

FEATURES AND FINISHES

Tower Suite and Evelyn Suite Features

Choice of selections made by the Purchaser shall be from the Vendor’s standard samples



KITCHENS

- Custom-designed contemporary kitchen cabinetry with full depth cabinet over fridge and one bank of drawers (extended uppers in Evelyn Suites)
- Quartz counter top with straight polished edge
- 4" x 12" tile backsplash
- Single-bowl undermount stainless steel sink with single lever pull-out faucet
- 24" stainless styling refrigerator, Energy Star with bottom mount freezer
- 24" stainless styling Energy Star dishwasher
- 24" stainless styling range and combination microwave hood-fan above vented to exterior

BATHROOMS

- Custom-designed bathroom vanity cabinets
- One-piece vanity tops with integrated sink basin and 3" backsplash return
- 12" x 24" tile floor in bathrooms with matching tile baseboard
- 8" x 16" tile walls in bathtub and/or shower enclosure, as per plan
- Frameless mirror over vanity basin in all bathrooms
- Single-lever chrome finish faucet on vanity
- Chrome finish plumbing fixtures with pressure balance valve in bathtub or shower, as per plan
- Exhaust fan in all bathrooms vented to exterior
- Privacy lock on bathroom door
- Framed glass shower enclosure with door and pre-formed shower base, as per plan
- Waterproof ceiling light provided in shower enclosures, as per plan
- Water efficient low flow white toilet

LAUNDRY

- White Energy Star stacked laundry unit in closet with washer and front-loading dryer vented to exterior

COMFORT AND SECURITY

- Professional concierge service
- Individual comfort-controlled heating/cooling system
- Energy efficient thermal glazed windows with "thermally broken" aluminum frames
- Sliding glass door with screen or swing door, to exterior balcony and/or terrace, as per plan
- Suite equipped with emergency voice communication system, smoke detector and sprinkler protection
- Fire-rated suite entry door with privacy viewer
- Access control devices at main building entrances and underground parking garage
- Cameras at pre-selected locations of the building including entrance and parking garage, linked to concierge
- Suite individually metered for hydro and water consumption
- In-suite Intelligence Package
- In-suite leak detection system

INTERIOR FINISHES

- Approximately 9'-0" ceiling heights, less where bulkheads and dropped ceilings are required (10'-0" ceilings in Evelyn Suites)
- Laminate flooring in all areas, as per plan
- 7'-0" interior doors with 2" casing and 4" baseboard where construction permits (8'-0" interior doors, 3" casing, 7" baseboard in Evelyn Suites)
- Decorative brushed nickel hardware and door handles
- Bedroom closets to have white panel sliding doors or swing door in walk-in closets, as per plan
- Trim and doors painted with low V.O.C. off-white semi-gloss finish latex paint
- Walls and dropped ceilings painted with low V.O.C. off-white flat finish latex paint; bathroom walls with eggshell finish
- Smooth painted ceilings in all areas
- Framed mirror sliding closet doors in entrance foyer, as per plan
- White coated wire shelving in all closets with one bank of linen shelving per dwelling unit

ELECTRICAL FEATURES

- Energy efficient ceiling light fixtures in bedroom(s) and den, as per plan
- Switch to plug outlet in living area
- Suite electrically wired to service panel with circuit breakers
- Pre-wired outlet in living area for television, telephone and internet with wiring to termination point
- White decora-style switches and receptacles

BALCONIES AND/OR TERRACES

- Terraces with 2' x 2' decorative pavers, as per plan
- Exterior receptacle on balcony and/or terrace

Please note: Features, finishes, specifications and choice of Vendor’s samples are subject to availability and may be changed without notice. Purchaser may be required to reselect colours/materials from Vendor’s samples as a result of unavailability or discontinuation. Vendor may substitute materials for those designated in plans and specifications provided such materials are equal to or better than those designated. Variation from Vendor’s samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design. In the event of any inconsistencies between Schedule "D" and Schedule "A" in respect of ceiling height, the ceiling height noted in Schedule "A" prevails. E. & O.E. Januaru 17, 2024



FEATURES AND FINISHES

Penthouse Features

Choice of selections made by the Purchaser shall be from the Vendor’s standard samples



KITCHENS

- Custom–designed contemporary kitchen cabinetry with extended uppers, full depth cabinet over fridge and one bank of drawers
- Quartz counter top with straight polished edge
- Quartz backsplash
- Single–bowl undermount stainless steel sink with single lever pull–out faucet
- 24” stainless styling refrigerator, Energy Star with bottom mount freezer
- 24” stainless styling Energy Star dishwasher
- 24” stainless styling range and combination microwave hood–fan above vented to exterior

BATHROOMS

- Custom–designed bathroom vanity cabinets
- One–piece vanity tops with integrated sink basin and 3” backsplash return
- 12” x 24” tile floor in bathrooms with matching tile baseboard
- 4” x 16” tile walls in bathtub and/or shower enclosure, as per plan
- Frameless mirror over vanity basin in all bathrooms
- Single–lever chrome finish faucet on vanity
- Chrome finish plumbing fixtures with pressure balance valve in bathtub or shower, as per plan
- Exhaust fan in all bathrooms vented to exterior
- Privacy lock on bathroom door
- Frameless glass shower enclosure with door and pre–formed shower base, as per plan
- Waterproof ceiling light provided in shower enclosures, as per plan
- Water efficient low flow white toilet

LAUNDRY

- White Energy Star stacked laundry unit in closet with washer and front–loading dryer vented to exterior

COMFORT AND SECURITY

- Professional concierge service
- Individual comfort–controlled heating/cooling system
- Energy efficient thermal glazed windows with “thermally broken” aluminum frames
- Sliding glass door with screen or swing door, to exterior balcony and/or terrace, as per plan
- Suite equipped with emergency voice communication system, smoke detector and sprinkler protection
- Fire–rated suite entry door with privacy viewer
- Access control devices at main building entrances and underground parking garage
- Cameras at pre–selected locations of the building including entrance and parking garage, linked to concierge
- Suite individually metered for hydro and water consumption
- In–suite Intelligence Package
- In–suite leak detection system

INTERIOR FINISHES

- Approximately 10’–0” ceiling heights, less where bulkheads and dropped ceilings are required
- Laminate flooring in all areas, as per plan
- 8’–0” interior doors with 3” casing and 7” baseboard (where construction permits)
- Decorative brushed nickel hardware and door handles
- Bedroom closets to have white panel sliding doors or swing door in walk–in closets, as per plan
- Trim and doors painted with low V.O.C. off–white semi–gloss finish latex paint
- Walls and dropped ceilings painted with low V.O.C. off–white flat finish latex paint; bathroom walls with eggshell finish
- Smooth painted ceilings in all areas
- Framed mirror sliding closet doors in entrance foyer, as per plan
- White coated wire shelving in all closets with one bank of linen shelving per dwelling unit

ELECTRICAL FEATURES

- Energy efficient ceiling light fixtures in bedroom(s) and den, as per plan
- Switch to plug outlet in living area
- Suite electrically wired to service panel with circuit breakers
- Pre–wired outlet in living area for television, telephone and internet with wiring to termination point
- White decora–style switches and receptacles

BALCONIES AND/OR TERRACES

- Terraces with 2’ x 2’ decorative pavers, as per plan
- Exterior receptacle on balcony and/or terrace

Please note: Features, finishes, specifications and choice of Vendor’s samples are subject to availability and may be changed without notice. Purchaser may be required to reselect colours/materials from Vendor’s samples as a result of unavailability or discontinuation. Vendor may substitute materials for those designated in plans and specifications provided such materials are equal to or better than those designated. Variation from Vendor’s samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design. In the event of any inconsistencies between Schedule “D” and Schedule “A” in respect of ceiling height, the ceiling height noted in Schedule “A” prevails. E. & O.E. Januaru 17, 2024





RISE & ROSE

AN INVESTMENT
IN THE FUTURE

INVESTOR
PACKAGE





RISING VALUES, LOW VACANCY

Richmond Hill's Promising Real Estate Outlook

Richmond Hill is one of the most sought-after locations in the GTA for new homebuyers. Real estate — especially condos on Yonge Street — remain a reliable and lucrative investment. Here is a brief look at some of the numbers.

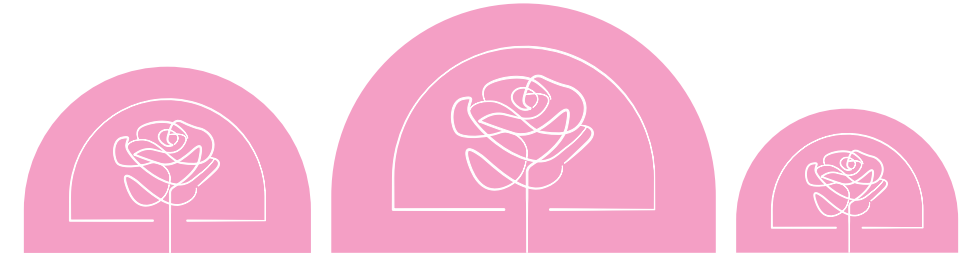


↑ 11%

The average annual increase in resale prices for all Richmond Hill homes, including condos, over the last 10 years.¹

↑ \$306,400

The average increase in value for Richmond Hill condos between Dec. 2015 and Dec. 2023, from \$335,100 to \$641,500.²



1st new pre-construction condo launch in Richmond Hill since 2021.



0.6%

The current condo vacancy rate in Richmond Hill which, coupled with expected population growth, indicates a consistently strong demand for new condos.³

↑ 6.8%

Average annual appreciation in rent in Richmond Hill over the past 10 years.⁴

1. <https://www.gta-homes.com/new-condos-richmond-hill/>
2. <https://www.mortgagesandbox.com/richmond-hill-real-estate-forecast>
3. <https://www.gta-homes.com/new-condos-richmond-hill/>
4. <https://www.gta-homes.com/new-condos-richmond-hill/>



CANADA'S MOST EDUCATED WORKFORCE¹

Richmond Hill is home to some of **the top-rated schools in the province**, which is a huge draw for young families.²



Nearly 80% of residents have a post-secondary education — the highest in the country. That includes the highest number of graduates in engineering, science, and math per capita.³



The average household income in Richmond Hill is **OVER \$130,000**, more than \$30,000 above the provincial median.⁴



● **RICHMOND HILL**

1. https://www.richmondhill.ca/en/resources/Landing-Pages/Economic-Development/Accessible-EcDev_Community_Profile_2018_K085_FINAL.pdf
2. <https://www.greenparkgroup.ca/news/richmond-hill-schools-ranked-among-the-best-in-ontario/>
3. <https://www.richmondhill.ca/en/invest-and-do-business/Why-Richmond-Hill.aspx>
https://www.richmondhill.ca/en/resources/Landing-Pages/Economic-Development/Accessible-EcDev_Community_Profile_2018_K085_FINAL.pdf
4. <https://www.richmondhill.ca/en/find-or-learn-about/Demographics-and-Census.aspx#2021-City-wide-Census-Profiles>
<https://www.statista.com/statistics/582818/median-total-family-income-ontario/>



STRONG ECONOMY



FRIENDLY BUSINESS ENVIRONMENT



AN ATMOSPHERE OF AMBITION

Richmond Hill's financial picture has been consistently durable despite global economic challenges. In fact, the Richmond Hill economy remains one of Canada's few municipalities to see incremental **growth year-after-year** at a time when many regions are contracting.¹



The Conference Board of Canada ranked Richmond Hill as **one of the top four cities in Canada** (and the only one in the GTA), **for attracting and retaining skilled workers.**²

The city's diverse and talented workforce has made Richmond Hill a draw for major international companies like **BMW, Levi's, Staples, and Volvo** who all have their Canadian headquarters in the city.

Plus, the city's tax-friendly environment and award-winning municipal support incentives has made Richmond Hill an attractive spot for the **5,180 companies** that have created more than **73,000 jobs.**³



Top Business Sectors⁴



Health &
Life Sciences



Professional, Scientific
& Technical Services



Finance &
Insurance



Information &
Cultural Industries



A city that invests in the lives of its residents

“A LITTLE NORTH, A LITTLE NICER”

The city's motto, “a little north, a little nicer”, stems from the city's prime location less than 30 minutes north of the city of Toronto and for the exceptional quality of life it offers.

In 2022, the city invested **\$245 million** in local infrastructure projects, which amounts to an investment of **more than \$1,000 per resident**.¹

RISE
& ROSE

YONGE ST.

CANYON HILL AVE.



Richmond Hill was the **first municipality in Ontario to receive the ISO 14001, an international certification for environmental stewardship** thanks to such programs as the Clean Air Local Action Plan, the Shift Gears walking and biking initiative, and its award-winning waste diversion recycling programs.¹

IN ADDITION TO HUNDREDS OF SHOPS, SERVICES, RESTAURANTS, AND EVENTS, RICHMOND HILL ALSO OFFERS:²



168 parks



5 protected lakes



10 Canadian colleges and universities within easy commuting distance



1 world-class hospital and pediatric centre



10 community centres



5 premier golf courses



6 pools, including one wave pool



1 state-of-the-art centre for the performing arts



5 arenas and skate parks

And more...



CONNECTED BY ROAD, AIR & RAIL

AT CANYON HILL, YOU'RE WITHIN 30 MINUTES OF...

1

Pearson International Airport

2

Downtown Toronto via Highway 404/DVP

3

Union Station via regular GO train service

Connecting you to Toronto and surrounding municipalities in the GTA



Connecting you to the upcoming **Yonge North Subway Extension** will offer service north of Langstaff Rd. on Toronto's line 1.



EVERY 5 MINUTES:

Regular YRT bus service, including rapidway VIVA express service, along the Yonge Street corridor which you can access from your doorstep at Rise&Rose.

Easy access to highways 400, 401, 404, 407 & 7

1. https://www.richmondhill.ca/en/resources/Landing-Pages/Economic-Development/Accessible-EcDev_Community_Profile_2018_K085_FINAL.pdf
2. https://www.richmondhill.ca/en/resources/Landing-Pages/Economic-Development/Accessible-EcDev_Community_Profile_2018_K085_FINAL.pdf



GREENPARK'S OFFICIAL
BROKERAGE SINCE 1987

Impact North • 8555 Jane Street, Suite 300, Vaughan • 905.326.8555 • impactnorth.com

Date	February 8, 2024	Docket #	58710950878
Client	Greenpark Homes	File Format	Indesign / PDF
Job	Rise & Rose - Investor Package	Trim Size	8.5" x 11"
Publication	-	Notes	
Insertion Date	-		

Impact North Approval

Client Approval ☐ with changes

Final Client Approval