



ANGUS GLEN SOUTH VILLAGE

KYLEMORE'S WELLNESS-INSPIRED MASTER-PLANNED COMMUNITY NOW SELLING

Kylemore recently introduced a new collection of exquisite home designs to its prestigious new master-planned community – Angus Glen South Village (AGSV) in Unionville. This innovative neighbourhood opened for sale in fall 2020, offering elegant single-detached homes and upscale townhomes in a wellness-inspired community that will take shape on the former York Downs Golf Course. Adding to the luxury of home design for which Kylemore is well known, Angus Glen South Village will include many diverse elements intended to enhance residents' well-being, carrying them into the future in comfort and style.

"Angus Glen South Village is an exciting continuation of Kylemore's tradition of excellence in earlier home collections," says Frank Spaziani, vice-president at Kylemore. "The master plan incorporates seamless connections to our Angus Glen Community and encompasses the best practices of good urbanism."

More than one-third of the former golf course lands will be reserved for enjoyment by the whole community and future generations. AGSV's master plan includes rehabilitation of habitat within the conserved valley, designated entryways to the trail system, neighbourhood parks, woodlot and ponds, further promoting a connection with nature.



Healthy outdoor activities will be easily accessed. Nearby, AGSV benefits from Angus Glen Golf Club, schools, a major community centre, shops, services, eateries and parks, epitomizing the convenient and all-encompassing way of life Kylemore delivers to its homebuyers. The location is just a few minutes to Unionville's historic Main Street, Markville Mall, Hwys. 407 and 404 and two GO stations.

The unparalleled features and location of Angus Glen South Village merit equally distinct architecture. "The simplicity of farmhouse architectural styling provided the genesis for a new collection of homes with highly tailored modern details," Spaziani says. "The process initiated by our in-house architectural and design team led to the selection of three award-winning firms to work with us to complete the final home designs. We're thrilled with the results and delighted by the reception from discerning homebuyers."

Collaborating firms are RN Design, Hunt Design Associates, and Guthrie Muskovitch Architects.

Exterior materials include architectural stone, brick, stucco, siding and metal panels, combining textured and smooth surfaces creatively. Landscaping will frame the homes in colour and greenery.

The first phase within this multi-phase community includes freehold townhomes and an array of detached homes on lots of approximately 30- to 70-ft. widths, ranging from

approximately 2,000 to 6,000 sq. ft. Kylemore's proactive design will provide future residents with flex spaces to change along with their lifestyle, such as meditation/ yoga spaces, offices and functional mud rooms. Optional lofts, double principal bedrooms, nanny/in-law suites, self-contained apartments, and second catering kitchens enable purchasers to customize their home.

To showcase the many luxury features and finishes at AGSV, Kylemore's in-house design team completed a fully furnished and decorated model townhome. Spanning three finished floors, the home flows from level to level, revealing an extraordinary use of space by suggesting flexibility in function and spotlighting areas for key uses. The design theme elegantly combines Scandinavian-influenced

sleek styling and natural materials, with elements suited to a New York City loft. This gorgeous 2,500-sq.-ft. home appeals to families seeking a home for entertaining in style, as well as providing areas for privacy, quiet study and working from home. Throughout, the model's layout addresses the pinch points families experience, especially during the pandemic.

AGSV homes feature oversized windows complimented by 10-ft. main floor, nine-ft. upper level and high basement ceiling heights, infusing the home with natural light, improving ventilation and enlivening the interior. Elevated finishes add luxury throughout. Future-proofing inclusions such as electric car charger connection, the latest energy-efficient materials and construction methods, smart home technology for monitoring of heating/cooling systems, and much more combine to create homes of lasting value.

Kylemore creates communities that promote wellness and homes that deliver the luxury that touches every aspect of residents' lives.

Visit the presentation centre, located at 4500 Major Mackenzie Dr. in Markham; by appointment only. For further information about this one-of-a-kind new community, call, email or visit the website.

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