

# AUDEN GRAND

SPECTRUM COLLECTION



Experience  
*Luxury Living*  
at Auden Grand

# Welcome to Auden Grand

Experience the grandeur of modern living at Auden Grand, a collection of exclusive Richmond Hill townhomes crafted by Sunny Communities. Nestled in a wonderful neighbourhood for young families with abundant green spaces and convenient amenities, the Prism, Lumina & Spectrum Collections offer ample square feet of living space. These are homes that blend timeless character and modern craftsmanship in some of the most prized real estate in the Greater Toronto Area.



Rendering is artist's concept.

AUDEN GRAND TOWNS

SUNNY COMMUNITIES

AUDEN  
GRAND  
TOWNS

## Here in the *Heart* of Richmond Hill

Auden Grand is a community at the beating heart of a gorgeous city. Its location at Elgin Mills & Bayview offers a blend of convenience and charm. With thriving businesses powering a growing economy, a selection of big box stores, exceptional schooling, beautiful parks, phenomenal dining, personal services, golf courses and more, this is the ideal place to build your future.

JOHN MCCRAE ST.

Rendering is artist's concept.





# Educational Excellence

RICHMOND HILL IS HOME TO SOME OF ONTARIO'S TOP PERFORMING SCHOOLS

Auden Grand is also an investment in your child's future. Here, you fall within the catchment area of some of the top elementary and secondary schools in the province, rated according to standardized measures of academic excellence. That includes public schools, Catholic schools, private schools, and schools offering French immersion programs.

4 MINUTES TO  
York  
Montessori School  
2 KM

7 MINUTES TO  
Richmond Hill  
High School  
5.2 KM

4 MINUTES TO  
Richmond Rose  
Public School  
2 KM

10 MINUTES TO  
Richmond Hill Montessori  
Private School  
5 KM

5 MINUTES TO  
Richmond Green  
Secondary School  
2.1 KM

11 MINUTES TO  
TMS  
Private School  
12 KM

6 MINUTES TO  
Bayview  
Secondary School  
4 KM

11 MINUTES TO  
Christ the King Catholic  
Elementary School  
6 KM

AUDEN GRAND TOWNS

# Richmond Green & Urban Amenities

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Richmond Hill and the surrounding area offers a rich range of natural attractions and urban amenities for residents to enjoy. Richmond Green, a sprawling recreational hub with sports facilities, walking trails, picnic areas, and regular community programming is just down the street from Auden Grand. Enjoy a day by the water at Lake Wilcox Park or Mill Pond Park, and peruse the local fare and artisan products at the Richmond Hill Farmers' Market.



Richmond Hill also offers plenty of shopping, including Hillcrest Mall. The city also offers a wide selection of restaurants, from high-end eateries, to cozy cafes, to family friendly chains.

# Amenities

## RECREATION

- 1 Richmond Green Skate Park
- 2 Richmond Green Pickleball Courts
- 3 Richmond Green Skate Trail
- 4 Richmond Green Soccer Club
- 5 John Tipp Park
- 6 Headwaters Community Park
- 7 Richmond Hill Lawn Tennis Club
- 8 Artisan Trail
- 9 Callaway Performance Centre
- 10 Uptown Golf
- 11 Summit Golf & Country Club
- 12 Elgin West Community Centre & Pool
- 13 Bayview Hill Community Centre & Pool

## EDUCATION

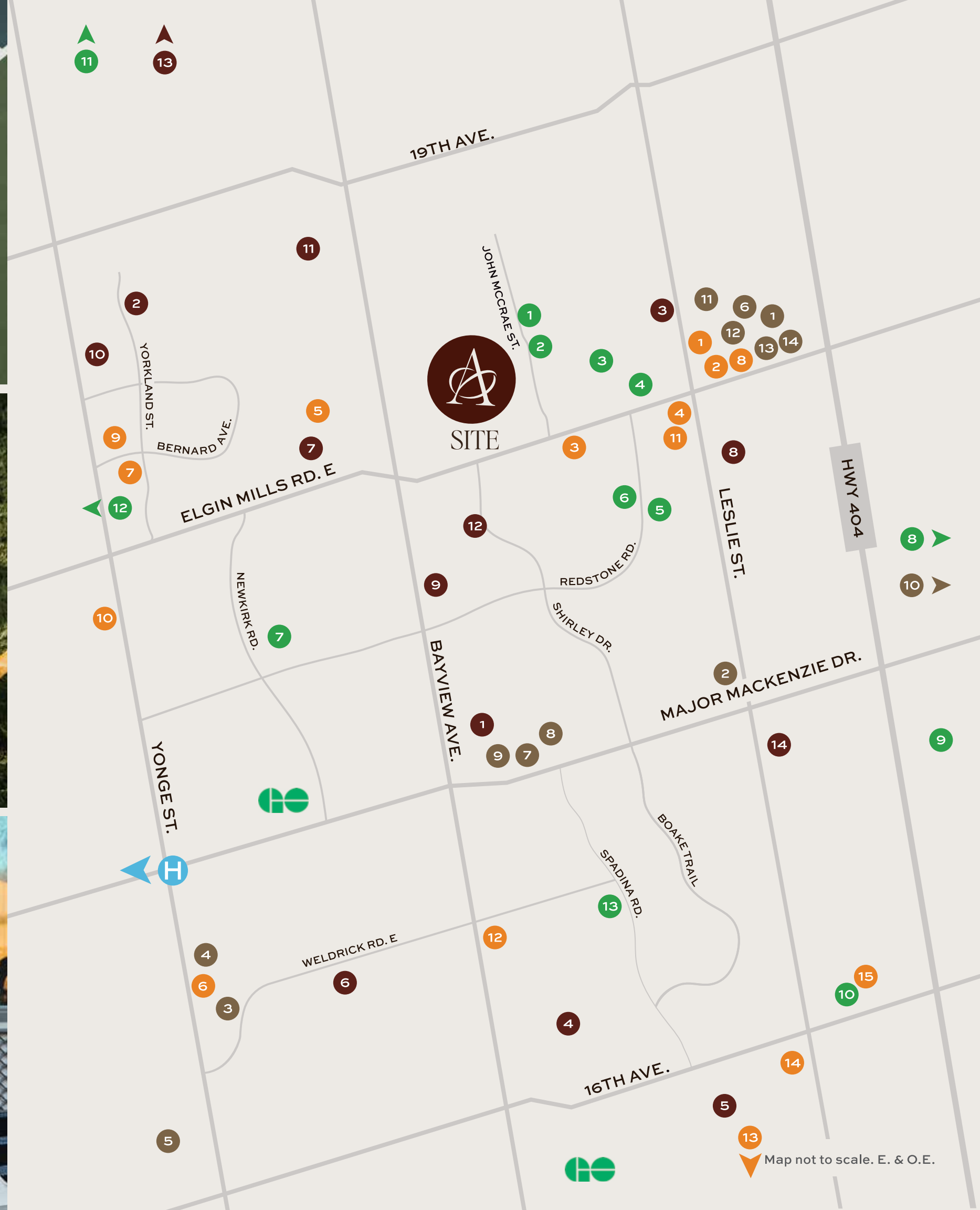
- 1 Bayview Secondary School
- 2 Richmond Hill High School
- 3 Richmond Green Secondary School
- 4 Bayview Hill Elementary School
- 5 Christ the King Catholic Elementary School
- 6 Richmond Hill Montessori Private School
- 7 TMS Private School
- 8 York Montessori School
- 9 Our Lady Queen of the World Catholic Academy
- 10 Century Private School
- 11 Holy Trinity School
- 12 Michaëlle Jean Public School
- 13 Bond Lake Public School
- 14 Victoria Education Centre Montessori & Child Care

## SHOPPING

- 1 Costco
- 2 LCBO
- 3 T & T Supermarket
- 4 H Mart
- 5 Hillcrest Mall
- 6 RioCan Elgin Mills Smart Centre
- 7 Smart Centre Richmond Hill
- 8 Walmart Supercentre
- 9 Shoppers Drug Mart
- 10 Canadian Tire
- 11 The Home Depot
- 12 Michaels
- 13 Staples Print & Marketing Services
- 14 PetSmart

## RESTAURANTS & ENTERTAINMENT

- 1 Pi Co. Pizza Bar
- 2 Osmow's Shawarma
- 3 Starbucks
- 4 Tim Horton's
- 5 Maria's Kitchen Italian Cuisine
- 6 Royal Game Café & Lounge
- 7 Imagine Cinemas Elgin Mills
- 8 Astoria
- 9 McDonald's
- 10 St. Louis
- 11 Chillax Coffee
- 12 Lovely the Café
- 13 Yu Seafood
- 14 Duo Café
- 15 ATO Japanese Restaurant





# SITE PLAN

- 20' PRISM COLLECTION
- 21' LUMINA COLLECTION
- 21' SPECTRUM COLLECTION

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. April 2024.



AUDEN GRAND TOWNS

# Homes Ahead of Their Time

Auden Grand townhomes are designed with the future in mind. Energy-efficient, environmentally friendly, and technologically advanced, these homes are a testament to sustainable living without compromising luxury.



SUNNY COMMUNITIES



## Walk-Out & Look-Out Basements

Many of the models at Auden Grand feature walk-out basements, with gorgeous low-maintenance patios and decks. Large Energy Star rated windows means your basement is bathed in natural light and comfortable in all seasons. It's just one additional feature that places these grand towns a cut above the rest.



AUDEN GRAND TOWNS

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# Models & Floor Plans

# Block 9



# Block 10



# BLOCK 11



# Block 12



# Block 13



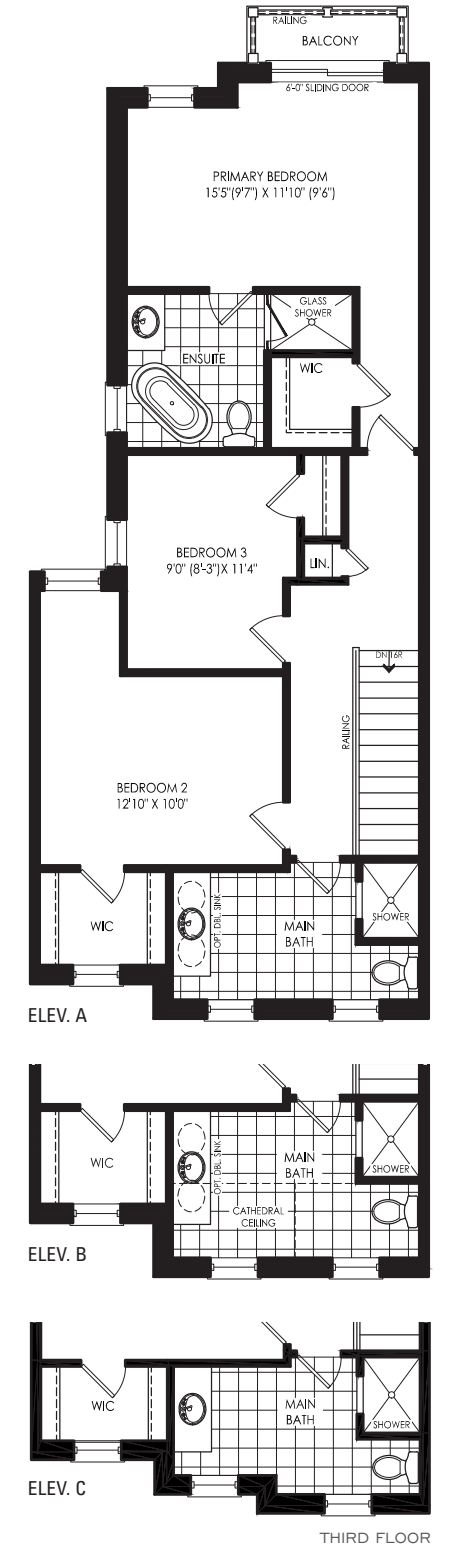
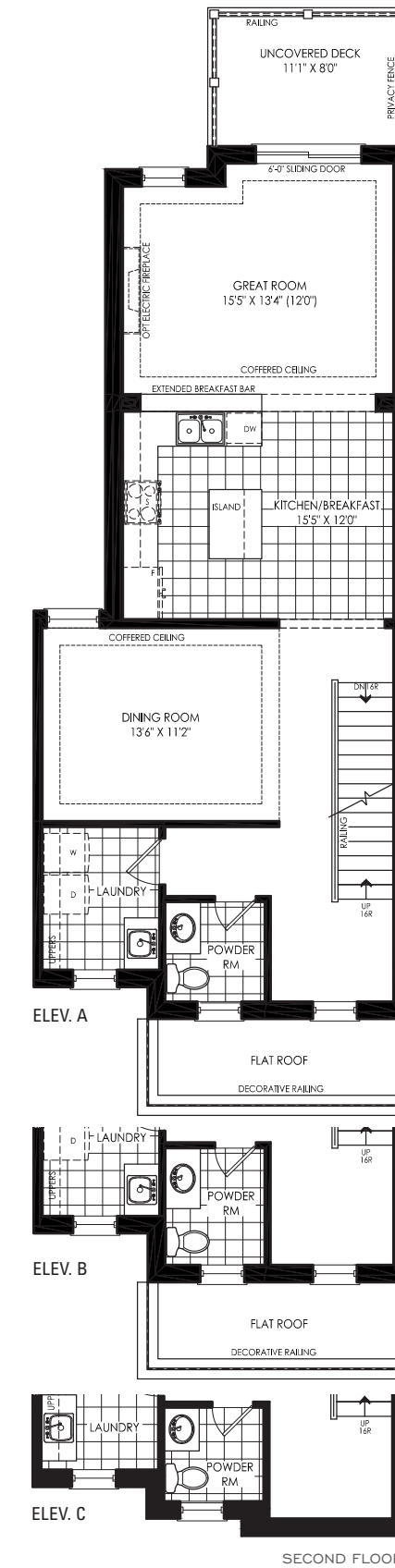
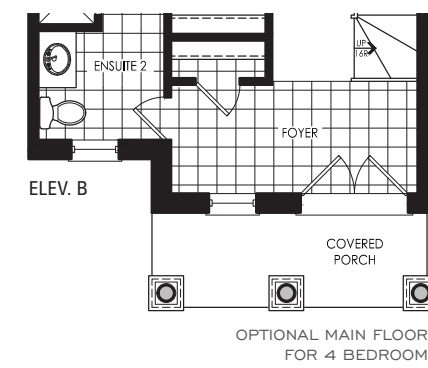
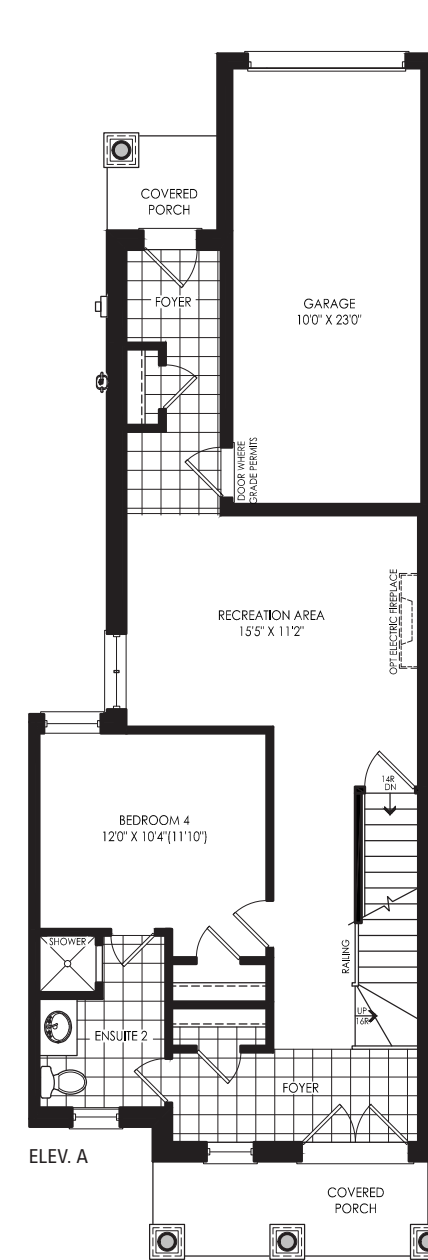
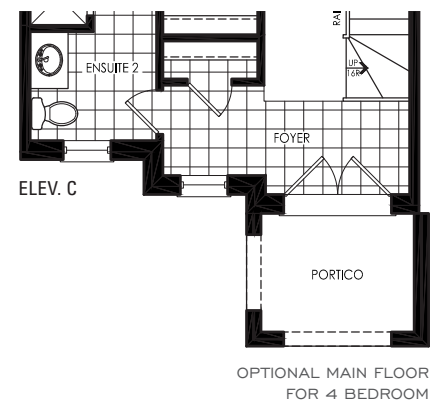
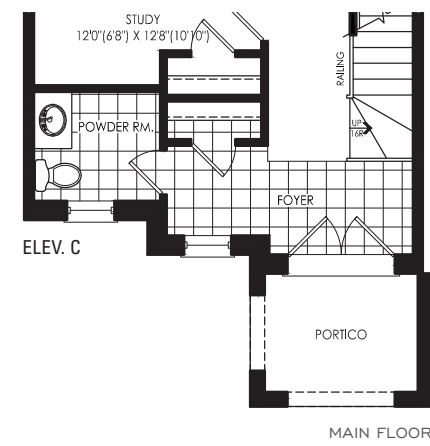
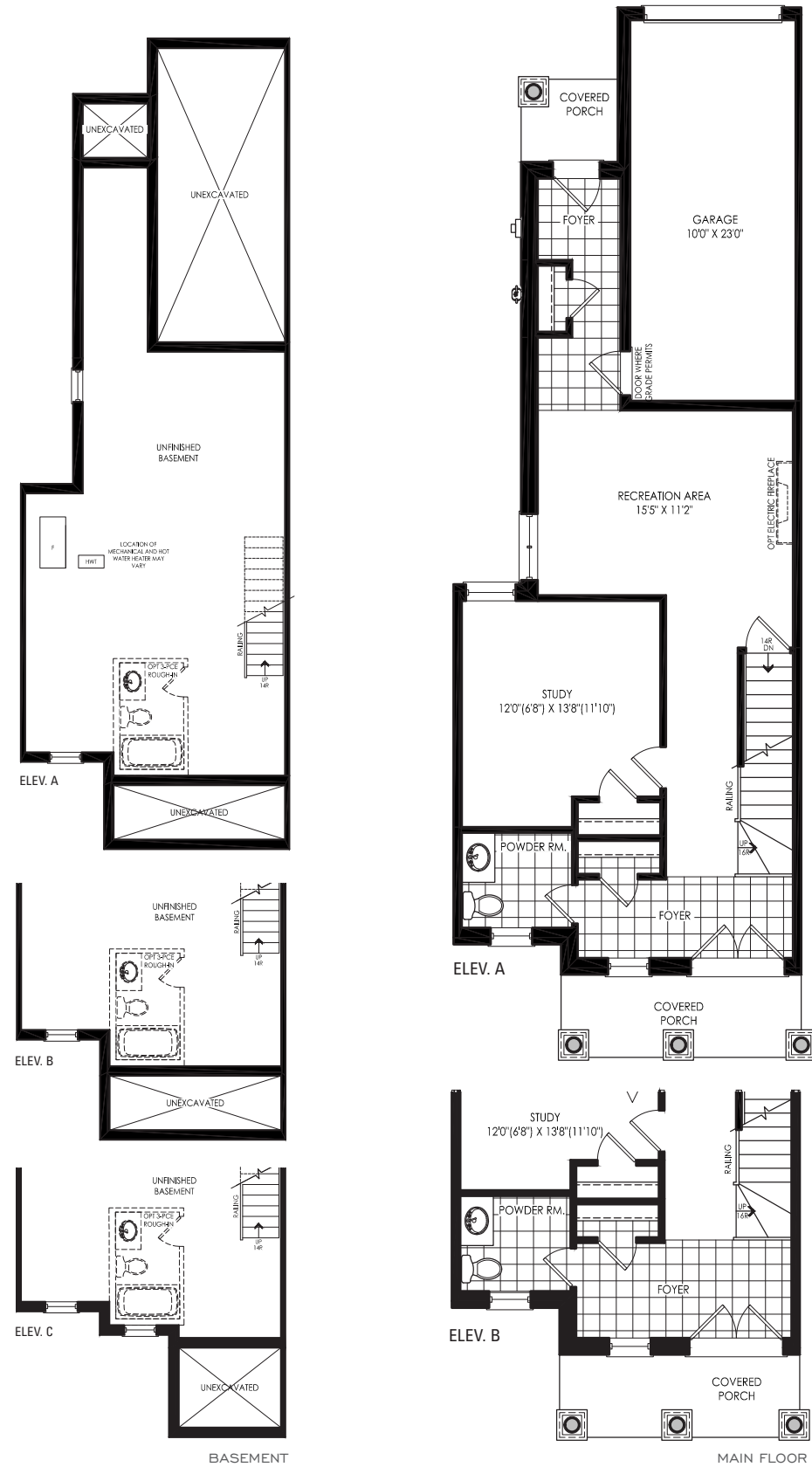


# Block 14



# Bristol

ELEV. A • 2,625 SQ.FT. | ELEV. B • 2,690 SQ.FT. | ELEV. C • 2,589 SQ.FT.



Illustrations are artist's concept. All dimensions are approximate. Specifications, terms and conditions are subject to change without notice. Floor plans and room dimensions apply to elevation A of this model type and may vary according to elevation. Plan may be built with mirror image. Location of furnace, hot water tank, support posts and beams are determined by the HVAC designer or architect and may result in drywall boxes on walls and ceilings that are not shown. The size and location of the utility area are approximate. The number of steps at front and rear may vary depending on grading. E. & O. E. TH-RL-21-1

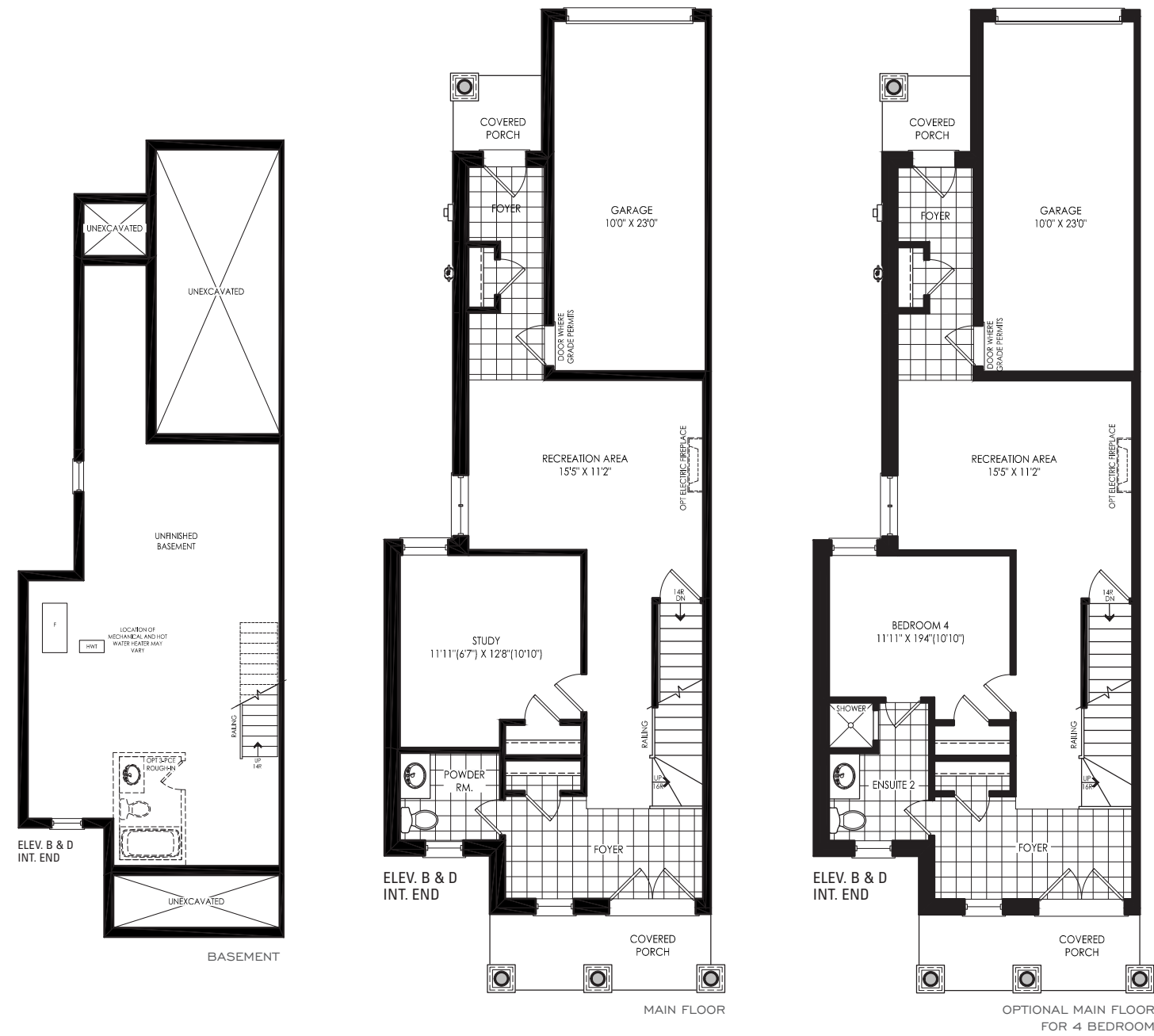
**SUNNY**  
COMMUNITIES

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**SUNNY**  
COMMUNITIES

# Bristol

ELEV. B INT. END • 2,697 SQ.FT. | ELEV. D INT. END • 2,697 SQ.FT.



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# York

ELEV. A CORNER • 3,080 SQ. FT.




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Illustrations are artist's concept. All dimensions are approximate. Specifications, terms and conditions are subject to change without notice. Floor plans and room dimensions apply to elevation A of this model type and may vary according to elevation. Plan may be built with mirror image. Location of furnace, hot water tank, support posts and beams are determined by the HVAC designer or architect and may result in drywall boxes on walls and ceilings that are not shown. The size and location of the utility area are approximate. The number of steps at front and rear may vary depending on grading. E. & O. E. TH-RL-21-2





# Design Your *Dream Home*

At Sunny Communities, we believe in creating homes that are a unique reflection of you. Our design studio offers a wide selection of premium finishes and fixtures. Our world-class designers can help walk you through the process of customizing these options to ensure your home continues to inspire you for years to come.

# Feel Secure With Sunny

## NEW SECURITY MEASURES COME STANDARD AT YOUR NEW HOME

Purchasing a Sunny Communities home is a great decision, especially since we're including some bonus security measures in your new home at Auden Grand.

Sunny Communities is providing an overnight, eight-hour security detail to patrol the new community, and state-of-the-art home camera systems that you can customize and monitor from your smart phone. We're also including perimeter fencing, tempered glass entry doors, and door guardian deadbolt locks.

These inclusions are just another way we're offering a little more comfort and peace of mind at Auden Grand. Please ask us for more details.





# Building Exceptional Homes

Rendering is artist's concept.

At Sunny Communities, we develop with a vision in mind:  
To make every day in one of our homes feel like a sunny day.  
It is not just about the homes themselves, but about the  
security and happiness that comes from living in them.



The Townmanors of Brownsville

Rendering is artist's concept.

Our team comes with the expertise from a vast array of industries, providing us with the dynamic and versatile foundation on which Sunny Communities has been built. Our communities in Markham and Schomberg have each been a resounding success, selling out quickly after launch. With backgrounds spanning all aspects of real estate and development, you can trust that our team will build an exceptional home.



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[SUNNYCOMMUNITIES.COM](http://SUNNYCOMMUNITIES.COM)