



BRIGHT, GLAMOROUS AND BEAUTIFUL.



Welcome to Markham's newest  
master-planned community where  
friends become family, and neighbours  
become friends. GOLD is close to  
highways, conveniences, shopping  
and of course steps to GO Transit.





# NEIGHBOURHOOD



Visit historic old Markham, meet friends on a patio in main street Unionville, or take a short stroll from your new home to experience an abundance of food, dining and endless entertainment to make a night to remember.



World class shopping and amenities are just steps away from your new home at GOLD. Mom & Pop, big box, supermarket options or the renowned Markville Mall are all just minutes away.

Rendering is artist's concept E.O.E.



# SCHOOLS AND TRANSIT



TOP  
**5%**  
RATED  
PUBLIC  
SCHOOLS

TOP  
**1%**  
RATED  
SECONDARY  
SCHOOLS



Union Station  
**1**  
Hour

HWY 404  
**15**  
Minutes

407  
**10**  
Minutes

## Award Winning Schools

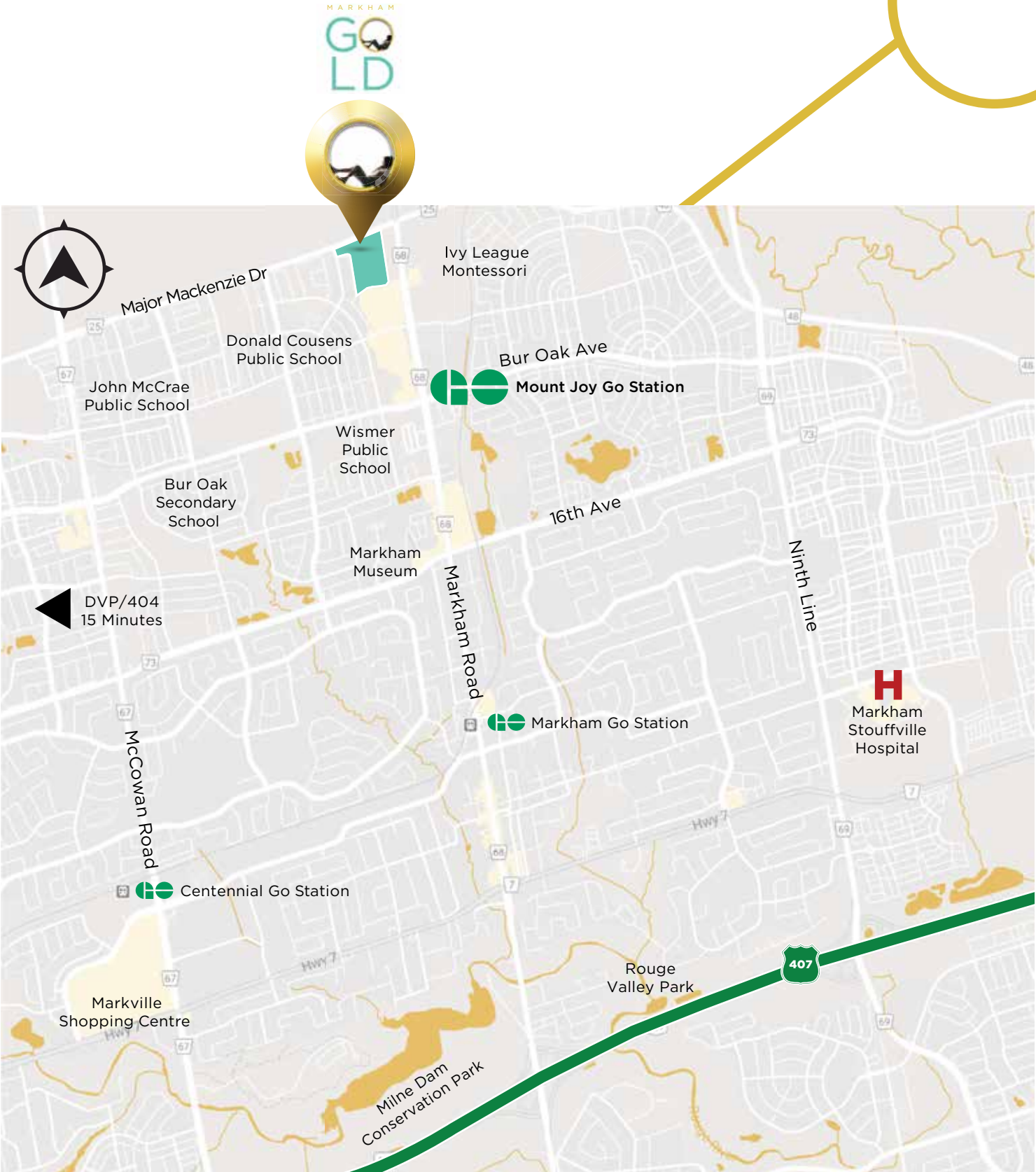
Within a short walking distance of GOLD you can find John McCrae, Wismer & Donald Cousens Public Schools which ALL rank in the top 5% of Ontario Schools. Bur Oak Secondary School, a short 5-minute bus ride, boasts a top 1% secondary school rating in all of Ontario, making it a truly wise choice for the next generation of students.

## Convenient Transit

Listen to music, work on your laptop or close your eyes as the nearby Mount Joy GO Train transports you to downtown Toronto and Union Station in under 1 hour. Whether it's your work commute, a trip to the Rogers Centre or Ripley's Aquarium, downtown is just a short train ride away.



# AMENITIES



Map not to scale. Illustration is artist's concept only. Subject to change without notice. E.&O.E.

### SCHOOLS AND DAYCARE

- Ivy League Montessori
- Mount Joy Public School
- Bur Oak Secondary School
- St. Brother Andre Catholic High School
- Little Steps Early Learning and Care Centre

### HEALTHCARE

- Shoppers Drug Mart
- Markham Stouffville Hospital

### PARKS & RECREATION

- Swan Lake Park
- Milne Dam Conservation Park
- Rougeview Dog Park
- Markham Centennial Community Centre
- Goodlife Fitness
- Forward Motion Yoga
- CrossFit Markham
- Angus Glen Golf Club
- Cineplex Cinemas Markham and VIP
- Toronto Zoo

### DINING

- Boston Pizza
- Swiss Chalet
- The Keg
- Tim Hortons
- Starbucks
- McDonald's
- Sunset Grill
- Congee Queen
- Sushi Sushi Japanese Restaurant
- Li Dynasty
- Azyun Restaurant

### RETAIL

- Walmart Supercentre
- Costco
- Dollarama
- Canadian Tire
- Pet Valu
- Staples
- Winners
- Home Depot
- Markville Mall
- LCBO
- Beer Store
- The Garden Basket

- T&T Supermarket
- Loblaws
- Food Basics
- Whole Foods Market
- The Village Grocer

### SERVICES & TRANSPORTATION

- RBC Royal Bank
- CIBC
- TD Canada Trust
- Scotiabank
- BMO Bank of Montreal



# HOME SWEET HOME



SPARKLE END

DAZZLE/GLEAM/SPARKLE

DAZZLE/GLEAM/SPARKLE

DAZZLE/GLEAM/SPARKLE

DAZZLE/GLEAM/SPARKLE

DAZZLE/GLEAM/SPARKLE

DAZZLE/GLEAM/SPARKLE

SPARKLE/GLEAM END



Impressive stone, brick and stucco exteriors add beauty to these traditional designs. Offering oversized entertaining patios extending your living space, as well as options for double car garages and more, the exterior of these homes are both functional and elegant. Inside, you'll find plenty of bright windows, a large recreational space, open concept living and dining area and options for a 4th bedroom for your growing family. GOLD offers pure, desirable towns for you and your family.



# LOUNGE AND ENTERTAIN



Rendering is artist's concept E.&O.E.



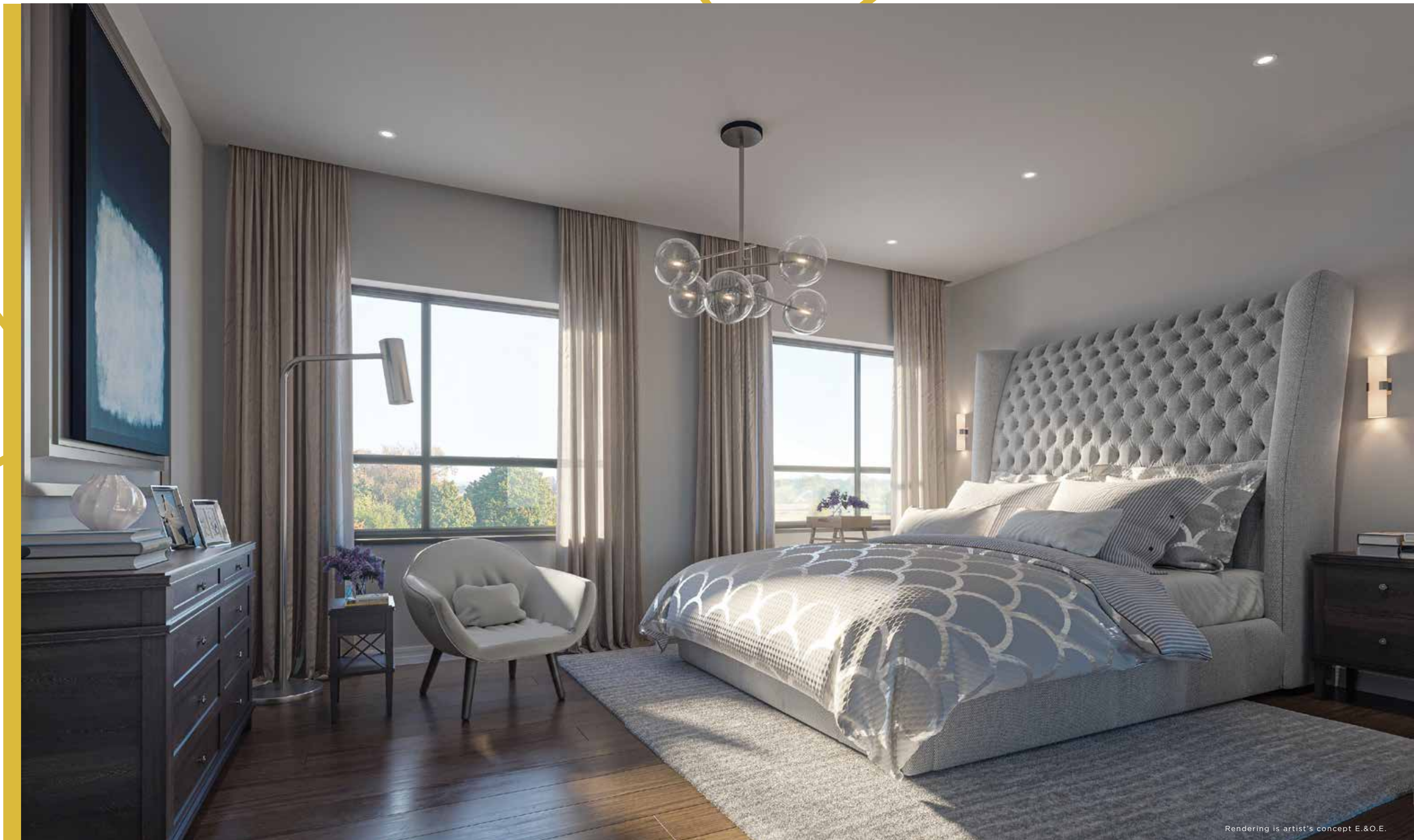
# COOK AND INSPIRE



Rendering is artist's concept. E.&O.E.



# RELAX AND UNWIND



Rendering is artist's concept E.&O.E.



# FEATURES AND FINISHES



## HIGHLIGHTS

- Designed front entrance landscape package.
- Soaring 9' high ceilings on first floor.
- Natural oak staircase from main floor to second floor with oak pickets and railings.
- Engineered hardwood flooring on the first floor.
- Extended height upper kitchen cabinets.
- Granite countertop with polished edges.
- Double stainless steel undermount sink with chrome single lever pull-out faucet.
- Convenient USB outlet in kitchen, living room and master bedroom.
- High efficiency furnace.
- Enercare Smarter Home™ Essentials Package including Smarter Home Hub, Thermostat, Water Leak Sensor and Performance Monitoring System.



## EXTERIOR

- Stunning clay brick, stone and/or stucco exteriors, as per plan. (Colours and elevations to be predetermined by architect as per colour scheme.)
- Decorative architectural columns, low maintenance pickets and railings, as per applicable plan.
- Aluminum soffits, fascia, eavestroughs and downspouts.
- Self-sealing asphalt shingles (25 year manufacturer's warranty).
- Maintenance free, Low E Argon vinyl clad casement windows throughout, as per plan, with screens on all operable windows.
- Maintenance free vinyl sliding patio door or insulated garden door with glass insert, as per plan.
- Front entry door with antique satin nickel grip set and deadbolt, as per plan.
- Pre-finished sectional roll-up garage door, as per plan.
- All exterior doors and windows to be fully caulked with premium quality caulking.

## STRUCTURE

- Exterior walls to be 2" x 6" stud construction.
- 5/8" tongue and groove subflooring, glued, screwed and sanded at seams with structural pre-engineered floor joist system.
- Heavy-duty damp-proofing on exterior foundation walls with drainage layer.
- Poured concrete porch and garage floor.
- Fully paved driveways off laneways.
- Front and rear lawns to be fully graded and sodded including front entrance landscape package.

## INTERIOR

- 9' high ceilings on first floor.
- Natural oak staircase from main floor to second floor with oak pickets and railings.
- Choice of ceramic tile in foyer, main hallway, kitchen, powder room, main and upper bathrooms, ensuite and finished areas of laundry room, as per plan (from Vendor's standard samples).
- Engineered hardwood flooring on the first floor (excluding tiled areas).
- Choice of 40 ounce carpeting with quality under-pad on second floor and recreational room (excluding tiled areas) (from Vendor's standard samples).
- Smooth ceiling throughout first floor. Stippled ceiling throughout all other areas (excluding bathrooms and laundry).
- 4 1/4" baseboard and 2 3/4" door and window casings throughout.
- Satin nickel interior door levers with matching hinges.

## KITCHEN

- Choice of kitchen cabinetry offered in a variety of finishes, styles and colors (from Vendor's standard samples).
- Extended height upper kitchen cabinets.
- Solid granite countertop with polished edges (from Vendor's standard samples).
- Double stainless steel undermount sink with chrome single lever pull-out faucet.
- Stainless steel exhaust hood fan over stove area, vented to exterior.
- Rough-in plumbing and electrical for future dishwasher.

## BATHROOMS

- Vanity cabinetry in main and ensuite bathrooms in a variety of finishes, styles and colours with laminate countertop (from Vendor's standard samples).
- Pedestal sink in powder room with wall mounted mirror, as per plan.
- Wall mounted mirror above all vanities.
- Shower stall in master ensuite with framed glass.
- Single lever faucet with pop-up drain in all bathrooms.

- Privacy locks on all bathroom doors.
- White plumbing fixtures (sinks, toilets and tubs).
- Main bathroom to receive an acrylic tub with ceramic wall tile at full height.
- All bathrooms to receive chrome accessories including towel bar and paper holder.

## ELECTRICAL AND PLUMBING

- 100 AMP electrical service, circuit breaker panel and copper wiring throughout.
- Decorative exterior light fixtures at front and rear of home.
- Heavy duty wiring and receptacle for stove and clothes dryer.
- Two exterior weatherproof electrical outlets to be provided; one to service the front yard and one to service the balcony.
- Garage to have one outlet for each garage door opener.
- White Decora switches and receptacles throughout.
- Rough-in for future central vacuum system on first and second floor with cover plates on all outlets.
- Dryer vent to exterior in laundry area.
- Pre-wired cable T.V. outlets in kitchen, living room and master bedroom.
- Pre-wired telephone outlets in kitchen, living room and master bedroom.
- USB outlet combination electrical receptacle in kitchen, living room and master bedroom.
- Electric front door chime.
- Hard-wired smoke detectors and carbon monoxide detectors to be installed as per Ontario Building Code.
- Rough-in for security system (to basement and first floor operable windows and doors).
- Two exterior hose bibs; one in garage and one at front entry.

## ENERGY SAVING FEATURES

- Enercare Smarter Home™ Essentials Package including Smarter Home Hub, Thermostat, Water Leak Sensor and Performance Monitoring System.
- High-efficiency rated furnace that meets or exceeds Ontario Building Code energy efficiency requirements.
- Rough-in and sized ductwork for air conditioning with cold air returns where applicable.
- Gas water heater to be supplied on rental basis.

## WARRANTY PROGRAM (TARION)

- Home covered by and enrolled in Tarion.
- 7 year major structural warranty and 2 year coverage on electrical, plumbing heat delivery and distribution system, as outlined by Tarion.
- One year free from defects in material and workmanship.

## GENERAL NOTES

- All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from Imperial to metric or vice versa & actual product size may vary slightly as a result.
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Location of features and finishes are as per applicable plan or at the Vendor's sole discretion.
- All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Vendor's pre-determined standard selections.
- Variations from Vendor's samples may occur in materials and finishes due to normal production processes.

Sunny Communities reserves the right to substitute materials of equal or better quality without notice, subject to availability at time of construction. All selections on finishes from Vendor's standard samples, sizes and specifications subject to change without notice. Photos are for representation purposes only. E.&O.E. January 2019.



# SUNNY

## COMMUNITIES

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A NEW DAY

Sunny Communities, headquartered locally in Markham, Ontario, is considered a fresh new player in the new home building space, but don't let fresh and new fool you. Sunny Communities is led by a powerhouse leadership team made up of new home industry and construction veterans who understand what it takes to transform open land into complete projects while sharing the core passion and company mission that bringing master-planned projects to life, means creating master-planned communities. To Sunny, it's always more than a house or a condo, it's more than a home, it's the bigger picture. Sunny always asks the question "How can our buyers' lives be improved by choosing to live in a Sunny community?". Stay tuned for more master-planned communities coming to: Markham, Whitby, Gorham, Courtice & more.