



STONEROOSE

BLOOM. FLOURISH. GROW.



Treasure Hill Head Office – Vaughan, ON.

# TREASURE HILL

## 15,000+ HOMES BUILT AND UNDER CONSTRUCTION

It's all in the details to us. Since 2003, Treasure Hill has been committed to building and delivering homes that are smartly designed, offer excellent value, and feature a fit and finish that's unmatched in the industry. From location to layout to the fine details, every aspect of a Treasure Hill home is meticulously planned and crafted to offer elegance, intelligent usage of space, convenience, and unrivaled comfort. We've earned a reputation of reliability and quality, and you'll experience it firsthand when you become a Treasure Hill homeowner.

Looking back on Treasure Hill's building achievements over the past two decades is a source of positivity and pride for the entirety of the company. We've made thousands of Treasure Hill homebuyers happy that they put their trust in us to build a home for their most treasured assets—their families.





# STONEROSE



Stonerose is a thoughtfully designed and beautifully situated townhome community in the coveted Mount Carmel neighbourhood of Niagara Falls. It features a collection of townhomes with unique 2-storey layouts with up to 5-bedrooms, and desirable 2-car garages. Treasure Hill's signature design approach blends timeless brick architecture with smart, elegant spaces—creating homes that feel rooted in Niagara's heritage while meeting the demands of modern living.



NIAGARA-ON-THE-LAKE  
13 MIN

NIAGARA FALLS  
8 MIN

QEW  
3 MIN

MOUNT CARMEL CENTRE  
(GROCERY STORE, MEDICAL OFFICES,  
RETAIL, RESTAURANTS, AND MORE)

  
STONEROSE

SOUTH WOOD DR

MONTROSE RD

HIGHWAY 420  
5 MIN

**Where picturesque beauty meets everyday connection.**

Stonerose is just minutes from both Niagara-on-the-Lake and the vibrant city centre of Niagara Falls. It is truly in the heart of the region, but its incredible connectivity is so much more than local. Highways 420 and the QEW are under 5 minutes from your doorstep; that's unparalleled access to the whole region and beyond.

Living at Stonerose puts nature, culture, and convenience all within arm's reach. Get to wine country for a serene day amongst the vines in an instant, see the iconic Horseshoe Falls with ease, plus enjoy incredible proximity to transit, shopping, green spaces, and the U.S. border.

Niagara is fast becoming one of Ontario's most dynamic regions. Supported by a breadth of diverse industries and a rapidly growing small business sector, it's one of the province's most interesting and attractive places to call home. Unique access to the American border, jobs supported by tourism, food production, farming, technology, and more are helping establish the area as a great place to put down roots, and a sound area to invest in.

Anchored in history and charm, Stonerose is designed to reflect the spirit of Niagara while embracing modern life.



Niagara Glen Trail



Queen Street District, Niagara-on-the-Lake

Your morning starts in a small café in Niagara-on-the-Lake. The locally roasted coffee you're sipping is perfectly balanced with warm notes of cherry and chocolate. You decide to rent a bike and tour a few wineries, stopping at your favourite place for a wood-fired pizza and burrata with fresh peaches. Your companion suggests you take a walk behind Horseshoe Falls; you stop for a basket of fresh local produce and make your way there. It's incredible. Powerful, natural, and beautiful.

As the sun sets over the region, you revel in a farm-to-table two Michelin-starred meal at Restaurant Pearl Morissette before you finish the evening at The Shaw Festival Theatre for a compelling performance, or a thrilling ride on the Ferris wheel. The best part? It's all just minutes from your home at Stonerose.

# AT YOUR DOORSTEP

## Attractions

- 1 Ball's Falls Conservation Area
- 2 Battlefield of Fort George National Historic Site
- 3 Bird Kingdom
- 4 Butterfly Conservatory
- 5 Fallsview Casino Resort
- 6 Great Wolf Lodge Water Park
- 7 Lakeside Park Beach
- 8 MacBain Community Centre
- 9 Niagara Glen Nature Centre
- 10 Niagara Gorge
- 11 Niagara Parks Botanical Gardens
- 12 Niagara SkyWheel
- 13 Oakes Garden Theatre
- 14 Rainbow International Bridge
- 15 Shaw Festival Theatre
- 16 Skylon Tower
- 17 TASC Tulip Pick Farm

## Education

- 18 A. N. Myer Secondary School
- 19 Brock University
- 20 Kent School
- 21 Kumon Math and Reading Centre
- 22 Mary Ward Catholic Elementary School
- 23 Niagara College
- 24 Orchard Park Public School
- 25 Oxford Learning
- 26 Ridley College
- 27 Royal Oak School
- 28 Trillium College
- 29 University of Niagara Falls Canada
- 30 Vineridge Academy

## Greenspace

- 31 Beechwood Golf & Social House
- 32 Eagle Valley Golf Course & Golf Academy
- 33 Firemen's Park
- 34 Lakeside Park
- 35 Laura Secord Legacy Trail
- 36 Mount Carmel Park
- 37 Niagara River Parkway & Recreation Trail
- 38 Niagara-on-the-Lake Golf Club
- 39 Queen Victoria Park
- 40 Queenston Heights Park
- 41 Royal Niagara Golf Club
- 42 Ryerson Park
- 43 Whirlpool Trail

## Restaurants & Retail

- |                                |                                      |
|--------------------------------|--------------------------------------|
| 44 Balzac's Coffee Roasters    | 52 Niagara Strawberry And Fruit Farm |
| 45 Comisso's Fresh Foods       | 53 Outlet Collection at Niagara      |
| 46 Costco Wholesale            | 54 Patel Grocers                     |
| 47 Eastern Food Market         | 55 Restaurant Pearl Morisette        |
| 48 Fat Rabbit                  | 56 RPM Bakehouse                     |
| 49 Food Basics                 | 57 Table Rock House Restaurant       |
| 50 Massimo's Italian Fallsview | 58 The Home Depot                    |
| 51 Niagara Duty Free Shops     | 59 The Indian Valley                 |

## Wineries

- 60 AMO Estate Winery
- 61 Brewery & Distillery Tours Niagara
- 62 Château des Charmes
- 63 Colaneri Estate Winery
- 64 Icellars Estate Winery
- 65 Inniskillin Wines
- 66 Peller Estates Winery And Restaurant
- 67 Two Sisters Vineyards

## Hospitals

- 68 Niagara Health - Niagara Falls Hospital
- 69 South Niagara Hospital (Completion 2028)

## Transit

- GO Station - St. Catharines
- GO Station - Niagara Falls

## Airports

- Niagara Falls International Airport
- Niagara District Airport
- Buffalo Niagara International Airport





# NIAGARA GORGE

# WINE COUNTRY

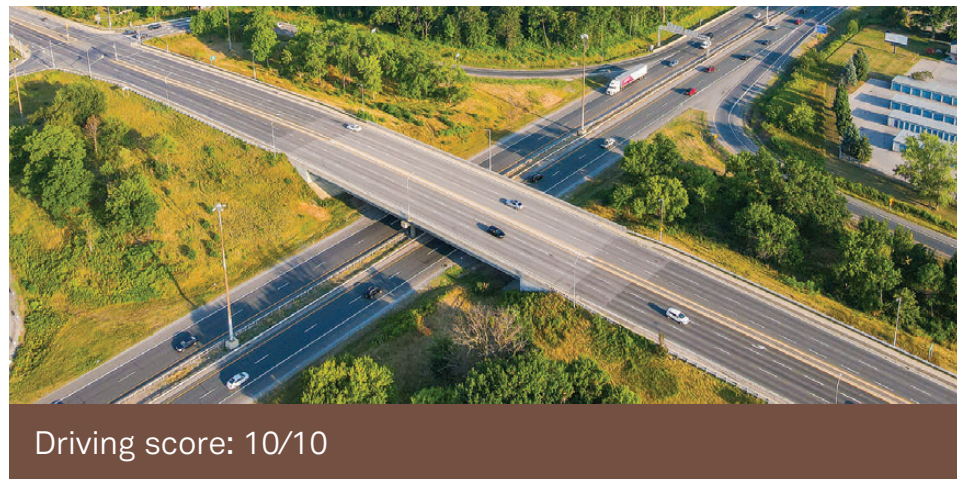


# LAKESIDE PARK



# HORSESHOE FALLS





**Effortless travel.**

Enjoy quick access to transit stops (NRT), major highways (QEW, 405, and 420), and nearby GO stations in Niagara and St. Catharines. Frequent border crossings? You're minutes from the Rainbow, Lewiston, and Whirlpool bridges—and just a short 45 minute drive to the Buffalo Niagara International Airport.





Outlet Collection at Niagara



RPM Bakehouse



Restaurant Pearl Morisette - two Michelin Stars

Mount Carmel Centre Plaza



1-minute walk from Stonerose (approximately)

- |                                 |                                              |                                                  |
|---------------------------------|----------------------------------------------|--------------------------------------------------|
| Bell Canada                     | Foundations Dance Academy                    | Peter Rainville Insurance and Financial Services |
| Bell Mobility Inc.              | Fortious Physiotherapy and Wellness          | Pür & Simple                                     |
| BrokerLink Inc.                 | Harvey's                                     | Sara Chirico - Dentistry                         |
| Casa d'Pizza                    | Jeong's Family Taekwondo                     | Taco Bell                                        |
| Caswell's Fine Menswear         | Meadows Pharmacy Limited                     | TDL Group Ltd.                                   |
| Dollarama                       | Metro                                        | TD Bank                                          |
| Dr. Brian Kim - Dentistry       | Michael's Carpet and Flooring (Niagara) Ltd. | Tim Hortons                                      |
| Dr. Sharmila Perera - Optometry | Newwineco. Inc                               | Urban Cravings                                   |



Fat Rabbit

Unforgettable local flavours.

You'll be just minutes from Ontario's finest dining experiences like Restaurant Pearl Morisette, Canada's Best Restaurant for 2025 (according to Canada's 100 Best). It features two Michelin Stars and a Michelin Green Star. Looking for something a little more casual? Fat Rabbit, RPM Bakehouse, and Table Rock House bring delicious local flavours to the table and they're all right in your backyard!

See what's in store at Stonerose.

From luxury outlets to artisan markets, Stonerose offers unrivaled retail access. You'll be nearby excellent spots like the Outlet Collection at Niagara, Mount Carmel Centre Plaza, and countless local farm stands. There's something new, unique, and beautiful around every corner.

Seconds from Stonerose.

The Mount Carmel Centre Plaza is directly adjacent to the community and offers a fantastic selection of at-hand amenities from places like: Food Basics, Dollarama, Tim Horton's, Harvey's, an array of medical offices, IDA Pharmacy, and many more.



**Nature at your doorstep.**

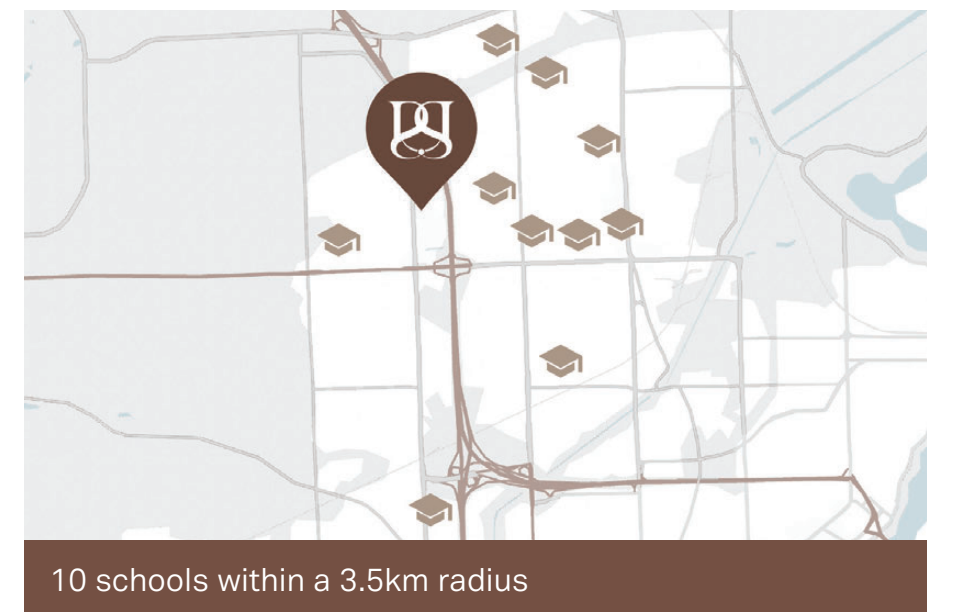
From scenic trails and lush parks to world-class golf courses, Niagara's outdoor offerings are incredible. The Laura Secord Legacy Trail is mere steps from your door, the Niagara Glen Trail is only 2.5 kms away, while the Whirlpool Trail, Niagara Gorge, Ball's Falls, and the iconic Horseshoe Falls, a natural world wonder—are all just moments from Stonerose.



Peller Estates Winery



Brock University



10 schools within a 3.5km radius

**A foundation for learning.**

Stonerose supports every stage of education with excellent primary and secondary schools nearby, plus easy access to top post-secondary schools—including those across the border. You'll be in close vicinity to noted schools like Kent, Royal Oak, Vineridge, and Ridley College, plus respected institutions like Brock University, The University of Niagara Falls, Niagara College, and Trillium College.



Peller Estates Winery

**Raise a glass to life.**

Live just minutes away from 100 celebrated wineries, including: Château des Charmes, Peller Estates, Two Sisters, Colaneri, and Inniskillin, to name just a few. Discover a lifestyle defined by beauty, serenity, and flavour. Stop in on a whim for a sampling, an impromptu picnic, or to celebrate a simple sunny day. Time among the vines will be an everyday luxury when you live at Stonerose.





**There's always something to look forward to.**

From wineries and farm shops to artisanal boutiques and breweries, Niagara is abundant with seasonal standouts. Down every farm road or charming street, you'll find something delicious, unique, and of the moment. Love to make things from scratch? The area offers incredible plums, berries, and stellar produce for creative culinary exploration. Niagara is always in season.



Stonerose - Streetscape





## Every home is genius.

When it comes to “standard features,” Treasure Hill is raising the bar. No matter the size of the home or the purchase price, every new Treasure Hill home in every GENIUS™ featured community is now a GENIUS™ home.

## Couture

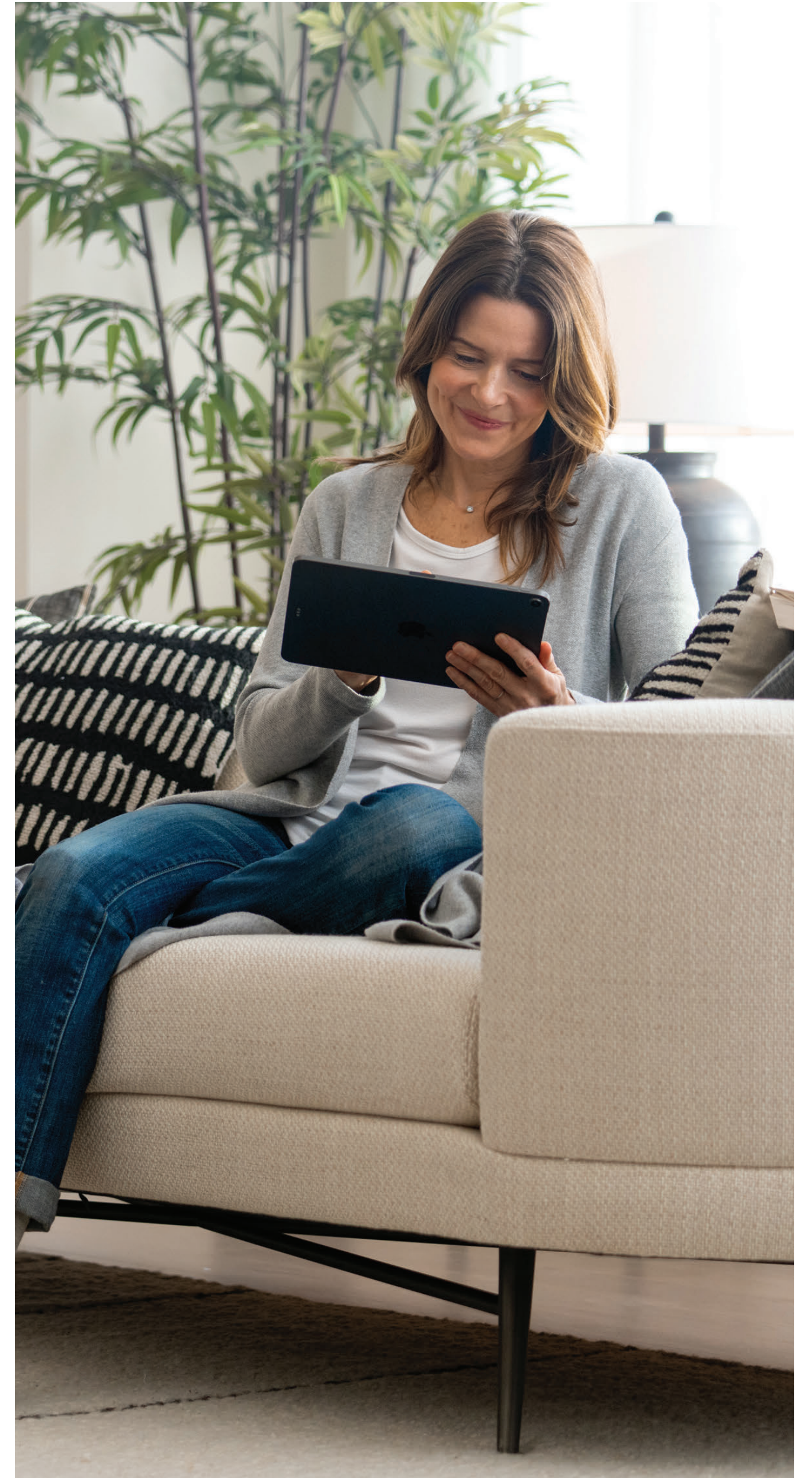
Your GENIUS™ home is as beautiful as it is connected. Luxury appointments are included as standard; just another way Treasure Hill GENIUS™ homes infuse your life with beauty and convenience, and offer you exceptional value. Included at no extra cost are premium quartz countertops, a built-in Napoleon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

## 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 wholehome Wi-Fi and the convenience and security of contemporary technology—all meant to enrich the experience of living in a Treasure Hill home.

## Conservation

Your GENIUS™ home will operate responsibly and save you money in utilities, heating, and cooling costs. GENIUS™ homes are built to the highest green standards to ensure energy savings, healthier indoor air, and a cleaner home with less dust. When it comes to sustainable building, GENIUS™ homes are in a class all their own.





### An award-winning builder.

We have earned our exceptional reputation and multiple BILD awards through hard work and dedication. Whether you are looking for a single-family home, townhome, semi-detached, bungalow, bungalow, or luxury townhome, Treasure Hill can provide you with the home of your dreams.

### BILD Awards

2025 / Best Sales Team – Treasure Hill Sales Team

2025 / Best Model Home – Meadowlark, Bolton

2025 / Best Short Video – “We Make Homes You’ll Never Want to Leave”

2025 / Salesperson of the Year

2024 / Best Innovative House Design

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

### Ontario Home Builders Association

2025 / Best Website Corporate – Treasure Hill

2025 / Best Model Home – Palmetto, Oshawa

2025 / Best Brochure – Meadowlark, Bolton

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

### The Nationals

2024 / Detached Community of the Year – AMIRA Estates

2024 / Best 30-60 Second Commercial – Broadcast or YouTube  
– “Make the Switch”

2019 / Best Brochure – Charbonnel

