

ANGUS GLEN™  
SOUTH VILLAGE

## WELLNESS. THE NEW LUXURY BY KYLEMORE

We believe that discerning home buyers recognize that luxury is more than just a “what.” It is also a “where” and a “how”. It is an expectation that wellness be the focus of every aspect of the way their community is designed, and their home is made.

Wellness is an active process of becoming aware of and making choices toward a healthy and fulfilling life. It is a dynamic process of change and growth; a state of complete physical, mental, and social well-being.

Wellness is the truest form of luxury.



KYLEMORE®

LIVE. WELLNESS.

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Wellness is the new luxury that encompasses more than just the bricks and mortar of a new home. It is also dependent on the location of the community, its ambience, and equally important – the builder's intention. Kylemore creates neighbourhoods and builds homes that prioritize the well-being of the families who will live in them.

## WELLNESS BY DESIGN.

Mindfully focusing on wellness in the homes and communities we shape.





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Now, more than ever, enjoying overall well-being and good health is a focus for all of us. At Kylemore, our goal has always been to offer residents closely knit communities by providing a social framework, as well as better living in a luxury environment. Focusing on wellness enables us to expand on this legacy by ensuring we pay attention to many other aspects of lifestyle that can be enhanced by what we build, how we build and where we build.

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## BUILDING FOR WELLNESS.

Angus Glen South Village, our newest community in Markham, incorporates home designs that best meet the wellness needs of you and your family.

INTRODUCING

ANGUS GLEN™  
SOUTH VILLAGE

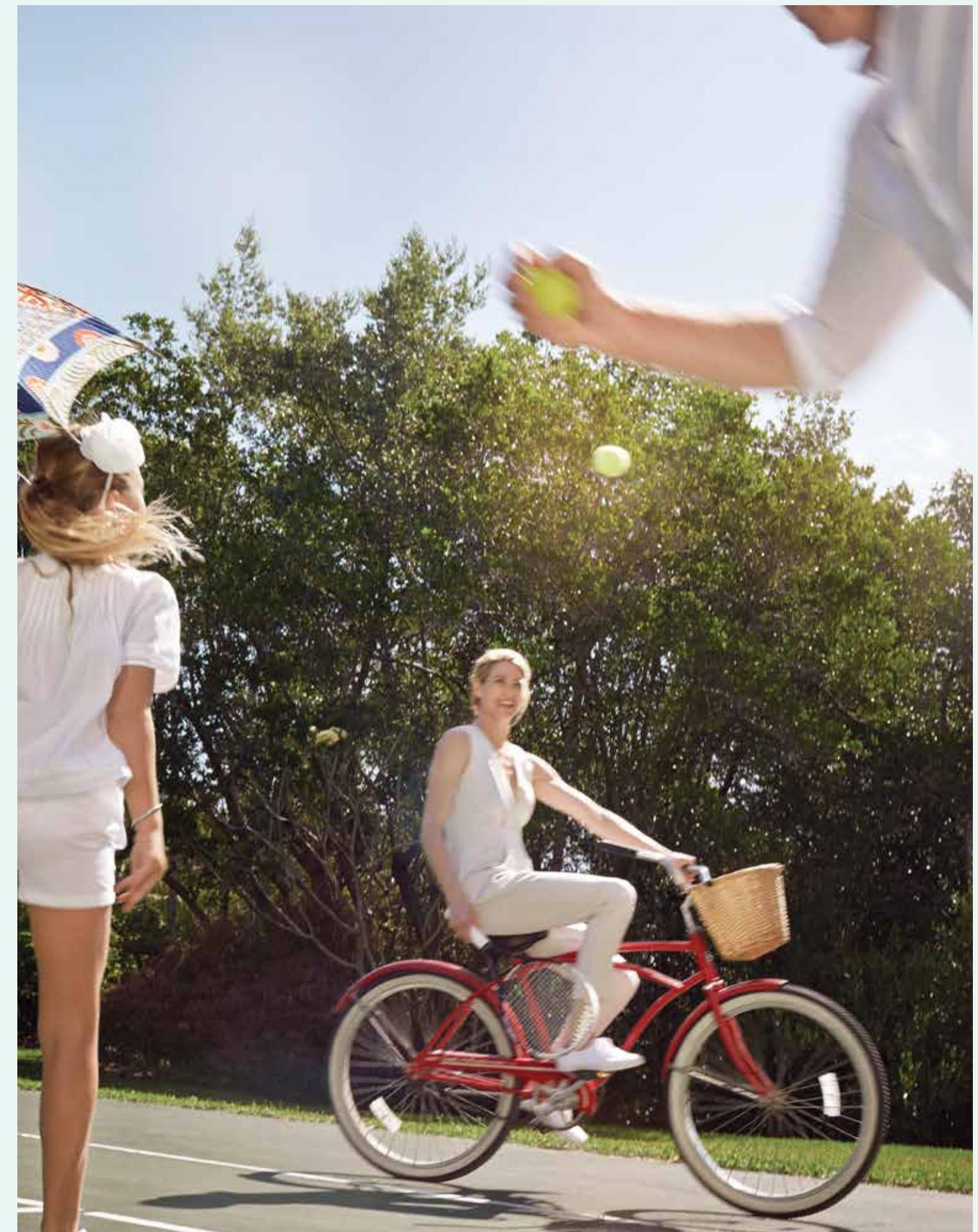
A WELLNESS INSPIRED  
COMMUNITY OF  
SINGLES AND TOWNS

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Discover our new wellness inspired master-planned community in Unionville. Nestled into a thriving area of Markham, Angus Glen South Village is surrounded by premium amenities supporting a convenient, healthy, and fulfilling lifestyle.

This is your opportunity to experience a luxurious community built for a vibrant life of wellness.

At this new community, Kylemore is committed to ensuring residents will feel comfortable  
- physically, emotionally, and socially.



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Nature is a focus of the neighbourhood design where views and vistas of the central valley lands are preserved for generations.

## ELEGANT LIVING, IN A LOCATION SUFFUSED WITH NATURE

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Homes are situated to be close to shopping, dining and services that can be reached on foot or by bicycle, along dedicated bike lanes and pedestrian pathways.

Kylemore's homes are built to the highest standards in design and construction to foster a better life for residents.

# ANGUS GLEN™

## SOUTH VILLAGE

Over one third of the former golf course lands will be dedicated to the City of Markham for enjoyment by the whole community and future generations. The plan includes conserved valley lands, trail systems, neighbourhood parks, woodlot and ponds, connecting residents with nature. Meandering pathways will link to adjoining established neighbourhoods. The valley connects to the Rouge Valley network of trails leading to Lake Ontario.

Following the best planning principles of New Urbanism, Angus Glen South Village includes a mix of housing styles, and a neighbourhood retail centre, for convenient daily living.

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<span style="color: #800080;">■</span> 7000 WELLNESS COLLECTION	<span style="color: #808080;">■</span> 3500 WELLNESS COLLECTION
<span style="color: #008000;">■</span> 6000 WELLNESS COLLECTION	<span style="color: #FFFF00;">■</span> 3100 WELLNESS COLLECTION
<span style="color: #FF8000;">■</span> 5000 WELLNESS COLLECTION	<span style="color: #FF0000;">■</span> 3000 WELLNESS COLLECTION
<span style="color: #FFB6C1;">■</span> 4300 WELLNESS COLLECTION	<span style="color: #00B0F0;">■</span> 2000 WELLNESS COLLECTION
<span style="color: #0000CD;">■</span> 4000 WELLNESS COLLECTION	



Artist concept, not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. Lot sizes and descriptions are approximate. The vendor reserves the right to alter lot line locations. Images for mood and impression only. E. & O. E. October 2020.

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# ARCHITECTURAL CONVERGENCE

The unparalleled features and location of Angus Glen South Village merit equally distinct architecture. The simplicity of farmhouse architectural styling provided the genesis for a new collection of homes augmented with highly tailored modern details.

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Kylemore's in-house architectural and design team curated the guidelines where three award-winning firms were selected to complete the final designs.

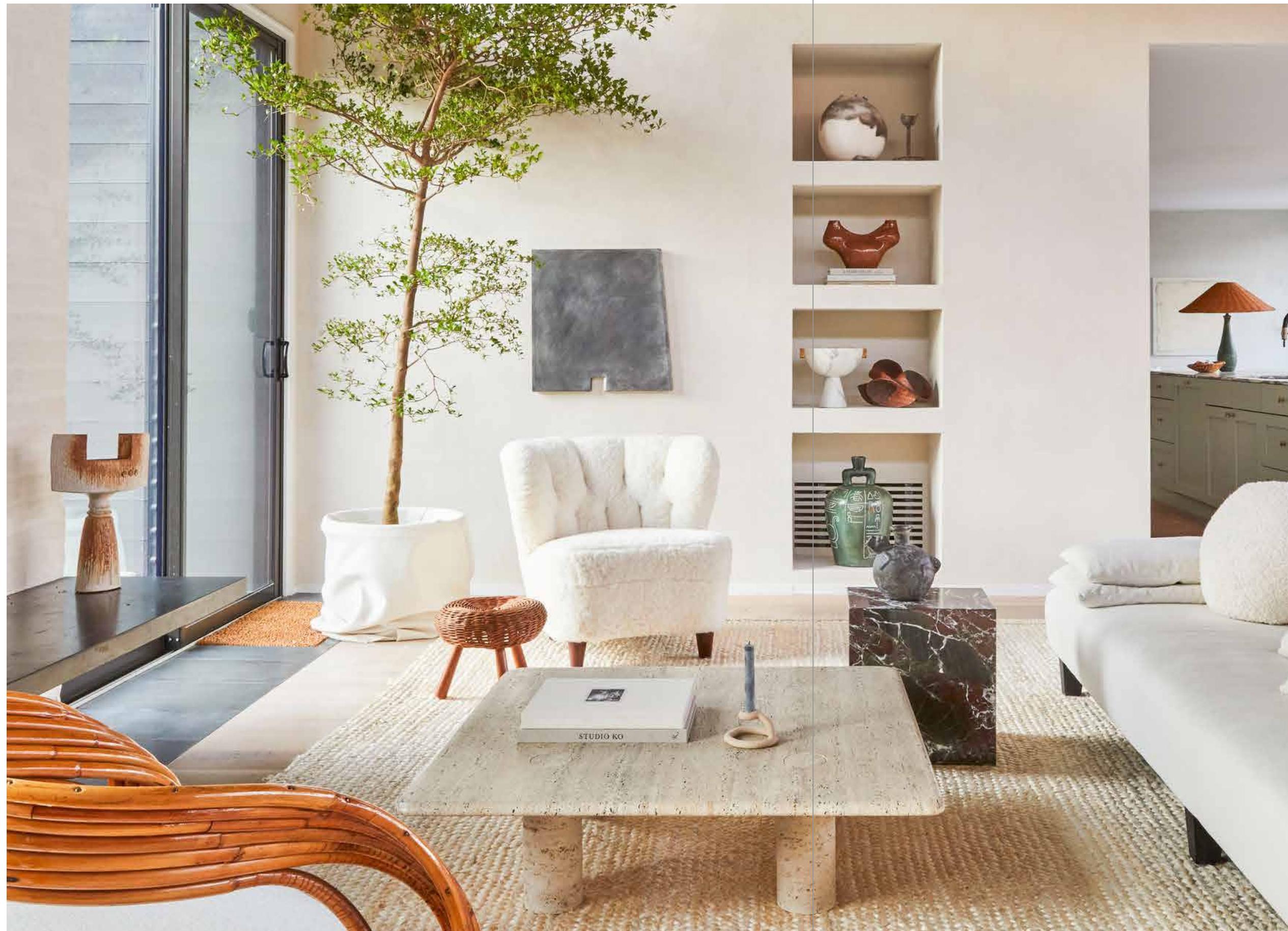
The result is bespoke, yet harmonious groupings of residences. Collaborating firms are: RN Design; Hunt Design Associates; and Guthrie Muskovich Architects.



An ambience of tranquility and harmony is created by the juxtaposition of natural materials such as stone with smooth metal. Simple whites contrast beautifully with natural wood, visually connecting the magnificent surrounding parks with the place you come home to every day.

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## DESIGNING WITH WELLNESS IN MIND



**Natural light pours in from expansive windows and doors, bringing the outdoors within.**



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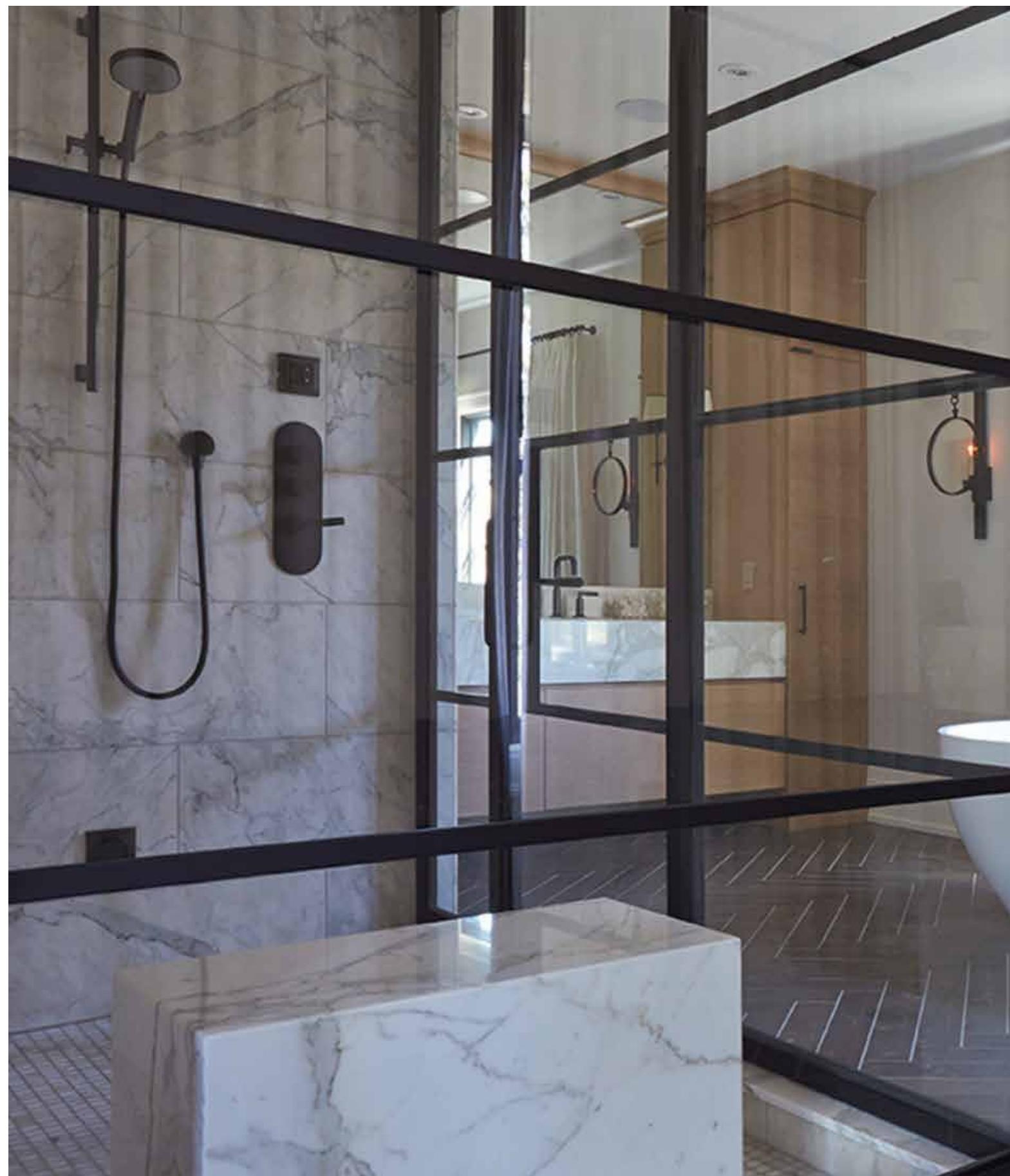
Open concept chef's kitchens with large islands promote gatherings with family and friends.



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A peaceful bedroom retreat offers privacy and quiet space for relaxation and reflection.



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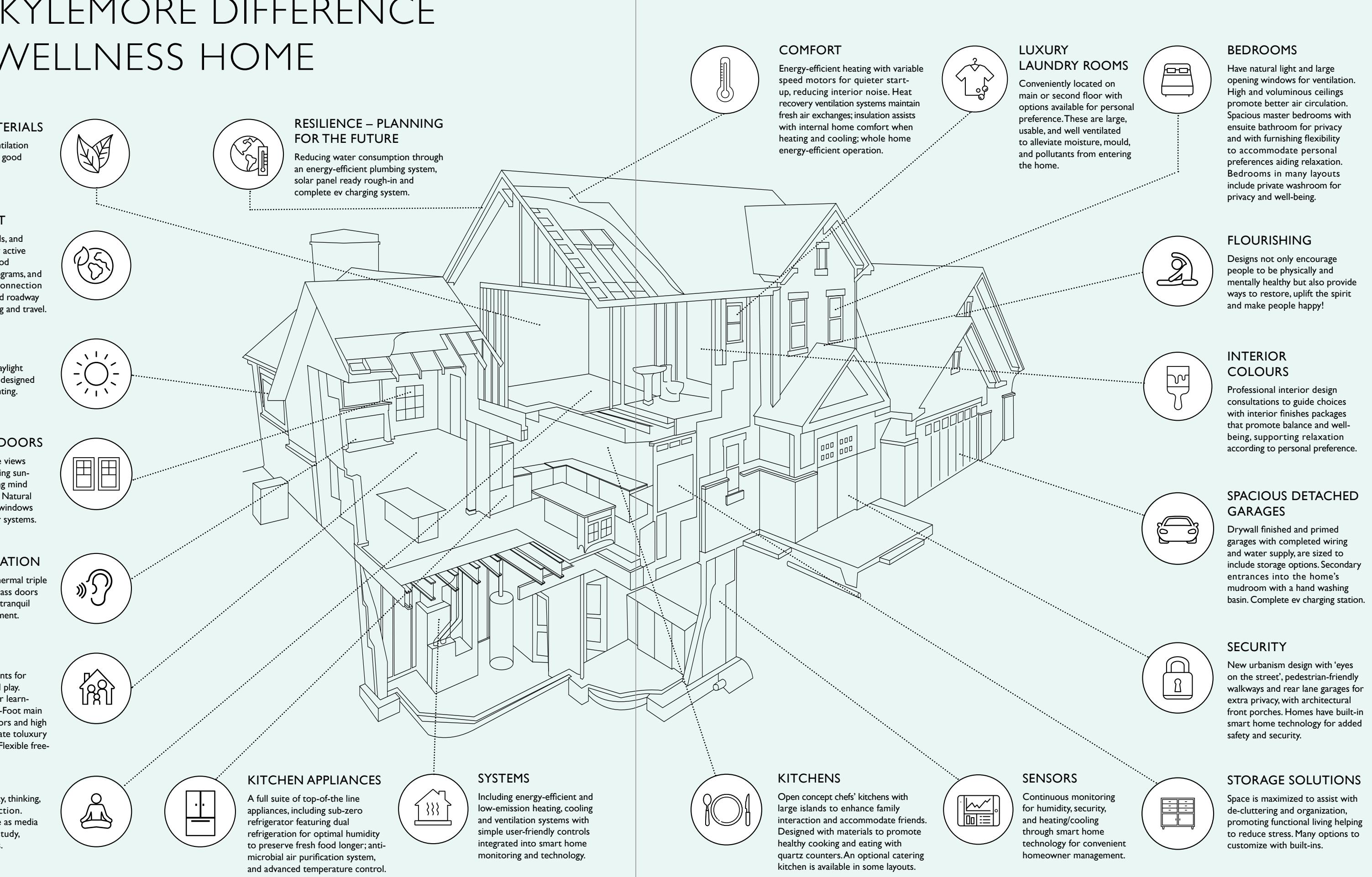


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Contemporary details in the master bedroom ensuite.

# THE KYLEMORE DIFFERENCE IS A WELLNESS HOME

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# BUILDING FEATURES THAT SUPPORT A WELLNESS HOME



## EXTERIOR AND CONSTRUCTION FEATURES

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- Architecturally Designed brick, stone, stucco, and/or siding exteriors with unique masonry and stucco detailing including keystones and decorative mouldings, all as per plan.
- All elevations, exterior colours and materials are architecturally controlled.
- Superior engineered wood flooring system including  $\frac{3}{4}$ " subfloor.
- All subfloors to be  $\frac{3}{4}$ " tongue and groove and are glued, screwed and sanded.
- Decorative architectural columns, low maintenance pickets and railings, as per applicable plan.
- Steep roof pitches to enhance elevations.
- Premium quality sectional roll-up garage door, as per plan.
- Self-sealing high-grade asphalt roof shingles, with a limited lifetime manufacturer warranty.
- Poured concrete front porches and stairs
- Poured concrete foundation wrapped with a superior drainage membrane to protect from water penetration.
- Poured concrete basement floor with floor drain.
- Singles - Poured 10" thick reinforced concrete 9-foot high foundations
- Towns - Concrete block demising wall constructed with insulation and resilient channel both sides in living areas.
- Superior 2" x 6" exterior walls for strength and stability with exterior insulated sheathing.
- $\frac{3}{8}$ " plywood roof sheathing.
- Aluminum soffits, fascia, eaves troughs and downspouts.
- Superior maintenance-free vinyl Energy Star Triple Pane Low E casement windows throughout, as per plan. All operating windows have screens.
- All windows are foam insulated for additional draft protection.
- Energy Star maintenance-free vinyl sliding patio door or insulated centre-hinge garden door with glass insert and screen, as per applicable plan.
- Upgraded 8-foot high painted fibreglass front entry door with sidelights and transom window above, weather stripping and Smart deadbolt lock (as per applicable plan).
- Antique bronze-finish grip set and deadbolt.
- Basement windows to be maintenance-free structural vinyl.
- All building envelope perforations including doors and windows to be fully caulked.
- Fully sodded front and rear yards with upgraded front yard landscape package, as per plan.
- Two (2) exterior hose bibs, one at front and rear of house, as per plan.
- Decorative front house number.

## SPECTACULAR INTERIOR FINISHES

- Singles - Grand 10-foot main floor ceilings and 9-foot second floor ceilings, with high basement ceilings.
- Towns - Grand 9-foot ceilings for front entry floor; 10-foot main floor ceilings and 9-foot second floor ceilings.
- Oak railing, pickets, and stairs on staircases in finished areas with complementing stain, from builder's standard samples, as per plan
- Choice of 12" x 24", 12" x 12" or 13" x 13" imported ceramic or porcelain tile flooring throughout foyer, main hallway, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable as per plan from builder's standard samples.
- Pre-finished sculpted hardwood flooring throughout main floor and upper hallway  $\frac{3}{4}$ " x 4  $\frac{1}{4}$ " from builder's standard stained colours, as per plan.
- Premium quality 40 oz. carpeting with  $\frac{3}{8}$ " underpad in non-tiled areas throughout. Purchaser to have choice of two colour selections, from builder's standard samples.
- Purchaser's choice of 2 colours from Kylemore's samples of quality Low VOC paint on interior walls. Trim to be white semi-gloss paint.
- Smooth finish ceilings throughout main, second floor and third floor (if applicable). Plaster moulding in main floor hallway and front entry.
- Interior doors and woodwork trim to be finished with white semi-gloss paint.
- Transitional style 7" baseboard and 8-foot safe and sound doors on main floor; 5" base board with 7-foot doors on other floors. 3" upgraded backband casing for doors and windows throughout, all from builder's standard samples.
- Black or brushed nickel interior hardware and lever door handles.
- 8-foot main floor and 7-foot second floor Series 800 doors throughout from builder's standard samples, as per plan.



## LUXURIOUS BATHROOMS

- Purchaser's choice of deluxe cabinetry in bathroom(s) with quartz or granite countertop with undermount sink(s), from builder's standard samples, as per plan.
- Spa-inspired master ensuite with acrylic oval tub or luxurious freestanding tub, as per plan, with deck mounted faucet(s).
- Separate shower(s), where applicable, with marble jamb(s), porcelain or ceramic tiles and frameless glass shower enclosure on half walls, as per plan. All showers to have waterproof pot light.
- Single lever faucet(s) in all bathrooms with mechanical popup drain.
- Privacy locks on all bathroom doors.
- Quality white bathroom fixtures including elongated bowl American Standard toilets. Energy efficient water saving toilet tanks.
- Main bathroom to have tub enclosure with porcelain tile (12"x12") up to and including ceiling, from builder's standard samples.
- Mirror in all bathrooms over vanities.
- Oval mirror in powder room.
- Upgraded pedestal sink with 8" on centre faucet in powder room, as per plan.
- Water-saving Grohe single lever faucets, showerheads and pressure balanced temperature-controlled shower valves included.
- Complementing towel bars and shower accessories, from builder's standard samples.

## GOURMET KITCHEN APPOINTMENTS

- Purchaser's choice of deluxe cabinetry in kitchen including stacked uppers, crown moulding and valance moulding with quartz or granite countertop, from builder's standard samples and layouts.
- Breakfast bar in kitchen with flush counter, as per applicable plan.
- Double stainless-steel Franke undermount kitchen sink in kitchen with single lever pull out faucet.
- Exhaust hood fan over stove area, vented to exterior.
- Sub Zero/Wolf Stainless steel-finish appliance package included from builders' standard samples.
- Dedicated electrical outlet for refrigerator, as per plan.
- Split electrical outlets at counter level for small appliances.
- Butler's pantry and/or servery, as per applicable plan. Upgraded lighting in kitchen over island and rough-in provided for future valance lights.

## COLOUR SELECTION AND FINISHINGS

All colour and finishing selections are to be made at Kylemore Décor Studio and from builder's standard samples and Custom Designer Packages. Kylemore provides the services of a decorator to assist purchaser in the completion of their interior colour selections and the selections of upgrades.

## ELECTRICAL AND PLUMBING

- 200 AMP electrical service with circuit breakers.
- Heavy duty cable included for stove and dryer.
- Two weatherproof exterior electrical outlets, one each at front and rear of home, plus two electrical outlets in garage. Front plug to be switched for Holiday lights. All as per plan.
- Garage door ceiling outlet(s), as per plan, for future garage door opener(s). Including electric car charger connection.
- White "Decora" switches and receptacles throughout.
- Energy-saving LED lightbulbs installed throughout.
- Ceiling outlets with builder-supplied upgraded light fixtures installed in foyer, hallways, kitchen, breakfast room, and all bedrooms, as per plan. Dining room ceiling outlet to be capped.
- 20 interior LED pot lights and 4 exterior pot lights, location to be determined at décor appointment.
- Pre-wired cable for future television in 3 locations: kitchen, master bedroom and family room/great room, as per plan.
- Pre-wired for future telephone in 3 locations: family room/great room, kitchen and master bedroom, as per plan. Includes additional wires for future use.
- Data pre-wire (Cat5) in up to 4 locations for future home computer network. Future conduit to attic.
- Enercare Smarter Home Hub System included with smarter home HVAC performance monitoring, leak sensor, smart home door lock, video doorbell, with rough-in security wiring for exterior main floor door contacts, interior keypad(s) and motion sensors, as per plan.
- Smoke detectors with electrical connection on each floor, including basement. Includes CO2 detectors.
- Rough-in provided for future central vacuum system, at least one outlet per floor. All pipes drop to basement.
- Copper wiring throughout.
- Forced air, high-efficiency gas furnace, HRV, humidifier and media filter for comfortable quality indoor air. Ductwork sized for future air-conditioning.
- Gas BBQ rough-in included, as per plan.
- Gas fired hot water heater, on rental basis.

## TARION NEW HOME WARRANTY PROGRAM COVERAGE

- 7-years major structural defects.
- 2-years plumbing, heating and electrical systems and building envelope.
- 1-year all other items.
- Backed by Tarion Warranty Program.

# A LIFE WELL MADE



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Homes offer a harmonious blend of open and connected spaces to gather, as well as private rooms for meditation, and flex spaces for fitness, work-from-home or study. Large windows bring in abundant natural light, and state-of-the-art ventilation systems improve indoor air quality, while open-concept layouts provide vistas from one end of the home to the other.



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## A TRADITION OF EXCELLENCE

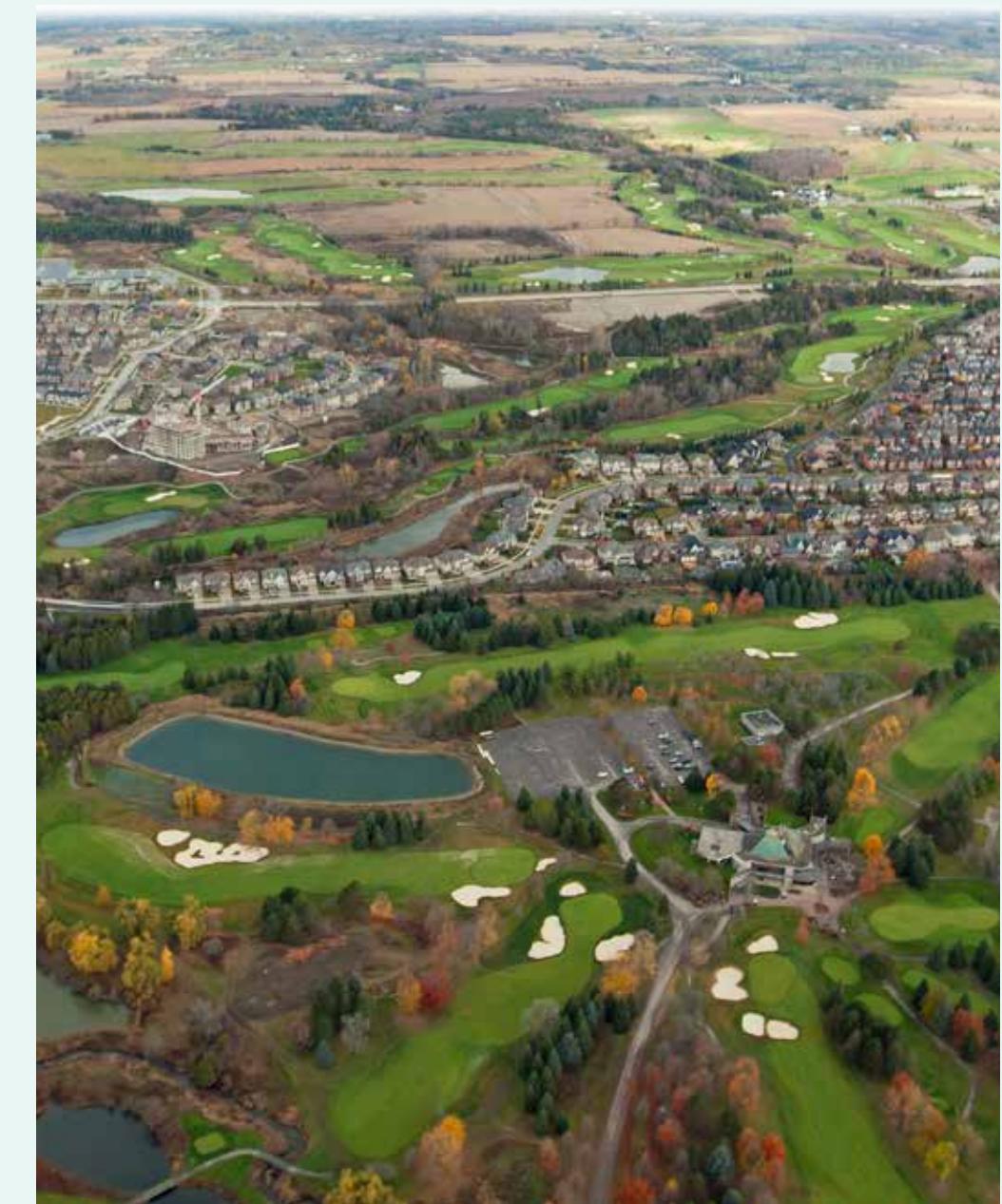
Angus Glen Community is an award-winning master-planned community and one of Markham's most desirable neighbourhoods.

Developed and designed by Kylemore, the homes surround one of Canada's premier golf courses, Angus Glen Golf Club.

National, Provincial and GTA industry awards have celebrated Angus Glen for its overall community plan, architectural designs, interior design, and numerous marketing achievements.

Angus Glen is modelled on the New Urbanism movement, with accessible conveniences and people-centred streetscapes, parks and green space.

Angus Glen South Village will enhance the network of paths linking the communities and connecting with the parkland that follows natural ravines to Lake Ontario.



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At the north end of Angus Glen Community is the spectacular Angus Glen Community Centre. A beacon for fitness, learning and play with its library branch, two ice pads, gym, courts and meeting rooms. A park and playground along with a separate tennis centre complete this destination's offerings.

**Left - Angus Glen Golf Club**  
**Top - Angus Glen Community**

# BECOME AN EXCLUSIVE ANGUS GLEN GOLF CLUB MEMBER

Social, cultural and physical wellness is offered through an exclusive Community Membership Package to Angus Glen Golf Club.

This is a **FREE** 3 year Membership Package valued at \$3,000 (\$1,000 credit to spend as you like, each year for 3 years)

34	Golf	15% off posted public tee times for member and spouse 25% off driving range for member and spouse
	Merchandise	25% off Pro Shop goods
	Food & Beverage	15% discount for up to four people in the Silo Grill
	Signature events & Academy	25% off group lessons at the Academy & Academy
	Special pricing for personal events	15% off signature events
	Online portal	Homeowner access to series of on-demand fitness podcasts, one-on-one personal fitness training, nutrition podcasts, live online classes – yoga, pilates



Enjoy Angus Glen Golf Club.

# IN THE NEIGHBOURHOOD

Angus Glen South Village is surrounded by premium amenities including world-class dining, top golf courses, theatre, shopping and culture.



## SCHOOL

1. Unionville Public School
2. Unionville High School
3. Parkview Public School
4. Unionville Montessori Private School
5. Bill Crothers Secondary School
6. Pierre Elliot Trudeau High School
7. All Saints Catholic Elementary School
8. St. John XXIII Catholic Elementary School
9. St. Matthew Catholic Elementary School
10. Stonebridge Public School
11. Beckett Farm Public School
12. Angus Glen Montessori



## RESTAURANT

13. Next Door Restaurant
14. Il Postino Ristorante
15. Jake's On Main
16. Joey Markville
17. Milestones
18. Smash Kitchen and Bar
19. Flavours of Unionville
20. Blacksmith's Bistro
21. Peter's Fine Dining
22. Phoenix Restaurant
23. Ambiyan Restaurant



## SHOPPING & GROCERY

24. The Old Firehall Confectionery
25. Whole Foods
26. Langham Square
27. The Village Grocer
28. Markville Mall (Cadillac Fairview)
29. T&T Grocery Store
30. Loblaws
31. Smartcentre Markham Woodside
32. Costco Wholesale
33. Shoppes of Angus Glen



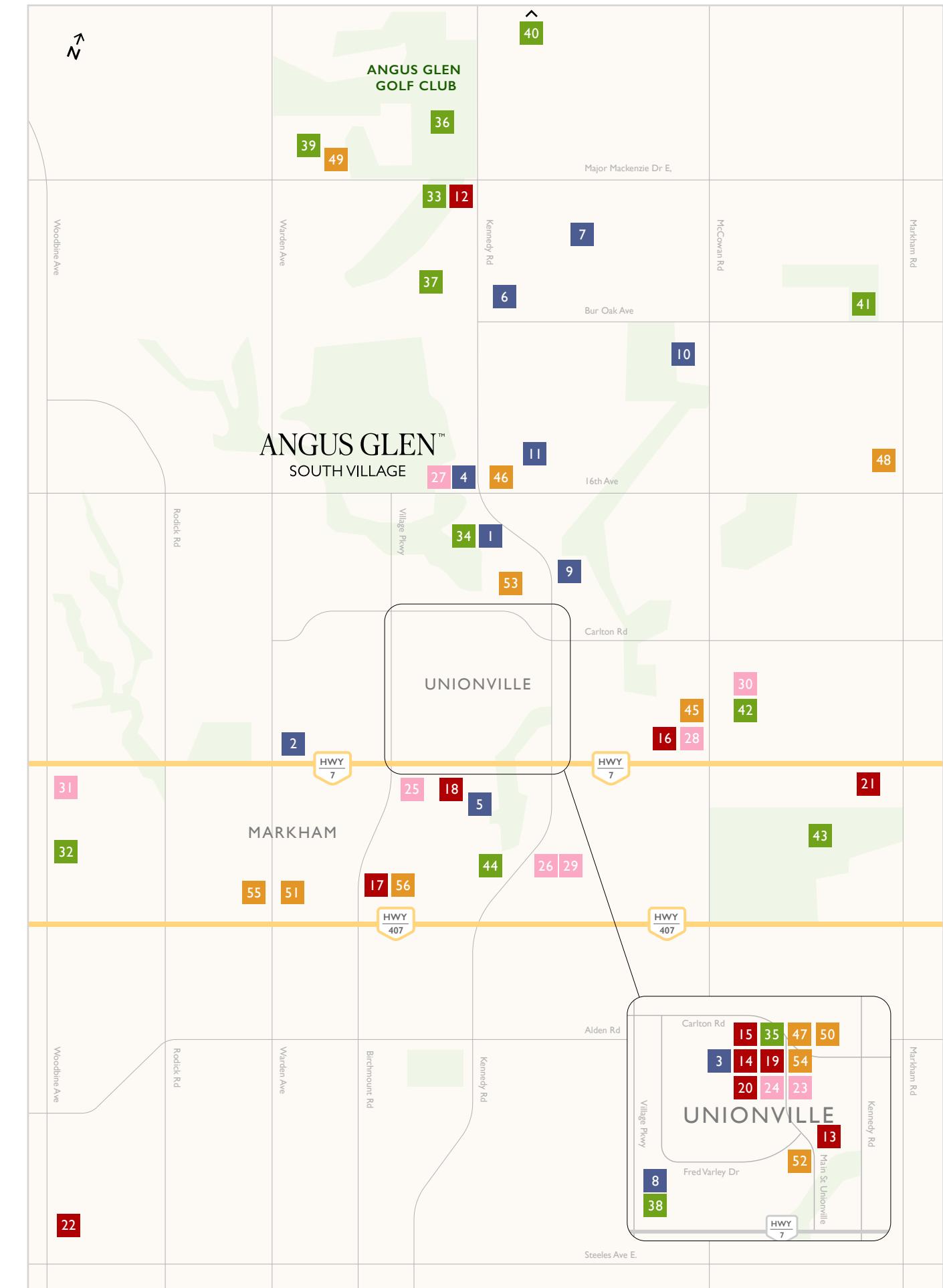
## PARKS & RECREATION

34. Toogood Pond Park
35. Crosby Park
36. Angus Glen Golf Club
37. Colty's Park
38. Village Park
39. Gordon Stollery Park
40. Upper Unionville Golf Club
41. Bur Oak Park
42. The Markham Gym
43. Milne Dam Conservation Park
44. Markham Pan Am Centre
45. Goodlife Fitness
46. Berczy Square



## ARTS, CULTURE & ENTERTAINMENT

47. Varley Art Gallery
48. Markham Museum
49. Angus Glen Community Centre
50. Unionville Library
51. Markham Downtown
52. Main Street Unionville
53. Old Unionville Community Centre
54. McKay Art Centre
55. Flato Markham Theatre
56. Cineplex Markham & VIP



# SHOP AND DINE IN HISTORIC UNIONVILLE

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Angus Glen South Village is a short walk or bike ride to Unionville's historic Main Street, where beautifully preserved buildings house boutiques, services and casual and fine dining options.

Main Street is home to the Varley Art Gallery, offering an array of rotating and permanent art and exhibitions. From May to October, a local farmers' market adds a bounty of fresh produce. Unionville is a destination for locals and visitors year-round!



**Left - Main Street**  
**Right - Farmers' Market**

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Above - Sweet offerings on Main Street.

Left - Fine dining in historic Unionville.



**Above** - Relax with coffee or brunch in style.

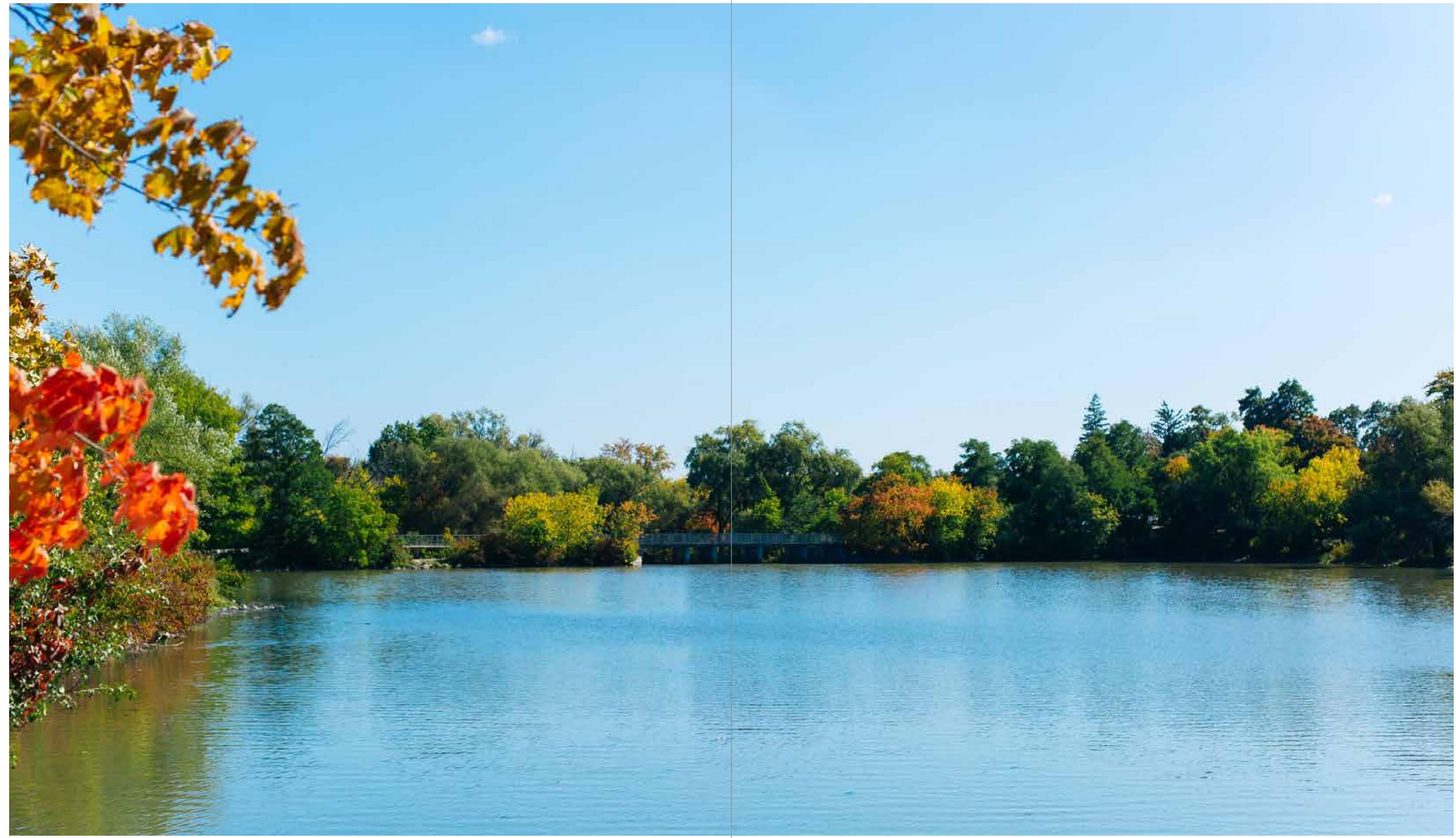
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**Right** - Upscale Italian cuisine with indoor and outdoor dining.



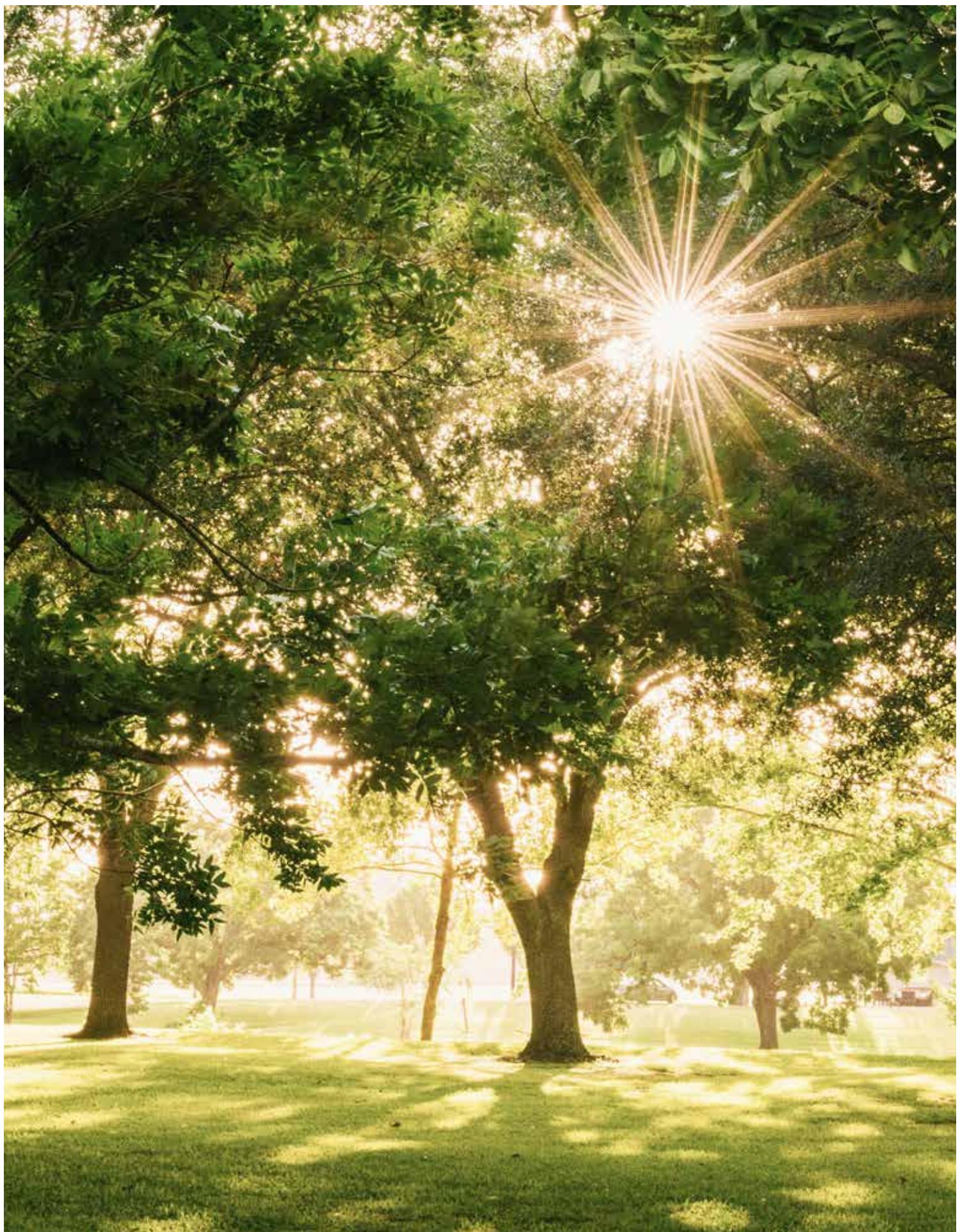


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Find time to reflect near TooGood Pond in Unionville



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## AMAZING MARKHAM

Markham is one of the GTA's most dynamic cities, alive with culture and entertainment. The city's cultural diversity is reflected at its main live entertainment venue, Flato Markham Theatre. It features an annual program of theatrical performances and musical entertainers rivalling Toronto's best.

Daily, weekly and special occasion purchases are fulfilled at local shopping destinations such as CF Markville, with its expansive 160 store selection, and Pacific Mall, one of the largest Asian-themed markets anywhere.

Among the city's most compelling features is Rouge Park, the massive and magnificent "green spine" connecting the broader Markham community to its city centre.



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**Left - Rouge Park**  
**Top - CF Markville**  
**Bottom - FLATO Markham Theatre**





## A WORLD-CLASS DESTINATION

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Markham is a High-Tech hub where hundreds of corporations are headquartered. The community is commuter-friendly with GO Transit and YRT routes.

Already home to the spectacular Pan Am Sports Centre, by Fall 2023 York University's Markham campus is set to open attracting more than 4,000 students to its Business and Technology programs.



**Top - Pan Am Sports Centre**  
**Bottom - Unionville Go Station**  
**Right - York University**  
**Markham Centre Campus**



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## WHERE WELL-BEING COMES NATURALLY



51

Connected to vast ribbons of natural ravines and parkland that lead into the Rouge River Valley, Angus Glen South Village immerses you in a wellness lifestyle.

At nearby Milne Dam Conservation park, you'll discover a vast 305 acres of picnic areas, bird watching opportunities, trails, and fishing in the Rouge River.

Markham's Civic Centre offers outdoor ice skating in winter.



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Homes are surrounded by nature, designed for families to enjoy the outdoors.



53

# A TRADITION OF EXCELLENCE

Since 1997, Kylemore/Angus Glen Developments has established a reputation for being an industry innovator, developer of master-planned communities and builder of superior quality homes.

The company was established to offer homeowners the highest standards in architectural design, craftsmanship and community amenities.

This approach has been developed and sustained for more than 20 years through the vision of its partners and the commitment of a hands-on team.

Headquartered in Markham, where it has established roots, today the Kylemore Team is planning significant new communities slated to come to fruition in Markham, over the next decade.

With Wellness at its core, Kylemore is poised to lead the community and home building industry into the future.

**KYLEMORE**<sup>®</sup>  
LIVE. WELLNESS.

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