



ROSALEEN

REAR LANE SEMI-HOME COLLECTION
AT AUDEN GRAND



Built For
Generations

Rear Lane Semi-Homes At *Auden Grand*

Following the success of the first release at Auden Grand in Richmond Hill, Sunny Communities is pleased to announce The Rosaleen Collection. These spectacular rear lane semi-homes feature up to 3,200 square feet of living space with up to five bedrooms and five bathrooms, offering a chance to enjoy multi-generational living in unmatched comfort and privacy.

Nestled in a wonderful neighbourhood for young families with great green spaces and convenient amenities, these homes blend timeless character and modern craftsmanship in some of the most prized real estate in the Greater Toronto Area.



Rendering is artist's concept.

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JOHN MCCRAE ST.

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Here in the *Heart*
of Richmond Hill

Auden Grand is a community at the beating heart of a gorgeous city. Its location at Elgin Mills & Bayview offers both convenience and charm. With thriving businesses powering a growing economy, a selection of big box stores, exceptional schooling, beautiful parks, phenomenal dining, personal services, golf courses and more, this is the ideal place to build your future.



Educational *Excellence*

RICHMOND HILL IS HOME TO SOME OF ONTARIO'S TOP PERFORMING SCHOOLS

Richmond Hill is the location of some of the top elementary and secondary schools in the province, rated according to standardized measures of academic excellence. That includes public schools, Catholic schools, private schools, and schools offering French immersion programs.

4

MINUTES TO
York
Montessori School
2 KM

7

MINUTES TO
Richmond Hill
High School
5.2 KM

4

MINUTES TO
Richmond Rose
Public School
2 KM

10

MINUTES TO
Richmond Hill Montessori
Private School
5 KM

5

MINUTES TO
Richmond Green
Secondary School
2.1 KM

11

MINUTES TO
TMS
Private School
12 KM

6

MINUTES TO
Bayview
Secondary School
4 KM

11

MINUTES TO
Christ the King Catholic
Elementary School
6 KM

*Please check with the local schoolboard to confirm your child's enrolment eligibility prior to enrolment; Sunny Communities can make no guarantees regarding their eligibility.

Richmond Green & Urban *Amenities*

Richmond Hill and the surrounding area offers a rich range of natural attractions and urban amenities for residents to enjoy. Richmond Green, a sprawling recreational hub with sports facilities, walking trails, picnic areas, and regular community programming is just down the street from Auden Grand. Enjoy a day by the water at Lake Wilcox Park or Mill Pond Park, or spend the weekend at the Richmond Hill Farmers' Market.



Richmond Hill also offers plenty of shopping, including Hillcrest Mall. The city also offers a wide selection of restaurants, from high-end eateries, to cozy cafes, to family friendly chains.

Amenities

Recreation

- 1 Richmond Green Skate Park
- 2 Richmond Green Pickleball Courts
- 3 Richmond Green Skate Trail
- 4 Richmond Green Soccer Club
- 5 John Tipp Park
- 6 Headwaters Community Park
- 7 Richmond Hill Lawn Tennis Club
- 8 Artisan Trail
- 9 Callaway Performance Centre
- 10 Uptown Golf
- 11 Summit Golf & Country Club
- 12 Elgin West Community Centre & Pool
- 13 Bayview Hill Community Centre & Pool

Shopping

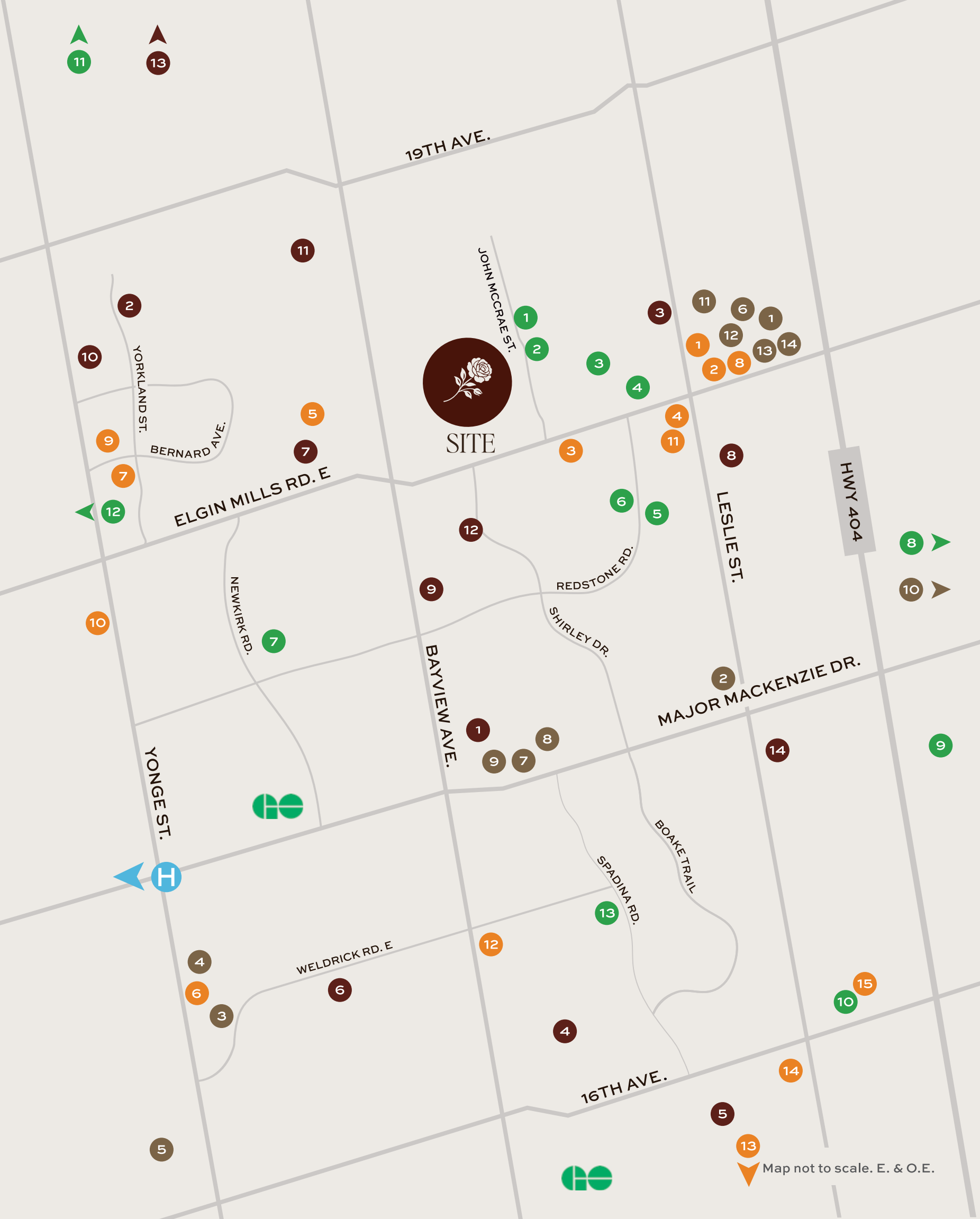
- 1 Costco
- 2 LCBO
- 3 T & T Supermarket
- 4 H Mart
- 5 Hillcrest Mall
- 6 RioCan Elgin Mills Smart Centre
- 7 Smart Centre Richmond Hill
- 8 Walmart Supercentre
- 9 Shoppers Drug Mart
- 10 Canadian Tire
- 11 The Home Depot
- 12 Michaels
- 13 Staples Print & Marketing Services
- 14 PetSmart

Education

- 1 Bayview Secondary School (IB Program Only)
- 2 Richmond Hill High School
- 3 Richmond Green Secondary School
- 4 Bayview Hill Elementary School
- 5 Christ the King Catholic Elementary School
- 6 Richmond Hill Montessori Private School
- 7 TMS Private School
- 8 York Montessori School
- 9 Our Lady Queen of the World Catholic Academy
- 10 Century Private School
- 11 Holy Trinity School
- 12 Michaëlle Jean Public School
- 13 Bond Lake Public School
- 14 Victoria Education Centre Montessori & Child Care

Restaurants & Entertainment

- 1 Pi Co. Pizza Bar
- 2 Osmow's Shawarma
- 3 Starbucks
- 4 Tim Horton's
- 5 Maria's Kitchen Italian Cuisine
- 6 Royal Game Café & Lounge
- 7 Imagine Cinemas Elgin Mills
- 8 Astoria
- 9 McDonald's
- 10 St. Louis
- 11 Chillax Coffee
- 12 Lovely the Café
- 13 Yu Seafood
- 14 Duo Café
- 15 ATO Japanese Restaurant



*The community/amenities features noted in this brochure are for information purposes only and should not be relied on by the Purchaser as a material aspect of their purchase. The community amenities/features are subject to change at anytime and Vendor makes no representation that the current community amenities/features will still be available at time of closing.



SITE PLAN

-  20' PRISM COLLECTION
-  21' LUMINA COLLECTION
-  21' ROSALEEN REAR LANE SEMI-HOME COLLECTION

Plan is not to scale. Sole purpose of plan is to show approximate location of a lot/block within a subdivision. The numbering, size, dimension, area, shape and location of the lots/blocks may vary from what is shown on the plan. All dimensions are approximate. Tree locations may vary. Artist's concept. E. & O. E. July 2026.

Live in Grandeur Across *Generations*

5 BEDROOMS, 5 BATHROOMS, 3 LAUNDRY ROOMS

The Rosaleen Collection offers families the perfect opportunity for multi-generational living across three-storeys. Generous live-in nanny — or in-law — suites offer just the right balance of privacy and proximity for grandparents who want to stay close or your appointed caregiver. These homes also feature separate entrances and noise-mitigating design for quieter comings and goings.



Finished Basements

A BRIGHTER LIVING SPACE

Many of the models in The Rosaleen Collection feature fully finished basements and gorgeous low-maintenance patios and decks. Large Energy Star rated windows means your basement is bathed in natural light and comfortable in all seasons. It's just one additional feature that places these grand towns a cut above the rest.



Homes Ahead of Their Time

The Rosaleen Collection is designed with the future in mind. Energy-efficient, environmentally friendly, and technologically advanced, these homes are a testament to sustainable living without compromising luxury.

THE ROSALEEN COLLECTION

SUNNY COMMUNITIES

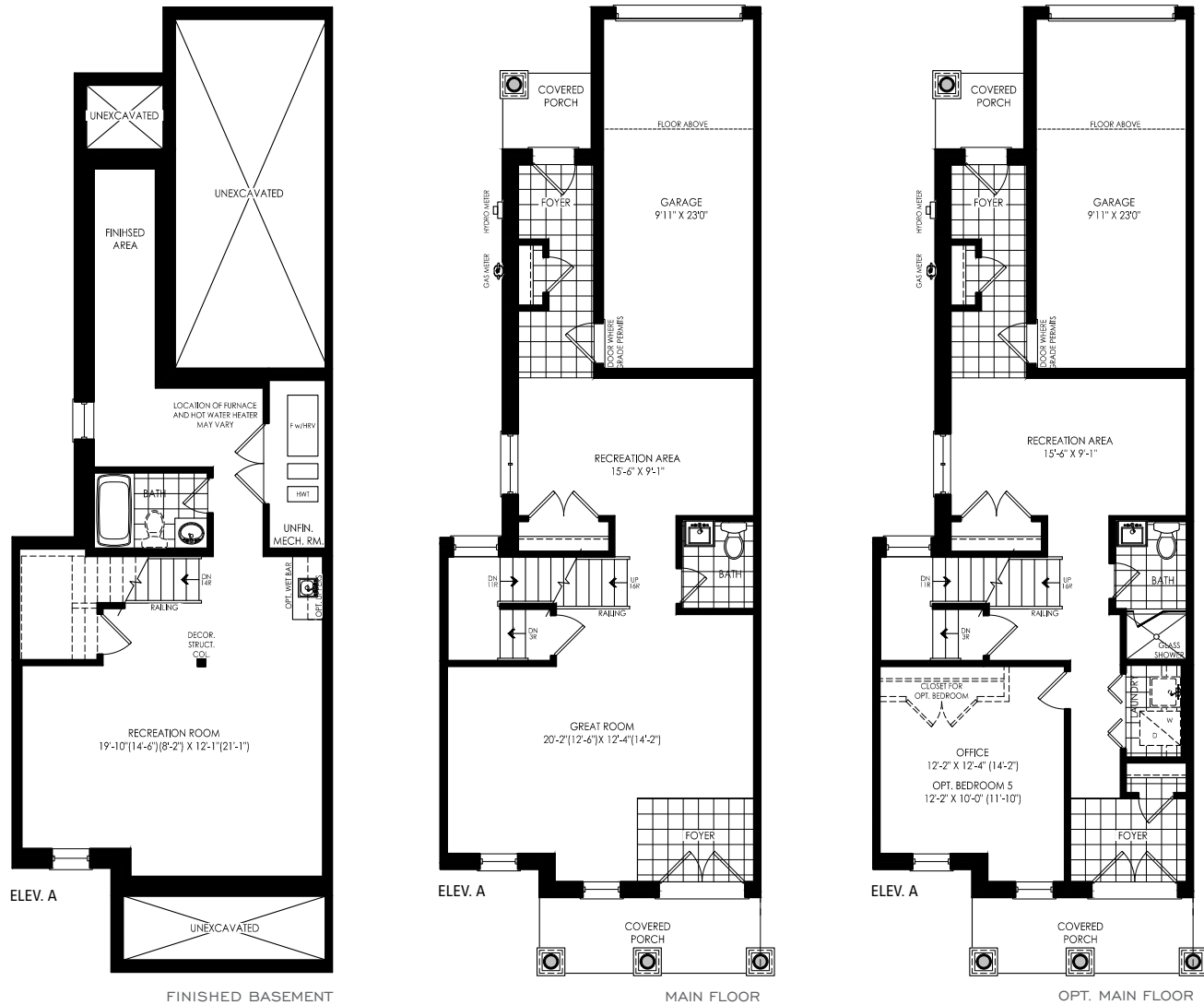
Models & Floor Plans

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REAR LANE SEMI-HOME COLLECTION
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ELEV. A • 2,625 SQ.FT. | OPT. FINISHED BASEMENT • 621 SQ.FT.



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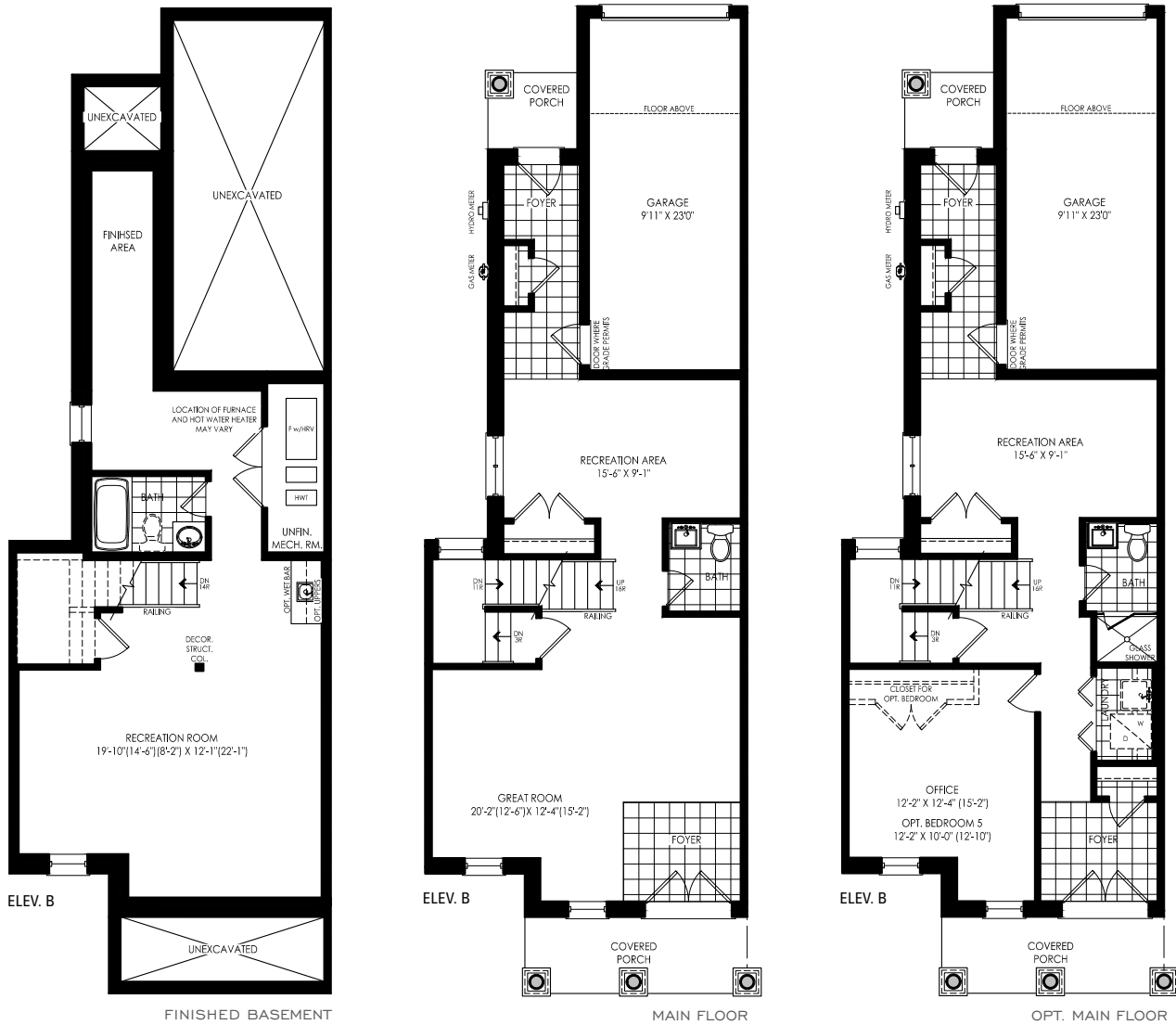
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ELEV. B • 2,690 SQ.FT. | OPT. FINISHED BASEMENT • 636 SQ.FT.



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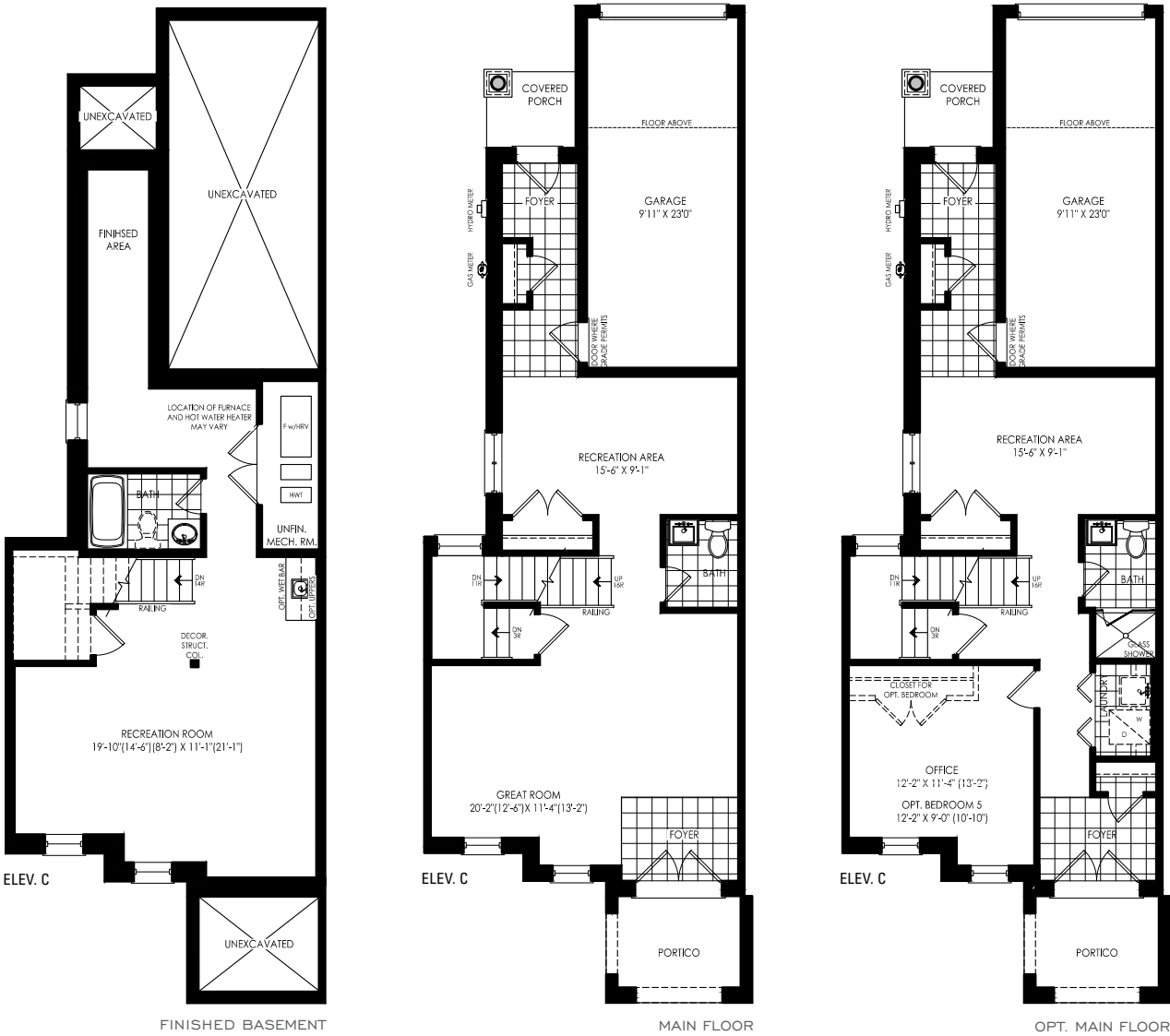
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ELEV. C • 2,589 SQ.FT. | OPT. FINISHED BASEMENT • 613 SQ.FT.



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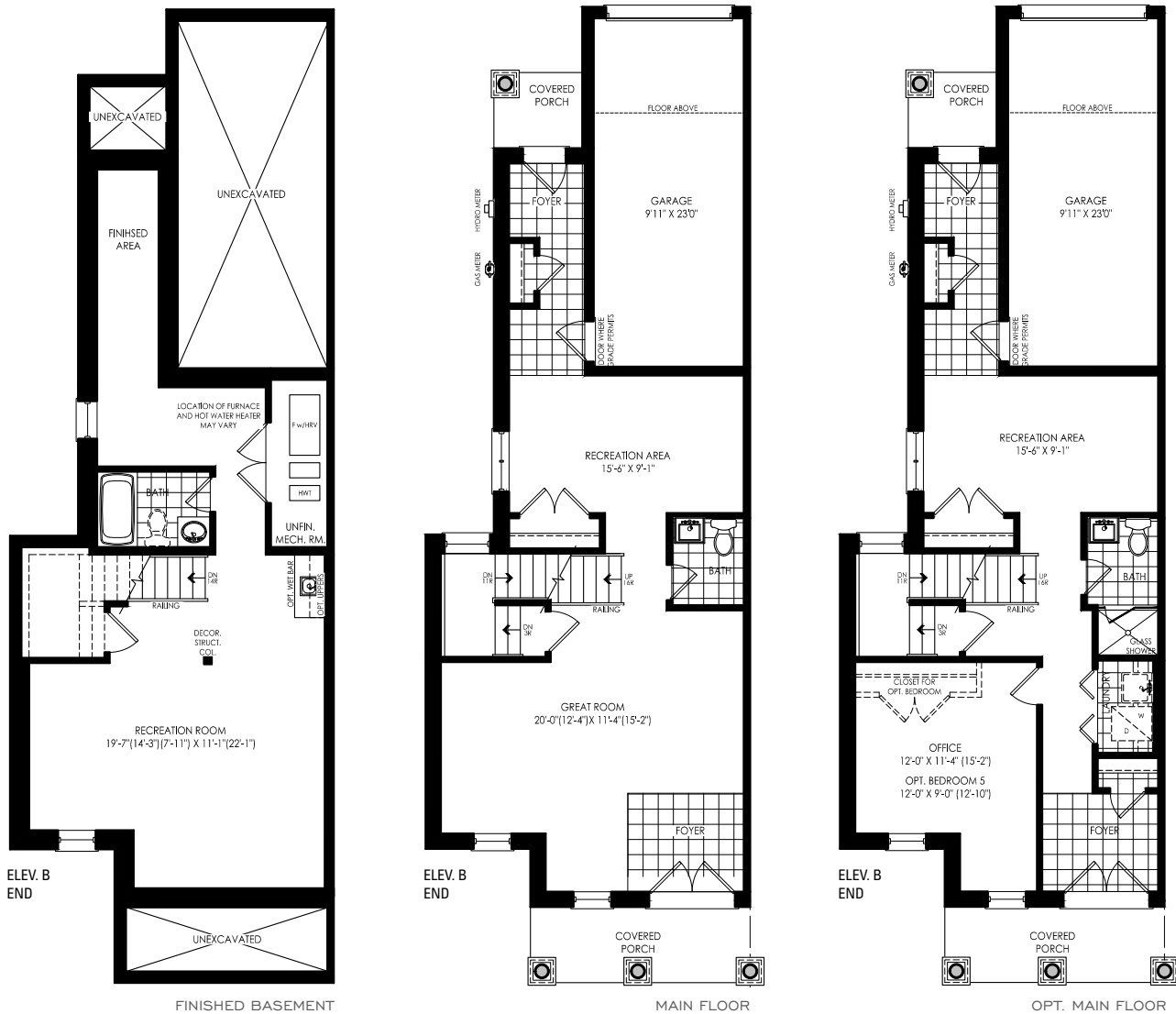
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ELEV. B END • 2,697 SQ.FT. | OPT. FINISHED BASEMENT • 633 SQ.FT.



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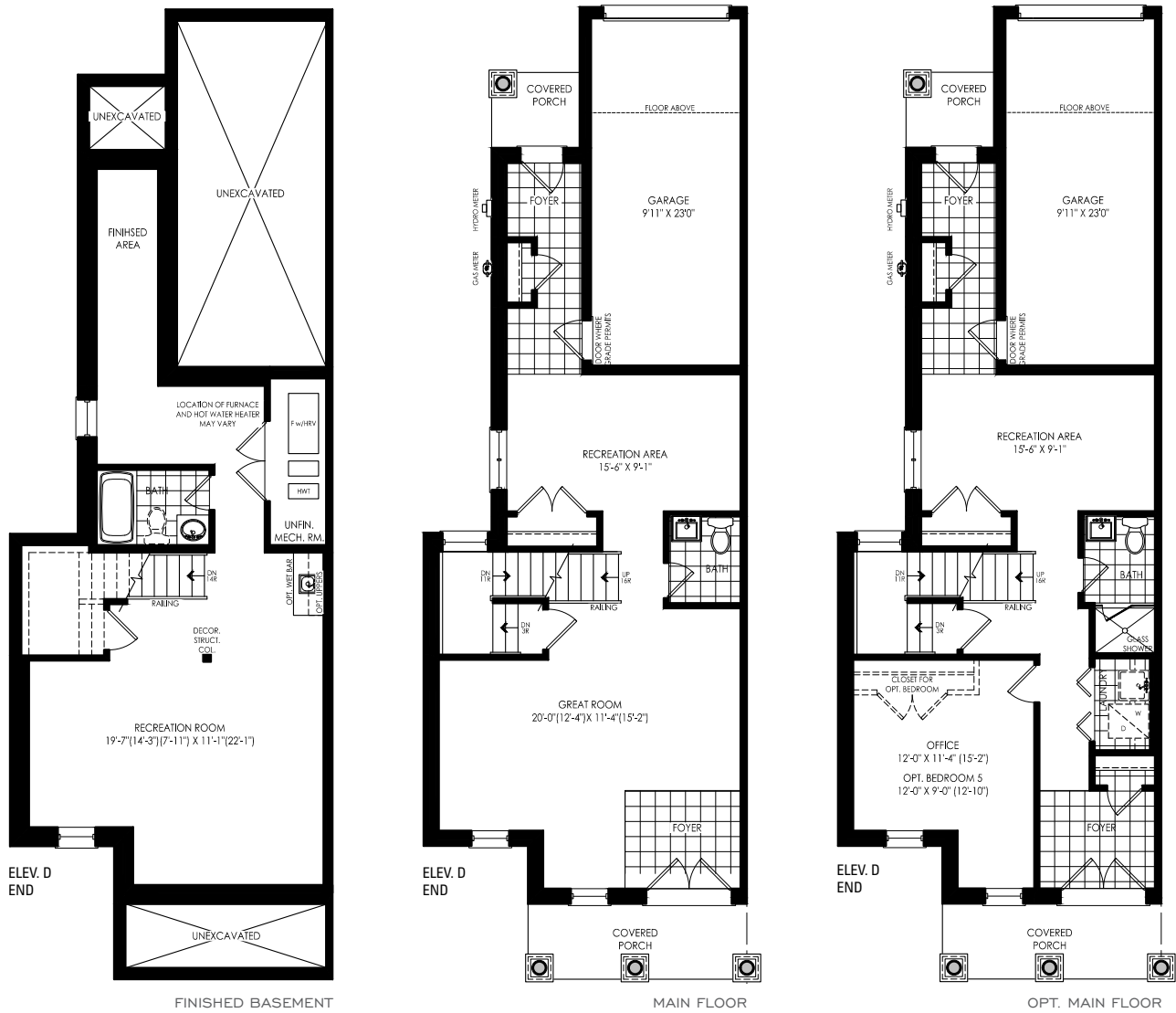
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SUNNY COMMUNITIES

Design Your *Dream* Home

At Sunny Communities, we believe in creating homes that are a unique reflection of you. Our design studio offers a wide selection of premium finishes and fixtures. Our world-class designers can help walk you through the process of customizing these options to ensure your home continues to inspire you for years to come.

Feel *Secure* With Sunny

New Security Measures Come Standard At Your New Home

Purchasing a Sunny Communities home is a great decision, especially since we're including some bonus security measures in your new home at Auden Grand.

Sunny Communities is providing an overnight, eight-hour security detail to patrol the new community, and state-of-the-art home camera systems that you can customize and monitor from your smart phone. We're also including perimeter fencing, tempered glass entry doors, and door guardian deadbolt locks.

These inclusions are just another way we're offering a little more comfort and peace of mind at Auden Grand. Please ask us for more details.





Building
Exceptional
Homes

Rendering is artist's concept.

At Sunny Communities, we develop with a vision in mind:
To make every day in one of our homes feel like a sunny day.
It is not just about the homes themselves, but about the security and happiness that comes from living in them.



The Townmanors of Brownsville

Rendering is artist's concept.

Our team comes with the expertise from a vast array of industries, providing us with the dynamic and versatile foundation on which Sunny Communities has been built. Our communities in Markham and Schomberg have each been a resounding success, selling out quickly after launch. With backgrounds spanning all aspects of real estate and development, you can trust that our team will build an exceptional home.





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SUNNYCOMMUNITIES.COM