



**RICHMOND HILL**  
G R A C E







# RICHMOND HILL G R A C E

## WELCOME TO RICHMOND HILL

Richmond Hill is one of the most desirable places to live in the GTA. Perched on the edge of the spectacular Oak Ridges Moraine, Richmond Hill offers a life enriched with natural beauty, parks and trails, theatre and culture, schools and playgrounds, shopping, dining and entertainment.

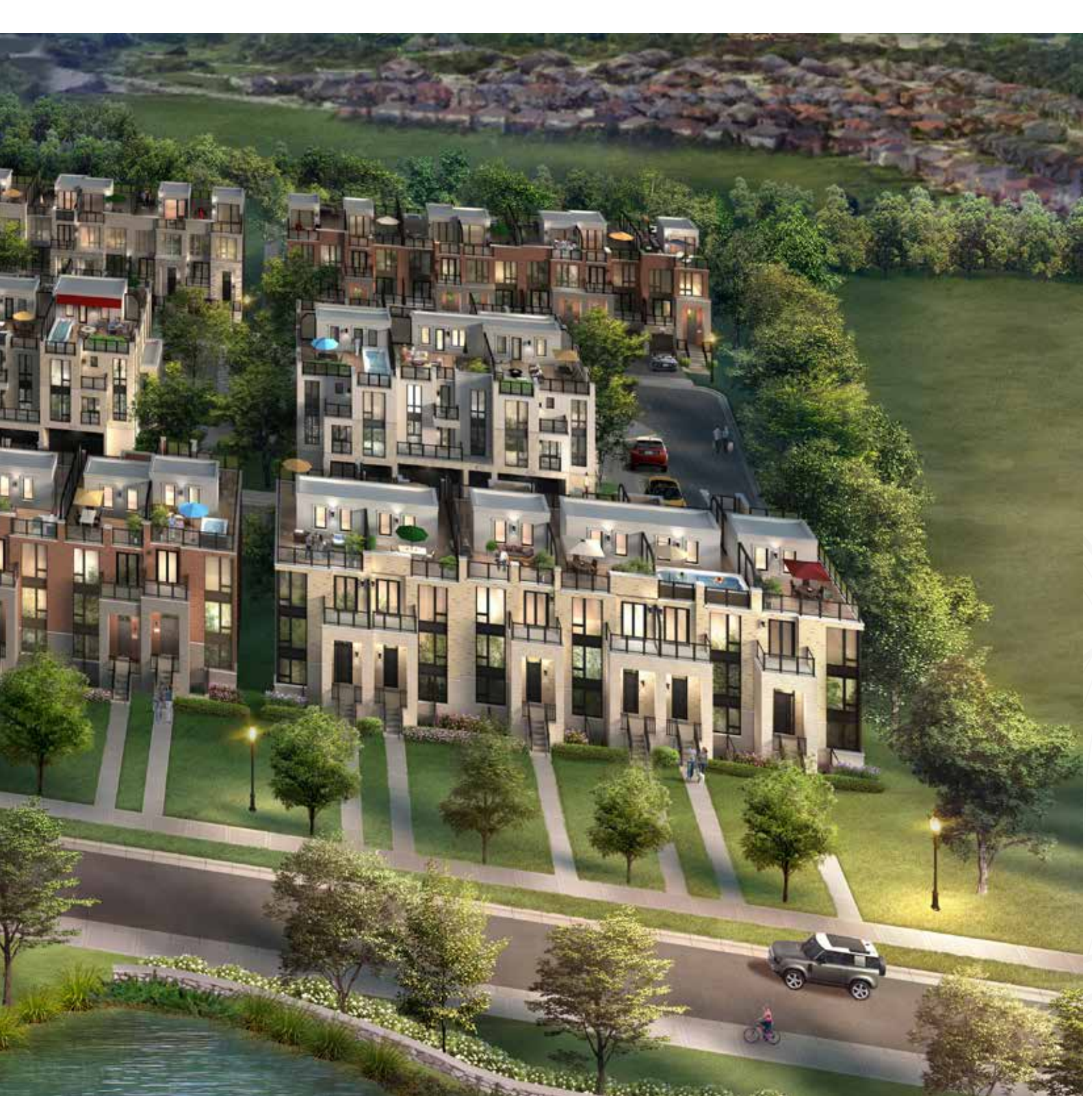
Well-known for its safe and friendly neighbourhoods, Richmond Hill has become the go-to place for families of all sizes seeking to enjoy an upscale quality of living. Centrally located in the heart of the GTA, it is well-connected by highways, public transit and GO transit.

**Make the right move to Richmond Hill.**

**Come home to Richmond Hill Grace.**



# AN EXCLUSIVE ENCLAVE OF TOWNS

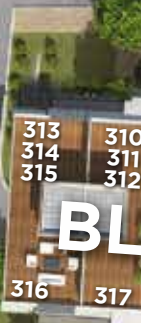
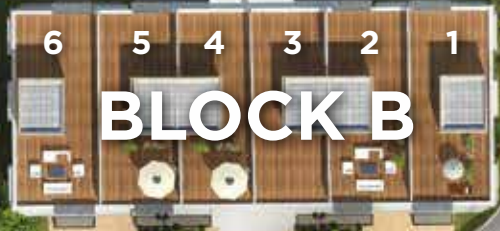


In the prestigious Jefferson neighbourhood in Richmond Hill, on Jefferson Sideroad is an exclusive enclave of luxury townhomes. A welcoming community with a connective parkette at the heart, every home features an open concept floor plan with elegant kitchens, large living areas, space to create a home office, as well as lush front lawns, spacious balconies and a sun-soaked rooftop terraces. Welcome home to Richmond Hill Grace.

# A SITE TO BE

Jefferson Side Rd

Settlement Cr.



- Front-Load Townhomes . . . . . Block E | Block F
- Rear-Lane Townhomes . . . . . Block A | Block B
- Back-to-Back Townhomes . . . . . Block C | Block D
- Urban Townhomes . . . . . Block G | Block H | Block I

# HOLD

113 110  
114 111  
115 112

107 104 101  
108 105 102  
109 106 103

## BLOCK G

116 117 118 119 120

201 202 203  
204 205 206  
207 208 209  
210 211 212  
213 214 215

## BLOCK H

216 217 218 219 220

307 304 301  
308 305 302  
309 306 303

## BLOCK I

318 319 320

Yonge St.

Richmond Hill Grace is tucked away in an exclusive enclave south of Jefferson Side Road and just west of Yonge Street. The Site Plan envisions nine boutique townhome blocks nestled in a natural setting across from two ponds. There's a beautiful linear parkette that runs through the community, the perfect place for neighbours to bond and kids to play.

Richmond Hill Grace is brought to you by Grand Grace Development, a renowned developer in the US, who has developed a collection of remarkable boutique properties from Denver to Boston, each enhancing its unique urban environment through the highest aesthetic and eco-friendly design. It's your assurance of a top quality project designed and crafted with impeccable excellence and delivered on time.

Site plan is artists concept and for mood and impression only. Landscape and plantings are concept only and may vary from finished landscape. Specifications and sizes are approximate only and subject to change without notice. Please see Sales Representative for details. All Right Reserved E. & O.E. January, 2021.



Artist's concept

# HARMONIOUS STREETSCAPE, VIBRANT COMMUNITY





In this exclusive enclave, find an array of modern townhome styles along harmonious streetscapes. Front-load townhomes feature large picture windows and front-facing balconies above a private garage. Rear-lane townhomes feature a covered front porch, landscaped front walkway and a private garage accessible the rear laneway. Family-sized back-to-back townhomes with innovative layouts make for a vibrant community.



**DISTINGUISHED BY  
TIMELESS TRADITION**



The Traditional Townhomes combine classic architecture with stunning brick and stone details, large windows and welcoming porches. With spacious 2 and 3 bedrooms plans, these exquisite homes are perfect for young and growing families. Designed for upscale living, every townhome comes with a large open private backyard for outdoor living and family barbecues.

Interiors are bright, spacious and warm with ample room for family living and lavish entertaining. Gourmet chef kitchens shine with elegant countertops and designer cabinetry. Smart flexible plans offer the possibilities to create functional spaces like a home office or study room, so essential in today's world. Quality finishes and high standard of craftsmanship ensure years of value and upscale living.



# A MODERN URBAN AESTHETIC



A dramatic façade of brick and stone distinguishes the Urban Townhome Collection and sets the tone for sophisticated modern living. The urban towns are arrayed in a master-planned design with a beautifully landscaped linear parkette running through the community. This safe and secluded enclave is just moments from bustling Yonge Street nearby.

The urban townhome designs offer contemporary, open concept layouts with large windows, spacious balconies and private rooftop terraces for vibrant outdoor living. Expansive sunlit interiors include oversize living and dining areas, sleek modern kitchens, spa inspired ensuites and space for home office and study room. Elegant finishes accent a chic design palette of clean lines and natural, organic textures to offer a more refined taste in living.

Soaring 9' ceilings and large picture windows make this space bright and airy. Connect in the mornings around the breakfast bar, invite friends over for dinner and cozy up in front of the fireplace in the evening. From quality flooring to high ceilings, this open, connective space is the heart of the home.



# SPECTACULAR LIVING AND DINING SPACES



Exquisite and high-end curated finishes elevate this chef's kitchen to a gourmet delight. Guests will gather around the gleaming island topped with a Caesarstone countertop, family will relax in the living room in front of the fire place and you will look forward to retiring to your spacious master retreat at the end of a long day.

# BRIGHT AND BEAUTIFUL









# OUTDOOR OASIS



Take in the incredible panoramic view from your rooftop terrace. Dine al fresco with friends late into the evening, curl up with a book in the afternoon sun and unwind on the weekends. Your private rooftop terrace is your outdoor oasis.

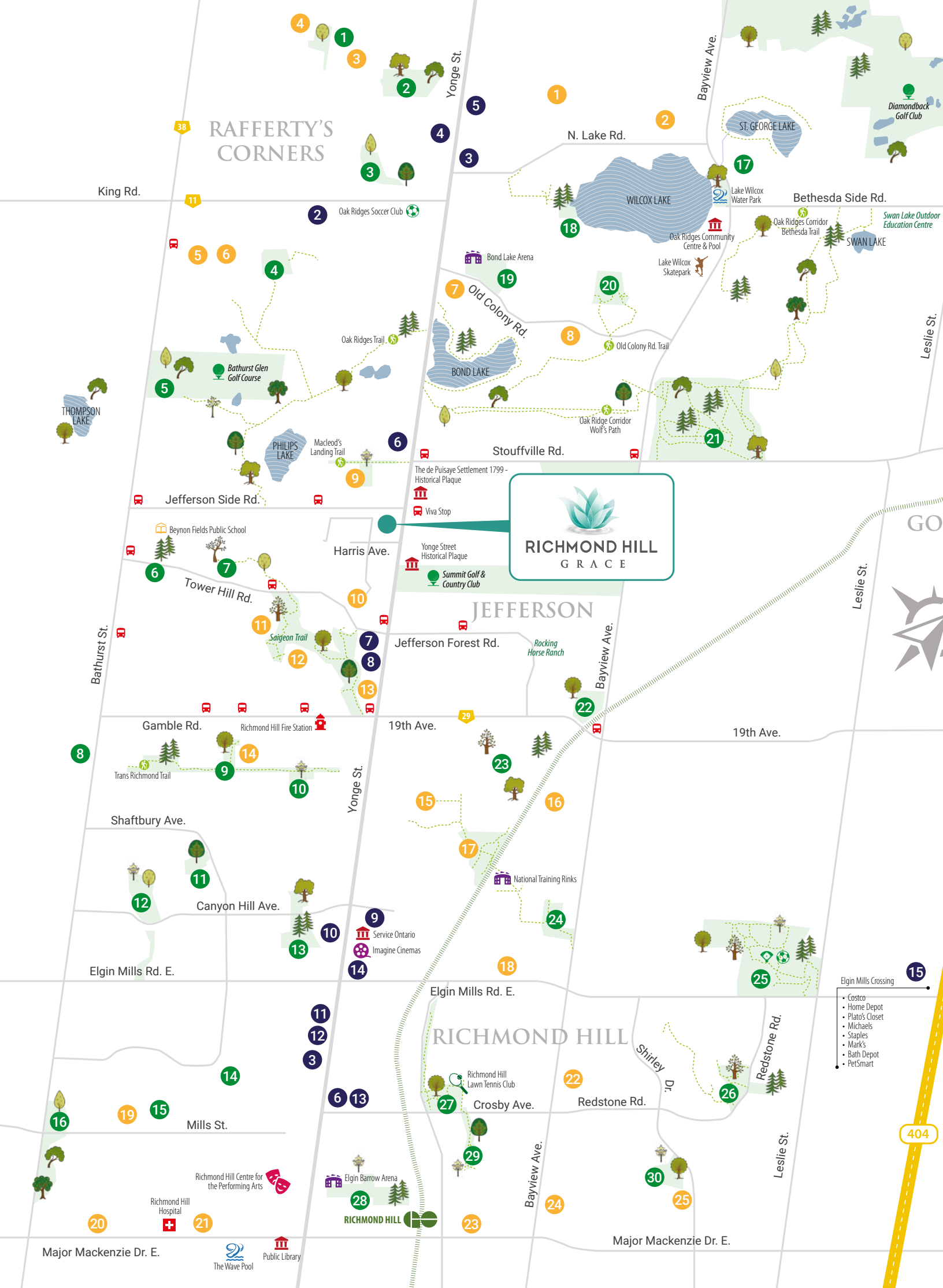
# TOP OF THE CLASS IN RICHMOND HILL



Richmond Hill is one of the best places in the GTA to raise a family. Choose from several top-rated public and private schools for kids at all levels from elementary to junior to senior. The city has diverse parks and recreation facilities, large playgrounds, sports fields, arenas, theatres and performance venues. Live a life enriched with arts, culture and sports.



- Our Lady of the Annunciation Catholic Elementary School
- Cardinal Carter Catholic High School
- King City Secondary School
- Richmond Hill High School
- St. Theresa of Lisieux Catholic High School
- Richmond Green Secondary School
- Bayview Secondary School
- Toronto Montessori School



# RAFFERTY'S CORNERS

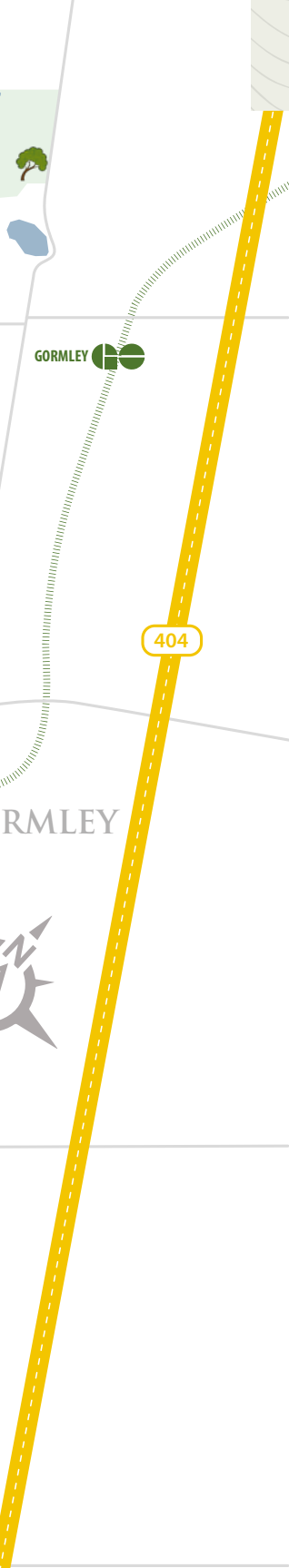
## RICHMOND HILL GRACE

# JEFFERSON

# RICHMOND HILL

- Elgin Mills Crossing
- Costco
  - Home Depot
  - Plato's Closet
  - Michaels
  - Staples
  - Mark's
  - Bath Depot
  - PetSmart

404



## EDUCATION

- 1 Our Lady of the Annunciation Catholic Elementary School
- 2 Lake Wilcox Public School
- 3 Oak Ridges Public School
- 4 Windham Ridge Public School
- 5 Father Frederick McGinn Catholic School
- 6 Kettle Lakes Public School
- 7 Richmond Hill Art School
- 8 Bond Lake Public School
- 9 Macleod's Landing Public School
- 10 Galaxy Montessori
- 11 St. Marguerite d'Youville Catholic Elementary School
- 12 Moraine Hills Public School
- 13 Richland Academy
- 14 Trillium Woods Public School
- 15 Richmond Hill High School
- 16 Holy Trinity School
- 17 HG Bernard Public School
- 18 Toronto Montessori School
- 19 Pleasantville Public School
- 20 Prestige School
- 21 Alexander Mackenzie High School
- 22 Our Lady Queen of the World Catholic Academy
- 23 Walter Scott Public School
- 24 Bayview Secondary School
- 25 Silver Stream Public School

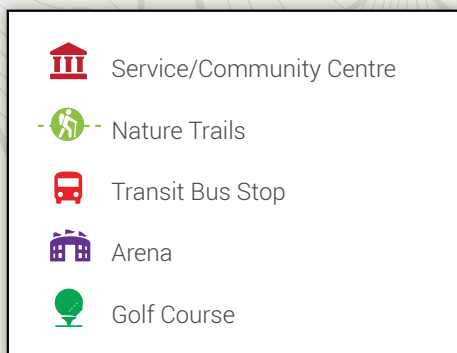
## PARKS & RECREATION

- 1 Cardinal Woods Park
- 2 Russell Tilt Park
- 3 Oak Ridges Meadows
- 4 Grovewood Park
- 5 Oak Ridges Corridor Conservation Reserve
- 6 William Neal Community Park
- 7 Meander Park
- 8 Wyldwood Gardens
- 9 William Harrison Park
- 10 Rouge Crest Park
- 11 Larrat Lea Park
- 12 Twickenham Park
- 13 Toll Bar Park
- 14 Bradstock Park
- 15 Mill Pond Park
- 16 Rumble Bond Park
- 17 Lake Wilcox Park
- 18 Lake Wilcox Fish and Wildlife Refuge
- 19 Ozark Park
- 20 Moraine Park
- 21 Jefferson Forrest
- 22 Snakes & Ladders Park
- 23 Harrington Park
- 24 Leno Park
- 25 Richmond Green Sports Centre & Park
- 26 Headwaters Community Park
- 27 Crosby Park
- 28 Town Park
- 29 Sussex Park
- 30 Silver Stream Park

## SHOPPING

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1 Shoppers Drug Mart</li> <li>2 Home Hardware</li> <li>3 No Frills</li> <li>4 Oak Ridges Food Market</li> <li>5 Food Basics</li> <li>6 LCBO</li> <li>7 Canadian Tire</li> <li>8 Sobeys</li> </ol> | <ol style="list-style-type: none"> <li>9 Loblaws</li> <li>10 Longos</li> <li>11 Winners</li> <li>12 Value Village</li> <li>13 Beer Store</li> <li>14 Leons</li> <li>15 Elgin Mills Crossing Mall</li> </ol> |
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EVERYTHING AT  
YOUR DOORSTEP



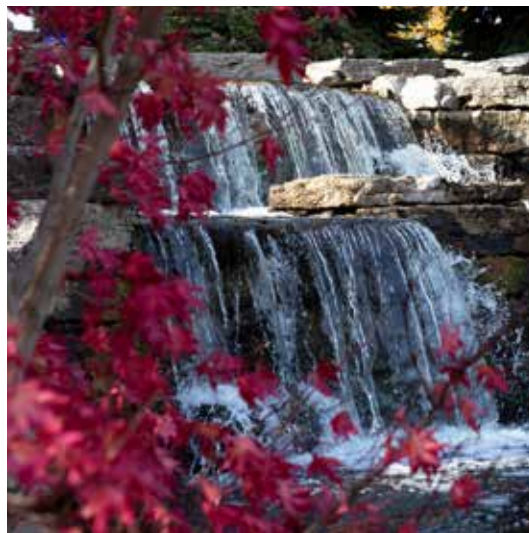
# NATURE AND LUXURY IN HARMONY



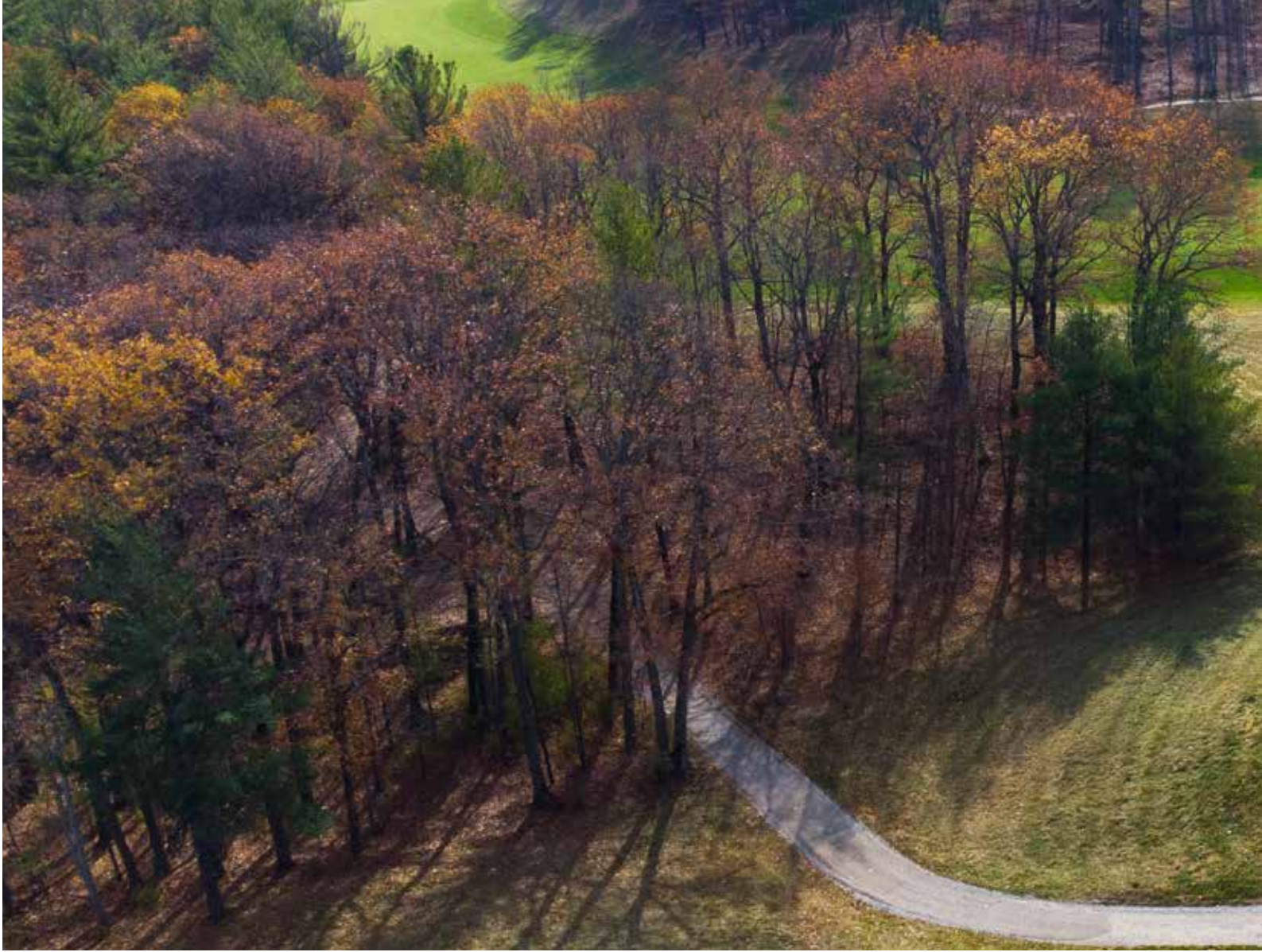




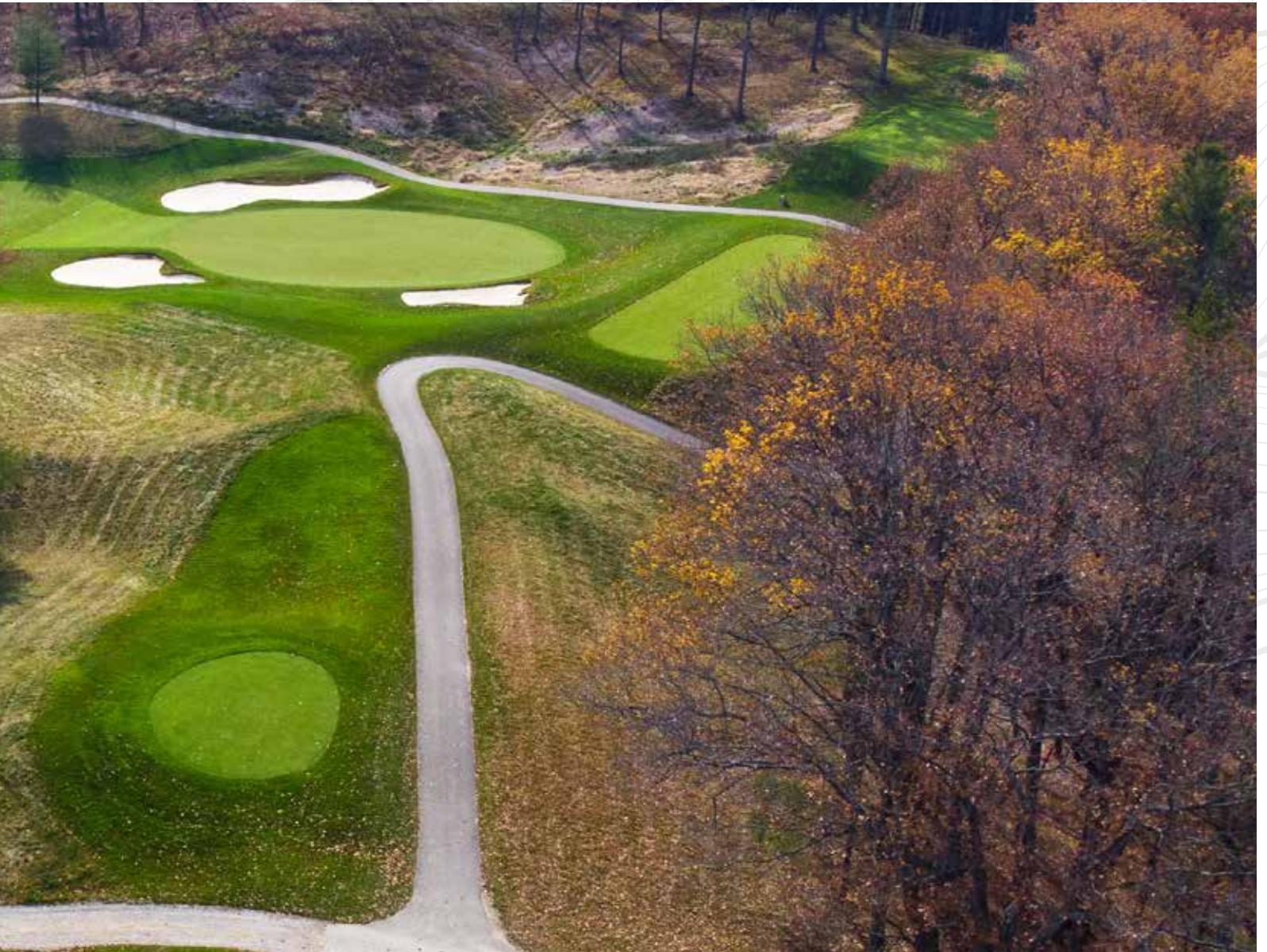
Richmond Hill Grace is located in a quiet enclave, yet just minutes from urban amenities. All around you are acres of rolling countryside, vast open spaces, ponds, creeks and trails. Yonge Street shopping, dining, transit and highways are steps away. Families will love the proximity to schools, parks and playgrounds. Enjoy living a life enriched with nature and embellished with premium luxury features and finishes curated by award-winning interior designer Bryon Patton. Every square inch of your home is impeccably crafted down to the last fine detail.



# YONGE AND

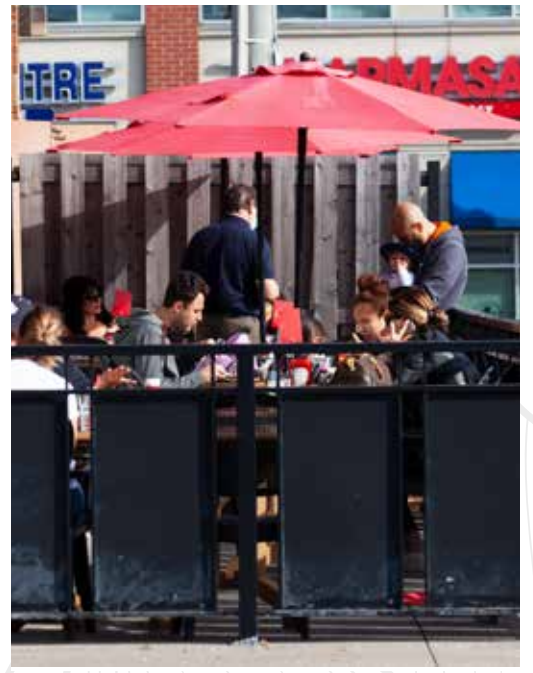


# D N A T U R A L



Golfing. Biking. Fishing. Canoeing. And so much more. This is our 500-acre natural backyard. Sink a putt at the Summit Golf & Country Club. Enjoy the scenic environs of Phillips Lake, Bond Lake and the newly designed Lake Wilcox Park.

Richmond Hill sits on the edge of the spectacular Oak Ridges Moraine, a protected natural biosphere left behind by retreating glaciers over 10,000 years ago. The result is breathtaking landscape of rolling hills, wildflower meadows, lush forests, crystal clear lakes, parks, ponds and creeks. Breathe the fresh pine-scented air of the country. Live an active outdoor life with open wide spaces under beautiful blue skies.



# YONGE AND





# CONNECTED



Enjoy the convenience of living steps from bustling Yonge Street, with its diverse mix of fine and casual restaurants, bakeries and cafés, malls and groceries. Top off a morning of shopping with delicious lunch at a popular restaurant. Take a break at a gourmet coffee shop. From designer fashions to hardware to home décor and everything in between, you can find everything for your home, close to home!

Centrally located Richmond Hill is well connected via Highways 404, 407 and 7 to all parts of the GTA. Jefferson VIVA Bus Station is right at the intersection of Yonge Street and Jefferson Sideroad, making travel quick and easy. You can be in downtown Toronto within an hour. King City GO station is just a short 10-minute drive. Whether you're commuting for work or heading to cottage country up north, living at Richmond Hill Grace means travel is fast and convenient.

# CURATED FOR YOU

PREMIUM FEATURES AND FINISHES

## RICH TRUFFLE – STANDARD

A sophisticated palette of sand, camel and linen with warm handsome wood tones create a soothing and welcoming environment .



Colour may not be exactly as shown.

## RICH TRUFFLE – EMERALD Lifestyle Package

This décor package features a gleaming Olympia Quartz countertop, exquisite Irpinia cabinetry and backsplash and EnergyStar-certified appliances in the kitchen. Select from large undermount single or double bowl sinks. Luxurious Caesarstone countertops and designer-selected porcelain tile in the master ensuite, with rain showerheads in all bathrooms. Supreme Washer and Dryer, solid interior doors throughout and option for keyless front door entry.



## RICH TRUFFLE – SAPPHIRE Lifestyle Package

This décor package features elevated Tuscan kitchen cabinetry for uppers and lowers, Olympia Quartz countertop and polished backsplash. In the main bathroom, Caesarstone countertop and in the ensuite, an elegant Irpinia Kitchens vanity topped with Olympia Aspen Quartz and designer-selected porcelain shower walls and flooring.



## DEEP SMOKE– STANDARD

Tailored and classic as a fine suiting. Luxe stones and porcelains with warm greyed taupe wood tones create a warm and comfortable palette for luxurious living



Colour may not be exactly as shown.



## DEEP SMOKE – EMERALD Lifestyle Package

This décor package features stunning an Olympia Quartz countertop in Pietra Grey with backsplash in Dove Grey, Irpinia Kitchens Flat Slab Upper Cabinetry, EnergyStar-certified appliances and a Crue High Arc Three-Function Pull Down Single Handle Faucet in the kitchen. In the master ensuite and main bathroom, gleaming Centura porcelain shower wall tiles in taupe and rain head shower heads in all bathrooms.



## DEEP SMOKE – SAPPHIRE Lifestyle Package

This décor package features Irpinia Kitchens Flat Slab Upper and Lower Cabinetry and a stunning Olympia Quartz countertop with polished backsplash in Pietra Grey Light. In the master ensuite, a beautiful Irpinia Kitchens vanity topped with an Olympia Quartz countertop in Pietra Grey Light and Centura porcelain flooring. Solid interior doors throughout and a keyless option for front door entry.





**POLAR WHITE – STANDARD**

Clean lines with crisp white, softened driftwood wood tones and muted neutrals create a glamorous and chic atmosphere.

## **POLAR WHITE – EMERALD Lifestyle Package**

This décor package features Irpinia Kitchens flat slab doors on the upper cabinetry, glamorous Olympia Quartz countertops and backsplash in super white. Counter-depth fridge and stove/range, plus built-in undermount stainless steel dishwasher and a Crue High Arc Pull Down Single Handle Faucet. In the master ensuite, gleaming Centura porcelain shower walls, and rain shower heads in all bathrooms.



## **POLAR WHITE – SAPPHIRE Lifestyle Package**

This décor package features Irpinia Kitchen cabinetry uppers and lowers in soft white and a Olympia Quartz countertop with polished backsplash. Elegant Irpinia Kitchens vanity in soft white, topped with an Olympia Quartz countertop, Centura porcelain shower walls and flooring in the master en suite. The main bathroom will have a Centura ceramic design on the bathtub walls.



VISION  
AESTHETICS  
DETAILS  
FAITHFULNESS  
GRATITUDE



Grand Grace Development is much more than just a builder. We create communities. We create lifestyles. And we create exceptional value for our homebuying clientele.

From Denver to Boston, Grand Grace Development has developed a collection of remarkable boutique properties throughout the US, each enhancing its unique urban environment through the highest aesthetic and eco-friendly design.

Now the vision, integrity and professionalism of the Grand Grace Development team is once again being proven with its flagship Canadian project, Richmond Hill Grace, an exclusive enclave of executive townhomes in the Greater Toronto Area.

Bringing together the art of architecture with the science of engineering, Grand Grace Development will make Richmond Hill Grace an address of distinction, offering gracious living in the heart of Richmond Hill.

# A TEAM DEDICATED TO EXCELLENCE

## **Patton Design Studio**

We are a team of talented and passionate interior designers who have worked with leading developers and private residential clients for over 30 years. Bryon Patton has extensive experience and design intuition that have earned him multiple awards both nationally and internationally. The firm has worked on numerous prestigious high-rise and low-rise developments as well as some of the region's finest private city and country residences.

## **Loopstra Nixon LLP**

Loopstra Nixon is a full-service Canadian business and public law firm dedicated to serving clients in the area of business and finance, litigation and dispute resolution, municipal, land use planning and development and commercial real estate. Our clients include regional, national and international businesses across all industries, financial institutions, insurance companies, governments, developers and individuals.

## **Spectrum Realty Servies Inc., Brokerage**

From its inception in 1992, Spectrum Realty Services Inc., Brokerage has grown into one of the largest independent brokerages in Canada and a leader in low-rise and high-rise sales in the Greater Toronto Area. Specializing in innovative and competitive product research, positioning and development; on site sales and leasing; and broker outreach for new projects, the Spectrum Realty Services Inc., Brokerage team offers a wealth of knowledge and an unparalleled approach to the market.

## **SRN Architects Inc.**

SRN Architects Inc. is a company dedicated to integrity, ingenuity, commitment, contribution and having fun. Small but fierce, we are a firm with a lot to offer. We are an award-winning firm based in Vaughan, Ontario, with a commitment to designing and building environments across the Greater Toronto Area. We are forward thinkers and bring many years experience to the table.

## **OllieSwitch**

OllieSwitch is a leading Residential Real Estate Development and Project Management consultancy. We provide real estate developers with executive level bench strength. We specialize in project direction planning, feasibility, marketing, risk management and construction delivery services. Our clients utilize our experience without adding permanent overhead to help their projects come to life – on time, on budget, on profit.



**GRAND GRACE**  
DEVELOPMENT