



# Jefferson Heights

Richmond Hill









Discover Jefferson Heights, an intimate collection of traditional and urban townhomes in Richmond Hill, nestled beside the scenic Oak Ridges Moraine. Thoughtfully crafted for those seeking a unique, distinctive, and charming community.





# Welcome to Jefferson Heights

Nestled at the corner of Jefferson Side Road and Yonge Street lies Jefferson Heights, a boutique community of freehold and urban townhomes that redefines elevated living in Richmond Hill. Set against the stunning backdrop of the Oak Ridges Moraine, this highly sought-after location offers scenic views and a tranquil environment.

Jefferson Heights comprises 96 elegantly designed homes, offering 2, 3 and 4-bedroom options. These homes range in size from 880 to 2,731 square feet, providing ample space for modern living. Each residence is meticulously crafted with high-end materials and finishes, ensuring a refined and sophisticated living experience. The private rooftop terraces are perfect for unwinding or entertaining, while dedicated underground parking spots add an extra layer of convenience.

Discover the beauty of Richmond Hill and the Oak Ridges Moraine, where urban living meets nature, and immerse yourself in the charm of this exceptional community. With its perfect blend of stunning design, spacious layouts, and prime location, Jefferson Heights is the ultimate choice for those seeking a serene lifestyle surrounded by the beauty of nature.



## Location

Jefferson Heights is located in one of the most sought-after neighborhoods in Richmond Hill. The natural beauty of the Oak Ridges Moraine at your doorstep along with the convenience of living off of Yonge Street, Jefferson is truly unmatched.

Getting around is effortless. York Regional Transit's high-frequency bus services along Yonge Street are just a 2-minute walk away, and Highway 404 is only a 7-minute drive, providing seamless connectivity throughout the GTHA.

A short drive to Gormley Station, gives you easy access to regional train and bus routes.

Everyday errands are a breeze with grocery stores like Farm Boy, No Frills, and Sobeys all within a 5-minute drive.

Recreational opportunities abound nearby. Summit Golf and Country Club is right across the street, the Oak Ridges Trail is just 2 minutes away, and Richmond Green Sports Centre and Park a mere 10- minute drive away.

At Jefferson Heights, you'll  
experience a lifestyle that blends  
natural beauty, urban amenities,  
and effortless convenience.







Summit Golf & Country Club



# Schooling

Richmond Hill is one of the most highly rated cities in the GTA for starting a family. Jefferson Heights is surrounded by a wealth of educational opportunities, including private schools, French immersion programs, elementary schools, and high schools, ensuring your children receive an excellent start in life. Beyond academics, the area offers diverse recreational activities, expansive playgrounds, sports fields, and theatre and performance venues, providing a rich variety of extracurricular options to inspire and engage every child.



## Nearby Schools

Moraine Hills PS	7/10	2 min drive
St.Marguerite d'Youville Catholic School	8/10	5 min drive
Beynon Feilds PS	8/10	5 min drive
Richmond Hill HS	9/10	7 min drive
King City SS	7/10	13 min drive
St. Theresa of Lisieux Catholic High School	10/10	9 min drive

Rating Source: Fraser Institute (2023)













# Nature

Jefferson Heights is nestled among stunning nature trails, serene lakes, and rolling hills, offering easy access to golfing, biking, fishing, canoeing, and more. Enjoy breathtaking views of Phillips Lake, Bond Lake, and the newly developed Lake Wilcox Park.

Richmond Hill is set against the Oak Ridges Moraine, a protected biosphere shaped by glaciers over 10,000 years ago, creating a captivating landscape that serves as a sanctuary for local wildlife. With the beauty of nature alongside the convenience of Yonge Street amenities, this is a perfect blend of tranquility and accessibility.



## Nearby Recreation

Summit Golf & Country Club		2 min drive
Oak Ridges Trail	     	2 min drive
William Neal Community Park	      	4 min drive
Bond Lake Arena		5 min drive
Oak Ridges Community Centre	   	6 min drive
Richmond Green Recreation Area	   	11 min drive

# Urban Comforts

Experience the convenience of living just steps from vibrant Yonge Street, offering a diverse array of fine and casual dining, bakeries, cafés, shopping centers, and grocery stores. Enjoy a leisurely lunch after a morning of shopping or relax with a coffee at a nearby café. From designer fashion to home décor, everything you need for your home is right around the corner.

Richmond Hill's central location provides easy access to Highways 404, 407, and 7, connecting you to all parts of the GTA. The Jefferson VIVA Bus Stop, located at the intersection of Yonge Street and Jefferson Sideroad, makes travel quick and effortless along the Yonge Street corridor, with hubs in Toronto like North York half an hour away. Gormley GO station is a short 10-minute drive, ensuring fast and convenient travel whether you're commuting downtown or heading north to cottage country.



Farm Boy <1km



Canadian Tire < 5 min. drive



Movati Gym <1km



GO Train Station < 10 min. drive

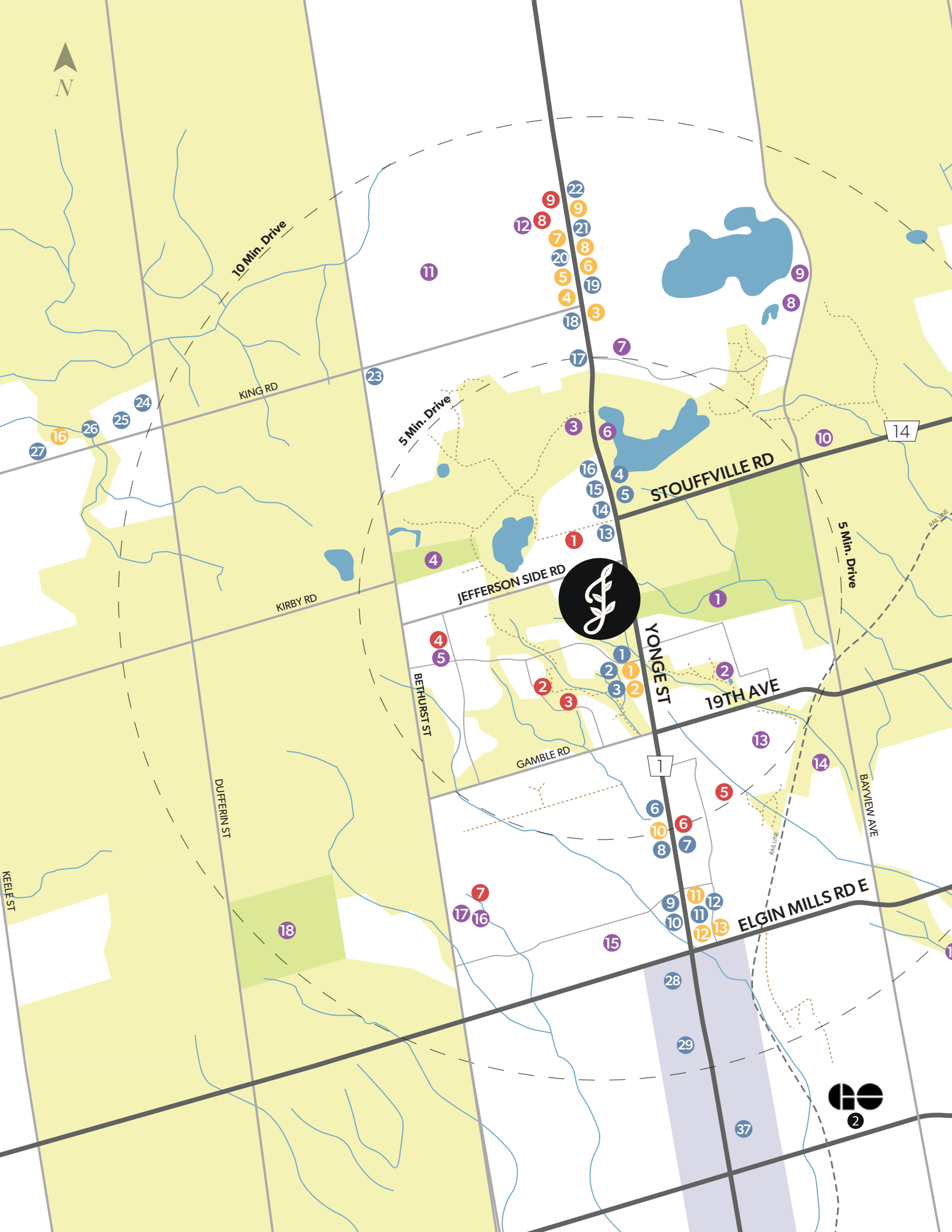


LCBO <1km





Facing North, Block B





# Richmond Hill Points of Interest



## Food & Drink

1. Treasure Garden
2. Sunset Grill
3. NEKO Sushi
4. Harvey's
5. Tim Hortons
6. Subway
7. Rose New York
8. Starbucks
9. McDonald's
10. Starbucks
11. Cora
12. Bueokae Korean Cuisine
13. Pizza Pizza
14. Pi Co. Pizza Bar
15. Congee House
16. Nonna Francesca's

## Shopping

1. Canadian Tire
2. Sobeys
3. BMO
4. NoFrills
5. Canada Post
6. Richmond Hill Toyota
7. Shell
8. Richmond Hill Hyundai
9. Longo's
10. Pet Valu
11. NoFrills
12. ServiceOntario
13. Farm Boy
14. RBC
15. Esso
16. LCBO
17. Lago Italian Bakery
18. Shoppers Drug Mart
19. Food Basics
20. Scotiabank
21. TD Bank
22. The Beer Store
23. Shell
24. Coppa's Fresh Market
25. LCBO
26. Global Pet Foods
27. Shell & Car Wash
28. Value Village
29. Winners
30. CIBC
31. The Home Depot
32. Michaels
33. Pedi N Nails
34. Healthy Planet
35. Canadian Tire
36. Shoppers Drug Mart
37. Historic Downtown Richmond Hill

## Recreation

1. Summit Golf & Country Club
2. Jefferson Trailhead
3. Oak Ridges Trail
4. Bathurst Glen Golf Course
5. William Neal Community Park
6. Bond Lake Trail
7. Bond Lake Arena
8. Oak Ridges Community Centre
9. Lake Wilcox Park
10. Jefferson Forest
11. East Humber Trail
12. Russell Tilt Park
13. Newberry Park
14. Leno Park
15. Toll Bar Park
16. Elgin West Community Centre
17. Elgin West Greenway
18. Maple Downs Golf Club
19. Timber Mill Park
20. Tom Graham Arena
21. Richmond Green Skate Trail
22. Richmond Green Sports Dome
23. Richmond Hill Pavilion
24. Richmond Green West Turf Field

## Schools

1. Macleod's Landing PS
2. St. Marguerite Catholic School
3. Moraine Hills PS
4. Beynon Fields PS
5. Century Private School
6. Richmond Hill High School
7. St. Theresa of Lisieux CHS
8. Cardinal Carter CHS
9. Academie de la Moraine

## Local Trails



- 1 Gormley GO Station
- 2 Richmond Hill GO Station

Jefferson Heights offers four unique types of townhomes to choose from with interlocking streets, lush landscaping, and underground parking, creating a secure, walkable community that balances charm, functionality, and a variety of housing options.





# The Site

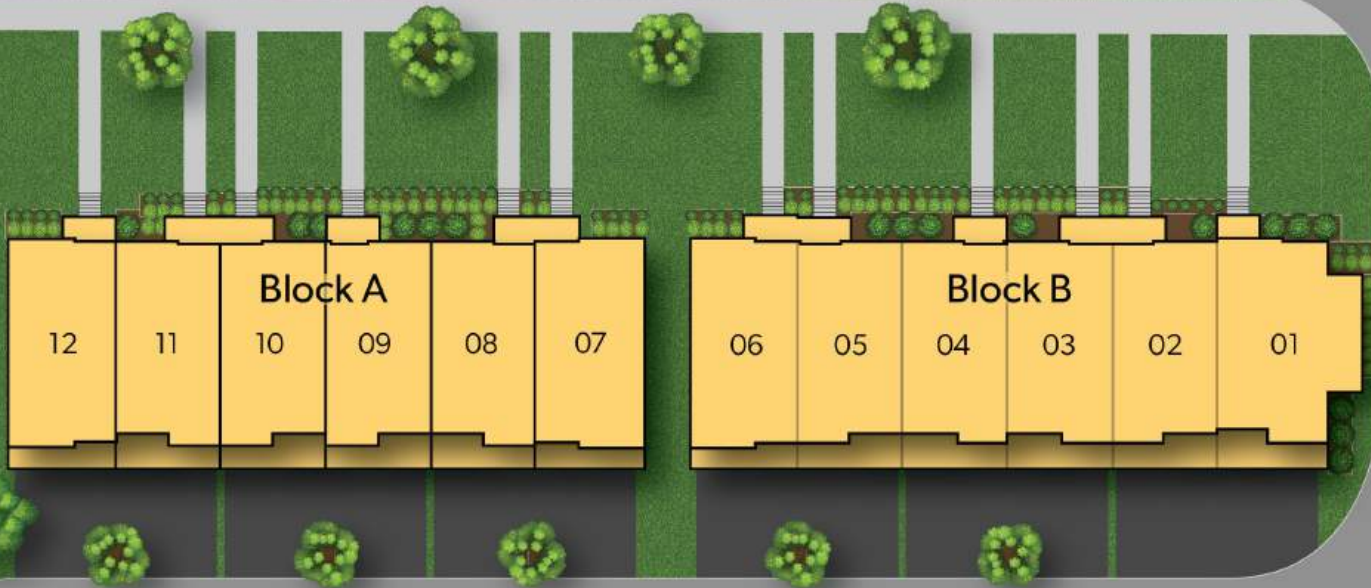
Jefferson Heights offers a unique living experience with freehold and urban townhomes to offer a variety of housing options. As you enter the community, you'll be welcomed by interlocking streets and sidewalks, which, paired with landscaping featuring shrubs, flowers, and trees, creates a polished and inviting atmosphere.

At the centre of the site, a charming path between Block C and D houses resident mailboxes. Stacked Blocks G, H, and I offer pedestrian walkways with landscaped paths which lead to your unit. Underground parking offers the site with extra space for greenery and ensuring a secure and convenient experience for residents. Lockers are also available, offering extra storage space for your convenience. Jefferson Heights is thoughtfully designed to balance aesthetic appeal, functionality, and a sense of community.

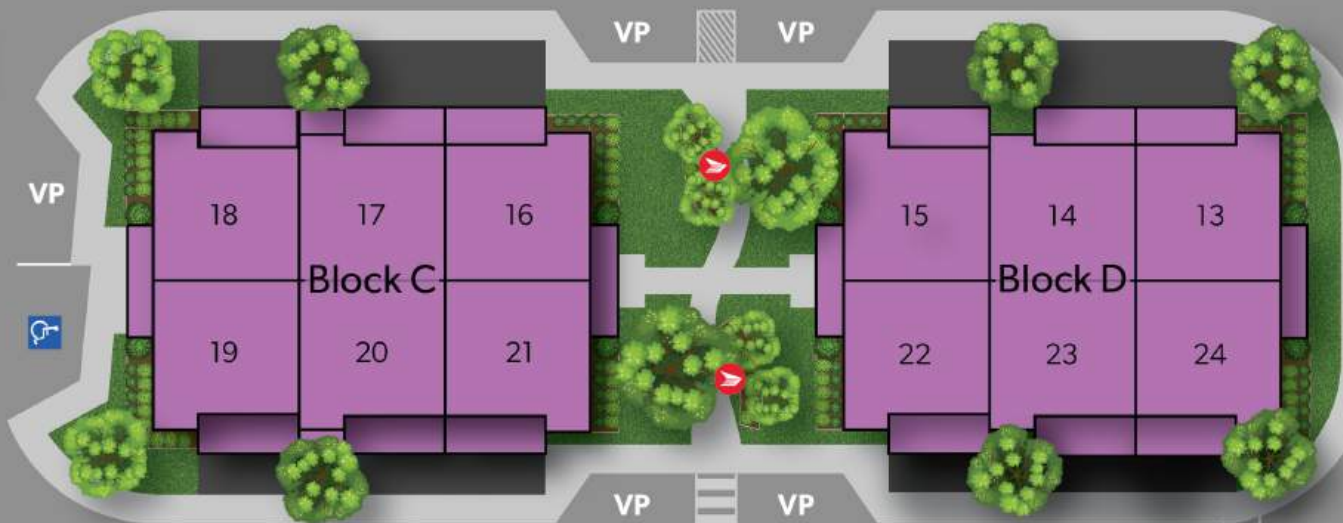




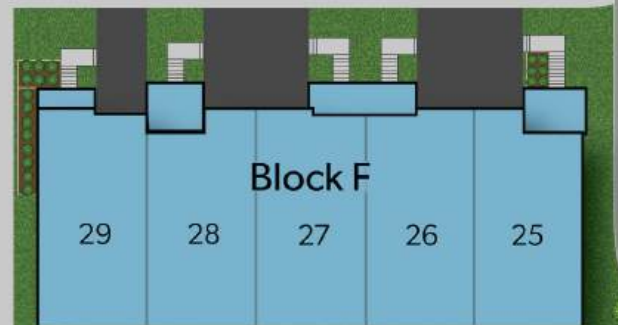
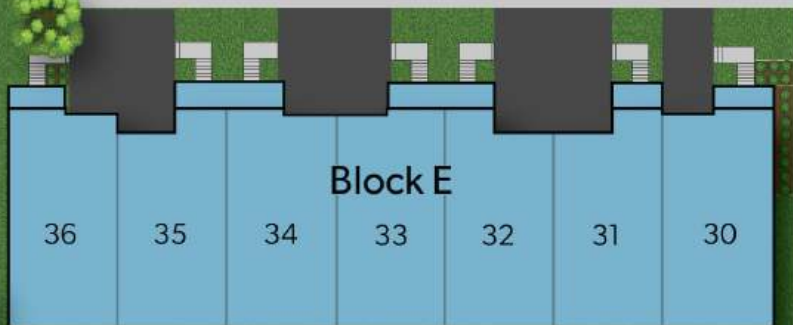
Jefferson Side Road



Kerns Lane



Bancroft Lane



Existing Development



Bancroft Lane

113 110 107 104 101  
114 111 108 105 102  
115 112 109 106 103  
116 117 118 119 120

Block G

VP



PE

201 203  
202 220

204 206  
205 219

207 218  
208 209

210 212  
211 217

213 215  
214 216

Block H

PE

313 310 307 304 301  
314 311 308 305 302  
315 312 309 306 303  
316 317 318 319 320

Block I

PE

Underground Parking

# Jefferson Heights

- Urban Towns
- Traditional Towns
- Back-to-Back Towns
- Rear Lane Towns

- Mail Boxes
- VP Visitor Parking
- PE Pedestrian Parking Entrance



Yonge Street

# Exterior

Jefferson Heights blends traditional brick and stone materials with modern aesthetics. Large windows and welcoming porches greet each resident to their home. With spacious 2,3- and 4-bedroom plans, these homes are perfectly designed for young and growing families. Selected towns offer spacious backyards for outdoor living with outlets for gas barbeques.



Block D

## Rooftop Terraces

See it all from above. Large private rooftop terraces allow residents to get a 360 view of the beautiful surroundings. Terraces have ample space for multiple seating areas and dedicated barbeque spaces.





Block H



Block A



Block C



Private Rooftop Terrace



Facing North



# Interior Design

All homes offer a bright and open-concept living. Spacious main floors will become your favorite entertaining space with 9' ceilings, large chef's kitchen with stunning finishes, and large dining rooms and great rooms, there is space for any occasion.





# Our Team

## Construction Management

Elevate CM was entrusted to bringing Jefferson Heights to completion. Backed by over 87 years of construction expertise and a proven track record of managing 3,729 residential units, Elevate delivers construction management that is reliable, safe, and efficient.



## Sales

HomeLife Landmark Realty is a top-tier brokerage with a 20+ year history and over 2,000 real estate professionals serving the Greater Toronto Area, specializing in residential, commercial, and investment properties. Known for its expert agents, innovative marketing, and client-first approach, HomeLife Landmark delivers exceptional results with professionalism and integrity.

## Architect

SRN Architects was established in 2007 through the melding of the creative energies of Rob Nicolucci and architect, Vincent Santamaura. Their extensive background in residential architecture, heritage building techniques and community planning has prepared them to challenge our existing industry standards. Their creation of a mid-sized, design-oriented architectural firm was established with the intent to provide comprehensive design services for the built environment, with a key focus on mixed-use residential buildings.



In 2024, Elevate CM was engaged by Cameron Stephens Mortgage Capital to complete Jefferson Heights through receivership. Selected for their proven expertise and trusted track record, Elevate CM meticulously reviewed, refined, and updated every aspect of the development. Each home has been enhanced to not only meet all building requirements but also uphold Elevate's own high standards of excellence. Buyers can feel confident knowing every home includes a new Tarion warranty and that their community has been thoughtfully completed with the utmost care and attention to detail.











Materials, specifications and floorplans subject to change without notice. All floorplans have approximate dimensions. Actual usable floor space may vary from the stated floor area. E & OE. All illustrations are artist's impressions. © Albert Gelman Inc., Solely its capacity as court appointed receiver of Jefferson Properties Limited Partnership and 2011836 Ontario Corp. All Rights Reserved. September 2025.