

HEAD HOME  
TO THE *Beauty*  
AND SERENITY OF  
*Nature*



HEADWATER  
ESTATES


[headwaterestates.ca](http://headwaterestates.ca)



*Living your  
life in an exquisite  
custom home, in the  
location of your  
dreams is now  
a reality!*







## *Welcome Home to Headwater Estates*

Live by the lake on a private court and wake up each morning to serenity all around you. Living your life in an exquisite estate home in the location of your dreams is now a reality!

Nestled within the prestigious community of Lake Wilcox in Richmond Hill, Yucca Land Ltd is pleased to announce their newest housing development, Headwater Estates.

Headwater Estates features ten elegantly designed homes, where sophistication is an understatement. When you come home to Headwater, you will not only be living your life in luxury, you will also be enjoying yourself surrounded by the tranquility of nature. The best part is, Yonge Street is only a five minute walk away so you and your family will still be able to enjoy all of today's modern conveniences!

You will also have the opportunity to totally customize your home, by choosing all of the interior finishes with the help and guidance of our decor consultants.

We encourage you to set up an appointment to meet with our sales team and to visit our showroom today!



**Yucca Land Ltd.**

8500 Leslie St, Suite 380, Markham, Ontario  
905-707-8999 | [info@yucca-land.ca](mailto:info@yucca-land.ca) | [yucca-land.ca](http://yucca-land.ca)

## CUSTOM FINISHES

We are passionate about our new homes, and have equipped our design studio with the industry's latest features and finishes as well as a few time honoured classics.

One of the most exciting steps of purchasing your new home is the selection of your interior finishes. All too often though, this process can be overwhelming. That is why Yucca has experienced Design professionals on hand to guide you through the process to make sure you are confident about your final design choices. Whether that be smartHome devices, custom kitchen layouts or what plumbing fixtures to choose. Yucca is committed to offering quality finishes that will stand the test of time. That is why at Headwater Estates we have included high-end upgrades as standard. This includes:

Walk-in closets in all master bedrooms and most bedrooms.

Kitchen islands in every home.

Extended height kitchen cabinetry uppers

Walk-in pantry where layout affords.

Linen closets.

Large windows and French doors.

Multi Point Locking Front Entry Door System.

Designer door hardware thru out.

Large garages.

Solid Poplar 9" Baseboard and Casing on Ground and Second Floors, not MDF.

¾" Hardwood Floors on Main and Second Floors.

Oak Staircase.

Exceptional 8' Raised panel, true stile and rail, 1¾ inch interior doors on main floor and 7'6" on the basement and 2nd floor with upgraded hardware for all interior doors.

High-end cabinetry with the ability to customize layout and a wide variety of finish styles and materials.

Granite Kitchen and Master Ensuite Countertops.

Raised basement ceilings as standard.

Soaker tubs in all master ensuites.

Comfort height, low-flow toilets.

Frameless Glass Walk in Showers thru out.

Dimmer controls in master bedroom and dining room.

## ENERGY EFFICIENT & SUSTAINABLE HOMES

Yucca has made a commitment to build environmentally sustainable homes by making them efficient and incorporating practical technologies that reduce energy consumption. Here are some of the things we are doing.

Energy Star certified appliances including fridge and dishwasher.

Energy Star Low-E Argon high performance windows.

Forced air High Efficiency furnace with electronic ignition.

Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above (R31).

R50 insulation in attic

All ductwork to be sealed with foilwork.

EnergyStar High efficiency hot water tank.

Programmable thermostats centrally located.

Heat Recovery Ventilators (HRVs) for increased climate control and homeowner comfort.

Return air vents in every bedroom results in more consistent temperatures.

LED recessed lighting standard upgrade.

Low-flow toilets throughout.

EnergyStar exhaust fans in all bathrooms.

Hot water recirculation pump connected to master ensuite vanity.

SmartHome technologies available as upgrade.

Zero VOC paint in all interior spaces.

Permeable driveway interlocking pavers, not asphalt.

Water harvesting rain barrel for every lot.

All of this translates into a healthier home for the occupants and a reduced carbon footprint for the planet. Cleaner inside air, quieter rooms and consistent temperatures with no drafts. This makes for a home that is more comfortable, healthy and cost effective to run in the long-term; and you have peace of mind of knowing the home you own is healthy for your family and is sustainably designed and built.



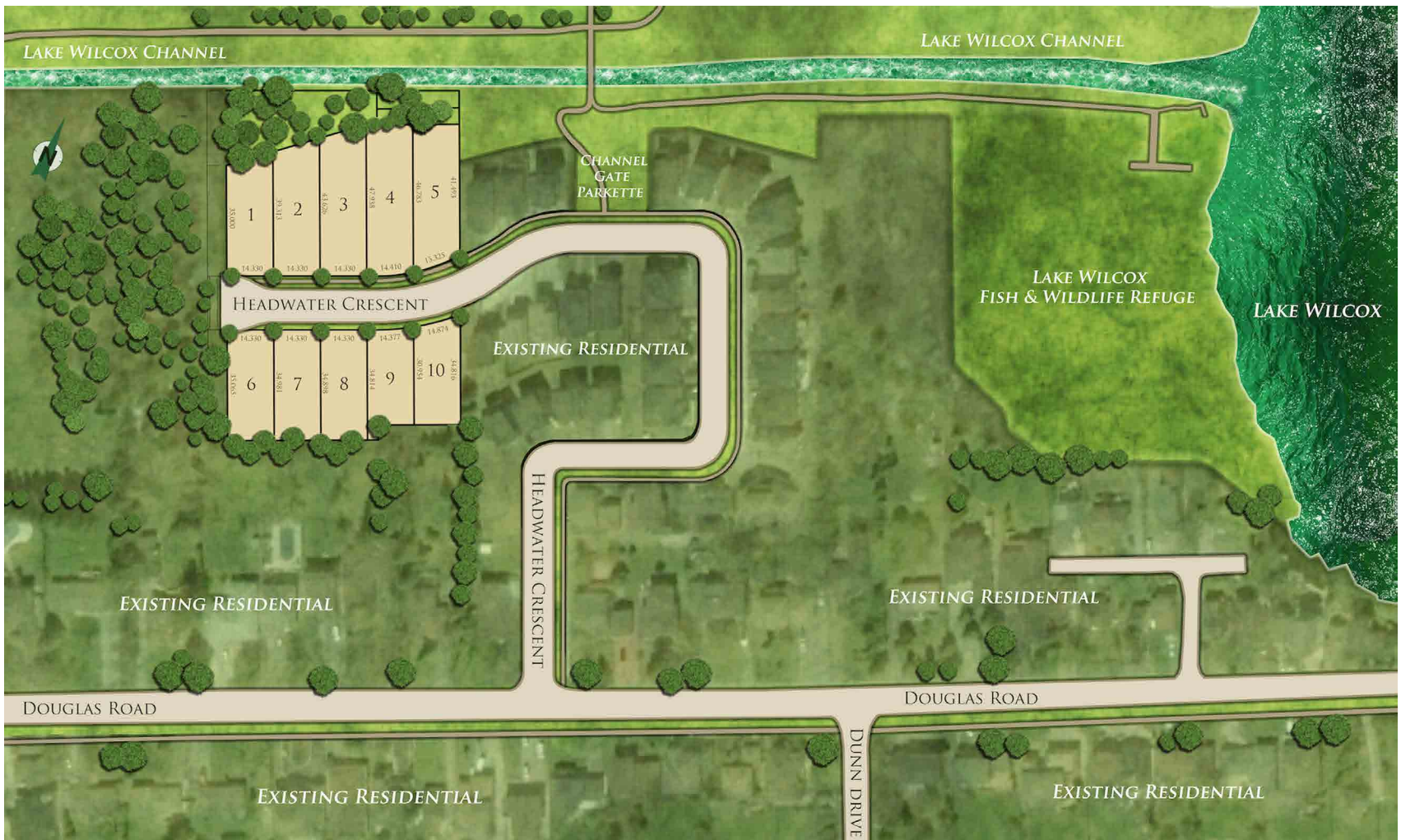
## OUR GUARANTEE

Yucca is committed to quality and offering the best value in the industry. From purchase thru to occupancy we will provide constant communication and progress updates. Yucca is so confident in our product we will arrange periodic site visits for you to see the progress of your new home and see the quality that goes into every home we build. Our goal is to ensure moving into your new home is a smooth and enjoyable experience.

Tarion backs Yucca with the following conditions. Yucca guarantees the home is free from defects and workmanship for one year. Defects in workmanship and materials for a period of two years on electrical, plumbing and HVAC distribution. Thermal and moisture protection through the building envelope including foundation, windows and doors. Structural integrity guaranteed for seven years.













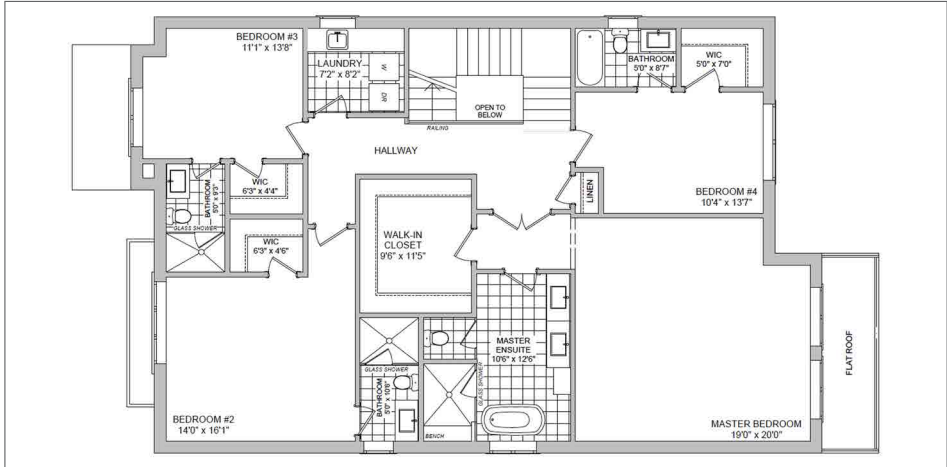


THE BIRCH

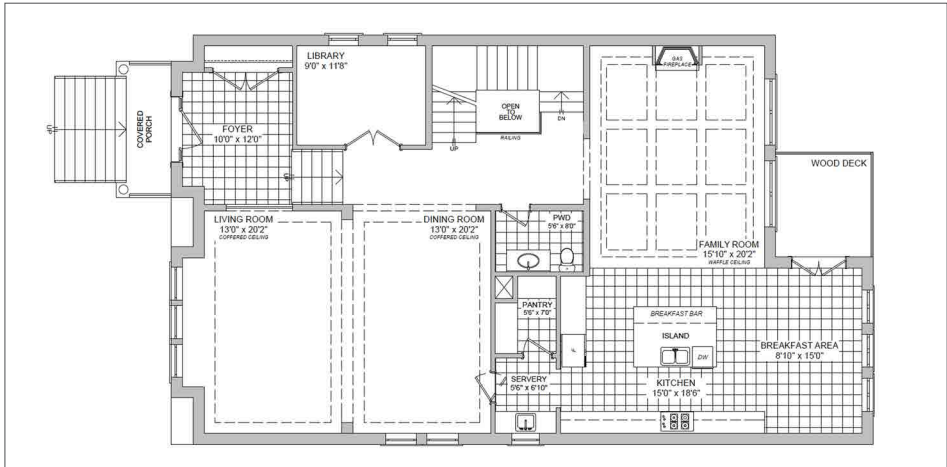


LOT #1 | THE BIRCH | 5,740 (including basement) | Lot size 47' x 114' 9"

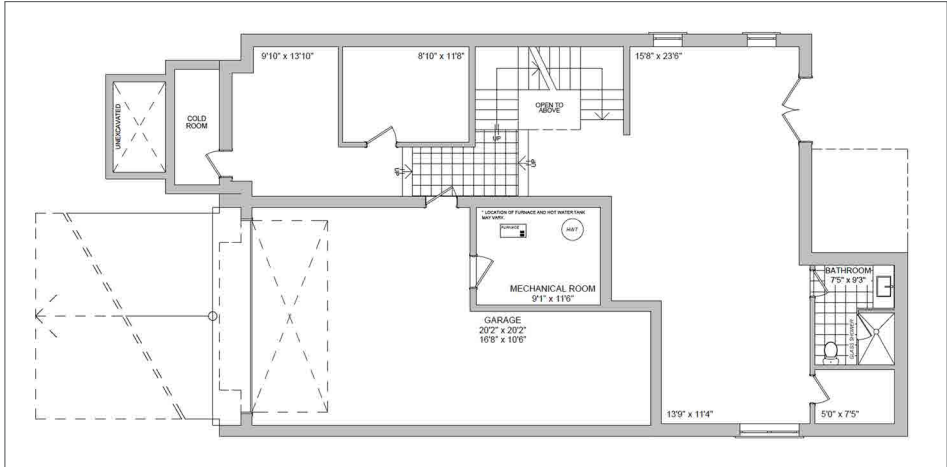
UPPER FLOOR



MAIN FLOOR



BASEMENT





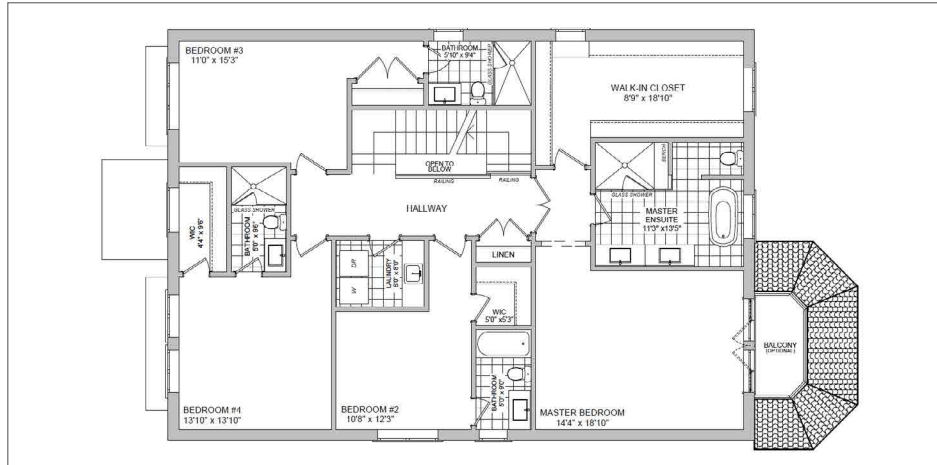


THE MAPLE

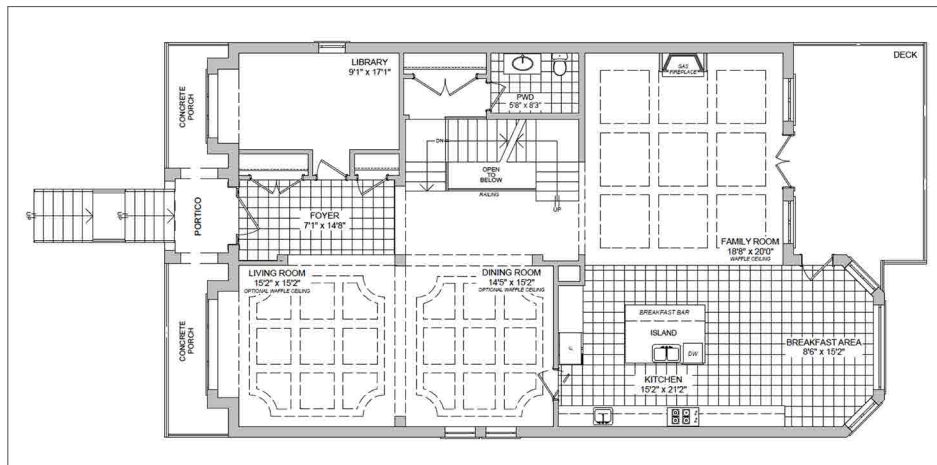


# LOT #2 | THE MAPLE | 5,970 sq. ft. (including basement) | Lot size 47' x 128' 3"

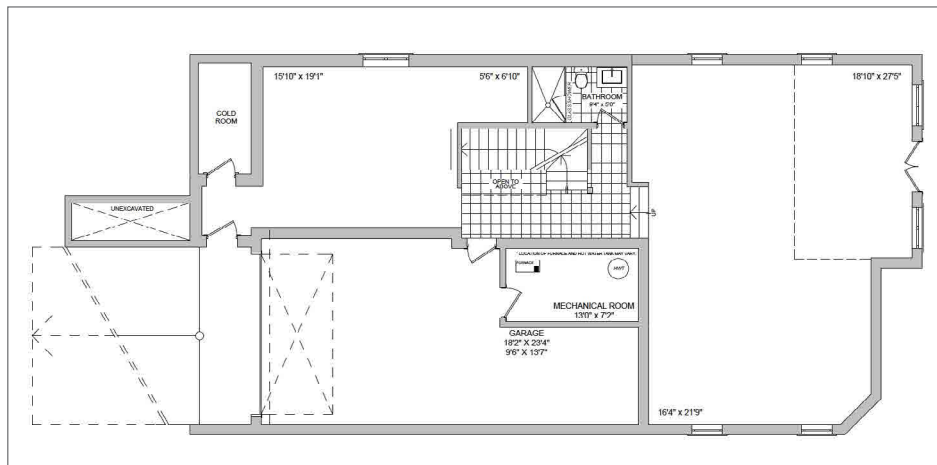
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MAIN FLOOR



BASEMENT





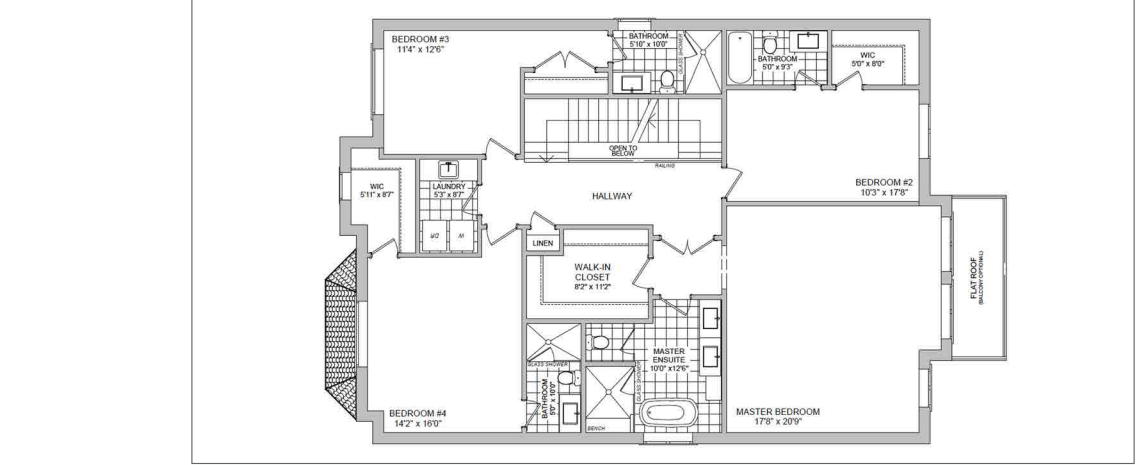


THE CEDAR

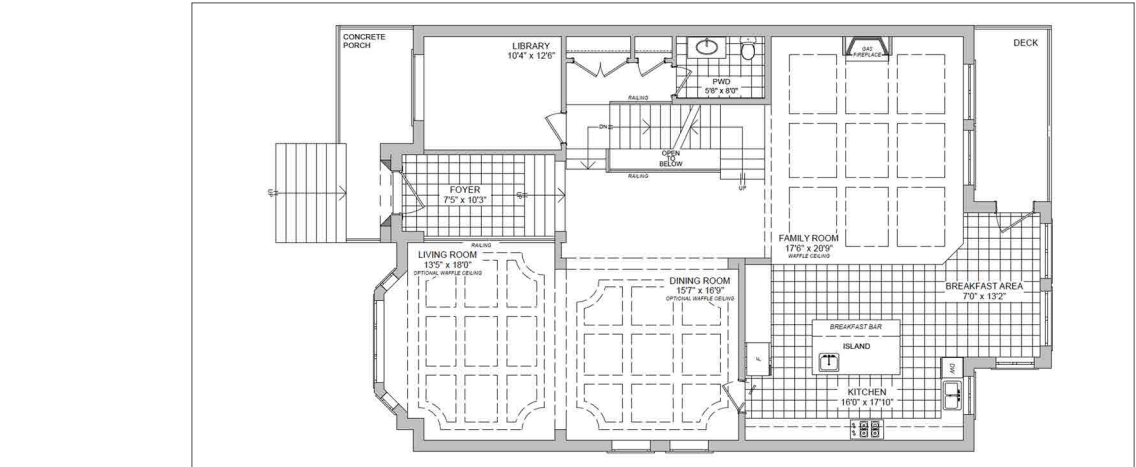


LOT #3 | THE CEDAR | 5,822 sq. ft. (including basement) | Lot size 47' x 143' 3"

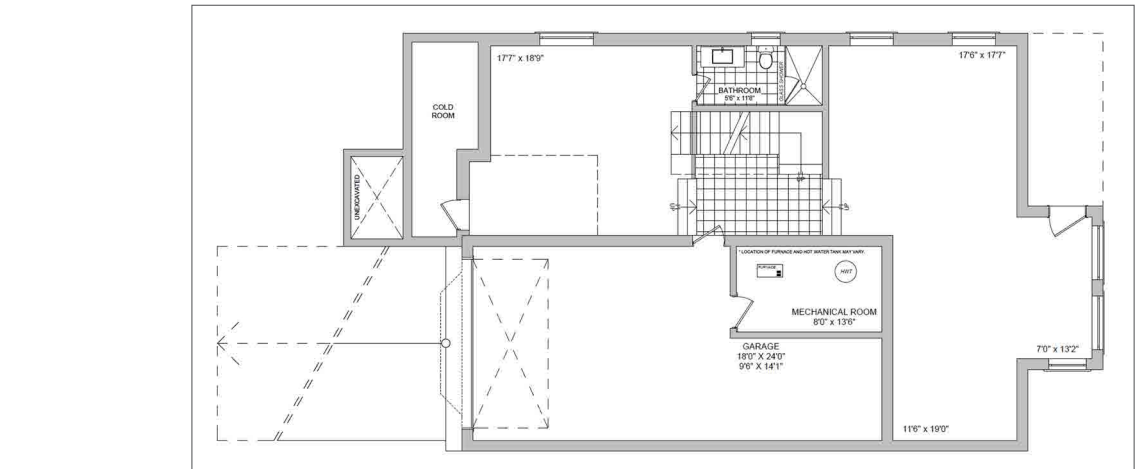
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MAIN FLOOR



BASEMENT



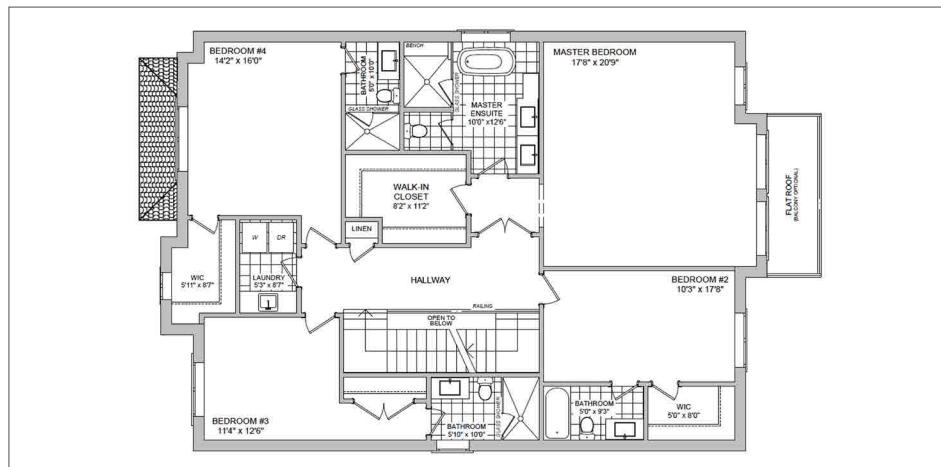




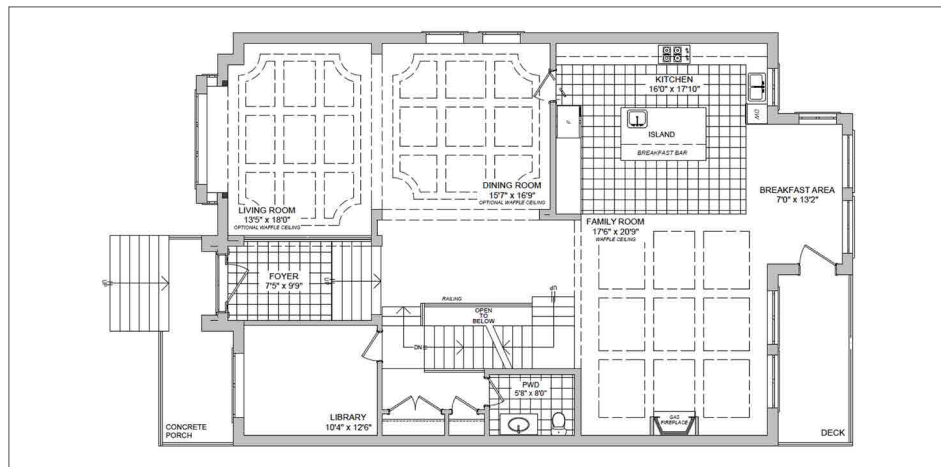
THE CHERRY



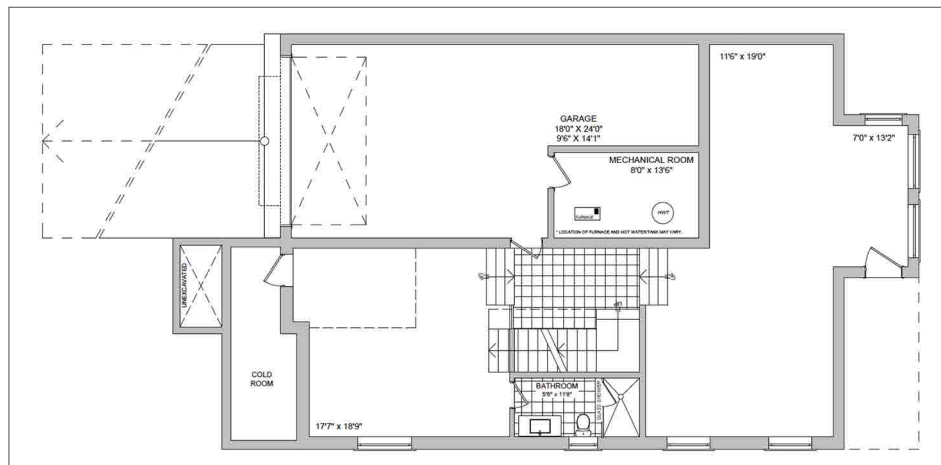
## UPPER FLOOR



## MAIN FLOOR



## BASEMENT







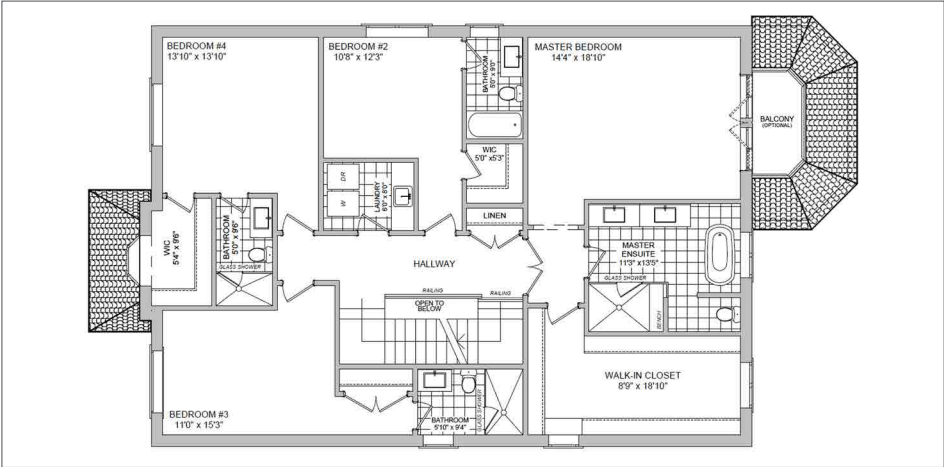
THE WILLOW



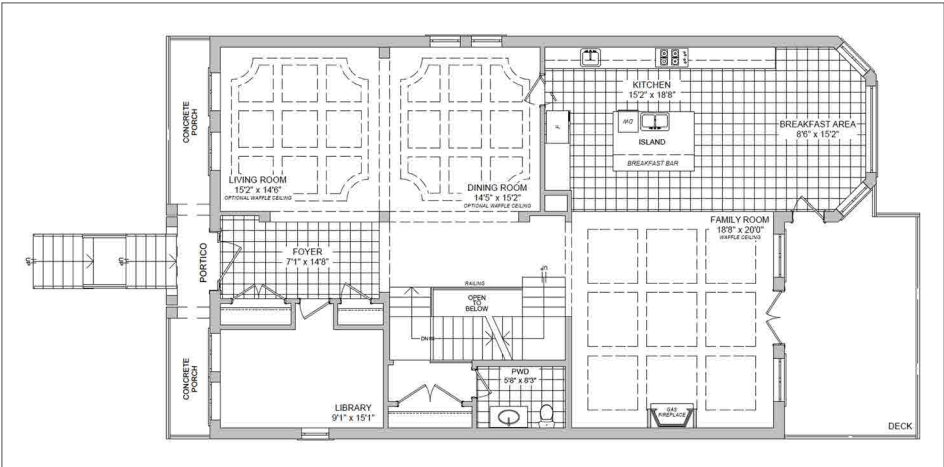


LOT #5 | THE WILLOW | 5,891 sq. ft. (including basement) | Lot size 47' x 142' 3"

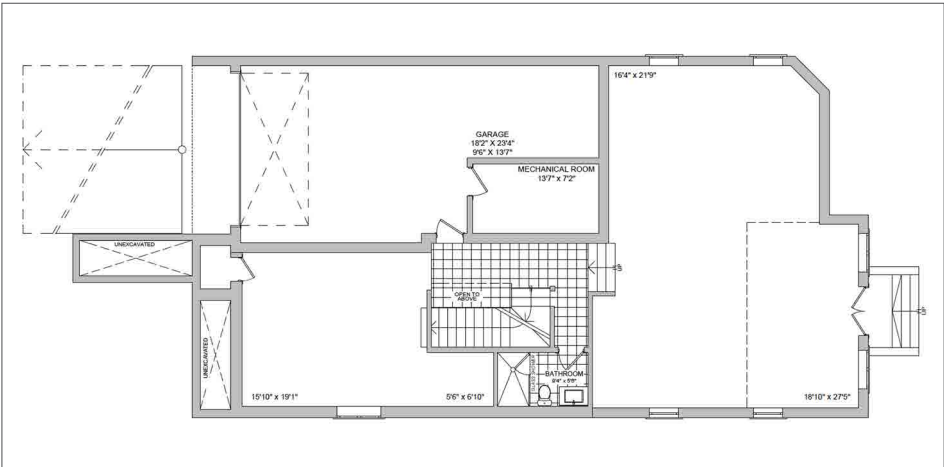
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MAIN FLOOR



BASEMENT





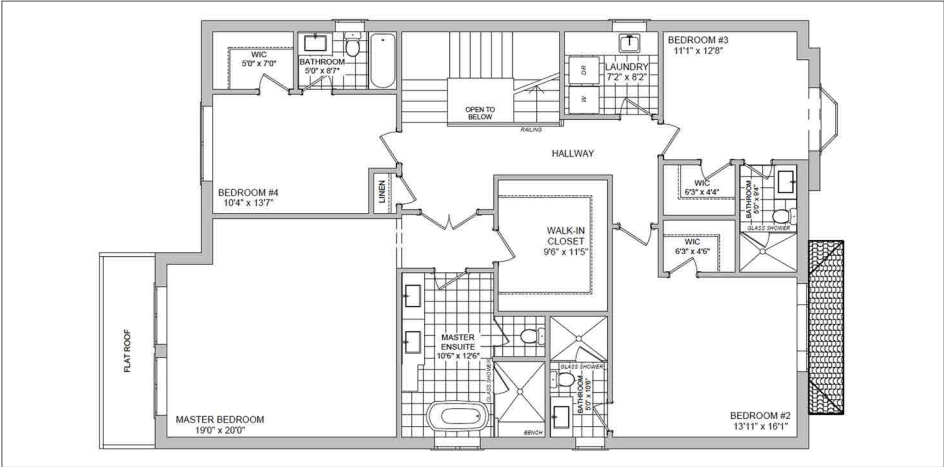


THE ASPEN

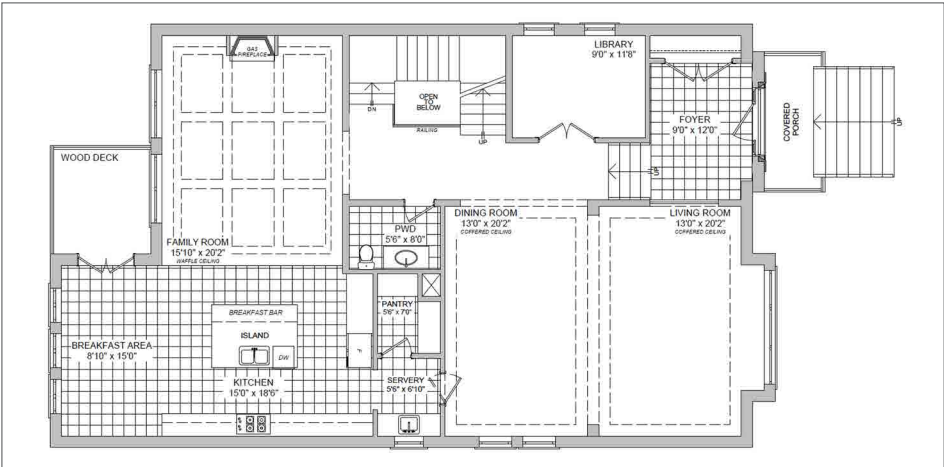


LOT #6 | THE ASPEN | 5,704 sq. ft. (including basement) | Lot size 47' x 114' 9"

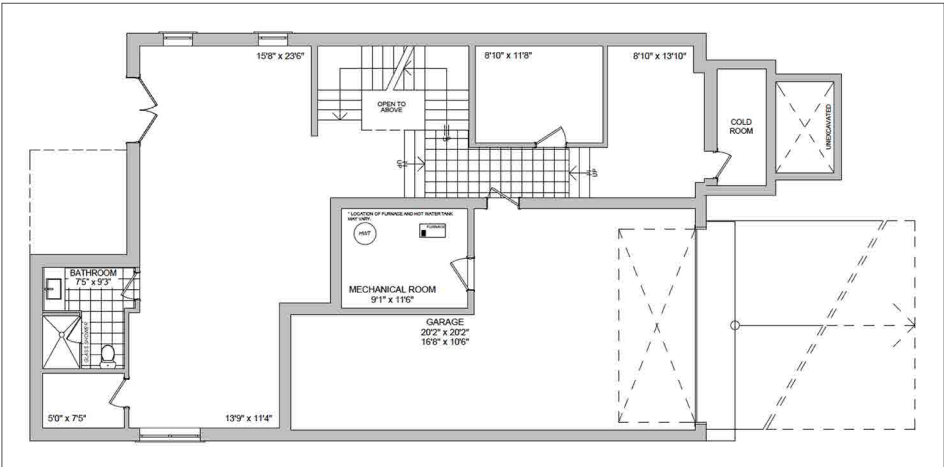
UPPER FLOOR



MAIN FLOOR



BASEMENT





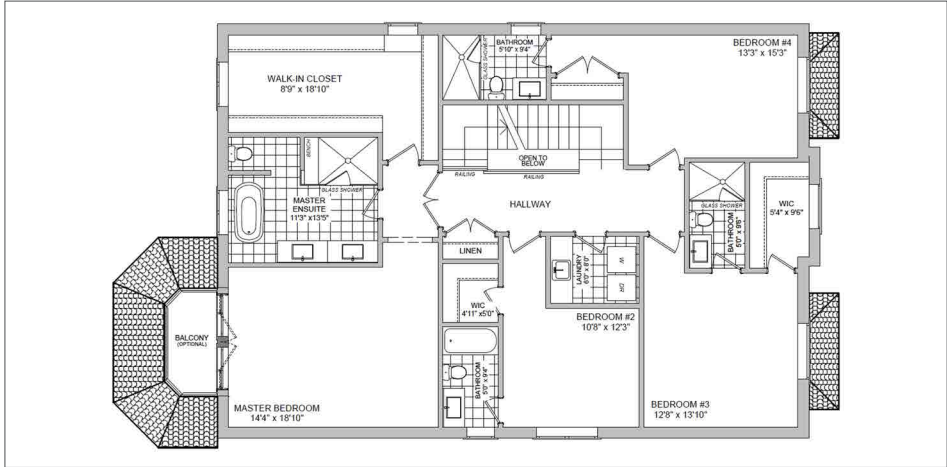


THE WALNUT

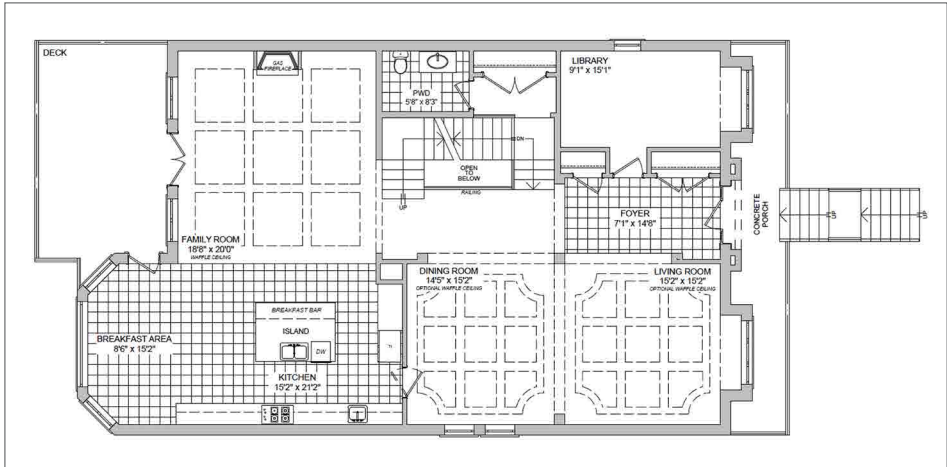


LOT #7 | THE WALNUT | 5,704 sq. ft. (including basement) | Lot size 47' x 114' 6"

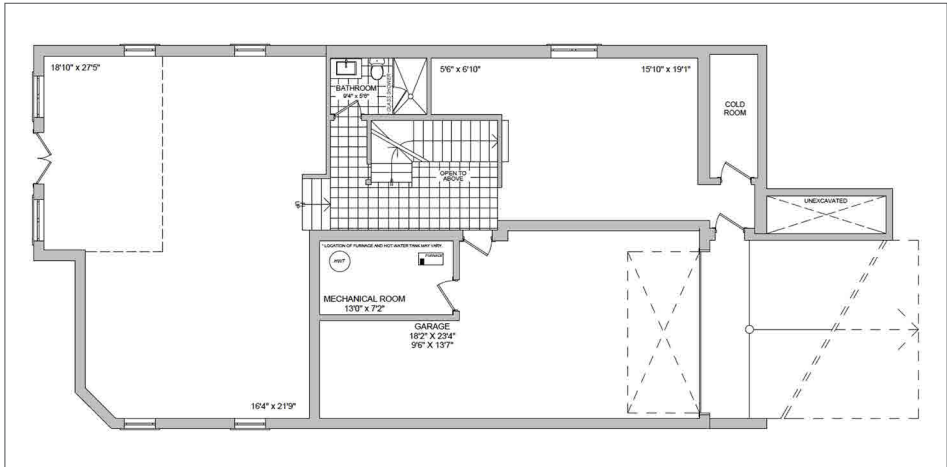
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BASEMENT





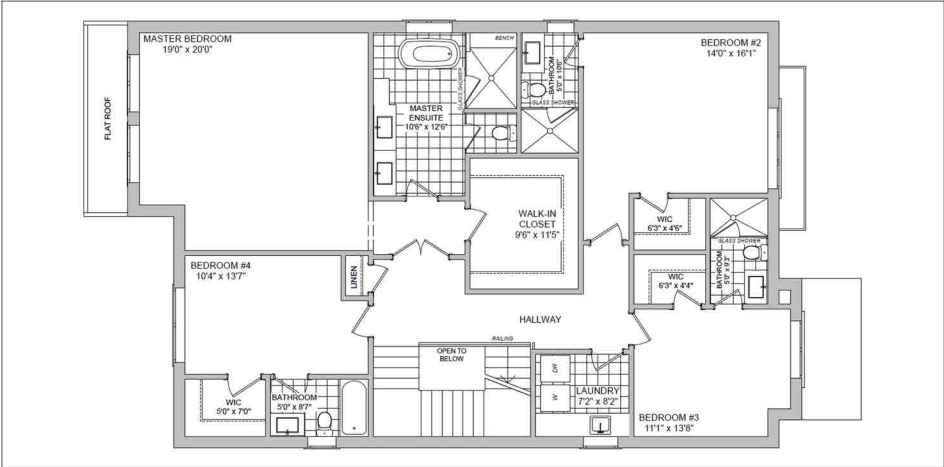


THE POPLAR

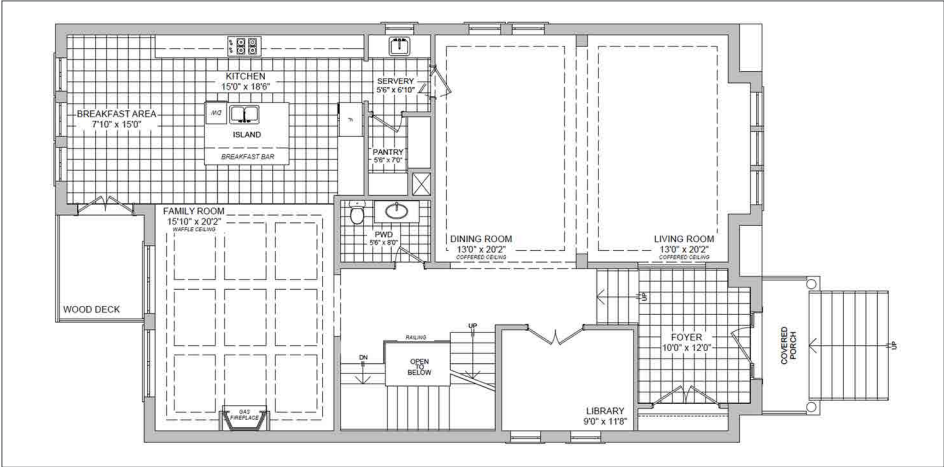


LOT #8 | THE POPLAR | 5,706 sq. ft. (including basement) | Lot size 47' x 114' 2"

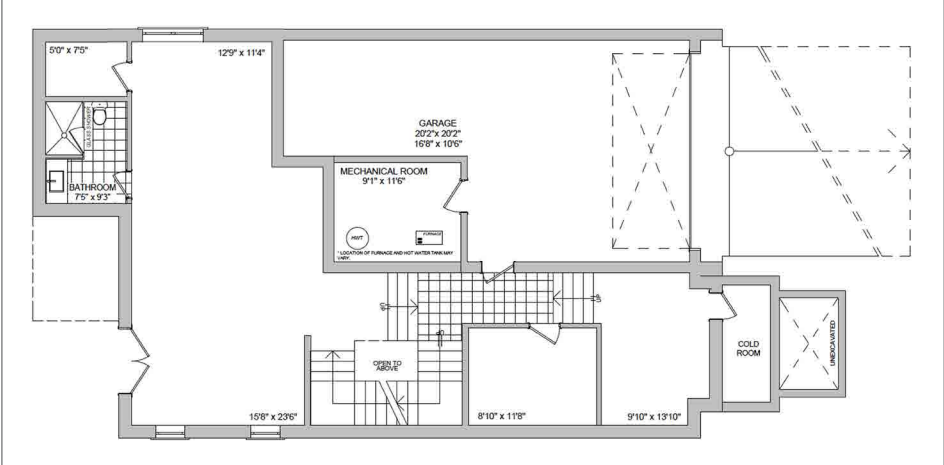
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MAIN FLOOR



BASEMENT





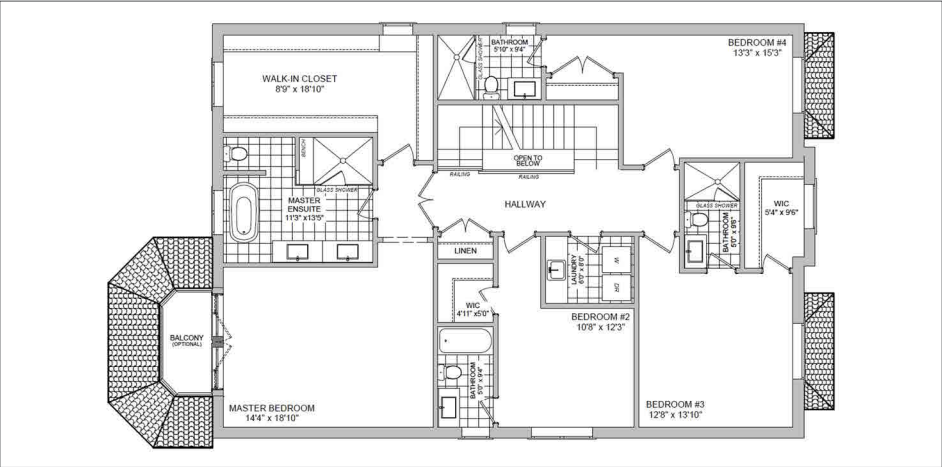


THE BEECH

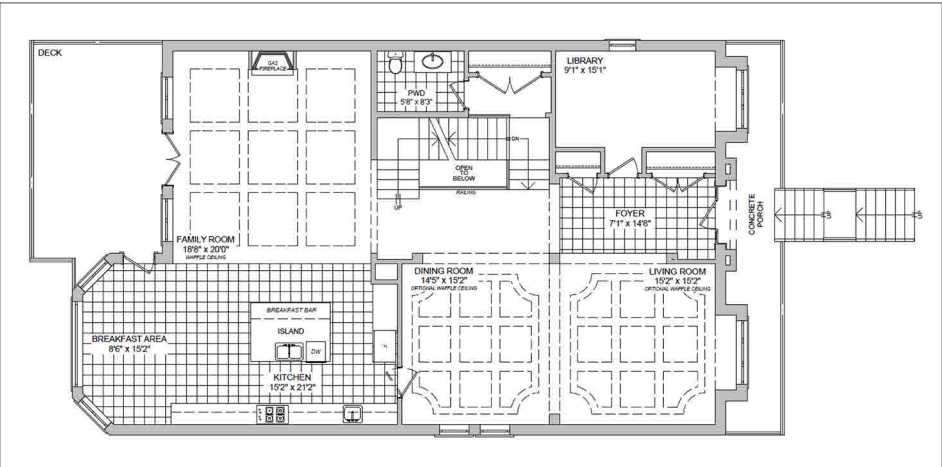


LOT #9 | THE BEECH | 5,120 sq. ft. (including basement) | Lot size 47' x 98' 9"

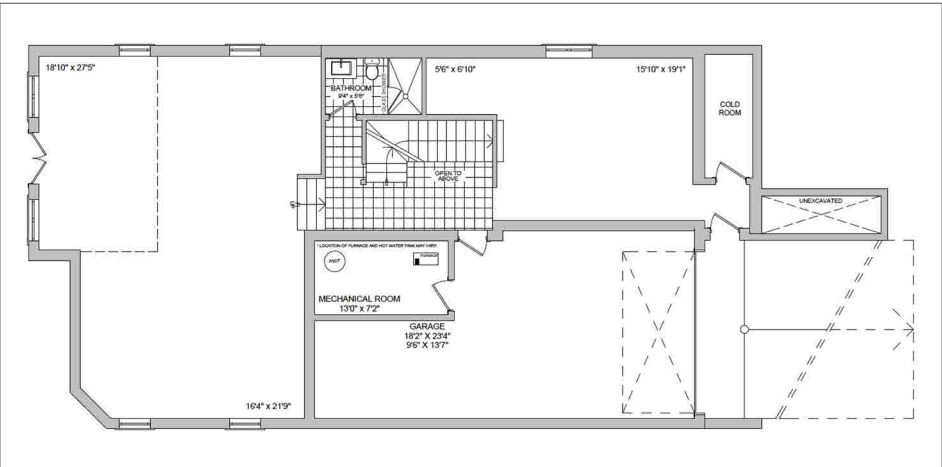
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MAIN FLOOR



BASEMENT





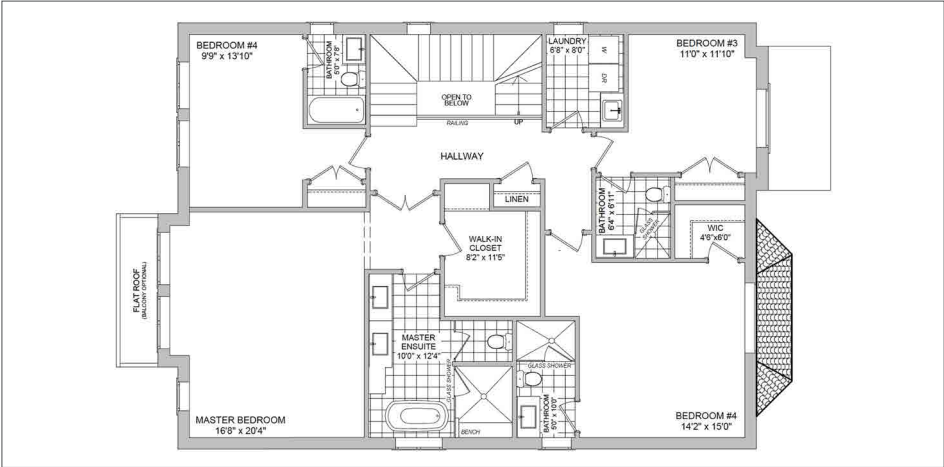


THE SPRUCE

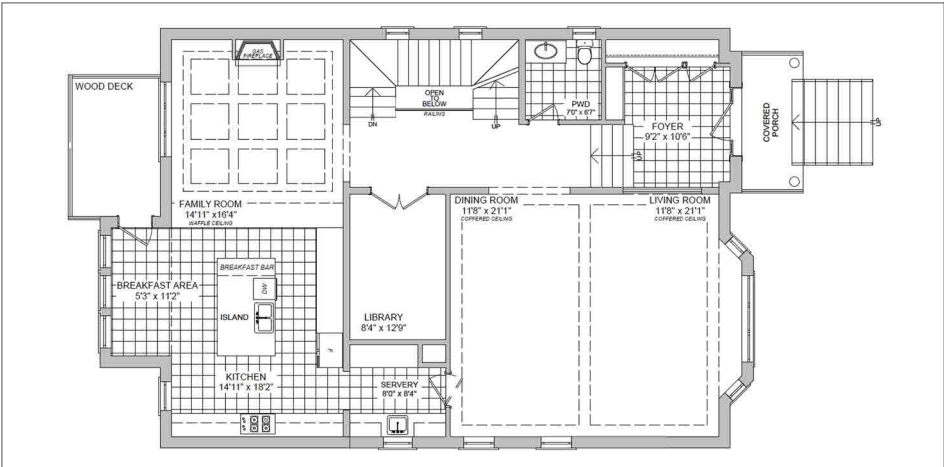


LOT #10 | THE SPRUCE | 5,234 sq. ft. (including basement) | Lot size 47' x 101 6"

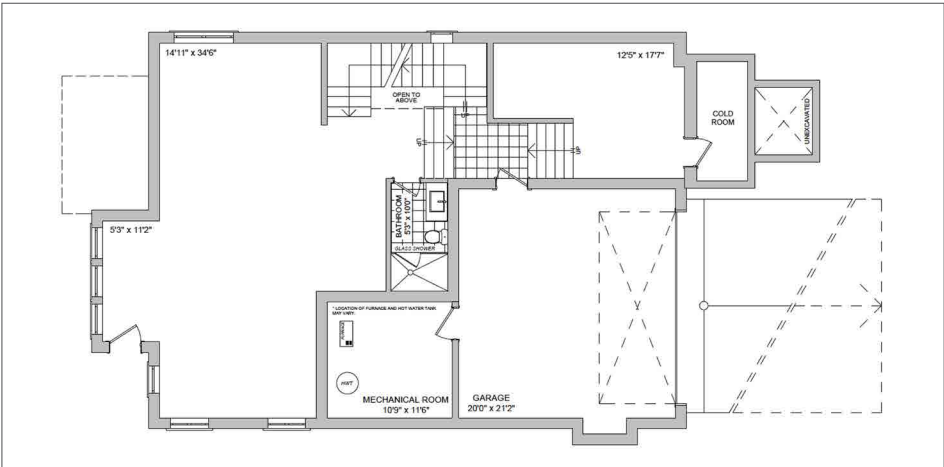
UPPER FLOOR



MAIN FLOOR



BASEMENT









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*All illustrations are artists concepts and specifications, terms and conditions are subject to change without notice. The photographs found throughout this booklet are intended for interior design inspiration only, and in no way do they directly represent the interiors of Headwater Estates homes. All measurements are approximate.*





Yucca Land Ltd.

Yucca is a land development and construction firm committed to quality, great design and excellent customer service. By managing the development and construction of our communities we offer superior value and set ourselves apart from most developers.

We were founded with a vision of offering a great base product with room for customization to suit the needs of modern lifestyles and a wide range of homeowner needs.

We draw on a wealth of over 40 years of management experience in construction. Detail that is required to finish to a true quality level is attained, not by trial and error but with a desire to be the best.

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