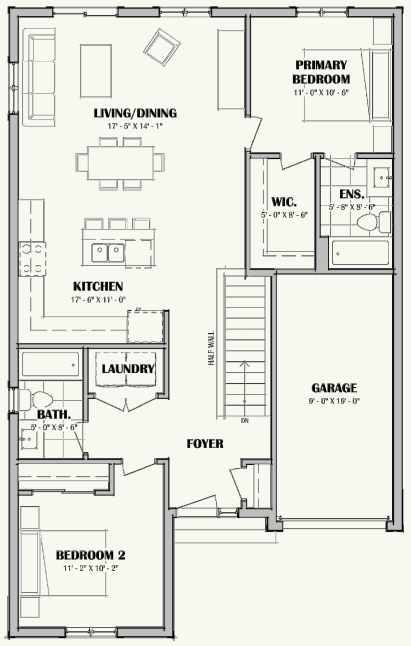
ELEVATION A



ELEVATION B



UNFINISHED BASEMENT



1ST FLOOR

Sycamore

1 Storey · 2 Bedrooms · 2 Bathrooms · Attached Garage

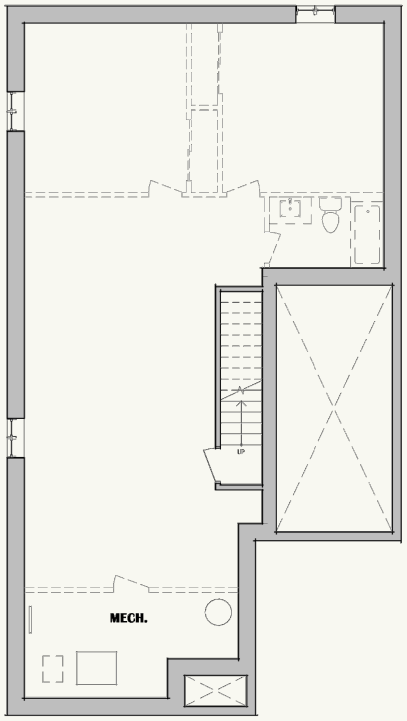
2,318 sq. ft. total — 1,280 sq. ft. main floor + 1,038 sq. ft. basement
Optional Finished Basement - 2 bedrooms - 1 bathroom - rec room



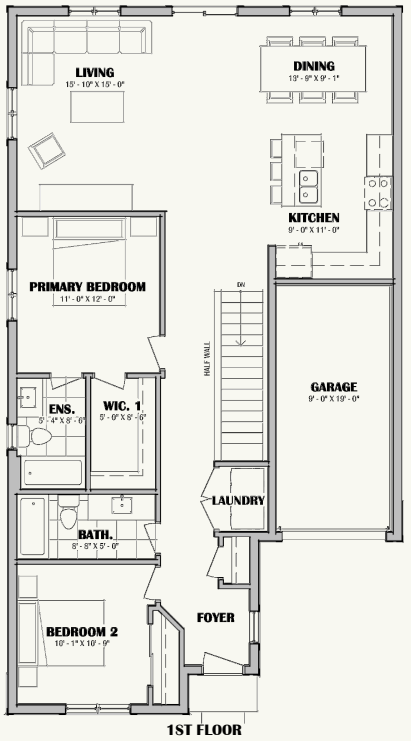
ELEVATION A



ELEVATION B



UNFINISHED BASEMENT



1ST FLOOR

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SYCAMORE

Beautiful interiors.

Light through the day, and the garden never far from it.



SYCAMORE

GREENLEAF VILLAGE

All renderings, illustrations and depictions of our communities are artist's concept, provided for illustration purposes only. E. & O.E.

CHESTNUT



BIRCH



CHESTNUT

greenleafvillage.ca

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PORT DOVER

Love where you live.

Find your bungalow. Get to know Simcoe. Discover the Norfolk County life that could be yours.

Register to receive community updates and learn more about Greenleaf Village.

Scan to discover Greenleaf Village.

greenleafvillage.ca

682 Ireland Road
Simcoe, Norfolk County, Ontario
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GREENLEAF
VILLAGE

All renderings, illustrations, maps, site plans, floor plans and other depictions are artist's concept and for illustration purposes only. Lifestyle photography is representative and may not depict the community or its surroundings. Prices, specifications, features, lot availability and phasing are subject to change without notice. Information is provided by the Vendor and has not been verified by any brokerage or its representatives. Please refer to the Agreement of Purchase and Sale. E. & O.E.