



NEIGHBOURHOOD GUIDE

Jefferson, Richmond Hill

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Jefferson sits on the northwest side of Richmond Hill against the Oak Ridges Moraine - a newer-build community of executive homes, trails and family-focused streets.

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AT A GLANCE

About Jefferson

Jefferson sits on the northwest side of Richmond Hill against the Oak Ridges Moraine - a newer-build community of executive homes, trails and family-focused streets.

KNOWN FOR

Landmarks across Richmond Hill

- David Dunlap Observatory - Protected observatory lands and park in the middle of the city.
- Mill Pond Park - The heritage heart of Richmond Hill and its most walkable pocket.
- Lake Wilcox - Oak Ridges' lakefront community with its own price tier.
- Richmond Green Sports Centre - Arenas, fields and the north-end family draw off Elgin Mills.
- Yonge Street corridor - Restaurants, transit and the future subway extension alignment.

LIFESTYLE

Everyday life in Jefferson

HOUSING

Two-storey detached homes built largely from the late 1990s onward, executive-sized properties near the moraine, and townhome enclaves closer to the arterial roads.

SCHOOLS

YRDSB and YCDSB schools, including newer builds constructed with the community. Confirm the current catchment for the address you are considering.

PARKS & RECREATION

Moraine trails, Phyllis Rawlinson Park nearby and a network of neighbourhood parks connecting the subdivisions.

TRANSIT & COMMUTING

YRT bus routes along Yonge and Bathurst, with Highway 404 access via Bloomington or Stouffville Road.

SHOPPING & AMENITIES

Plazas along Yonge Street and King Road, with full-scale retail south at Hillcrest Mall and Richmond Hill's Yonge corridor.



THE UPSIDE

What buyers like about Jefferson

- Newer housing stock with modern layouts
- Direct access to moraine trails and green space
- Popular with families relocating from central Toronto

WEIGH CAREFULLY

What to know before you commit

- Limited transit - most households need two vehicles
- Prices vary sharply by builder, lot and finish level

ASK FOR THE CURRENT MONTH

How the Richmond Hill market is behaving

Board figures for Richmond Hill are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in Jefferson

If you're buying

School catchment drives a large share of Richmond Hill buyer behaviour, which means demand can be concentrated on a handful of streets. Kaitlynn tracks which pockets are actually seeing multiple offers so you can budget realistically and avoid overpaying in areas where competition has already cooled.

If you're selling

Richmond Hill sellers often benefit from marketing that reaches beyond the immediate area - a meaningful share of buyers relocate from Toronto and Markham. Kaitlynn's launch strategy focuses on presentation quality, accurate catchment information and reaching agents representing move-up buyers.



COMMON QUESTIONS

Jefferson questions answered

How does Jefferson compare to Oak Ridges?

They neighbour each other, but housing age, lot sizes and price bands differ. Kaitlynn can show side-by-side sales for both so you can see the trade-off.

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NEXT STEP

Get your free home valuation

Every street in Jefferson trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

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