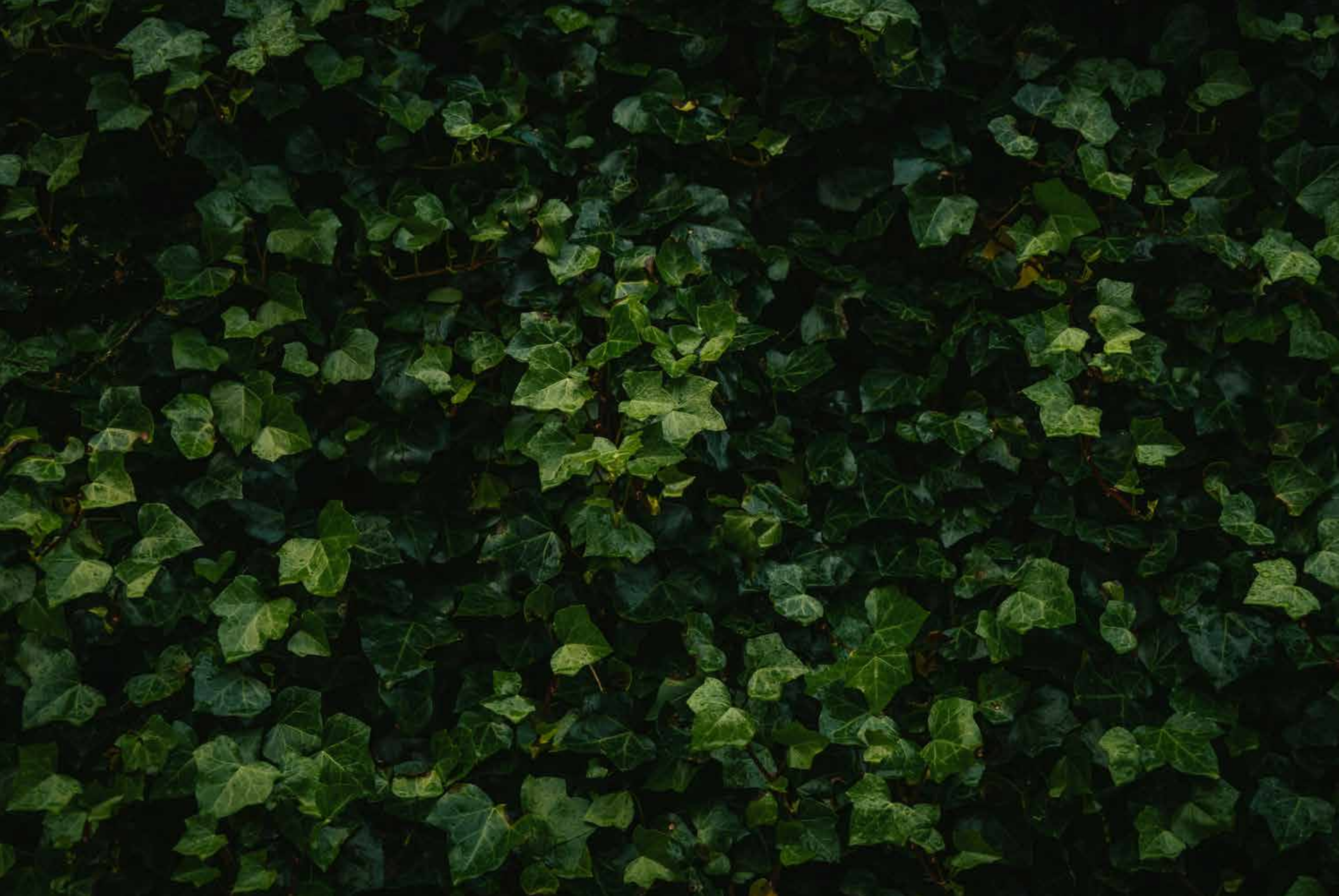




OXFORD
ESTATES

R I C H M O N D H I L L



ESTATE HOMES IN RICHMOND HILL

PRESENTED BY SUNNY COMMUNITIES



An Exclusive Collection of Homes in Richmond Hill

Oxford Estates is an enclave of luxury single-family homes nestled in the heart of Richmond Hill. Located near Yonge and Elgin Mills, each home is meticulously designed to offer unparalleled comfort and sophistication, with expansive floor plans, well-appointed kitchens and living spaces, and spacious garages. At Oxford Estates, timeless elegance and modern convenience converge.



A Neighbourhood of Distinction

Richmond Hill

Oxford Estates is located in a vibrant neighborhood close to top-rated schools, upscale shopping, a diverse array of dining, and plenty of recreational facilities. With easy access to major highways and public transit, you are always connected.



Amenities

RESTAURANTS & CAFÉS

- 1 Tim Hortons
- 2 Pizza Hut
- 3 Parola Ristorante
- 4 McDonald's
- 5 Starbucks
- 6 Persian Palace
- 7 BB Cafe
- 8 Haze Restaurant + Lounge
- 9 Sugartiers
- 10 Wendy's
- 11 Toppings - Halal Food
- 12 Baskin Robbins
- 13 Big Trio Wonton Noodle
- 14 ATO Japanese Restaurant
- 15 St. Louis Bar & Grill
- 16 Duo Café
- 17 Fresh Burger
- 18 Elephant Grind Coffee
- 19 Maria's Kitchen Italian Cuisine

SHOPPING

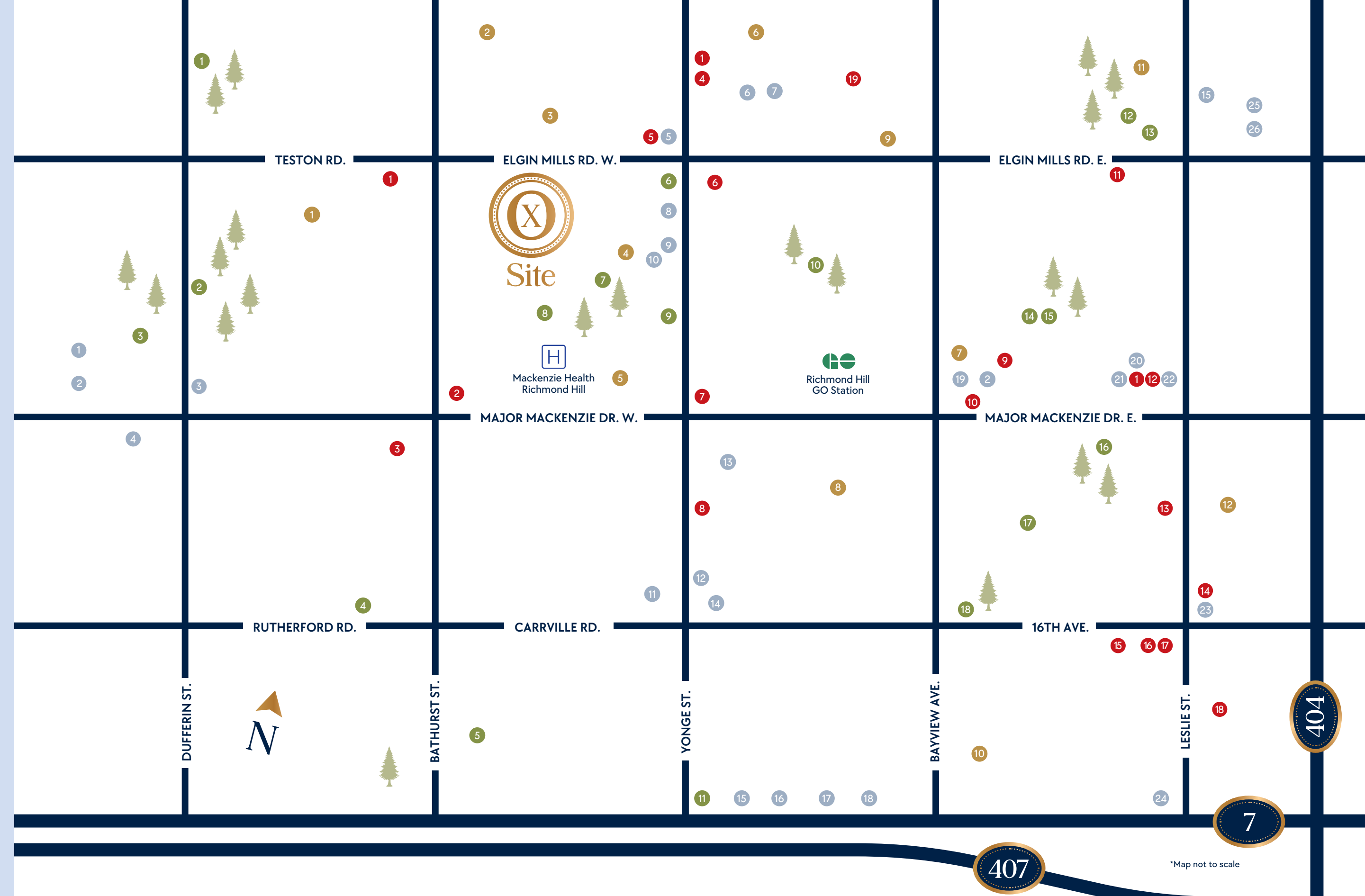
- 1 Rona
- 2 Walmart
- 3 Yummy Market
- 4 Highland Farms
- 5 Longo's Richmond Hill
- 6 Upper Yonge Place
- 7 Jim's No Frills
- 8 Shoppers Drug Mart
- 9 Richmond Heights Shopping Mall
- 10 Dollarama
- 11 Hillcrest Mall
- 12 T&T Supermarket
- 13 H Mart
- 14 Enzo's No Frills
- 15 The Home Depot
- 16 The Brick
- 17 Walmart Supercentre
- 18 Canadian Tire
- 19 Food Basics
- 20 FreshCo
- 21 Leslie Centre Shopping Mall
- 22 LCBO
- 23 Home Comfort Centre
- 24 Times Square Richmond Hill
- 25 Costco Wholesale
- 26 PetSmart

RECREATION & PARKS

- 1 Maple Downs Golf & Country Club
- 2 Maple Nature Reserve
- 3 Eagles Nest Golf Club
- 4 LA Fitness
- 5 Richmond Hill Golf Club
- 6 Anytime Fitness
- 7 Bradstock Park
- 8 Upper Mill Pond Park
- 9 Richmond Hill Centre for the Performing Arts
- 10 Crosby Park
- 11 Silver City Richmond Hill
- 12 Richmond Green Sports Centre and Park
- 13 Richmond Hill Soccer Club
- 14 Rouge Wood Community Centre
- 15 Silver Stream Park
- 16 Ritter Park
- 17 Bayview Hill Community Centre & Pool
- 18 Ada MacKenzie Park

EDUCATION

- 1 Herbert H. Carnegie Public School
- 2 St. Teresa of Lisieux CHS
- 3 Silver Pines Public School
- 4 St. Mary Immaculate CES
- 5 Alexander Mackenzie High School
- 6 Richmond Hill High School
- 7 Bayview Secondary School
- 8 Richmond Hill Montessori Private School
- 9 Lauremont School - Upper School
- 10 Lauremont School - Lower School
- 11 Richmond Green Secondary School
- 12 Victoria Education Centre Montessori & Child Care





Nature's Beauty Just Steps Away

Parks and Green Spaces

Richmond Hill is home to some beautiful green spaces and trails, many of them just a few minutes away from Oxford Estates. Enjoy leisurely strolls, invigorating hikes, and family picnics at Richmond Green Sports Centre and Park, Mill Pond Park, and Bond Lake. These serene settings offer you and your family a chance to connect with nature and enjoy a healthy, active lifestyle.

A Commitment to Excellence in Education



Richmond Hill Schooling

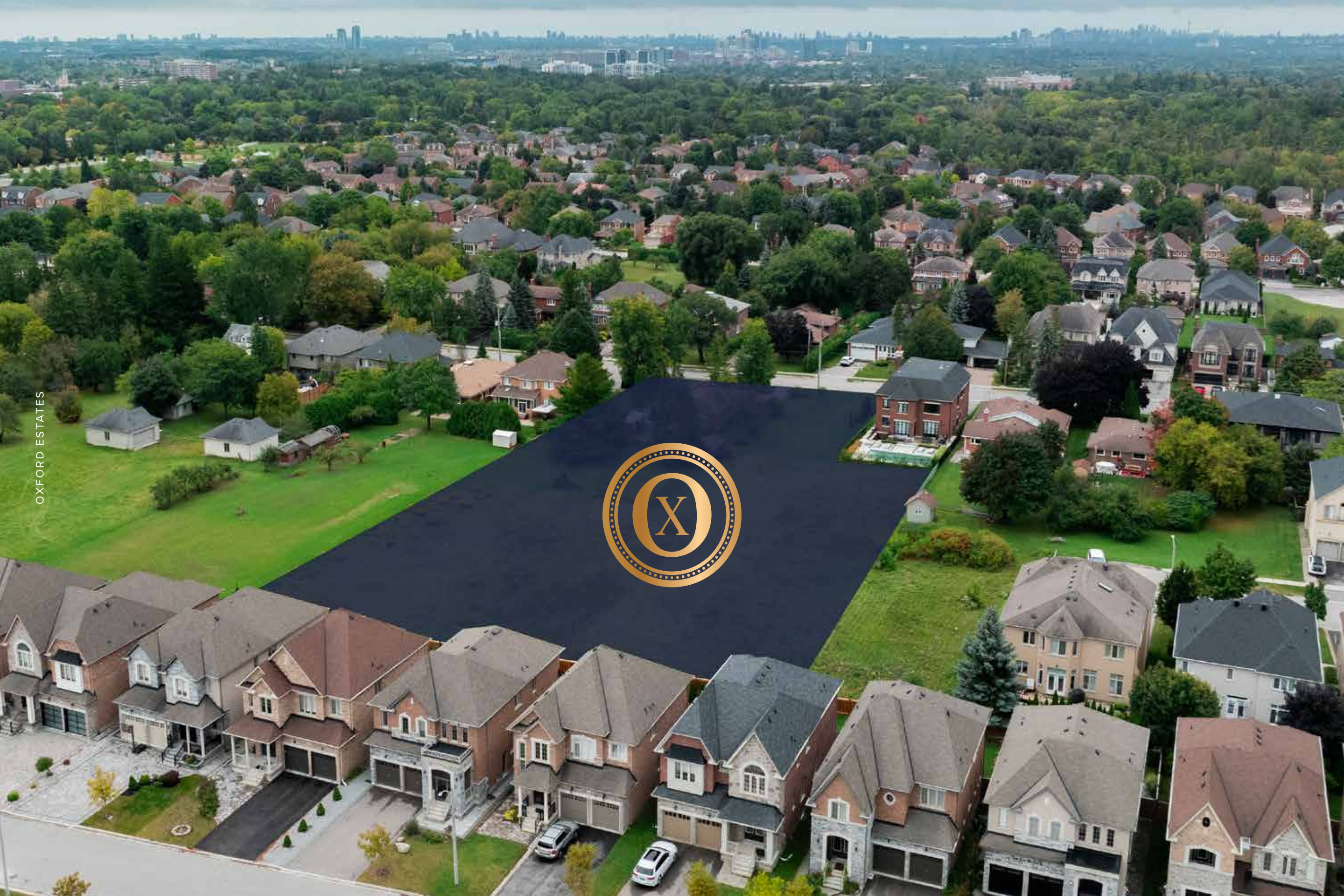
Richmond Hill is renowned for its schools, making Oxford Estates an ideal choice for families. The community is surrounded by top-rated public and private schools that are dedicated to fostering academic excellence and personal growth. That includes innovative STEM programs, arts programs, and those that have demonstrated excellence in athletics. Wherever their studies take them, there are a wealth of opportunities to prepare students for a successful future.

A Rich & Thriving Community

The Culture of Richmond Hill

With its diverse cultural scene, robust economy, and excellent healthcare facilities, Richmond Hill is a thriving city that offers a fulfilling lifestyle. Enjoy a range of recreational activities, from cultural festivals to sports events, and a straightforward commute to employment hubs in Markham and Toronto.





OXFORD ESTATES

RICHMOND HILL

SITE PLAN

-  49' Lot
-  51' Lots
-  53' Lots
-  Future Residential
-  Existing Residential

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. January 2025.



Your Home, Designed for You



Our Décor Studio

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 will walk you through the process of customizing these options to ensure your home continues to inspire you for years to come.





Rendering is artist's concept.



Incomparable Craftsmanship

Homes built for an exceptional lifestyle

Each home at Oxford Estates is a testament to superior craftsmanship and design. Created by the expert team at Sunny Communities, these residences offer exquisite finishes, thoughtful layouts, and state-of-the-art features; from grand entrance foyers to gourmet kitchens and serene master suites. These are homes aesthetically elevated and exceptionally built.



Embracing the Essence of Modern Luxury



State-of-the-art appliances effortless technology integration

The kitchen is the soul of the home, and here, it's elevated to an art form. Handcrafted cabinetry, polished quartz countertops, and expertly integrated smart technology unite to create a space that harmonizes beauty with practicality.

Indulge in a kitchen that seamlessly blends modern innovation with timeless Finesse. Featuring state-of-the-art appliances from Sub-Zero, Wolf, and Cove, this space is a masterpiece of bold design and impeccable precision—a true celebration of culinary excellence.



The Timeless Luxury Redefined

This is more than a kitchen, it's a lifestyle statement.

Every detail is designed to inspire your culinary creativity while delivering unparalleled functionality, perfectly crafted for those who value quality and aspire to live life with refinement.





Rendering is artist's concept.



A Luxurious Retreat Reimagined

Experience the Kohler difference

Experience the perfect harmony of sophistication and functionality in your dream bathroom, meticulously crafted with the world-renowned quality of Kohler. Every detail is designed to transform your daily rituals into moments of pure indulgence.

Innovative features tailored for connoisseurs

- Upgraded comfort heights vanities for all bathrooms*
- Modern wall tiles in all bathrooms
- Quartz countertops in all bathrooms from vendor's standard sample
- Upgraded Kohler faucets, toilets, sinks

*As per plan

THE BOLD
LOOK OF
KOHLER



Rendering is artist's concept.

Walk-in closet for primary bedroom designed for functionality and aesthetics

Step into the luxurious walk-in closet meticulously designed to blend opulent and functionality. Imagine your dream center island (as per plan) — a statement of elegance that delivers both stunning visual impact and exceptional practicality. With ample storage for your essentials, the island ensures organization is effortless and refined.

This walk-in closet is more than just a storage solution—it's a curated space where every item is beautifully showcased and easily accessible. Combining seamless functionality with the exquisiteness of a boutique, from expansive shelving and stylish hanging options to dedicated shoe displays and accessory organizers, embrace the pinnacle of organization and elegance. Transform your closet into a breathtaking showcase, it's a place designed to elevate both your wardrobe and your lifestyle.

The personal retreat in every bedroom

Every bedroom at Oxford Estates is thoughtfully crafted to offer a blend of comfort and exquisite design. Meticulously designed for both privacy and luxury, all bedrooms feature a beautifully designed ensuite bathroom.

These spaces are designed with perfect harmony, featuring sleek vanities, modern fixtures by Kohler, and indulgent bathtubs, transforming your daily routines into moments of serenity and relaxation. With meticulous layouts and premium finishes, every bedroom is a personalized haven where elegance meets modern convenience.



The emblem of prestige tailored for your privileged lifestyle

Your dream home starts with inspiration. At Oxford Estates, a home is not just where you live—it's a testament to your aspirations and elegant sensibilities. Our Exquisite Customizable Floor Plans* are meticulously crafted to align with your lifestyle, offering the pinnacle of luxury and personalization, creating a space uniquely suited to your family's needs.

From expansive entertainment areas to cozy family sanctuaries, our designs seamlessly merge artistry with practicality, providing the perfect foundation for a home that is uniquely yours.



WALK UP BASEMENTS

Transform your lower level and offering endless possibilities for your living space, ideal for guest suites, entertainment hub, family theater, or innovative fitness studio.

FIRST FLOOR IN LAW SUITES

Perfect for multi-generational households, these suites combine privacy and comfort with thoughtful convenience and timeless elegance.

SECOND KITCHENS

Enhance your culinary lifestyle with an additional kitchen, ideal for hosting grand gatherings or exploring your passion for gourmet cooking.

ELEVATOR AS AN UPGRADE OPTION

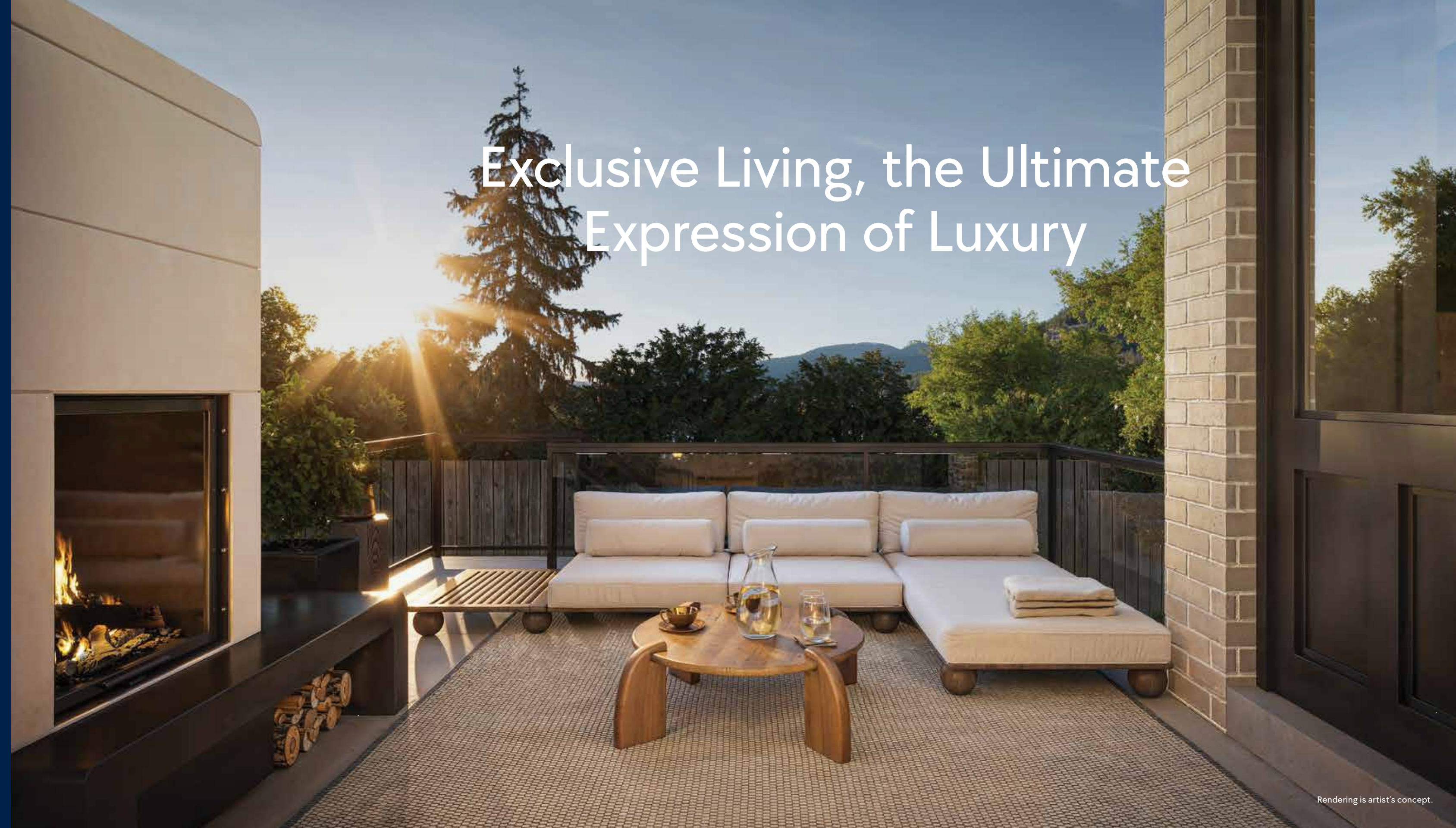
Elevate your living experience with the option to include a private elevator, provide additional convenience and accessibility.

ELEVATED LIVING

Approx. (+/-) 10' ground floor ceiling, with Approx. (+/-) 9' second floor ceilings; Approx. (+/-) 9' basement ceiling (as per plan and elevation).

PERSONALIZED COLOUR SELECTIONS

Exclusive Living, the Ultimate Expression of Luxury



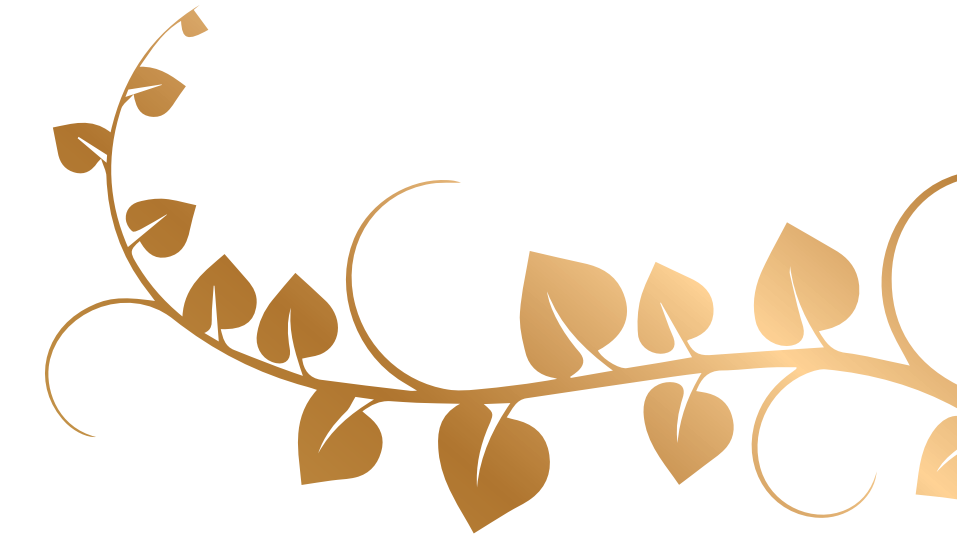
* Exquisite Customizable Floor Plans are available exclusively for select models.

Exclusive Living the Ultimate Expression of Luxury



Harmonizing modern refinement with timeless charm

Discover a living experience where your vision is brought to life. Every detail of an Oxford Estates home is a testament to unmatched craftsmanship and individual expression, resulting in a residence that embodies both luxury and uniqueness.



Sustainable comfort technology by Sunny Communities

At Oxford Estate, each home is thoughtfully designed with innovative comfort-focused energy-saving technologies and modern conveniences to enhance your lifestyle while minimizing environmental impact.

DOUBLE PANEL GLASS WITH LOW E ARGON GAS

Enjoy improved energy efficiency and comfort with advanced windows** designed to reduce heat loss, block harmful UV rays, and maintain a consistent indoor climate year-round (as per plan).

HEATED FLOORS IN THE PRIMARY ENSUITE

Indulge in the luxury of warmth at your feet with temperature-controlled heated floors, providing ultimate comfort for your routines.**

DIRECT VENT GAS FIREPLACE ON THE MAIN FLOOR

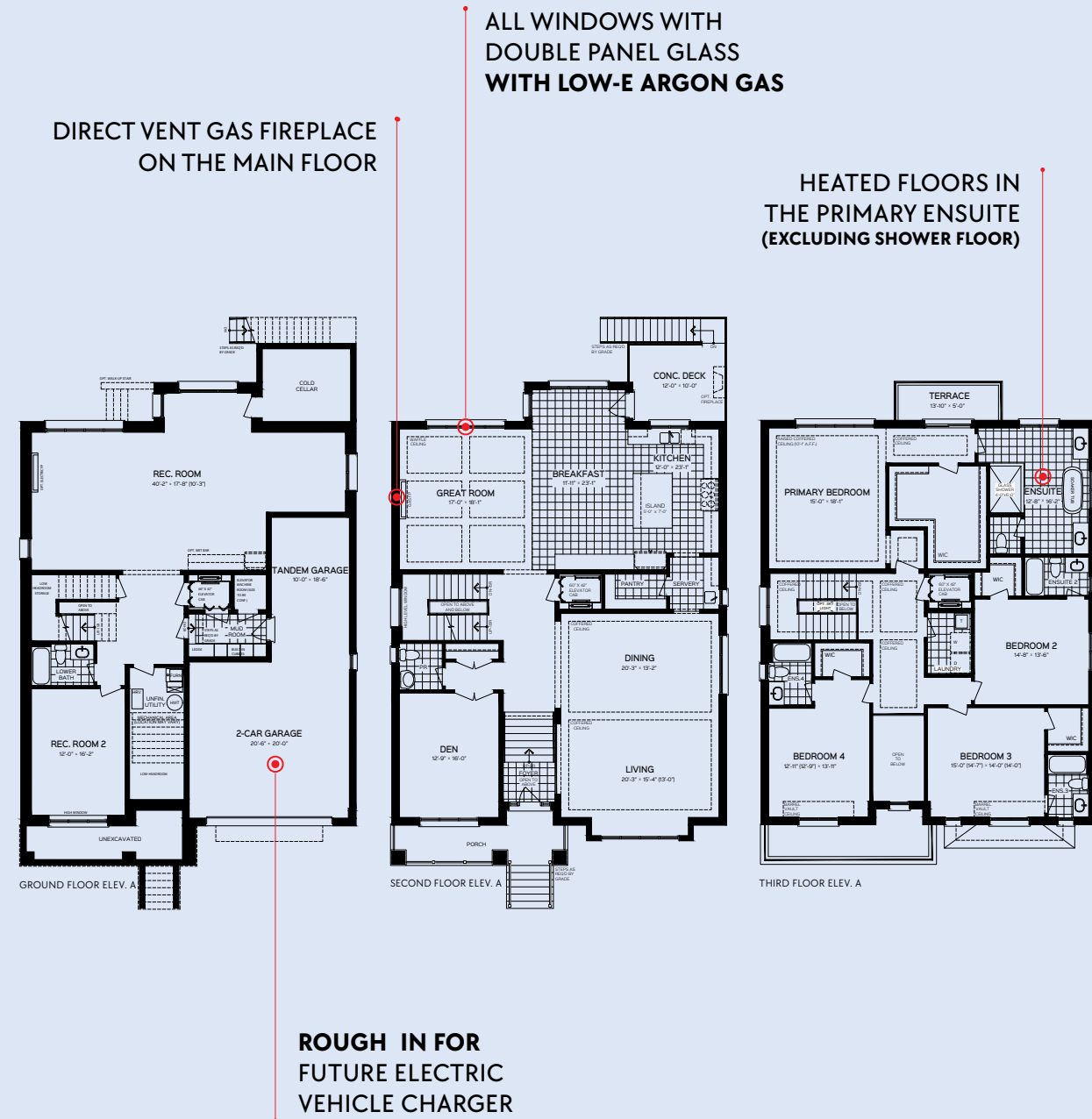
Create a cozy ambiance with an elegant, energy-efficient gas fireplace, ensuring warmth and style for your family gatherings.

ROUGH IN FOR FUTURE ELECTRIC VEHICLE CHARGER

Future-proof your home with the convenience of a pre-installed rough-in for an EV charger, making it easy to embrace sustainable transportation.

** Excluding exterior doors and basement windows.

** Excluding shower floor



Raleigh ELEVATION A | 5,708 sq. ft.
ELEVATION B | 5,719 sq. ft.



Enriching Life With Comfort and Innovation

Features & Finishes

EXTERIORS

- Superior architecturally designed homes with inspired combinations of brick, stone, pre-cast stone accents and stucco detailed exterior trim features, exquisite hardie board and/or smartside siding in select locations per elevation.
- Gratifying streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and materials.
- Detailed masonry work with striking stone or pre-cast concrete accents including keystones and window sills per elevation. Coloured mortar and recessed masonry joints on front elevations for a refined finished look as per exterior colour packages.
- Gracious covered porches, balconies, loggias and porticos (as per plan).
- Spacious garages with prefinished insulated garage doors with beautiful inserts (as per plan).
- Main entries featuring impressive single or double doors with thermal insulated stained wood grain look exterior (as per plan). Front doors also feature magnificent glass window inserts (as per plan).
- Garage walls and ceilings to be drywalled and primed.
- Fully sodded yards.
- Poured concrete basement walls, wrapped with heavy duty damp-proofing and drainage layer and weeping tiles for extended protection (where required by Building Code). Sump pumps as required by municipality.
- Pre-cast and/or poured concrete steps at front, side and rear entrances as required by grade (as per plan). Pre-cast concrete walks to front entries (where applicable).
- Low maintenance aluminum soffits, fascias, eavestroughs and downspouts.
- Two exterior water taps; one in garage and one in the rear yard (location to be determined by vendor).
- Black door hardware package for exterior doors (excluding garage man door) including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan vendor may elect to install recessed lighting/exterior potlights if grade/site conditions do not allow for coach lights).
- Self-sealing asphalt shingles with a 30-year limited manufacturer's warranty and/or metal roof (as per plan).
- Fully paved, smooth asphalt driveway.
- Customized builder address plaque. Location to be determined by vendor.
- Reinforced concrete garage floor with grade beams.
- Double panel glass with low-E Argon gas, excluding exterior doors and basement windows (as per plan).
- Upgrade straight brushed nickel levers to all interior doors.

SUPERIOR INTERIOR FEATURES

- Homes feature (+/-) approx. 9' basement ceilings (as per plan and elevation), (+/-) approx. 10' ground floor ceilings with impressive (+/-) approx. 9' second floor ceilings (except in sunken or raised areas, stairways and where there are raised or dropped ceilings).
- Easy maintenance smooth ceilings throughout.
- Impressive coffered, waffle and tray ceilings (as per applicable plan).
- Elegant wider oak veneer stairs to finished areas with oak handrail and nosing and choice of either oak or metal pickets and choice of stain (as per plan, from builder's standard samples).
- Low-VOC wood shelving installed in all closets.
- 36" direct vent gas fireplace on the main floor with electronic ignition featuring painted mantel and marble surround, complete with glass panel, gas log and wall switch from builder's standard samples (as per plan).
- Choice of one interior quality paint colour from vendor's samples with kitchen, laundry and all bathrooms finished in eggshell.
- Vented cellar with light, door and floor drain (as per plan, grade permitting).

- Dropped ceilings and bulkheads (where required).
- Professional duct cleaning before occupancy.
- Contemporary and elegantly designed elevator for convenience and accessibility (as per plan).
- Stunning built-in quartz island in primary bedroom walk-in closet (as per plan).

GOURMET KITCHEN FEATURES

- First upgrade stained maple cabinets in kitchen to include extended uppers, crown moulding, soft close drawers, one set of pots drawers, cutlery divider, light valance (electrical not included), counter depth standard size fridge enclosure and quartz countertops in a wide choice of styles from builder's standard samples (as per plan).
- Breakfast bar in kitchen with extended flush bar top (as per applicable plan).
- Stainless steel double bowl undermount kitchen sink with single lever pullout faucet.
- Stunning 3" x 6" tile backsplash from counter height to bottom of upper cabinet and hood fan.
- Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
- Convenient split electrical outlets at counter level for small appliances.
- Matching hood cabinet with fan insert vented to exterior over stove area.
- Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.
- Upgraded appliances package to include: 36" Wolf gas range, Sub-Zero 42" double door refrigerator, 36" Sirius hood fan insert, 24" microwave, 30" built-in oven, dishwasher and washer/dryer.

LUXURIOUS BATHROOM FINISHES

- Modern 12" x 24" wall tiles in all bathrooms.
- Primary ensuite bathroom shower stall (as per plan) to include grand marble surround and pot light.
- Stunning freestanding soaker bath tub with roman tub filler in primary ensuite bathroom (as per plan). Drop-in tub in tiled enclosure to secondary bathrooms (as per plan).
- Primary ensuite spa package to include: rain shower head, marble countertop with rectangular undermount sink and IOMM frameless glass shower enclosure fastened with L-brackets (as per plan). (Some frameless glass showers to be frosted as per applicable plan).
- Choice of quality bathroom cabinets with choice of quartz countertop in all bathrooms as per plan, from builder's standard samples.
- Bathtubs and showers built with sleek, half-glass barrier.
- Mirrors included in all bathrooms and powder room approx. 42" high.
- White plumbing fixtures.
- Elongated toilets with soft close seats in all finished bathrooms.
- Upgraded Kohler faucets, toilets and sink in primary ensuite. (as per plan, from builder's standard samples).
- Upgraded comfort height vanities for all bathrooms (as per plan, from builder's standard samples).
- Efficient exhaust fans in all bathrooms.
- Privacy locks on all bathroom doors.
- Shut off valve for each sink.

LAUNDRY ROOM ACCENTS

- Laundry tub in base cabinet (as per plan).
- Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.
- Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required). Laundry areas on second floor will come with a floor drain (as per plan).
- Upper laundry cabinets in white as per applicable plan.

EXQUISITE FLOORING FINISHES

- Homes feature 6" x ¾" prefinished engineered hardwood throughout with choice of stain (excluding tiled areas and finished basement spaces; from builder's standard samples).
- Oversized, quality 24" x 24" porcelain tile flooring in entry, powder rooms, kitchen/breakfast areas, bathrooms (including primary ensuite), laundry room and open to below basement foyers (as per plan, from builder's samples).
- Heated floors (excluding shower floor) with temperature control setting included for the primary ensuite.
- Transition strip to be used between different floor materials (due to different flooring materials that may be selected, transition heights between floor surfaces may occur).

BREATHTAKING WINDOWS, DOORS AND MILLWORK

- Elegant (+/-) 7-1/4" Tudor baseboard throughout (as per plan, from builder's standard samples), with complimentary (+/-) 3-1/2" Tudor casing around windows and doors (as per plan, from builder's standard samples).
- Prominent 8' high two panel smooth Carrera interior doors on the main floor and 7' high 2 panel smooth Carrera interior doors on the second floor. Not applicable to cellar or exterior doors.
- Straight brushed nickel levers to all interior doors. Privacy locks on all bathroom and powder room doors.
- Doors, windows and full archways to be trimmed (as per plan).
- Vinyl casement low-E thermopane windows (as per plan).
- Oversized low-E 30" x 24" maintenance free structural vinyl thermopane basement windows (as per plan) in grey or white colour.
- Homes feature 3 or 4 panel vinyl clad, thermal-glazed patio door system with center access (as per plan).
- Extensive caulking for improved energy conservation and to minimize drafts.
- House to garage door with self closing hinges (where grade permits).
- Garage doors are 8' high prefinished fiberglass with beautiful glass inserts, decorative straps and hardware (as per plan and elevation).

LIGHTING AND ELECTRICAL

- All wiring will be in accordance with the Ontario Building Code and the Electrical Safety Authority.
- Decorative black coach lamps on exterior elevations (where applicable).
 - Fully installed exterior light fixtures.
 - Two exterior waterproof electrical outlets (one at the front porch and one at rear yard). Holiday plug in front elevation soffit. Plugs for future garage door openers, front porch and one at rear yard). Holiday plug in front elevation soffit. Plugs for future garage door openers.
 - Heavy duty 220V electrical outlet for stove and dryer.
 - Upgraded light fixtures provided throughout finished areas, with white decora style switches and receptacles.
 - One automatic smoke/strobe detector installed on every floor and in every bedroom for home and family safety.
 - Electric door chime with doorbell at front entry.
 - Ground fault interrupter protection for all bathroom(s) and powder room.
 - Carbon monoxide detector.
 - 200-amp electrical service with circuit breaker panel.
 - 40 Pot Lights with LED light bulbs throughout the 1st floor.

INCREDIBLE ENERGY SAVING AND GREEN FEATURES

- Gas fired, forced air high-efficiency natural gas furnace complete with ECM motor for super efficiency and comfort controlled by an electronic programmable thermostat.
- Heat Recovery Ventilator (HRV) for improved indoor air quality.

- Exterior walls and 2nd floor ceilings (where applicable) to be fully insulated - ceiling to R-60 walls to R-22. All insulated areas are to be covered by poly vapour barriers (all as per Ontario Building Code). Spray foam insulation in garage ceilings where habitable spaces are above.
- Spray foam around windows and exterior doors for increased air tightness.
- Basement walls insulated full height per Ontario Building Code.
- Water saving aerators on all faucets.
- Water saving toilets.
- Water saving shower heads on all showers with temperature control valves.
- LED light bulbs provided throughout.
- Supply and install conduit from basement to attic for future installation of solar panels.
- Provisions for rough-in electric car charger in garage.
- Garage door openers.
- All ductwork to be sealed with foil tape.

SECURITY FEATURES FOR YOUR PEACE OF MIND

- Exterior hinges and striker plates reinforced with extra long screws.
- Additional blocking at all exterior doors jams.
- High quality deadbolt locks on all hinged exterior doors.
- Additional screws at patio door to prevent lifting.

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

- Steel beam construction in basement (as per applicable plan).
- Engineered floor joists & 5/8" subfloor glued to achieve outstanding structural strength.
- All sub-floors will be re-fastened with screws prior to floor finishes. All joints to be sanded.
- 2" x 6" exterior wall construction.

CUSTOMER FRIENDLY UPGRADE PROGRAM

- Purchasers will have the opportunity to make upgraded interior selections when they attend their decor appointment to choose their colours and materials (when schedules permit).

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

- Rough-in for central vacuum system piped to garage.
- Rough-in gas line to BBQ at rear of home, location to be determined by vendor.
- Rough-in (6) network wiring (cat-6) location to be determined by vendor.
- Rough-in water line for refrigerator, location to be determined by vendor.

NOTES TO PURCHASERS

- All plans, elevations and specifications are subject to modification from time to time by the vendor according to the Ontario Building Code, National Building Code and architectural guidelines.
- The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closing date.
- Purchaser agrees to pay Tarion enrollment fee on closing as an adjustment and is based on the purchase price herein.
- The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., may be for display purposes only and may not be included in the dwelling unit purchased herein.
- Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.

- Interior or exterior steps may vary at any entranceway due to grading.
- House types and streetscapes subject to final approval by the municipality or developer's architectural committee and final siting and approval by the vendor's architect.
- The purchaser shall indemnify and save the vendor, its' servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision of which the real property forms a part of, whether with, or without authorization, express or implied, by the vendor.
- Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
- The vendor has the right to substitute materials of equal or better value.
- Purchaser's choice of interior colours and materials to be chosen from the vendor's standard samples if not yet ordered or installed provided that the colours and materials are chosen by the purchaser within 10 days of notification by the vendor. Otherwise, the vendor reserves the right to choose the colour and/or materials.
- The vendor shall be entitled to reverse the plan of the house being constructed.
- The vendor is not responsible for shade difference occurring from different dye lots on all materials such as porcelain tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or brick. Colours and materials will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation.
- The purchaser acknowledges and agrees that where adjoining rooms are finished in different floor materials, there may be a difference in floor elevations between the rooms, and furthermore the builder, at its discretion, may install thresholds as a method of finishing the transition between the two rooms.

All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or vary within generally accepted industry standards and tolerances without notice. Product measurement/sizes may vary lightly due to site/grade conditions. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations 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 builders standard samples. A wide variety of upgrades and options are available from predetermined vendor selections and shall be quoted at the time of decor appointment. Prices and specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available. Items, fixtures and finishes in sales office or model homes may be for display purposes only and may not be included in the purchase price and may not be available for future purchases. Some structural changes may be present in the model homes. These will not be included in the house unless they are specifically requested on a purchaser request for upgrades form.

E. & O. E. January 2025.



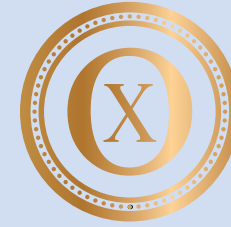
Rendering is artist's concept.

Models & Floorplans



Berkley

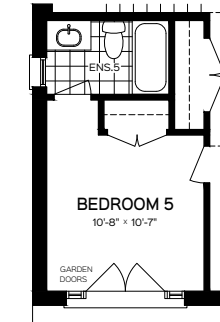
ELEVATION A | 3,802 sq. ft. • ELEVATION B | 3,810 sq. ft.



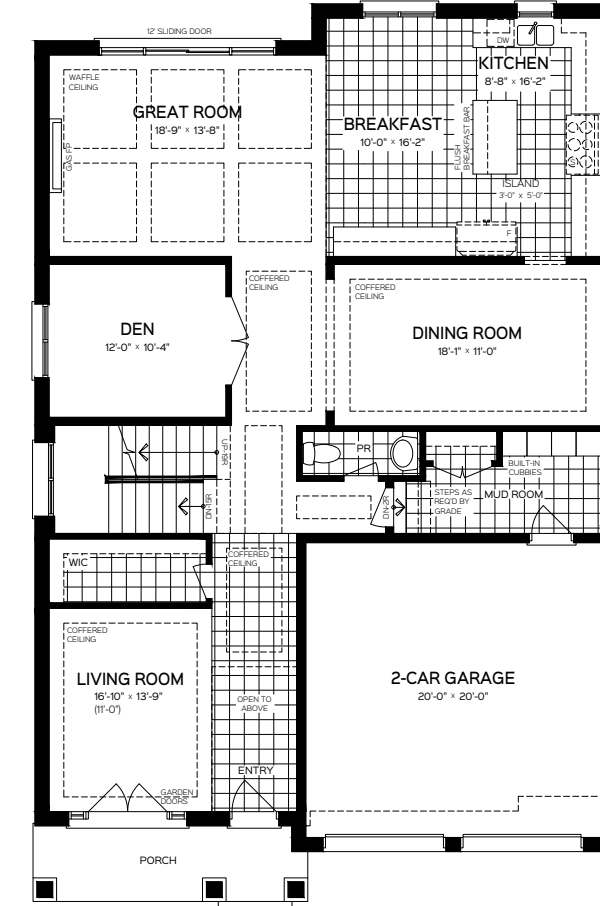
ELEVATION A



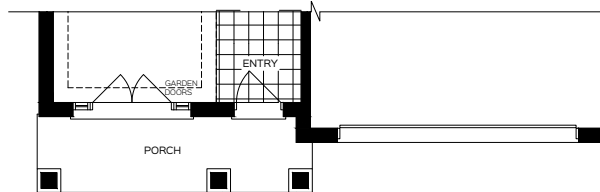
ELEVATION B



PARTIAL GROUND FLOOR FOR OPT. IN-LAW SUITE ELEV. A & B



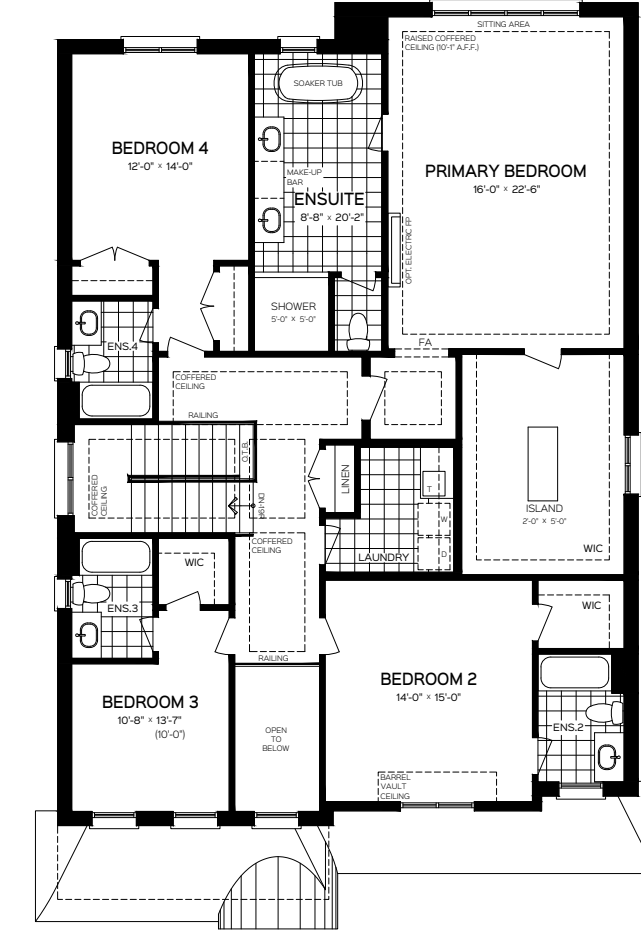
GROUND FLOOR ELEV. A



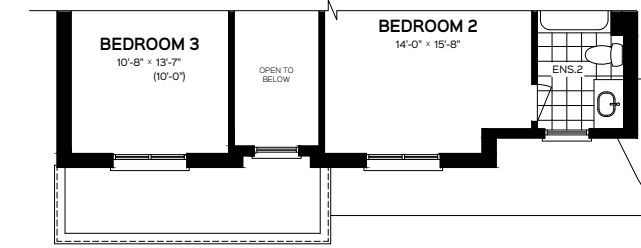
PARTIAL GROUND FLOOR ELEV. B

Berkley

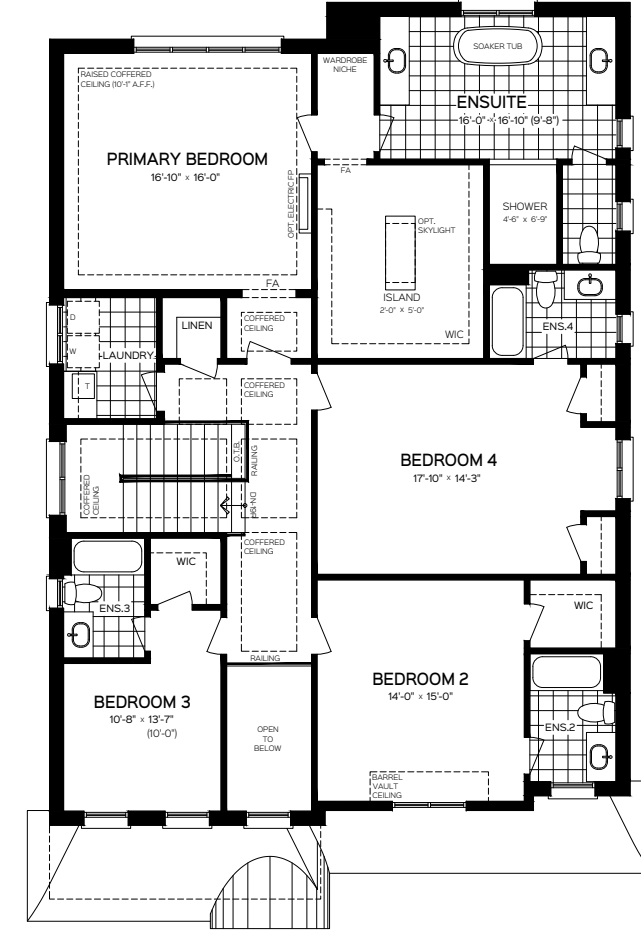
ELEVATION A | 3,802 sq. ft. • ELEVATION B | 3,810 sq. ft.



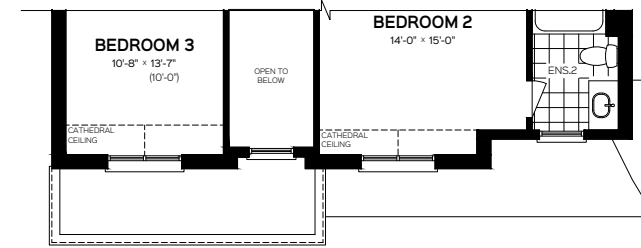
SECOND FLOOR ELEV. A



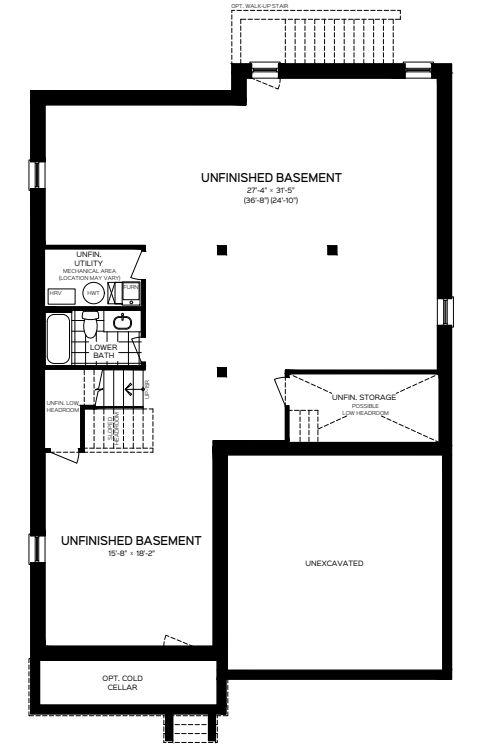
PARTIAL SECOND FLOOR ELEV. B



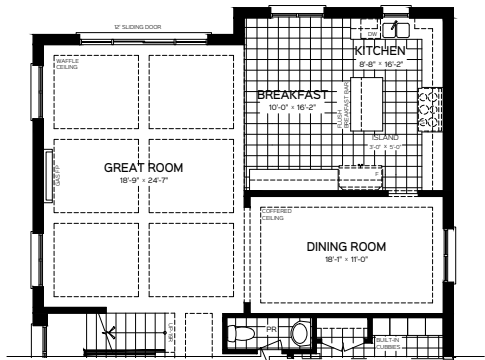
OPTIONAL SECOND FLOOR ELEV. A



PARTIAL OPTIONAL SECOND FLOOR ELEV. B



BASEMENT ELEV. A & B

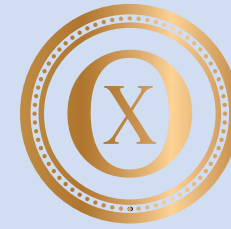


OPTIONAL GROUND FLOOR ELEV. A & B

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Eliot

ELEVATION A | 3,911 sq. ft. • ELEVATION B | 3,918 sq. ft.



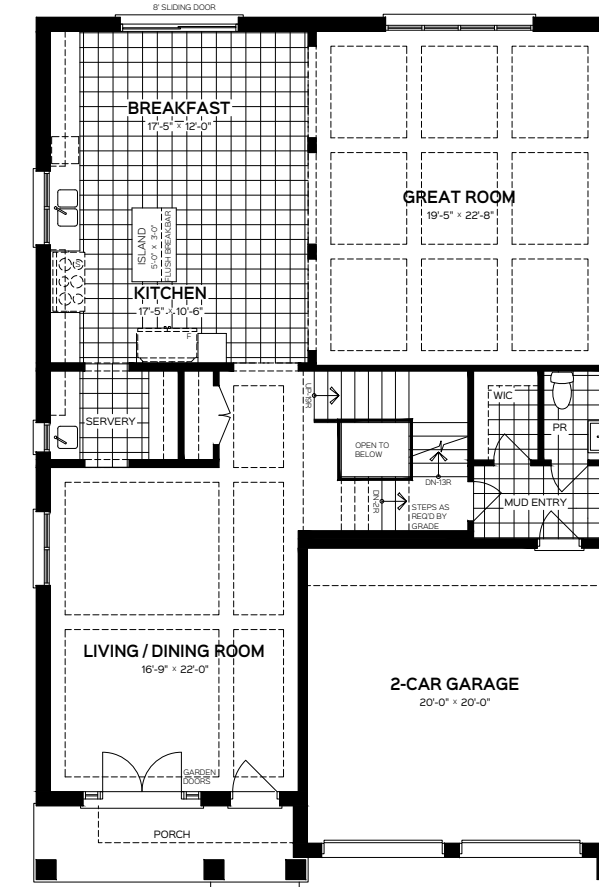
ELEVATION A



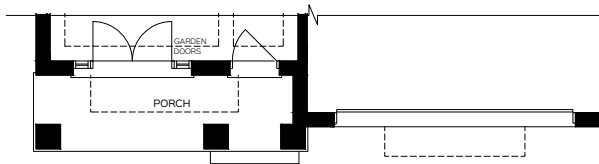
ELEVATION B

Eliot

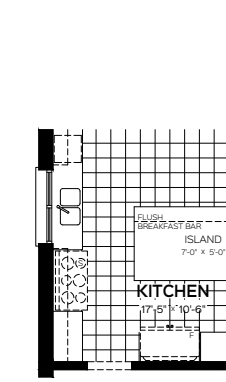
ELEVATION A | 3,911 sq. ft. • ELEVATION B | 3,918 sq. ft.



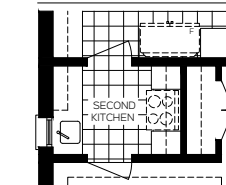
GROUND FLOOR ELEV. A



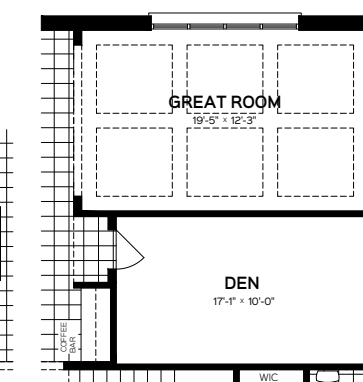
PARTIAL GROUND FLOOR ELEV. B



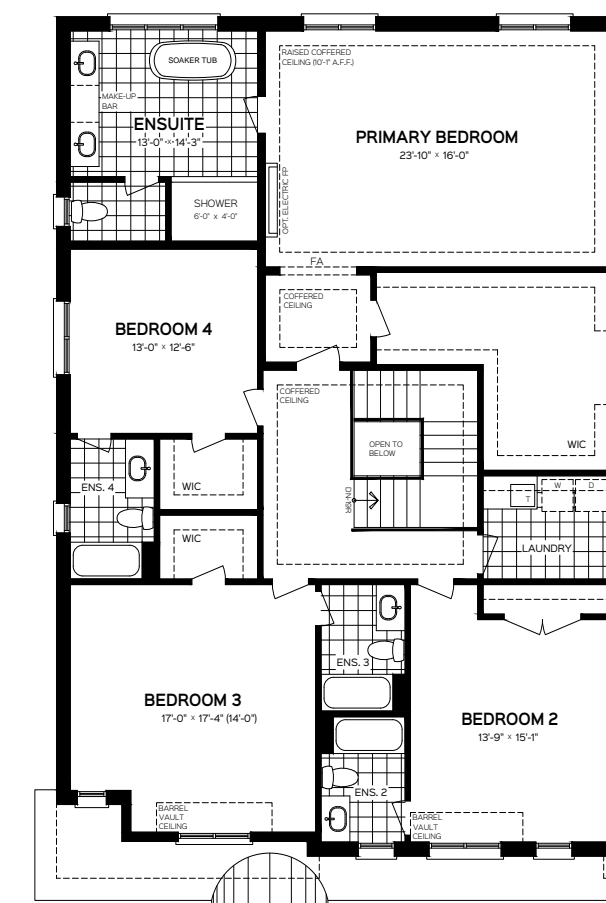
PARTIAL GROUND FLOOR WITH OPT. 5 X 7 ISLAND ELEV. A & B



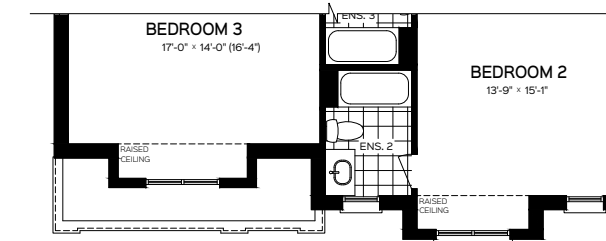
PARTIAL GROUND FLOOR WITH OPT. 2ND KITCHEN ELEV. A & B



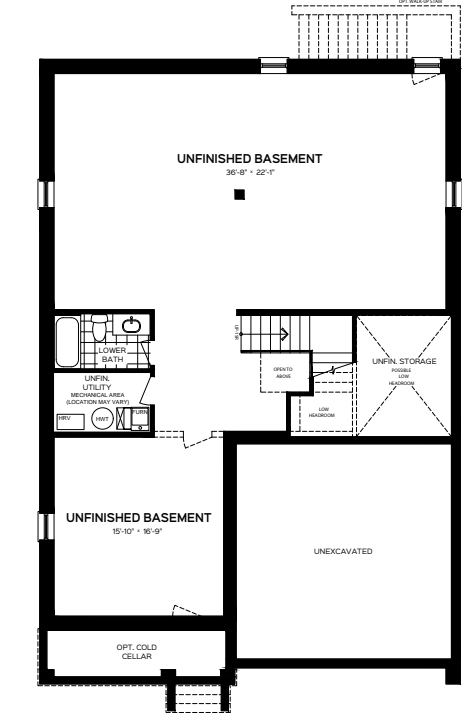
PARTIAL GROUND FLOOR ELEV. A & B



SECOND FLOOR ELEV. A



PARTIAL SECOND FLOOR ELEV. B

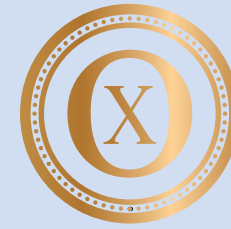


BASEMENT ELEV. A & B

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Rhodes

ELEVATION A | 5,632 sq. ft.



ELEVATION A

OXFORD ESTATES

Rhodes

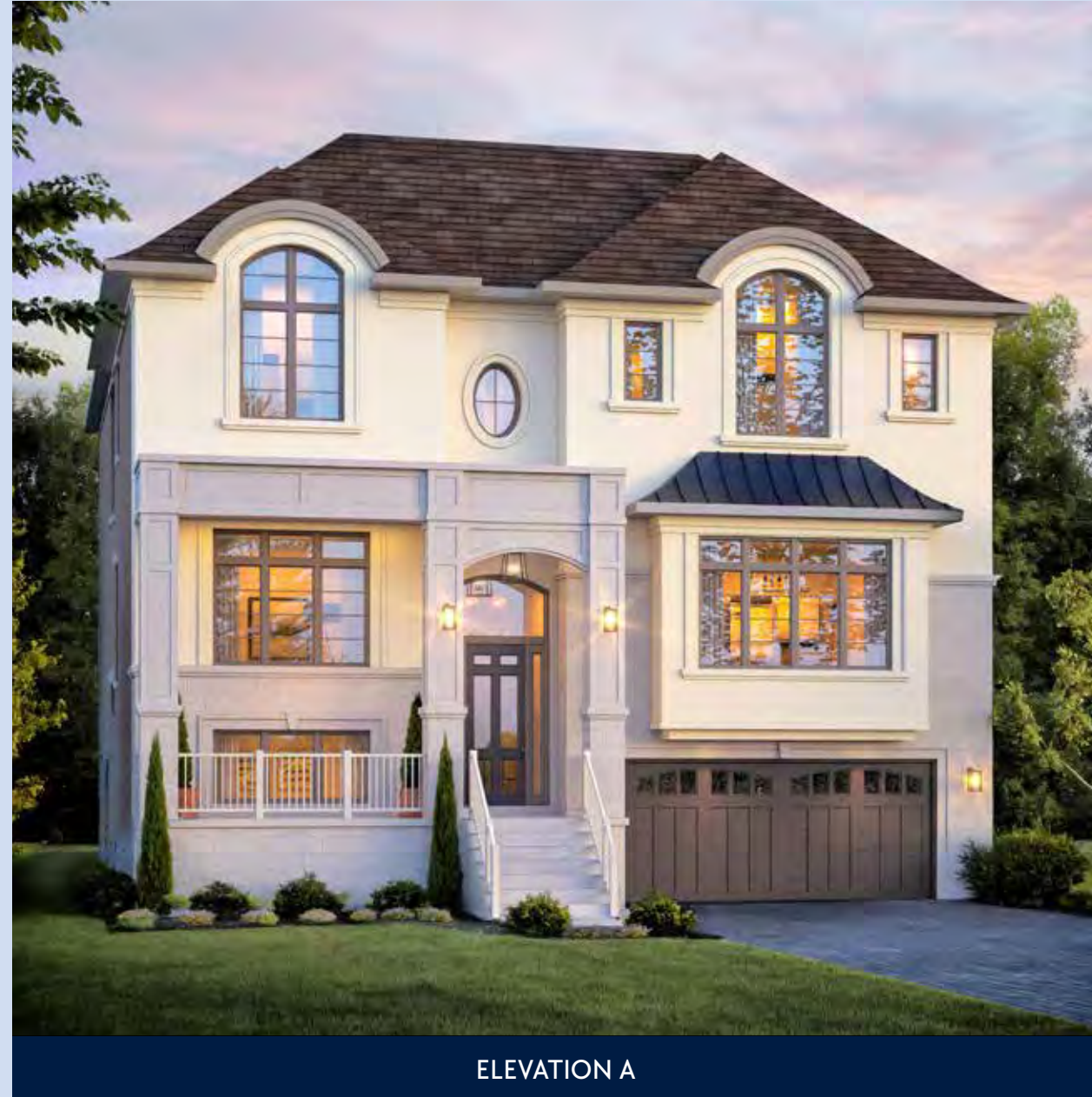
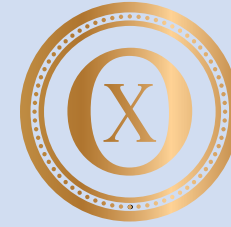
ELEVATION A | 5,632 sq. ft.



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Raleigh

ELEVATION A | 5,708 sq. ft. • ELEVATION B | 5,719 sq. ft.



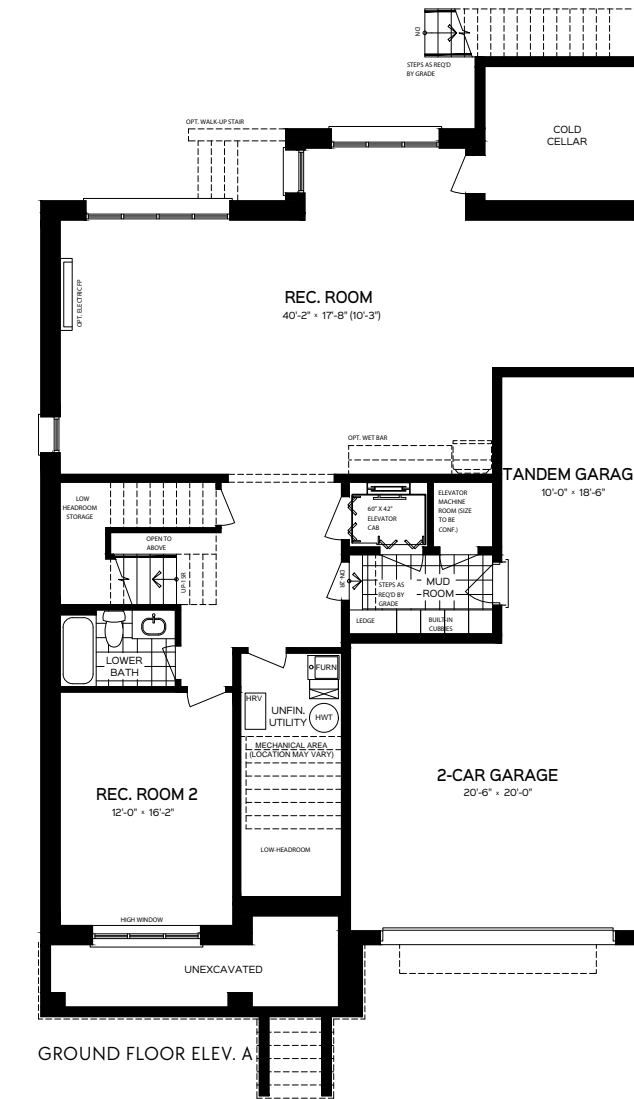
ELEVATION A



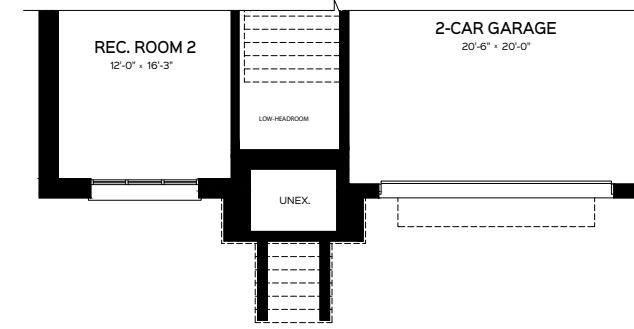
ELEVATION B

Raleigh

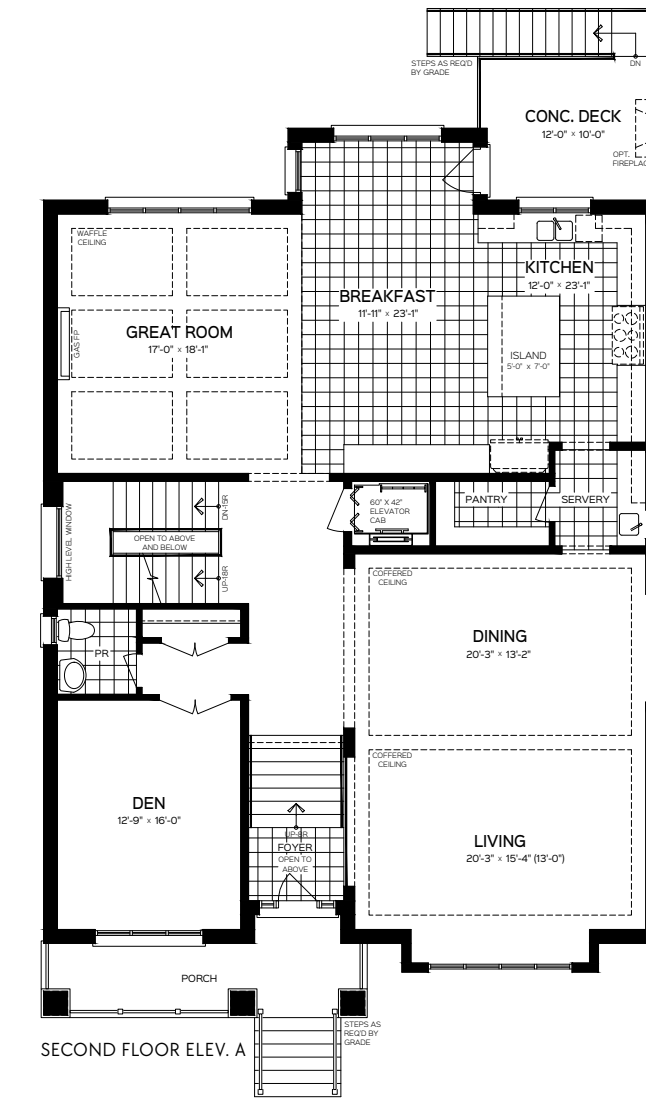
ELEVATION A | 5,708 sq. ft. • ELEVATION B | 5,719 sq. ft.



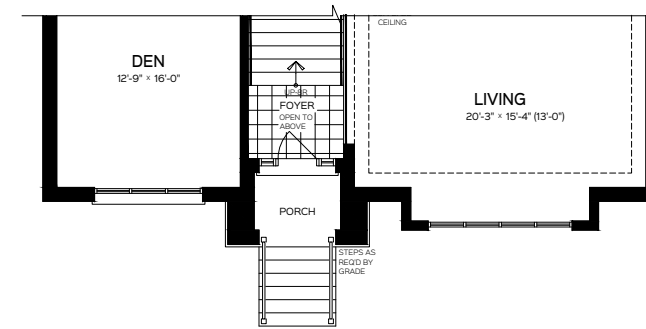
GROUND FLOOR ELEV. A



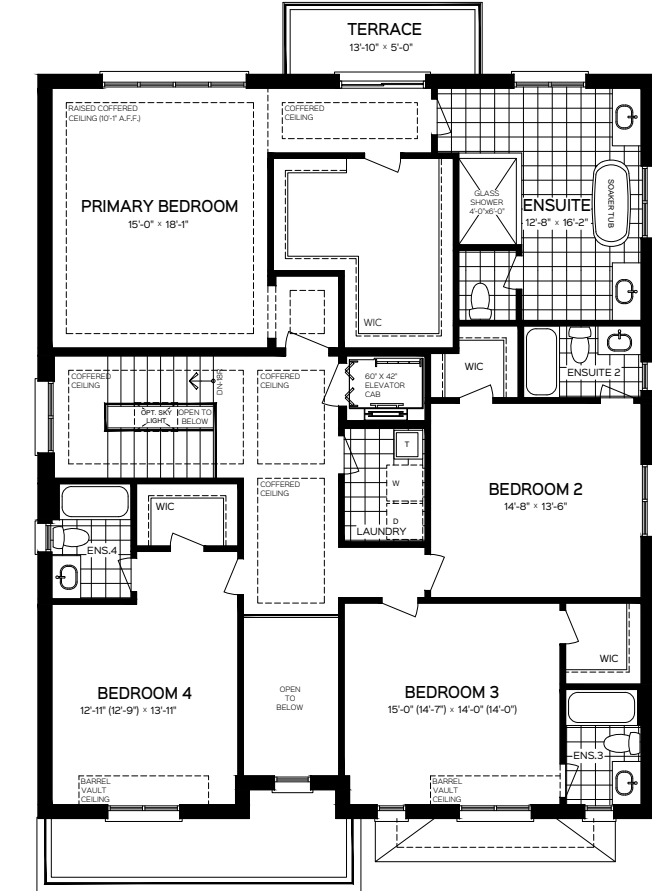
PARTIAL GROUND FLOOR ELEV. B



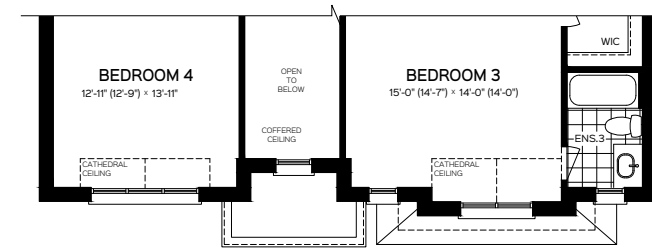
SECOND FLOOR ELEV. A



PARTIAL SECOND FLOOR ELEV. B



THIRD FLOOR ELEV. A



PARTIAL SECOND FLOOR ELEV. B

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Building Exceptional Homes



About Sunny Communities

At Sunny Communities, we design homes to brighten your everyday life, creating spaces of comfort, security, and belonging. Each home is crafted to inspire from the moment you step inside.

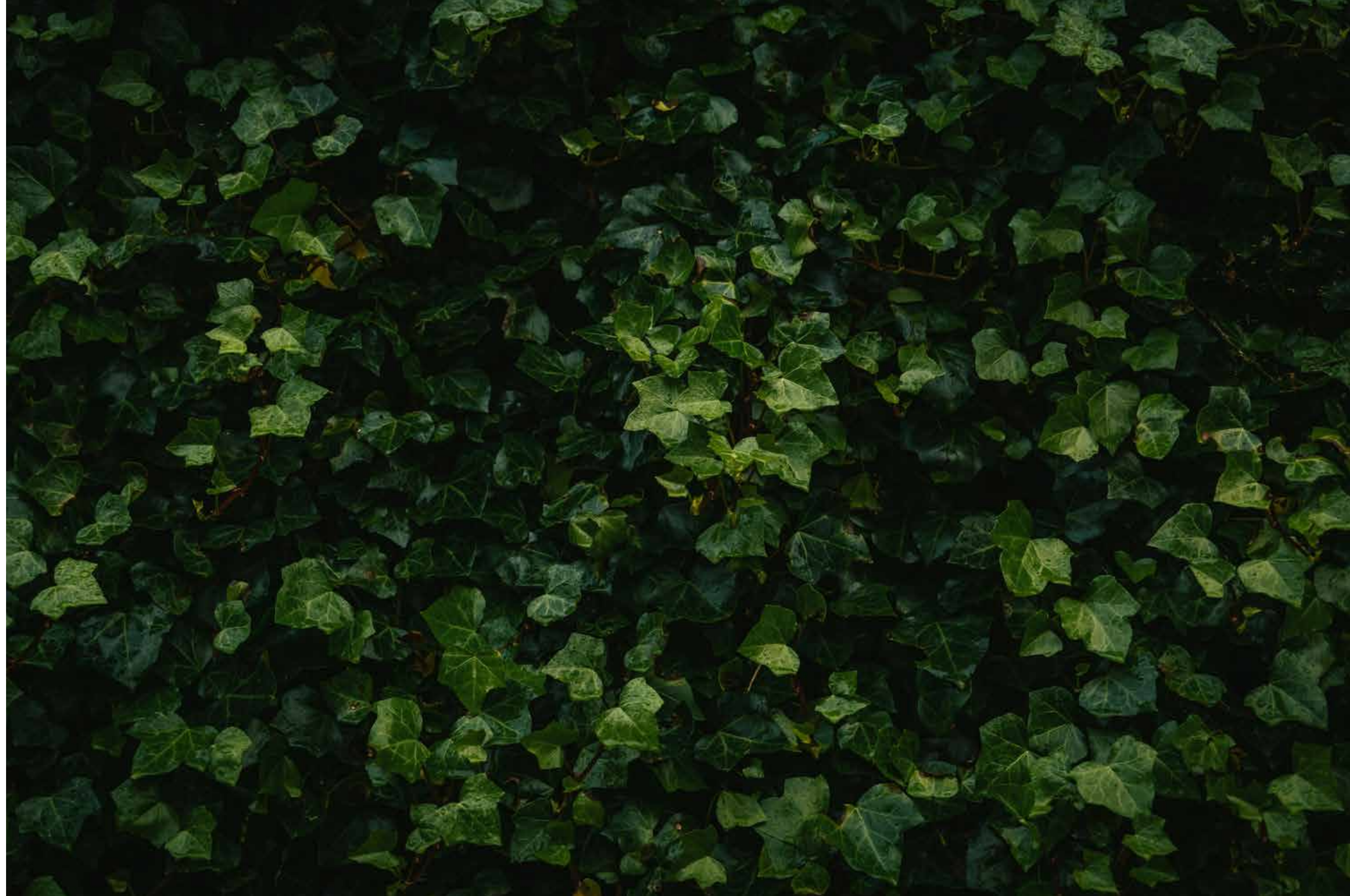
Our team's expertise spans a variety of industries, offering a unique perspective that shapes every community we build. This depth of experience allows us create homes that are thoughtfully designed and meticulously constructed.

Guided by Patrick O'Hanlon, a highly respected leader in GTA's homebuilding industry, our President, Christopher O'Hanlon, and CEO, Jian Zhang, Sunny Communities is building a legacy of excellence. With a comprehensive understanding of real estate and development, our leadership ensures that every home is built to exceptionally high standards.

When you choose Sunny Communities, you're choosing a team you can trust.



OXFORD
ESTATES
RICHMOND HILL





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