



FONTHILL
ABBNEY

UPSCALE CONDO TOWNS ~ *Fonthill*



Rinaldi Homes has been building the Niagara lifestyle since 1955, when patriarch Osvaldo Rinaldi brought his talent for carpentry to Canada from Italy. In 1987 his sons Jerry and Frank, along with their wives, joined the company, and since then they have grown exponentially.

Our mission for over 60 years has been to create award-winning neighborhoods with exceptional homes for purchasers in every investment level. By creating a team of local architects, designers, tradesmen, vendors, and staff - we are

proud to produce homes that integrate value, style and most of all quality for every one of our homeowners. With the third generation now poised to lead the company into the future, they plan to build on the values that have contributed to the company's success thus far: integrity, perseverance and a strong work ethic.

Rinaldi Homes' craftsmanship has earned numerous awards at the local, provincial and national levels, year after year. Our keen attention to our customers continues with our unparalleled customer service record.

You're finally ready for the Fonthill lifestyle. You've worked hard, you've sacrificed, and now you've earned it! And like the perfect setting for the perfect jewel, a home in **Fonthill Abbey** is your best choice to enjoy this superior lifestyle.

Nestled in the heart of Fonthill, **Fonthill Abbey** offers the peace and quiet of the country with all the amenities of city life. Perfectly in tune with the upscale homes in neighbouring developments, these new townhome condominiums are the product of award-winning builder **Rinaldi Homes**. Since 1955, **Rinaldi Homes** has enjoyed a reputation for designing and building homes which complement their surroundings and offer buyers high quality and dependability.

No effort has been spared in the design and development of **Fonthill Abbey**. The **Rinaldi Homes** team of local accomplished architects, designers and master tradesmen, bring a combination of creativity and professional expertise to this project, resulting in luxurious modern townhomes.

Floor plans are spacious and feature light, airy rooms which still manage to evoke a cozy, homey feel with terraces that allow you to enjoy in outdoor living. A central parkette invokes an instant community feel and connection with nature. With three different live/work plans available complete with elevators, these townhomes can fit the needs and wants of any family, from professionals

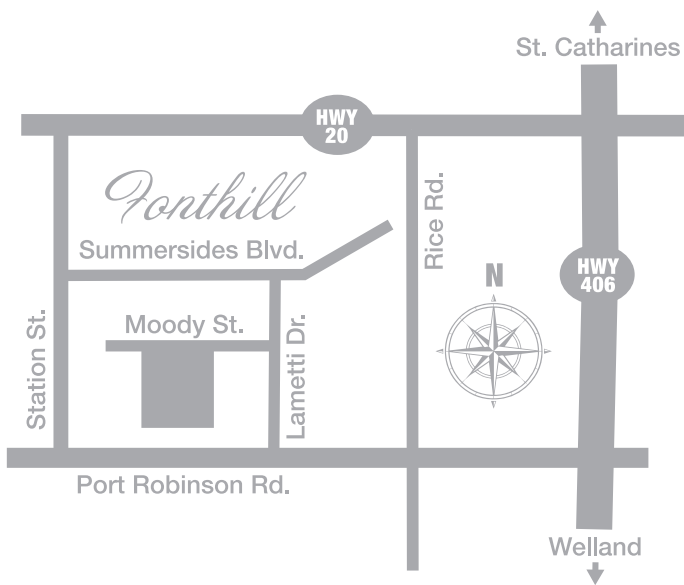
who have reached the stage where they can enjoy the finer things, to empty nesters and retired couples who simply want to kick back and enjoy life on their own terms.

Key to the appeal of **Fonthill Abbey** is its location. Fonthill has become known as one of the finer communities in the Niagara region, a picturesque village offering all the advantages of country living with none of the inconvenience. Centrally located, it offers unlimited recreation areas including nature trails and walking and cycling paths. In fact, the 6km Steve Bauer Trail, named for the Fonthill native and world-famous cyclist, is just a short walk from **Fonthill Abbey**.

Fonthill meets the needs of everyday living with a central location between a community college and a university and close proximity to hospitals and healthcare facilities of varying specialties. As well, the community also offers quaint shops, dining opportunities ranging from coffee shops to pubs to fine restaurants, shopping malls, grocery stores, orchards, and so many other amenities.

**You deserve the Fonthill lifestyle.
Make it your lifestyle at Fonthill Abbey.**












LAKE ONTARIO

U.S.A.



LAKE ERIE

-  Shopping
-  Golf Course
-  Winery
-  Marina
-  Hospital

*Artist's Concept

LOCAL AMENITIES

Great amenities just minutes away from Fonthill Abbey!



RESTAURANTS & TAKEOUT

1. Domenic's on 20 2. Culinary Dropout Kitchen & Bar 3. Starbucks Coffee 4. Subway, Peter Piper's Pubhouse, Iggy's Pub & Grub 5. McDonald's, Tim Hortons, Sunset Grill, Pie Guys Pizzeria, Seeds, Pita Pit, The Trap, Pho Real Vietnamese, 6. 20 20 Bar & Grill, Domino's Pizza, My Place Bar & Grill, Young's Thai Cuisine 7. Pelham Street Grille, The Travel Cafe 8. Root & Bone, Butcher and Banker, Kame & Kettle Beer Works, Volcanos Pizzeria, Gelato Village 9. Indulgence Bakery 10. Tim Hortons Drive-Thru 11. Font Coffee Bar, Mossimo's Pizza & Subs

SHOPPING

1. Apple Works 2. Blooming' Crazy Garden Centre 3. Food Basics, Dollarama, PharmaChoice, Healthy Cupboard, Ruffin's Pet Centre, Front Row Sports, Great Clips, The Healthy Cupboard 4. Shoppers Drug Mart, Giant Tiger, The Beer Store, Pet Value 5. Pelham Farmers' Market, Studio W Salon, Beamer's Hardware, Nick's Cleaners 6. Passion Nails, Strut Shoes & Accessories, Churchill Natural Meats, Isis Body Sugaring and Day Spa, Allure Spa & Wellness Boutique, M Barber Studio 7. Boggio Pharmacy, Log Cabin Gift Shoppe 8. The Wine Garden

MEDICAL

1. Lifemark Physiotherapy 2. Wellspring Niagara, Accelerated Health & Wellness Centre, Connect Hearing 3. Pelham Medical Associates

FINANCIAL

1. Pen Financial 2. Royal Bank 3. CIBC, Meridian Credit Union

GOLF COURSES

1. Lookout Point Country Club 2. Peninsula Lakes Golf Club

SPORTS & RECREATION

1. Isaac Riehl Memorial Skatepark, Town of Pelham Fonthill Pool 2. Movement Unlimited

PARKS

1. Gordon Klager Park 2. Peace Park 3. Marlene Stewart Streit Park 4. Saint Johns Conservation Area

COMMUNITY

1. Meridian Community Centre 2. Pelham Public Library

SCHOOLS

1. St. Alexander Catholic Elementary School 2. Glynn A. Green Public School 3. A.K. Wigg Public School 4. E.L. Crossley Secondary School

FAITH

1. St. Alexander Catholic Church 2. Holy Trinity Church 3. Fonthill Baptist Church 4. Fonthill United Church 5. Kirk-on-the-Hill Presbyterian Church





*Front Elevation**

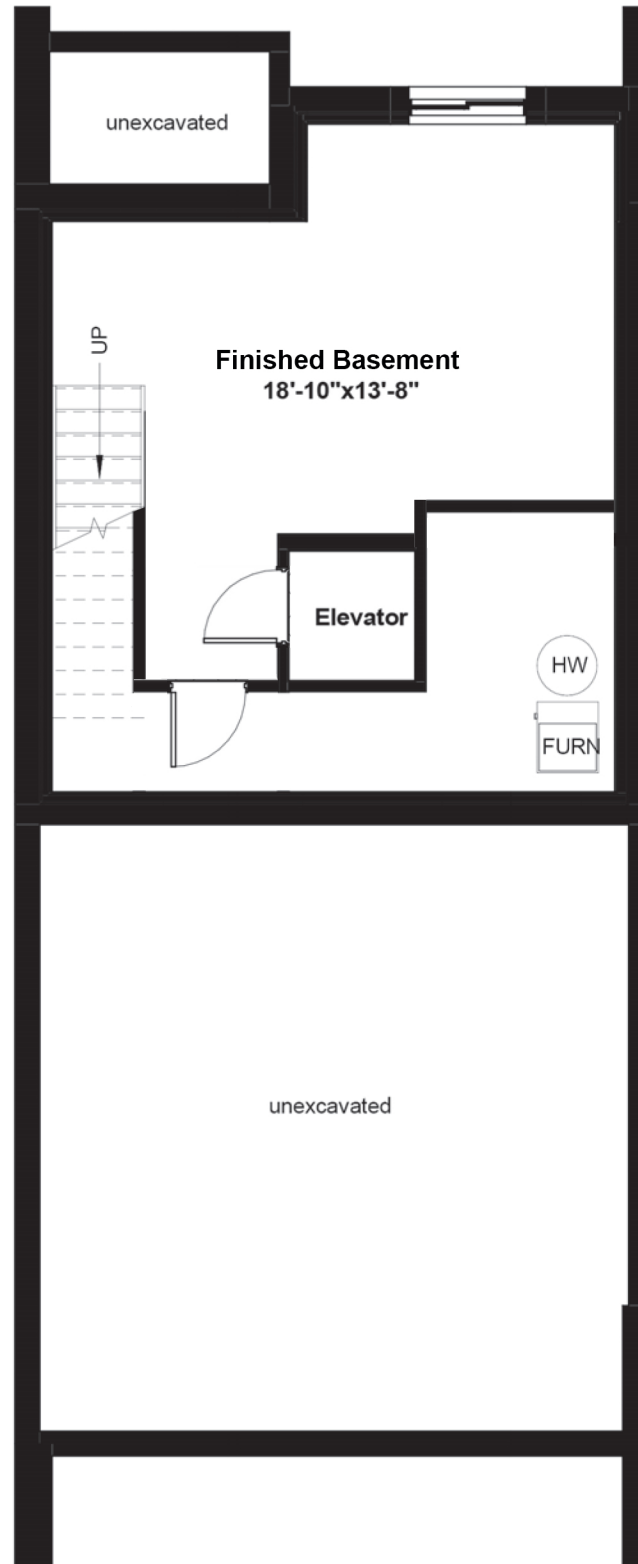


*Rear Elevation**

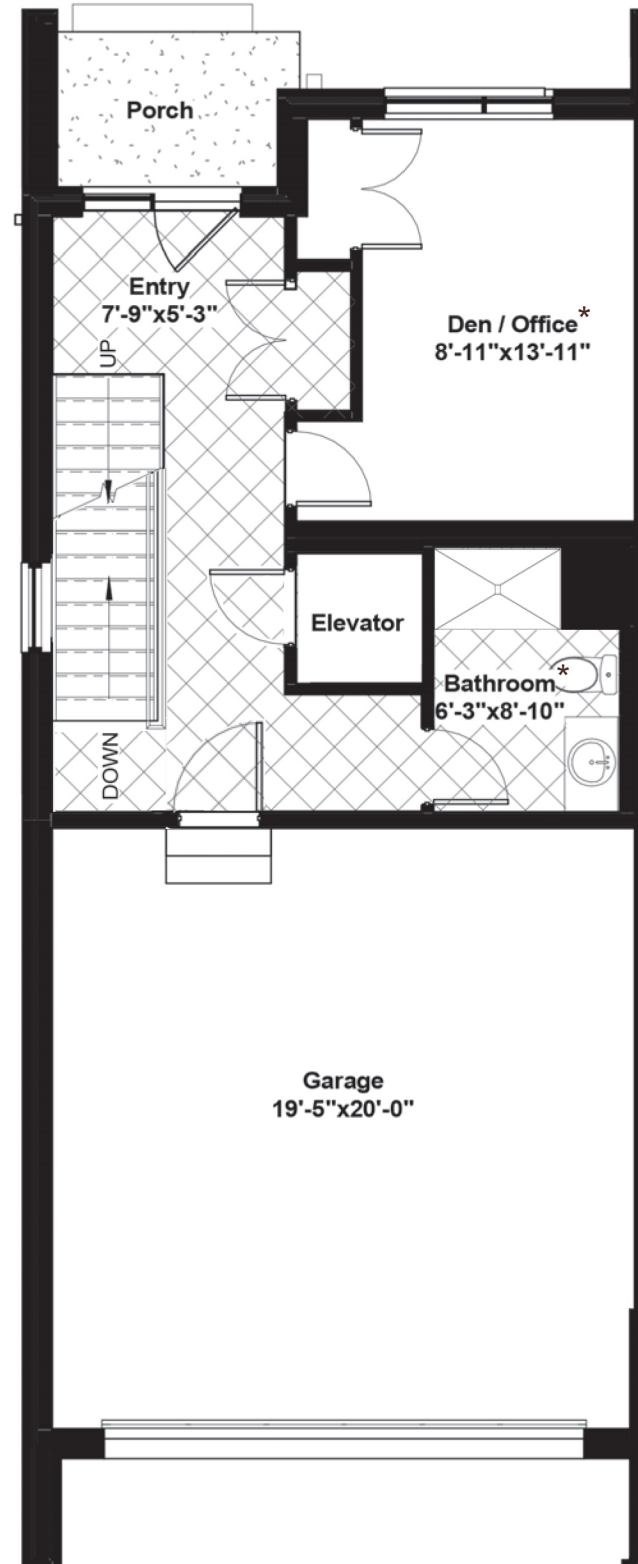
UNIT TYPE "A"

Width: 20'11" Length: 51'8"

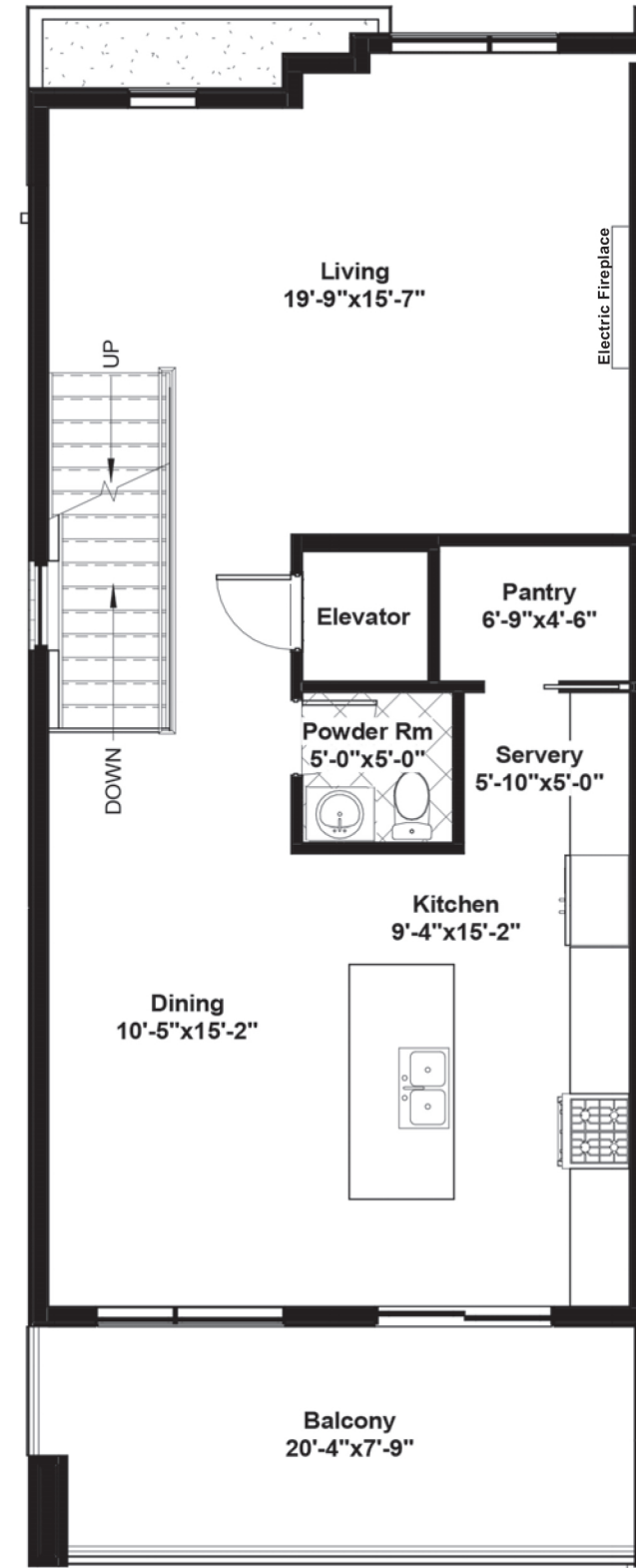
*2131 sq ft + 235 sq ft fin bsmt



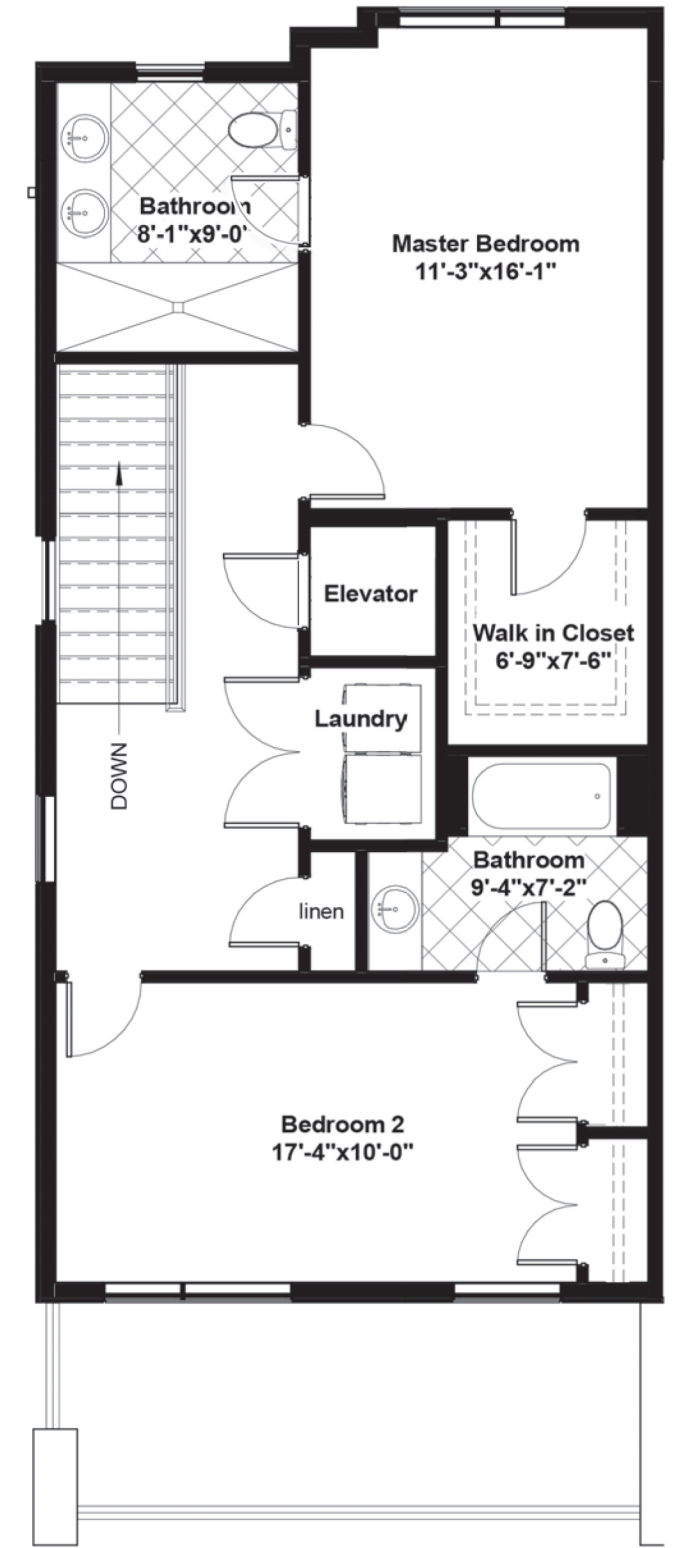
BASEMENT - 235 SF - 7'10" POUR



GROUND FLOOR - 487 SF - 9' CEILINGS*
**Den/Office & Bathroom 8' ceilings*



SECOND FLOOR - 822 SF - 9' CEILINGS



THIRD FLOOR - 822 SF - 8' CEILINGS



*Front Elevation**

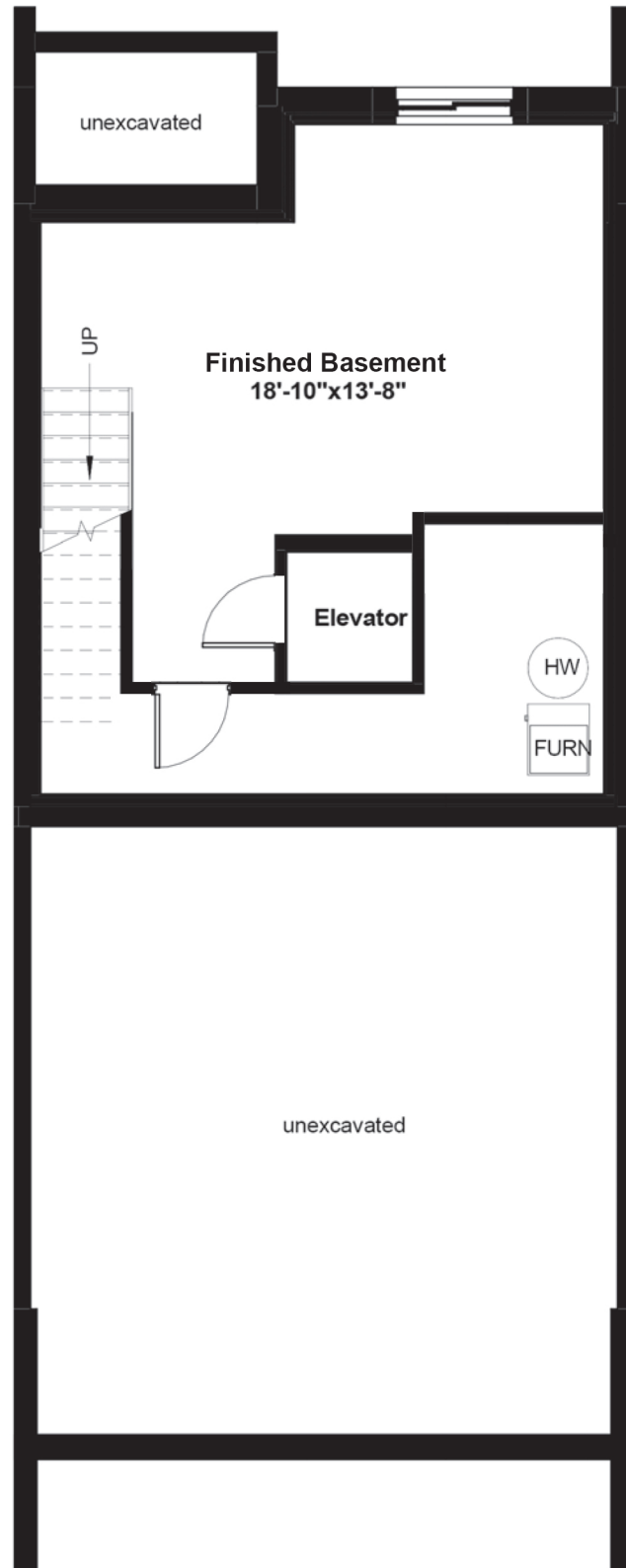


*Rear Elevation**

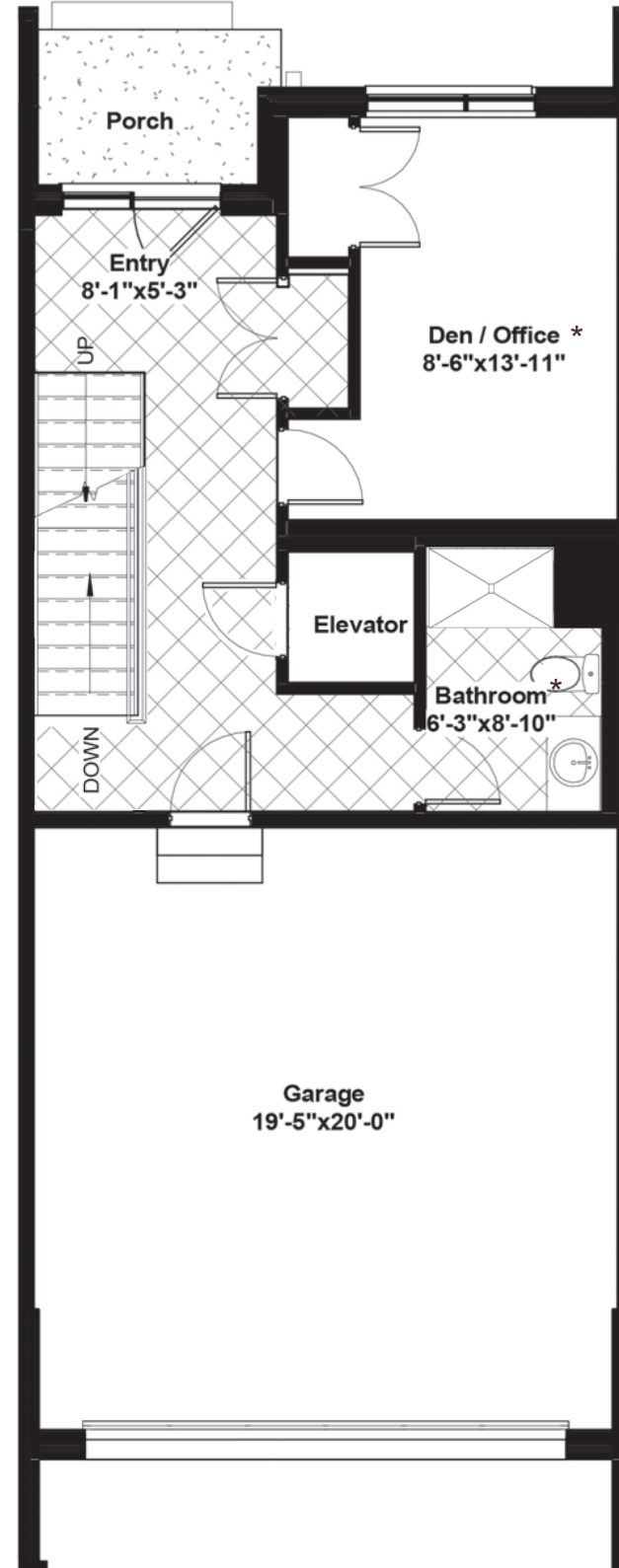
UNIT TYPE "B"

Width: 20'4" Length: 51'8"

*2077 sq ft + 237 sq ft fin bsmt

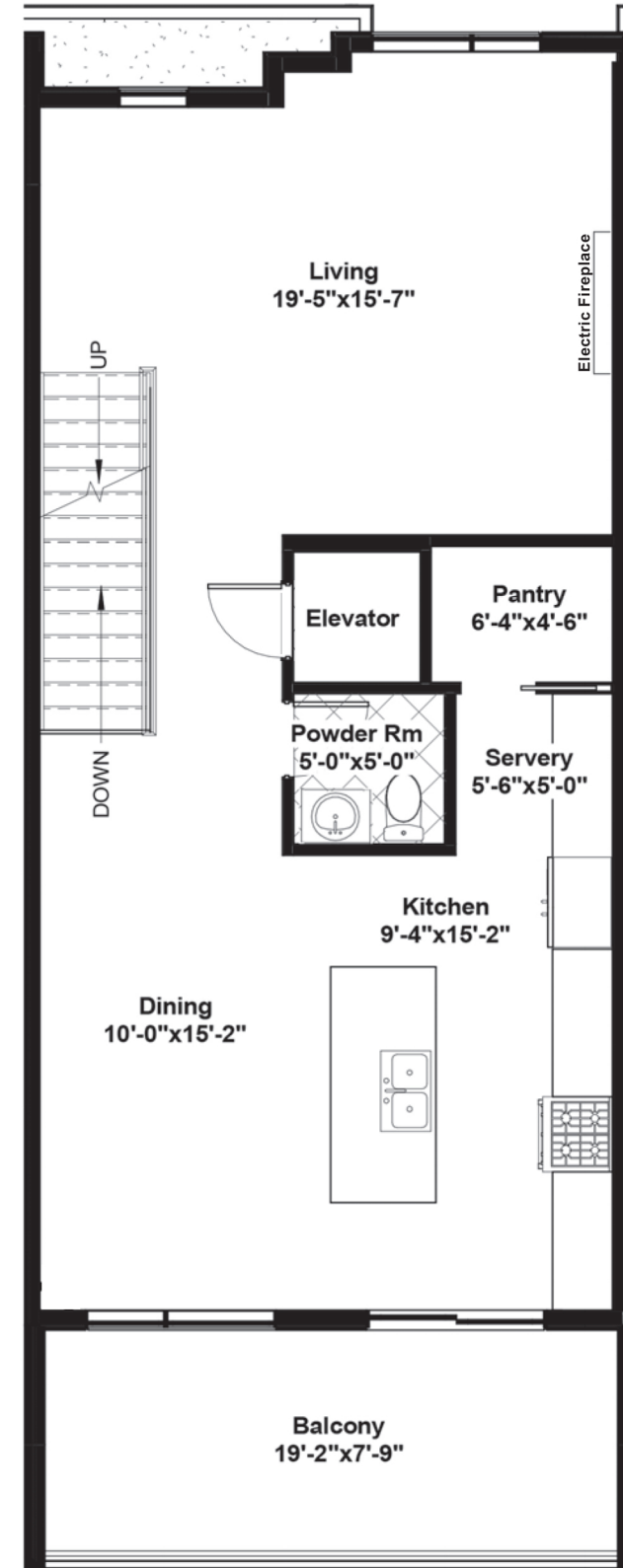


BASEMENT - 237 SF - 7'10" POUR

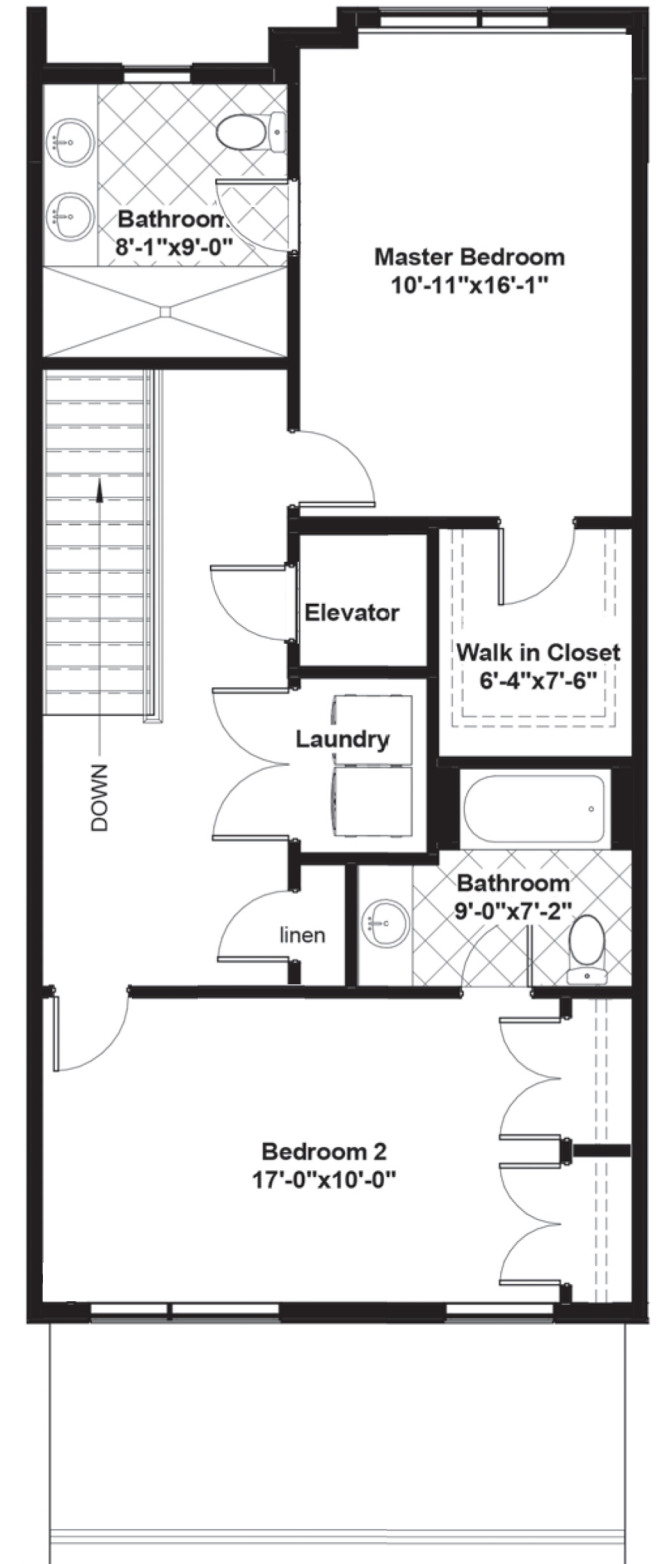


GROUND FLOOR - 475 SF - 9' CEILINGS *

**Den/Office & Bathroom 8' ceilings*



SECOND FLOOR - 801 SF - 9' CEILINGS



THIRD FLOOR - 801 SF - 8' CEILINGS



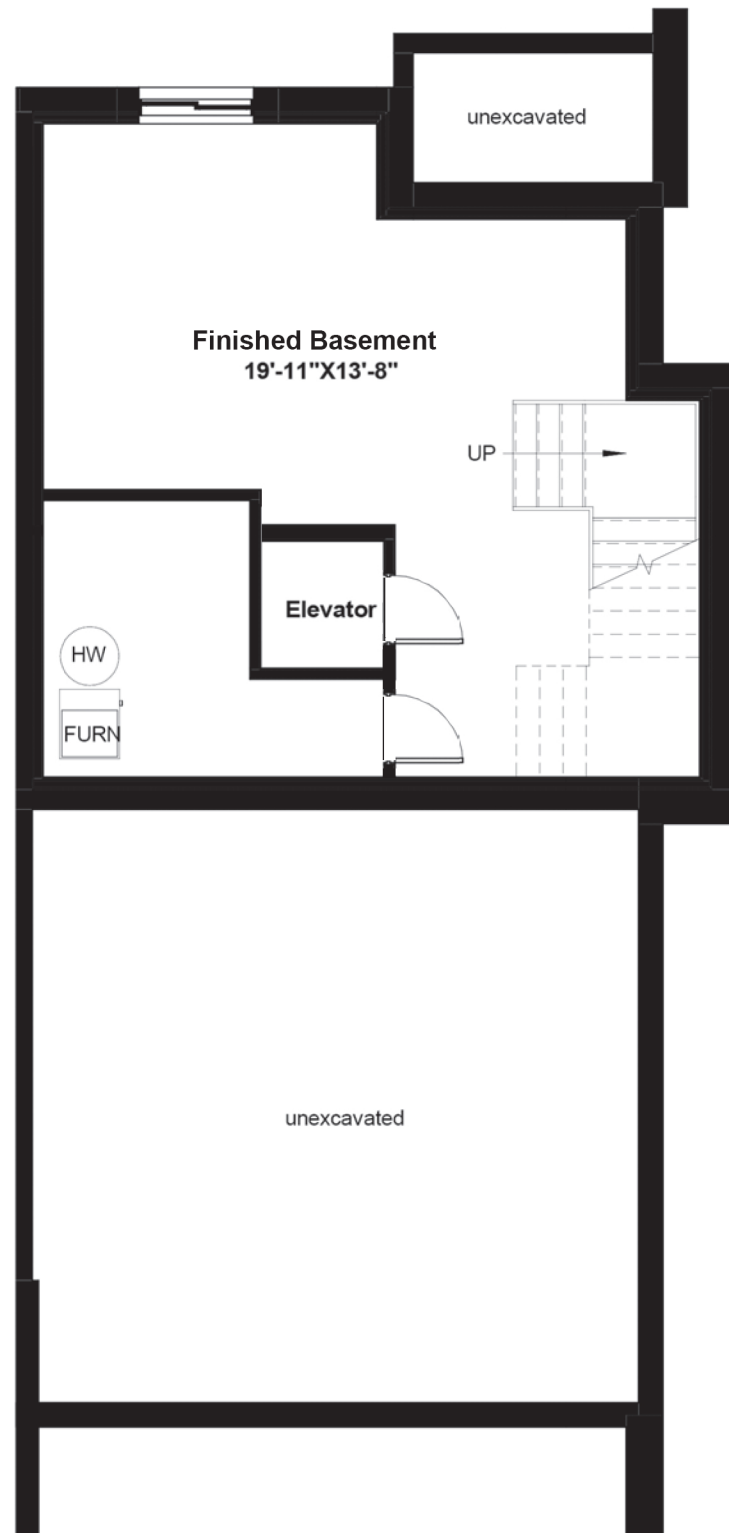
*Front Elevation**



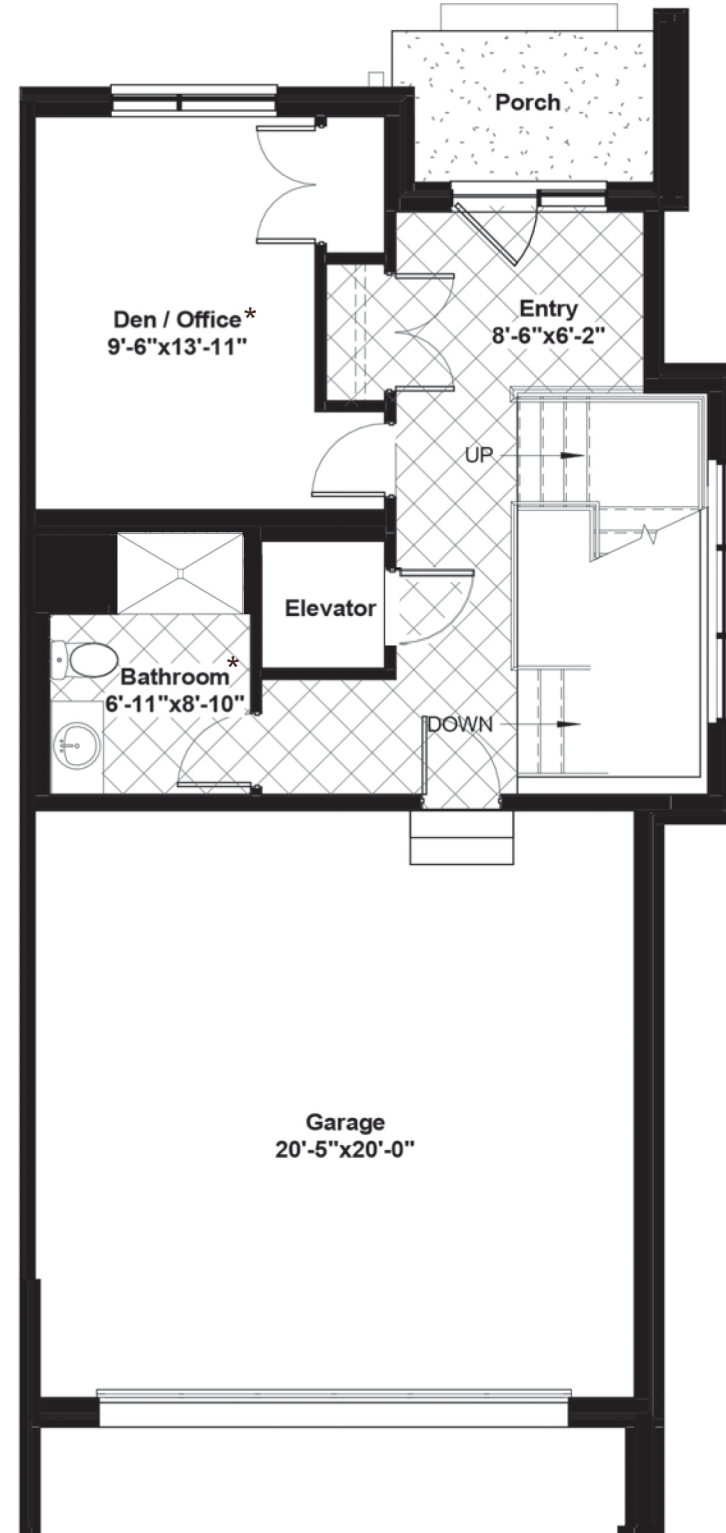
*Rear Elevation**

UNIT TYPE "C"

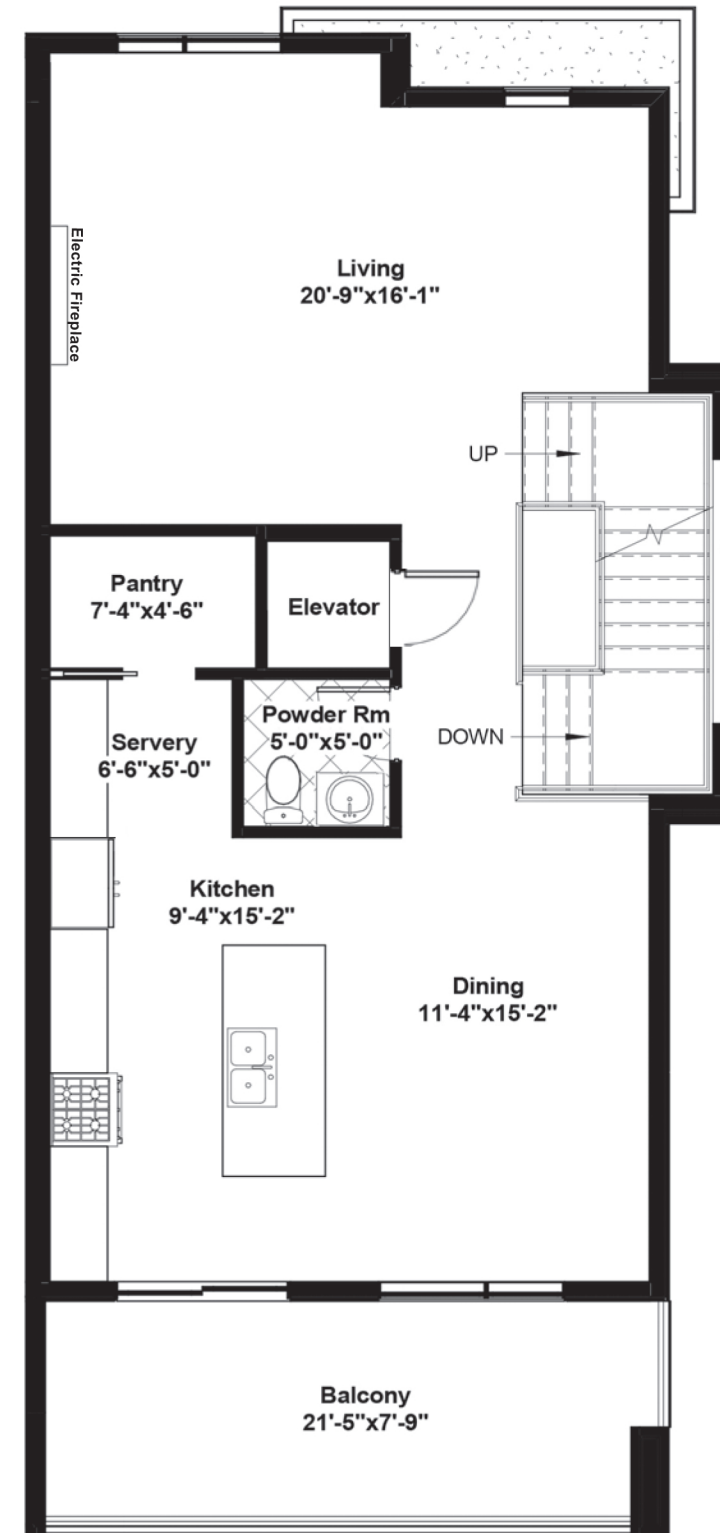
Width: 21'11" Length: 51'8"
 *2273 sq ft + 284 sq ft fin bsmt



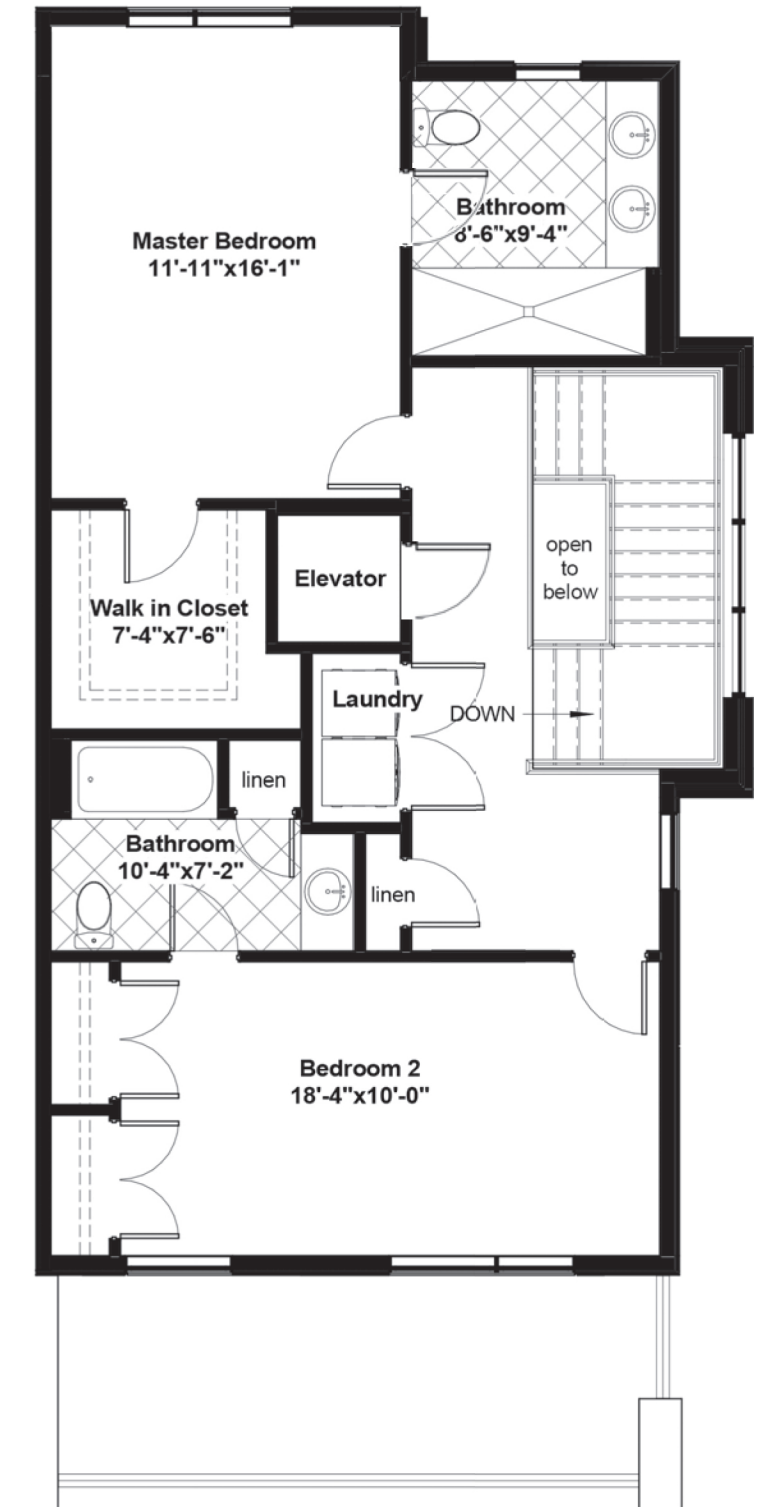
BASEMENT - 284 SF - 7'10" POUR



GROUND FLOOR - 551 SF - 9' CEILINGS *
 *Den/Office & Bathroom 8' ceilings



SECOND FLOOR - 861 SF - 9' CEILINGS



THIRD FLOOR - 861 SF - 8' CEILINGS

Rinaldi Homes is pleased to have been recognized with these home building achievements:

2015 NHBA Homebuilder of the Year

2017 CHBA & NHBA Most Outstanding Townhome (Optimist Village)

2017 NHBA Community Development of the Year (Optimist Village)

2020 CHBA Most Outstanding Attached Home (Drapers Creek)

2020 CHBA Most Outstanding One Story Bungalow (Scandinavian Escape)

2020 OHBA Most Outstanding Multi-Unit Home (Drapers Creek)

2021 NHBA Most Outstanding Condo/Townhome (The Orchard)

2021 NHBA Most Outstanding New Home Kitchen (The Orchard)

2021 NHBA Most Outstanding New Home Bathroom (The Orchard)



Rinaldi
HOMES

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rinaldihomes.com



*Artist's Concept. All prices, sizes, specifications subject to change without notice. E. & O.E.