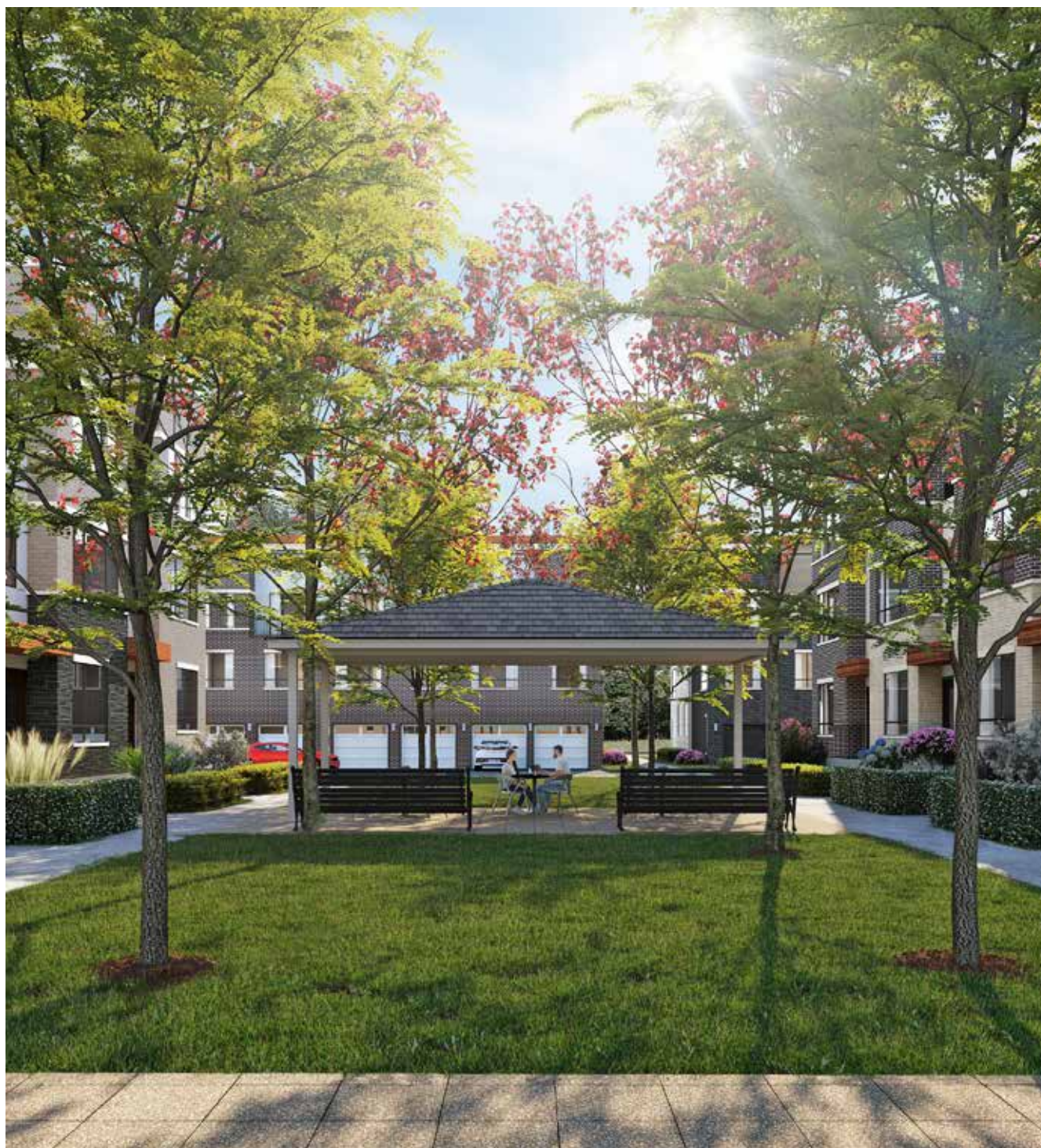


ISSUE
1

INSPIRED

SEPT
2022

StateView Homes' Inspired Lifestyle Magazine



All illustrations are artist's concept only. E.&O.E.



STATEVIEW HOMES



Presidents' Letter

At StateView Homes, we believe that the homes we build should be as unique as the owners we build them for. But more than that, we believe *how* our homeowners live in their communities is just as important. When we decide to build a new community, we try to incorporate StateView into the community to truly help our homeowners, and the surrounding areas truly 'Live Inspired'.

Through the pages of this magazine, we want to let you know what StateView Homes is doing to enrich the lives of our homeowners and surrounding neighbours, offer tips and ideas to improve your daily life, and keep you informed of progress across all our sites under construction and our upcoming communities.

For the most up to date info on our communities and our other initiatives follow us on social @StateViewHomes.

Carlo Taurasi
President & CEO

Dino Taurasi
President

Building across the GTA

— PROJECT UPDATES —



On The Mark

MARKHAM

The first of 3 projects in Markham, On The Mark is bringing 163 townhomes to the Woodbine and 14th Avenue area, across two phases. The first phase is nearly complete with our first group of homeowners at On The Mark eagerly anticipating their closing dates this Fall.

Featuring stylish designs that hit the mark, homeowners will enjoy remarkable, modern architecture and curated finishing details on the cusp of Unionville.



MiNU Towns

MARKHAM

Our second of 3 projects in Markham, MiNU Towns offers 147 traditional and back-to-back townhomes coming to Donald Cousens Pkwy. and Ninth Line. Servicing of the site is now

complete and the roads are being laid. Once this infrastructure is complete, we can proceed to the next stage in the construction process and commence on digging the townhome foundations.

Here, surrounded by greenspace, the Little Rouge Creek and at the edge of the Greensborough Pond, MiNU will be a truly inspired community carefully crafted to reflect contemporary tastes.



The Bond

RICHMOND HILL

Heading west, the custom detached homes at The Bond are nearing completion, with our excited homeowners set to move in this Fall. They are looking forward to the rare opportunity to live in an upscale custom detached home in a mature neighbourhood, loaded with features and over 4,500 sq. ft. of glorious space on Bond Crescent, west of Yonge and King Road in prestigious Richmond Hill.



High Crown

KING CITY

Just a short drive from The Bond, at Keele St. and King Rd. in King City, High Crown Estates is starting to take shape. Servicing is nearing completion and we are getting prepared to start work on the roads this fall. From there we move into digging foundations for this exquisite collection of townhomes.



Hampton Heights

BARRIE

Rounding out the communities we have under construction is Hampton Heights, our exclusive collection of 12 detached homes in Barrie at Essa Rd. and Ardagh Rd. Site clearing and servicing are now starting and will continue through the fall. We are particularly excited to see our first community in Barrie under construction, and eagerly anticipate moving our happy homeowners in over the next year.

**LOCATION:**

Queen St. West and Mississauga Rd.,
Brampton

- ♦ 82 Townhomes and Detached Homes
- ♦ 18 models
- ♦ From 1958 Sq. Ft. to 2711 Sq. Ft.

Located in the heart of Brampton at Mississauga and Queen St. West, enjoy refined townhome and detached living just minutes to shops, highways and more.

Make Your Move.

NOW OPEN

CALL [1-866-441-1272](tel:1-866-441-1272)





Mount Pleasant
GO Station

Züm
Transit



What to do in Brampton



Bramalea City Centre



Garden Square



Lionhead Golf Club & Conference Centre



Wet'n'Wild

Make your Move



The Rose Theatre



Antica Osteria



El Dorado Park



Cassie Campbell Community Centre

Fall Home Maintenance Reminders

As summer comes to a close, it is time to start prepping your home for the cooler fall weather. Here are some quick tips from StateView Homes to make sure your home is ready for the change in the seasons:



- ◇ Turn on gas furnace pilot light (if applicable) and set the thermostat to "heat". Test the furnace for proper operation by slowly increasing the thermostat setting until the furnace turns on. Once you have confirmed proper operation, you can return the thermostat to your desired temperature.
- ◇ Ensure your furnace or heating system is in proper working condition by getting it serviced by a qualified service company. Gas furnaces should be serviced every two years.

- ◇ Inspect and clean or replace your furnace air filters every month during the fall and winter. Heat recovery ventilator filters should be checked every two months.
- ◇ Inspect ductwork leading to and from the heat recovery ventilator to the joints are tightly sealed and that duct insulation and plastic duct wrap has no tears or holes.
- ◇ If the heat recovery ventilator has been shut off for the summer, clean the filters and the core, and pour water down the condensate drain to test it.
- ◇ Check chimneys for obstructions such as nests.
- ◇ Remove interior insect screens from windows to allow air from the heating system to keep condensation off window glass and to allow more natural warm sunlight into your home.
- ◇ Ensure windows, doors and skylights close tightly and repair or replace any damaged weatherstripping you may find.
- ◇ Turn off power to your outdoor air conditioner and cover it for the season.
- ◇ Inspect the perimeter of your home to ensure the ground slopes away from your foundation wall.
- ◇ Clean any debris from your eavestroughs and roof, and test downspouts to ensure proper drainage.
- ◇ Shut off the interior valve to all exterior hose connections, then drain, disconnect and store any outdoor hoses.
- ◇ Store outdoor furniture and prepare your garden by protecting any young trees or bushes for winter.







All illustrations are artist's concept only. E&O.E.

ELIA

A COLLECTION OF
MODERN TOWNHOMES

LOCATION:

Gorham St. & Muriel St. Newmarket

- ♦ 72 Traditional & Back-to-Back Townhomes
- ♦ 7 models
- ♦ From 1672 Sq. Ft. to 2749 Sq. Ft.
- ♦ Optional rooftop terraces

Elia is smart and connected with a fresh, stylish lifestyle. Choose from an elite collection of urban townhomes in Newmarket, just minutes from highways, GO and more.

Chic Style Meets Smart Design.

FINAL RELEASE COMING THIS FALL
CALL [1-866-305-ELIA](tel:1-866-305-ELIA)







What to do in Newmarket



Upper Canada Mall



Fairy Lake



Riverwalk Commons

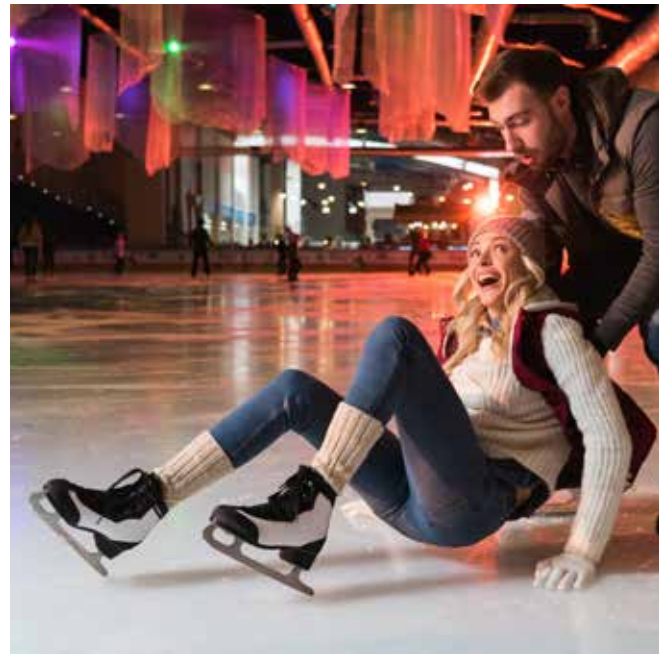


Bailey Ecological Park

Chic Style meets Life Style



Event MRKT



Tim Horton's Skating and Water Feature



Fairgrounds Park



Market & Co. at Upper Canada Mall



Fall Gardening

Just because fall is coming, doesn't mean the gardening season is over! Here are some flowers that are perfect for the fall weather:



Chrysanthemums

These beautiful perennial flowers simply thrive in the cooler fall temperatures. Make sure to plant them well before the first frost to allow their roots time to grow. With myriad colours to choose from, your garden will look simply stunning.

BEST TIME TO PLANT: EARLY TO MID SEPTEMBER



Violas

Add a splash of colour this fall month by planting a bed of violas! These hearty flowers are super tolerant of the colder weather so you can rest easy about them enduring the winter weather. It is best to plant these beauties when the sun is still strong so the roots can develop and strengthen before the freezing sets in.

BEST TIME TO PLANT: BEFORE MID OCTOBER



Pansies

Like violas, pansies are another hearty flower that can endure the cold climate. Soil temps between 7 °C and 18 °C are the best to promote growth. Best of all, these robust flowers are annuals so you can look forward to them blooming again in the spring!

BEST TIME TO PLANT: LATE SEPTEMBER



Marigolds

Add to the bright fall colours with a bed of bright, merry gold! Best located in areas that get a lot of sun, plant them in early fall to give their roots time to soak up as much sunlight as they can.

BEST TIME TO PLANT: EARLY SEPTEMBER



Spring Bulbs

Now is the time to start preparing your spring garden as well! Get a head start by planting bulbs for tulips, hyacinth or daffodils as part of your fall planting. The cool damp October soil is perfect for these bulbs and an added layer of mulch will keep them nicely insulated from the frigid winter temperatures.

BEST TIME TO PLANT: LATE SEPTEMBER TO EARLY OCTOBER

TIP: Ensure you dig a hole at least two to three times deeper than the height of your bulbs!

Elm & Co.

LOCATION:

Bethesda Side Rd. & York Durham Line,
Stouffville

- ♦ 206 Townhomes
- ♦ 8 Models (Stacked, Traditional, Back-To-Back and Rear Loaded Designs)

Surrounded by greenspace and minutes to shops, dining and GO transit, homeowners can enjoy this new collection of townhomes in north Stouffville.

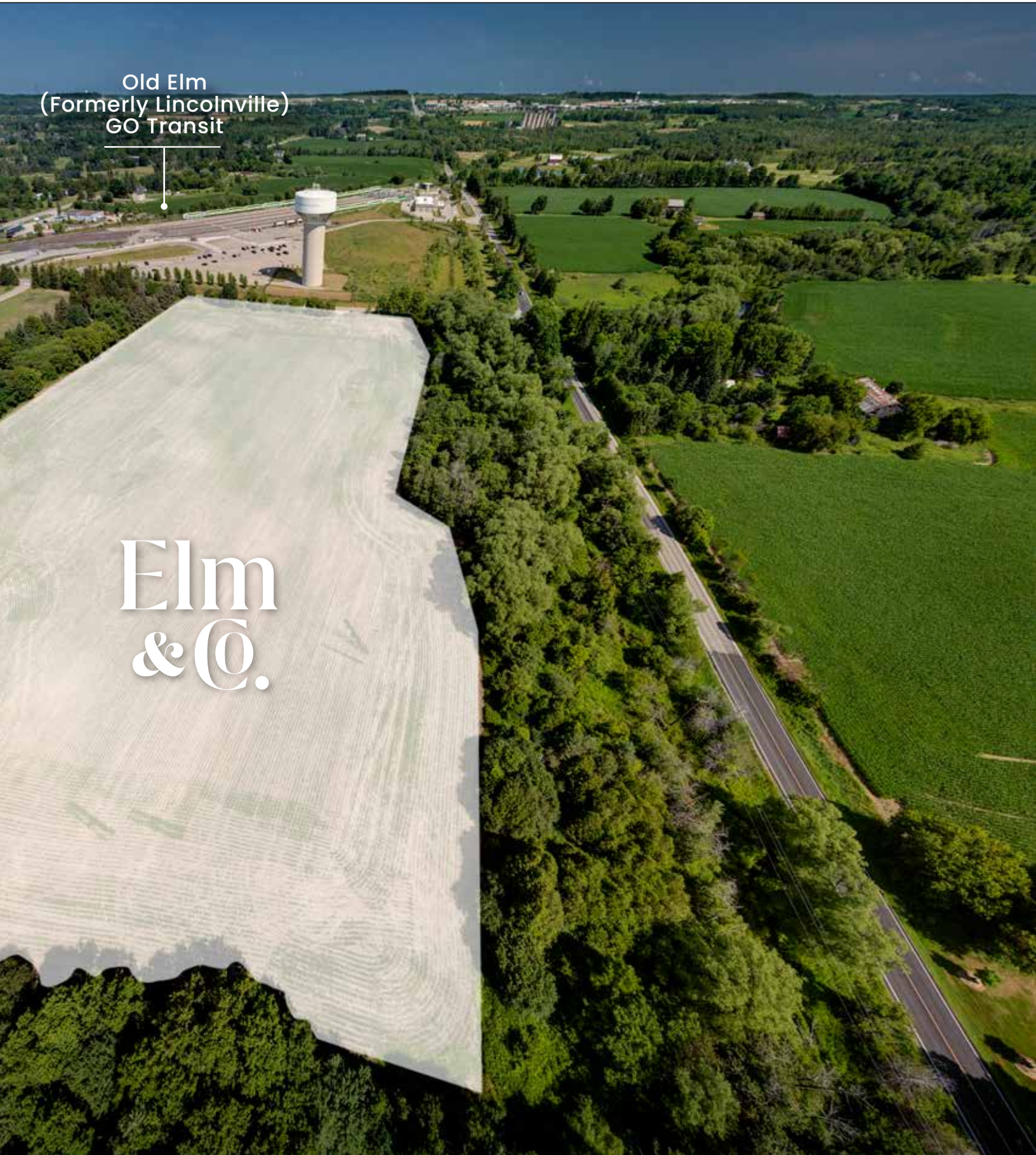
Carefully Crafted Living Awaits.

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[STATEVIEWHOMES.COM](https://stateviewhomes.com)



Old Elm
(Formerly Lincolnville)
GO Transit

Elm
& Co.



What to do in Stouffville



Memorial Park



Bruce Mill Conservation Area



Treetop Trekking



Willow Spring Winery

Crafted Living



Timber Creek Mini Golf & Fun Centre



York Durham Heritage Railway



Sugarbush Maple Syrup Festival



Horseback Riding

Fall Décor Trends





NATURAL WOOD

TEXTURED FABRICS AND TEXTILES



The Tesoro Collection

LOCATION:

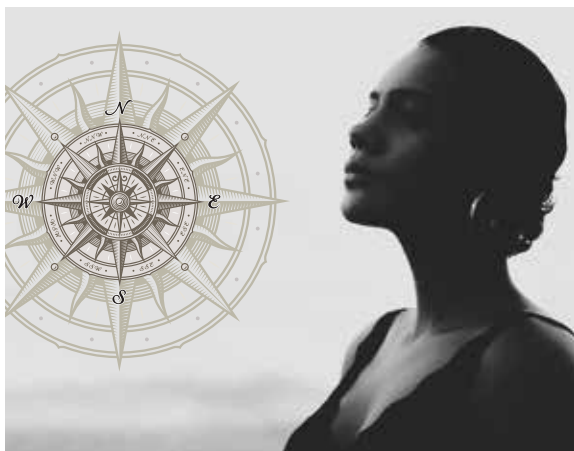
HWY 27 & Nashville Rd, Kleinburg

- ♦ 12 Detached homes
- ♦ 50' Lots
- ♦ Tudor, Heritage and Transitional Styles

Surrounded by greenspace, this exclusive collection of 12 estate-style 50' homes on a private cul-de-sac is a short walk from prestigious Downtown Kleinburg.

Find Your Gem.

REGISTER NOW AT
STATEVIEWHOMES.COM





Downtown
Kleinburg

Vaughan

The
Tesoro
Collection



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What to do in Kleinburg



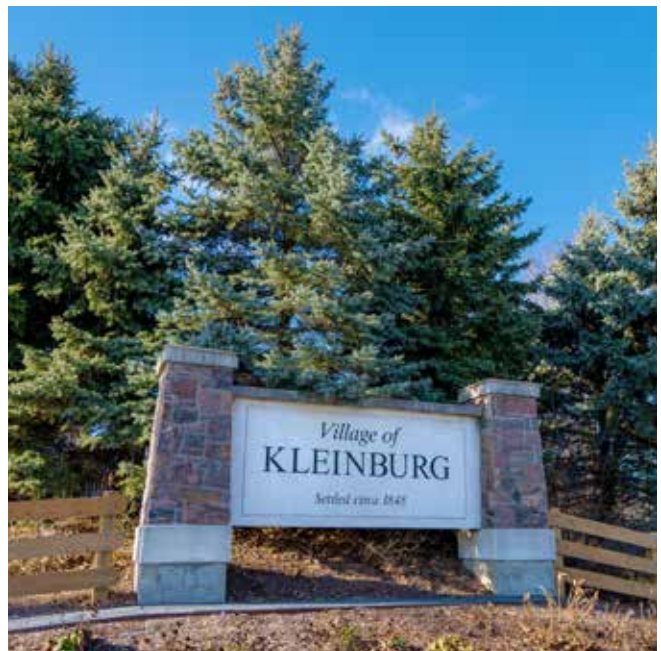
McMichael Art Gallery



Avenue Cibi e Vini Restaurant



The Doctor's House



Downtown Kleinburg

Find your Gem



Old Firehall Confectionery



Humber Valley Heritage Trail



Canada's Wonderland



Copper Creek Golf Club

5 Kitchen Essentials under \$100

If there's one thing we all want, it's an easier time in the kitchen. So the team at StateView Homes has picked a selection of items that may just do that. And while these items, all under \$100, may not be life changing, they sure will make for an easier, breezier time in the kitchen!



Two-in-One Tablet Mount/Stand

[AMAZON](#) – FROM \$57.99

Whether we are checking recipes, watching a how to video, or just catching up with a friend on a video call, we all take our phones and tablets to the kitchen when we are cooking. This unique holder is specially designed with the kitchen in mind! The CTA Digital Tablet Holder has a special under cabinet mounting option that can quickly and easily transition into a countertop stand in seconds. The neck of the stand can rotate and pivot up, down, left and right ensuring it is always in your sight. Built for tablets between 7 and 10 inches, your next culinary masterpiece is just a touch away!

Kitchen Gizmo Snap N Strain Strainer

[AMAZON](#) – FROM \$14.99

Let's face it, we've all spilled a bunch of pasta in the sink. Now you can save each and every noodle with this handy snap-on strainer. Built out of flexible material the Kitchen Gizmo Snap N Strain Strainer fits most pots and pans. Simply clip the strainer onto the lip of your dish and strain away. Easy-peasy!





NutriChef Vacuum Sealer

[NUTRICHEF KITCHEN](#) – FROM \$57.99

Gone are the days of improperly closed baggies, containers, frost burnt food and excess wastage. The handy NutriChef Vacuum Sealer helps preserve leftovers up to 5x longer with its airtight seal. You can also use this tool to reseal wine, oil and vinegar too. The starter kit comes with the sealer, air suction hose, a wine stopper cork, 5 medium sized bags (7.8" x 11.8") and one extra long vacuum bag roll (7.8" x 79"), both of which are reusable and waterproof.

Ninja Professional 72oz. Blender

[AMAZON](#) – FROM \$89.98

Time to show those ice cubes who's the boss, with this professional blender from Ninja. With 900 watts of power, be prepared to crush ice, whole fruits and vegetables or any tough ingredient in seconds.

With a capacity of 72 oz. this blender is a fast and easy way to enjoy creamy smoothies, frozen drinks and healthy shakes for the whole family.



KitchenAid 5-Speed Ultra-Power Hand Mixer

[KITCHENAID](#) – FROM \$54.99

Baking has never been easier or faster thanks to this convenient and stylish power hand mixer from KitchenAid.

Whether you are mixing in some chocolate chips or whipping up meringues, this handheld has a 5 different speeds to get the job done. A convenient single handed button press allows you to change out accessories effortlessly, and a smart design allows you to lock the 36" cord to either the left or right so it stays out of your way. Best of all? It comes in 9 different colours!





BALDWIN HEIGHTS

LOCATION:

Duffs Rd. & Baldwin St. N., Brooklin

- ♦ Traditional, Laneway and Back-to-back Townhome Designs
- ♦ 38' & 42' Detached Home Designs

Experience the best of modern luxury living surrounded by idyllic country charm. This master-planned community of towns and singles is infused with greenery from parks and a natural heritage system.

The Heights of Fine Living.

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**BALDWIN
HEIGHTS**

What to do in Brooklin



Lakeridge Link Golf Club



iFLY Whitby



Brooklin Community Centre



Whitby Harbour

The Heights of Fine Living



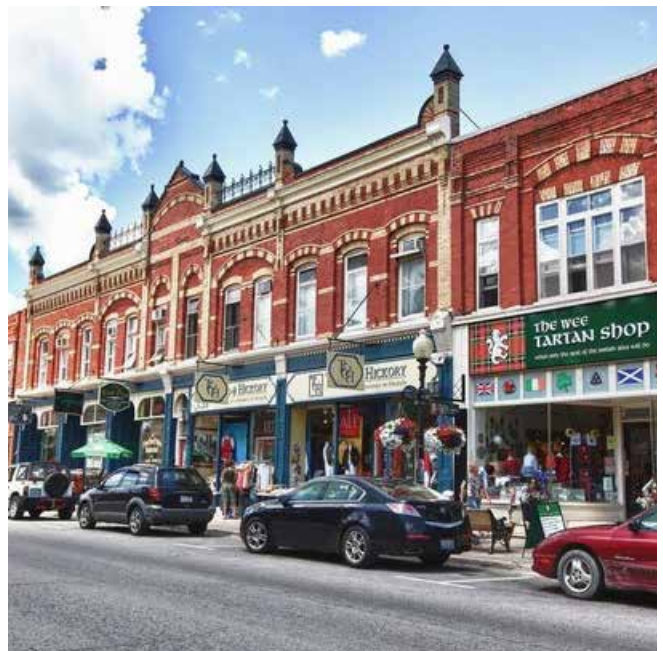
Brooklin Pub & Lounge



Heber Down Conservation Area



Natural Heritage System



Downtown Brooklin

Another day at the office

FIRST ANNUAL BASEBALL TOURNAMENT

At StateView we like to ensure our team is living as inspired as our homeowners, so team building is a focus for us!

This past June we held our inaugural StateView Builder Baseball Tournament. Up for grabs? Box seats for the winning team to a TFC game, their team's name engraved on the championship trophy and most importantly bragging rights for a year!

The day was fun filled with good sportsmanship, great food and drinks and even better memories.

In the end, Team StateView, captained by President and CEO Carlo Taurasi, beat out Team Taura, Team LuxView and Team iCare to take home the trophy in a thrilling come from behind victory!





Live Inspired. Play Inspired.

StateView Homes has always been invested in contributing to the communities in which we build. Whether that includes supporting vital community organizations, kid's athletic programs or community events, we strive to help those living in the communities we build in truly 'Live Inspired'.



Stouffville Movies in the Park



StateView Sponsored Community Ice Cream Truck



Sponsored 140 house league teams

To that end, we have created our new *Live Inspired. Play Inspired.* Initiative, that encompasses all of these great causes.

So far this year, *Live Inspired. Play Inspired.* has seen StateView sponsor nearly 140 house league kids soccer teams across Vaughan, Newmarket, Oak Ridges, Markham and Richmond Hill, numerous local charities and organizations such as Fun on the Run Preschool, Markham Stouffville Hospital, the Shining Through Centre for kids with autism and both the Stouffville Summer Series and Winter Series of events.

We were also proud to support the Toronto Humane Society during their annual Paws in the

Park event along with their Transport Program, which helps relieve overcrowding at pet centres across Ontario.

Lastly, StateView Homes was proud to create the *StateView Homes Character and Innovation Award* at Holy Trinity School in Richmond Hill. The award bestows a financial gift to a student in each division who is identified as an innovative thinker, designer and creator, in support of them pursuing their passions and dreams. In addition, StateView has pledged \$1million over the next several years to help Holy Trinity complete several large construction projects to improve the facilities for the students.



Paws in the Park



Stouffville Rib Fest



Stouffville Antique and Classic Car Show

StateView Homes Character and Innovation Award

As part of our Live Inspired. Play Inspired initiative, that sees StateView Homes supporting various community teams, events and causes, we recently launched the StateView Homes Character and Innovation Award at Holy Trinity School in Richmond Hill.

The StateView Homes Character and Innovation Award is a new award graciously donated by the Taurasi Family, founders of StateView Homes, and their entire organization. The award bestows a financial gift to the recipients in support of them pursuing their passion and dreams.

This award is presented to a student in each division who has been identified as an innovative thinker, designer, and creator. These students take risks, demonstrate curiosity and are passionate about design and technology. These students live and act with respect, integrity, courage, and empathy. They make their community welcoming for both staff and students and contribute to the life of the school.

"HTS is so thankful to StateView Homes for their support in our school, through an award that celebrates our students' contributions to the care of our community, while also honouring their innovative and creative accomplishments. The StateView Character and Innovation Award is the first of its kind at HTS to honour students who demonstrate an engineering mindset, in that they are innovative thinkers, designers, and creators. This is a wonderful 3-year commitment to provide 4 students every year with that recognition. This award acts as an inspiration to our student body to pursue their passions and explore new opportunities while at school, and we couldn't have done that without the gracious support of StateView Homes."

- Helen Pereira-Raso, Head of Holy Trinity School



StateView Homes's Melissa Taurasi (Director of Operations) and Darryl Orian (VP of Marketing) were proud to be on hand at Holy Trinity School at their yearly Closing Ceremony to present the awards to the inaugural winners of StateView Homes Character and Innovation Award.



In addition to the StateView Homes Character and Innovation Award, StateView Homes has pledged a \$1M gift to HTS to assist with the completion of numerous improvements throughout the school grounds including a brand new dining hall with a 2nd floor mezzanine!

StateView Wins at BILD

This past summer, StateView Homes was honoured to accept two awards at the annual BILD Awards presented by the Building Industry & Land Development Association (BILD). The BILD Awards recognizes excellence and innovation in the design, construction, sales and marketing of new homes in the GTA.



This year, StateView received the award for Best Semi/Townhouse Design and Best Innovative House Design for our Livingston townhome design at BEA Towns in Barrie.

The Best Semi/Townhouse Design

award recognizes the best architectural design for a semi-detached house or townhome in a new development of at least 6 units. The nominees are selected based on how the home demonstrated excellence in functionality and use of space, how it is unique and relevant to its target market and how it provides value to the homebuyer.

Next, StateView was recognized twice in the Best Innovative House Design category for the Livingston model at BEA Towns in Barrie and the Watermark design at On The Mark Phase 2 in Markham. This award recognizes excellence and

innovation in the design of a detached, semi-detached or townhouse that helps provide or increase home choices for entry-level consumers and features creative use of space. The nominees were selected based on how the home is unique and innovative, how it addresses a unique demographic need in the marketplace, how it demonstrates excellence in functionality and use of space, and how it provides value to the homebuyer.

In addition to these awards, for the second year in a row StateView Homes was proud to be nominated for the Project of the Year Low-rise and People's Choice Pinnacle awards, both for BEA Towns.

The Project of the Year nominees were selected based on how the project exemplifies excellence in quality and innovation, highlights the strengths of the project's marketing and how it is relevant to the target market. It is also judged on the project's response and results including total units sold and the sales period.



Celebrate Thanksgiving with a Good Meal!

Thanksgiving is around the corner, so it's never too early to start planning dinner for the big family gathering. Whether this is your first time hosting Thanksgiving dinner, or you are just looking to change up the traditional menu, here is a new stuffing recipe to try!



Golden Sausage and Herb Stuffing

Prep Time: 25 min

Cook Time: 57 min

Servings: 8 to 10 people

INGREDIENTS

- ◇ 3/4 lb. of sweet or spicy Italian sausage (casings removed)
- ◇ 2 unpeeled, cored and diced Granny Smith apples
- ◇ 1 cup of dried cranberries
- ◇ 2 diced yellow onion
- ◇ 2 stalks of diced celery
- ◇ 1 cup of chicken stock
- ◇ 16 cups of 1-inch bread cubes (white or sourdough)
- ◇ 2 tablespoons of chopped flat-leaf parsley
- ◇ 1 teaspoon of freshly ground black pepper
- ◇ 1 tablespoon of kosher salt
- ◇ 8 tablespoons of unsalted butter





1. Preheat your oven to 350° F.
2. Next, place the 1" bread cubes on a pan in a single layer. Pop it in the oven to bake for 7 minutes. Once the time is up, remove the bread cubes from the oven and place them into a large bowl.
3. While the bread cubes are baking, grab a large sauté pan and melt the unsalted butter. Once it is completely melted, add the 2 diced yellow onions, 2 stalks of diced celery, 2 unpeeled, cored and diced apples, 2 Tbsp of parsley, 1 Tbsp of kosher salt and 1 Tsp of black ground pepper. Sauté the mix on medium heat for 10 minutes or until the vegetables are soft. Once complete, add these to the bread cubes in the large bowl.
4. Next, cook the sausage on medium heat for approximately 10 minutes in the same pan, or until they are nicely browned and fully cooked through. Cut up the sausage when done and mix together with the bread cubes and vegetables.
5. Lastly, pour the chicken stock and add the cranberries into the bowl and mix well. Pour out the entire mixture into a 9"x12" baking dish. Bake at 350 °F for 30 minutes or until browned on top. Serve while warm.

STATEVIEW

HOMES



Live Inspired Across the GTA

Your Award Winning Builder



Crafting Distinctive Niche Communities

StateView offers a unique view on homebuilding.

Here you are the view. Your needs. Your style.

Your experience. Your absolute and enduring satisfaction.

Proud Supporters of

SickKids



Final Release This Fall

Traditional & Urban Townhomes



ELIA

Elia is smart and connected with a fresh, stylish lifestyle. Choose from an elite collection of urban townhomes in Newmarket, just minutes from highways, GO and more.

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StateViewHomes.com

Prices and specifications are subject to change without notice. E.O.E.



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