

# HILLSIDE

SEMI-TOWNS



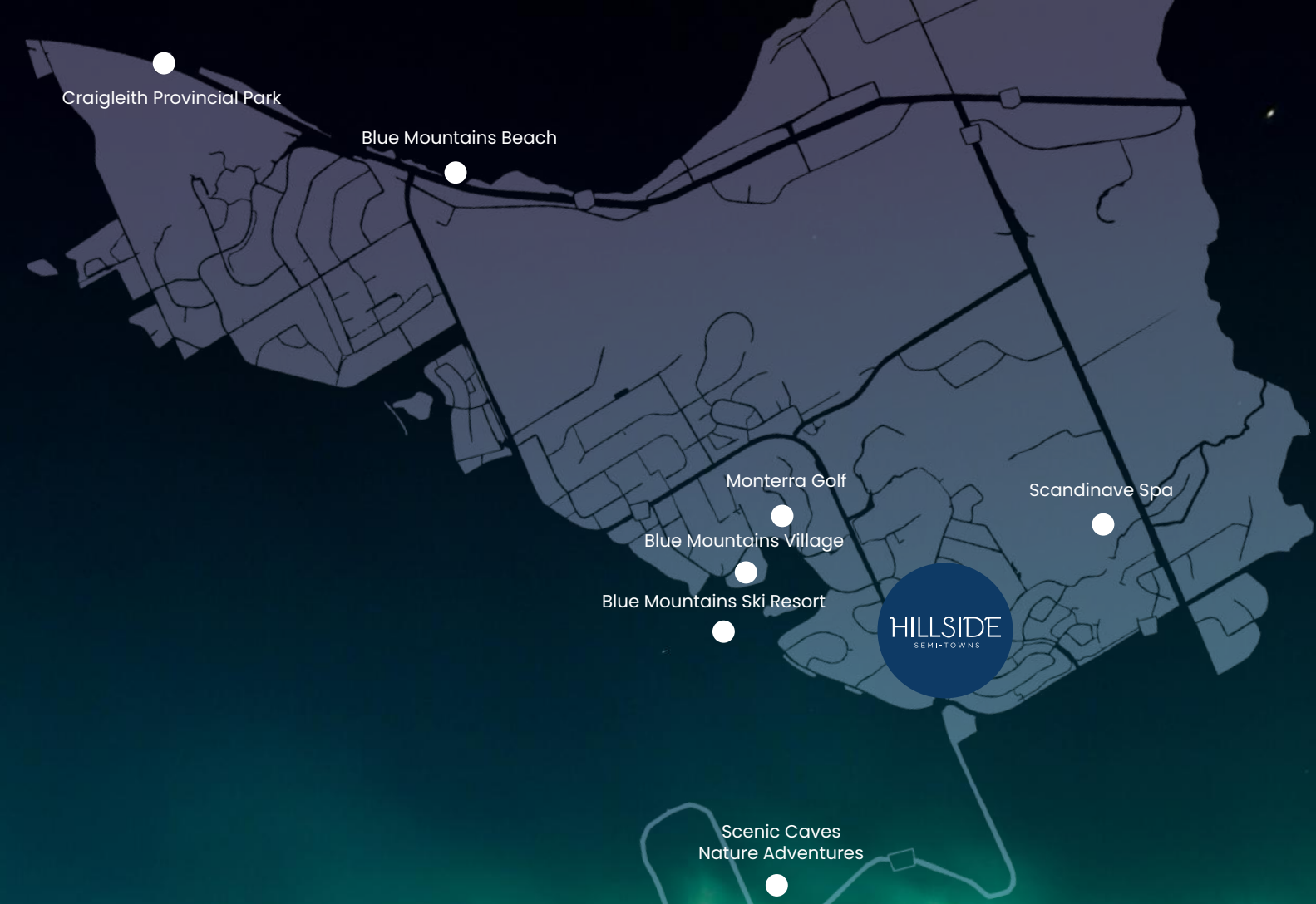
Become a resident  
in one of Ontario's most  
thriving & connected  
communities!

## Trust. Insight. Leadership.

Established in 2014, **CVD Group** has excelled in land procurement, development and home-building. With an expertise honed by experience in building numerous developments, our expertise extends to crafting low/mid-rise condos and commercial ventures across Ontario. Through our integrated planning, building, real estate and service units, we stand out as one of Ontario's premier comprehensive construction firms, displaying consistent growth. Our team at CVD Group values integrity in both our professional work and personal conduct, driving our achievements in the industry.

## Discover your dream home in The Blue Mountains.

**Hillside Semi-Towns** development offers you the ideal setting to plant your roots and thrive. With its expertly constructed modern architecture, top-of-the-line fixtures and materials, and a positively engaged community surrounded by serene nature, the pleasures of the suburban lifestyle just got even better for you and your family.



## Dining

- Rusty's at Blue
- Copper Blues Bar & Grill
- Mile High Poutine
- Camino Taco & Cold Truth
- Kaytoo
- Wild Wing
- Northwinds Brew Pub
- Magnone's Italian Kitchen
- Kikaku Sushi Bar
- Sunset Grill
- Firehall Pizza Co.
- Mother Tongue
- Grand Central Eatery
- 6ixPak Bar
- MJ Byrne's Irish Pub
- Rocky Mountain Chocolate
- Chill Seeker Snack Bar
- Beavertail
- Twist Kitchen & Cocktail
- Tholos Restaurant
- Oliver & Bonacini Café Grill
- Leaderboard
- Royal Majesty Espresso Bar
- Starbucks

## Shopping

- Lifted
- Red Devil Sports
- Hillside Mountain Accessories
- Happy Valley Candy Co.
- Village Market
- Bright's Gallery
- Reiner's Originals
- The North Face
- Columbia Sportswear
- Roots
- Burton
- Hatley
- Blue Mountain Supply Co.
- L'Occitane en Provence
- Madison Clothing Boutique
- Pepper Palace
- Georgian Christmas
- The Scented
- Olde Stanton Store
- Jack & Maddy A Kids' Store
- Monterra Golf Pro Shop
- LCBO

## Attractions

- Blue Mountains Village
- Craigleith Provincial Park
- Scenic Caves Nature Adventures
- Plunge! Aquatic Centre

## Outdoor Adventures

- Ski Slopes
- Hiking & Biking Trails
- Monterra Golf
- Georgian Bay Water Activities

## Spas

- Scandinave Spa
- Iwa Spa





- GOLFER - 1,723 SQ.FT
- HIKER - 1,955 SQ.FT
- RUNNER - 1,977 SQ.FT
- SKIER - 1,992 SQ.FT
- SKATER - 2,008 SQ.FT
- SNOWSHOE - 2,081 SQ.FT
- CROSS COUNTRY - 2,150 SQ.FT
- FOREST - 2,247 SQ.FT
- HILLSIDE - 2,320 SQ.FT

GREY RD - 19

# Hillside Town House

2,332 sq.ft. 4 Bedrooms 3 Bathrooms



SCAN TO VIEW ALL FLOOR PLANS



## Highlights

### THOUGHTFUL DESIGN

Crafted to provide you with maximum space and privacy. You'll enjoy spacious backyards, side yards, and direct road access – perfect for families and individuals who want the autonomy of a detached home but with the convenience of a Semi-Townhome.

### SHORT-TERM RENTAL OPPORTUNITY

This premium short-term rental opportunity features expertly constructed modern architecture, top-of-the-line fixtures, and materials, providing a luxurious and comfortable stay. Surrounded by serene nature and a positively engaged community, you and your family can enjoy the best suburban living with convenience, relaxation, and easy access to local amenities.

### CONNECTIVITY AND ACCESSIBILITY

Location is everything, and Hillside Semi-Towns offers you the best of both convenience and accessibility. You'll be close to schools, parks, shopping centres, and major transit routes.

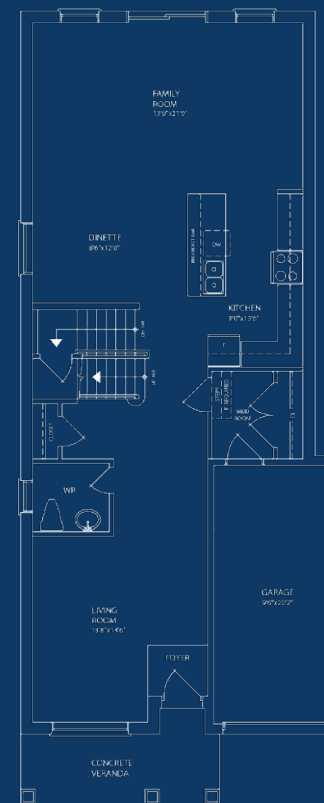
### STRONG SENSE OF COMMUNITY

We've designed Hillside Semi-Towns not just as a place to live, but as a place to connect. Our community is in close proximity to shared spaces that include playgrounds and recreational areas where you can relax, meet your neighbours, and enjoy life to the fullest.

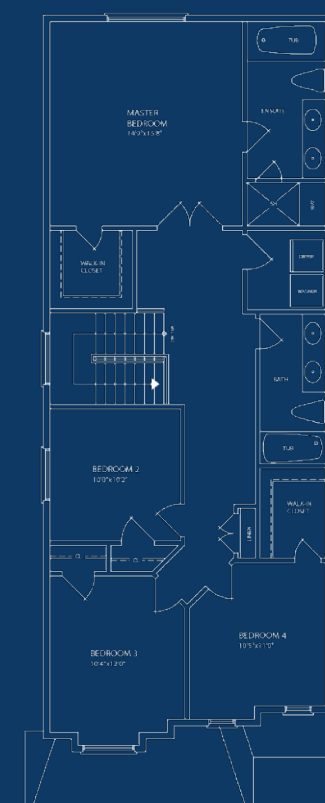
### SUSTAINABLE AND GREEN LIVING

Integrated eco-friendly features throughout the site, including green spaces, energy-efficient homes, and thoughtful landscaping. Our community will include parks and walking paths, giving you plenty of room to enjoy nature and outdoor activities.

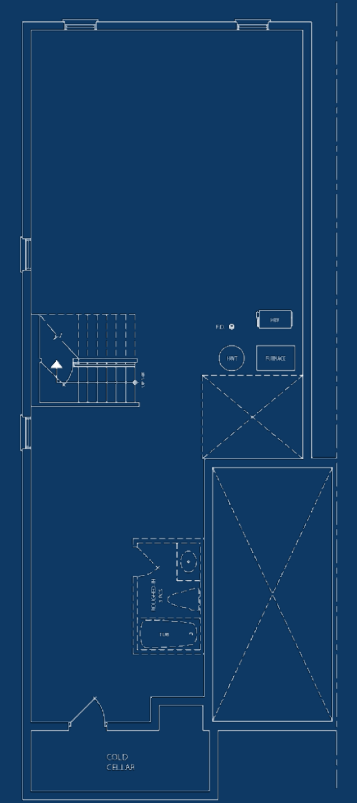
## Floor Plans



MAIN FLOOR



SECOND FLOOR



BASEMENT

# Luxury Features & Finishes



## QUALITY CONSTRUCTION

- Architecturally designed elevations featuring quality manufactured stone, fiber cement siding and other materials (as per plan/elevation).
- Poured-concrete basement walls with drainage membrane for a watertight finish and proper drainage.
- Steel beam supports in basement.
- Poured-concrete porches, garage floors (as per plan).
- Exterior house walls to be constructed with 2" x 6" framing.
- Garage walls other than concrete walls to be drywalled and taped.
- Quality self-sealing 25-year shingles.
- Prefinished aluminum soffits, eavestrough, fascia and downspout.
- Maintenance-free aluminum exterior railing (as per plan and grade).
- Fully paved asphalt driveway.
- Two exterior hose bibs, one located in garage and one at rear of house.
- Lot to be fully graded, top-soiled and sodded.

## INTERIOR FINISHINGS FEATURES

- 9' ceilings on main floor.
- 8' ceilings on second floor.
- 6'8"-high doors and archways.
- Natural oak staircase complete with iron pickets and natural oak handrail from first to second floor.
- Choice of trim and door selections from vendor's samples (+/- 4" baseboards and 2 1/2" casings).
- Choice of satin-nickel-finish door levers on all interior doors.
- White semi-gloss painted doors throughout.
- Choice of 2 interior wall paint colours from vendor's samples (one per floor).
- Smooth ceilings throughout kitchen, laundry room, powder room and all bathrooms.
- Balance of ceilings to be stippled and feature smooth borders.
- Electric fireplace complete with quality mantle.

## KITCHEN FEATURES

- Choice of quartz countertops and finished edging from vendor's samples.
- Centre island with breakfast bar (as per plan).
- Undermount double stainless steel sink with single lever faucet.
- Exhaust-hood fan over stove with duct ventilation to the exterior.
- Roughed-in plumbing and electrical for dishwasher.
- Heavy-duty wiring and receptacle for stove.
- Electrical outlets provided for refrigerator as well as a counter level for small appliances.

## WINDOW AND DOOR FEATURES

- Maintenance-free vinyl casement windows throughout inclusive of grills on front elevation, transoms and window arches (as per plan/elevation).
- Metal front-entry doors with weather stripping.
- Screens and cranks on all operating windows.
- High-quality caulking sealant to be used on all windows and exterior doors.
- Double-pane sliding glass vinyl windows throughout basement.
- Sliding patio door(s) or French doors with screen as per plan.
- Roll-up garage doors with decorative windows (as per plan/elevation).
- Metal door from garage to the house as per plan and where grade permits.

## BATHROOM FEATURES

- Choice of quality vanity cabinetry selections from vendor's samples (exception: pedestal sinks specifically located on plan).
- Choice of quality quartz countertops from vendor's samples (exception: pedestal sinks in powder room)
- All-white bathroom fixtures.
- Chrome single-lever faucets for all bathroom sinks, bathtubs and shower stalls.
- White ceramic towel bar and toilet-paper holder in bathrooms and powder room.
- Privacy locks on all bathroom doors and powder room.
- Choice of decorative ceramic tiles on all bathtub-enclosure walls to ceiling.
- Exhaust fans in all bathrooms, powder room and ensuite toilet room.
- Master ensuite shower with framed clear glass shower door and enclosures, chrome trim and choice of decorative ceramic tiles on shower walls and ceiling with surface-mounted shower light fixture (as per plan).
- Future basement bathroom roughed in with 3-piece piping.

## FLOORING FEATURES

- Choice of ceramic tiles in front foyer, bathrooms, powder room, laundry room and mudroom.
- Choice of laminate flooring on non-tiled areas of main floor.
- Upper-level flooring a choice of laminate or 40oz. broadloom with quality underpad.
- Sub-floors sanded and screwed down before application of chosen finished floor.

## ELECTRICAL FEATURES

- 100-AMP electrical service.
- Ceiling fixtures in foyer, hallways, kitchen, dining room, family room or great room, den, laundry room, bedrooms, walk-in closets and mudroom (as per plan).
- Smoke detectors on ceiling of every floor as per Ontario Building Code.
- Carbon monoxide detector as per Ontario Building Code.
- Ground fault circuit interrupter protection in kitchen, powder room and all bathrooms.
- Black exterior lamps along front of house as per plan/elevation.
- Exterior weatherproof receptacles at the front of house and rear of house.
- Receptacles in garage inclusive of one ceiling receptacle for future garage door openers.
- Roughed-in wiring for telephone in bedrooms, kitchen and family or great room.
- Rough-in for cable TV in family room and master bedroom

## HEATING FEATURES

- High-efficiency forced-air gas furnace with electric ignition and HRV unit.
- Thermostat centrally located on main floor.
- Rental hot-water tank unit.
- Roughed-in gas line for future barbeque connection at rear of house.

## WARRANTY

Tarion Warranty Program covers all homes as follows:

- Seven (7) year warranty for major structural defects.
- Two (2) year warranty for defects in workmanship and materials on electrical, plumbing, heating and building envelope.
- One (1) year warranty for defects in workmanship and materials.



905.660.2789 | [info@cvdgroup.ca](mailto:info@cvdgroup.ca) | [cvdgroup.ca](http://cvdgroup.ca)