

CHATEAU 9





Nestled at Ninth Line and Baker Hill Boulevard, Chateau 9 brings timeless sophistication to Stouffville. Thoughtfully designed homes balance natural serenity and modern ease, surrounded by rolling green landscapes, equestrian stables, and golf courses, all just minutes from the GO Station, highways, and everyday essentials.



CHATEAU 9

the
MANOR
COLLECTION
at
NINTH LINE &
BAKER HILL BOULEVARD
STOUFFVILLE

WHERE HISTORY MEETS THE FUTURE,
AND WHERE YOUR STORY BEGINS.

the GRAND ARRIVAL



IMPACT
CONDO INVESTMENTS

Welcome to Chateau 9 – a community where elegance and family living find their perfect balance. Located at Ninth Line and Baker Hill Boulevard, Chateau 9 offers a refined collection of singles designed to capture the beauty of their surroundings.

Here, open skies and rolling landscapes frame your days, while historic Stouffville provides charm and convenience. With Main Street only minutes away, the best of small-town character meets the promise of a vibrant future.

Chateau 9 is more than a place to live. It is where your family's story unfolds, where traditions are honoured, and where modern aspirations find their home.

a
LANDSCAPE
AWAKENS

Beneath wide Stouffville
skies, the land that will
become Chateau 9 rests
in quiet anticipation,
open fields soon to
transform into something
extraordinary, where
nature's calm meets human
vision, and a timeless
legacy begins to rise.



CHATEAU 9



the BEGINNING
of SOMETHING BEAUTIFUL

the
MASTER PLAN

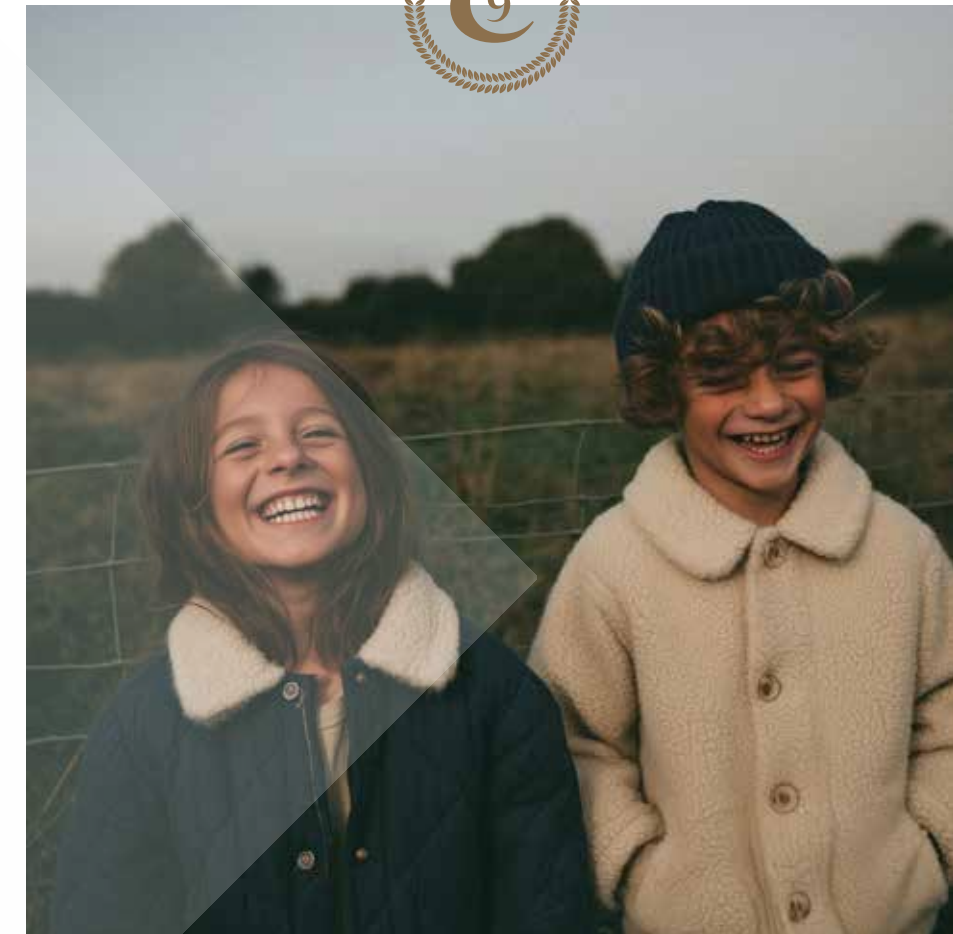
history ROOTED IN THE LAND



Stouffville is a town with deep roots. Its heritage can be felt in the preserved architecture of Main Street, the stories passed down through generations, and the sense of belonging woven into everyday life.

This is a community shaped by tradition, where neighbours know one another and where family ties run deep. Walking along Main Street, the history is tangible – from century-old façades to local institutions that have stood the test of time.

At Chateau 9, you become part of this narrative. Your home connects to the past while offering a vision for the future – a future where history and progress live side by side.



the
MEADOW
COLLECTION

Every home at Chateau 9 is thoughtfully designed for the way families live today – open, connected, and filled with natural light. From double-car garages and spacious layouts to refined interiors and timeless architecture, each plan balances beauty with purpose.



These are homes where every detail feels intentional and every moment finds its place – elegant, functional, and effortlessly livable.



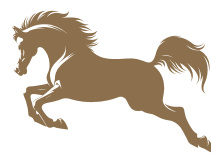
*a VISION of GRACE and
GRANDEUR*

Along these quiet Stouffville streets, Chateau 9 rises in timeless form – a graceful rhythm of architecture shaped by stone, brick, and light. Each home stands with quiet confidence, its gables and arches casting elegant silhouettes against the sky. Together, they create a streetscape that feels cinematic in its beauty – poised, enduring, and unmistakably refined.

Historic Warmth. Modern Spirit.



STEPS *from* MAIN STREET



Main Street Stouffville is just minutes from Chateau 9, offering an enviable blend of charm and convenience.

Here, you'll find boutique shops, family-owned restaurants, and cafés that have become beloved neighbourhood landmarks.

The street hums with life year-round, from the bustle of weekend farmers' markets to evenings at the Lebovic Centre for Arts & Entertainment. This is the heart of Stouffville, where heritage architecture frames a vibrant cultural scene.

Living at Chateau 9 means you can enjoy this historic charm at your doorstep – while returning home to a quiet community just beyond.





Main Street Bakehouse • The Smokery Kitchen & Bar • For Goodness' Sake Natural Foods •
Stouffville Farmers' Market • Lebovic Centre for Arts & Entertainment



Modern Living. Timeless Charm.



EVERYTHING *you*
NEED, CLOSE *to* HOME



Life at Chateau 9 places you within easy reach of all the essentials. Grocery stores, healthcare, and retail options are minutes away, ensuring every convenience is at hand.

The community is also well-connected, with the Stouffville GO Station offering seamless travel into Toronto and beyond. For daily needs, SmartCentres Stouffville brings big-box convenience, while Main Street's shops and services provide local charm.

This balance of everyday ease and small-town character makes Chateau 9 a community designed for modern living.





SmartCentres Stouffville • Stouffville GO Station •
Main Street Shops & Cafés • Longo's • Gallucci Winery



SURROUNDED *by* NATURE



Chateau 9 is embraced by green space. Within minutes, you can explore the trails of Bruce's Mill Conservation Area, wander through the York Regional Forest, or spend the day outdoors at local parks and sports fields.

For those who love the game, the Royal Stouffville Golf Course offers a championship fairway in a serene natural setting. Families can enjoy playgrounds, sports leagues, and countless opportunities to stay active close to home.

Life here is defined by fresh air, open skies, and weekends spent in nature – a lifestyle that enriches the everyday.



Sleepy Hollow Golf & Country Club



Bruce's Mill Conservation Area · York Regional Forest ·
Spring Lakes Golf Club · Mapes Park · Stonewood Equestrian



beautiful BALANCED BELONGING

Recreation & Outdoor

1. Bruce's Mill Conservation Park
2. Goodwood Conservation Area
3. Madori Park
4. Rupert Park
5. Stouffville Arena
6. Stouffville Conservation Area and Reservoir
7. Royal Stouffville Golf Course
8. Timber Creek Mini Golf & Fun Centre
9. Treetop Trekking
10. Granite Golf Club
11. Spring Lakes Golf Club
12. Whitchurch-Stouffville Leisure Centre
13. Sleepy Hollow Golf & Country Club
14. Stouffville Clippers Sport Complex
15. Stouffville Skating Club
16. Whitchurch-Stouffville Soccer Club

Shopping

17. SmartCentres
18. Longo's
19. Pet Valu

Schools

20. St. Katharine Drexel Catholic High School
21. Harry Bowes Public School
22. Glad Park Public School
23. Toronto French Montessori
24. Stouffville District Secondary School
25. St. Brendan Catholic Elementary School

Food & Drink

26. Main Street Bakehouse
27. Red Bulb Espresso Bar
28. The Junction - Autentica Cucina Italiana
29. Agi Kitchen & Wine
30. Gallucci Winery
31. Willow Springs Winery
32. Fishbone By The Lake

Services

33. TD Canada Trust
34. CIBC
35. Scotiabank
36. RBC Royal Bank
37. BMO Bank of Montreal
38. ServiceOntario
39. Shoppers Drug Mart

Farms & Markets

40. Applewood Farm
41. Carma Farms
42. Organics Farm
43. Reesor's Farm Market

Health & Wellness

44. Corner Spa And Wellness
45. Fusion Physiotherapy & Wellness Centre
46. The Physio Spot
47. Stouffville Dental Centre

Transit

48. Old Elm Go
49. Stouffville GO Station



Bruce's Mill Conservation Park



Longo's



Willow Springs Winery



Royal Stouffville Golf Course



The Junction



Stouffville Go Station



TREASURE HILL

Genius.

DISCOVER THE GENIUS™ OF CHATEAU 9

YOUR HOME REFLECTS THE ULTIMATE IN
SUSTAINABILITY, CONVENIENCE, AND BEAUTY

This industry-changing program was first introduced by Treasure Hill in 2018, and to keep up with changes in technology has been undergoing fine-tuning ever since! Comprised of three pillars – Connection, Couture and Conservation – every new Treasure Hill home is a GENIUS™ home featuring standard inclusions that are considered upgrades by most builders. With inclusions that connect you to the online world, across the hall and up the stairs, as well as enhanced safety and security features, glamorous finishing touches and energy-saving sustainability, all standard in your Treasure Hill home, your life is going to be a stroke of GENIUS!

CONNECTION

Being connected is no longer an option – it's a necessity for modern living. Treasure Hill's GENIUS homes have connectivity built in, providing you with whole home Wi-Fi and the convenience and security of contemporary technology – all meant to enrich the experience of living in a Treasure Hill home.

COUTURE

Your GENIUS home is as beautiful as it is connected. Luxury appointments are included as standard; just another way Treasure Hill GENIUS homes infuse your life with beauty and convenience and offer you exceptional value. Included at no extra cost are premium quartz countertops, and stylish upgraded plumbing fixtures.

CONSERVATION

Your GENIUS home will operate responsibly and can save you money in utilities and heating and cooling costs. GENIUS homes are built to allow energy savings, healthier indoor air and a cleaner home with less dust.

Featured GENIUS™ home brands:

Aprilaire

NAPOLEON

SHERWIN
WILLIAMS.

nest

Google

ROGERS™

LiftMaster

QUARTZ

myQ

OVER 20 YEARS *of* AWARD-WINNING ACHIEVEMENTS

Reflecting on the communities we've built over the years is a source of great pride. This journey is a testament to the vision and dedication of our founder, Nicholas Fidei, whose unwavering work ethic, meticulous attention to detail, and hands-on approach have shaped a winning formula for success. As a result, thousands of Treasure Hill homeowners have proudly placed their trust in us to build not just a house, but a home for their most treasured asset – their family.

treasurehill.com

BILD AWARDS

- 2025 / Best Sales Team – Treasure Hill Sales Team
- 2025 / Best Model Home – Meadowlark
- 2025 / Best Short Video – We Make Homes You'll Never Want to Leave
- 2025 / Salesperson of the Year
- 2024 / Best Innovative House Design – Legacy Hill
- 2022 / Best Home Interior Rendering Low Rise – McMichael Estates
- 2019 / Project of the Year – Low Rise – Charbonnel
- 2019 / Best Brochure – Low Rise – Charbonnel
- 2014 / Project of the Year – Low Rise – Urban Towns at Bayview
- 2014 / Best Sales Office – Low Rise – Urban Towns at Bayview
- 2012 / Project of the Year – Low Rise – block
- 2012 / Best Sales Office – Low Rise – block
- 2012 / Best Brochure – Low Rise – block
- 2012 / Best Direct Mail – Low Rise – block
- 2012 / Best Newspaper Ad – Low Rise – block
- 2012 / Best New Home Design – Semi-Detached or Townhome – block

OHBA

- 2025 / Best Website – Treasure Hill
- 2025 / Best Low Rise Brochure – Meadowlark
- 2025 / Best Model Home – Palmetto
- 2024 / Best Low Rise Brochure – Amira Estates
- 2022 / Best Short Video – McMichael Estates
- 2019 / Project of the Year – Low Rise – Charbonnel
- 2019 / Best Logo Design – Charbonnel
- 2019 / Best Attached Multi-Unit Home – Charbonnel

NAHB

- 2024 / Silver, Detached Community of The Year – Amira Estates
- 2024 / Silver, Best 30-60 Second Commercial (Broadcast or YouTube) – Make The Switch
- 2019 / Best Brochure – Charbonnel

TREASURE HILL

 Greybrook



TREASURE HILL

