



UNITY



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Introducing a *first-of-its-kind*
designer townhome

The Townhome Collection
By Treasure Hill

Introducing *Unity*,
The Townhome
Collection.
Inspired by Japanese
design principles
rooted in simplicity,
beauty, and
purposeful living –
Treasure Hill
presents a

thoughtfully *curated*
environment where
form meets function
in perfect harmony.
This is not just a
townhome. It's a
lifestyle *reimagined*,
refined, and elevated.



The Art *of* Thoughtful *Living*

Where simplicity isn't less – it's more. An innovative townhome series that redefines modern living through simplicity, clarity, and purpose.

Rooted in sustainability and built with precision, these homes embody a new standard of thoughtful design. With interiors by Cecconi Simone, every element is shaped by refined minimalism and a deep respect for flow, balance, and livability.

The result is a calm, considered space that feels both elevated and intuitive – a true reflection of design that enhances everyday life.



Actual Model Home

A revolution
in interior
architecture,
these homes
feature seamless,
end-to-
end *millwork*
and natural
wood finishes

throughout,
creating an
uninterrupted flow
of warmth, texture,
and *artistry* in
every room.





Renderings are artist's concept only. Specifications, sizes, layouts and materials are subject to change without notice. E.&O.E.

Programmed to the Millimetre

Precision-manufactured and engineered indoors, each townhome is designed down to the finest detail – ensuring maximum efficiency, beauty, and build performance without compromise.

Open-Concept Living

Thoughtfully proportioned living and kitchen areas flow seamlessly, offering comfort, clarity, and connection.

Designer Kitchen

Features a central island, full-height millwork, and natural wood finishes for a warm, minimalist aesthetic.

Living Area

Square layout, ideal for lounging or entertaining, framed by soft natural light and access to the balcony.

Private Powder Room

Discreetly placed off the entry, with refined finishes and elegant simplicity.

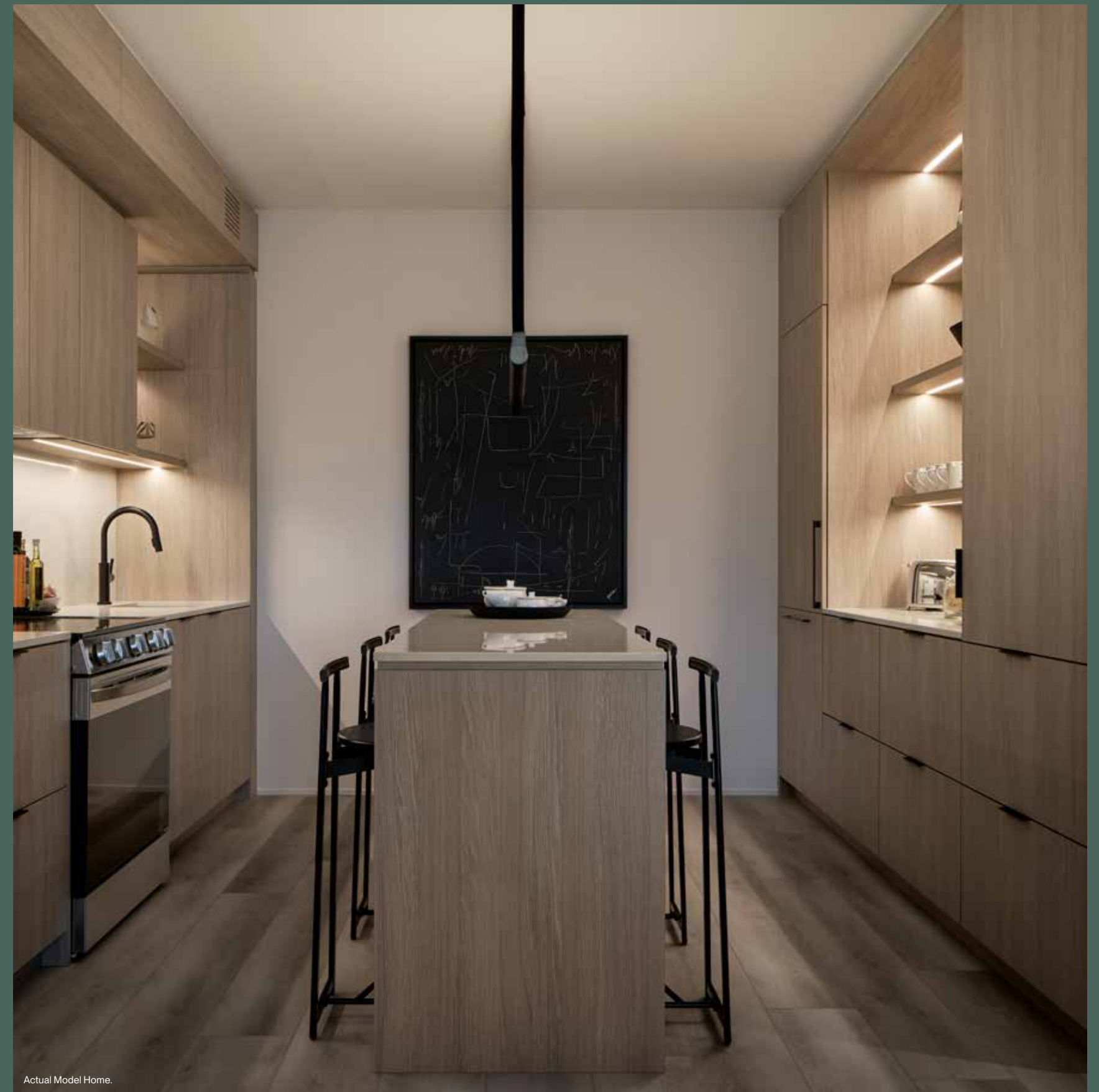


Locally *Curated*.
Globally Inspired.

From the timber used in select panels to the carefully chosen finishes underfoot, materials in The Townhome Collection are thoughtfully sourced to meet exceptional standards of design, durability, and sustainability. Proudly assembled in Canada with global influences, each home reflects a refined balance of quality craftsmanship and timeless simplicity.

Form

Minimal, integrated, and undeniably sophisticated, your kitchen is a masterclass in refinement. Designed to blend seamlessly into the home's aesthetic, it balances beauty and utility with quiet confidence.



Actual Model Home.

Function

Designed to Live Beautifully

This interior plan reflects the essence of The Townhome Collection – where simplicity, serenity, and smart design come together effortlessly. Every element has been considered to elevate how you live day to day, creating a space that feels warm, modern, and beautifully complete.

Unified Design Language

Seamless millwork connects each zone with calm, cohesive flow.

Balanced Proportions

Each element – furniture, finishes, fixtures – is scaled for comfort and clarity.

Minimal, Not Sparse

Hidden storage keeps the space functional without clutter.

Softly Framed Living

Vertical lines and warm tones create natural visual rhythm.

Light, Always Present

Soft daylight moves through the home, enhancing every surface.

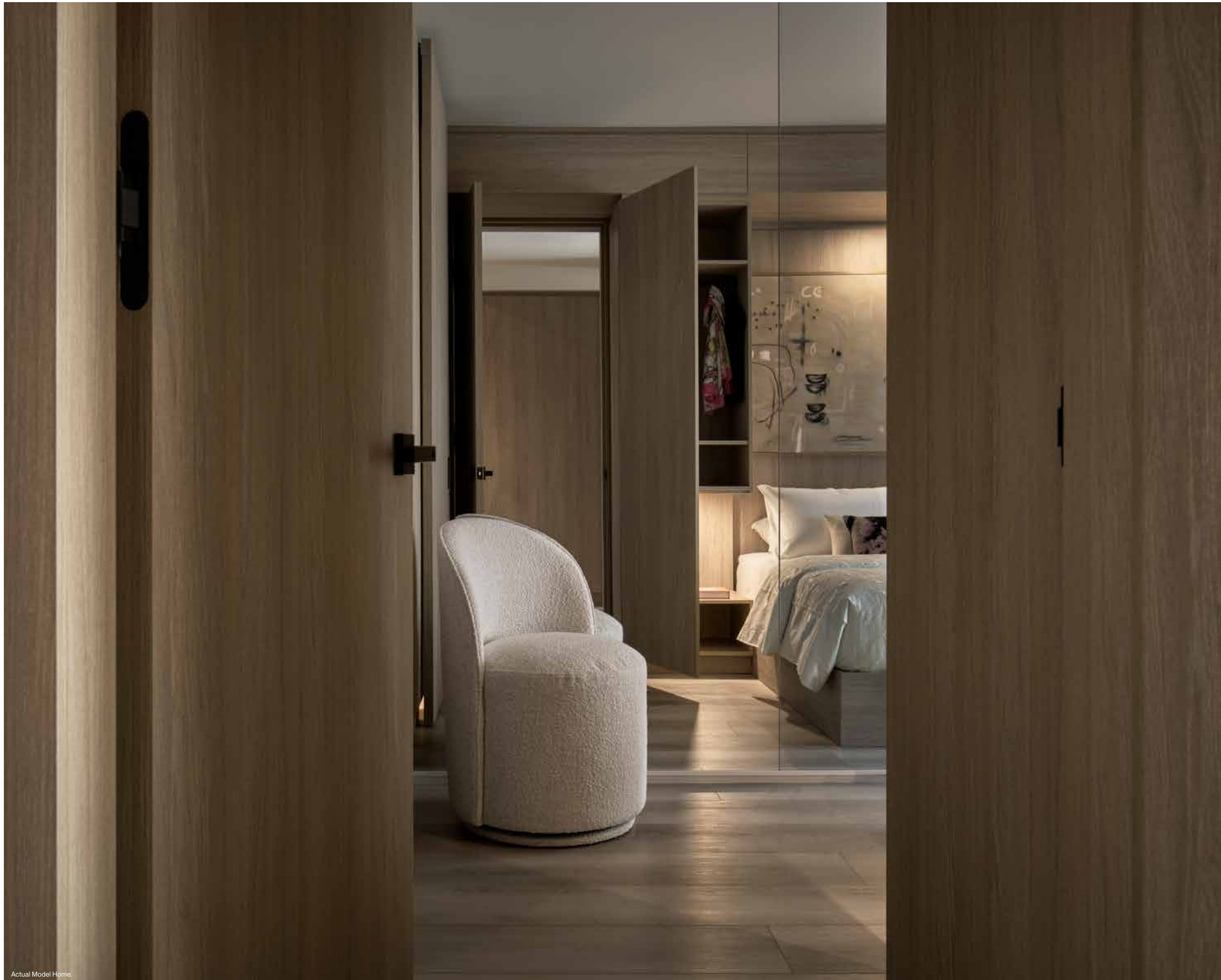


Actual Model Home.

Calm *by* Design.
Life, Refined.



Actual Model Home.



Actual Model Home.

A Retreat of Quiet Refinement

The Primary Bedroom is a masterclass in calm. Every detail has been considered – from the seamless millwork that surrounds you to the softly integrated ensuite just steps away. Designed for peace, privacy, and natural light, this space offers a daily escape that feels grounded, personal, and entirely complete.

Seamless Millwork

Walls and storage flow together for a clean, calming aesthetic.

Ensuite Access

A discreet, spa-inspired bathroom is steps from the bed.

Natural Light

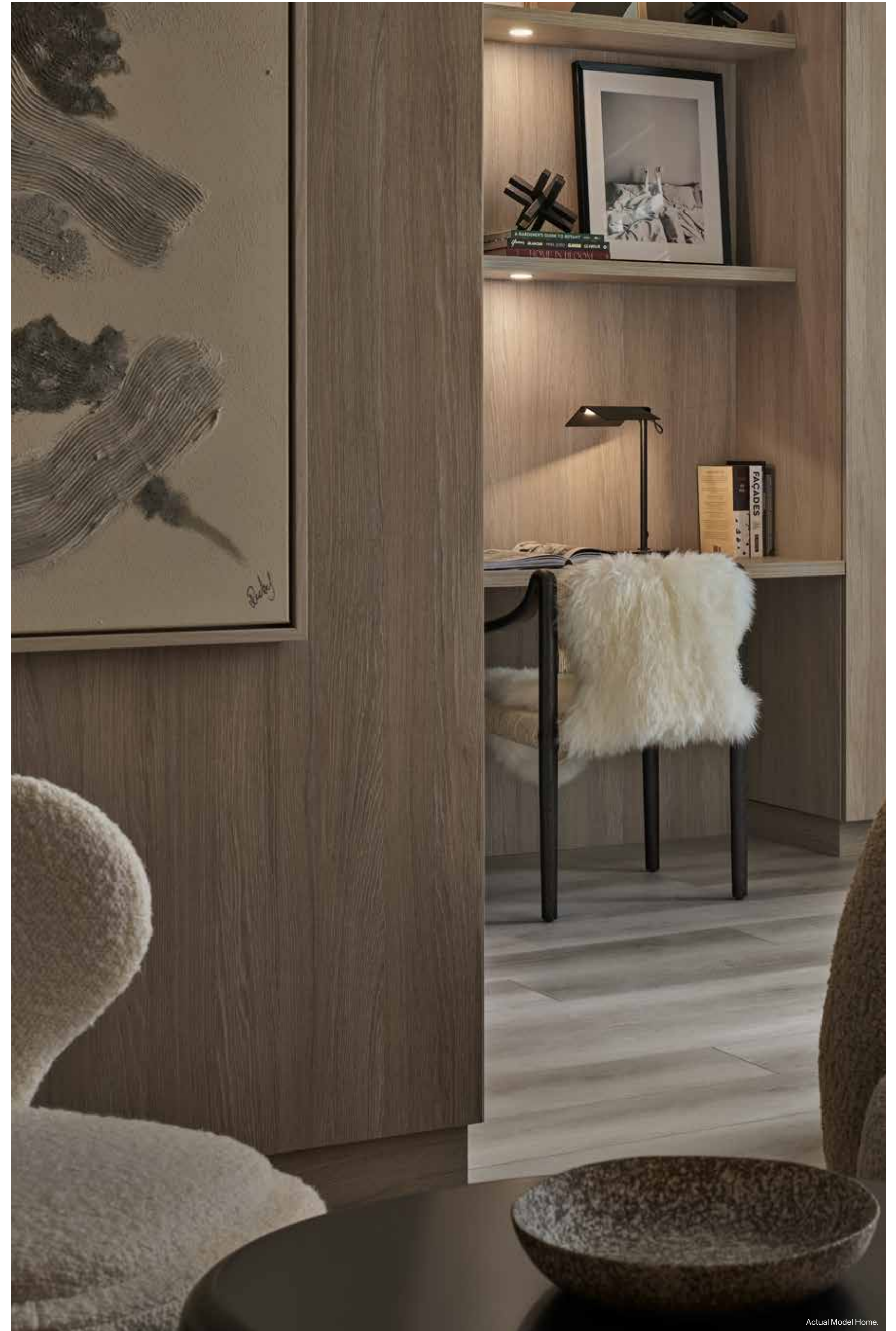
Soft daylight filters in, warming every surface.

Balanced Layout

Centered details and symmetry create visual peace.

Quiet Luxury

Every finish is warm, modern, and intentionally understated.





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Actual Model Home.



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Neighbourhood *Amenities* — The Essentials

Unity stands at Warden and Elgin Mills, where Markham feels its most connected. Here, morning commutes are quicker. Weekends stretch longer. Parks, schools, and shops are all close enough to become part of your daily rhythm.

- Minutes to Highway 407 and 404
- Close to Unionville GO, Markham GO, Centennial GO and Mount Joy GO Station
- Nearby YRT access
- Top-Rated Schools and Early Learning Centres
- Steps to groceries, fitness, banks, and cafes

A place where life finds its balance and keeps it.



Fairways that roll into the horizon. Parks that stretch further than your thoughts. A main street with a past worth lingering in. And shopping that puts everything within reach. This is Markham, curated.



Markham Pan Am Centre
A world-class sports and recreation facility, the Markham Pan Am Centre offers swimming, badminton, volleyball, and fitness amenities for athletes and families alike – all in the heart of the community.



Rouge National Urban Park
Canada's largest urban park, where ancient forests, winding trails, and wide-open skies remind you how big the world can feel.



CF Markville Shopping Centre
Style, dining, and essentials all under one polished roof.



Il Postino
On historic Main Street Unionville, Il Postino serves authentic Italian cuisine in a warm, welcoming setting – perfect for a family dinner or a night out just steps from home.



Historic Main Street Unionville
Cobblestone charm, cafés, and heritage buildings that turn every stroll into a little escape.



Angus Glen Golf Club
Two championship courses, endless greens, and the perfect excuse to spend the day outside.



Top-Ranked Schools and Educational Excellence in Markham

Markham offers access to some of the region's best schools, including Markham District High School and Unionville High School, known for their academic excellence. The city is also home to strong programs within the York Region District School Board and is close to top post-secondary institutions like Seneca College and the University of Toronto Scarborough. Markham's commitment to quality education makes it the perfect place for families to grow and thrive.

Where *Possibility Meets* Technology



Markham is more than a location; it's a lifestyle. Known as Canada's High-Tech Capital, the city offers exciting career opportunities, top-tier education, and a rich cultural scene that reflects its vibrant, diverse population.

Markham also knows how to slow down. With abundant parkland, preserved heritage villages, and tight-knit communities, it offers the perfect blend of urban buzz and small-town charm. For families seeking a future-forward home in a grounded, welcoming setting, there's no better place to be.



Top 10 Tech Companies

IBM Canada Headquarters

Enterprise tech, AI, cloud, cybersecurity
A global tech leader with deep roots in Markham, driving innovation across industries.

AMD (Advanced Micro Devices)

Semiconductors, CPUs, GPUs
One of the world's top chipmakers, with engineering and development operations in Markham.

GM Canada Technical Centre – Markham Campus

Autonomous vehicles, connected car software
A major R&D hub leading General Motors' next-gen vehicle software development.

Lenovo Canada

Consumer and enterprise technology
Global tech giant with a strong presence supporting both consumer electronics and enterprise solutions.

Huawei Technologies Canada

Telecommunications, R&D
A key innovation centre for 5G and network technologies (with a significant R&D footprint in Markham).

Schneider Electric Canada

Energy management, automation systems
A sustainability-focused tech firm building smarter energy and industrial solutions.

Honeywell Canada

Aerospace, smart buildings, automation
A major player in industrial and commercial tech, with advanced automation solutions.

Redline Communications

Wireless broadband, industrial networks
Specialized in high-performance wireless tech for mission-critical environments.

Enghouse Systems

Enterprise software, telecom, contact centre tech
A Canadian success story, headquartered in Markham with a global client base.

Real Matters

Real estate technology, data analytics
A leading platform for mortgage and insurance services, powered by proprietary tech.

Effortlessly *Connected*

Parks and Trails

- 1. Victoria Square Park
- 2. John Payne Park
- 3. Gordon Stollery Park
- 4. Milton Fierheller Park
- 5. Toogood Pond
- 6. Milne Dam Conservation Park
- 7. Denison Park
- 8. Aldergrove Park

Recreation

- 9. Victoria Square Community Centre
- 10. Angus Glen Golf Club
- 11. Angus Glen Community Centre
- 12. Richmond Green Sports Centre and Park
- 13. Markham Village Community Centre
- 14. Varley Art Gallery of Markham
- 15. KC Badminton Club Richmond Hill Campus
- 16. Flato Markham Theatre
- 17. Unionville Library
- 18. Markham Pan Am Centre
- 19. Markham YMCA
- 20. Cineplex Cinemas Markham

Restaurants

- 21. Chatime Bubble Tea
- 22. The Owl of Minerva
- 23. Duo Patisserie & Café
- 24. Il Postino
- 25. Chat Bar
- 26. Sumoki Yakitori
- 27. Haidilao Hot Pot
- 28. Congee Queen
- 29. Alchemy Coffee
- 30. Peters Fine Dining

Shopping

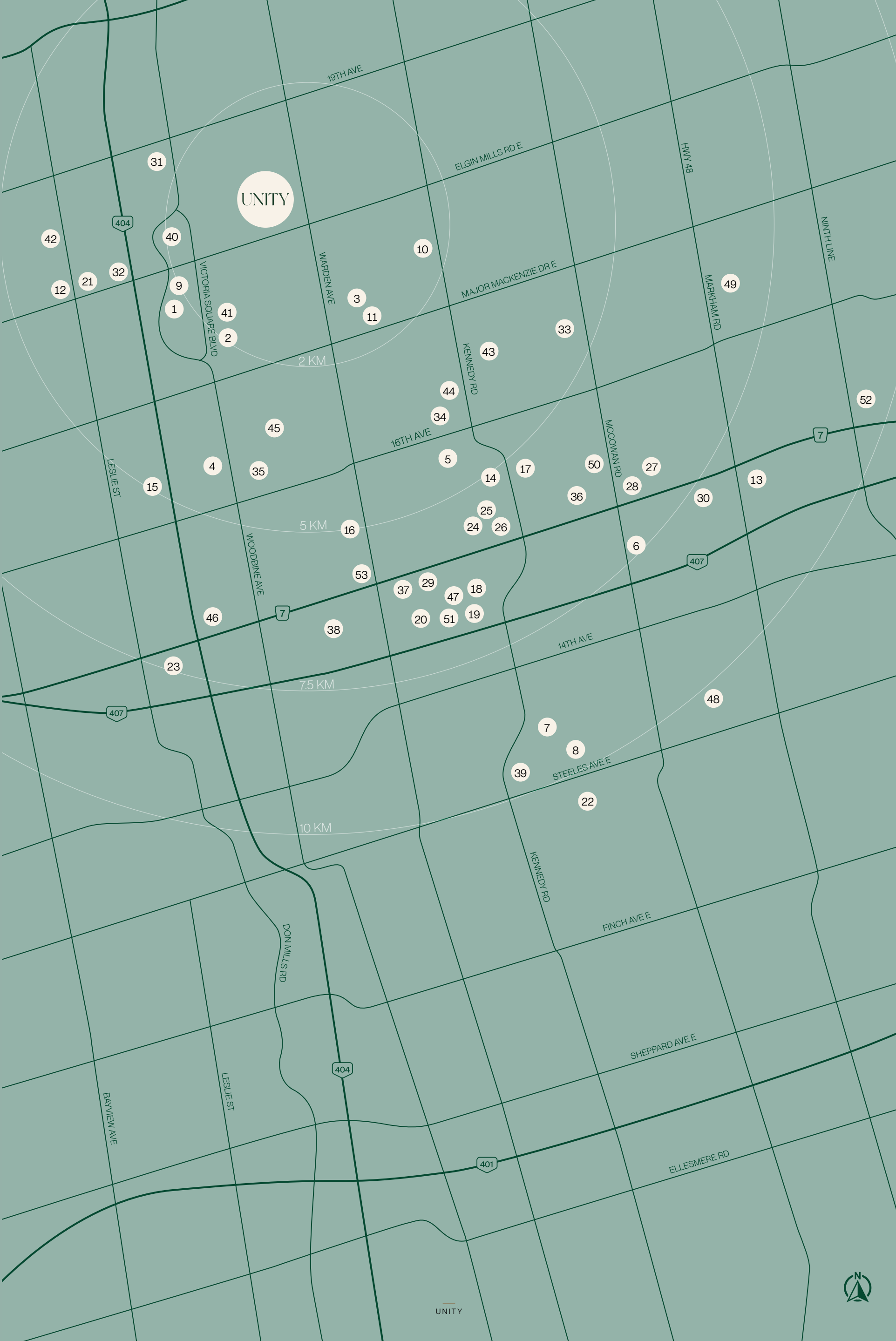
- 31. 19th Avenue Farmer's Market
- 32. Costco Wholesale
- 33. FreshCo
- 34. The Village Grocer
- 35. T&T Supermarket Woodbine
- 36. CF Markville
- 37. Whole Foods Market
- 38. First Markham Place
- 39. Pacific Mall

Schools

- 40. Victoria Square Public School
- 41. Sir Wilfrid Laurier Public School
- 42. Richmond Green Secondary School
- 43. Pierre Elliott Trudeau High School
- 44. Unionville College
- 45. St. Augustine Catholic High School
- 46. Seneca Polytechnic College Markham Campus
- 47. York University Markham Campus
- 48. NOIC Academy



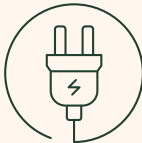


Transit

- 49. Mount Joy GO
- 50. Centennial GO
- 51. Unionville GO
- 52. Cornell Bus Terminal
- 53. VIVA Stop: Warden Ave & Highway 7



Sustainability, Built Into *Every* Detail

At Unity, sustainability isn't a feature – it's a foundation. Every element of the community reflects a commitment to thoughtful living, where design, materials, and construction practices come together to reduce environmental impact while enhancing everyday comfort.

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|--|--|---|--|--|
| Precision-Built Efficiency Unity townhomes are precision manufactured indoors, minimizing waste, energy use, and onsite disruption. This method ensures consistent quality and performance while dramatically lowering the project's carbon footprint. | Healthier Materials, Healthier Living Low-VOC paints, sustainably sourced woods, and high-efficiency insulation contribute to cleaner indoor air and a more conscious way to live. | Smart Systems for Everyday Sustainability From energy-efficient windows and appliances to LED lighting and water-saving fixtures, every choice is made with long-term sustainability and utility in mind. | Nature, Integrated Unity's landscaping includes drought-tolerant species and permeable pavers to support healthy water cycles. Green spaces are woven into the community's fabric, encouraging both biodiversity and connection. | Built to Last Durable finishes, timeless design, and intelligent construction mean these homes are made to endure – reducing the need for replacement, remodeling, or waste. |
|  |  |  |  |  |



Discover the Genius™ of a Treasure Hill Home.

This industry-changing program was first introduced by Treasure Hill in 2018, and to keep up with changes in technology has been undergoing fine-tuning ever since! Comprised of three pillars – **Connection**, **Couture** and **Conservation** – every new Treasure Hill home is a GENIUS™ home featuring standard inclusions that are considered upgrades by most builders. With inclusions that connect you to the online world, across the hall and up the stairs, as well as enhanced safety and security features, glamorous finishing touches and energy-saving sustainability, all standard in your Treasure Hill home, your life is going to be a stroke of GENIUS!

Connection

Being connected is no longer an option – it’s a necessity for modern living. Treasure Hill’s GENIUS homes have connectivity built in, providing you with whole home Wi-Fi and the convenience and security of contemporary technology – all meant to enrich the experience of living in a Treasure Hill home.

Couture

Your GENIUS home is as beautiful as it is connected. Luxury appointments are included as standard; just another way Treasure Hill GENIUS homes infuse your life with beauty and convenience and offer you exceptional value. Included at no extra cost are premium quartz countertops, and stylish upgraded plumbing fixtures.

Conservation

Your GENIUS home will operate responsibly and can save you money in utilities, heating and cooling costs. GENIUS homes are built to allow energy savings, healthier indoor air and a cleaner home with less dust.

Genius.

Aprilaire

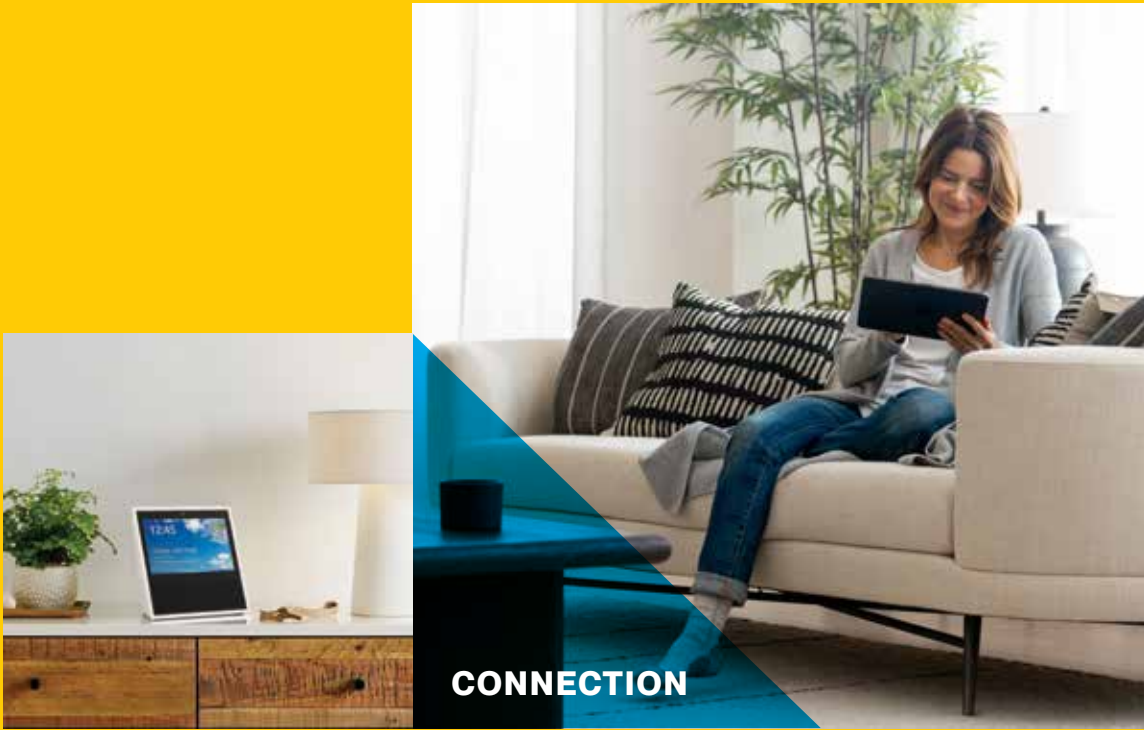
SHERWIN
WILLIAMS®

QUARTZ

nest

Google

ROGERS™



Over 20 Years of Award-Winning Achievements

Reflecting on the communities we've built over the years is a source of great pride. This journey is a testament to the vision and dedication of our founder, Nicholas Fidei, whose unwavering work ethic, meticulous attention to detail, and hands-on approach have shaped a winning formula for success. As a result, thousands of Treasure Hill homeowners have proudly placed their trust in us to build not just a house, but a home for their most treasured asset – their family.

treasurehill.com

BILD AWARDS

- 2025 / Best Sales Team – Treasure Hill Sales Team
- 2025 / Best Model Home – Meadowlark
- 2025 / Best Short Video – We Make Homes You'll Never Want to Leave
- 2025 / Salesperson of the Year
- 2024 / Best Innovative House Design – Legacy Hill
- 2022 / Best Home Interior Rendering Low Rise – McMichael Estates
- 2019 / Project of the Year – Low Rise – Charbonnel
- 2019 / Best Brochure – Low Rise – Charbonnel
- 2014 / Project of the Year – Low Rise – Urban Towns at Bayview
- 2014 / Best Sales Office – Low Rise – Urban Towns at Bayview
- 2012 / Project of the Year – Low Rise – block
- 2012 / Best Sales Office – Low Rise – block
- 2012 / Best Brochure – Low Rise – block
- 2012 / Best Direct Mail – Low Rise – block
- 2012 / Best Newspaper Ad – Low Rise – block
- 2012 / Best New Home Design – Semi-Detached or Townhome – block

OHBA

- 2025 / Best Website – Treasure Hill
- 2025 / Best Low Rise Brochure – Meadowlark
- 2025 / Best Model Home – Palmetto
- 2024 / Best Low Rise Brochure – Amira Estates
- 2022 / Best Short Video – McMichael Estates
- 2019 / Project of the Year – Low Rise – Charbonnel
- 2019 / Best Logo Design – Charbonnel
- 2019 / Best Attached Multi-Unit Home – Charbonnel

NAHB

- 2024 / Detached Community of the Year – Amira Estates
- 2024 / Best 30-60 Second Commercial (Broadcast or YouTube) – Make The Switch
- 2019 / Best Brochure – Charbonnel





TREASURE HILL