

LUXURY
LIVING
IN THE
HEART OF
UNIONVILLE

THE
UNIONVILLE
LUXURY CONDOMINIUM

THE UNIONVILLE. *A ONE OF A KIND.*

Rising above it all at Kennedy Road and 16th Avenue, The Unionville is a striking new luxury condominium connecting you to the beating heart of Markham's most desirable neighbourhood. Striking suites. Vibrant lifestyle amenities. Quality you can count on. That's The Unionville.



Illustration is artist's concept only. E.&O.E.

GET READY TO FALL IN LOVE WITH *UNIONVILLE*



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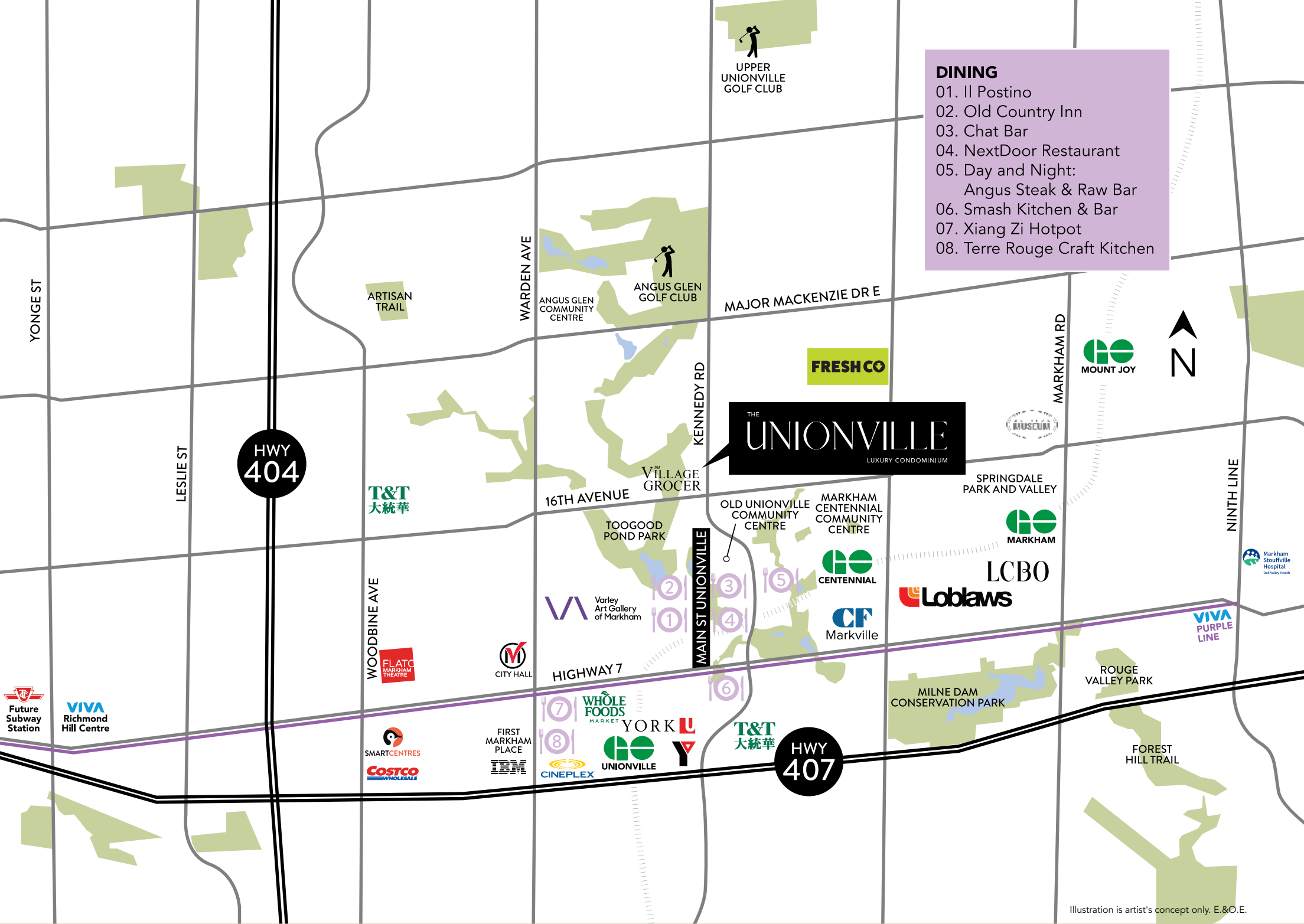


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The perfect balance of nature, culture, and convenience. Home to scenic parks, winding trails, art galleries, charming cafes, great restaurants, and excellent schools, Unionville is one of Markham's most coveted, uniquely charming neighbourhoods.



8

PUBLIC LIBRARIES



6

PUBLIC OUTDOOR ICE RANKS



7

PUBLIC SKATE INDOOR ARENAS



7

TENNIS COURTS IN MARKHAM



75

PUBLIC SPORT FIELDS



8

GOLF COURSES

EXPAND INTO *NATURE*



Unionville is a place of unmatched amenities for residents across the spectrum. From parks, playgrounds, and nature trails to golf courses, recreation centres, and sports fields, every day is an opportunity for active living. But when it comes to culture and convenience, there are an abundance of trendy restaurants, shops, and galleries along historic Main Street that make life even more enriching. And to give your children the best choice in after-school activities, Unionville is also brimming with dance studios, karate schools, and music academies to complement in-school learning.



260
PARKS

193.6 KM
TRAILS / PATH
SYSTEM

417
ACRE
PROPERTY

100
ACRES OF
NATURE

With the development of the York Downs Golf & Country Club underway, residents of The Unionville will have even more opportunities to enjoy the great outdoors.

- Woodlands
- Wetlands
- Parks
- Conservation
- Multi-use Trails

LIFELONG LEARNING STARTS IN *UNIONVILLE*

Education is everything, and The Unionville is perfectly placed to make the most of the vast opportunities that surround you. The area is home to dozens of private institutions, STEAM programs, and some of Markham's highest-ranking public schools.

NOTABLE SCHOOLS

Pierre Elliott Trudeau High School

- Bilingual school offering a highly successful French Immersion program
- Accomplished Science & Engineering programs winning contests across the region
- Renowned music program which consists of over 700 students

Unionville College

- A private school offering a Montessori program with notable academic achievement
- Home to state-of-the-art technology, introducing children to a wide range of skills
- Focuses on building the foundation for lifelong learning with real-world application



STONEBRIDGE
PUBLIC SCHOOL

9.7/10

WILLIAM BERCZY
PUBLIC SCHOOL

9.5/10

UNIONVILLE
PUBLIC SCHOOL

9/10

PIERRE ELLIOTT TRUDEAU
HIGH SCHOOL

8.8/10

MARKVILLE
SECONDARY SCHOOL

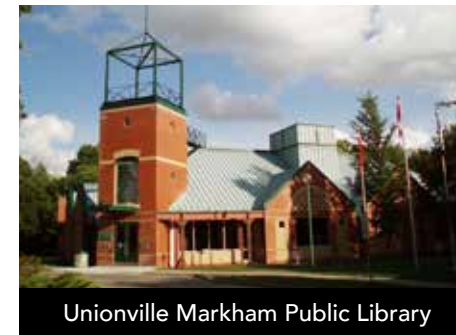
9.4/10

UNIONVILLE
HIGH SCHOOL

8.8/10

ST. AUGUSTINE
CATHOLIC SCHOOL

8.8/10



Unionville Markham Public Library

15 Library Ln.
(905) 513-7977



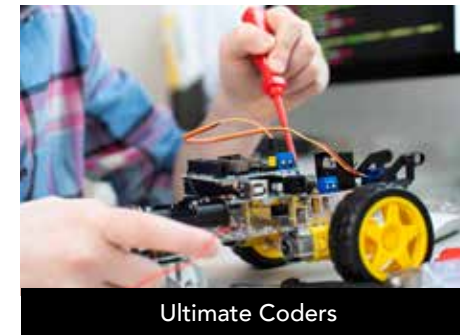
Oxford Learning Markham

9275 Markham Rd #2
(647) 560-8610



Canadian STEM & AI Academy

30 South Unionville Ave Unit 2066
(905) 470-8755



Ultimate Coders

50 McIntosh Dr #211
(289) 859-4191



Mathnasium Markham

4261 Highway 7 #C3-4
(905) 940-6284



Crock a doodle Unionville

159 Main St Unionville
(905) 940-5670



Angus Glen community centre

3990 Major Mackenzie Dr E
(905) 944-3777



Unionville Tennis Club

73 Carlton Rd.
(905) 470-7059



Cadenza Academy Of Music

8333 Kennedy Rd #2007
(647) 528-0211



Crosby Park Soccer Field

210 Main St Unionville



Crosby Memorial Community Centre

210 Main St Unionville
(905) 477-1543



Angus Glen golf course

10080 Kennedy Rd.
(905) 887-0090

IT STARTS WITH *STEAM*



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The colourful STEAM Kid's Club, designed with all ages and stages in mind, features separate zones for toddlers, art, building, interactive STEAM-inspired learning. A soundproof Music Studio enhances acoustics, making practice time all the more rewarding for budding musicians. Designed to support the growth and development of your family, The Unionville is home to unique amenities to provide diverse, hands-on learning experiences in a fun and engaging manner.

FIRST-CLASS *FACILITIES*



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Looking to keep active? Practice your swing in the Tee Time Virtual Golf room to build up your skills, and make sure you're in top form. And with a state-of-the-art fitness studio and adjoining yoga studio at the Summit Gym, The Unionville is the perfect place to stay in shape.

LIFE ABOVE IT *ALL*

FIT & *FLEXIBLE*



ROOT TOP TERRACE

At The Unionville, the sky's the limit. Our spectacular rooftop amenities exceed every expectation with a beautifully appointed party room complete with lounge seating, chef's kitchen, dining table, and access to a landscaped terrace overlooking the neighbourhood. It's the perfect place for summer socials, sunsets, and stargazing.

SUMMIT GYM

Keeping active has never been easier. When you live at The Unionville, a state-of-the-art fitness studio and adjoining yoga studio at the Summit Gym bring fitness and wellness right to your door.

SPECTACULAR *SUITES*

CURATED LUXURY *FEATURES*



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Featuring premium appliances, luxury finishes, and smart technology designed to elevate your sense of comfort, ease, and security, these open-concept suites are as well suited to family life as they are to sophisticated entertaining.

Building Features

- Grand 2-storey lobby with Fireplace Gathering Lounge
- Reliable 24/7 concierge service
- Secure mail room and smart parcel room
- On-site property management office
- Fibre Optic Internet infrastructure
- Indoor bicycle storage
- Convenient Visitor Parking with future EV charging stations
- Resident parking with sustainable EV charging station rough-in available
- Green Electric Car & Bicycle Share Initiative

Building Amenities

- State-of-the-art Summit Gym with dedicated Yoga Studio
- Cutting edge Tee Time Virtual Golf Room
- Engaging Multi-purpose Games Room
- Aspire Workspace featuring Collaboration Space, Tutoring Rooms, and Pinnacle Boardroom
- Innovative STEAM Kids Club equipped with educational play tools and interactive space
- Cheerful Kids Party Room and recreation space
- Soundproof Music Studio
- Expansive landscaped rooftop terrace featuring gas BBQ area with soft seating lounge
- Rooftop Sun Lounge with spectacular views
- Rooftop Zen Garden with Tai Chi, yoga and meditation zones
- High Point Club with chef-inspired kitchen, lounge, and dining area with access to rooftop terrace
- Contemporary Sky Lounge and bar area

Contemporary Suite Features

- Approximately 9' smooth finished ceilings**
- Energy efficient thermal double-glazed windows
- Sliding and/or swing door to balconies or terraces*
- Solid core entry door with designer-selected hardware and security door viewer
- Designer-selected contemporary baseboards, door frames, casings, and interior swingdoors or sliders*
- Durable, high quality, designer-selected laminate flooring throughout from Vendor's selection except for tiled areas*
- Wire shelving in bedroom closets and/or walk-in closets in select suites*
- Individual climate-controlled suite heating and cooling
- Convenient front-loading stacked washer and dryer, vented to exterior
- Heavy-duty wiring and receptacle for dryer

Premium Kitchen Features

- Designer-selected soft-closing kitchen cabinetry from Vendor's selection*
- Elegant quartz countertops with polished edge from Vendor's selection*
- Complementary tiled kitchen backsplash
- Modern stainless steel undermount sink
- Polished chrome single lever kitchen faucet
- Premium European-inspired kitchen appliances* including:
 - Built-in cooktop
 - Built-in stainless steel wall oven
 - Integrated panelled dishwasher
 - Integrated panelled fridge
 - Stainless steel microwave
 - Stainless steel hood fan
- Bright ceiling-mounted track lighting
- Convenient under-cabinet LED lighting

Luxurious Bathroom Features

- Designer-selected bathroom vanity with quartz countertop from Vendor's selection *
- Contemporary vanity mirror and designer-selected light fixture*
- Premium porcelain floor tiles*
- Premium porcelain wall tiles on wet walls including tub and shower enclosure*
- Serene white soaker tub, location as per plan*
- Luxurious glass shower, location as per plan*
- High-efficiency elongated toilet with soft-close seat
- Electric outlet provided for future bidet installation in primary ensuite*
- Integrated privacy lock for all bathrooms
- Exhaust fan vented to exterior

Electrical and Safety Features

- White Decora-style receptacles and switches throughout
- Ceiling light fixtures in foyer, hallway, walk-in closet
- Capped ceiling outlet in living, dining, bedroom and den if applicable*
- Individual service panel with circuit breakers
- Smoke, heat and Carbon Monoxide detector
- In-suite sprinkler system
- Enterphone system at the lobby
- Underground parking monitored by security system
- Live monitor system placed in strategic locations monitored by security
- Controlled door access throughout public/common areas
- Emergency voice communication system where applicable

Green Design Features

- High-performance thermal envelopes that minimize unwanted solar gain and heat loss
- Sustainable green roof areas that help reduce the heat island effect and increase storm water retention on-site
- Municipality heat reduction techniques incorporated into site hardscapes that reduce the heat island effect
- LED lighting in common areas and on the building exterior, and occupancy sensors for lighting installed on parking levels that reduce electricity costs
- Energy Recovery Ventilators (ERVs) in each suite to reduce energy demands and enhance air quality
- Electric car charging stations and provisions for future demand
- LEED® certified, Silver or higher
- Energy-efficient plumbing fixtures
- Low volatile organic compound (VOC) paints used throughout
- Green Electric Car & Bicycle Share Initiative

* As per plan, and/or from Vendor's Standard Selection

** Except in locations where bulkheads, ducts, dropped ceilings, structural beams or elements are required due to building design, as measured from top of concrete slab to underside of concrete ceiling.

All suites protected under the Tarion Warranty Corporation. Finish materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from the Builder's standard samples, and are as per Builder's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed. Size, specifications, features and finishes are subject to change without notice.

BUILT FOR *THE FUTURE*



SECURE PLUS

Rest easy knowing that your home is safe and secure. The Secure Plus program is an enhanced parking security system to keep you and your vehicles safe in the underground.

- 24-hour Concierge
- Strategic security cameras
- Secure building access
- Remote-activated Dual Pass parking garage system
- Concierge-connected optical license plate recognition



LIFESTYLE PLUS

Enjoy the ultimate convenience with personalized arrangements available through The Unionville. Our concierge will help organize private services within our amenity spaces.

- Private dining
- Private Tutors
- Music teacher
- Golf instructor
- Personal fitness trainer



FUTURE PLUS

The Unionville is committed to providing for the needs of residents, both current and future. With thoughtfully-designed smart systems in place, we accommodate your modern lifestyle.

- Electrical Vehicle charging stations & rough-ins
- Kite car share program
- Fiber Optic Internet infrastructure
- Digital Parcel locker
- Smart Lockers for Food Delivery

A PASSION FOR *PERFECTION*



At InCan Developments, the needs of our clients are at the heart of everything we do. Through careful planning and innovative design, we create communities that deliver comfort and inspiration to homeowners while instilling pride and trust. From the sites we select to our floorplan designs and the materials we incorporate into each and every new development, we are committed to delivering exceptional quality while contributing to the growth of the GTA's real estate industry in a sustainable manner.

inCAN
DEVELOPMENTS

A WORLD *CLASS TEAM*



BARON-NELSON ARCHITECTS

Founded in 2019 by award-winning architects Martin Baron and Jason Nelson, Baron Nelson Architects pride themselves in strong design leadership, outstanding client service, and rigorous execution. A playful and curious imagination inspires them to always look out for hidden opportunities that optimize value for their clients. Leveraging advanced technologies, they have created an efficient practice that excels when it comes to managing costs, mitigating risks, and minimizing turnaround times.

bna



MICHAEL LONDON DESIGN

Michael London Design's portfolio of high-profile private residences, multi-unit residences, and commercial spaces span prestigious Toronto neighbourhoods, including Rosedale and Forest Hill, as well as Kleinburg, King City, Ottawa, and New York City. Always in pursuit of the next unique interior, the firm strives to deliver designs that are immersive, creative, and inspired by culture.

MICHAEL
LONDON
DESIGN

THIS IS MY HOME,
THE UNIONVILLE.

THEUNIONVILLE.CA



Illustrations are artist's impressions. Information subject to change.

Brokers protected. E. & O.E.