

THE TOWNHOME COLLECTION

*The new mark of distinction in Unionville*



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**UNIONVILLE**  
GARDENS

AN EXCLUSIVE ENCLAVE OF **EXECUTIVE TOWNHOMES**







### LEGEND

- Townhome A
- Townhome B
- Townhome C
- Townhome D
- Townhome E
- \* Rooftop Terrace

Plans and dimensions are approximate and subject to change without notice. Landscaping is artist's concept only. E. & O.E.

BUCHANAN DRIVE



# YOUR PRIVATE ROOFTOP TERRACE

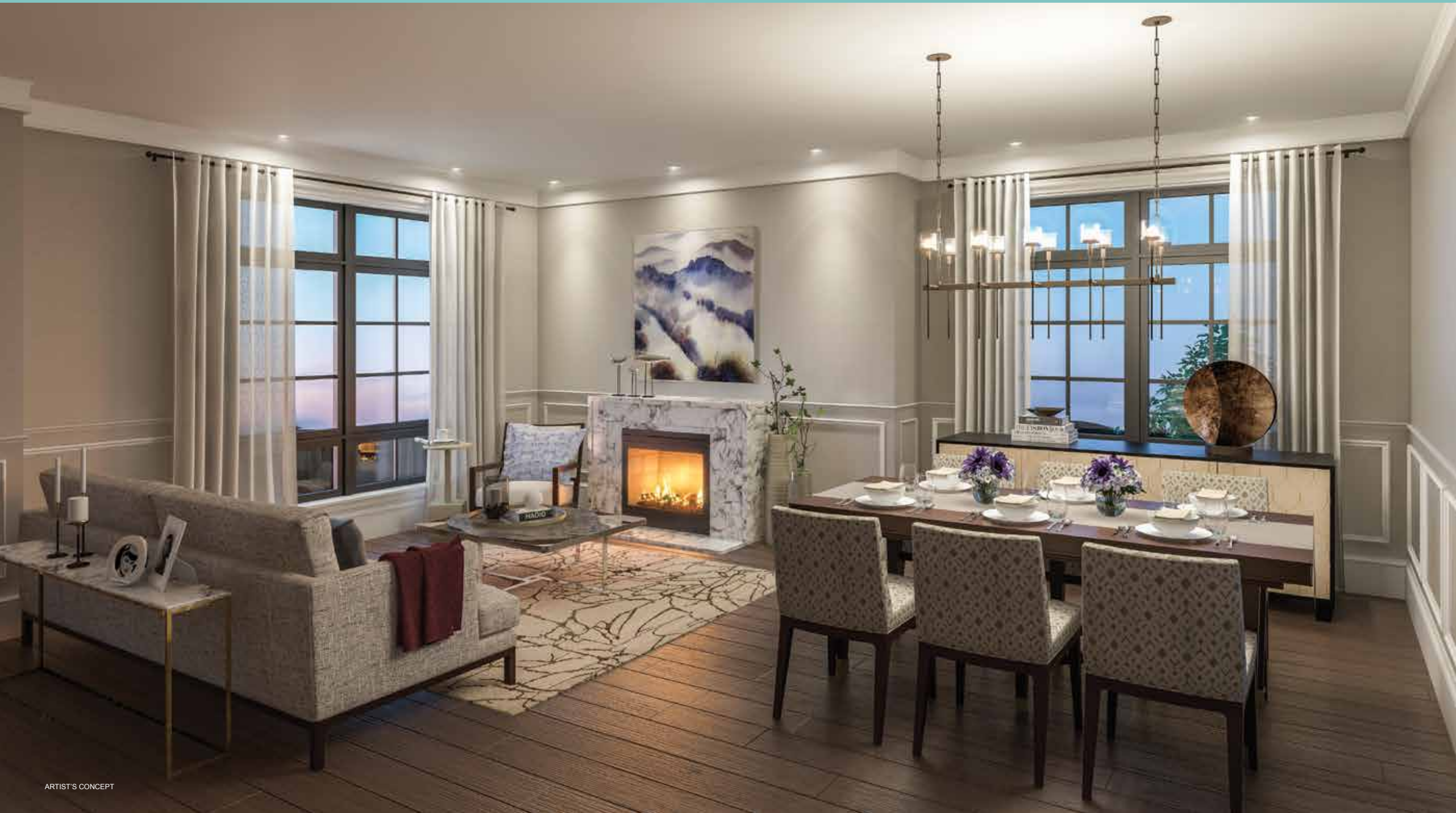




SPACIOUS AND GRACIOUS INTERIORS BY II BY IV DESIGN



LUXURIOUSLY APPOINTED LIVING SPACE THROUGHOUT





## *Wyview's Unionville Gardens is a new home community inspired by a true sense of neighbourhood.*

### BRILLIANT EXTERIOR FEATURES

- Architecturally controlled streetscapes that offer pleasing colours and coordinated trimmings

### EPICUREAN KITCHEN DETAILS

- Your choice of quality designer cabinets and gorgeous stone kitchen countertop in granite or quartz
- Convenient Kitchen island
- Extra-spacious pantry, as per plan
- Stainless steel undermount double sink with single lever pull-down faucet
- Gourmet gas cooktop and separate wall oven

### BATHROOMS THAT DEFINE LUXURY

- Custom designed cabinetry and granite or quartz countertops in all bathroom(s)
- Luxurious acrylic soaker tub in gleaming white with faucet in chrome finish
- Frameless glass shower door in master ensuite

### STUNNING INTERIOR FINISHES

- Oak finished stairs with iron picket handrails, including finished basement
- Beautiful light-filled skylights, strategically situated

### ELECTRICAL HIGHLIGHTS

- Pot lights above kitchen sink, living room and under-cabinet lighting
- Marble electric fireplace.

### LUXURIOUS FLOORING

- Choice of porcelain floor tile in foyer, kitchen, breakfast area, powder room, bathroom(s) and finished laundry room
- Hardwood flooring on ground (main), second and third floor non-ceramic areas; engineered laminate floor in finished basements.

### ADDITIONAL FEATURES

- 9' high ceilings on all floors above grade (except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered)
- Finished basement with 3-piece bath

### ENERGY EFFICIENT FEATURES

- Insulation to exterior walls R22 batts, attic space R40.
- Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31)

# TOWNHOME A

## 3 BEDROOM + DEN

### INTERIOR UNIT

**2724** SQ.FT.

includes

**527** SQ.FT.

finished  
basement

**30** SQ.FT.

porch

**34** SQ.FT.

balcony

**148** SQ.FT.

rooftop terrace

### EXTERIOR UNIT

**2794** SQ.FT.

includes

**540** SQ.FT.

finished  
basement

**30** SQ.FT.

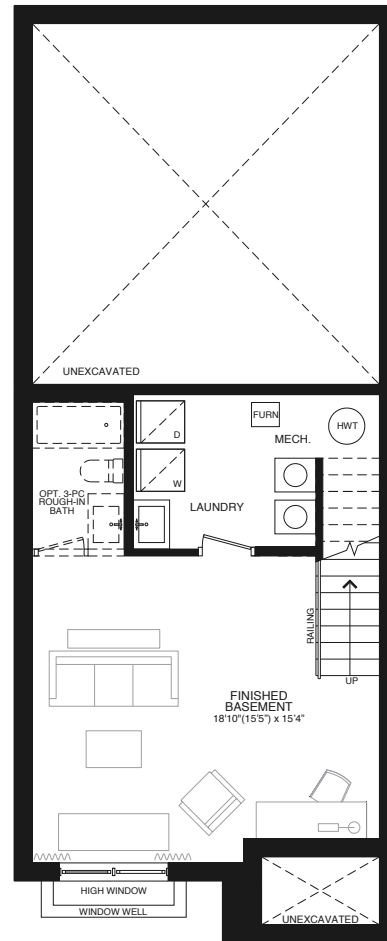
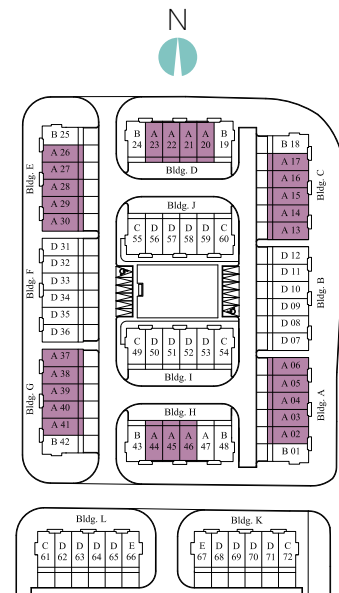
porch

**34** SQ.FT.

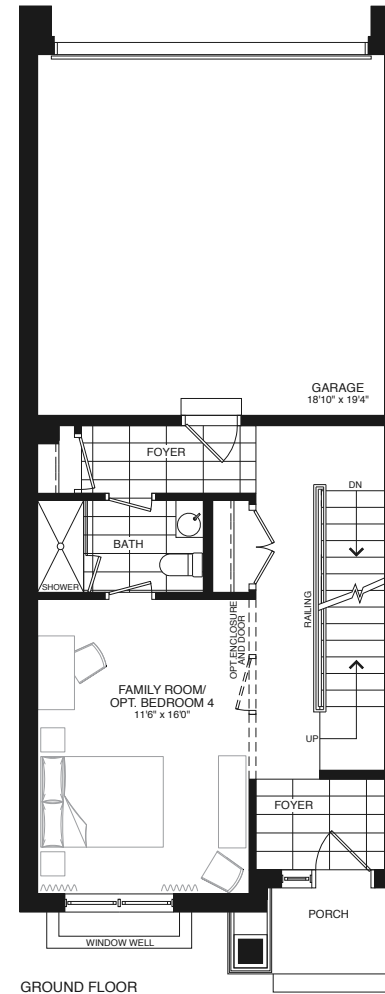
balcony

**148** SQ.FT.

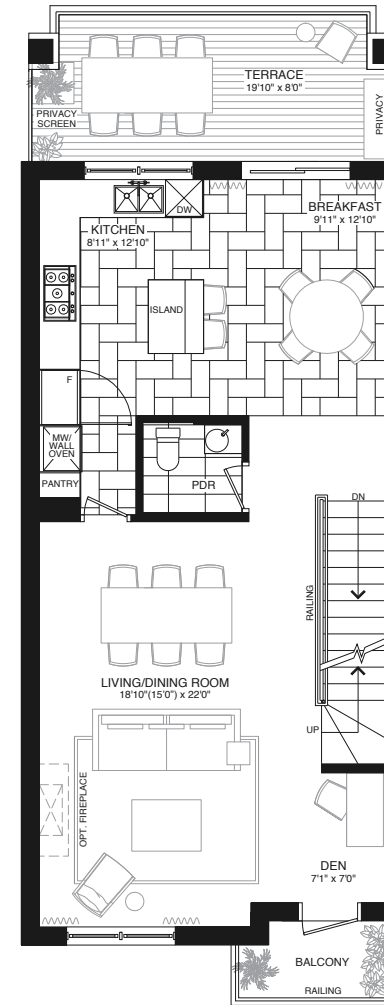
rooftop terrace



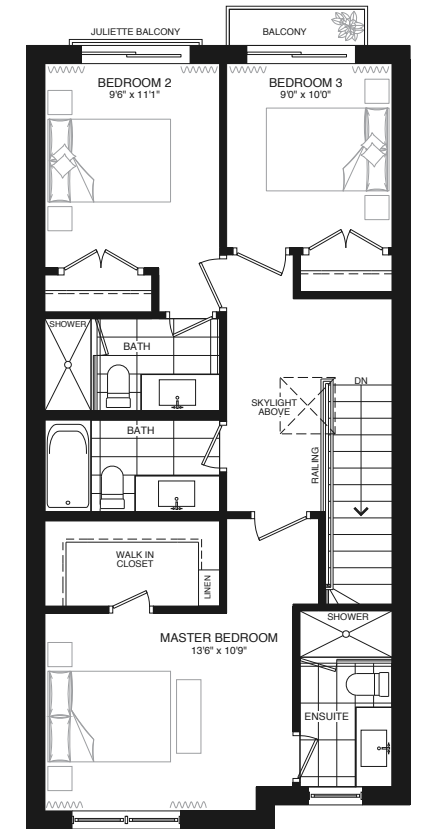
BASEMENT



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



# TOWNHOME A WITH ELEVATOR

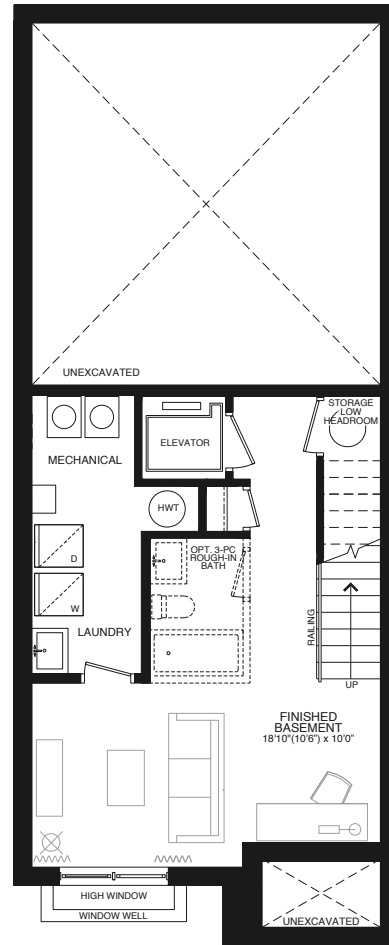
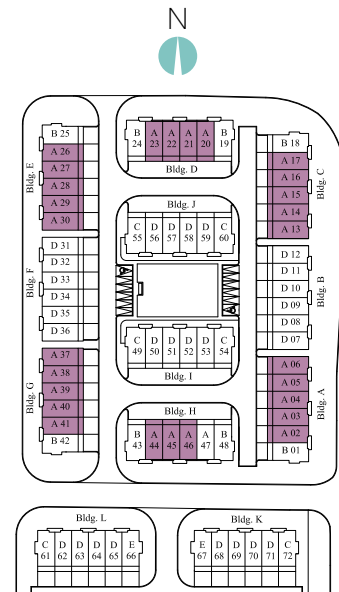
## 3 BEDROOM + DEN

### INTERIOR UNIT

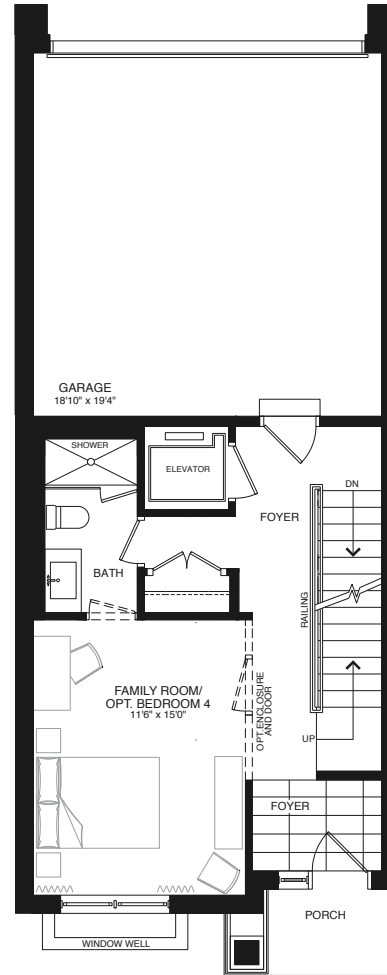
**2724 SQ.FT.**  
includes  
**526 SQ.FT.**  
finished  
basement  
**30 SQ.FT.**  
porch  
**34 SQ.FT.**  
balcony  
**148 SQ.FT.**  
rooftop terrace

### EXTERIOR UNIT

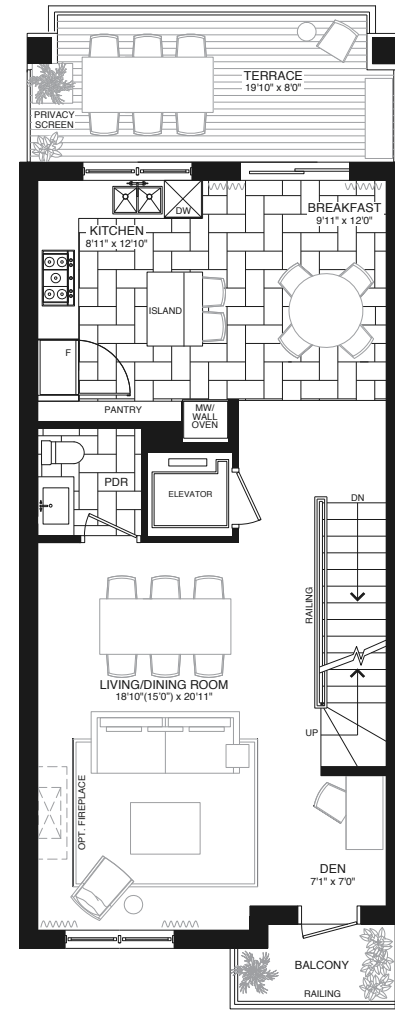
**2794 SQ.FT.**  
includes  
**540 SQ.FT.**  
finished  
basement  
**30 SQ.FT.**  
porch  
**34 SQ.FT.**  
balcony  
**148 SQ.FT.**  
rooftop terrace



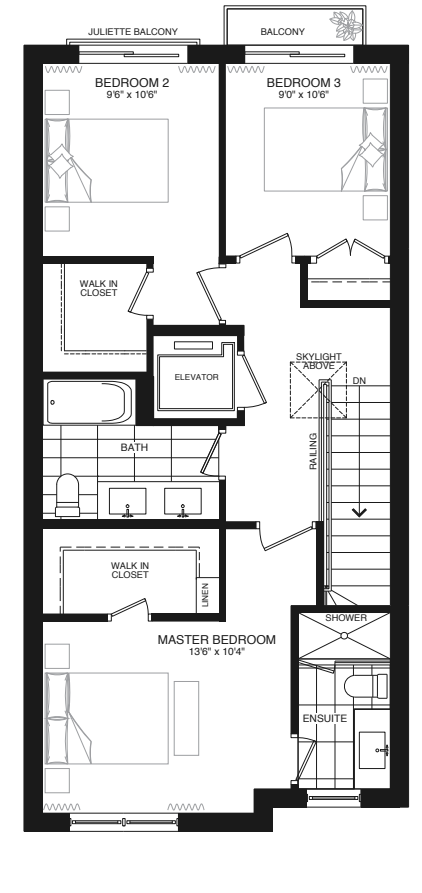
BASEMENT



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

# TOWNHOME B

3 BEDROOM + DEN

3020 SQ.FT.

includes

596 SQ.FT.

finished basement

70 SQ.FT.

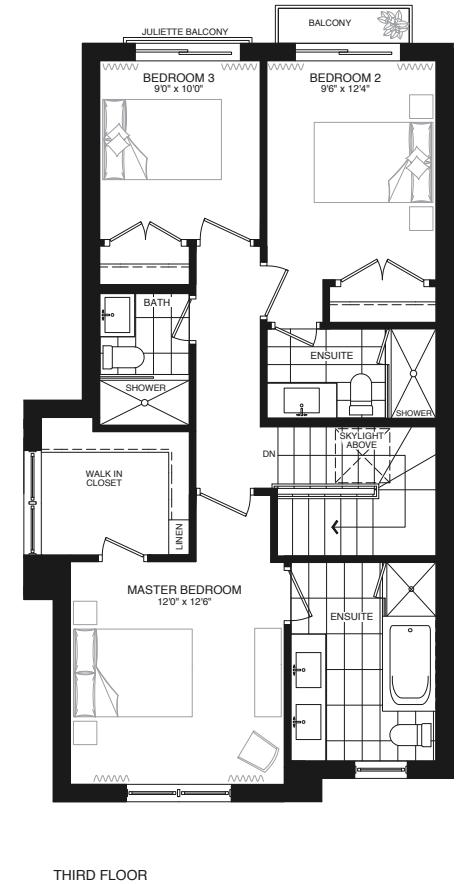
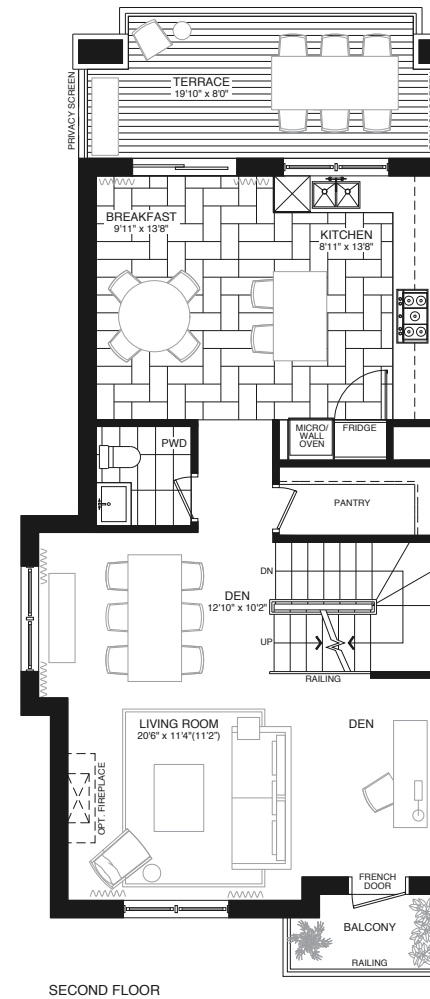
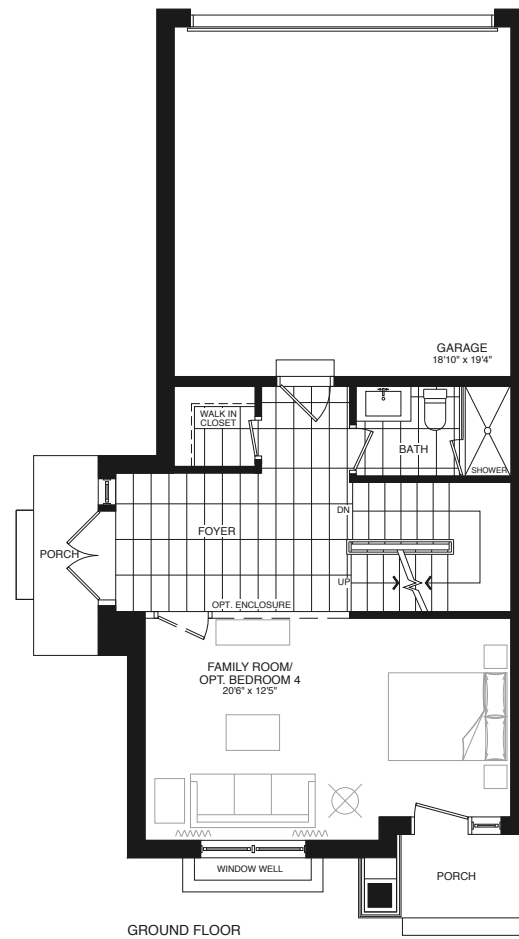
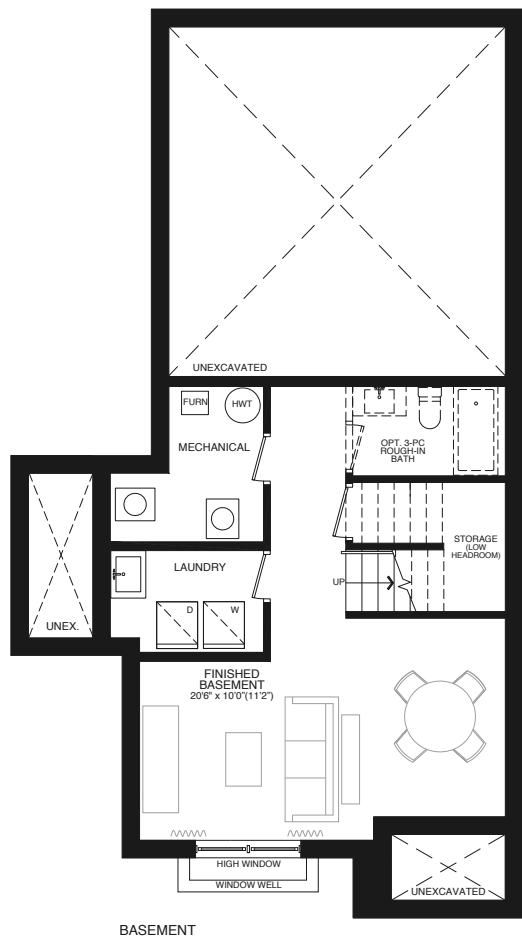
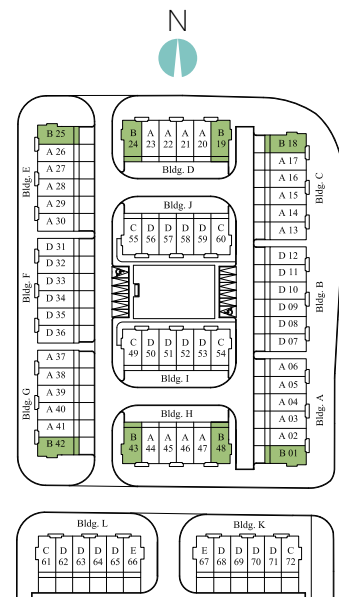
porch

34 SQ.FT.

balcony

148 SQ.FT.

rooftop terrace





# TOWNHOME B WITH ELEVATOR

## 3 BEDROOM + DEN

**3020** SQ.FT.

includes

**595** SQ.FT.

finished basement

**70** SQ.FT.

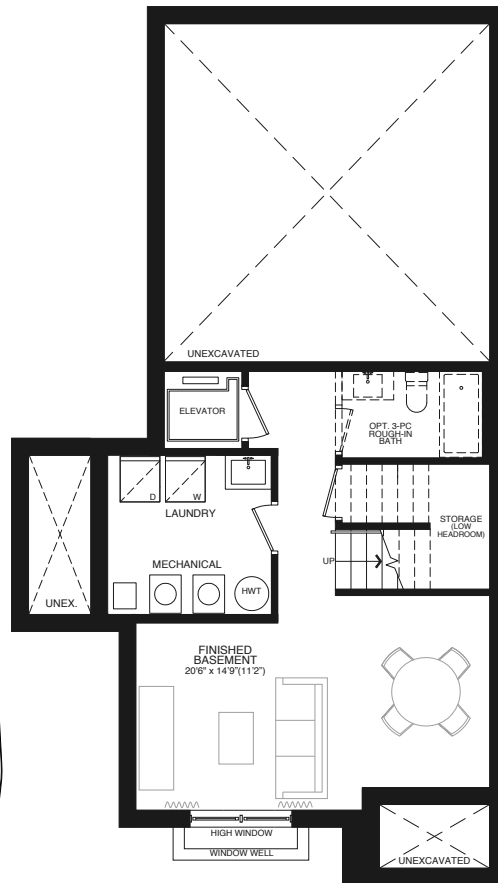
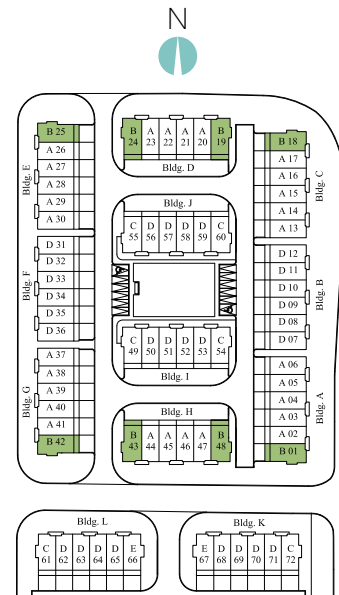
porch

**34** SQ.FT.

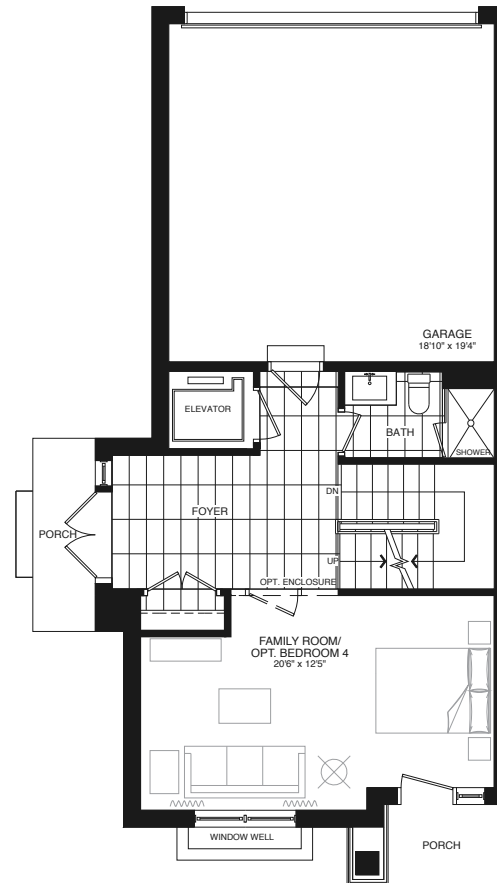
balcony

**148** SQ.FT.

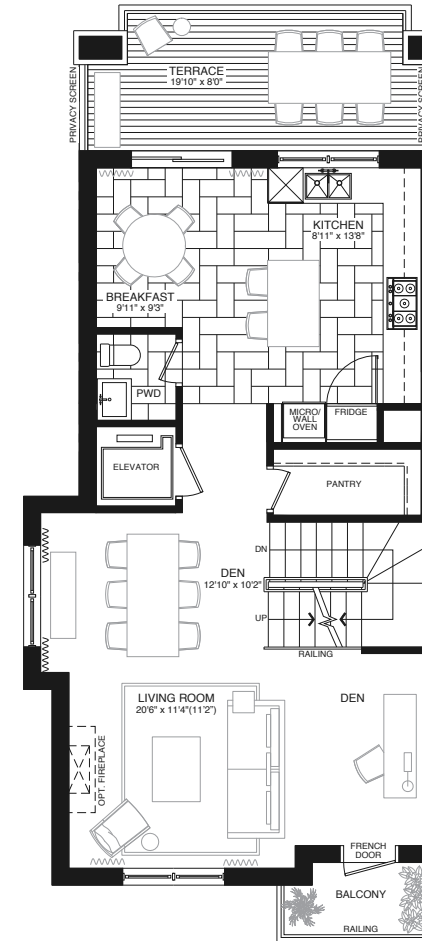
rooftop terrace



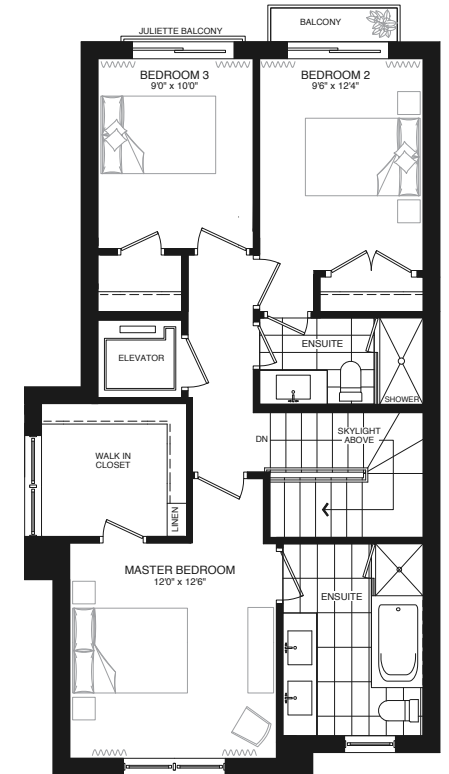
BASEMENT



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

# TOWNHOME C

## 3 BEDROOM + DEN

**3183** SQ.FT.

includes

**596** SQ.FT.

finished basement

**80** SQ.FT.

porch

**34** SQ.FT.

balcony

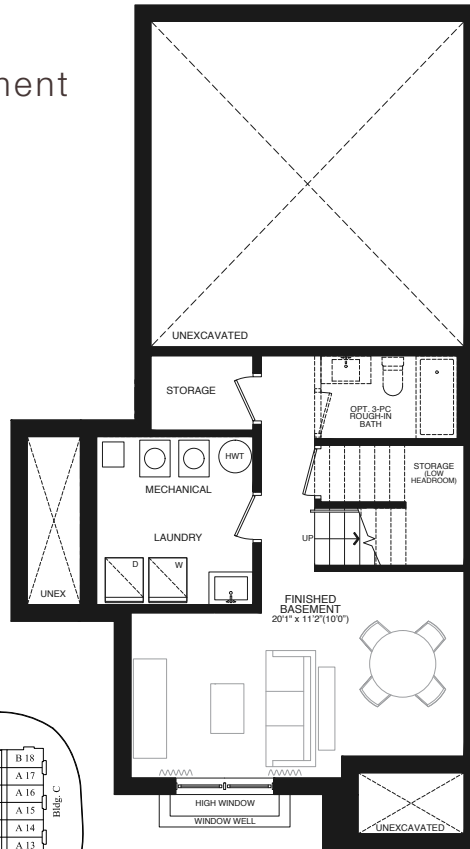
**87** SQ.FT.

terrace

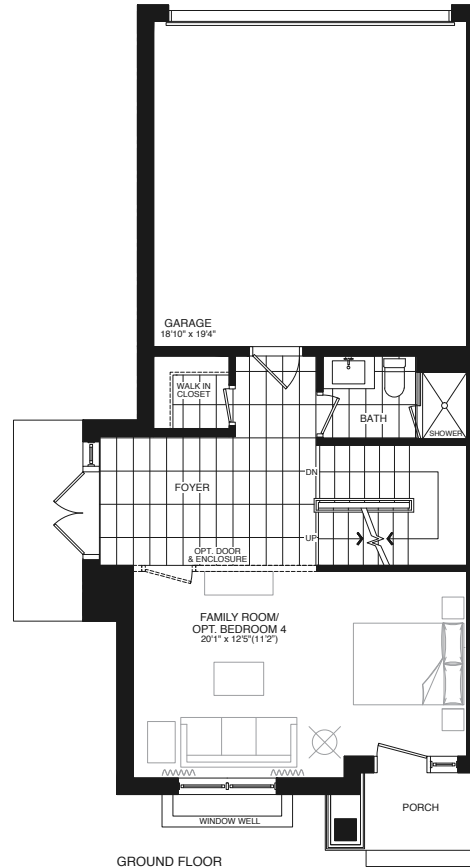
**423** SQ.FT.

rooftop

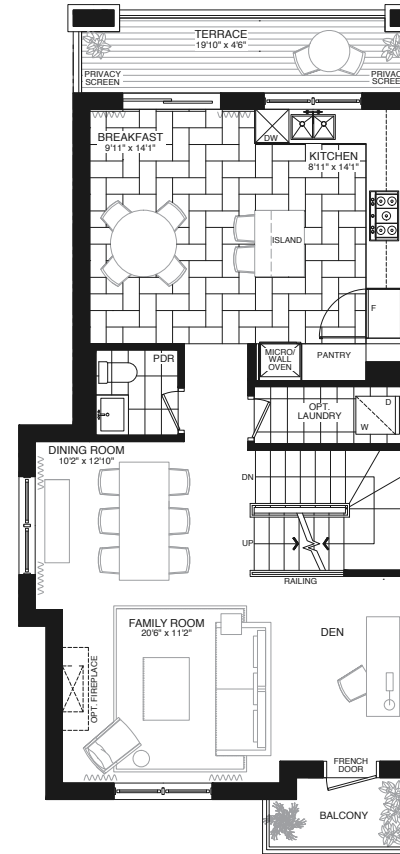
terrace



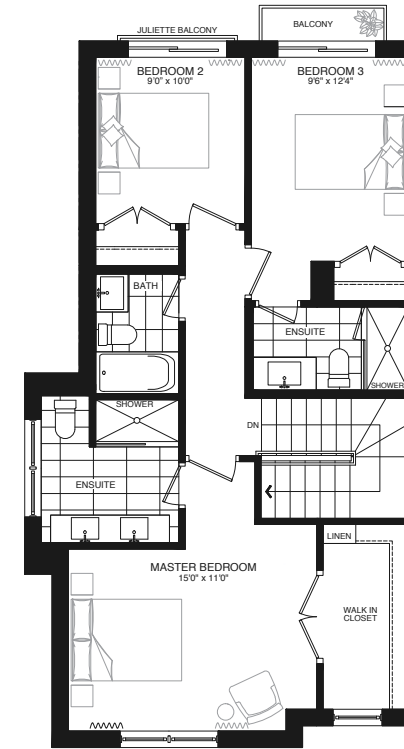
BASEMENT



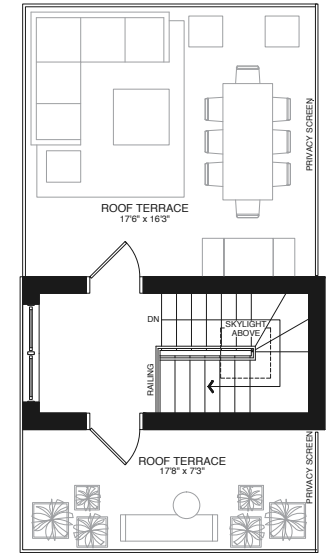
GROUND FLOOR



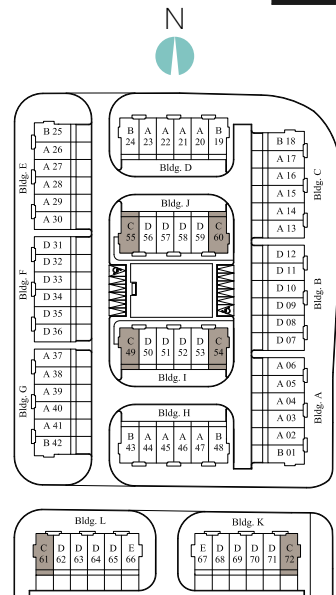
SECOND FLOOR



THIRD FLOOR



ROOF TERRACE





# TOWNHOME C WITH ELEVATOR

## 3 BEDROOM + DEN

**3183** SQ.FT.

includes

**596** SQ.FT.

finished basement

**80** SQ.FT.

porch

**34** SQ.FT.

balcony

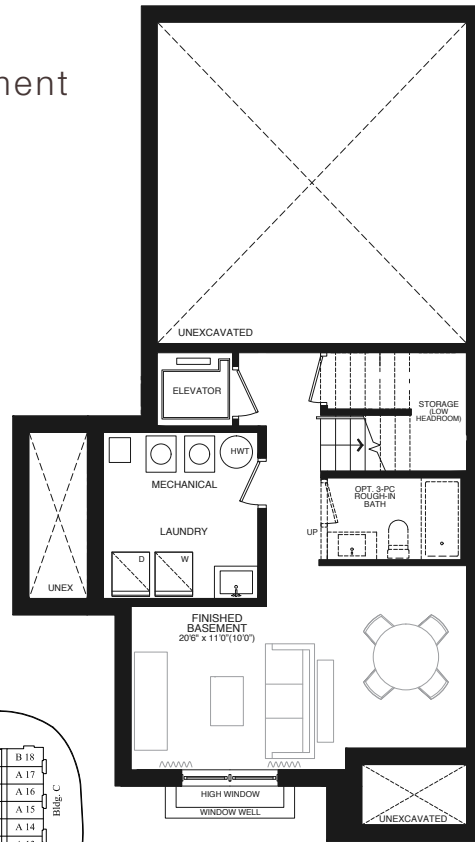
**87** SQ.FT.

terrace

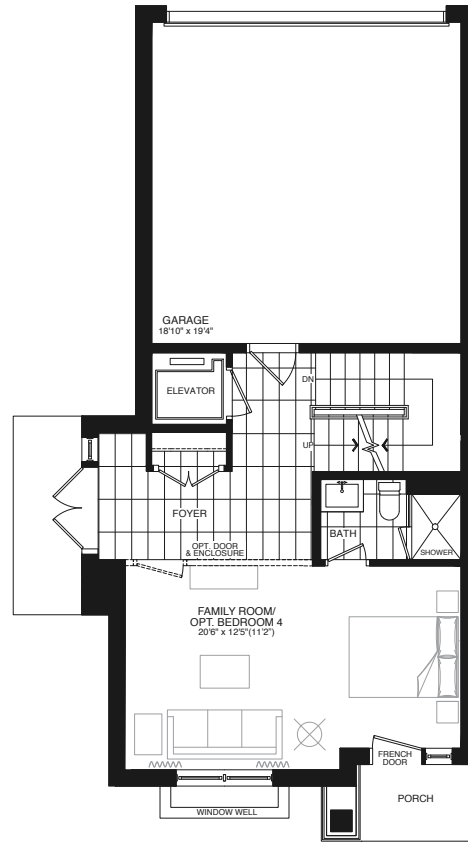
**423** SQ.FT.

rooftop

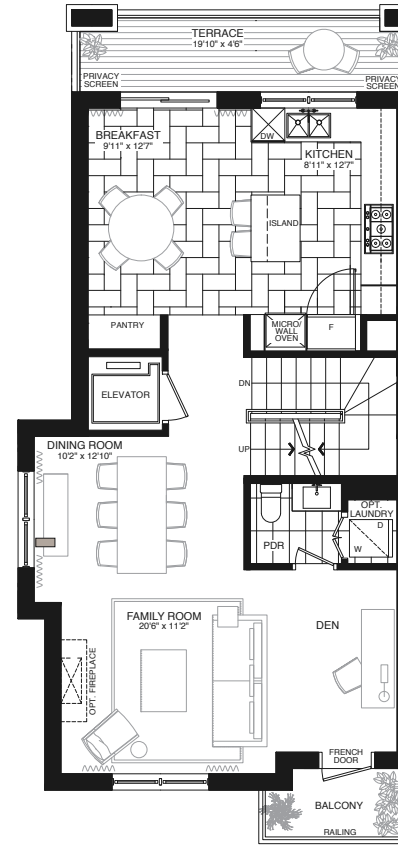
terrace



BASEMENT



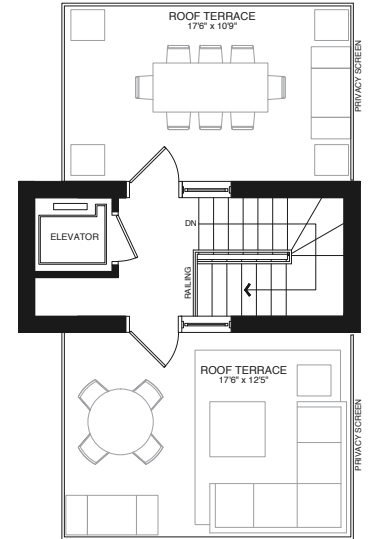
GROUND FLOOR



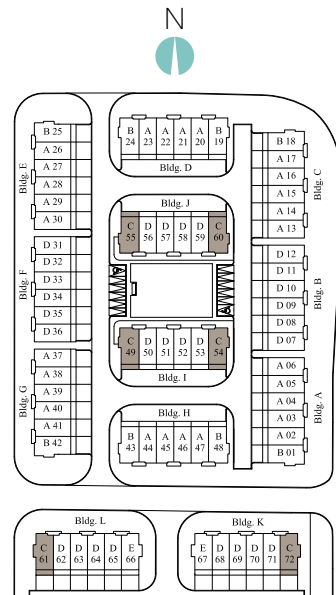
SECOND FLOOR



THIRD FLOOR



ROOF TERRACE



# TOWNHOME D

## 3 BEDROOM + DEN

**2826** SQ.FT.

includes

**526** SQ.FT.

finished basement

**30** SQ.FT.

porch

**34** SQ.FT.

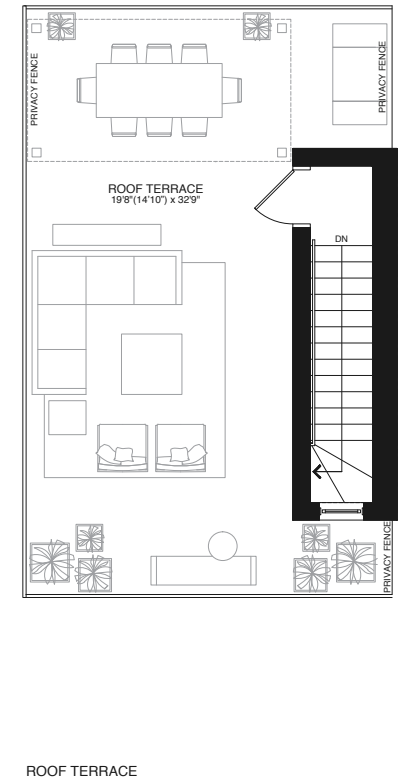
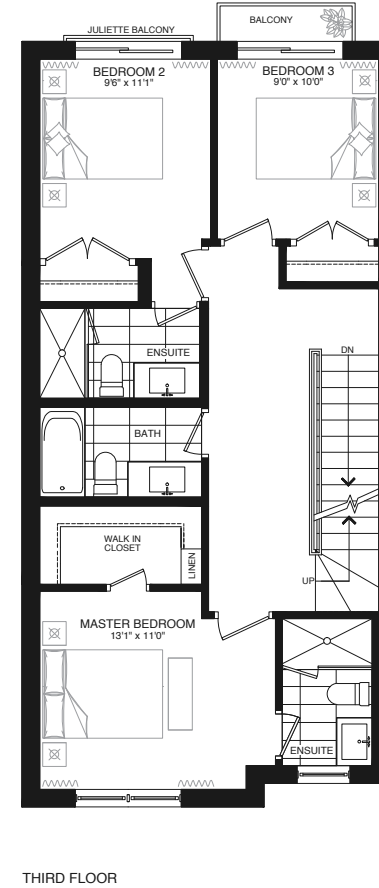
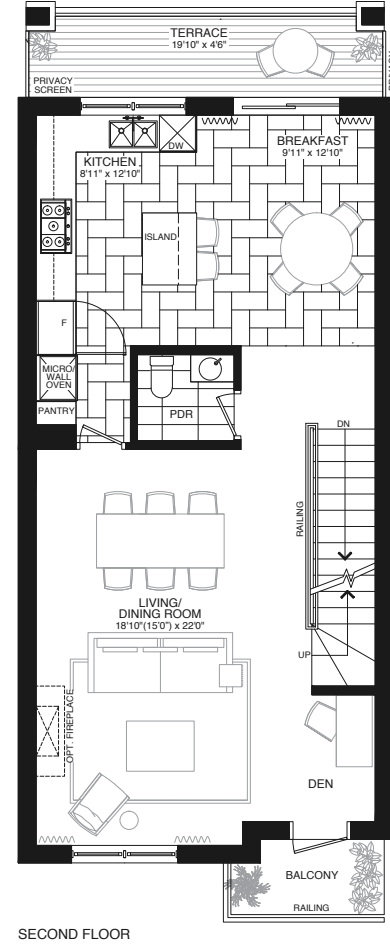
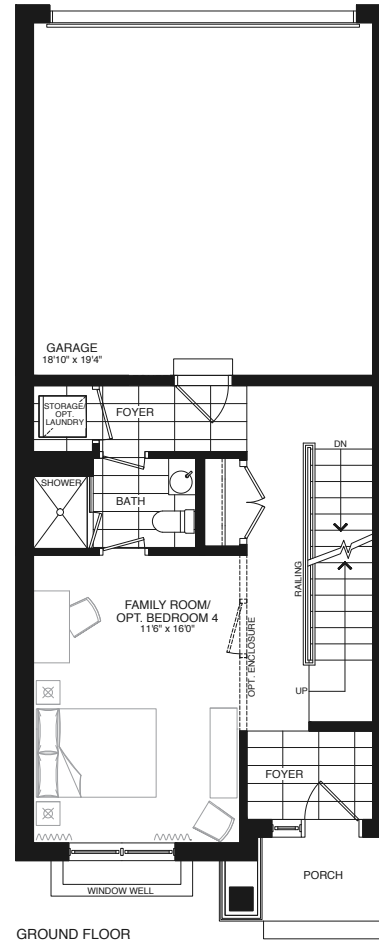
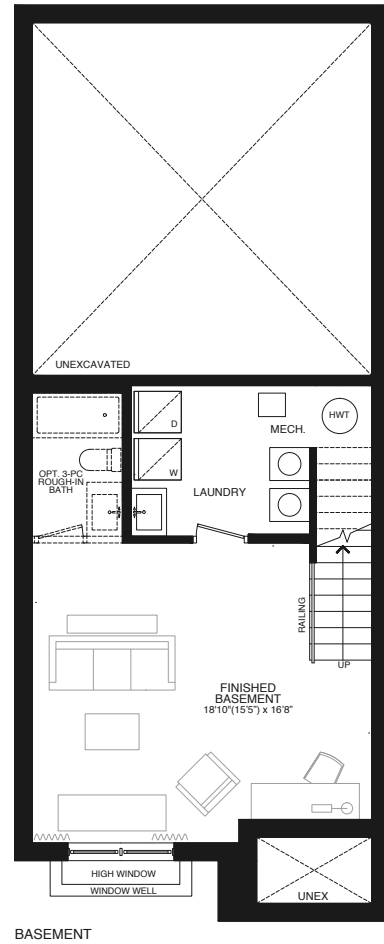
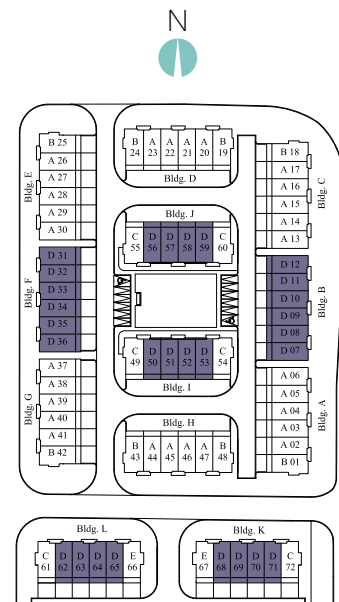
balcony

**87** SQ.FT.

terrace

**548** SQ.FT.

rooftop terrace





# TOWNHOME D WITH ELEVATOR

## 3 BEDROOM + DEN

**2826** SQ.FT.

includes

**526** SQ.FT.

finished basement

**30** SQ.FT.

porch

**34** SQ.FT.

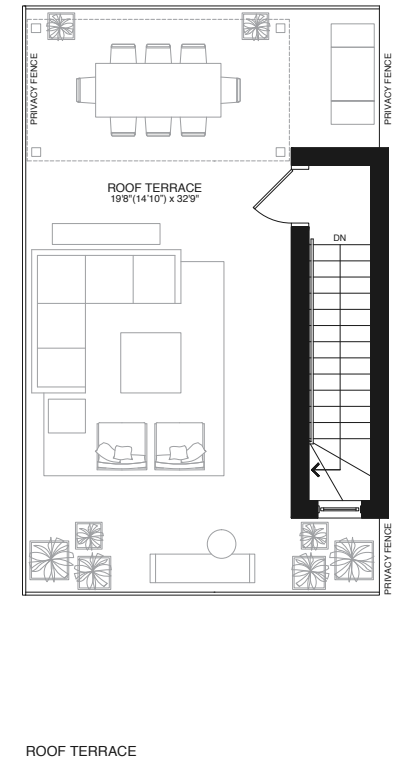
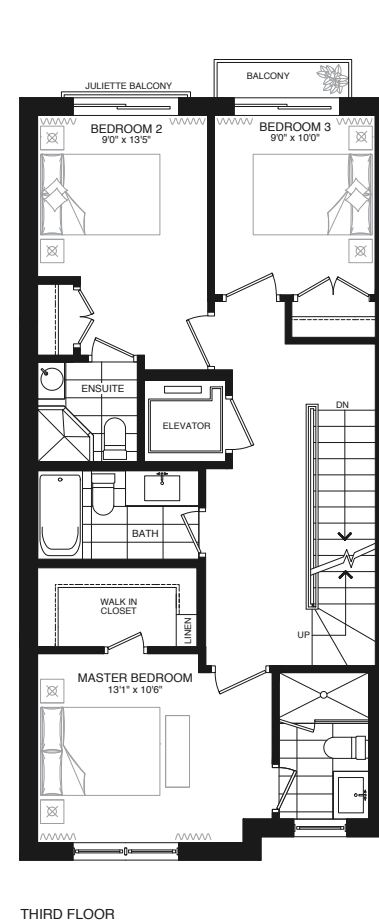
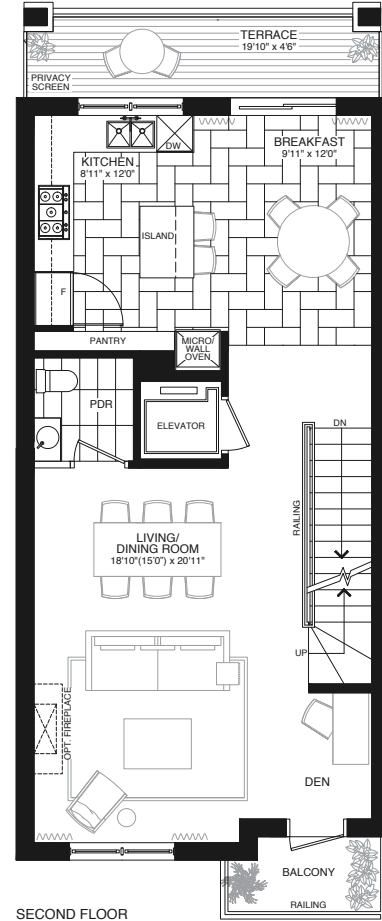
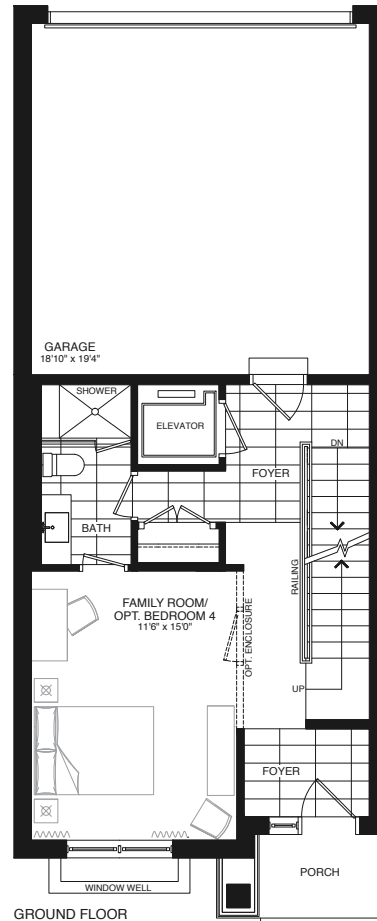
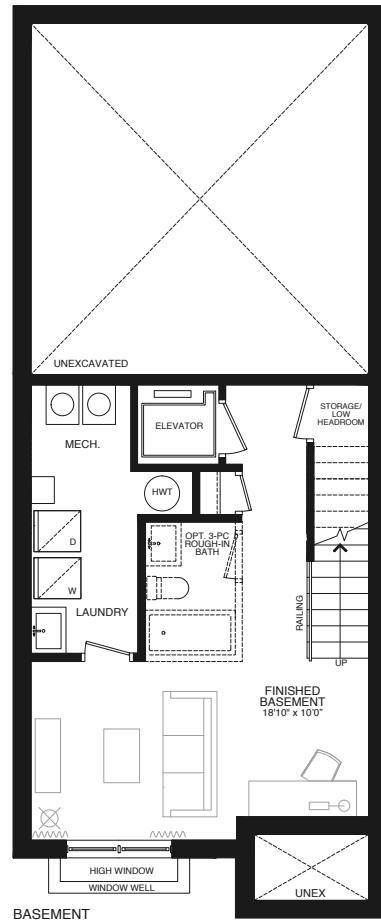
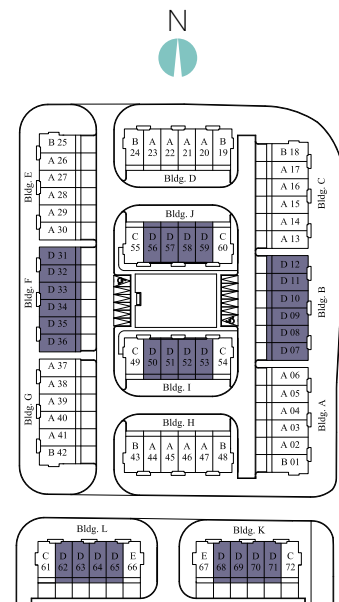
balcony

**87** SQ.FT.

terrace

**548** SQ.FT.

rooftop terrace



# TOWNHOME E

4 BEDROOM + DEN

3803 SQ.FT.

includes

705 SQ.FT.

finished basement

30 SQ.FT.

porch

34 SQ.FT.

balcony

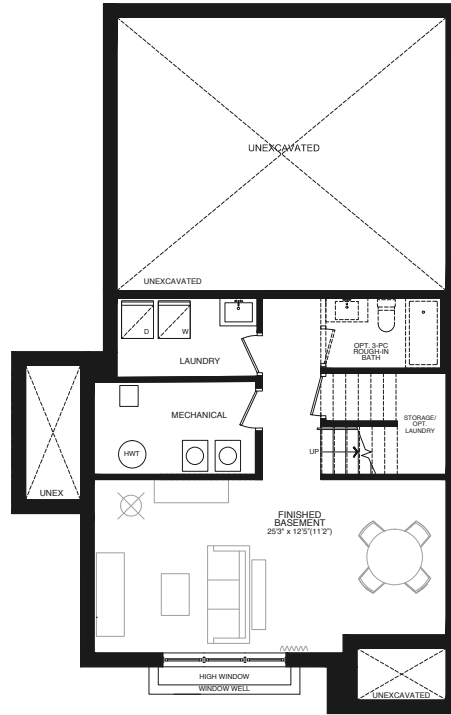
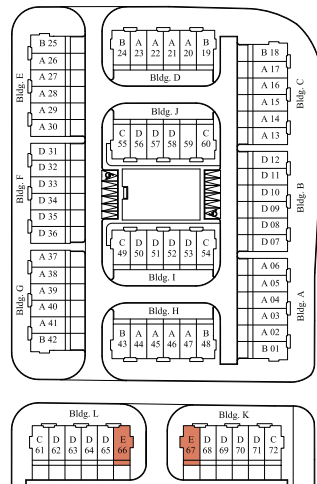
108 SQ.FT.

terrace

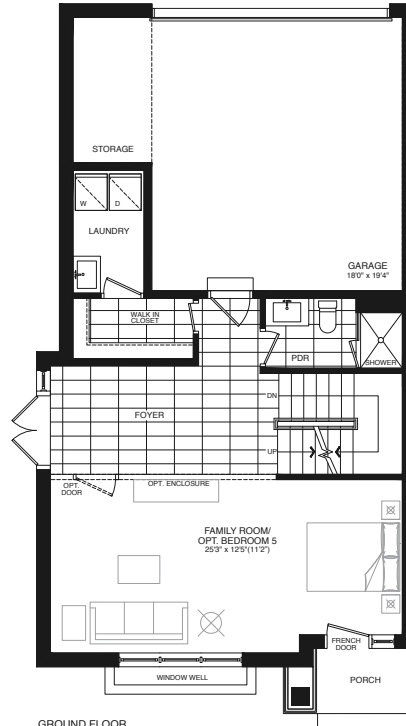
575 SQ.FT.

rooftop

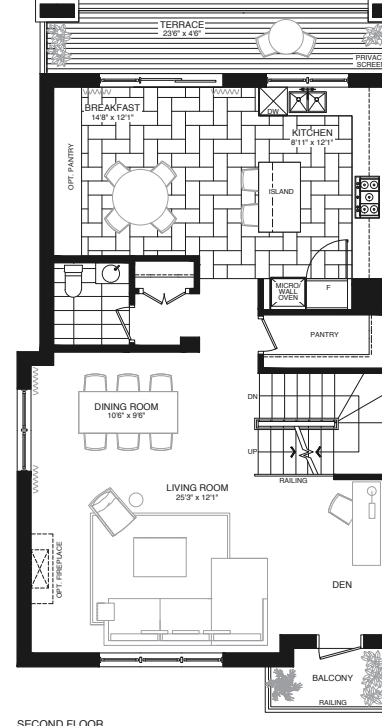
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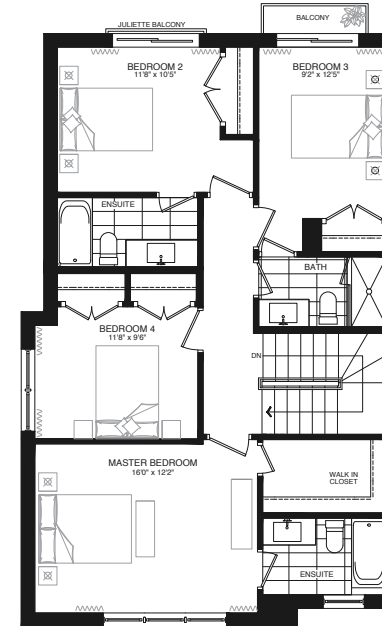
BASEMENT



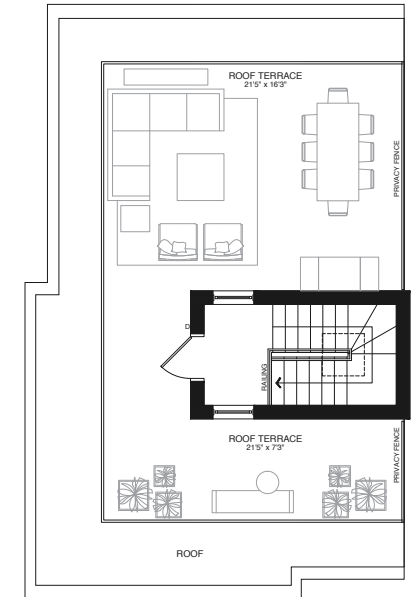
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF TERRACE

# TOWNHOME E WITH ELEVATOR

## 4 BEDROOM + DEN

**3803** SQ.FT.

includes

**705** SQ.FT.

finished basement

**30** SQ.FT.

porch

**34** SQ.FT.

balcony

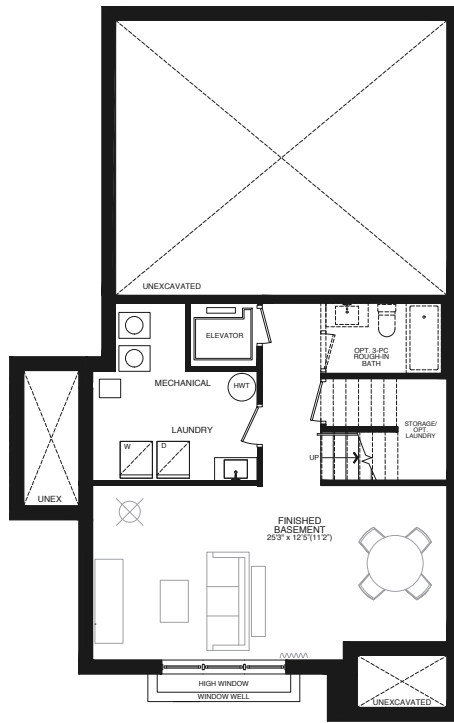
**108** SQ.FT.

terrace

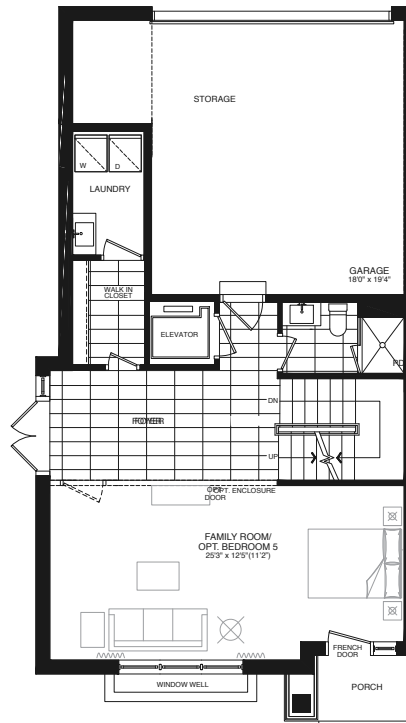
**575** SQ.FT.

rooftop

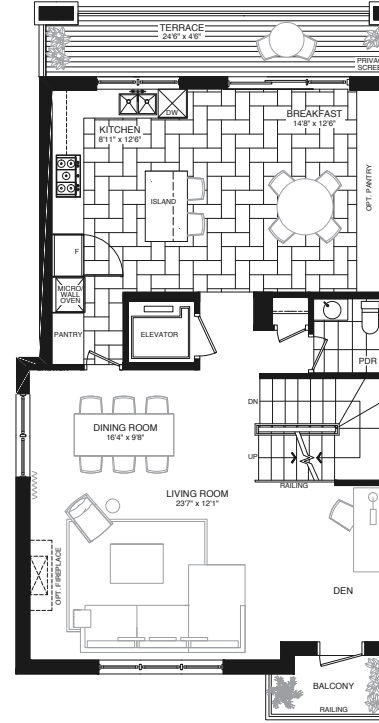
terrace



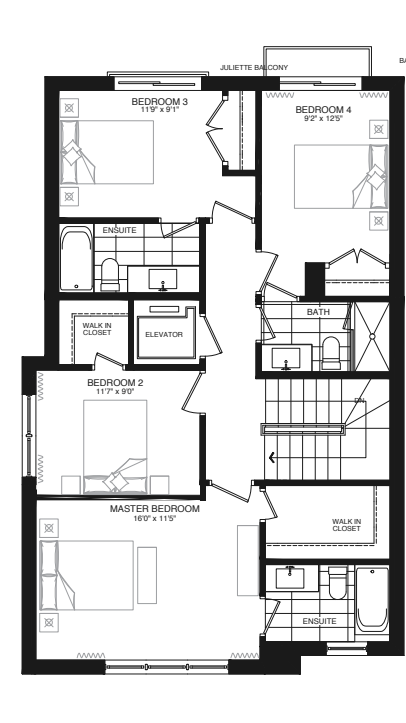
BASEMENT



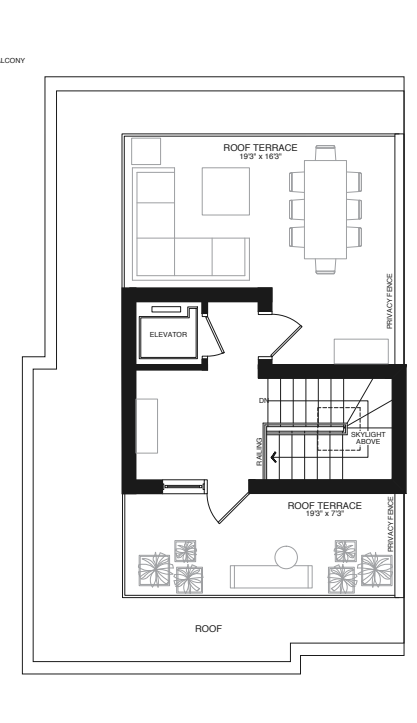
GROUND FLOOR



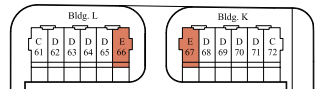
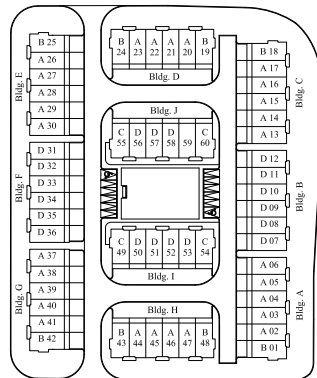
SECOND FLOOR



THIRD FLOOR



ROOF TERRACE





ELGIN MILLS RD. E.

# THE BEST OF MARKHAM AT YOUR DOORSTEP

UNIONVILLE



ANGUS GLEN GOLF CLUB



MAJOR MACKENZIE DR.

HWY 404



MARKHAM GOLF & COUNTRY CLUB

WOODBINE AVE.



BASEBALL SOCCER PARK



CACHET CENTRE

WARDEN AVE.



ANGUS GOLF CLUB



YORK DOWNS GOLF & COUNTRY CLUB

KENNEDY RD.



SOCCER BASEBALL TENNIS

Berczy Village

HWY 48



WISMER COMMUNITY PARK

MARKHAM HISTORICAL MUSEUM



MARKHAM RD.

16th AVE.



SENECA COLLEGE MARKHAM CAMPUS



BASEBALL TENNIS



MARKHAM THEATRE

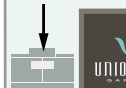
ANTHONY ROMAN CENTRE



MARKHAM CIVIC CENTRE PARK

UNIONVILLE HIGH SCHOOL

MARKHAM TOWN SQUARE



VILLAGE PKWY.

COMMUNITY CENTRE  
ART GALLERY  
CURLING CLUB  
LIBRARY  
ART CENTRE

VILLAGE PARK

TOOGOOD PARK

HISTORIC UNIONVILLE VILLAGE

CENTENNIAL

COMMUNITY CENTRE  
INDOOR  
OUTDOOR POOL

MARKVILLE SHOPPING CENTRE



MARKHAM



MARKHAM GALLERY

VIVA

VIVA

VIVA

VIVA

VIVA

UNIONVILLE SHOPS

UNIONVILLE

VIVA

VIVA

HWY 7

VIVA



CINEPLEX



FIRST MARKHAM PLACE



CINEPLEX VIP & IMAX

UNIONVILLE SHOPS

UNIONVILLE

NEW KENNEDY SQUARE

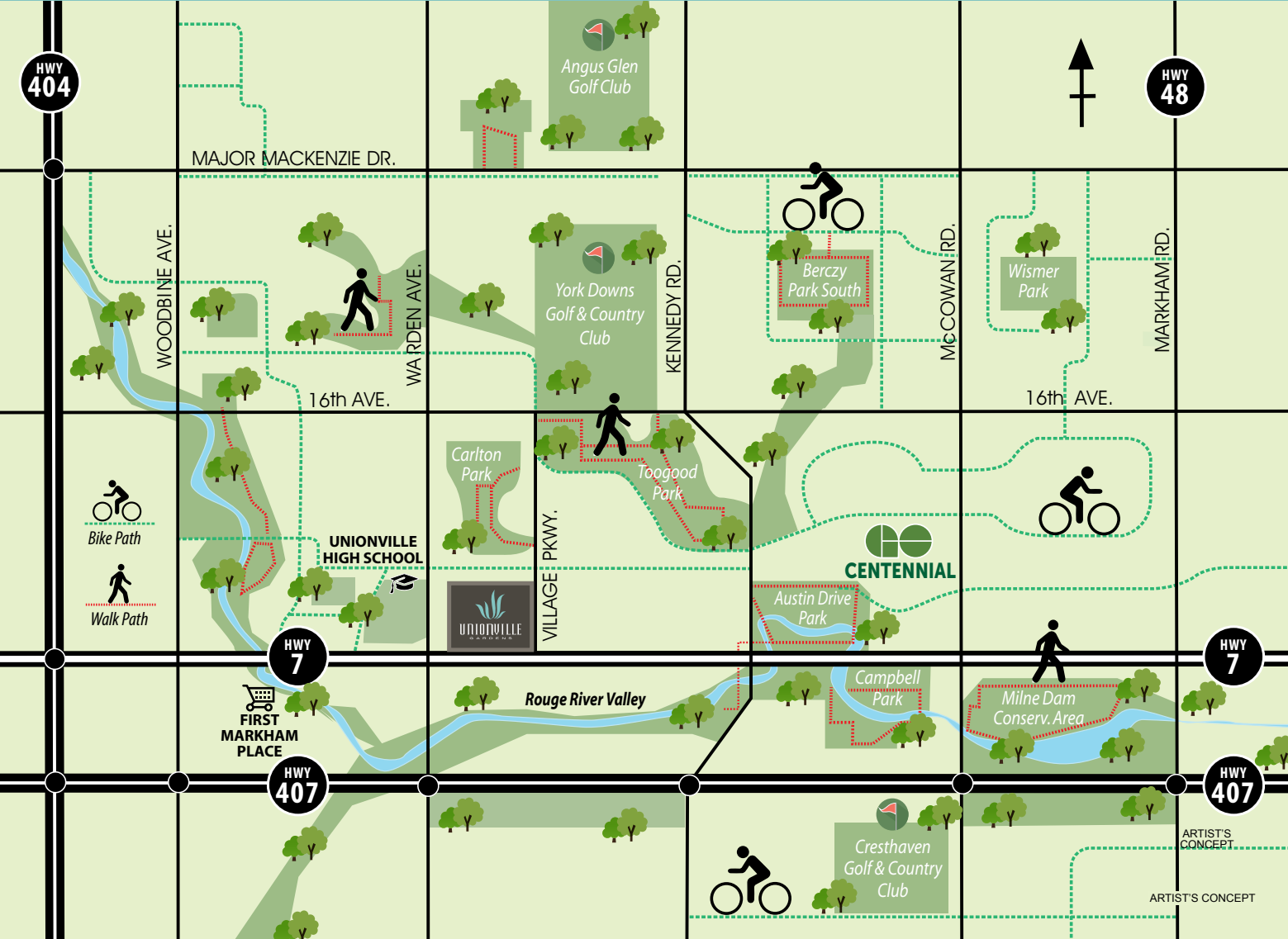


MILNE DAM CONSERVATION AREA

Future York University & Markham Centre

HWY 407

TORONTO



### NATURE SURROUNDS YOU

You'll be inspired by the bike trails and walking paths, many winding through beautiful wood lots, parks and conservation areas, just steps away from Unionville Gardens. Plus you can enjoy fabulous golf courses and a myriad of recreational choices – all close by.

# THE FACTS OF IT ALL

## MARKHAM IS THE PLACE TO INVEST

There is a desire by the city to control urban sprawl by requesting higher density for new development. The city plan calls for more growth along Highway 7 and less towards the farmland to the north. A similar development in Cornell promotes the need for services to be closer to residences.

40%

of the population in Markham has a Post Secondary Education.



Aviva Insurance announced it would move its Canadian headquarters and 1,200 jobs to Markham in 2017.



Lenovo has located its Canadian headquarters in Markham bringing with it 200 new jobs.

\$150,000

Average Household Income compared to the GTA average of

\$76,000



- 2010 km. Total paved roads
- 1040 km. Total sidewalks
- \$2.7 M Cost of multi-use pathway system
- \$10.9 M Main Street Markham reconstruction
- 1,700 m. Multi-use limestone pathways
- 3 Multi-use pathway bridges
- 340 m. Boardwalk and wooden stairway space

Data valid as of December 31, 2014

## ACKNOWLEDGEMENTS



FDI Magazine awarded the City of Markham the Top 10 Small Cities Award – Best for Business Friendliness.



Cornell Community Centre & Library was awarded The International Interior Design Association Award of Excellence.



The Recycling Council of Ontario Awarded the City of Markham The Gold Award in Waste Diversion for achieving 82% Curbside Diversion.



The City of Markham was awarded the 2014 Job Skills Newcomer Division Award.



Markham's Portal Project – "Digital Services for Citizens" was recognized at the Government Technology Exhibition and Conference (GTEC) as an Honouree in Service Delivery Excellence.



Markham's Bird Friendly Guidelines won the Ontario Professional Planners Institute Excellence in Planning Award.



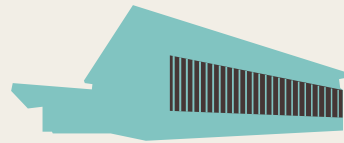
York Region is headquarters to 4 of Canada's TOP 10 corporate Research & Development investors



York Region's population is expected to grow from 1.1 MILLION today to 1.5 MILLION by 2031

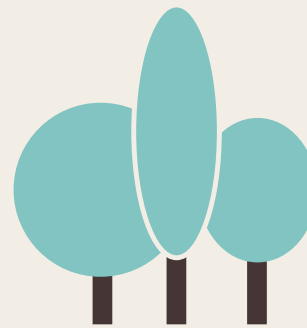


York Region is projected to create 280,000 JOBS from 2010 to 2030



### THE MARKHAM PAN AM CENTRE

Completed in 2014, the centre has already hosted international competitions to high praise.



- 76 Parks adopted through Adopt-a-Park Program (G4-EN13)
- 18,000+ Trees planted, "Trees for Tomorrow"
- 134,000 Residents used Markham's Recycling Depots
- 82% Curb side waste diversion
- 5,000 Seeds checked-out from Markham Seed Library
- 6 Community Gardens
- 1.28 kWh/yr. Reported electricity reduction from City facilities (G4-EN6)

Data valid as of December 31, 2014

## CLOSE TO UNIONVILLE GARDENS

29 Community Centres

29 Elementary Schools

15 Community Colleges and Universities

15 High Schools

4 Major Shopping Centres (Over 1,100 shops)

2 GO Stations within driving distance





## WYVIEW GROUP

The principals of Wyview Group are a trio of visionary real estate developers with an international reputation for success. Their portfolio includes numerous high-rise, mid-rise and townhome developments in Shanghai.



## TUCKER HIRISE

Tucker HiRise is a respected construction management company based in Canada with an international presence and a wide array of high density, mixed-use projects in North America. Some of the company's most notable projects include: 1 Bloor, 18 Yorkville, The Hudson, and X/X2.



KIRKOR ARCHITECTS + PLANNERS

## KIRKOR ARCHITECTS + PLANNERS

Kirkor Architects + Planners is a firm of 70 skilled professionals who work with a prestigious client list including major developers with local and international projects.



## II BY IV DESIGN

Credited with over 300 design awards, II BY IV Design has been declared one of the World's Top 50 Design Firms. As such, they celebrate an international portfolio of clients.



## SBK LANDSCAPE ARCHITECTURE

Strybos Barron King Landscape Architects are well-known for their award-winning condominium projects that are both innovative and responsive to the lifestyle needs of the user.



THE ACADEMY - KIRKOR



ICE CONDOS - MILBORNE



TUCKER HI-RISE



GOLDEN HARBOR GARDEN



RIVERSIDE TOWNHOUSE - WYVIEW

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