



HARBOUR
MARKETING
REAL ESTATE BROKERAGE



OXFORD
ESTATES
RICHMOND HILL

An Exclusive Collection of
Homes in Richmond Hill

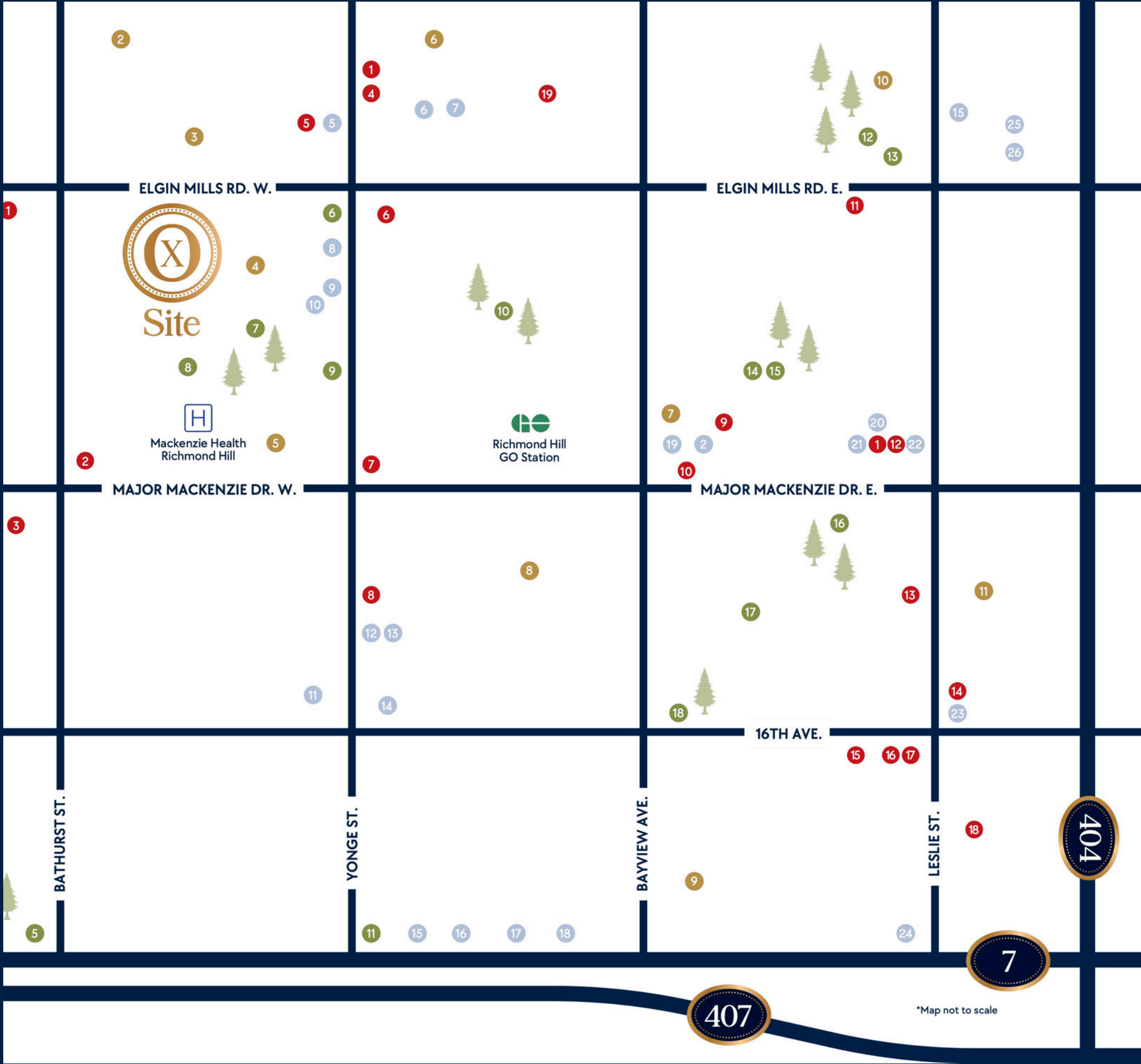
Yonge St & Elgin Mills Rd

TRANSIT

- 7 mins Richmond Hill GO Station
- 9 mins Hwy 404
- 15 mins Hwy 407
- 18 mins Hwy 400

SHOPPING & GROCERIES

- 5 mins Mackenzie Health Hospital
Longo's
- 10 mins Walmart Supercentre
Hillcrest Mall
T&T Supermarket
- 12 mins Costco Wholesale

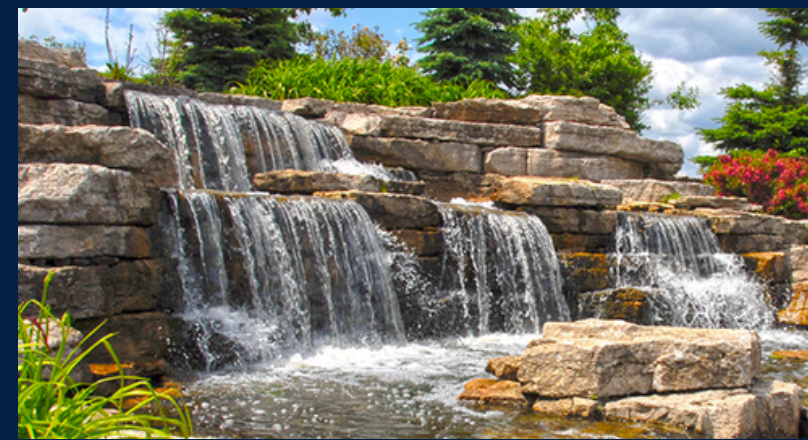


AMENITIES

- 1 min** Karindon Park
- 5 mins** Mill Pond Park
- Richmond Green Sports Centre & Park
- 8 mins** Richmond Hill Centre for the Performing Arts
- Maple Downs Golf & Country Club
- 15 mins** SilverCity Richmond Hill

EDUCATION

- 4 mins** O.M. Mackillop Public School
- 9 mins** Alexander Mackenzie High School (IB, Arts)
- 10 mins** Holy Trinity School
- 15 mins** Langstaff Secondary School (FI)





SITE PLAN

- 49' Lot
- 51' Lots
- 53' Lots
- Future Residential
- Existing Residential

Plan is not to scale. Sole purpose of plan is to show approximate location of a lot/block within a subdivision. The numbering, size, dimension, area, shape and location of the lots/blocks may vary from what is shown on the plan. All dimensions are approximate. Tree locations may vary. Artist's concept. E. & O. E. July 2024.





Models & Floorplans

Berkley

ELEVATION A | 3,802 sq. ft. • ELEVATION B | 3,810 sq. ft.



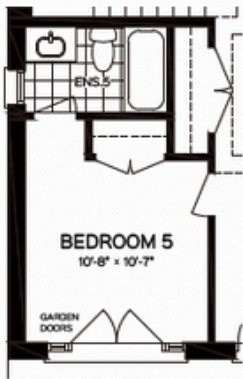
OXFORD ESTATES



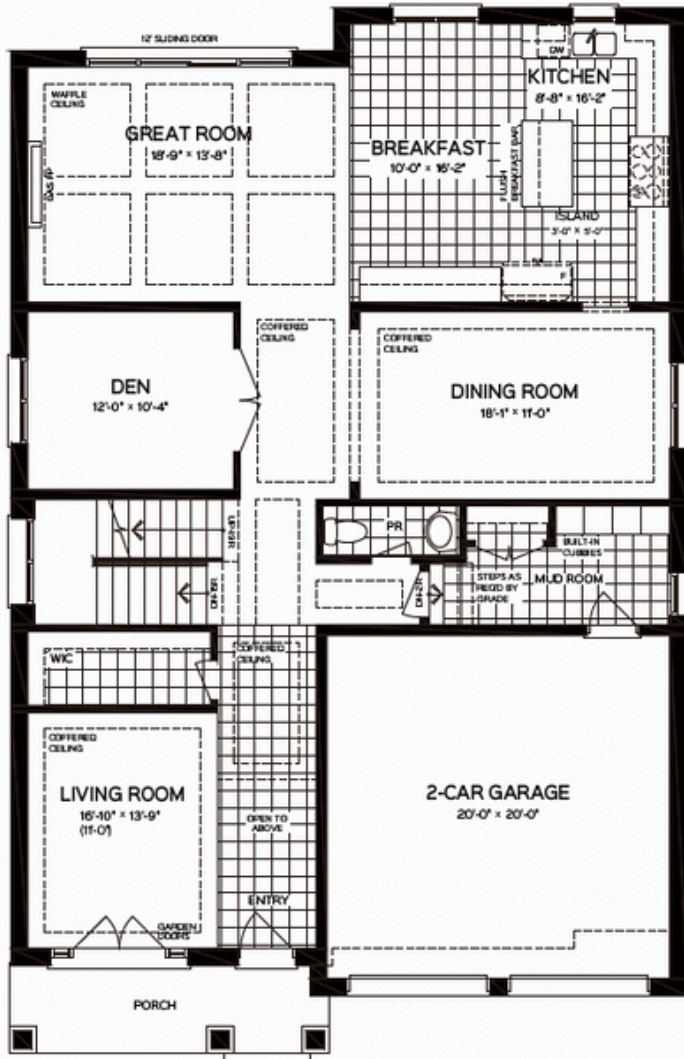
ELEVATION A



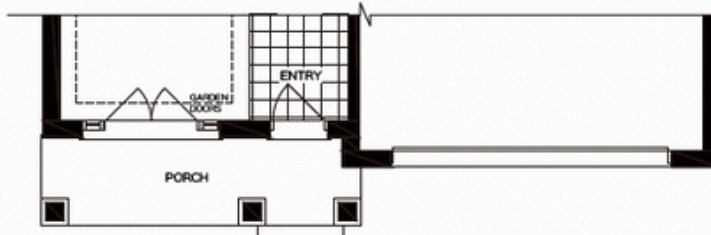
ELEVATION B



PARTIAL GROUND FLOOR FOR OPT. IN-LAW SUITE ELEV. A & B



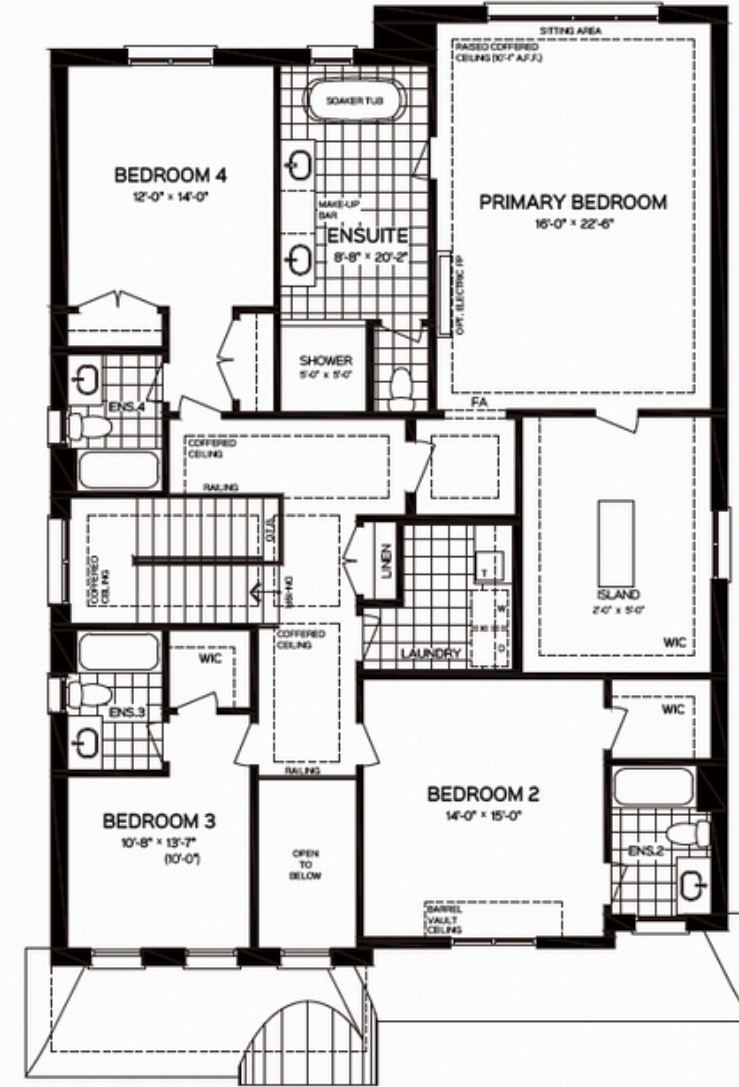
GROUND FLOOR ELEV. A



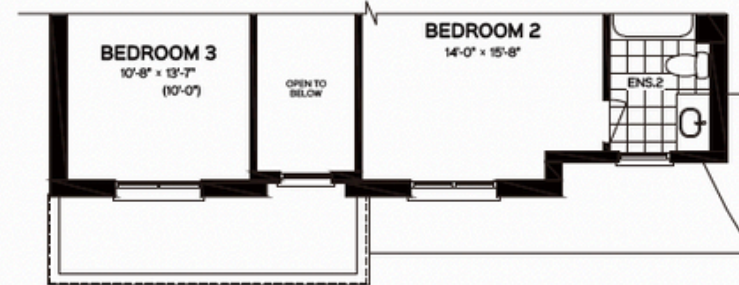
PARTIAL GROUND FLOOR ELEV. B

Berkley

ELEVATION A | 3,802 sq. ft. • ELEVATION B | 3,810 sq. ft.



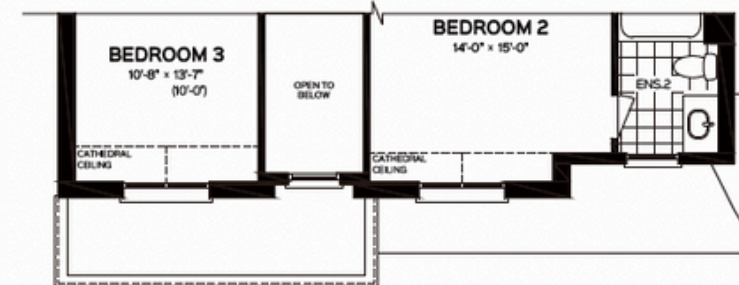
SECOND FLOOR ELEV. A



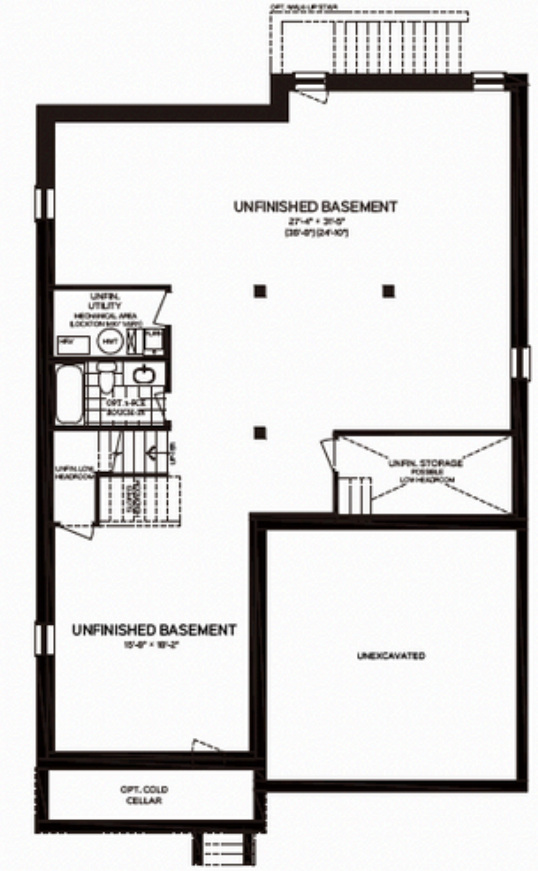
PARTIAL SECOND FLOOR ELEV. B



OPTIONAL SECOND FLOOR ELEV. A



PARTIAL OPTIONAL SECOND FLOOR ELEV. B



BASEMENT ELEV. A & B



OPTIONAL GROUND FLOOR ELEV. A & B

NOTE: Orientation of home may be reversed and purchaser agrees to accept the same. Number of risers may vary at any exterior entrances due to grading variance. Actual usable floor space may vary from stated floor area. All renderings are artist's impression. Dimensions, specifications, architectural and mechanical detailing are subject to minor modifications. Unit setback and roofline may vary due to siting. E. & O. E.

Eliot

ELEVATION A | 3,911 sq. ft. • ELEVATION B | 3,918 sq. ft.



OXFORD ESTATES



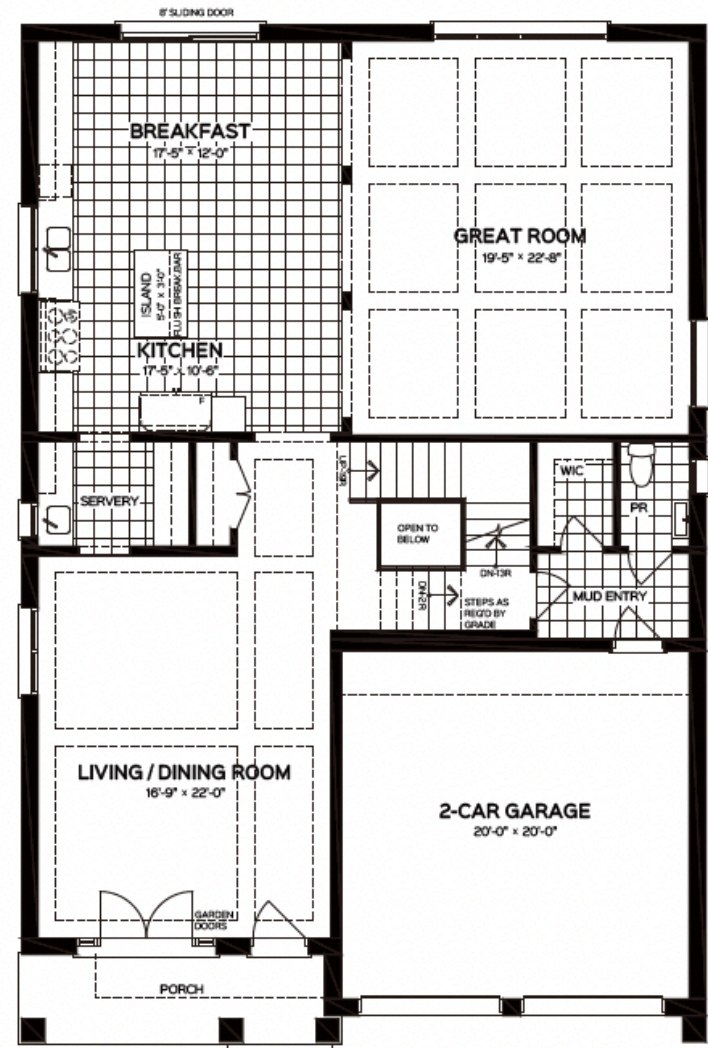
ELEVATION A



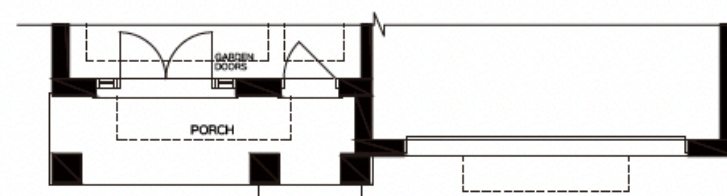
ELEVATION B

Eliot

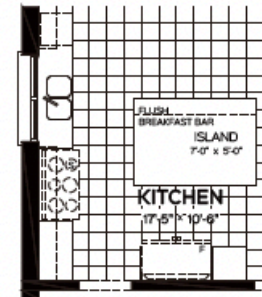
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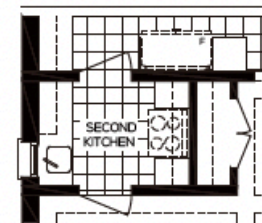
GROUND FLOOR ELEV. A



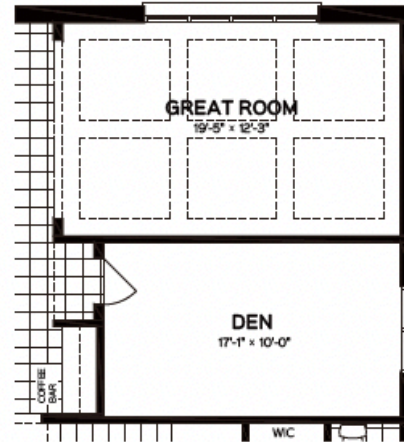
PARTIAL GROUND FLOOR ELEV. B



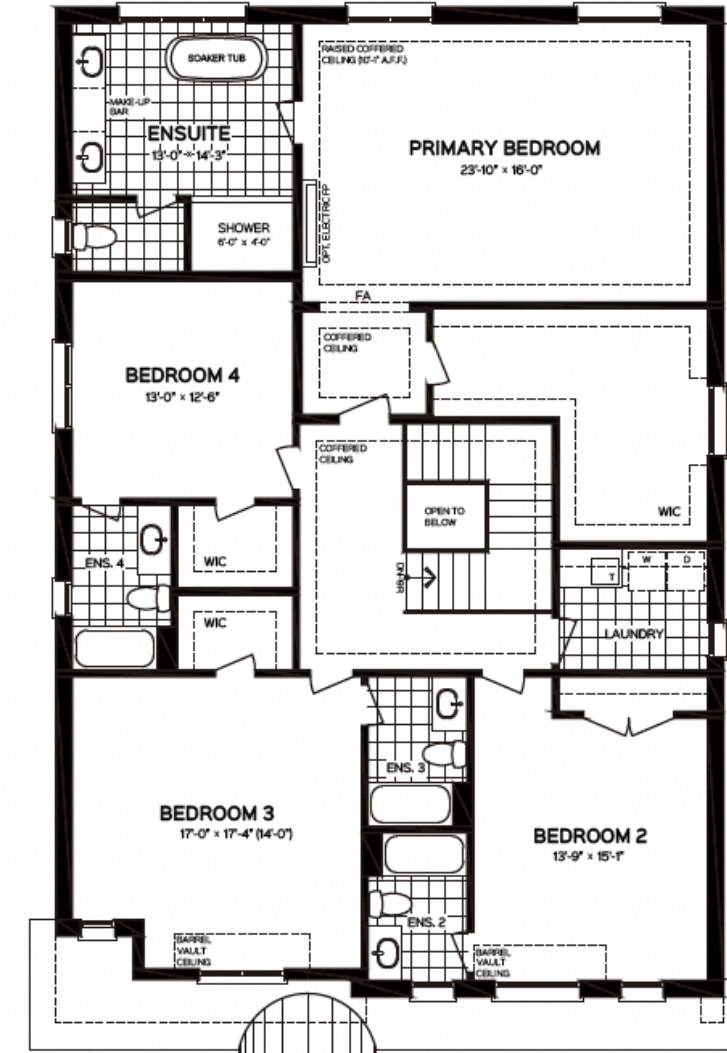
PARTIAL GROUND FLOOR WITH OPT. 5 X 7 ISLAND ELEV. A & B



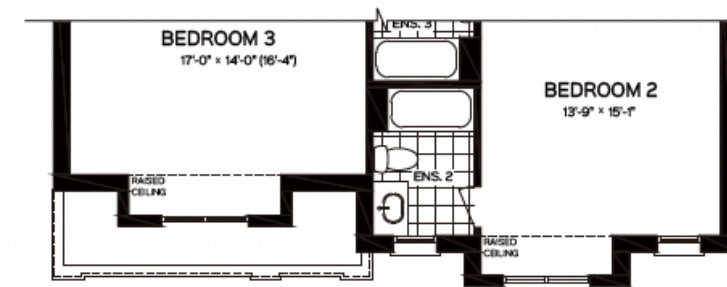
PARTIAL GROUND FLOOR WITH OPT. 2ND KITCHEN ELEV. A & B



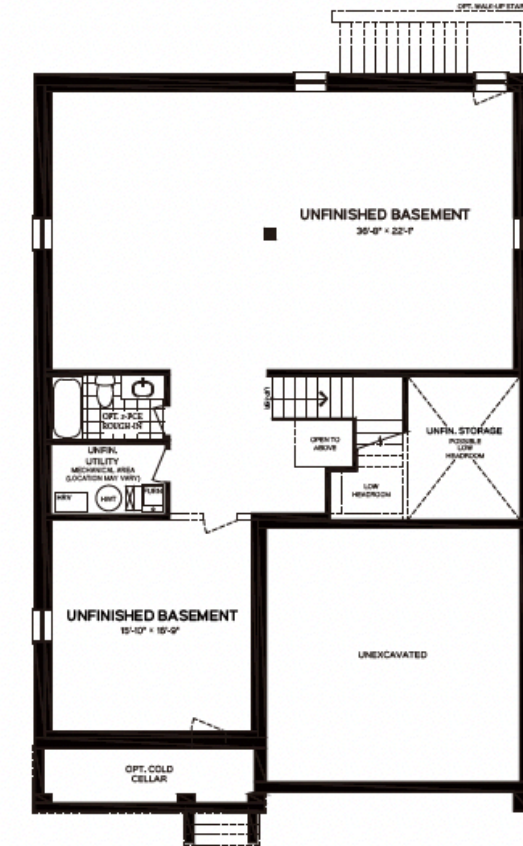
PARTIAL GROUND FLOOR ELEV. A & B



SECOND FLOOR ELEV. A



PARTIAL SECOND FLOOR ELEV. B



BASEMENT ELEV. A & B

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Rhodes

ELEVATION A | 5,632 sq. ft.



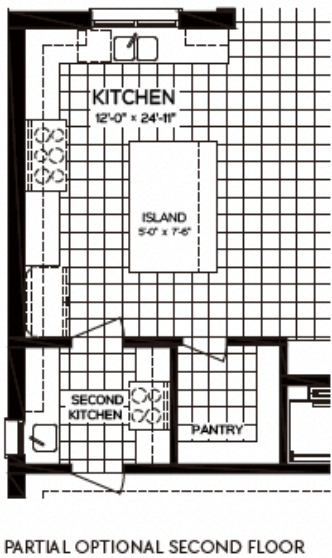
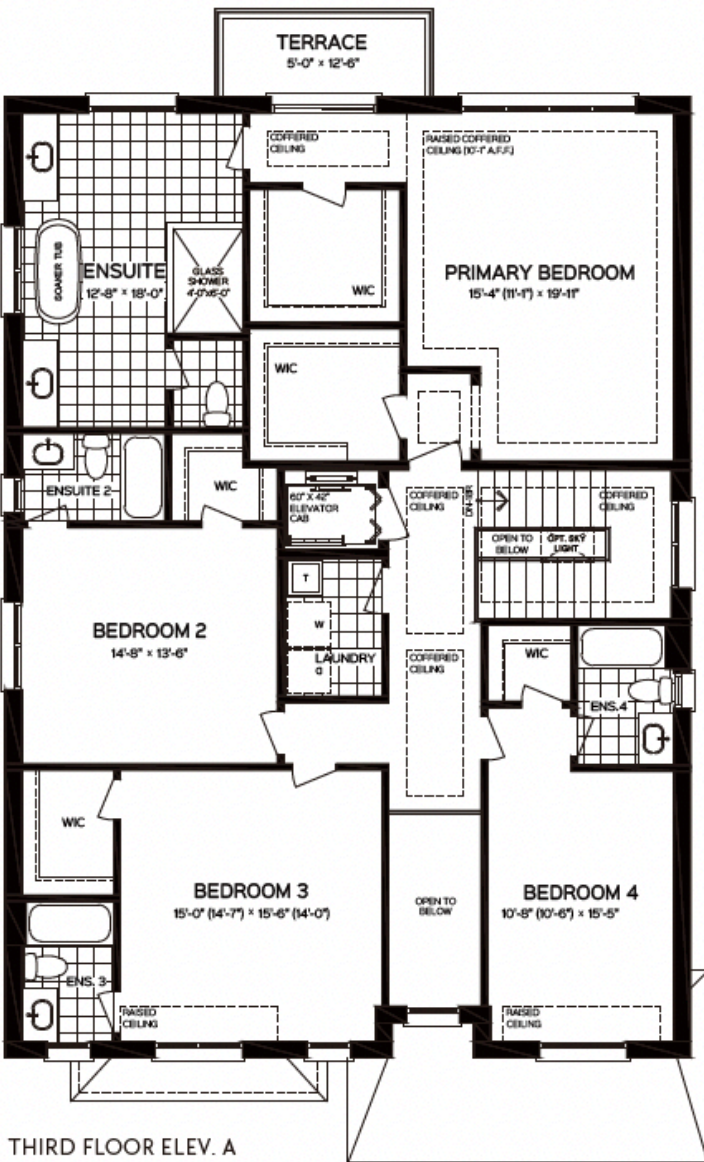
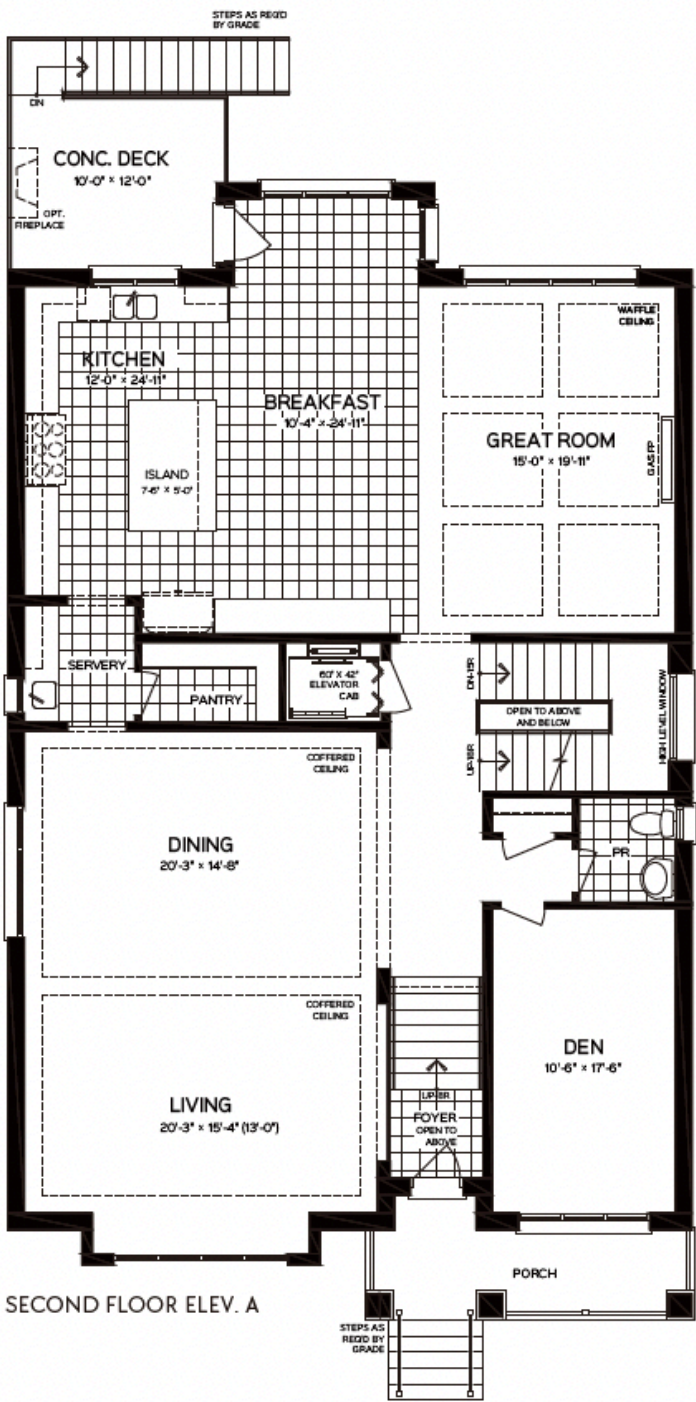
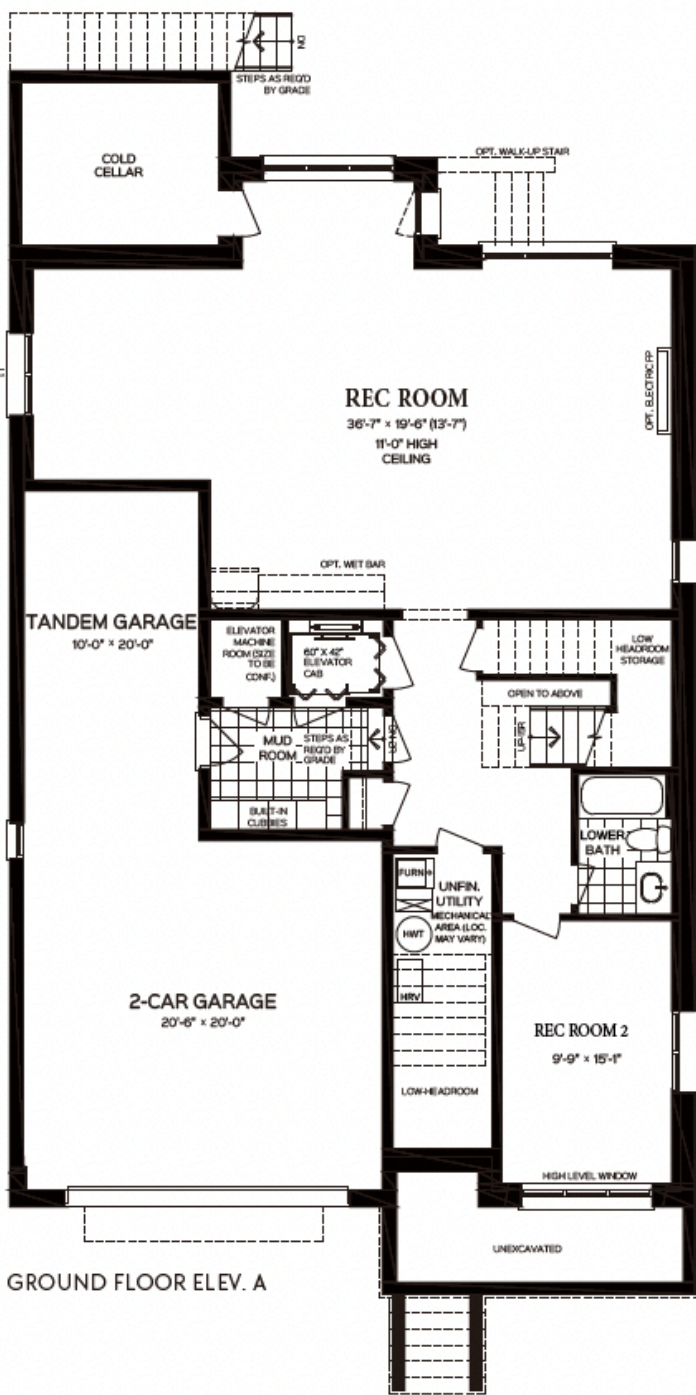
OXFORD ESTATES



ELEVATION A

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Raleigh

ELEVATION A | 5,708 sq. ft. • ELEVATION B | 5,719 sq. ft.



OXFORD ESTATES



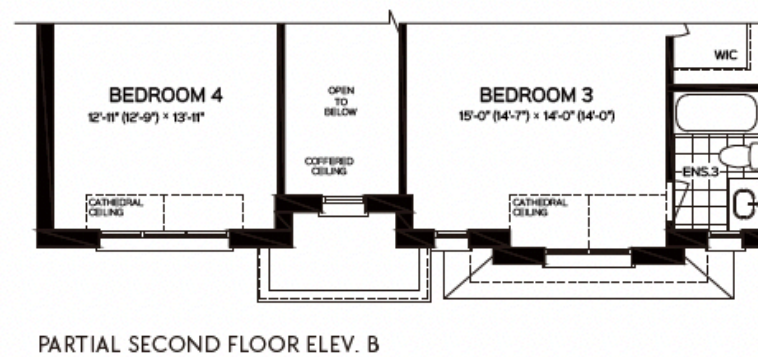
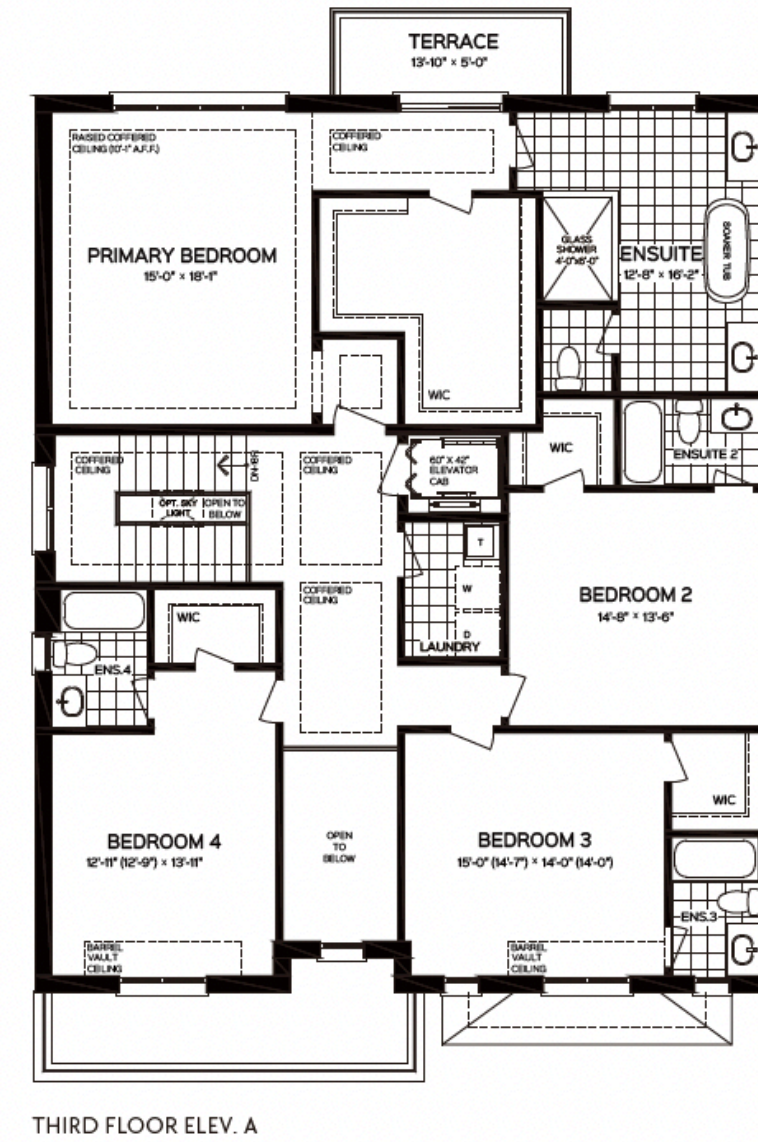
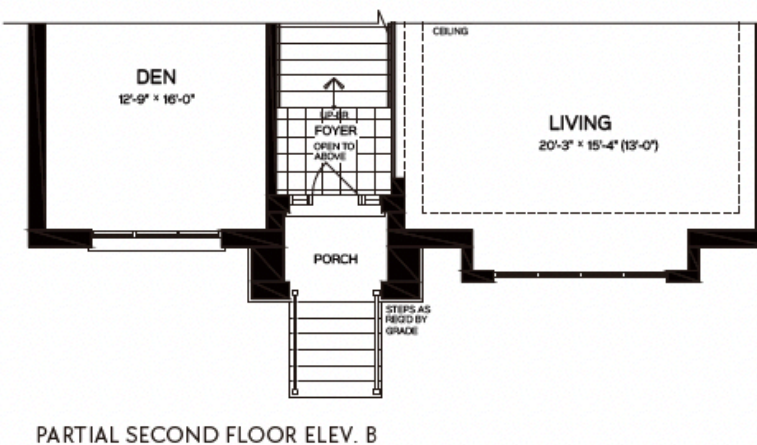
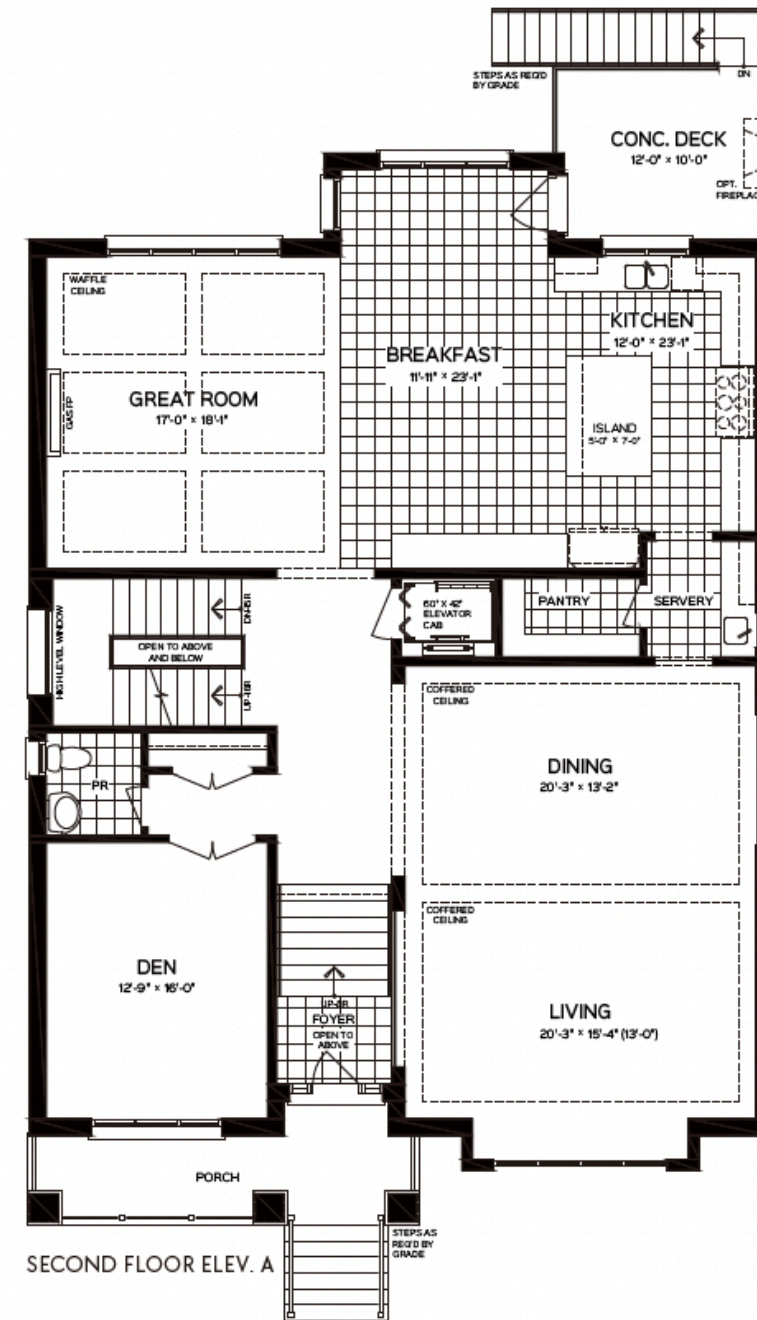
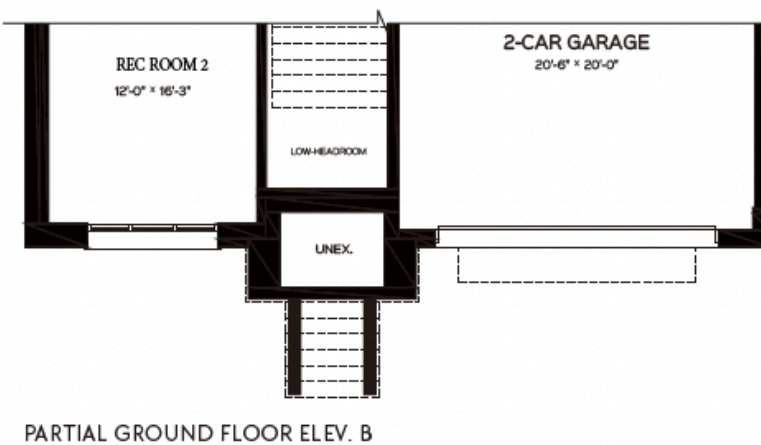
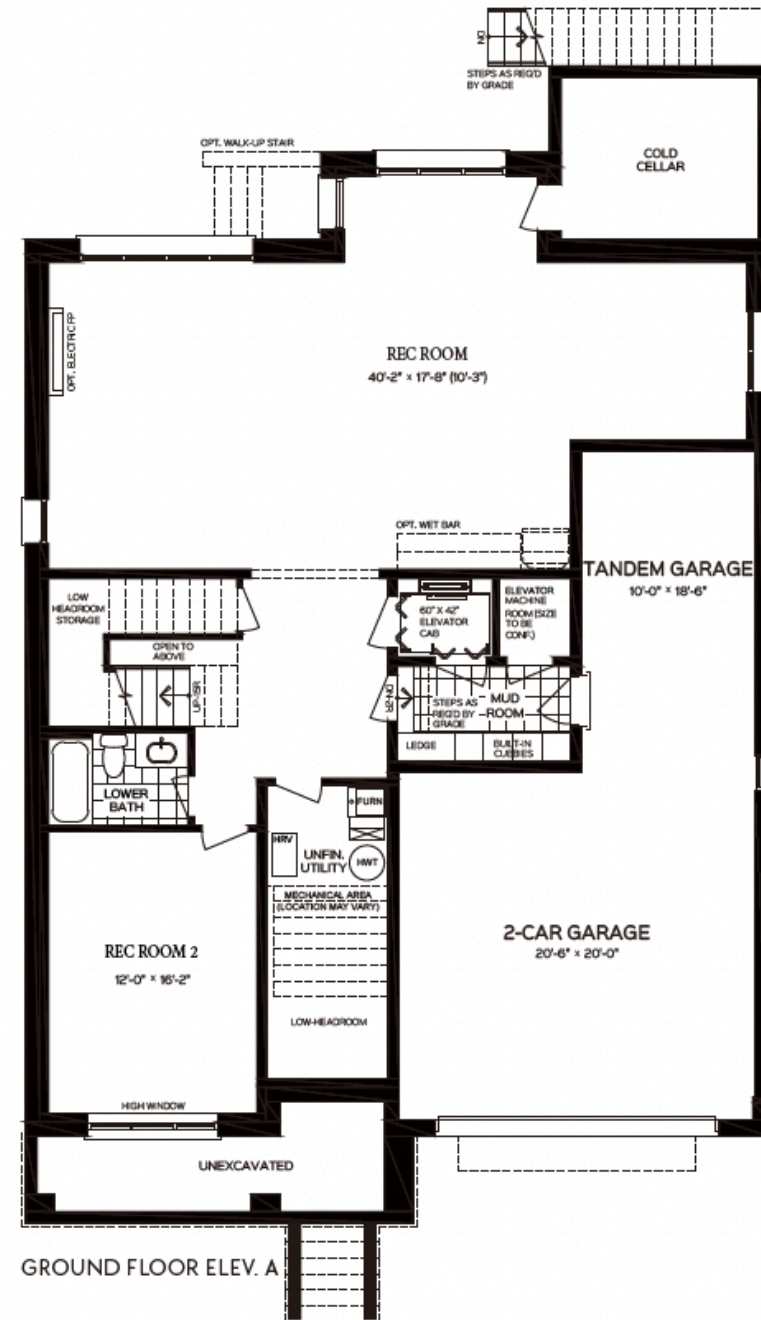
ELEVATION A



ELEVATION B

Raleigh

ELEVATION A | 5,708 sq. ft. • ELEVATION B | 5,719 sq. ft.



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Each home at Oxford Estates is a testament to superior craftsmanship and design. Created by the expert team at Sunny Communities, these residences offer exquisite finishes, thoughtful layouts, and state-of-the-art features; from grand entrance foyers to gourmet kitchens and serene master suites. These are homes aesthetically elevated and exceptionally built.







THE BOLD LOOK OF **KOHLER**

EXPERIENCE THE KOHLER DIFFERENCE

Experience the perfect harmony of sophistication and functionality in your dream bathroom, meticulously crafted with the world-renowned quality of Kohler. Every detail is designed to transform your daily rituals into moments of pure indulgence.

INNOVATIVE FEATURES TAILORED FOR CONNOISSEURS

- UPGRADED COMFORT HEIGHTS VANITIES FOR ALL BATHROOMS *
- MORDEN WALL TILES IN ALL BATHROOMS
- QUARTZ COUNTERTOPS IN ALL BATHROOMS FROM VENDOR'S STANDARD SAMPLE
- UPGRADED KOHLER FAUCETS, TOILETS, SINKS

* As per plan

WALK-IN CLOSET FOR PRIMARY BEDROOM DESIGNED FOR FUNCTIONALITY AND AESTHETICS

Step into the luxurious walk-in closet meticulously designed to blend opulent and functionality. Imagine your dream center island (as per plan) – a statement of elegance that delivers both stunning visual impact and exceptional practicality. With ample storage for your essentials, the island ensures organization is effortless and refined.

This walk-in closet is more than just a storage solution – it's a curated space where every item is beautifully showcased and easily accessible. Combining seamless functionality with the exquisiteness of a boutique, from expansive shelving and stylish hanging options to dedicated shoe displays and accessory organizers, embrace the pinnacle of organization and elegance. Transform your closet into a breathtaking showcase, it's a place designed to elevate both your wardrobe and your lifestyle.



LUXURIOUS FEATURES & FINISHES



\$400,000

Value of upgrades included as
Standard Finishes!



KOHLER®



FEATURE COMPARISON

Oxford Estates vs. Other Projects

Feature Category	Oxford Estates	Other Projects
Ceilings	Approx. 10’ on ground floor, 9’ on basement and 2nd floor; coffered and waffle ceilings on main floor	Standard 9’ main level ceiling; no coffered or waffle ceiling details
Baseboards and Casings	7” Tudor baseboards w/ 4” Tudor casing around windows and doors	5” baseboards and casings (unspecified dimensions)
Countertop	Quartz countertops in kitchen and all bathrooms	Laminate countertops in bathrooms; choice of standard countertops in kitchen
Elevator	Contemporary designed elevator included (as per plan)	No elevator
Windows	Double panel glass with Low E Argon Gas	Double-glazed low-E windows, no gas insulation
Primary Ensuite	Heated floors with temperature control (excluding shower floor)	No heated flooring specified
Flooring	6” x 3/4” prefinished engineered hardwood throughout (choice of stain)	Standard 3” strip hardwood in main living areas; upper level with carpet/laminate flooring
Appliance Package	High-end package: 36” Wolf gas range, Sub-Zero 42” refrigerator, Sirius hood fan, and more	Whirlpool appliances package (unspecified brands and sizes)
Fireplace	36” direct vent gas fireplace	Gas fireplace included (material and size not specified)

FEATURE CATEGORY	OXFORD ESTATES	OTHER PROJECTS
Vanities	Upgraded comfort height vanities in all bathrooms	Standard height vanities in bathrooms
Tile Flooring	24” x 24” porcelain tile in entry, kitchen, & bathrooms	12” x 24” ceramic tiles in entry, kitchen & bathrooms
Plumbing Fixtures	Upgraded Kohler faucets, toilets, and sinks	Standard fixtures from vendor’s samples
Bathroom Wall Tiles	12” x 24” modern wall tiles in all bathrooms	Standard 8” x 16” ceramic wall tile in tub & shower enclosures
Door Hardware	Upgraded straight brushed nickel levers on all interior doors	Standard hardware and door levers
Lighting	40 pot lights with LED light bulbs throughout the 1st floor	No specified pot lights
Electric Vehicle Charger	Rough-in for future electric vehicle charger in garage	No electric vehicle charging rough-in

The logo for Oxford Estates Richmond Hill is centered at the top. It consists of the words "OXFORD" and "ESTATES" in a large, gold-colored, serif font, stacked vertically. Below them, the words "RICHMOND HILL" are written in a smaller, white, sans-serif font. The entire logo is enclosed within a thin, white rectangular border.

OXFORD
ESTATES
RICHMOND HILL

PRICING & INCENTIVES



STARTING FROM

\$3,399,000

An Exclusive Collection of
Homes in Richmond Hill



DEPOSIT

\$50,000 upon signing

\$50,000 30 days

\$50,000 60 days

\$50,000 90 days

\$50,000 120 days

\$50,000 180 days

\$50,000 366 days

An Exclusive Collection of
Homes in Richmond Hill



Limited-Time Incentive For purchaser






FREE ELEVATOR FOR SELECTED MODELS



Disclaimer: The builder reserves the right to modify or withdraw the above incentives at any time without prior notice.

The letters 'RH' in a large, white, serif font, positioned in the top left corner of the image.

RH

\$5,000

RH furniture voucher

Disclaimer: The builder reserves the right to modify or withdraw the above incentives at any time without prior notice.



OXFORD
ESTATES
RICHMOND HILL

Limited-Time Incentive For purchaser

Buy one unit, you will own
Porsche Cayenne
Value at \$100,000
NOT LEASE!

Disclaimer: The builder reserves the right to modify or withdraw the above incentives at any time without prior notice.

OXFORD ESTATES

R I C H M O N D H I L L

SUNNY
COMMUNITIES



HARBOUR
MARKETING
REAL ESTATE BROKERAGE