



SCHOOLS

- 1. Unionville Public School
- 2. Unionville High School
- 3. Parkview Public School
- 4. Unionville Montessori Private School
- 5. Bill Crothers Secondary School
- 6. Pierre Elliott 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



DINING

- 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. Peter's Fine Dining
- 21. Phoenix Restaurant
- 22. Ambiyān Restaurant
- 23. Zen Japanese
- 24. Folco's Ristorante
- 25. Bellaforia Restaurant & Bar
- 26. Dragon Legend



SHOPPING & GROCERY

- 27. The Old Firehall Confectionery
- 28. Whole Foods
- 29. Langham Square
- 30. The Village Grocer
- 31. Markville Mall (Cadillac Fairview)
- 32. T&T Grocery Store
- 33. Loblaws
- 34. Smartcentre Markham Woodside
- 35. Costco Wholesale
- 36. Shoppes of Angus Glen
- 37. Foody Mart



PARKS & RECREATION

- 38. Toogood Pond Park
- 39. Crosby Park
- 40. Angus Glen Golf Club
- 41. Colty's Park
- 42. Gordon Stollery Park
- 43. Upper Unionville Golf Club
- 44. Bur Oak Park
- 45. Markham YMCA
- 46. Milne Dam Conservation Park
- 47. Markham Pan Am Centre
- 48. Berczy Square



CULTURE & ENTERTAINMENT

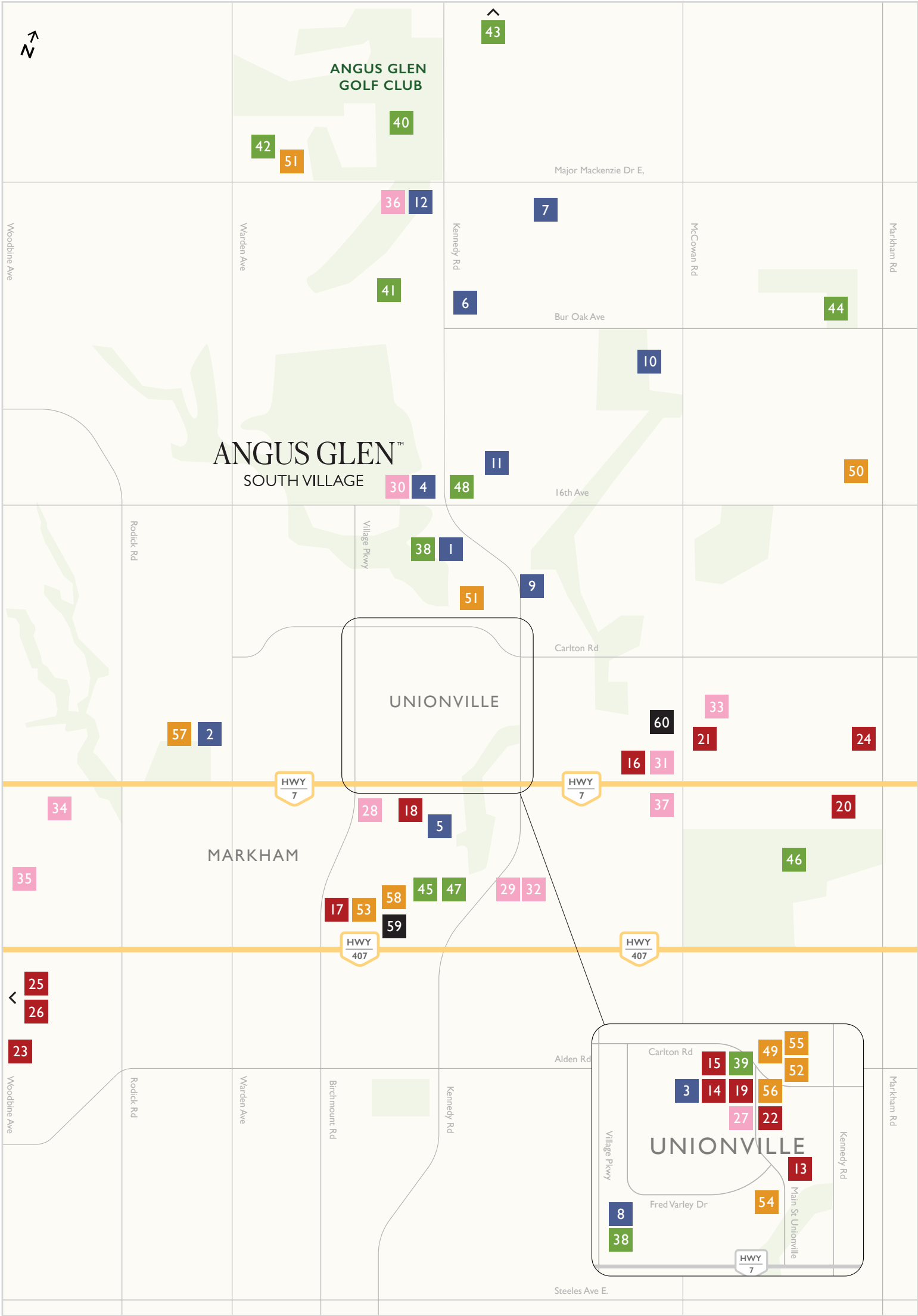
- 49. Varley Art Gallery
- 50. Markham Museum
- 51. Angus Glen Community Centre
- 52. Unionville Library
- 53. Markham Downtown
- 54. Main Street Unionville
- 55. Old Unionville Community Centre
- 56. McKay Art Centre
- 57. Flato Markham Theatre
- 58. Cineplex Markham & VIP



TRANSIT

- 59. Unionville GO
- 60. Centennial GO

IN THE NEIGHBOURHOOD





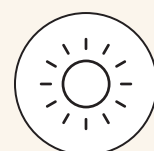
## RESILIENCE – PLANNING FOR THE FUTURE

Reducing water consumption through an energy-efficient plumbing system, solar panel ready rough-in and EV charging plug.



## LOW VOC MATERIALS

Well-designed ventilation systems promote good indoor air quality.



## LIGHT

Generous access to daylight and sunlight and well-designed supplementary LED lighting.



## WINDOWS & DOORS

Designs that maximize views to the outdoors, creating sun-filled spaces connecting mind and spirit with nature. Natural ventilation with large windows and opening wall/door systems.



## SOUND INSULATION

The combination of thermal triple glazed windows and glass doors promotes a quiet and tranquil indoor home environment.



## LIVING SPACE

Stimulating environments for social engagement and play. Self-contained work or learn-from-home rooms. 10-foot main floor, 9-foot upper floors and high basement ceilings equate to luxury when combined with flexible free-flowing design.



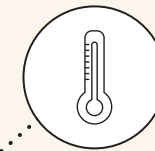
## QUIET SPACE

Areas for work, privacy, thinking, relaxation, and reflection. Flexible spaces for use as media rooms, home office, study, meditation, and fitness.



## ENVIRONMENT

Parks, green space, trails, and pathways for a healthy, active lifestyle. Neighbourhood community centre, programs, and library. Convenient connection with public transit, and roadway systems for commuting and travel.



## COMFORT

Energy-efficient heating with variable speed motors for quieter start-up, reducing interior noise. Heat recovery ventilation systems maintain fresh air exchanges; insulation assists with internal home comfort when heating and cooling; whole home energy-efficient operation.



## LUXURY LAUNDRY ROOMS

Conveniently located on main or second floor with options available for personal preference. These are large, usable, and well ventilated to alleviate moisture, mould, and pollutants from entering the home.



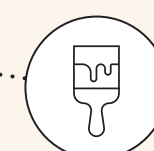
## BEDROOMS

Have natural light and large opening windows for ventilation. High ceilings promote better air circulation. Spacious primary bedrooms with ensuite bathroom for privacy and with furnishing flexibility to accommodate personal preferences aiding relaxation. Bedrooms in many layouts include private washroom for privacy and well-being.



## FLOURISHING

Designs not only encourage people to be physically and mentally healthy but also provide ways to restore, uplift the spirit and make people happy!



## INTERIOR COLOURS

Professional interior design consultations to guide choices with interior finishes packages that promote balance and well-being, supporting relaxation according to personal preference.



## SPACIOUS GARAGES

Drywall finished and primed garages with completed wiring and water supply, are sized to include storage options. Secondary entrances into the home's mudroom with a hand washing basin. EV charging plug.



## SECURITY

New urbanism design with 'eyes on the street', pedestrian-friendly walkways and rear lane garages for extra privacy, with architectural front porches. Homes have built-in smart home technology for added safety and security.



## STORAGE SOLUTIONS

Space is maximized to assist with de-cluttering and organization, promoting functional living and helping to reduce stress. Many options to customize with built-ins.



## SYSTEMS

Including energy-efficient and low-emission heating, cooling and ventilation systems with simple user-friendly controls integrated into smart home monitoring and technology.



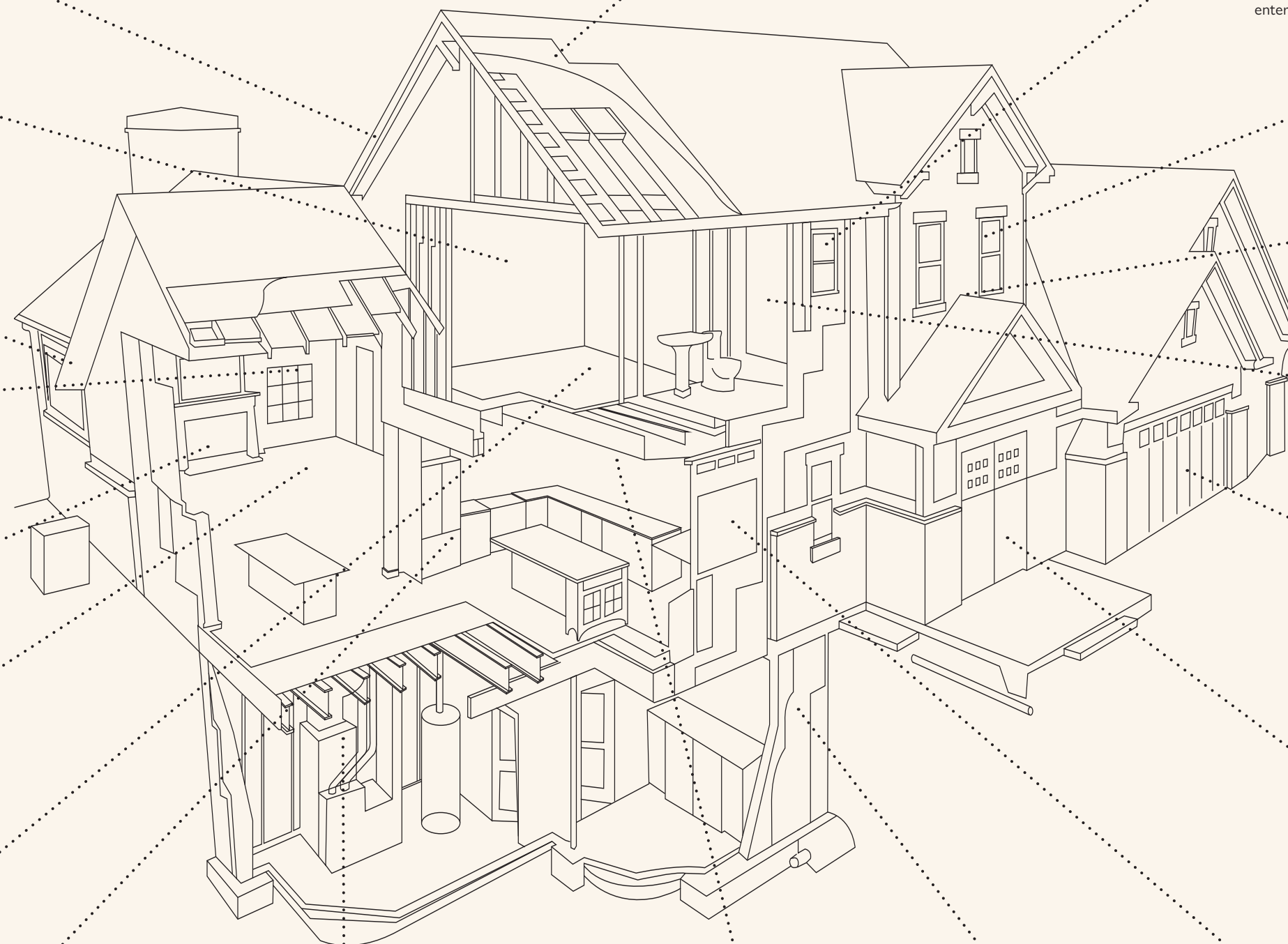
## KITCHENS

Open concept kitchens with large islands to enhance family interaction and accommodate friends. Designed with materials to promote healthy cooking and eating, with quartz counters. An optional catering kitchen is available in some layouts.



## SENSORS

Continuous monitoring for humidity, security, and heating/cooling through smart home technology for convenient homeowner management.



# THE KYLEMORE DIFFERENCE IS A WELLNESS HOME



# KYLEMORE – AN AWARD-WINNING HOME AND COMMUNITY BUILDER.

<b>2023</b>	Finalist, Best Model Home – BILD
<b>2023</b>	Finalist, Best Interior Decorating (Model Home) – CHBA
<b>2022</b>	Winner, Best Model Home; Winner, Best New Home Kitchen – OHBA
<b>2022</b>	Winner, Best New Home Spaces - Kitchen – CHBA
<b>2022</b>	Winner, Best Model Home – BILD
<b>2022</b>	Finalist - Project of the Year (Angus Glen South Village), People's Choice Award – BILD
<b>2021</b>	Winner, Best Single Detached Home (Small) – BILD
<b>2021</b>	Finalist, Best Single Detached Home (Large), Best Townhome, Project of the Year (Low-rise) – BILD
<b>2019</b>	The 6th Angus Glen awarded best lobby by the Ontario Home Builders' Association
<b>2019</b>	Canadian Home Builders' Association selects The 6th Angus Glen as winner to receive top award in the category of Mid- to High-rise Condominium (completed)
<b>2017</b>	Kylemore is a finalist for 2017 CHBA Awards of Distinction and winner for 2017 OHBA for the 6th Model Suite
<b>2016</b>	Kylemore and Mike Niven Interior Design receive the Association of Registered Interior Designers of Ontario (ARIDO) Award of Merit for the Presentation Centre and The 6th Model Suite
<b>2016</b>	Kylemore is a finalist for three 2016 OHBA Awards of Distinction and wins two Awards for Best New Home Sales Office and Best Interior Decorating Model Home/Suite
<b>2014</b>	Design Excellence Award – City of Markham
<b>2013</b>	Places to Grow Low-rise Community of the Year Award – BILD (Angus Glen)
<b>2012</b>	Best Suite Design Award – BILD (The 6th)
<b>2011</b>	Best Model Home Award – BILD (Tully model)
<b>2006</b>	Building Excellence Award – City of Markham
<b>2002</b>	Urban Design Award of Excellence – City of Mississauga (Coventry Lane)
<b>2000</b>	Best Architectural Design Award – Greater Toronto Home Builders Association
<b>1997</b>	Best New Community in Ontario – Ontario Home Builders Association (Angus Glen East Village)
<b>1996</b>	Community of the Year – National Post

