



7, 9, 11 MAPLE GROVE AVE & 4, 6 AUBREY AVE, RICHMOND HILL

 Maple Park
TOWNS + SEMIS

TABLE OF CONTENTS

INTRODUCTION	1
SITE PLAN	2
FEATURES AND FINISHES	4
FLOOR PLANS: TOWNS	6
FLOOR PLANS: SEMIS	16
GALLERY	26
LOCATION OVERVIEW	38
NEIGHBORHOOD MAP	40
CONTACT DETAILS	42

WELCOME TO

Maple Park!

Maple Park is an upcoming collection of contemporary townhouses and semis at Maple Grove Avenue and Aubrey Avenue in the Oak Ridges neighbourhood of Richmond Hill.



26

TOTAL UNITS

12

SEMI-DETACHED

14

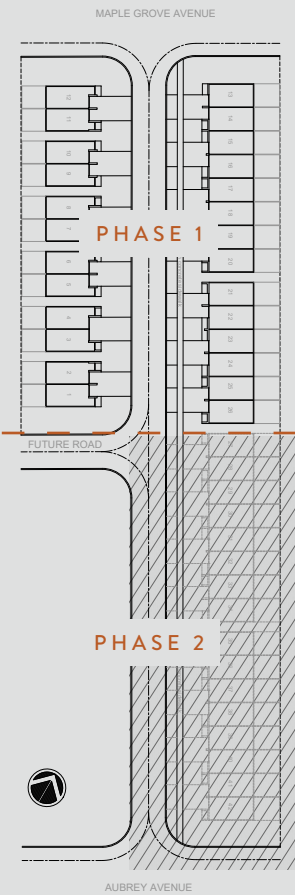
TOWNHOUSES

SITE PLAN

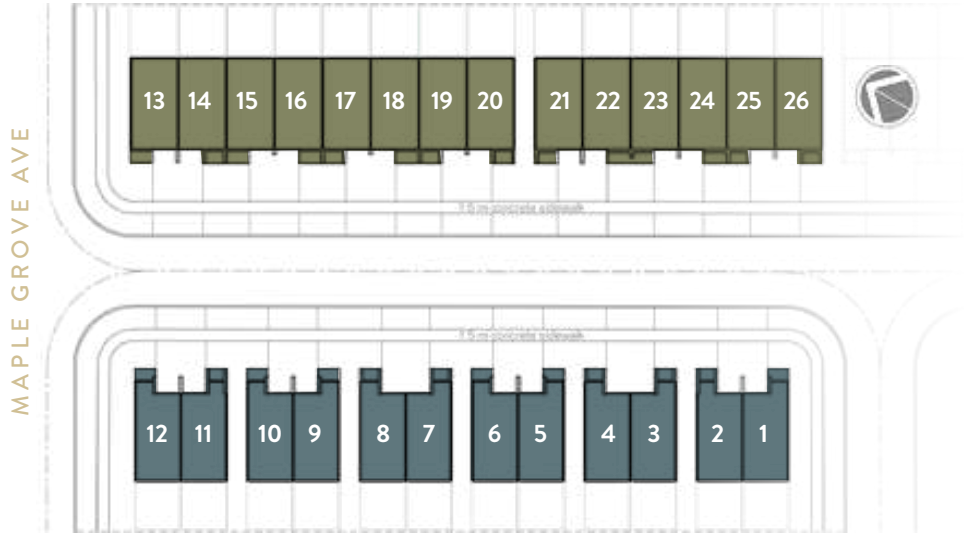
The first phase of Maple Park comprises 14 townhomes and 12 semi-detached homes.

The homes are scheduled for completion in **mid 2022**, with move-ins commencing immediately afterward.

The next phase of development delivers 16 more townhomes and will begin following construction of the first phase.



AVAILABLE UNITS



#	TYPE	FRONTAGE	DEPTH	GFA*
1	Semi (Corner)	27 ft.	80 ft.	2,500 ft ²
2	Semi	23 ft.	80 ft.	2,500 ft ²
3	Semi	23 ft.	80 ft.	2,500 ft ²
4	Semi	23 ft.	80 ft.	2,500 ft ²
5	Semi	23 ft.	80 ft.	2,500 ft ²
6	Semi	23 ft.	80 ft.	2,500 ft ²
7	Semi	23 ft.	80 ft.	2,500 ft ²
8	Semi	23 ft.	80 ft.	2,500 ft ²
9	Semi	23 ft.	80 ft.	2,500 ft ²
10	Semi	23 ft.	80 ft.	2,500 ft ²
11	Semi	23 ft.	80 ft.	2,500 ft ²
12	Semi (Corner)	29 ft.	80 ft.	2,500 ft ²
13	Townhouse (Corner)	28 ft.	82 ft.	2,650 ft ²
14	Townhouse	20 ft.	82 ft.	2,670 ft ²
15	Townhouse	20 ft.	82 ft.	2,670 ft ²
16	Townhouse	20 ft.	82 ft.	2,670 ft ²
17	Townhouse	20 ft.	82 ft.	2,670 ft ²
18	Townhouse	20 ft.	82 ft.	2,670 ft ²
19	Townhouse	20 ft.	82 ft.	2,670 ft ²
20	Townhouse (End)	24 ft.	82 ft.	2,650 ft ²
21	Townhouse (End)	24 ft.	82 ft.	2,650 ft ²
22	Townhouse	20 ft.	82 ft.	2,670 ft ²
23	Townhouse	20 ft.	82 ft.	2,670 ft ²
24	Townhouse	20 ft.	82 ft.	2,670 ft ²
25	Townhouse	20 ft.	82 ft.	2,670 ft ²
26	Townhouse (End)	24 ft.	82 ft.	2,650 ft ²

*INCLUDING FINISHED BASEMENT



FEATURES & FINISHES



EXTERIOR FEATURES

- Architecturally designed elevations with brick, aluminum panel, EIFS and other details in other materials as per model type.
- Architecturally designed windows on the front and rear elevations, making home bright with an attractive streetscape.
- Single car garage, with ceiling light and additional electrical outlet on inside wall.
- Covered porch with pre-cast concrete step at front entrances.
- Roll up sectional garage door.
- Black lights at front entry and/or garage, as per elevation.



INTERIOR FEATURES

- ≈10 ft. height in main floor and ≈9 ft. height in second floor (except in sunken or raised areas and stairways).
- ≈9 ft. height in ground floor and ≈9 ft. height in the basement (except in sunken or raised areas and stairways).
- Smooth finish ceilings throughout.
- One paint color throughout the house.
- Oak veneer stairs and railings.
- Painted interior doors with levers as per Builder's standard samples.
- Double hanging closet, with extra shelf in a portion of the bedroom walk-in closet.
- Conveniently located laundry area, as per plan.
- 6 ½" modern style baseboards.



FLOORING

- 3 5/8" engineered strip hardwood flooring in hallways (ground, main and upper level), living, dining, kitchen and family rooms in choice of color, from vendor's standard samples.
- Choice of quality carpet in all bedrooms from vendor's standard samples.
- Choice of 12" x 12" ceramic floor tile in all wet areas including foyer, baths and laundry (as per plan), from vendor's standard samples.



BATHROOMS

- Manufactured stone countertop with vessel sink in master ensuite, shared bathroom and powder room.
- White bathroom fixtures including sink, tub and toilet.
- Single lever chrome faucet in all vanities with built-in balance regulators.
- Deep soaker tub in master ensuite and shared bath.
- Quality ceramic wall tiles in tub enclosure.
- Mirrors over vanities in all bathrooms.
- Privacy sets on all bathroom doors.



KITCHENS

- Manufactured stone kitchen countertop with double compartment stainless steel under-mount sink and single lever faucet with pull-out spray in chrome finish.
- Kitchen islands, peninsulas and flush breakfast bars, as per plan.
- Rough-in plumbing, stubbed at sink and electrical c/w cabinet space for future dishwasher.
- Extended upper cabinets in kitchen.



ELECTRICAL AND MECHANICAL

- High efficiency gas fired furnace with electronic ignition and heat recovery ventilator (HRV).
- Central air conditioning unit.
- White Decora style wall switches, located at child accessible height.
- Electrical outlets for stove, fridge and counter appliances (as per OBC), and rough-in wiring and plumbing for dishwasher.
- Rough-in connection for washer and dryer.
- Exhaust fans in all bathrooms.
- Ceiling lights in kitchen, breakfast and dining from Vendor's standard sample.
- Smoke detectors and carbon monoxide detectors, as per OBC.
- Telephone outlets in kitchen and master bedroom.
- Cable TV outlets in living room / family room and master bedroom.



COLOUR SELECTION AND FINISHINGS: A1 Developments provides the services of an INTERIOR DESIGN CONSULTANT to assist in selection of finishing materials and personalizing your suite. All interior finishing selections are to be made at A1 Developments' DECOR CENTER and from vendor's standard samples. E & O E



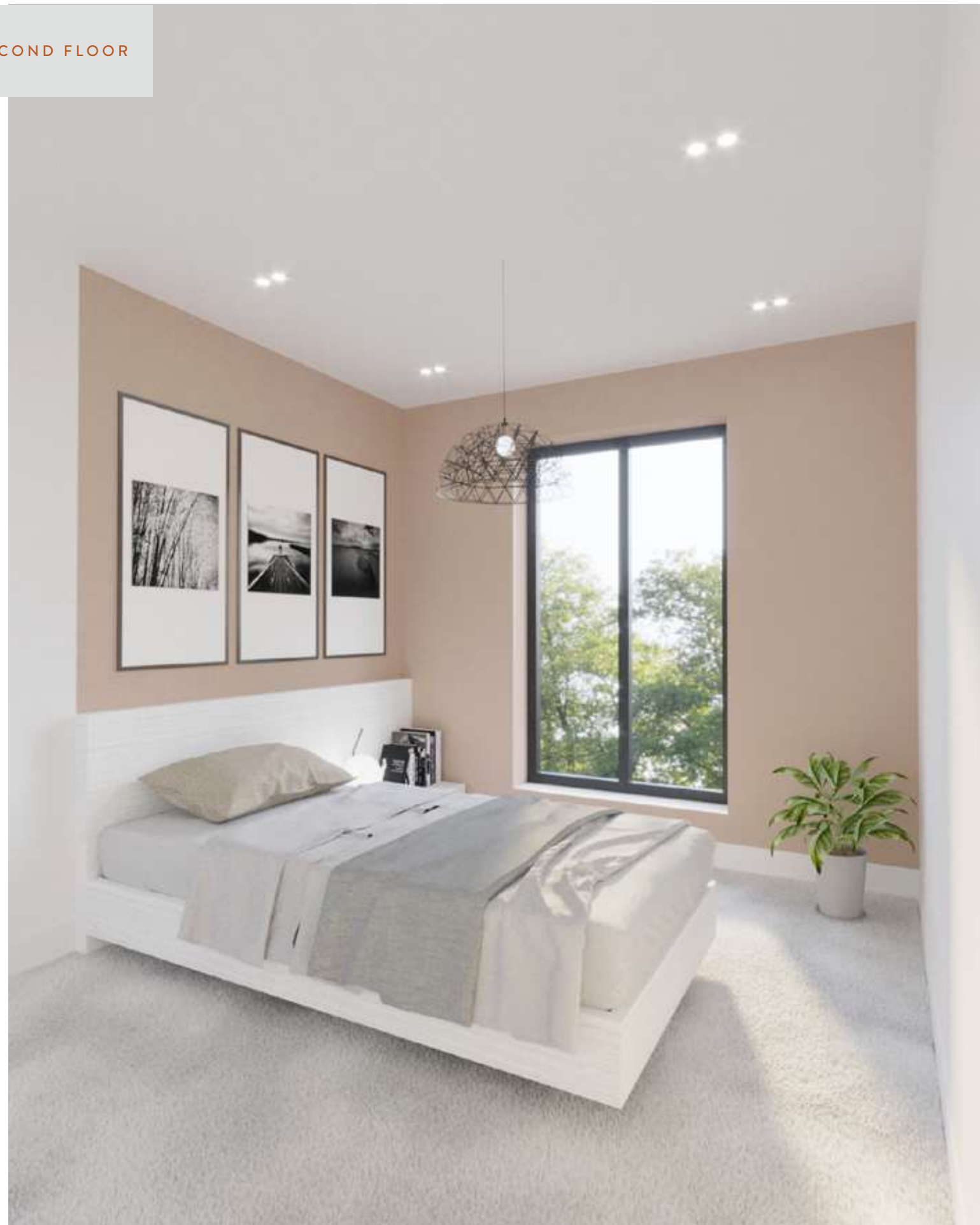
GALLERY













LOCATION

Maple Park is bordered by convenient and family-friendly amenities, including parks, libraries, community centres, schools, public transit, and grocery stores.

These exquisite modern townhomes and semi-detached freehold units are situated in the prestigious Oak Ridges neighborhood, adjacent to several multi-million-dollar custom homes. The community is vibrant and diverse, with no shortage of heritage, culture, festivals, arts, entertainment, recreation programs, and more. There are many ways to call Oak Ridges home for any lifestyle.



THE NEIGHBORHOOD

Maple Park is bordered by convenient and family-friendly amenities, including parks, libraries, community centres, schools, public transit, and grocery stores.

These exquisite townhomes and semi-detached freehold units are situated in the desirable Oak Ridges neighborhood of Richmond Hill, a pedestrian-friendly, transit-connected city within minutes to Highway 404, Gormley GO station, and York Region Transit routes.

