



Qualifies for New HST Credit

## WOODBINE PARKSIDE

ELEGANT LOW-RISE LIVING

### PROJECT OVERVIEW

#### Elegant Low-Rise Living in Cathedraltown, Markham

A refined collection of Singles, Semis and Townhomes thoughtfully designed for modern family living, directly connected to parkland and surrounded by Markham's most desirable amenities.

- **Developer:** 95 Developments
- **Sales Team:** Harbour Marketing Real Estate Brokerage
- **Legal Team:** Gridstone Law LLP, in trust

### QUICK FACTS

- |   |   |  |
|---|---|--|
| • <b>Address</b><br>Woodbine Ave. & Major Mackenzie Dr. E. Markham, Ontario   | • <b>Total Homes</b><br>107 lots  | • <b>Size Range</b><br>2,003sq.ft - 3,102 sq.ft. |
| • <b>Collections</b><br>The Rosewood - Singles<br>The Sage - Semis<br>The Ivy - Rear Lane Towns<br>The Cedar - Traditional Towns (5.6m)<br>The Clover - Traditional Towns (5.85m) | • <b>Storeys</b><br>3-Storey Homes                                      | • <b>Tentative Closing</b><br>Fall 2027          |
|   | • <b>Setting</b><br>Park-Connected Community beside Ernest Wideman Park |  |

### KEY HIGHLIGHTS

- Direct **park-side living** experience
- Located in prestigious **Cathedraltown in Markham**
- Modern architecture with timeless detailing
- Spacious family-oriented layouts
- 10' ceiling on Main Floor, 9' ceiling on ground and upper level
- Vinyl Flooring throughout
- Quartz countertops throughout
- 24 hours surveillance
- EV-ready in every garage

### LIFESTYLE & AMENITIES

#### Parks & Recreation

- Ernest Wideman Park (direct access)
- Angus Glen Golf Club
- Frisby Park
- Angus Glen Community Centre
- Apple Creek Park

#### Education

- Bayview Secondary School (IB Program)
- Richmond Green SS
- Royal Cachet Montessori and Private Schools
- St Monica Catholic Elementary School
- Pierre Elliott Trudeau High School (French Immersion)
- Victoria Square Montessori School
- Sir Wilfrid Laurier Public School

### CONNECTIVITY

- **Ernest Wideman Park** – 1 min walk
- **Canadian Tire, Shoppers Drug mart** – 5 mins walk
- **Starbucks** – 5 mins walk
- **CIBC, RBC, TD, BMO banks** – 5 mins walk
- **Tesla Markham show room** – 5 mins walk
- **Victoria Square Montessori School** – 8 mins walk
- **Highway 404** – 2 mins drive
- **Costco & T&T Supermarket** – 5 mins drive
- **Angus Glen Golf Club** – 8 mins drive
- **Downtown Markham** – 12 mins drive
- **Unionville GO Station** – 12 mins Drive
- **Markville Mall** – 13 mins Drive

#### CONTACT US

647-920-9321  
sales@woodbineparkside.com

#### PRESENTATION GALLERY

3268 Finch Ave E, Scarborough, ON M1W 3P7  
Mon-Thur: 11 am-6 pm Sat-Sun: 12 pm - 5 pm

