



# HILLSBOROUGH

HOLLAND LANDING



THE IDEAL MASTER-PLANNED COMMUNITY.  
INSPIRED BY NATURE. BUILT FOR YOU.





IF YOU LIKE THE OUTDOORS,  
THIS MASTER-PLANNED  
COMMUNITY IS A NATURAL

# THE NATURE OF HOME

Why do they call it the “great outdoors”? Because it’s great no matter how you look at it.

If you ever dreamed of living surrounded by parks and green space, say hello to Hillsborough. If you’ve ever yearned for a more active, enjoyable lifestyle, you’ll find it here, whether your idea of recreation is golfing, biking, or just tending your backyard garden.

**NOTHING SAYS  
YOU'RE HOME  
BETTER THAN  
A WARM  
WELCOME**



Artist's concept

With some new communities, it's not always clear where one ends and the next one begins. But Hillsborough is different. It's a master planned community with real presence, thanks to its handsome stone entrance gates that warmly welcome you, and proudly announce that you're home. It's one of the many things that sets Hillsborough apart, and gives the neighbourhood an identity all its own.



Context is everything. It's not enough to build a beautiful home. You've got to ensure that all the neighbouring homes are beautiful too. Different yet complementary.

We spent a lot of time planning and designing the streetscapes at Hillsborough. The result is a collection of streets, roads and cul-de-sacs where the homes have real curb appeal, both individually and in harmony with their neighbours.

# AROUND EVERY CORNER, A STREET OF DREAMS





Life isn't a race... unless you want it to be. More often we're looking for a life that can be conducted at a more leisurely pace, even when you're busy with a young family. Hillsborough is a good place to relax, to play, to savour the simple things in life, and to just watch your family grow. It's got a small town vibe while being close to all the big city amenities, offering you and your kids the very best of both worlds.

**FREEDOM TO GROW  
ROOM TO RUN**

**SPACE TO PLAY**



At the heart of Hillsborough is its 10-acre community park. There's a ball diamond perfect for the neighbourhood little leaguers, and basketball courts for the aspiring Raptor. A playground and splash pad provide the perfect spot for a kid to cool down on a hot summer day. There are sitting areas for those seeking the sun and a gazebo for those seeking the shade, and it's all linked by pathways that weave in and around the community. A destination for joggers, bikers and dog-walkers, it's a green and glorious sanctuary that will be cherished by Hillsborough residents young and old.

# A 10-ACRE COMMUNITY PARK

WILL BE THE HEART OF YOUR NEIGHBOURHOOD



\*The final fit, finish and construction of the Community Park is controlled and implemented by the Town of East Gwillimbury. The rendering is an artist's concept and represents the design as currently approved. E. & O. E. June 2015.



# CLOSE TO EVERYTHING

## FAR FROM ORDINARY

Whatever you want or need is close at hand when living at Hillsborough. Situated here at the top of Yonge Street, you're surrounded by parks, nature reserves and conservation areas. Restaurants, the public library, community and recreation centres, golf courses – all are conveniently close. Enjoy shopping at Upper Canada Mall and the big box stores on Green Lane. Take a short drive north to Lake Simcoe. You've got easy access to the new 407 extension, as well as the East Gwillimbury GO Station with direct connections to downtown Toronto.



# The Southgate

38'  
SINGLES



Elevation A ~ 1,954 Square Feet



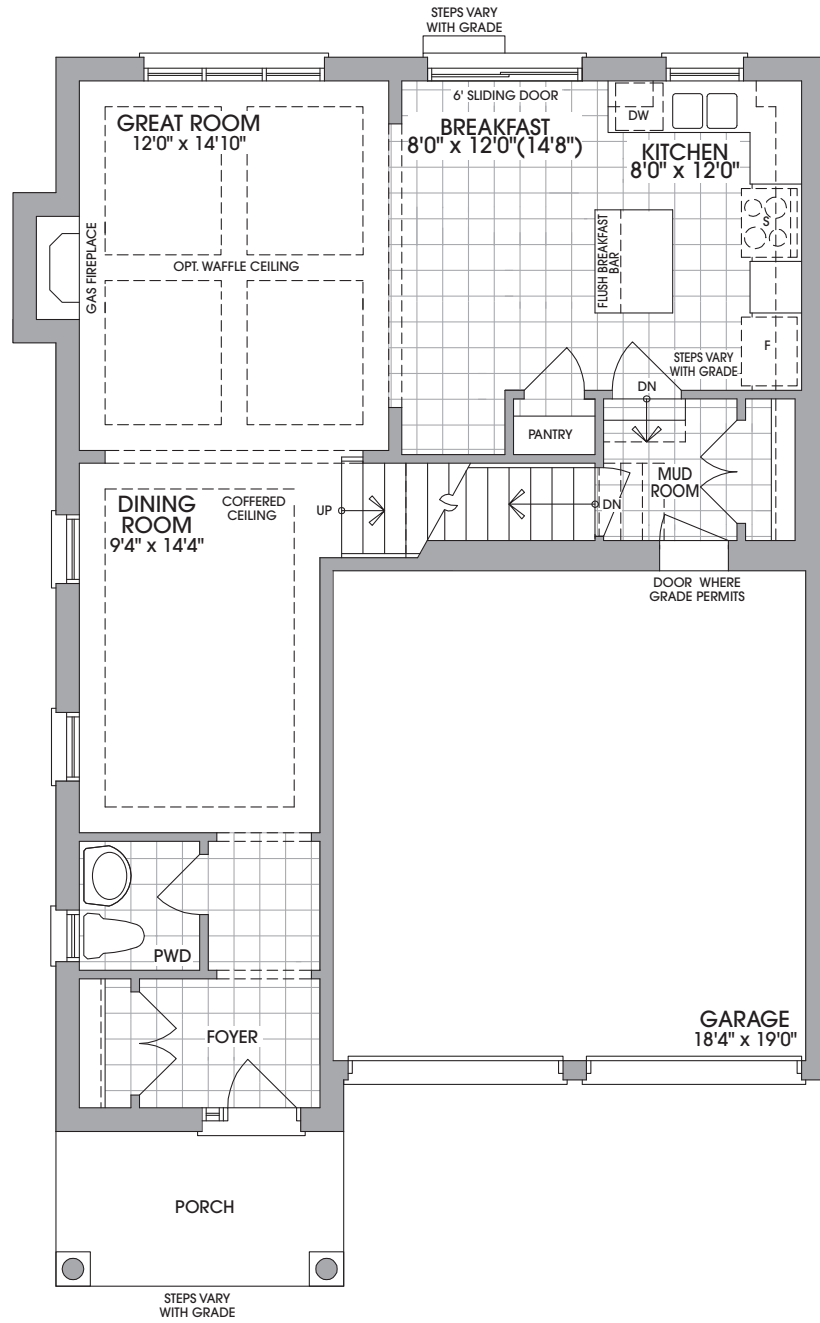
Elevation B ~ 1,959 Square Feet



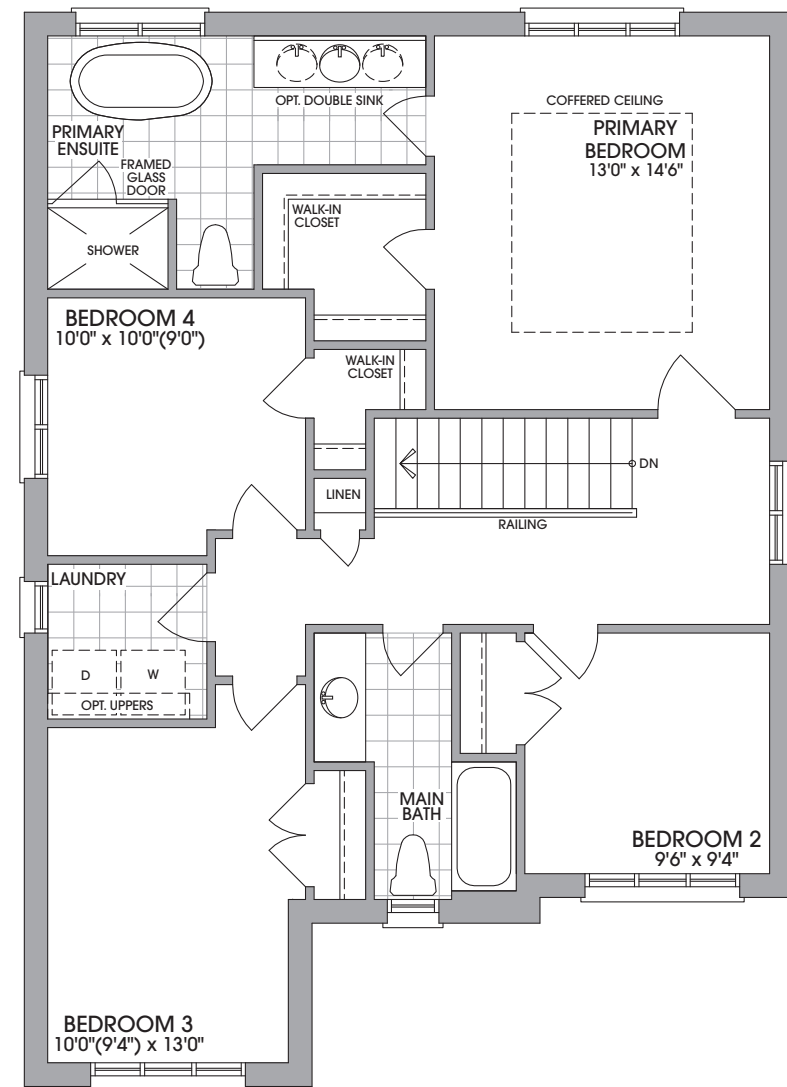
# The Southgate

Elevation A ~ 1,954 Square Feet  
Elevation B ~ 1,959 Square Feet

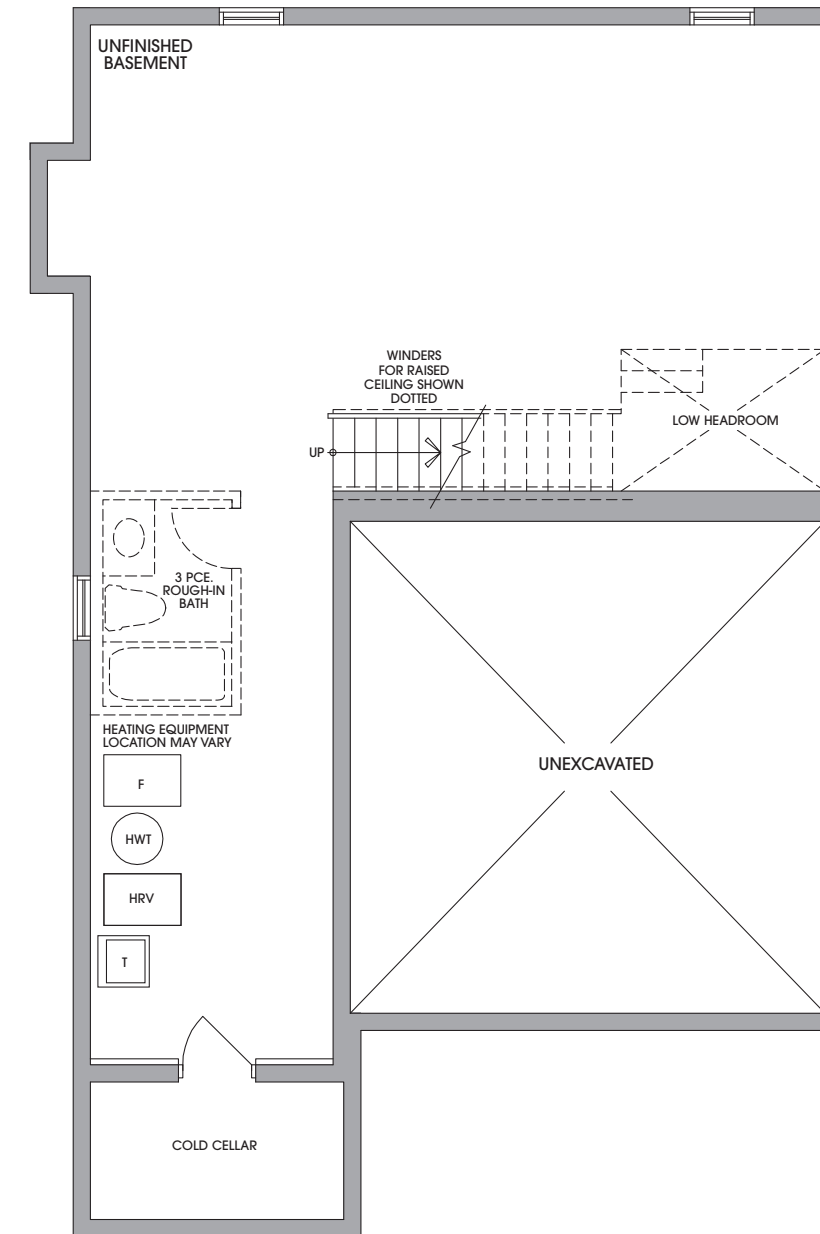
38'  
SINGLES



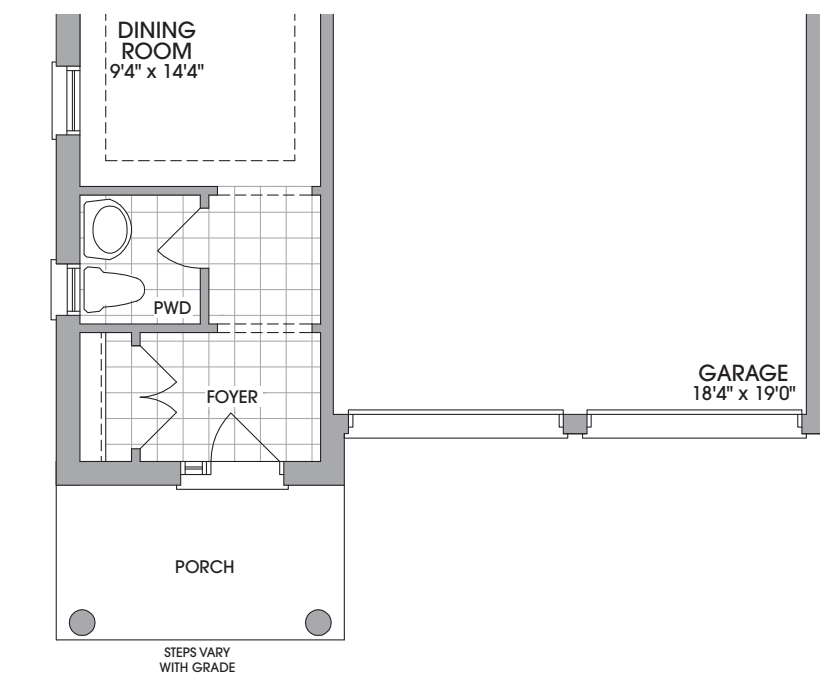
MAIN LEVEL  
ELEVATION A



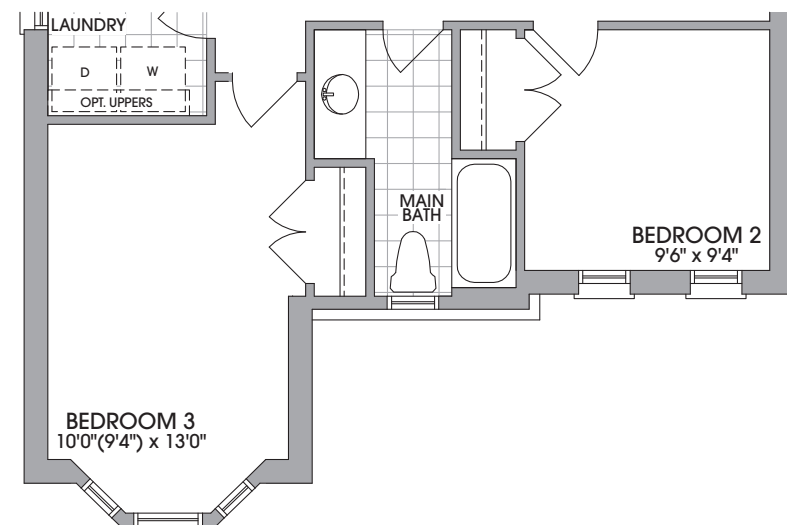
UPPER LEVEL  
ELEVATION A



BASEMENT  
ELEVATION A & B



MAIN LEVEL  
ELEVATION B



UPPER LEVEL  
ELEVATION B



Elevation A



Elevation B

# The Meadowgate

38'  
SINGLES



Artist's Concept

Elevation A ~ 2,146 Square Feet



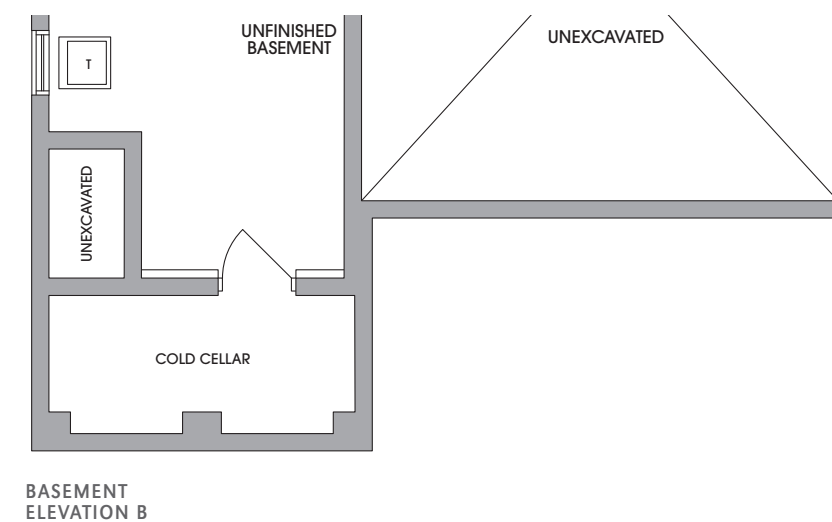
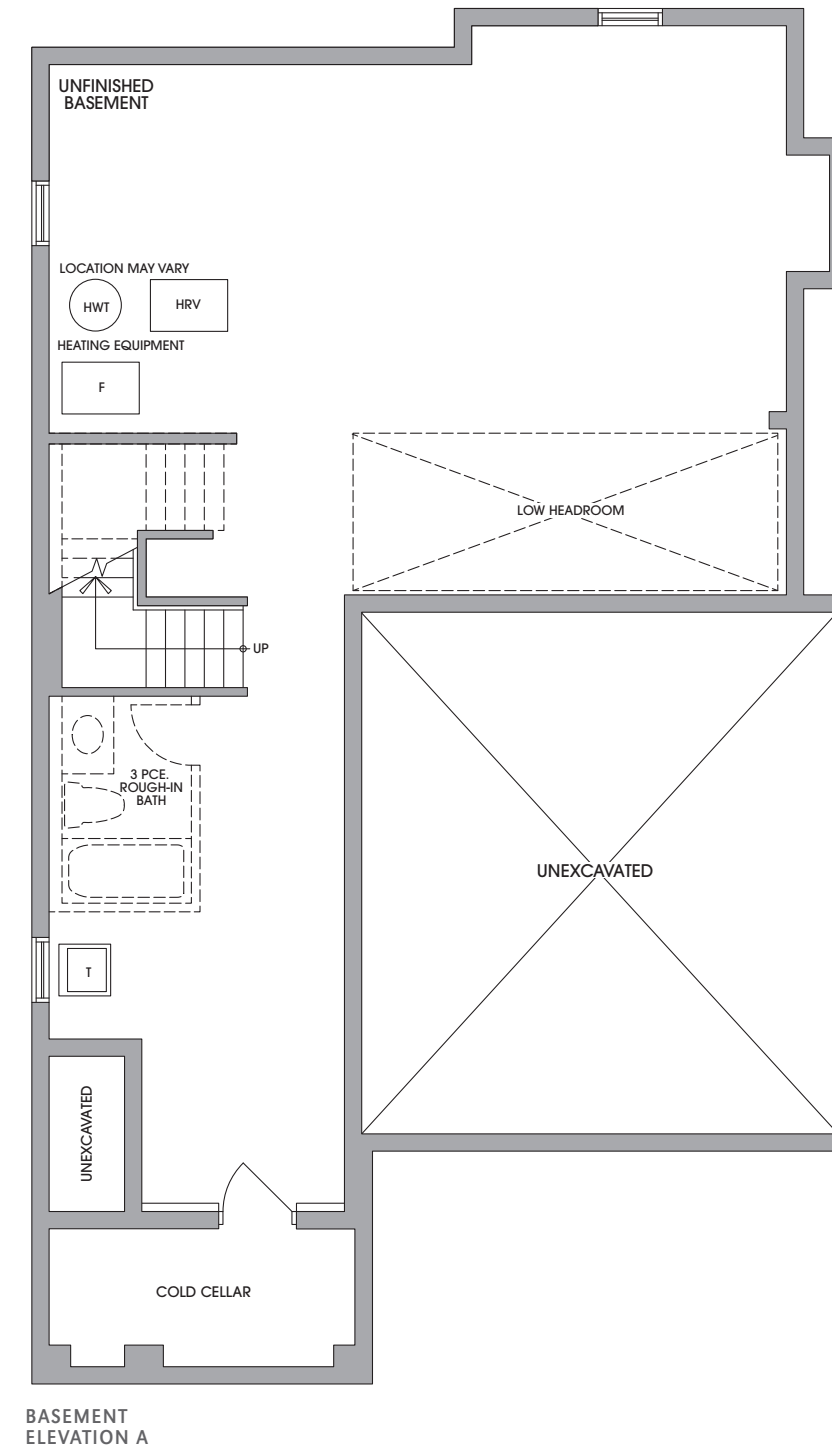
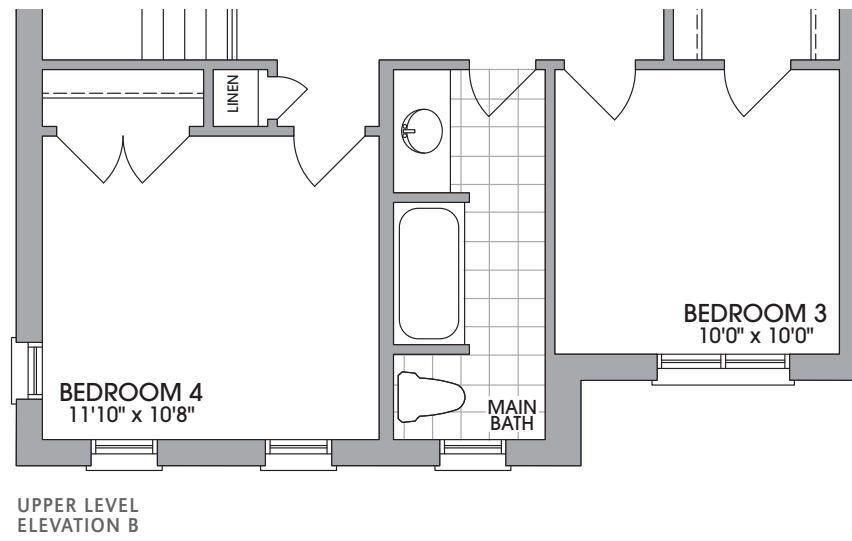
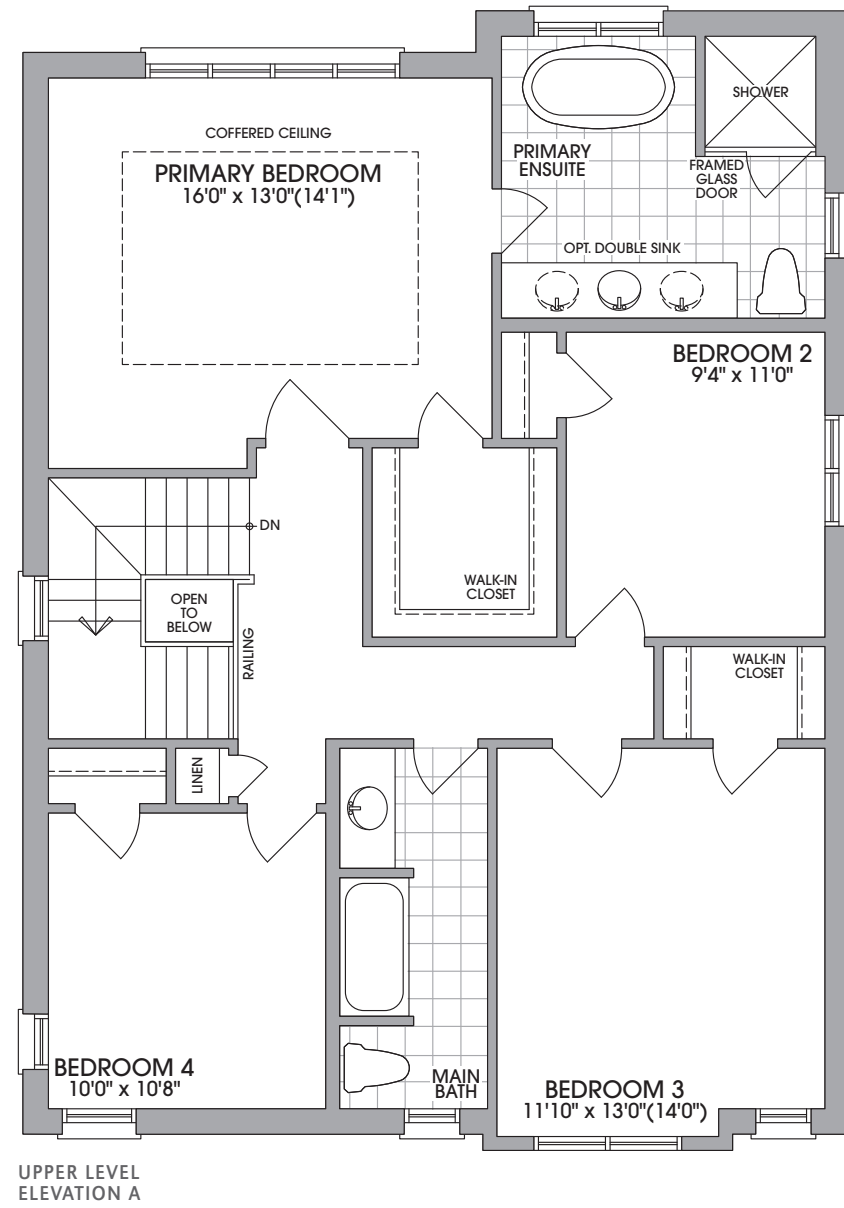
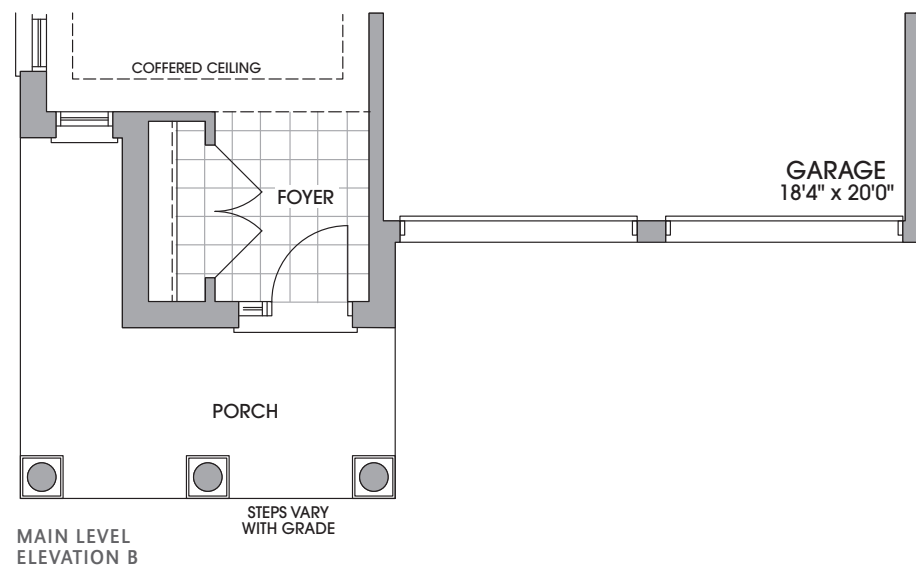
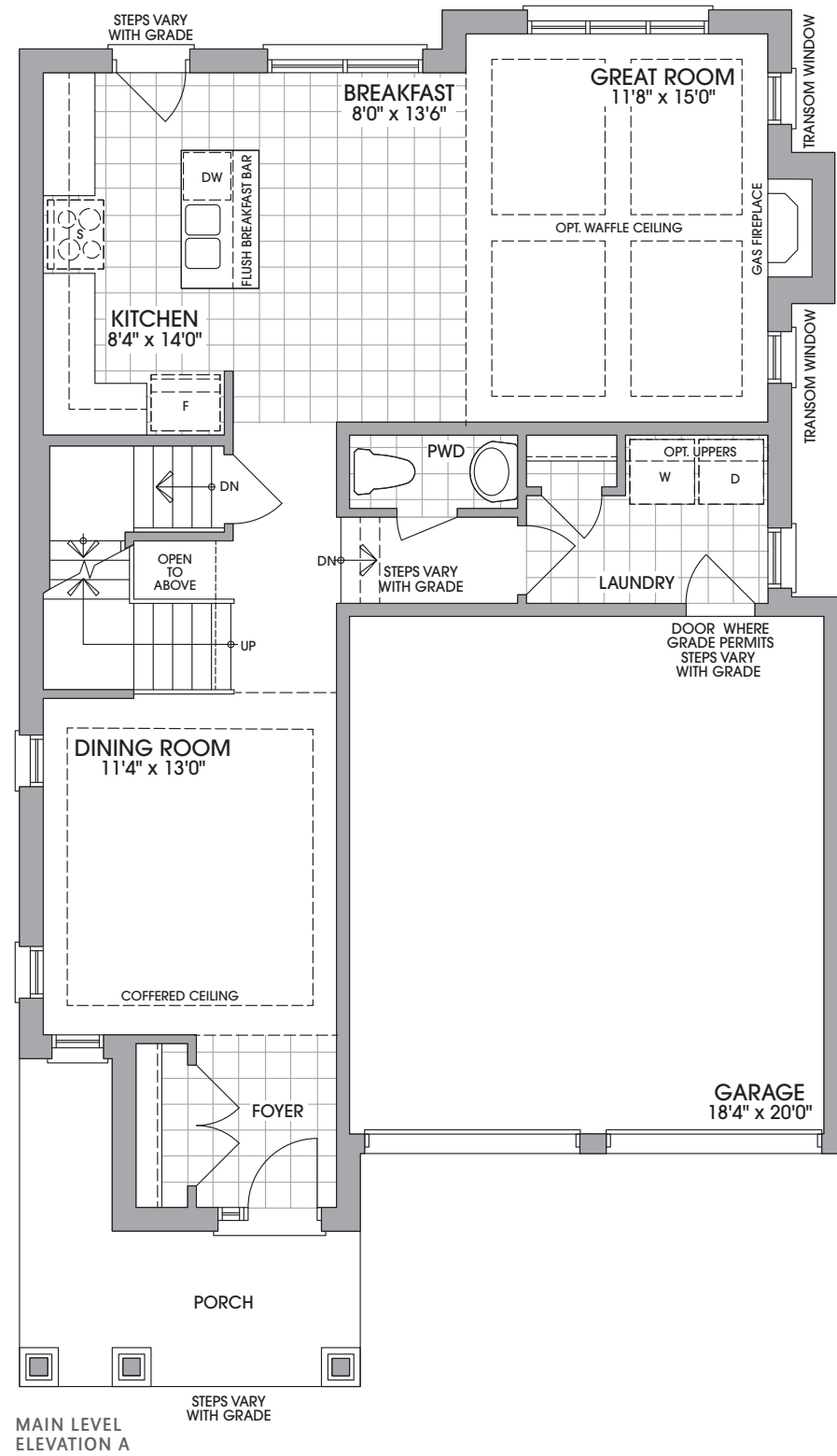
Artist's Concept

Elevation B ~ 2,111 Square Feet

# The Meadowgate

Elevation A ~ 2,146 Square Feet  
Elevation B ~ 2,111 Square Feet

**38'**  
SINGLES



Elevation A



Elevation B

# The Laurelgate

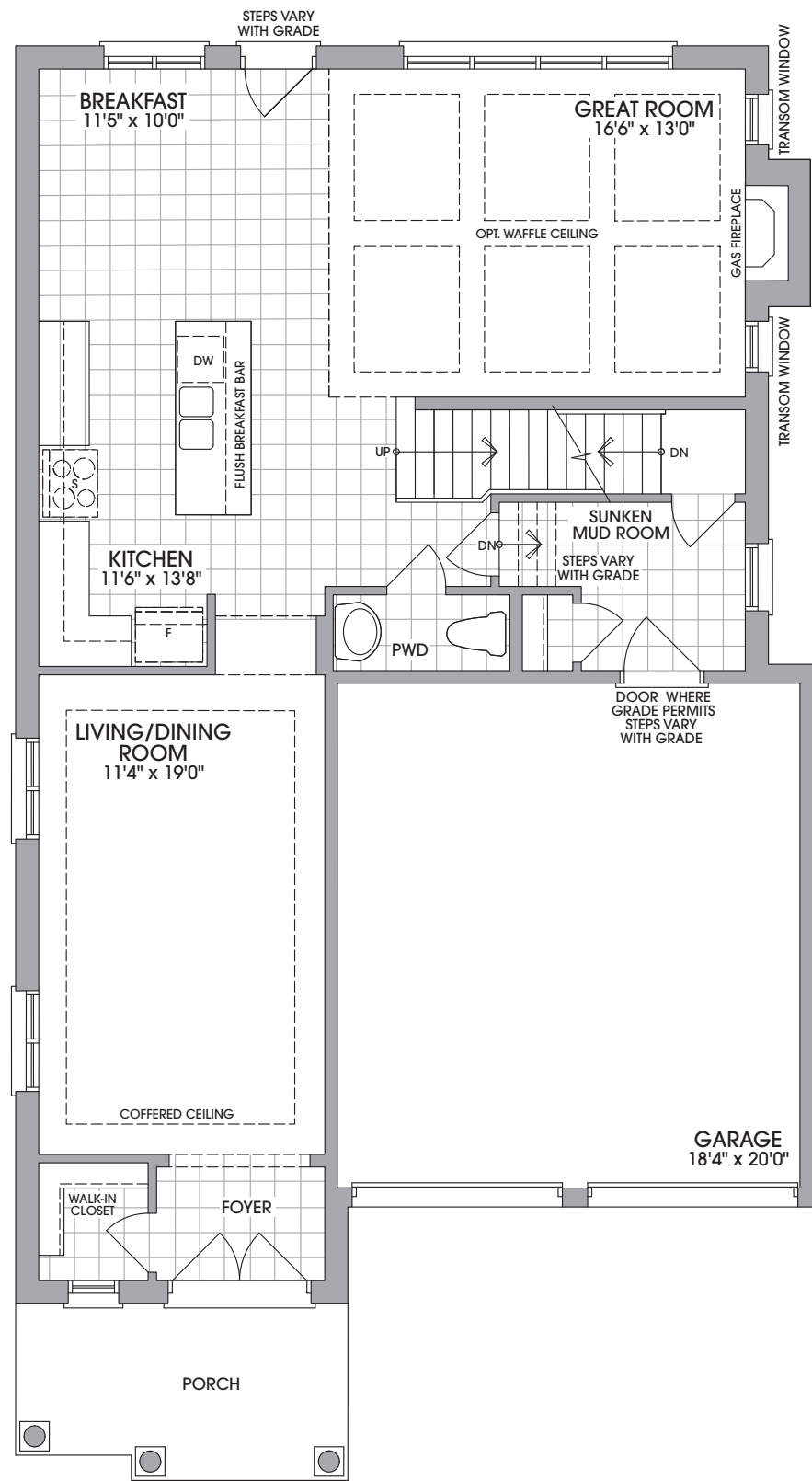
38'  
SINGLES



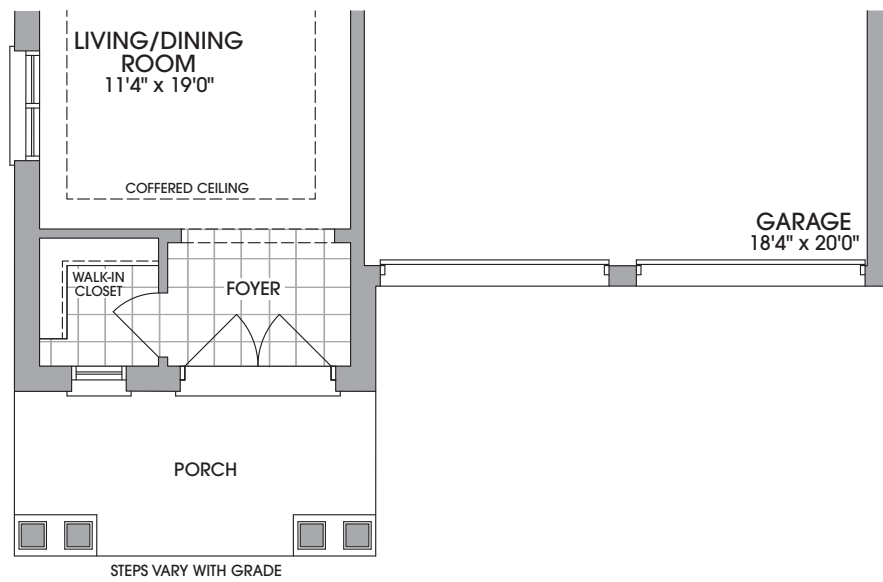
Elevation B ~ 2,430 Square Feet



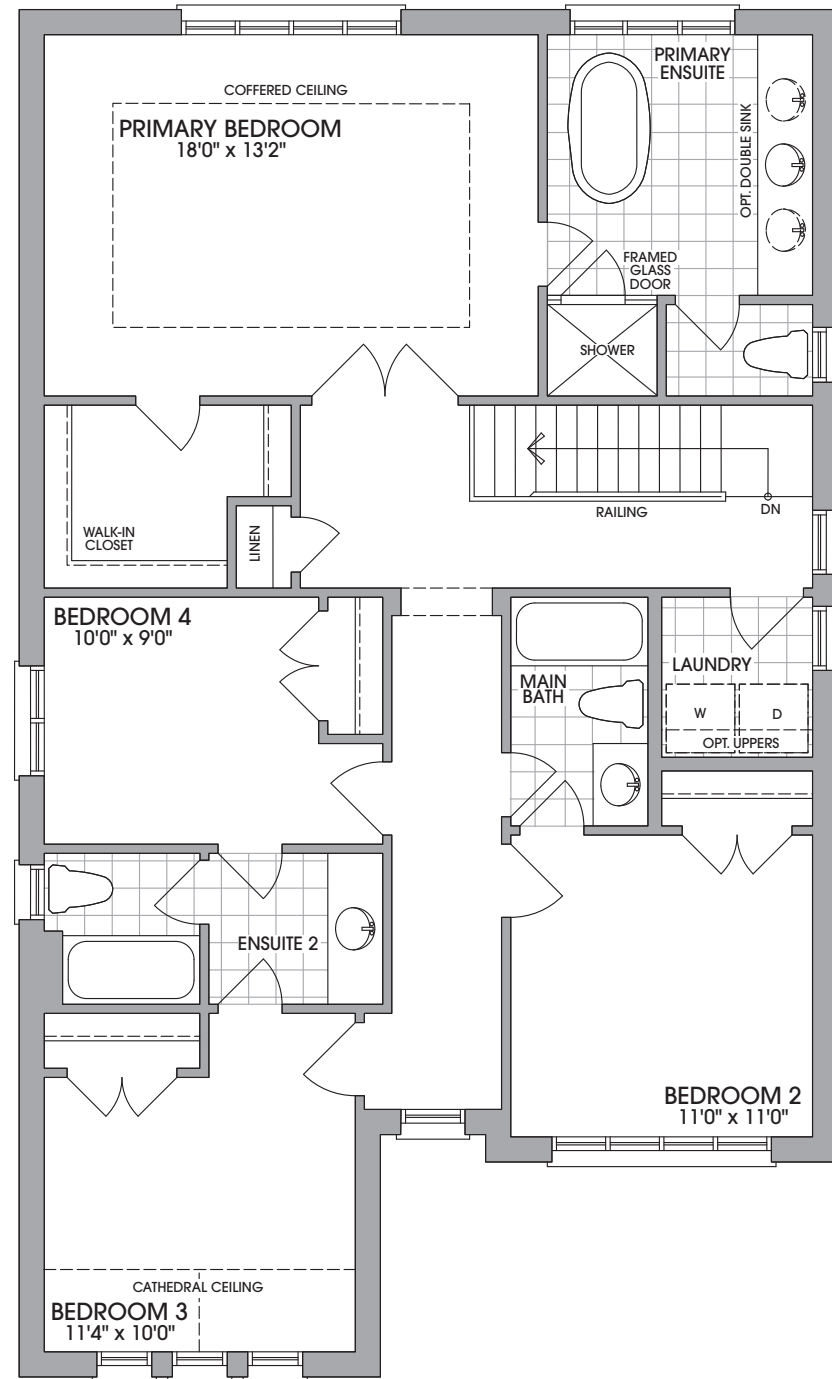
Elevation C ~ 2,430 Square Feet



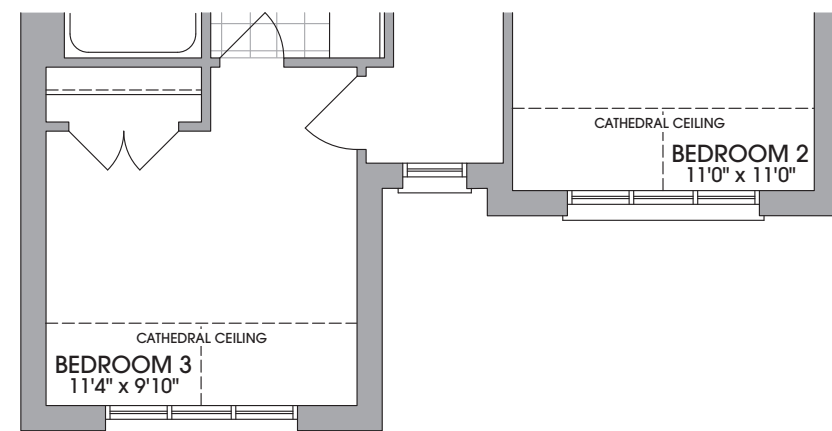
MAIN LEVEL ELEVATION A



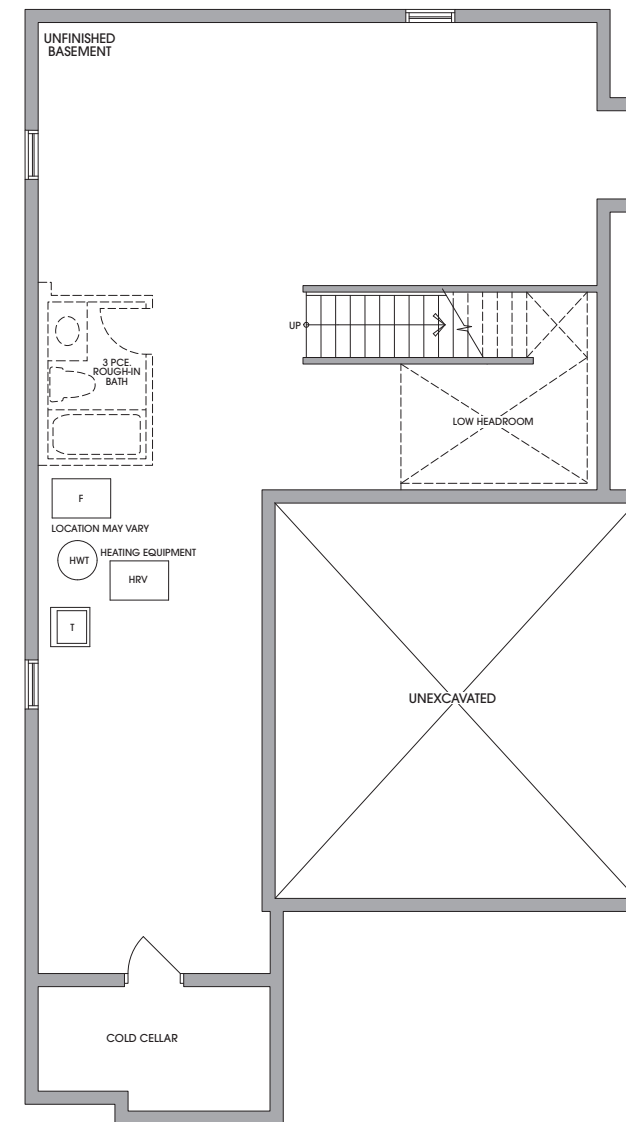
MAIN LEVEL ELEVATION B



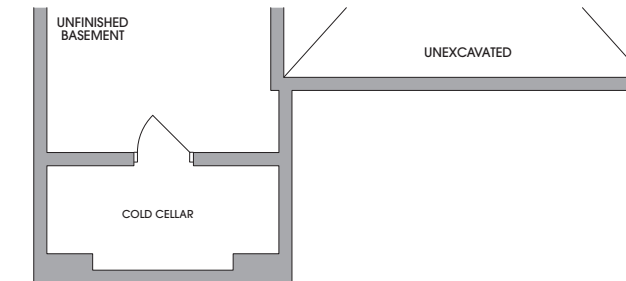
UPPER LEVEL ELEVATION A



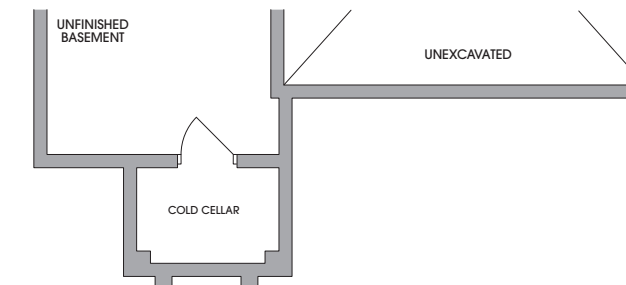
UPPER LEVEL ELEVATION B



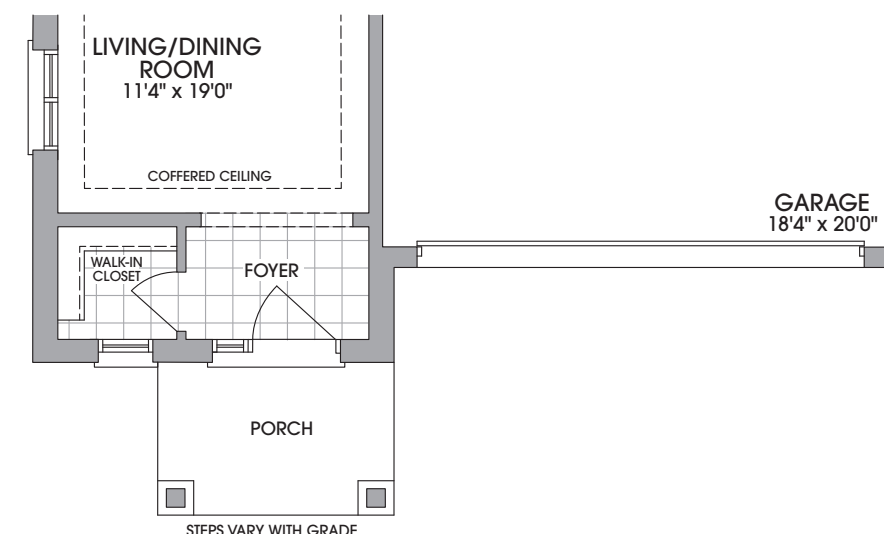
BASEMENT ELEVATION A



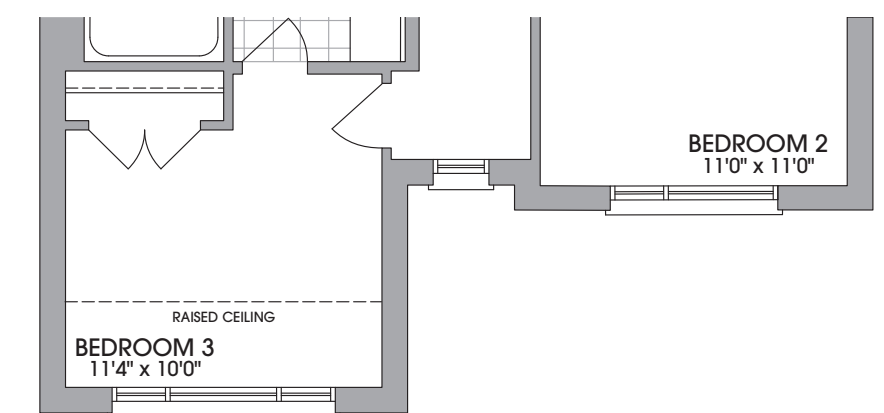
BASEMENT ELEVATION B



BASEMENT ELEVATION C



MAIN LEVEL ELEVATION C



UPPER LEVEL ELEVATION C

# The Laurelgate

Elevation A ~ 2,430 Square Feet  
 Elevation B ~ 2,430 Square Feet  
 Elevation C ~ 2,430 Square Feet

38'  
SINGLES



Elevation A



Elevation B



Elevation C

# The Cedargate

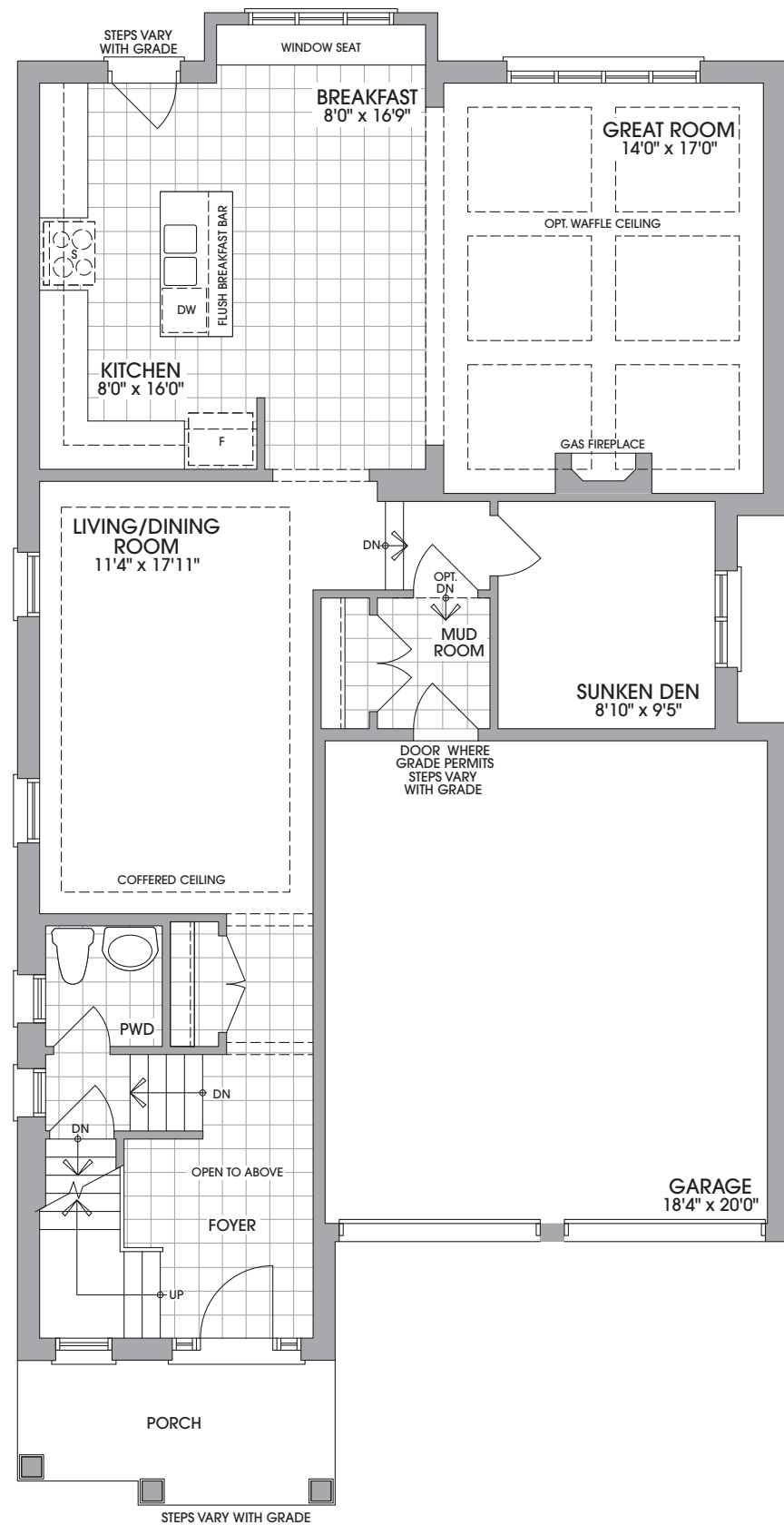
38'  
SINGLES



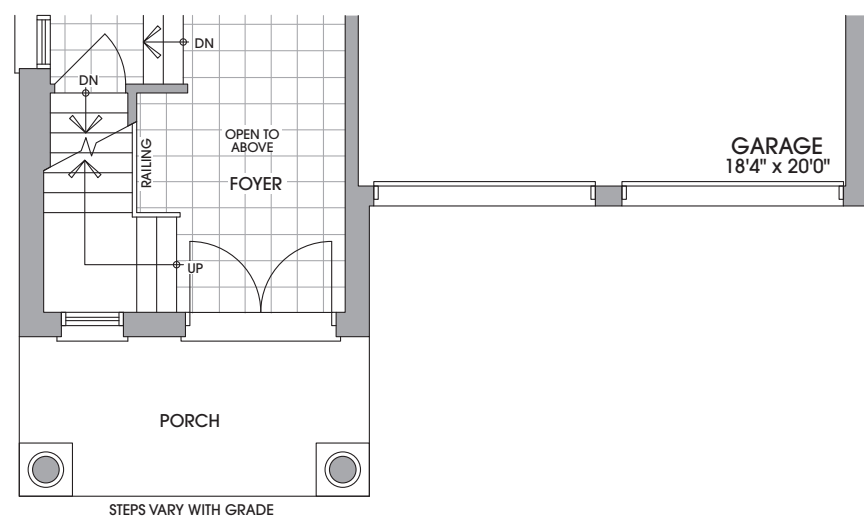
Elevation B ~ 2,763 Square Feet



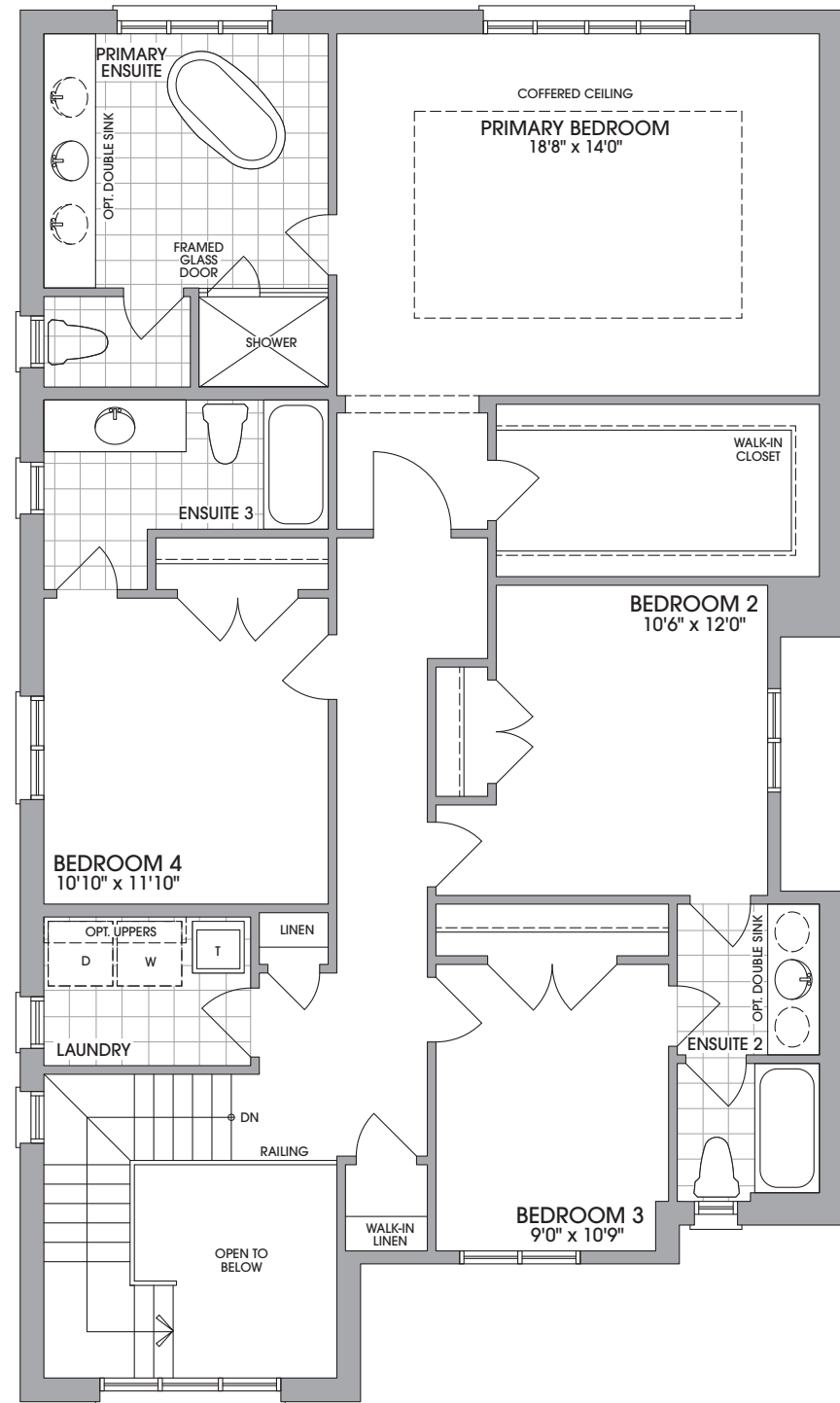
Elevation C ~ 2,763 Square Feet



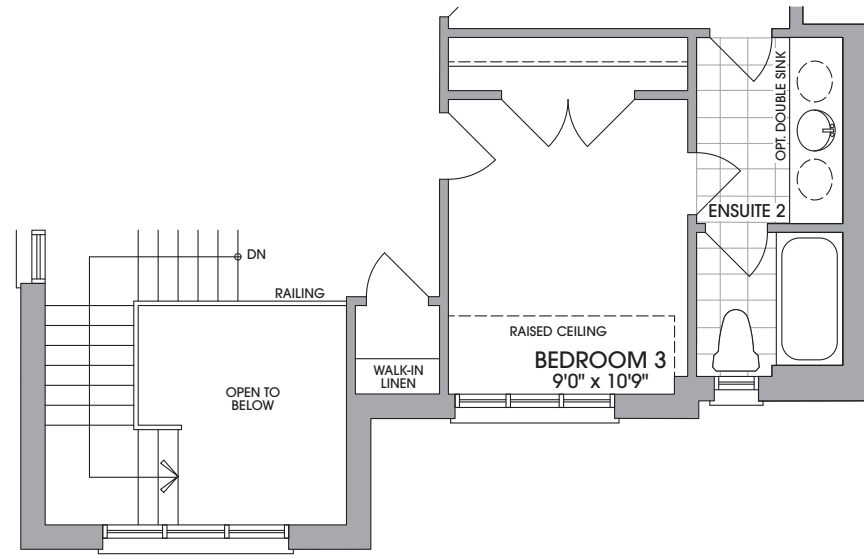
MAIN LEVEL ELEVATION A



MAIN LEVEL ELEVATION B



UPPER LEVEL ELEVATION A

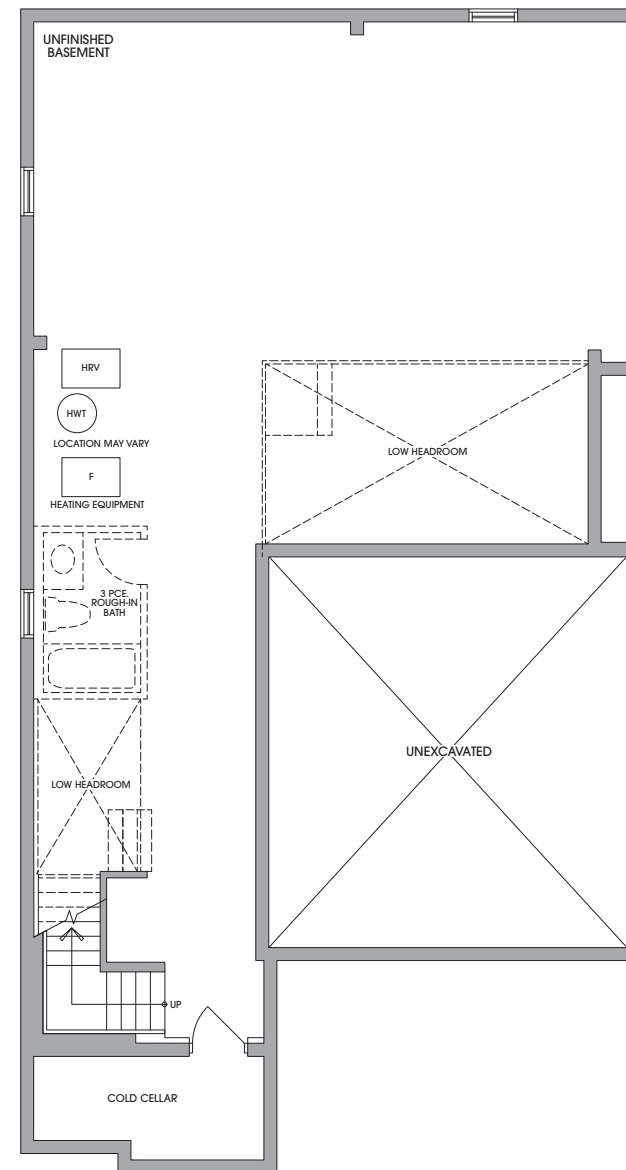


UPPER LEVEL ELEVATION B

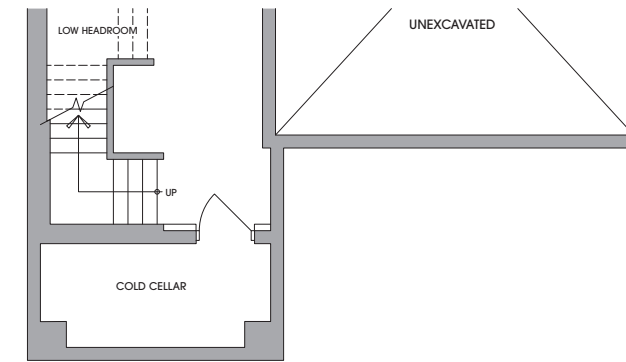
# The Cedargate

Elevation A ~ 2,750 Square Feet  
 Elevation B ~ 2,763 Square Feet  
 Elevation C ~ 2,763 Square Feet

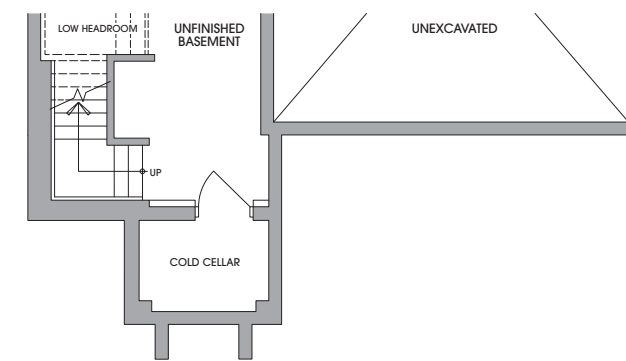
38'  
SINGLES



BASEMENT ELEVATION A



BASEMENT ELEVATION B



BASEMENT ELEVATION C



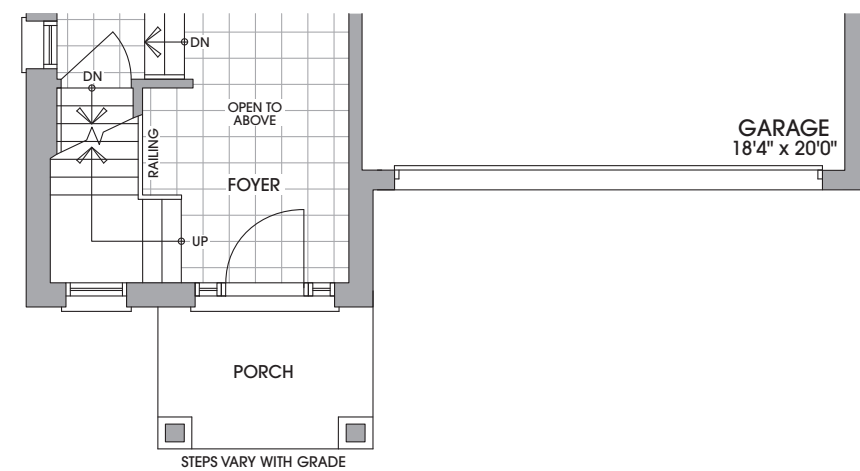
Elevation A



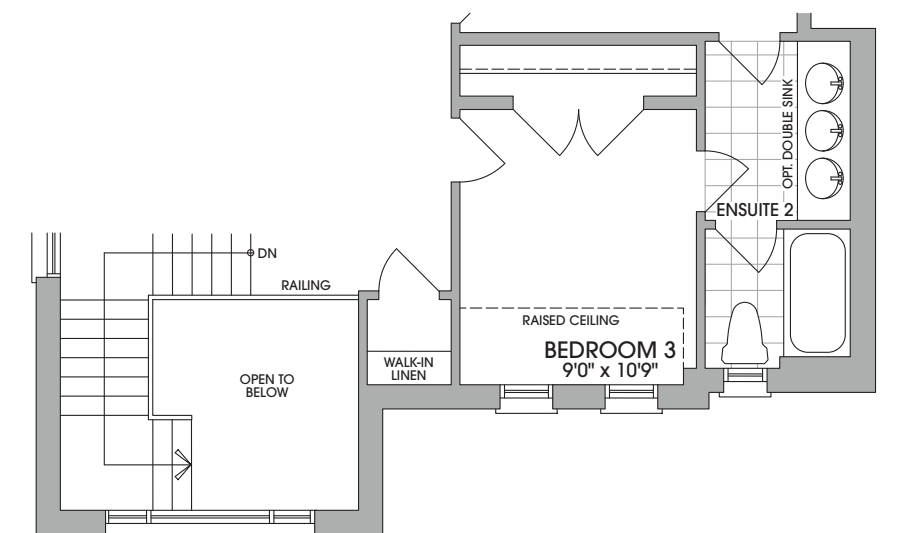
Elevation B



Elevation C



MAIN LEVEL ELEVATION C



UPPER LEVEL ELEVATION C

# The **Maplewood**

**40'**  
SINGLES



Elevation A ~ 2,393 Square Feet

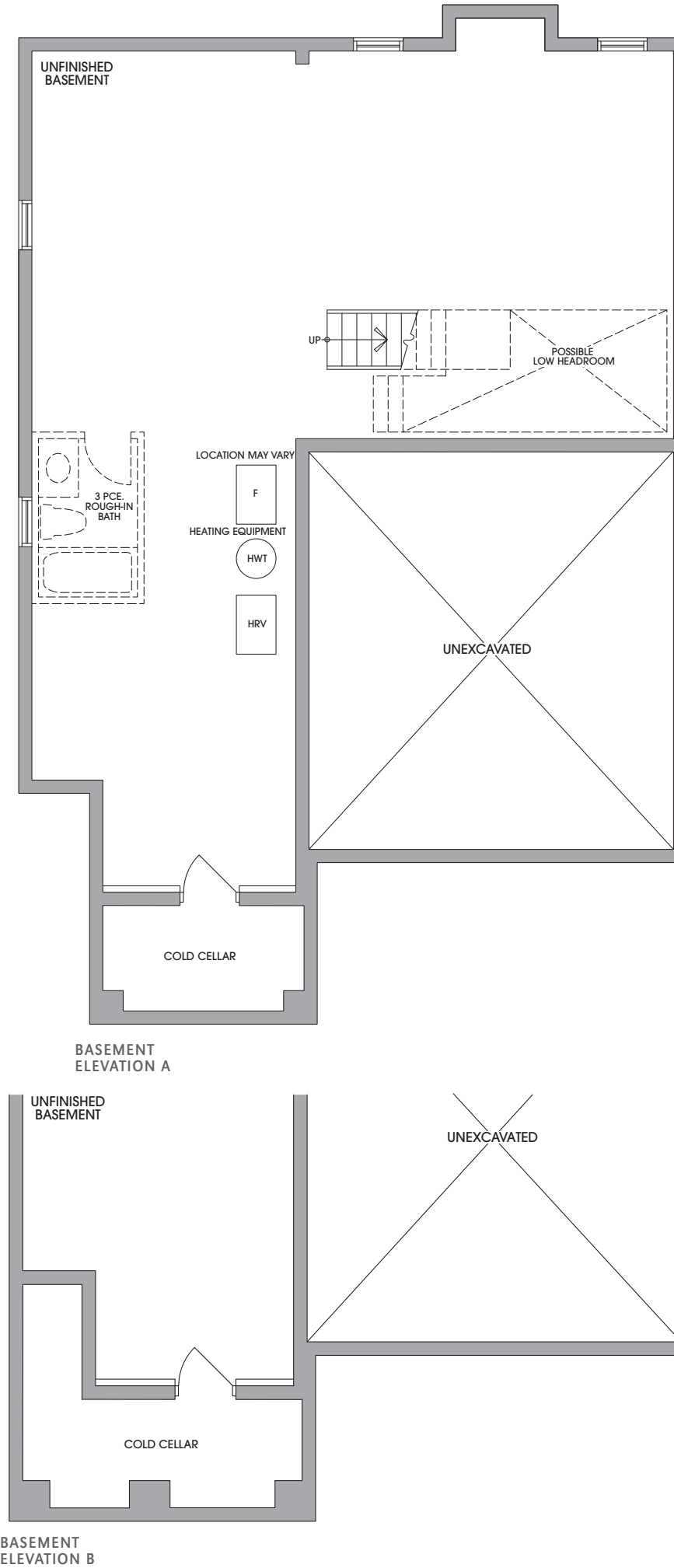
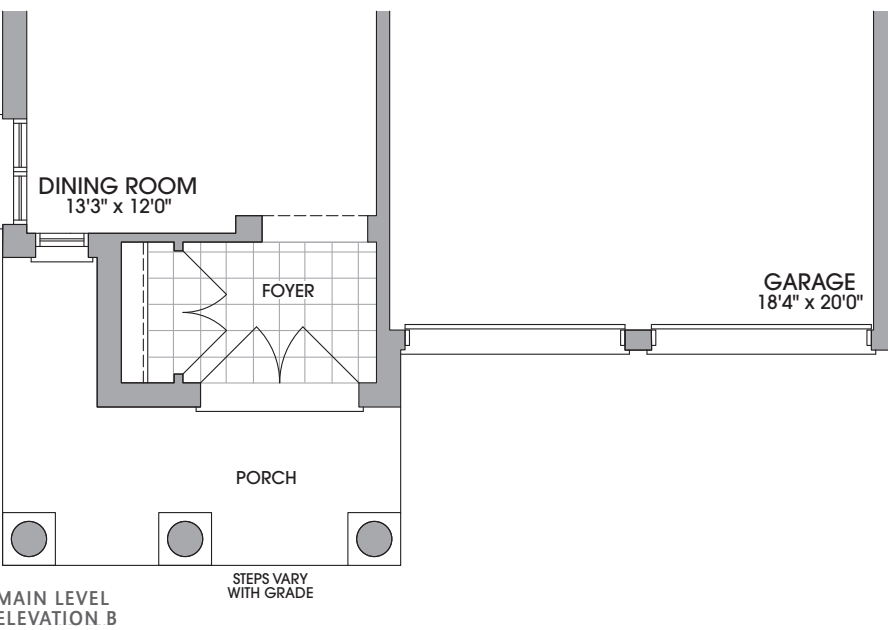
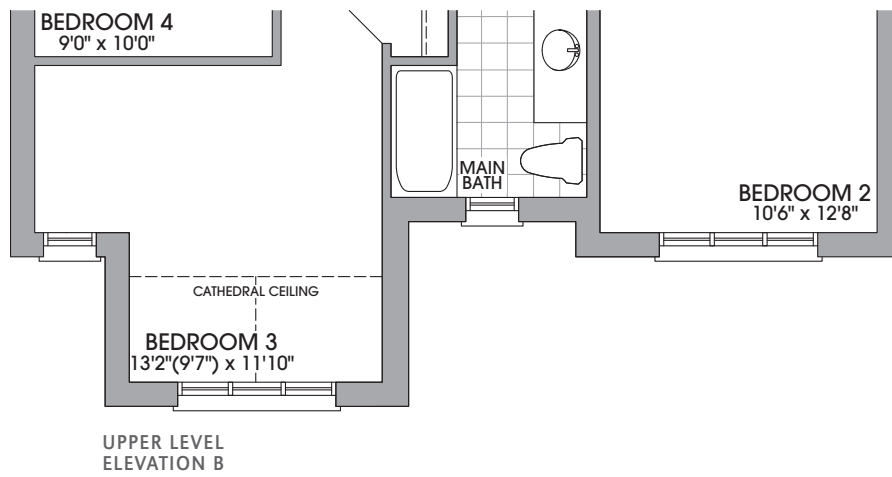
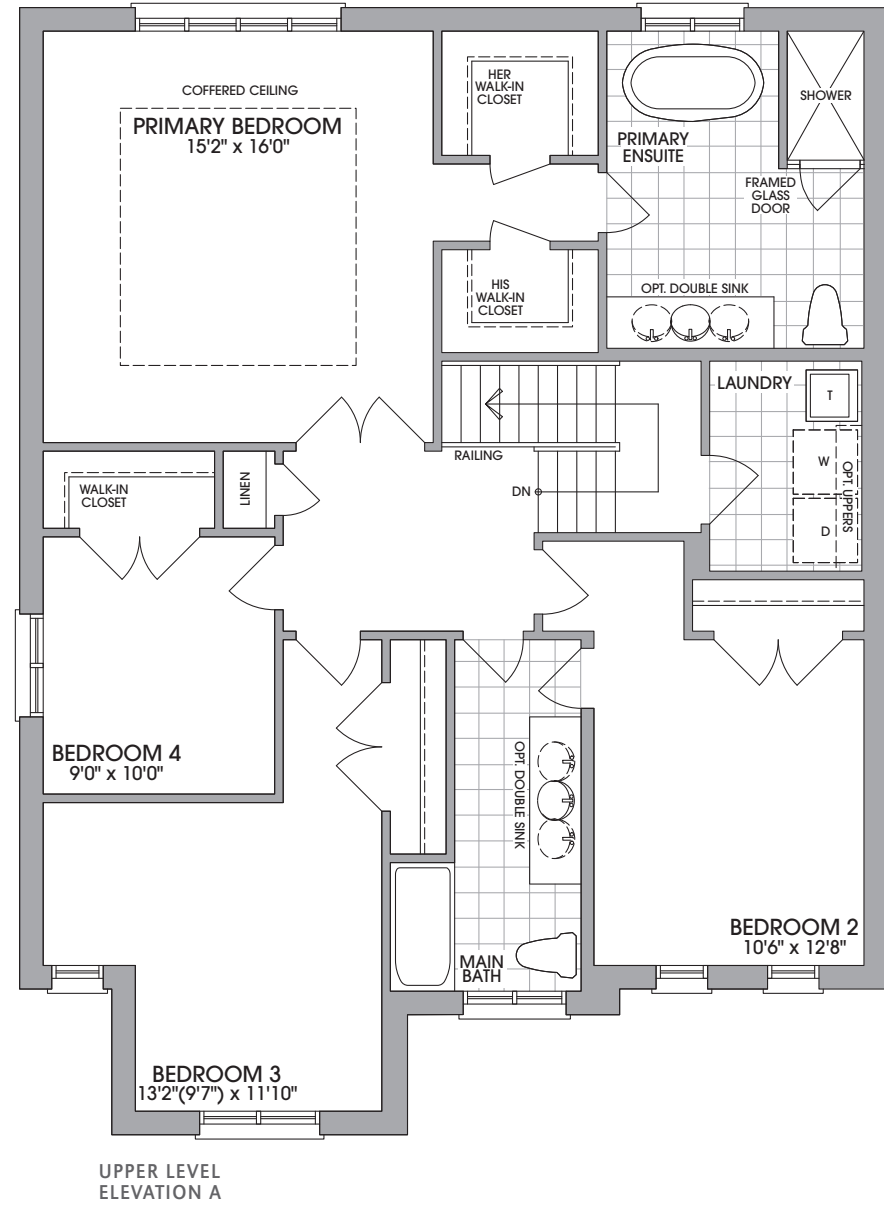
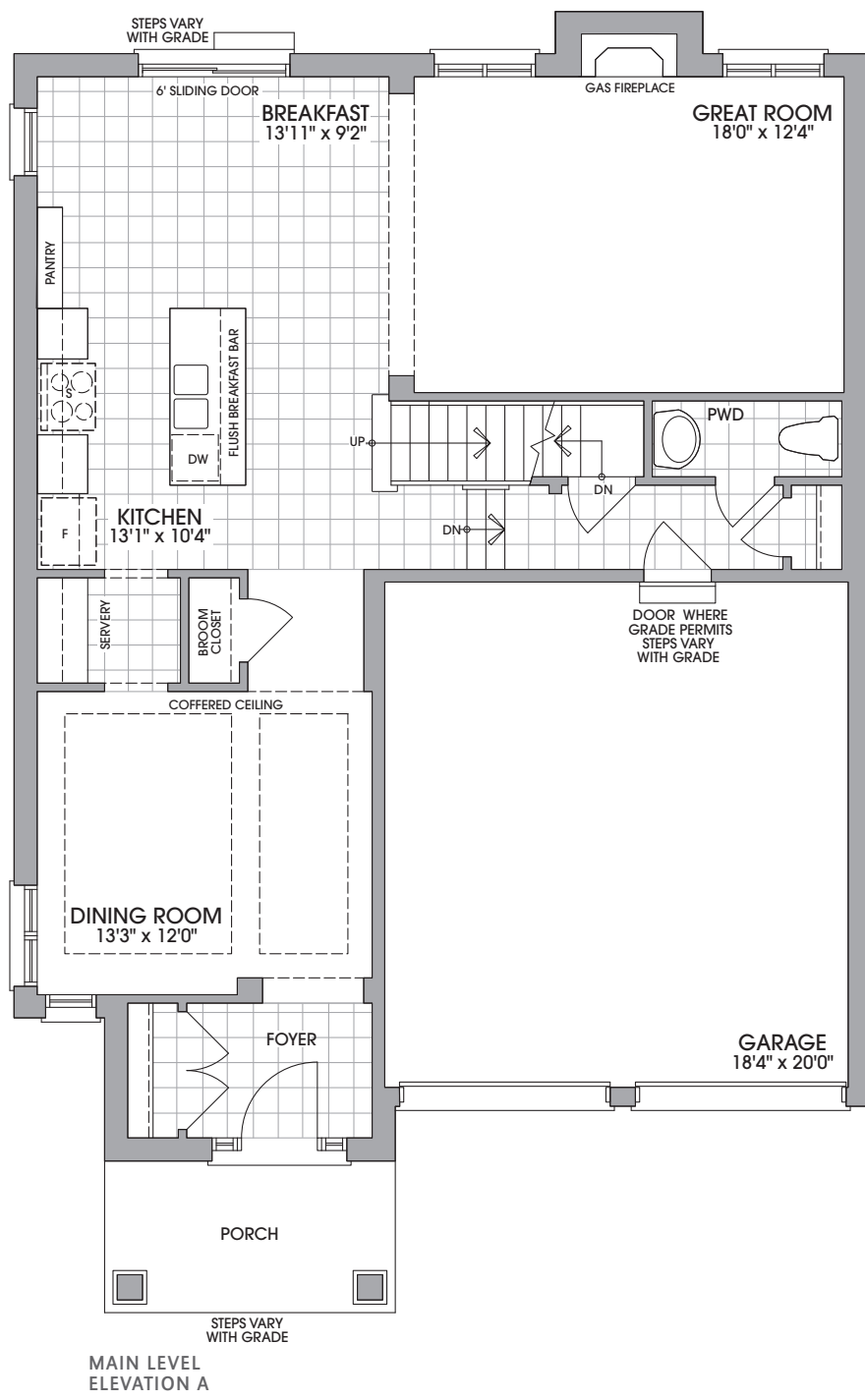


Elevation B ~ 2,376 Square Feet



# The Maplewood

Elevation A ~ 2,393 Square Feet  
Elevation B ~ 2,376 Square Feet



Elevation A



Elevation B

# The **Aspenwood**

40'  
SINGLES



Elevation A ~ 2,612 Square Feet

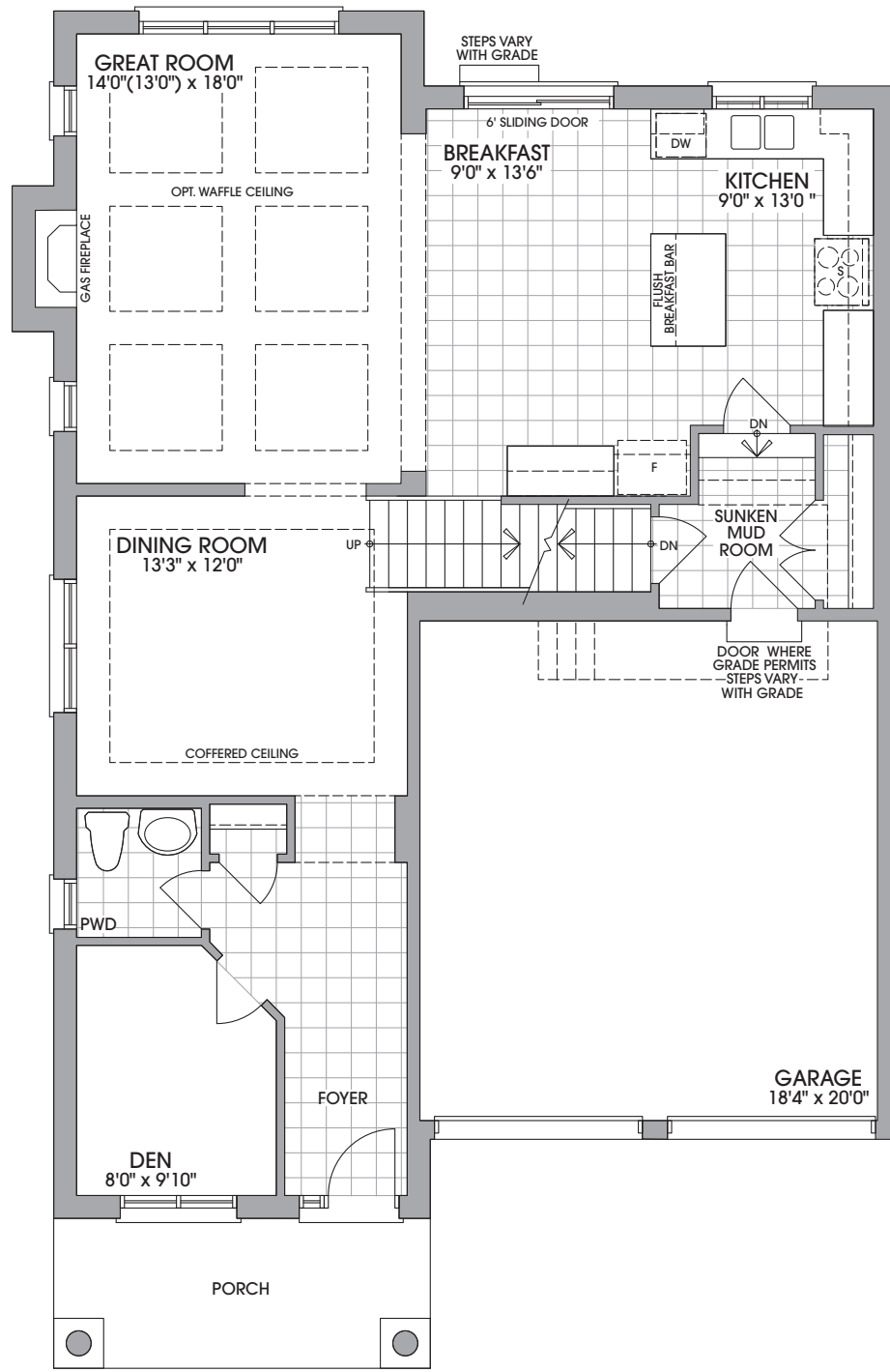


Elevation B ~ 2,640 Square Feet

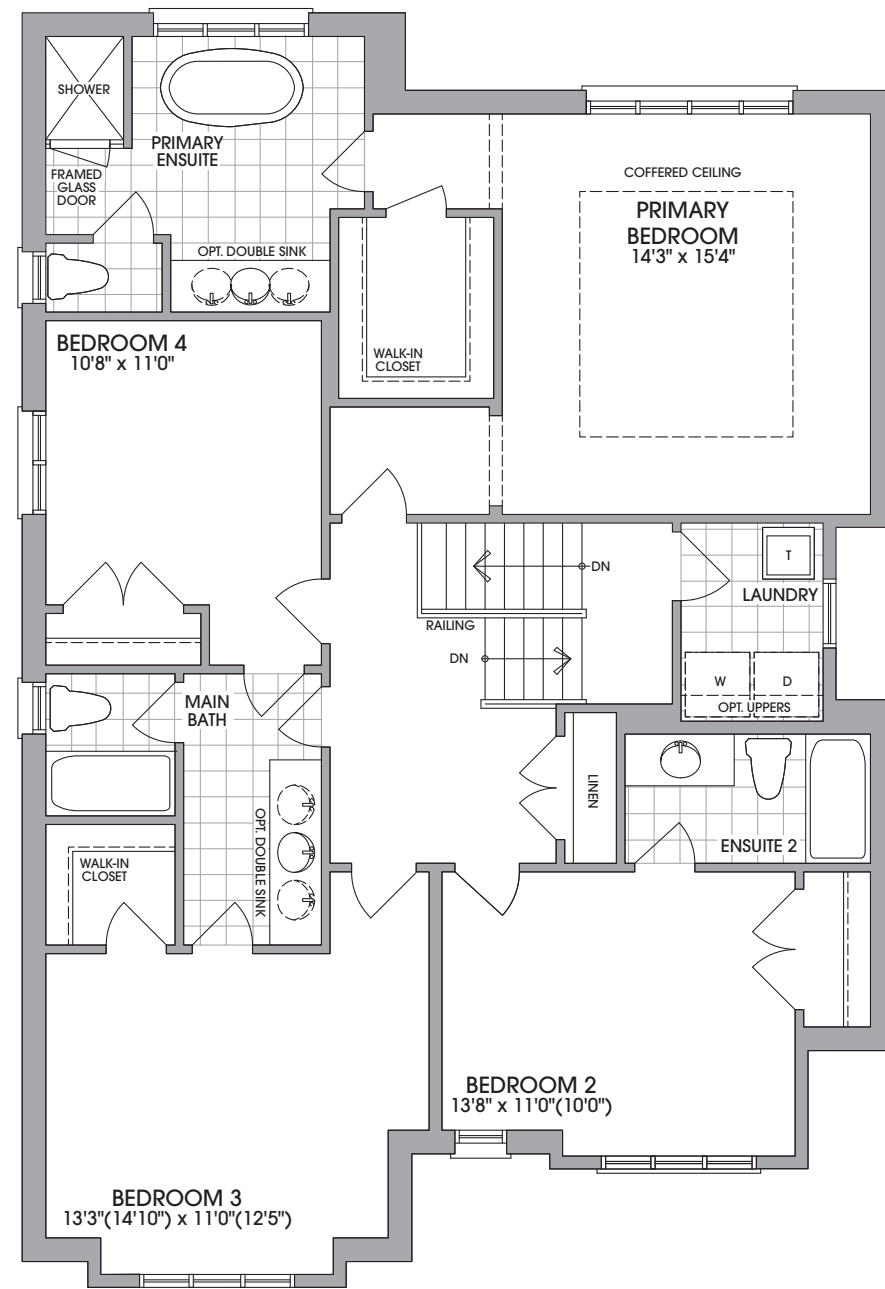
# The Aspenwood

Elevation A ~ 2,612 Square Feet  
Elevation B ~ 2,640 Square Feet

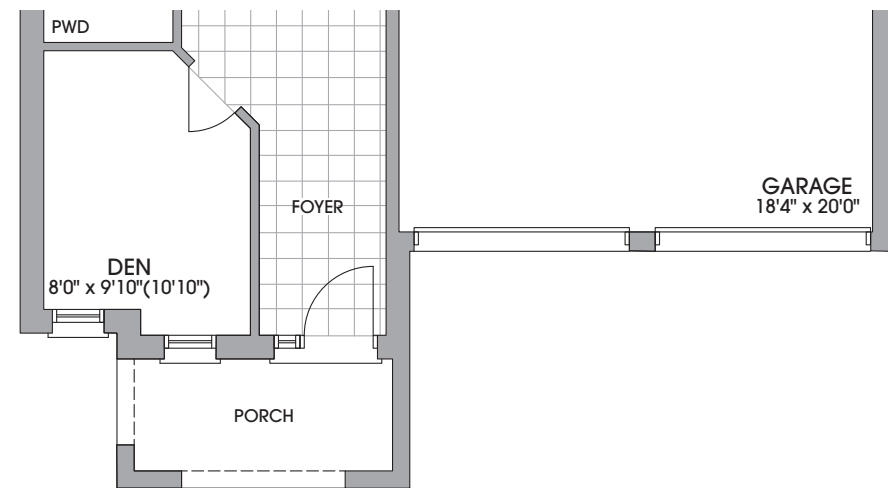
40'  
SINGLES



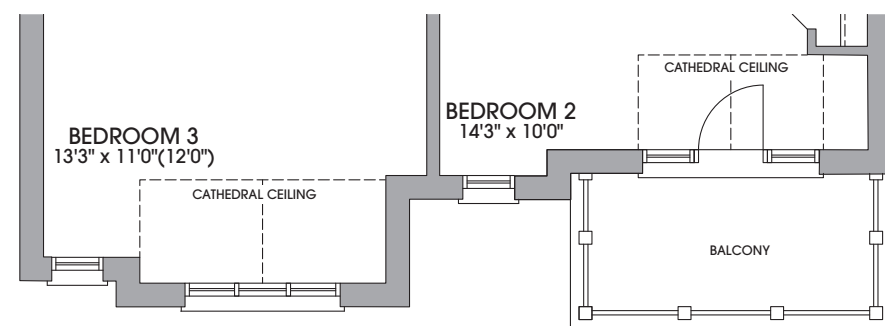
MAIN LEVEL  
ELEVATION A



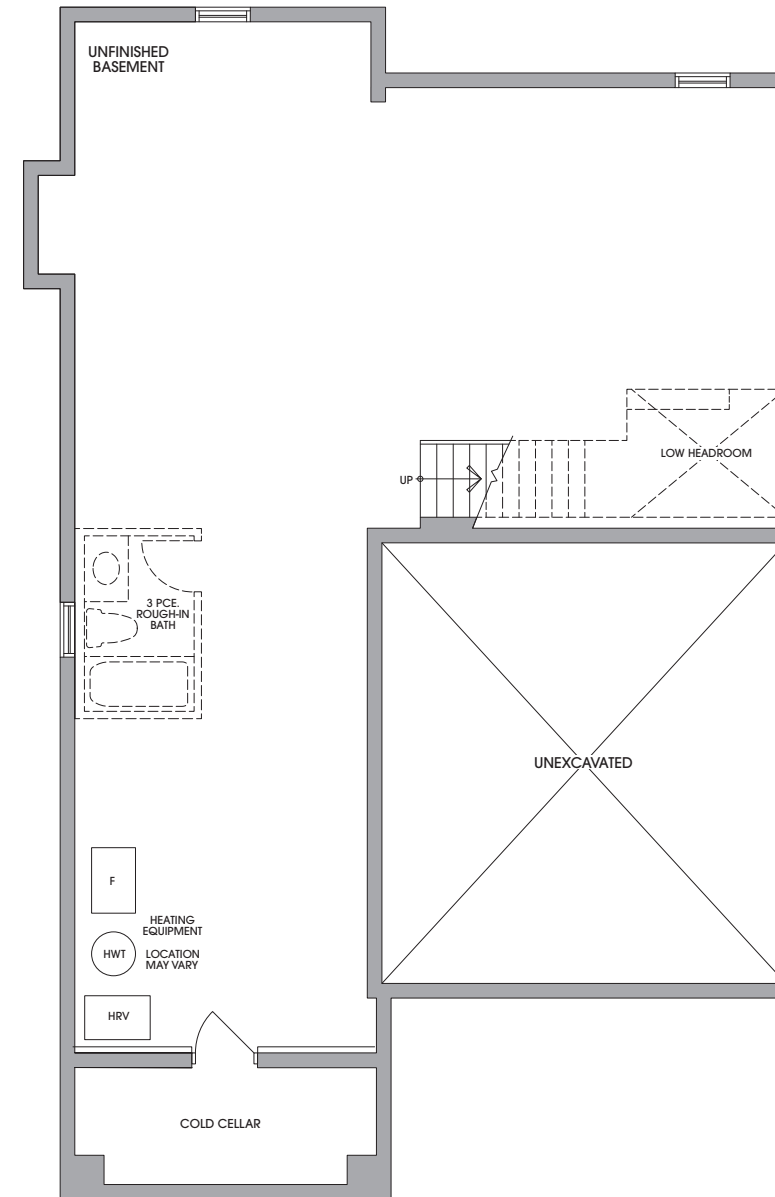
UPPER LEVEL  
ELEVATION A



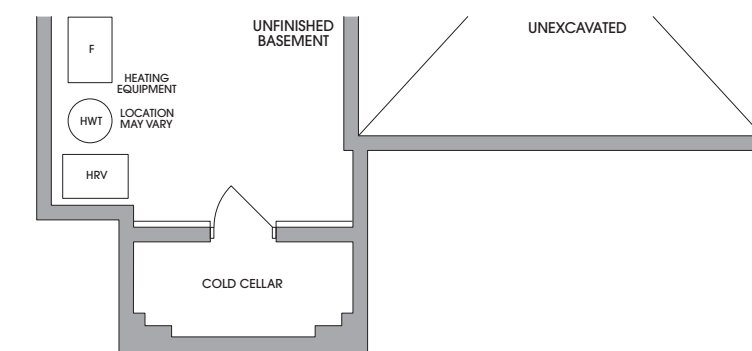
MAIN LEVEL  
ELEVATION B



UPPER LEVEL  
ELEVATION B



BASEMENT  
ELEVATION A



BASEMENT  
ELEVATION B



Elevation A



Elevation B

# The Sprucewood

40'  
SINGLES



Elevation B ~ 2,870 Square Feet

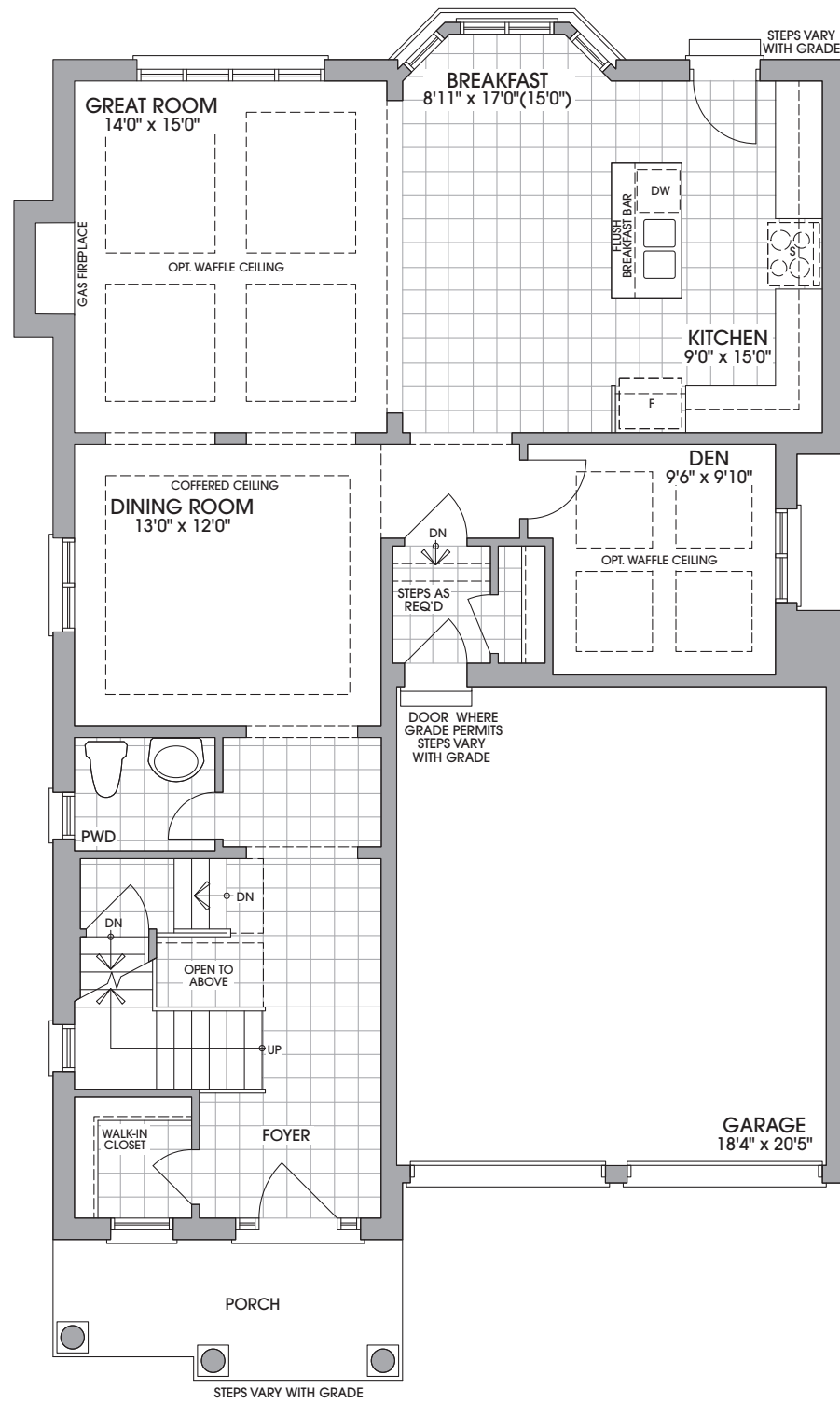


Elevation C ~ 2,870 Square Feet

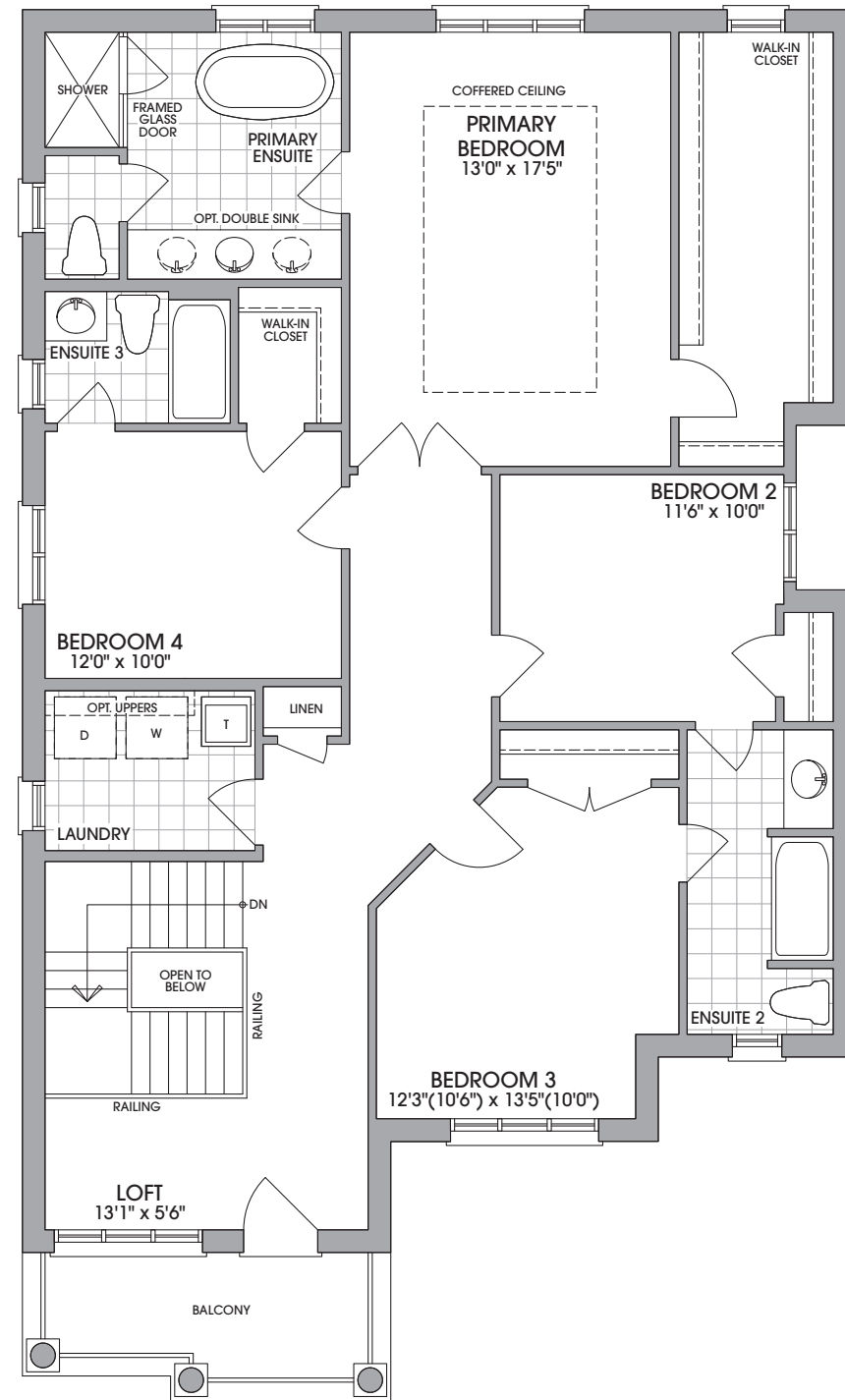
**40'**  
SINGLES

# The Sprucewood

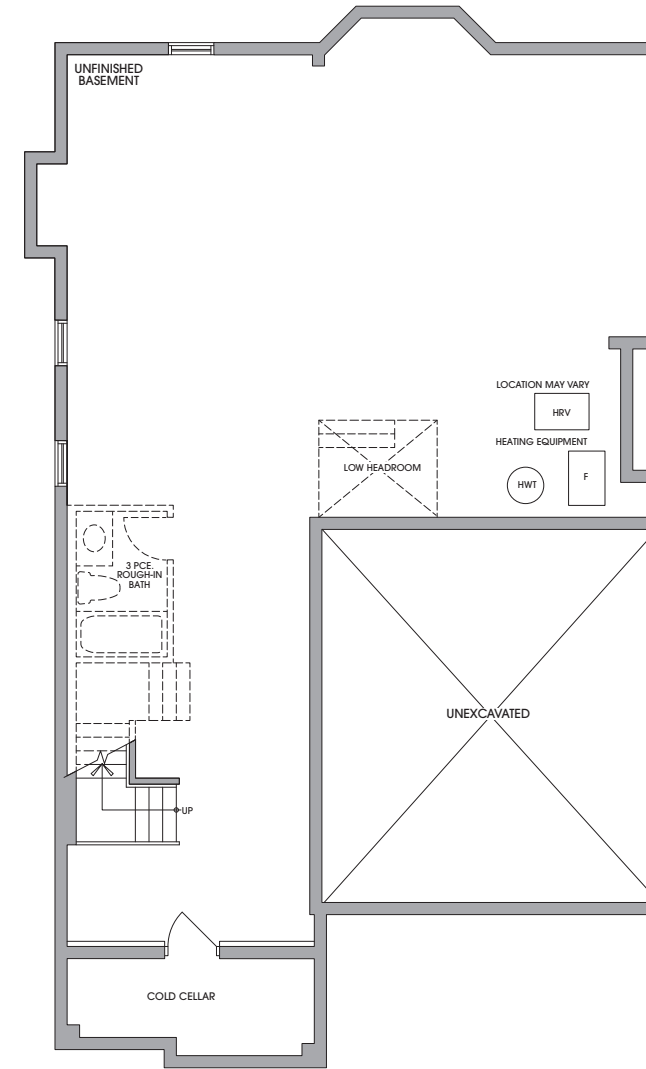
Elevation A ~ 2,826 Square Feet  
Elevation B ~ 2,870 Square Feet  
Elevation C ~ 2,870 Square Feet



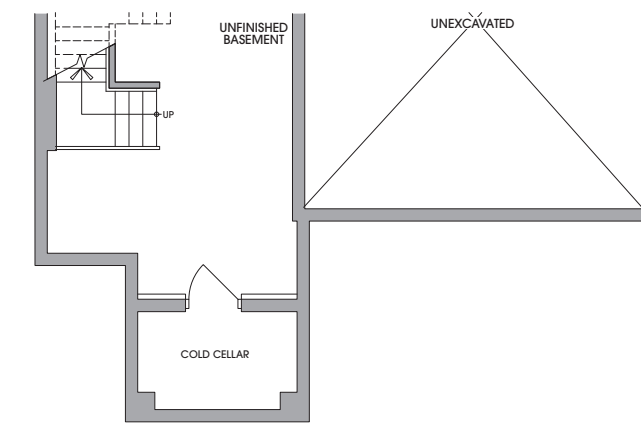
MAIN LEVEL  
ELEVATION A



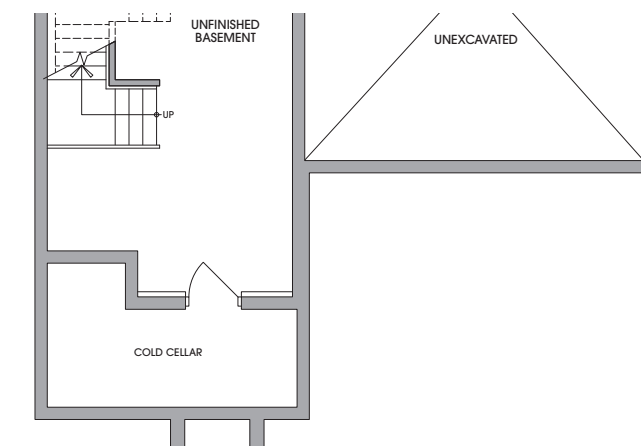
UPPER LEVEL  
ELEVATION A



BASEMENT  
ELEVATION A



BASEMENT  
ELEVATION B



BASEMENT  
ELEVATION C



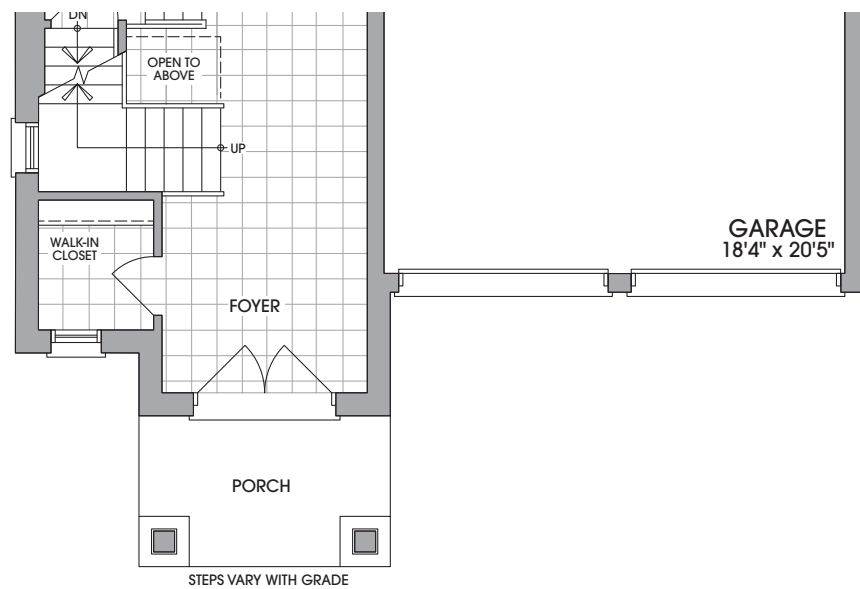
Elevation A



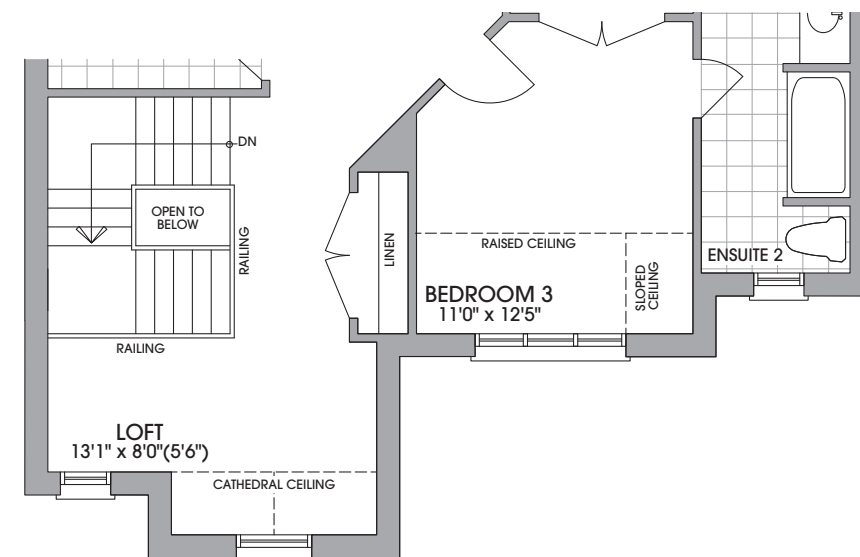
Elevation B



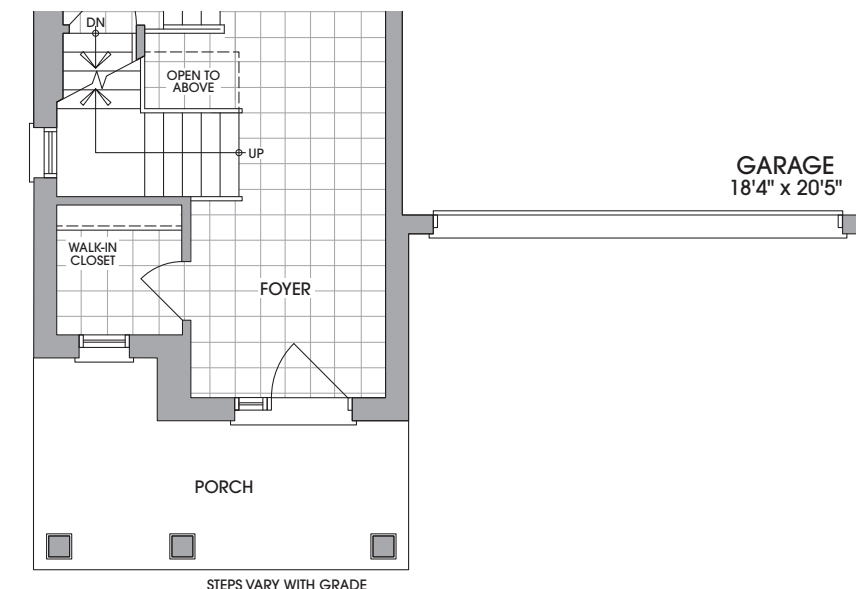
Elevation C



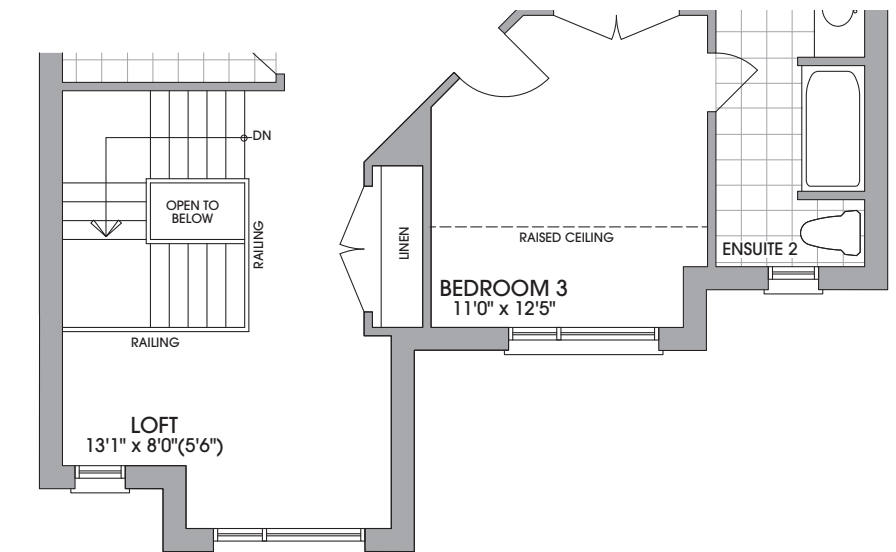
MAIN LEVEL  
ELEVATION B



UPPER LEVEL  
ELEVATION B



MAIN LEVEL  
ELEVATION C



UPPER LEVEL  
ELEVATION C

# The Riverdale

45'  
SINGLES



Elevation A ~ 2,812 Square Feet

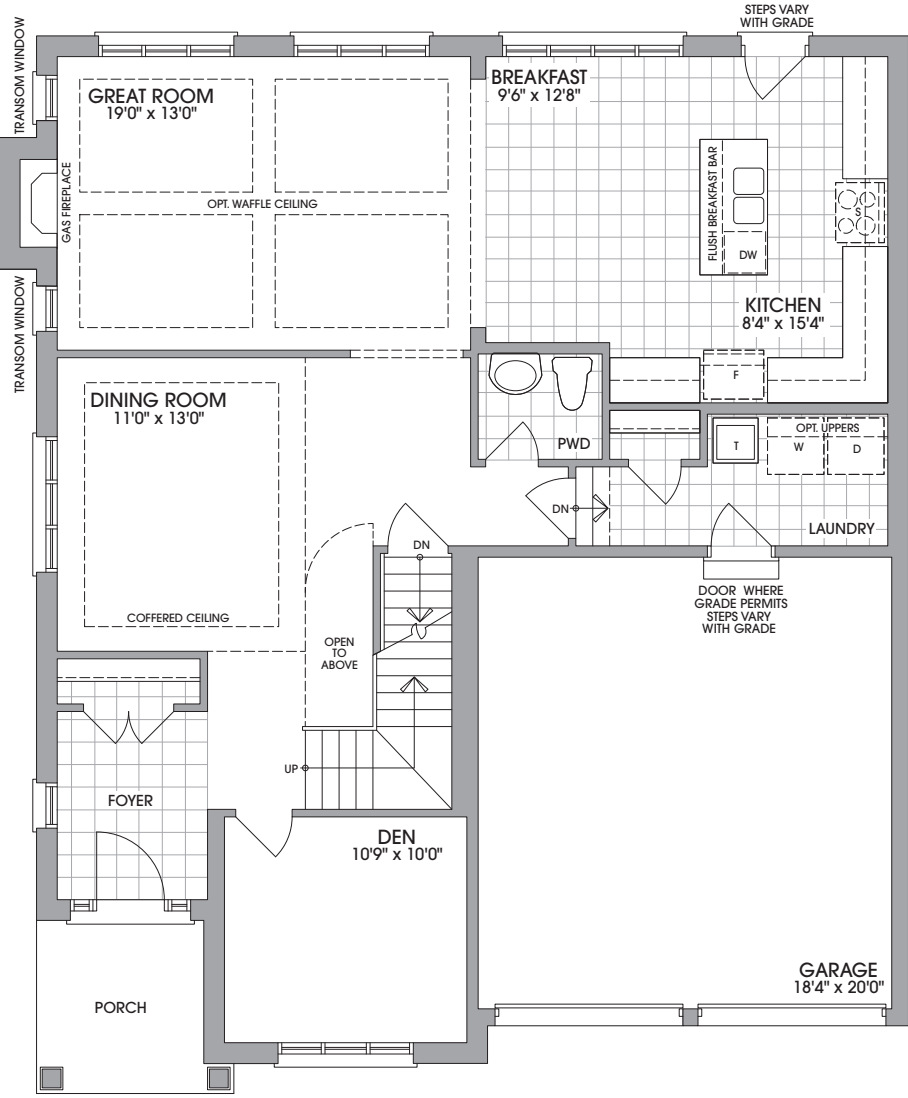


Elevation B ~ 2,826 Square Feet

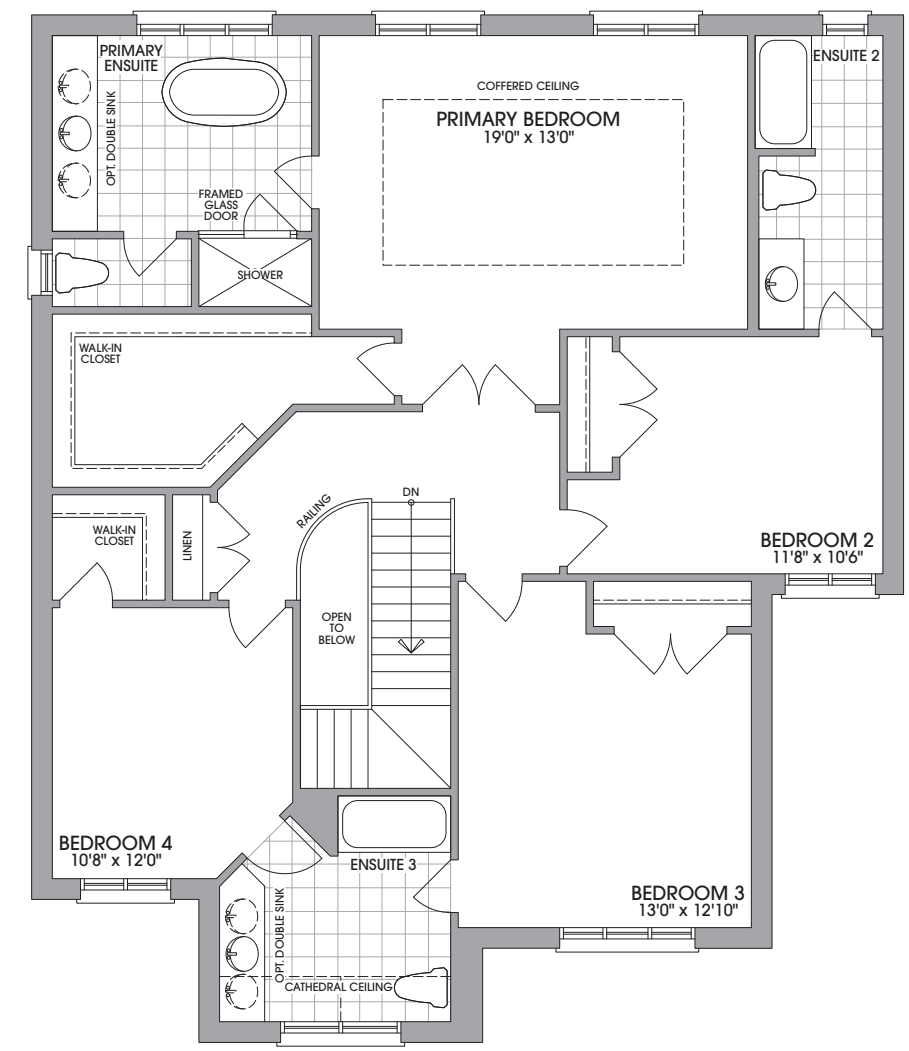
# The Riverdale

Elevation A ~ 2,812 Square Feet  
Elevation B ~ 2,826 Square Feet

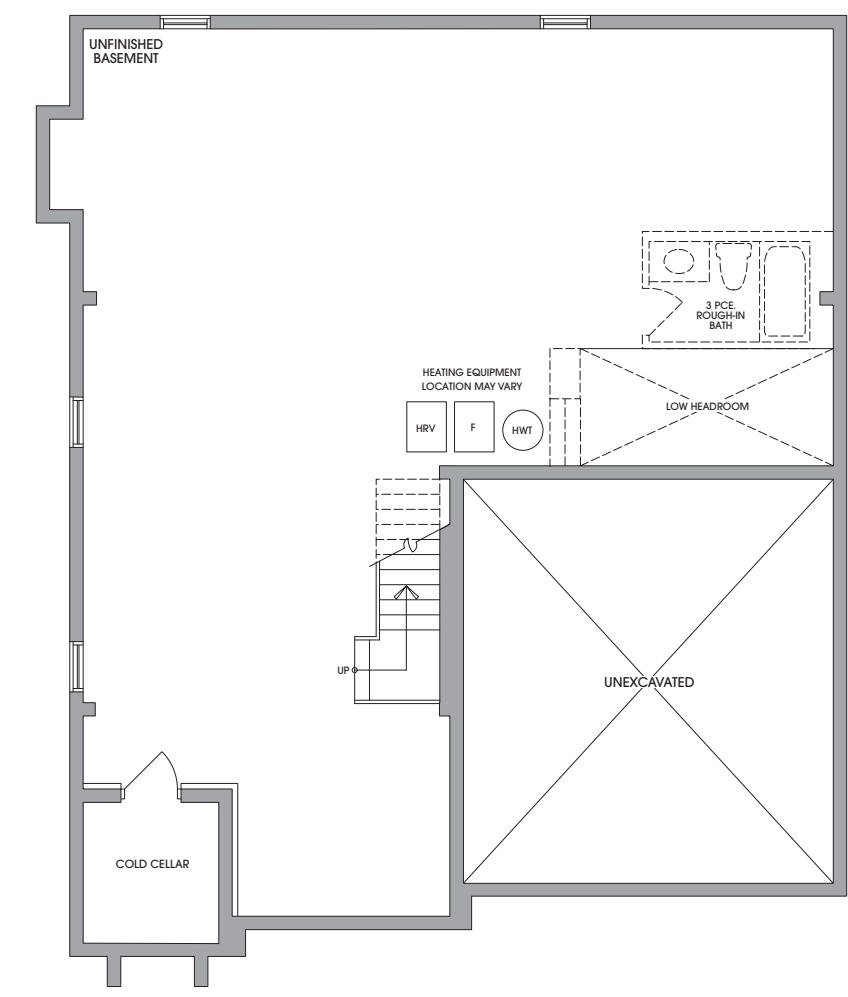
45'  
SINGLES



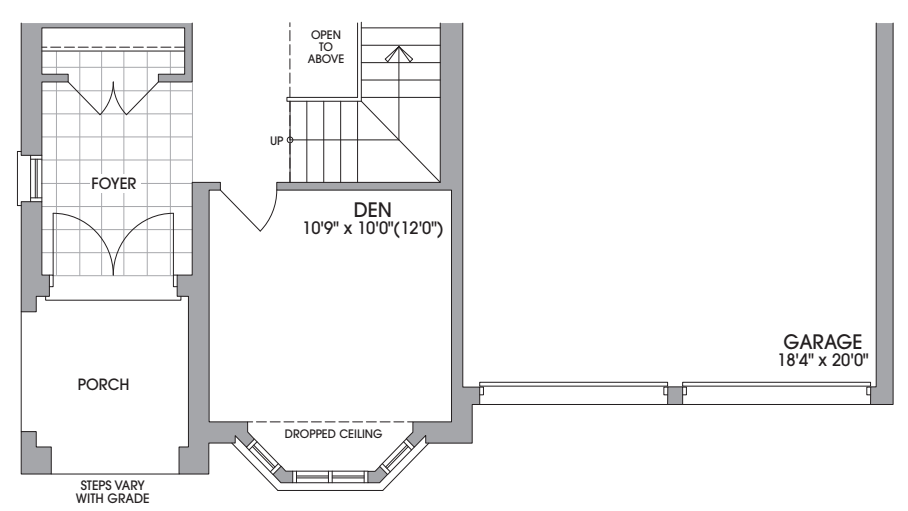
MAIN LEVEL ELEVATION A



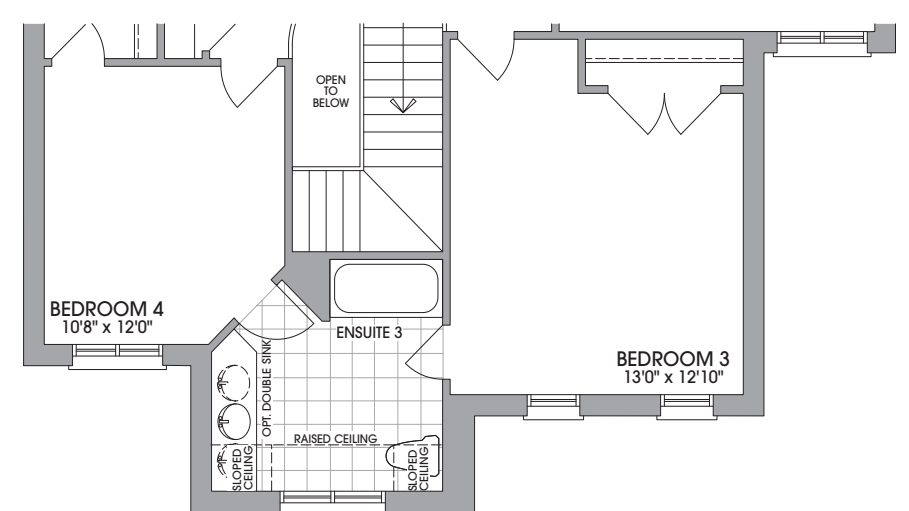
UPPER LEVEL ELEVATION A



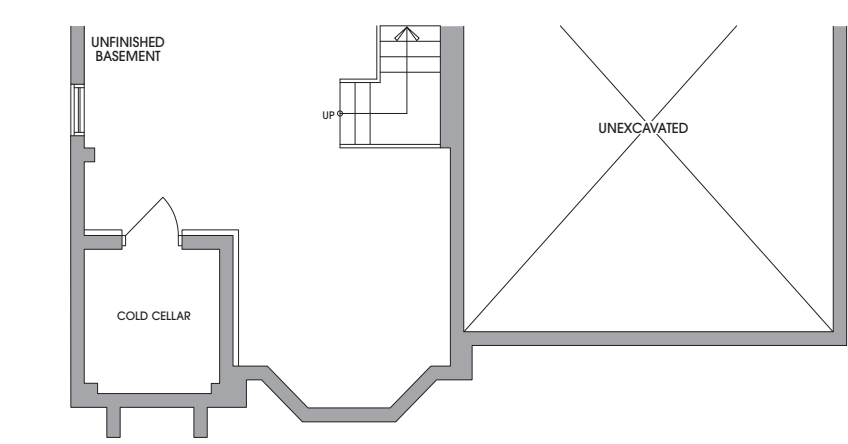
BASEMENT ELEVATION A



MAIN LEVEL ELEVATION B



UPPER LEVEL ELEVATION B



BASEMENT ELEVATION B



Elevation A



Elevation B

# The **Riverdale** CORNER

45'  
SINGLES



Elevation A Side ~ 2,855 Square Feet



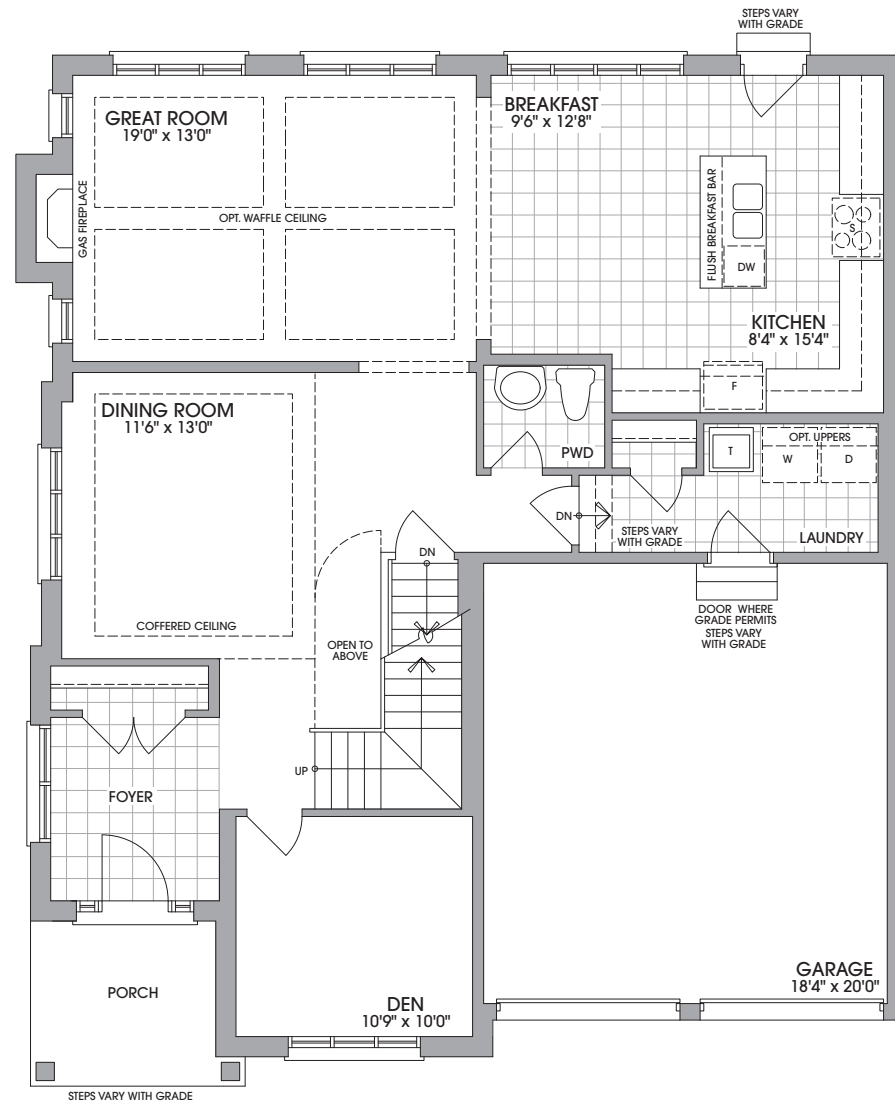
Elevation B Side ~ 2,869 Square Feet



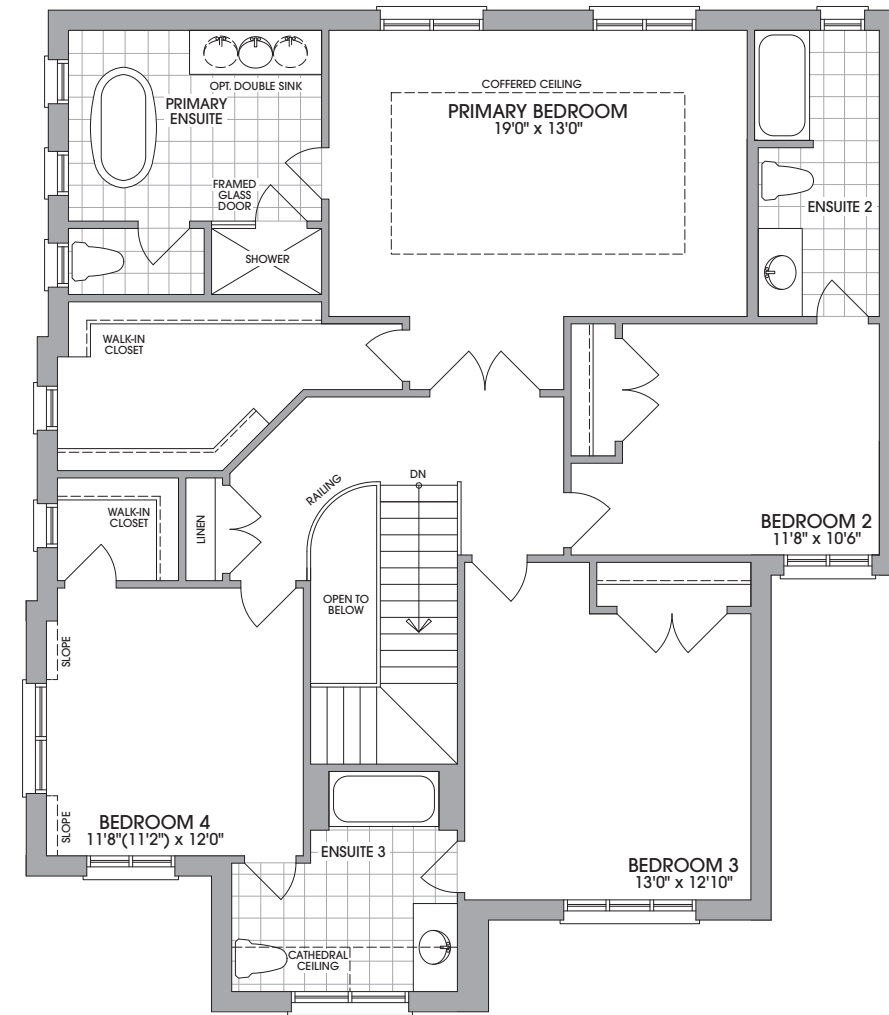
# The Riverdale CORNER

Elevation A ~ 2,855 Square Feet  
Elevation B ~ 2,869 Square Feet

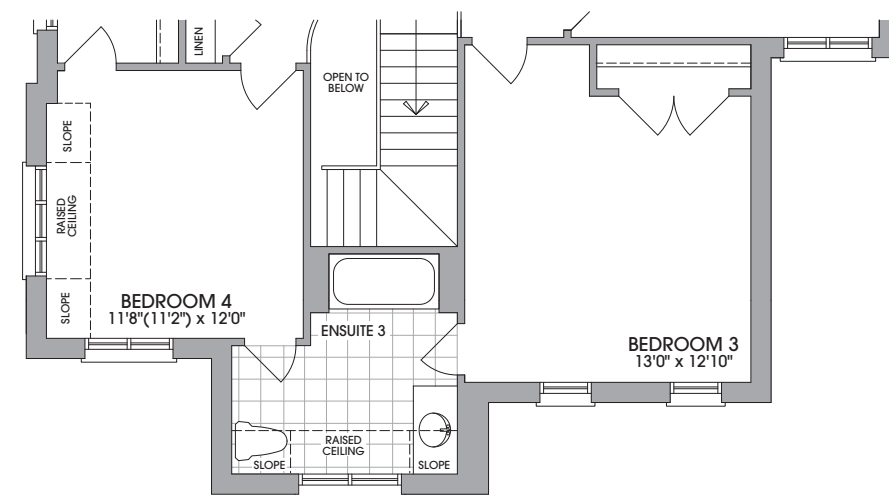
45'  
SINGLES



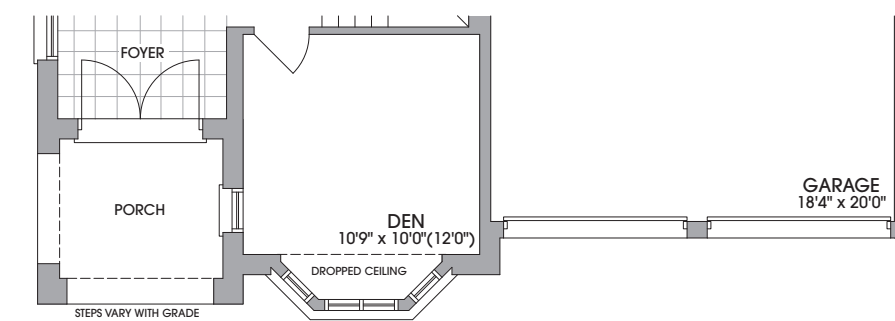
MAIN LEVEL ELEVATION A



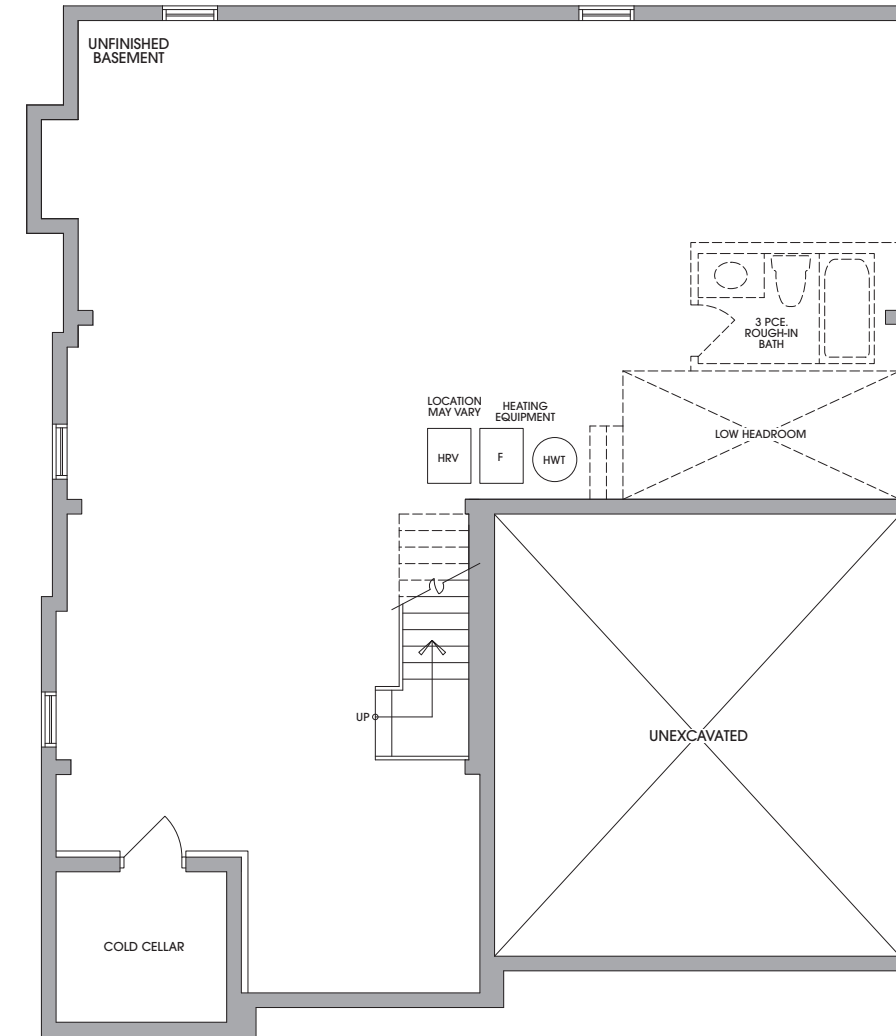
UPPER LEVEL ELEVATION A



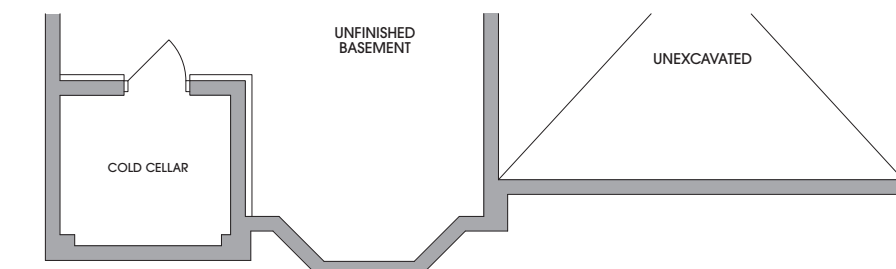
UPPER LEVEL ELEVATION B



MAIN LEVEL ELEVATION B



BASEMENT ELEVATION A



BASEMENT ELEVATION B



Elevation A Side



Elevation A Front



Elevation B Side



Elevation B Front

# The **Southdale** UPGRADE END

45'  
SINGLES



Elevation A ~ 3,141 Square Feet

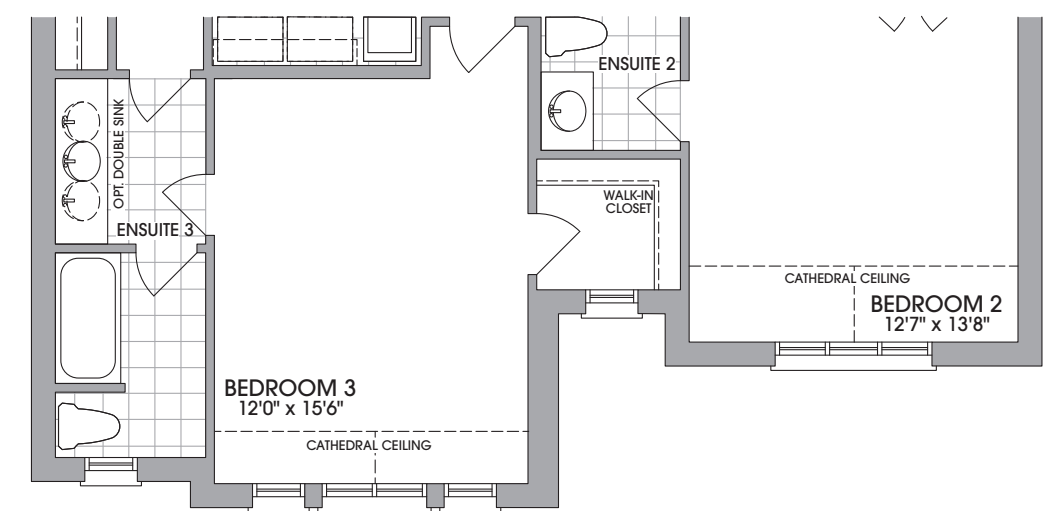
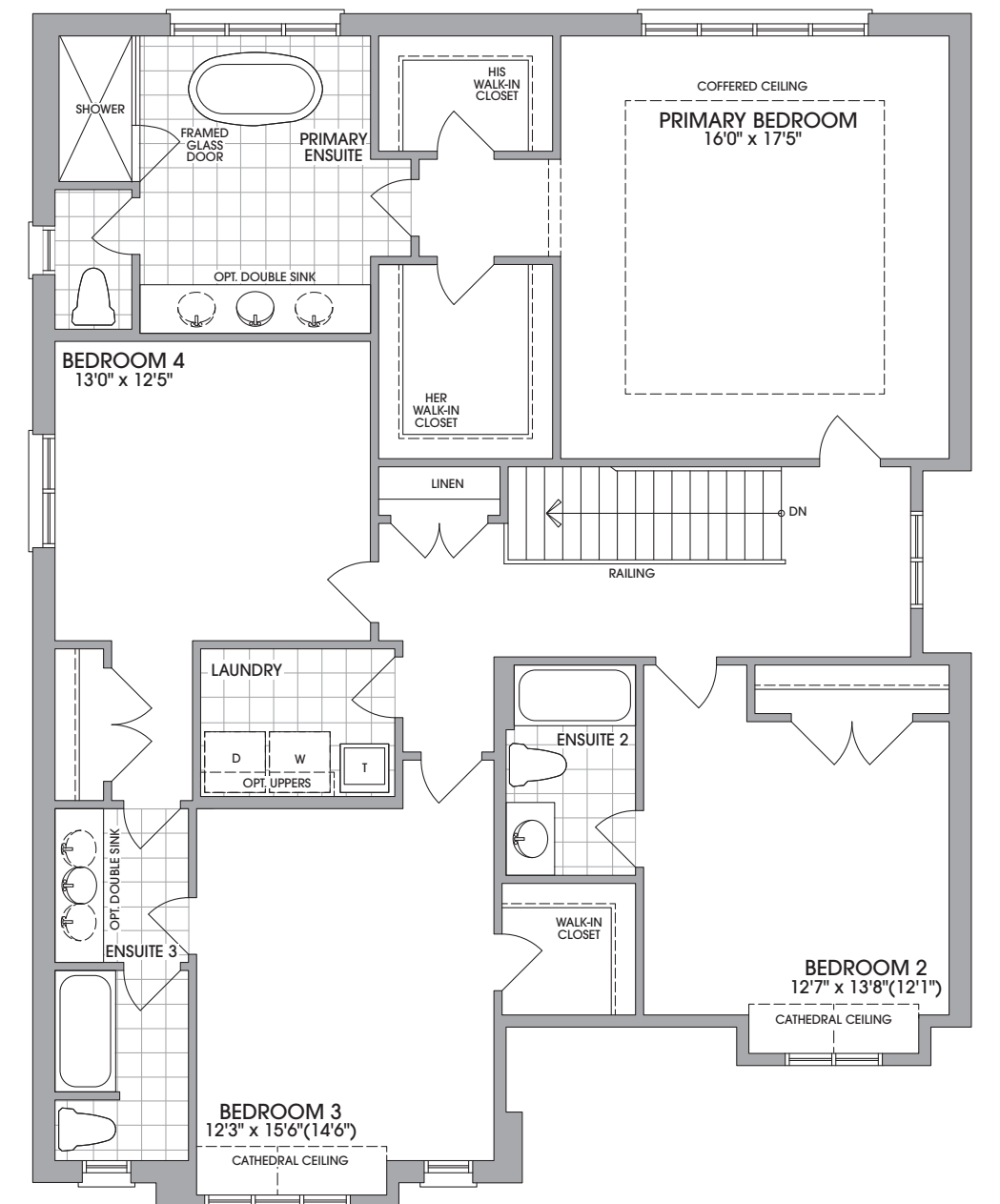
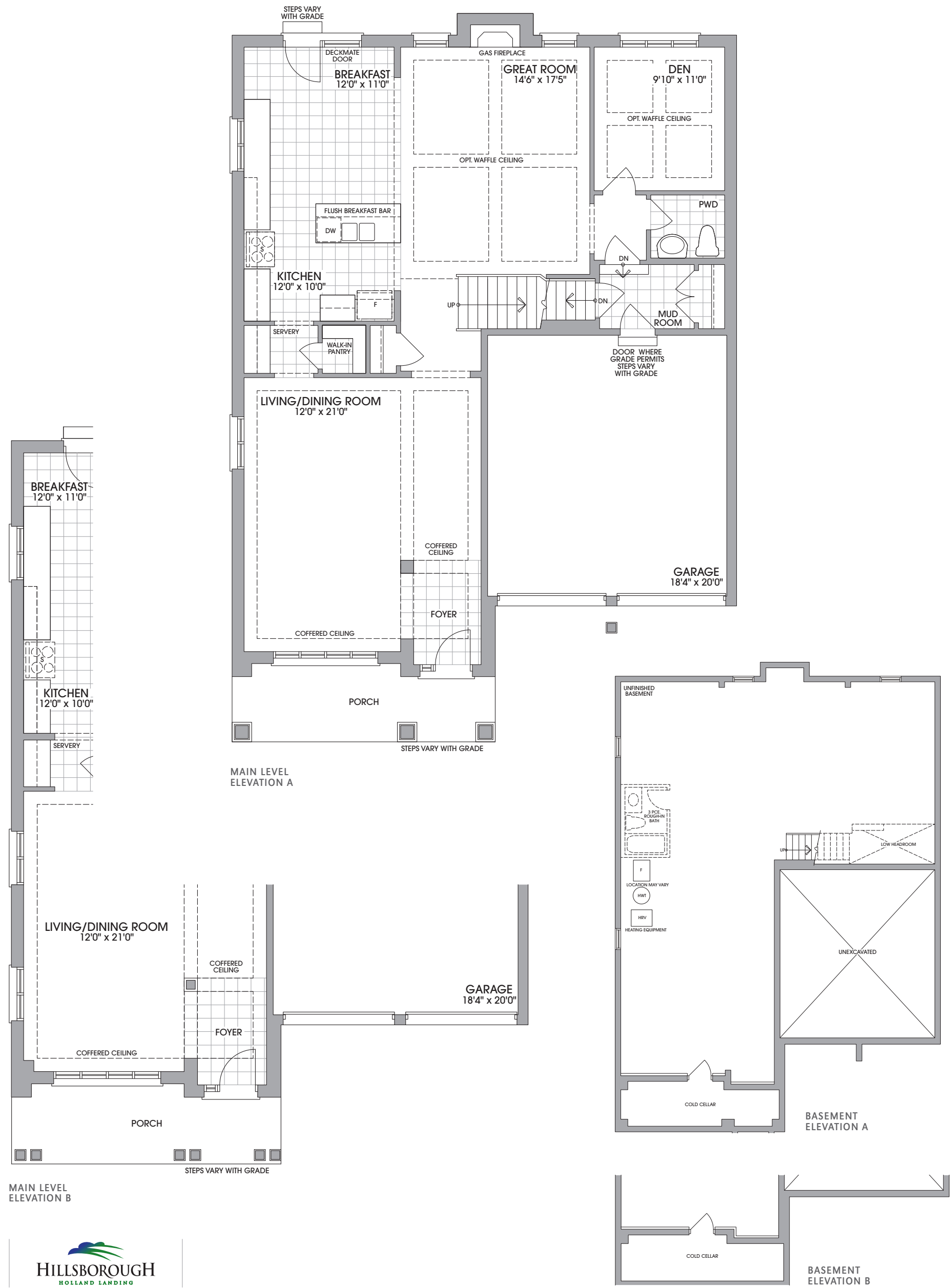


Elevation B ~ 3,173 Square Feet

# The Southdale UPGRADE END

Elevation A ~ 3,141 Square Feet  
Elevation B ~ 3,173 Square Feet

45'  
SINGLES



Elevation A



Elevation B Front



Elevation B Side

\*All drawings are artist's concept and may vary slightly from the final product. Actual usable floor space may vary from stated area and square footage has been calculated based on a usable living space according to Torion rules and does not include garage or unfinished basement areas. Drawings may show optional features which may not be included in the base price. Bulkheads and box outs may be required as chases for plumbing and mechanical. Garage door location may vary subject to grade. The number of interior and exterior steps may vary from what's shown based on individual lot grading conditions. E. & O. E. \_RFCC20200417\_20230619\_IFS

# The **Beechdale** CORNER

45'  
SINGLES



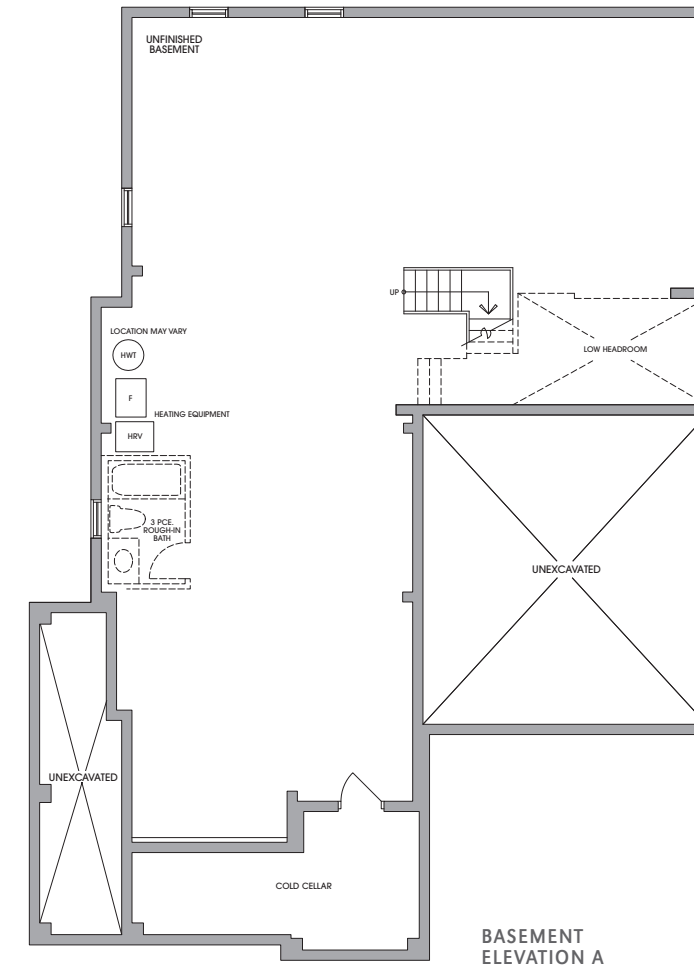
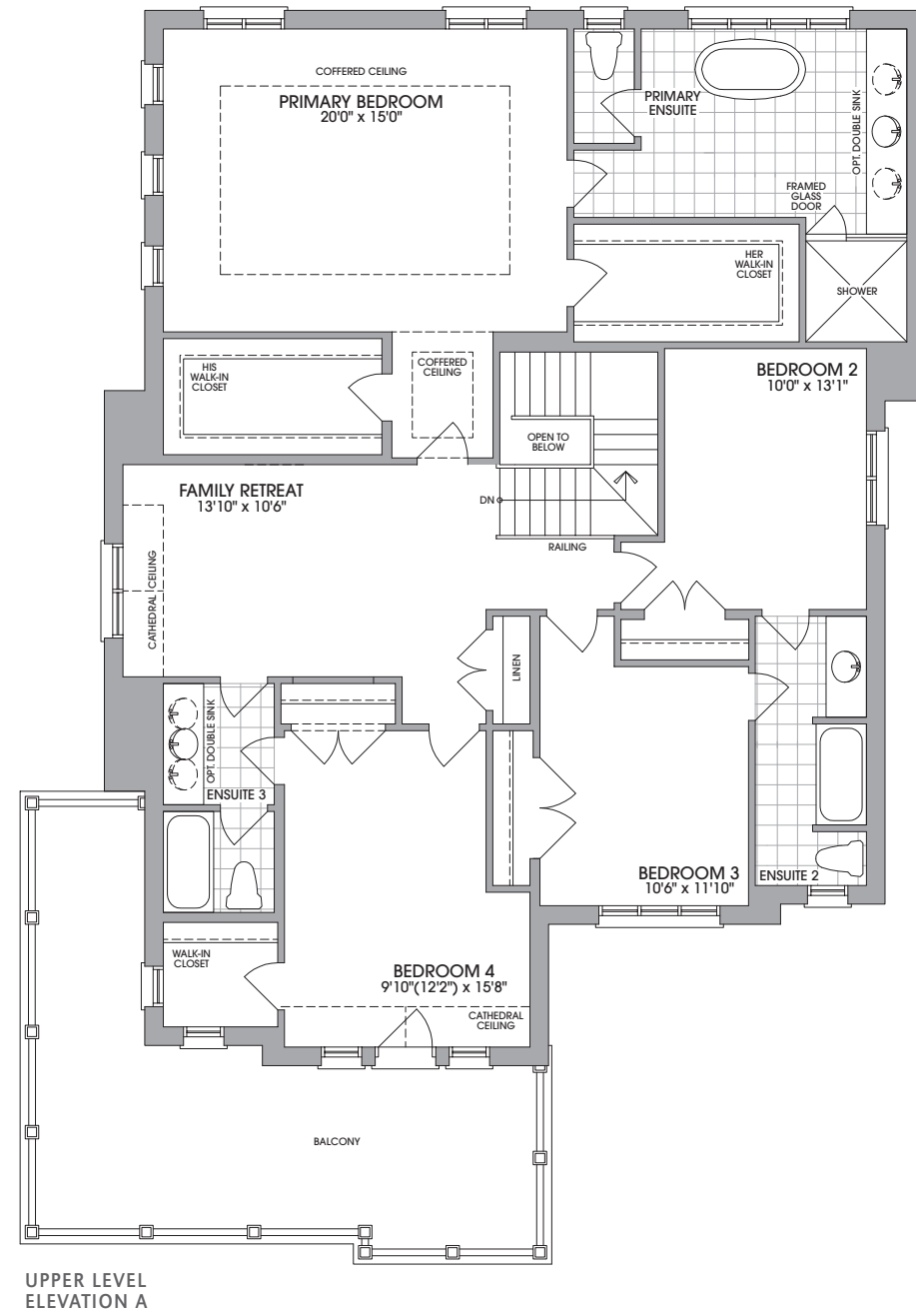
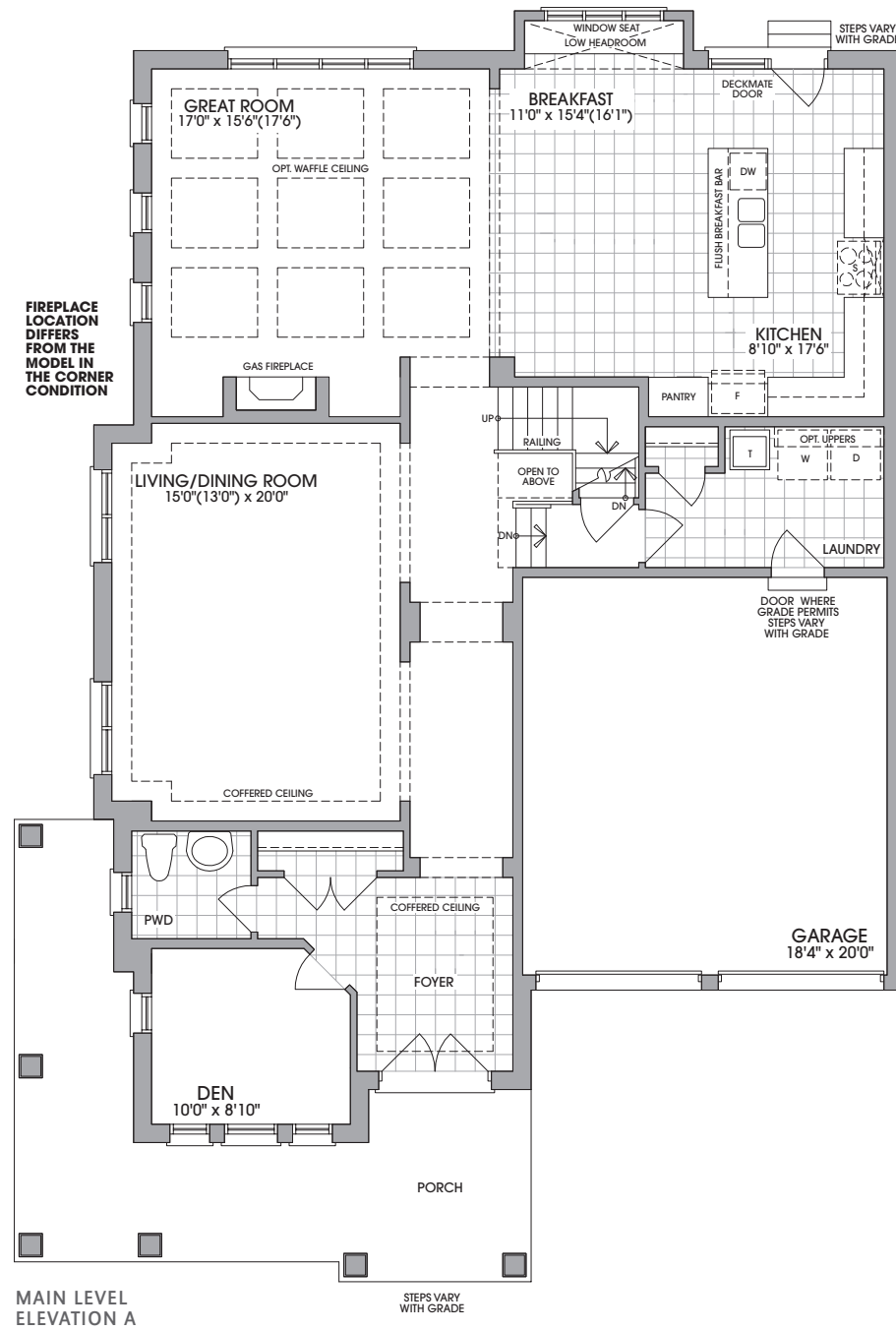
Elevation A ~ 3,464 Square Feet

Elevation B ~ 3,415 Square Feet

# The Beechdale CORNER

Elevation A ~ 3,464 Square Feet  
Elevation B ~ 3,415 Square Feet

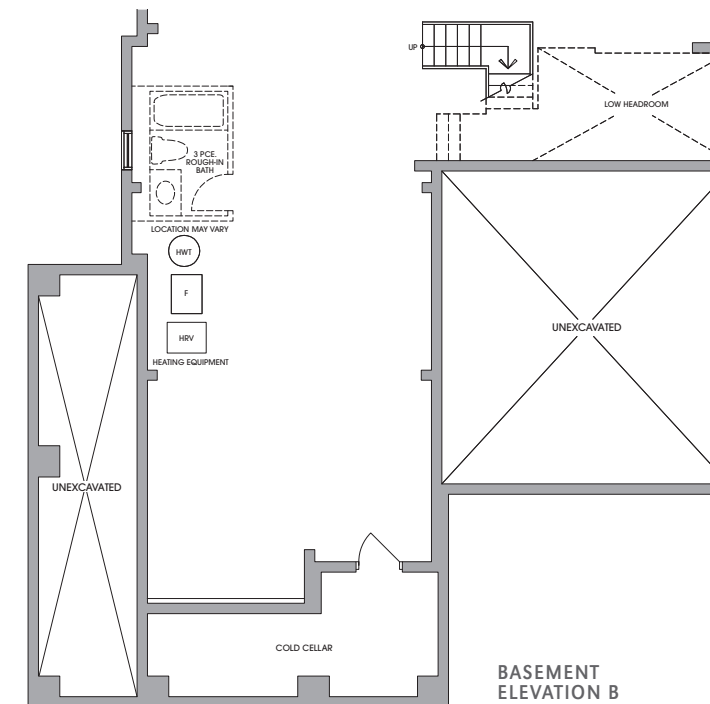
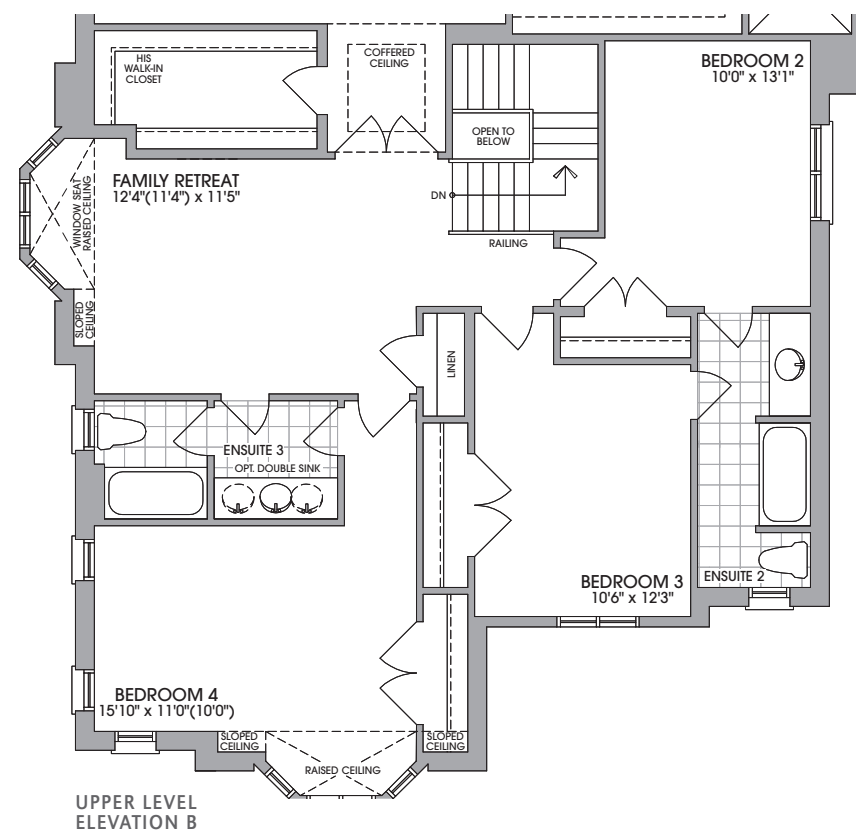
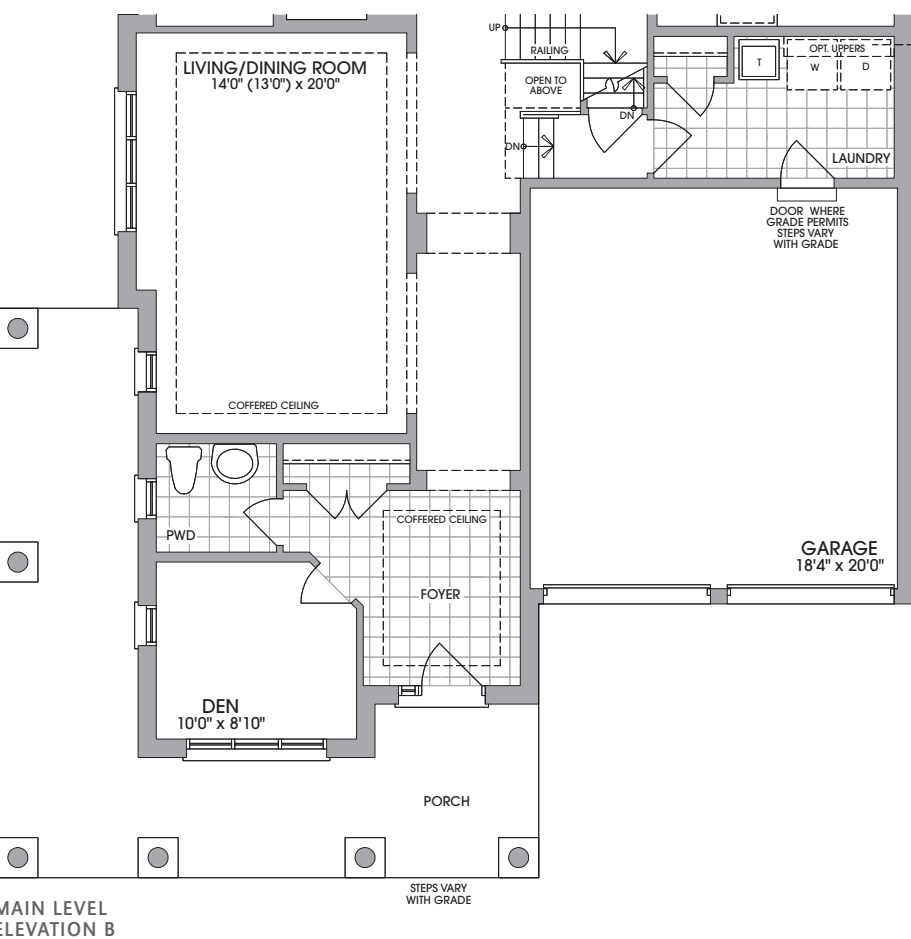
45'  
SINGLES



Elevation A Side



Elevation A Front



Elevation B Side



Elevation B Front



# BUILDING A SMARTER HOME FOR A BETTER FUTURE



## We build sustainability into each and every home

- 1** All homes are targeting ENERGY STAR® qualification and shall receive inspections and an air tightness test.
- 2** Superior wall insulation to R27 and attic to R60 for improved indoor comfort and energy savings.
- 3** On-demand hot water recirculation system to ensuite bathroom on second floor designed to reduce wait time for hot water.
- 4** Dishwasher and clothes washer appliances to be Energy Star® qualified.
- 5** Energy Star® rated exhaust fan vented to the outside in all bathrooms, powder room and laundry room (where applicable).
- 6** HRV (heat recovery ventilator) exhausts stale indoor air and replaces it with fresh outdoor air. Heat from the expelled air is captured and used to pretemper the incoming fresh air.
- 7** Improved indoor air quality with the use of low volatile organic compound (VOC) paints, sealants and adhesives, carpet and underlay.
- 8** Solar conduit from attic to basement. Roof trusses designed to support the weight of future solar panels.
- 9** Rough-in 30 AMP electrical outlet for installation of future EV car charger.