



A VILLAGE OF YOUR OWN

Coveted for its quiet streets and welcoming homes, Stouffville has long been a haven for families just like yours. Here, small-town charm comes with unmatched access to nearby urban centres, creating affluent neighbourhoods where nothing is out of reach. And soon, this enviable address will be changing.

Cam Fella Village will breathe new life into a well-established neighbourhood just on the edge of town, where an exclusive collection of townhomes and estate homes will grace this timeless setting next to endless expanses of classic Ontario countryside. And it will create a village of your very own.





A NEIGHBOURHOOD
ROOTED
 IN CONNECTION



Designed to bring families and neighbours closer together, Cam Fella Village is a community that fosters connection from the very start. Children will play outdoors in every season. The parks will be a favourite spot for pets and people alike. And separated from Main Street by a thoughtfully-designed boulevard with trees, this private enclave will be as protected as it is connected.





WARM, WELCOMING

WESTFIELD ESTATES



One of the most prestigious neighbourhoods in the region, Westfield Estates is renowned for its sprawling estates, affluent families, and classic architectural charm. It's on these peaceful streets that Cam Fella Village will make its mark, integrating naturally alongside the existing homes to create a streetscape as timeless as the countryside next door.





CONSERVATION AREAS, PARKS & GOLF

1. Stouffville Conservation Area and Reservoir
2. Millennium Park
 - Memorial Baseball Diamond
 - Memorial Park Toboggan Hill
 - Franklin Field
3. Stouffville Memorial Park
 - Pickleball Courts
 - Memorial Park Skating Trail
 - Stouffville Skateboard Park
4. Byer's Pond Park
5. Rouge National Urban Park
6. Timber Creek Mini Golf & Fun Centre
7. Bethesda Sports Fields Community Park
8. Granite Golf Club



RECREATION

1. Stouffville Arena
2. Earthbound Kids / Camp Tree Top
3. Burd's Family Fishing
4. Laurendale Equestrian
5. Lemonville Community Centre
6. Willow Springs Camp
7. Whitchurch-Stouffville Leisure Centre
 - Latcham Hall
 - Stouffville Lawn Bowling Club
8. Sunnyridge Tennis Club



SHOPPING

1. M&M Food Market
2. Metro
3. Longo's
4. No Frills
5. SmartCentres Stouffville Area
 - Canadian Tire
 - Ren's Pets
 - Walmart
 - Winners
 - Staples
 - Long & McQuade
 - Sport Chek
 - Mark's
 - Dollarama
6. Willow Springs Winery



SCHOOLS

1. Barbara Reid Public School
2. Strawberry Patch Montessori
3. École Catholique Pape-François
4. Stouffville District Secondary School



RESTAURANTS

4. Palgong Tea
2. Red Bulb Espresso Bar
3. The King's Landing Bar & Grill
4. Chucks' Roadhouse Bar & Grill
5. The Zen Hakka Chinese & Thai
6. Sunset Grill
7. Osmow's Shawarma
8. East Side Mario's
9. Maki Zushi
10. Stakeout Dining Room & Lounge
11. Classic Greek





SUMMITVIEW PUBLIC SCHOOL



STOUFFVILLE MEMORIAL PARK



CARMA FARMS



STOUFFVILLE CONSERVATION AREA



OLD ELM GO STATION

COUNTRY

CLOSE TO THE CITY



Steps from the charm of Main Street, Cam Fella Village brings you closer to it all. You're walking distance from the gym and the pharmacy. Minutes from shopping and dining. Around the corner from a new GO Station. Surrounded by golf courses, wineries, and conservation lands. And with Markham and Pickering both close by, you can satisfy your urban cravings without compromise.



PAUSE AWHILE EQUESTRIAN CENTRE

TIMELESSLY TASTEFUL

Cam Fella Village will combine the prestige of a country estate with the comfort of a contemporary home. Striking architecture. Flexible designs. Premium materials and expert craftsmanship. Between two vibrant collections of luxury townhomes tailored towards modern lifestyles, some with optional fourth bedrooms to accommodate your growing family, you're certain to find one that's just right.













WE OPEN DOORS FOR YOU

Whether your front door leads to a townhome, semi-detached home, single-family home or spectacular estate residence, we open the door to the tomorrow your family has been dreaming of.

That's because there's more behind Frontdoor. We choose the very best locations in the neighbourhoods you covet. We research and analyze what our buyers want in a new home. Then we create new designs and develop floor plans to reflect how you want to live – all built with superior features, materials, and craftsmanship.



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