

This is the dawn of a new adventure.
Open your heart to its magic.
Marvel at its beauty. Embrace its promise.
For this is where joy lives.
Among the serenity of verdant groves,
by the banks of a flowing river.
On long runs and leisurely walks.
Between busy workdays and everyday moments.

It's time to find your bliss at Highmount Condominiums.

COME LIVE YOUR BEST CHAPTER

Claiming an enviable position on Highway 7, steps from Birchmount Road, Highmount is an expression of a grand adventure. One that embraces the unexpected with the expected. The lively with the tranquil. The luxuries with the necessities. Set amidst verdant surroundings, it is the first chapter of a spectacular multi-phase condominium community.

With the Rouge River as its quiet neighbour, it mirrors the serenity of its surroundings. The address of luxuriously appointed amenities and suites that anticipate your every need, Highmount basks in the spirit of complete and total contentment. And its desirable location and superb connectivity, make it a gateway to a wondrous life in Markham.





EXPLORE. EXPERIENCE. ENJOY.

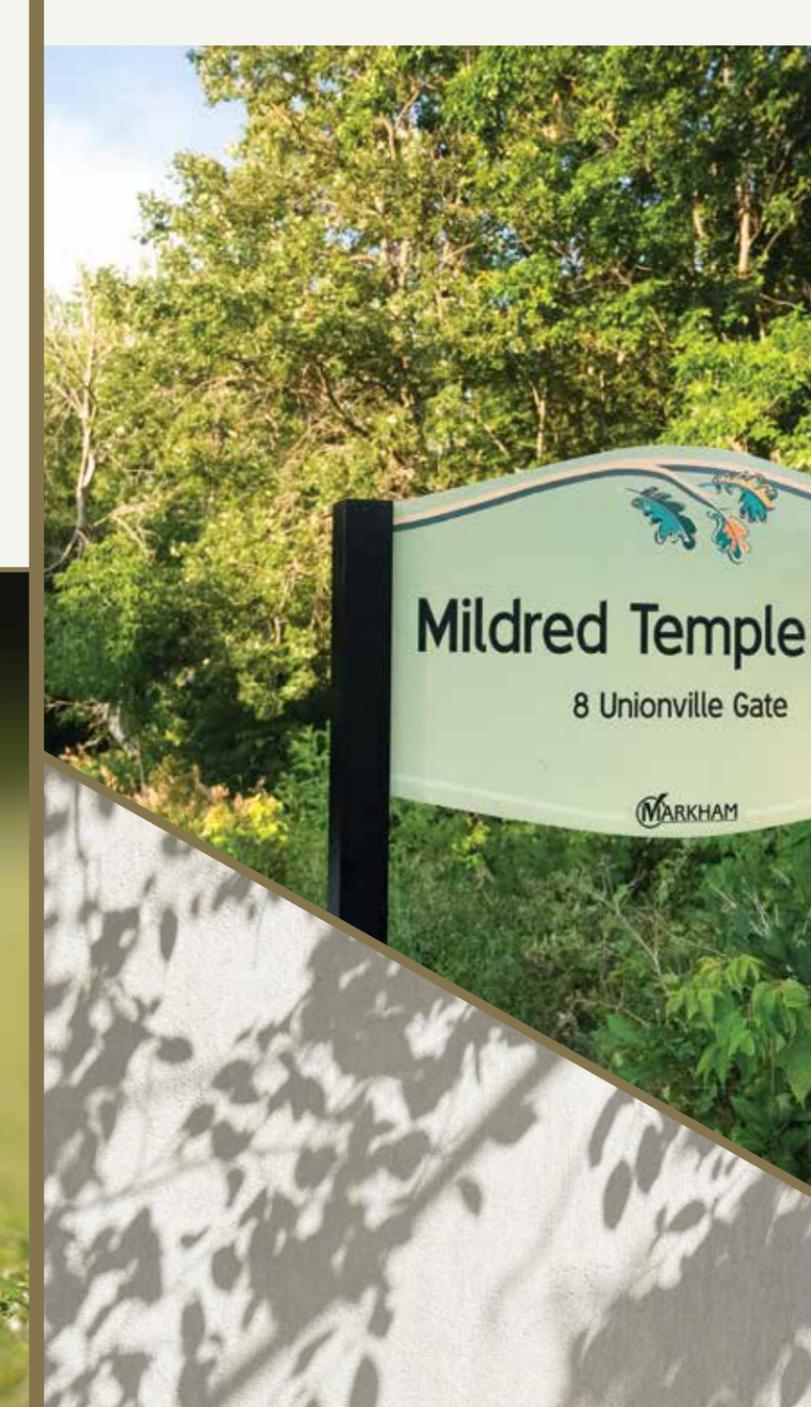
NEIGHBOURHOOD



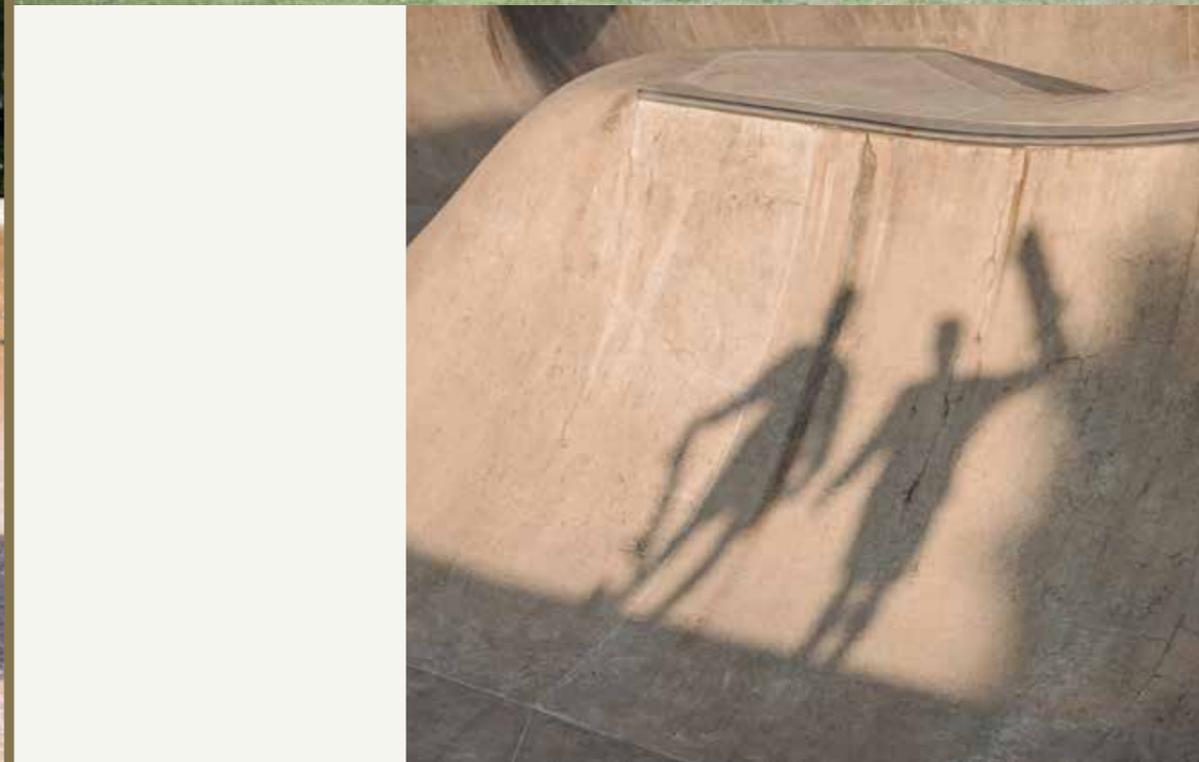
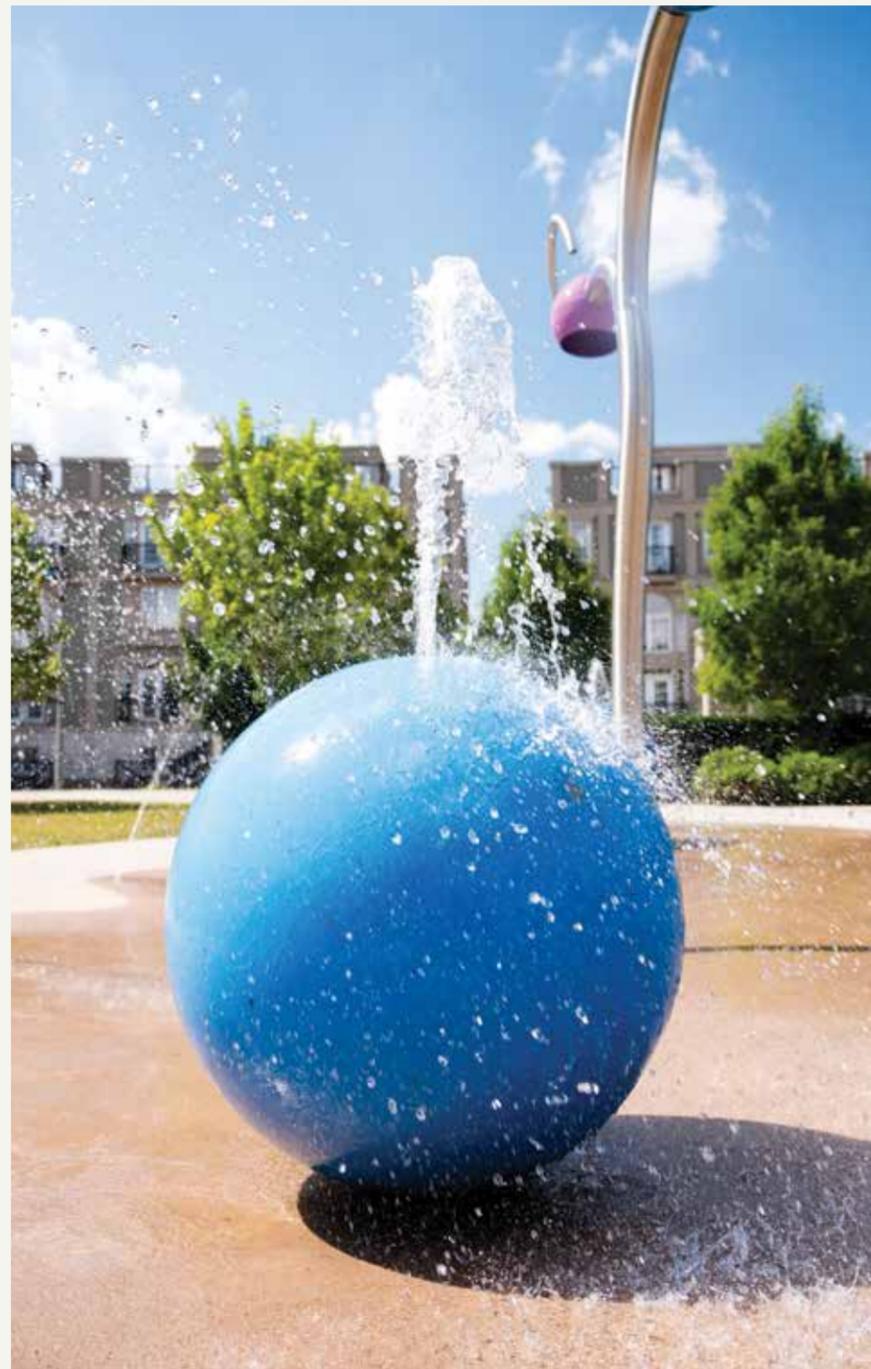
Nestled in a lush environment, Highmount introduces tranquility into the everyday. The abundant greenery that neighbours the community and the future park work in harmony to calm the business of living. Lazy picnics, leisurely days in the sun, and the laughter of little voices frolicking are commonplace here.



A touching distance from the Rouge River, here you can immerse yourself in the great outdoors. Take a break from the routine, pause and linger on the meandering paths, and soak in the music of birdsongs. Get ready to commune with nature and enjoy the serenity that comes with it.



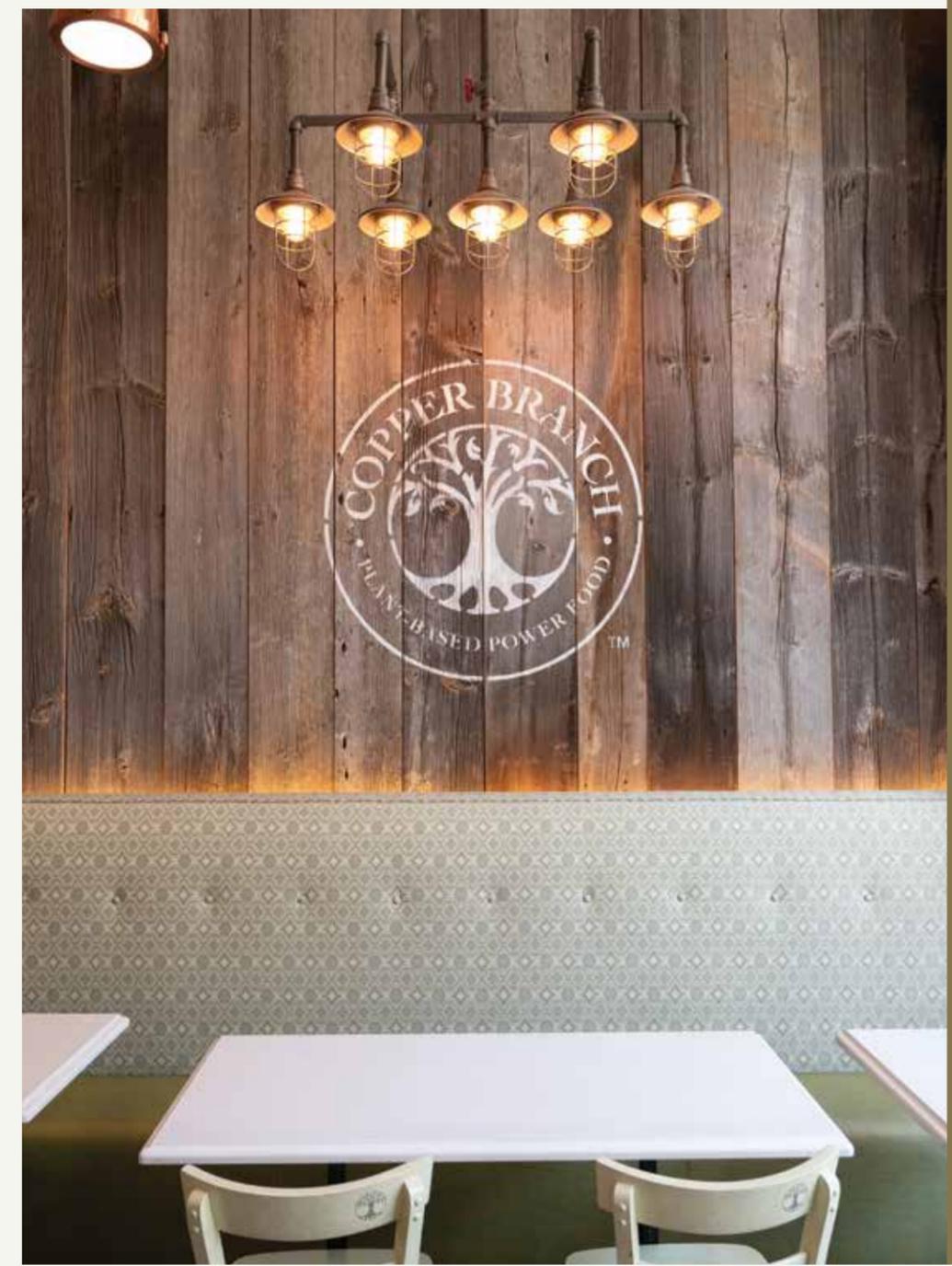




From swimming to skating, and outdoor playtime, one would think life here is all about play. With numerous community centres, parks, and golf courses within easy reach, everyone at home will be happily occupied, come rain or shine.



Love something quaint? Take a trip down memory lane, historic Unionville is a short drive away. Need a quick mood picker-upper? Treat yourself to some retail therapy.



At Highmount, there's a city pulsating at your doorstep. Minutes from shopping, dining and entertainment, ardent shoppers, urban explorers, foodies, and families will find their favourite muse close to home.



Want to treat your tastebuds? Ride a one-of-a-kind carousel. Take in some truly thought-provoking art. A trip to nearby Downtown Markham will send your senses on overdrive. If that isn't enough, there's more shopping and entertainment calling you. With Uptown Market, First Markham Place and Markham Town Square, all a quick drive away, enjoyment is easy to come by. For those who crave the bright lights and excitement of the big city, transit is right outside your door.

PARKS

1. Debbi Wikes New Park
2. Promenade Park
3. Dragonfly Park
4. Mildred Temple Park
5. Milne Dam Conservation Park
6. Campbell Park
7. Toogood Pond Park
8. Bruce's Creek
9. Milliken Mills Park

ENTERTAINMENT

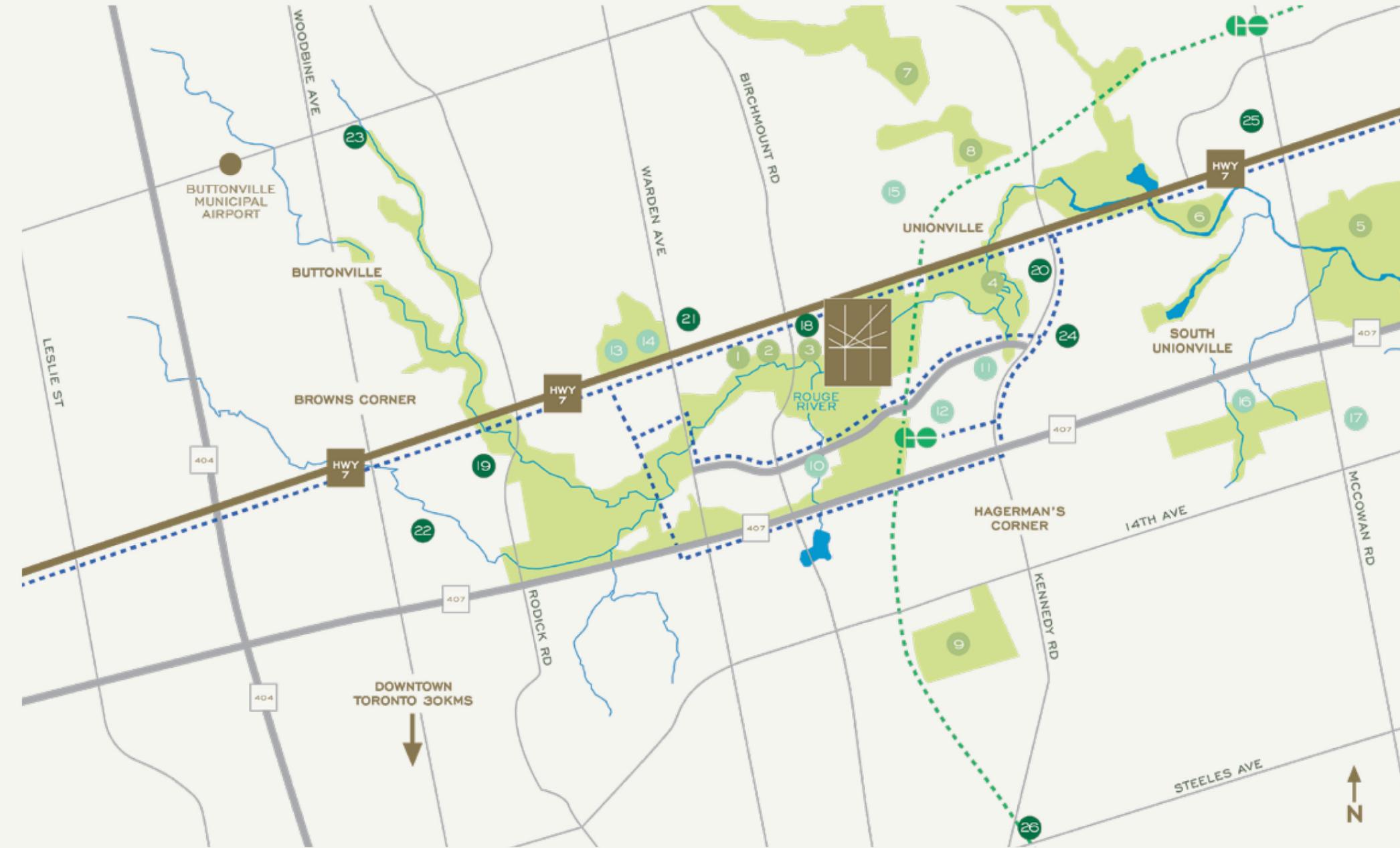
10. Cineplex Cinemas Markham VIP
11. Markham Pan Am Centre
12. Markham YMCA
13. Markham Civic Centre
14. Markham Civic Centre Skating Rink
15. Unionville Heritage Centre
16. Markham Executive Golf Course
17. Markham Sports Dome

RETAIL

18. Uptown Market
19. First Markham Place
20. New Kennedy Square
21. Markham Town Square
22. Costco
23. T&T Supermarket
24. T&T Supermarket - Kennedy
25. Markville Mall
26. Pacific Mall

TRANSIT

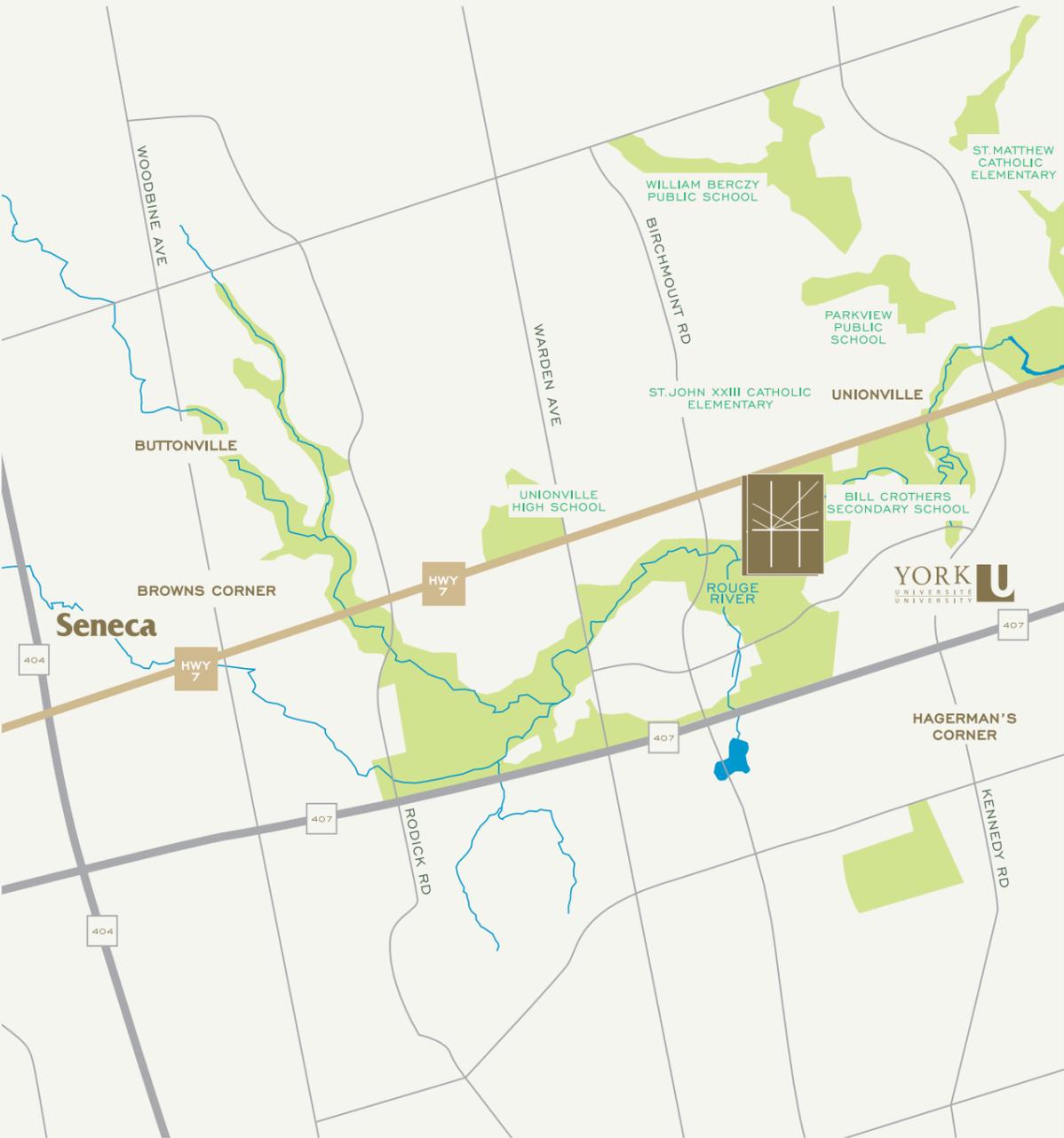
- GO Stouffville Line
- VIVA Line
- Highway 7
- Highways



Map not to scale. Illustration is artist's concept. Subject to change without notice. E.&O.E.



A PLACE OF PLENTY



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THE FUTURE IS HERE

Recognizing what happens tomorrow, starts today, Highmount is a great option for young families and students. Given its proximity to some of the finest schools in Ontario and world-renowned post-secondary institutions, it sets your family up for future success.

ELEMENTARY :

William Berczy Public School
Rating 9.5/10
22 Min (Transit) 5 Min (Car)

St. John XXIII Catholic Elementary
Rating 9.0/10
17 Min (Transit) 4 Min (Car)

St. Matthew Catholic Elementary
Rating 8.9/10
28 Min (Transit) 9 Min (Car)

Parkview Public School
Rating 8.8/10
19 Min (Transit) 3 Min (Car)

SECONDARY :

Unionville High School
Rating 8.8/10
16 Min (Transit) 7 Min (Car)

Bill Crothers Secondary School
17 Min (Transit) 4 Min (Car)



6 Min



3rd largest university in Canada



54,500+ students enrolled in 200+ undergraduate and graduate degree programs



10,000+ international students from over 172 countries



“In the world’s top 35 higher education institutions”
– Times Higher Education Impact Rankings 2022



Schulich School of Business ranked #1 in Canada
– Corporate Knights, Forbes & CNN



Markham Campus is in the heart of one of the most diverse and dynamic urban communities



20,855 full-time students (Fall 2011)



approx 70,000 continuing education registrations annually



3,500+ international students from 113 countries (Fall 2011)



146+ full-time programs and 135 part-time programs

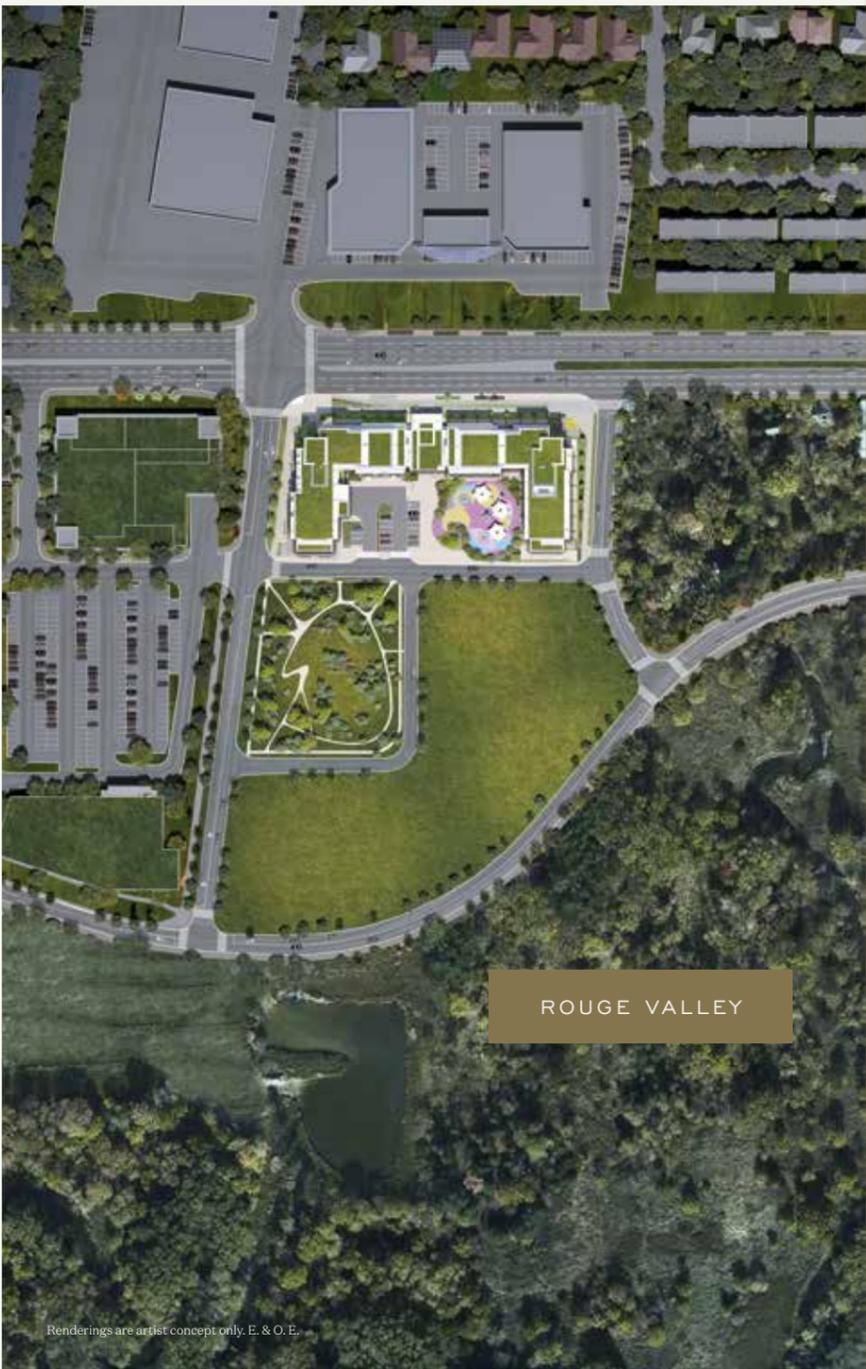


71.4% Employment rate six months after graduation (Grads 2019-2020)



10 Min





THE GRAND PICTURE

Spread over 14.5 acres, with 1.3 acres reserved for a community park, and home to iconic mid-rise and high-rise residences, this stunning enclave embraces the lively buzz of its urban location and the tranquility of being close to nature. With thoughtful amenities, retail, interlaced with landscaped pedestrian pathways, and an abundance of greenery, here the calm and lively mingle effortlessly.





MAKING A STATEMENT



ARCHITECTURE

In harmony with its surroundings, Highmount is an excellent example of thoughtful residential design, its beauty lies in its modernist architectural signature. An intimate 8-storey building, rising alongside Highway 7, Highmount's linear contemporary design bears an air of quiet sophistication. The dramatic vertical and horizontal lines. The expansive glass windows that reflect the sky. The inviting balconies. All make a splendid statement. Striking a perfect balance between form and function, architecture and nature, and innovation and sustainable practices, it sustains the nature of life.



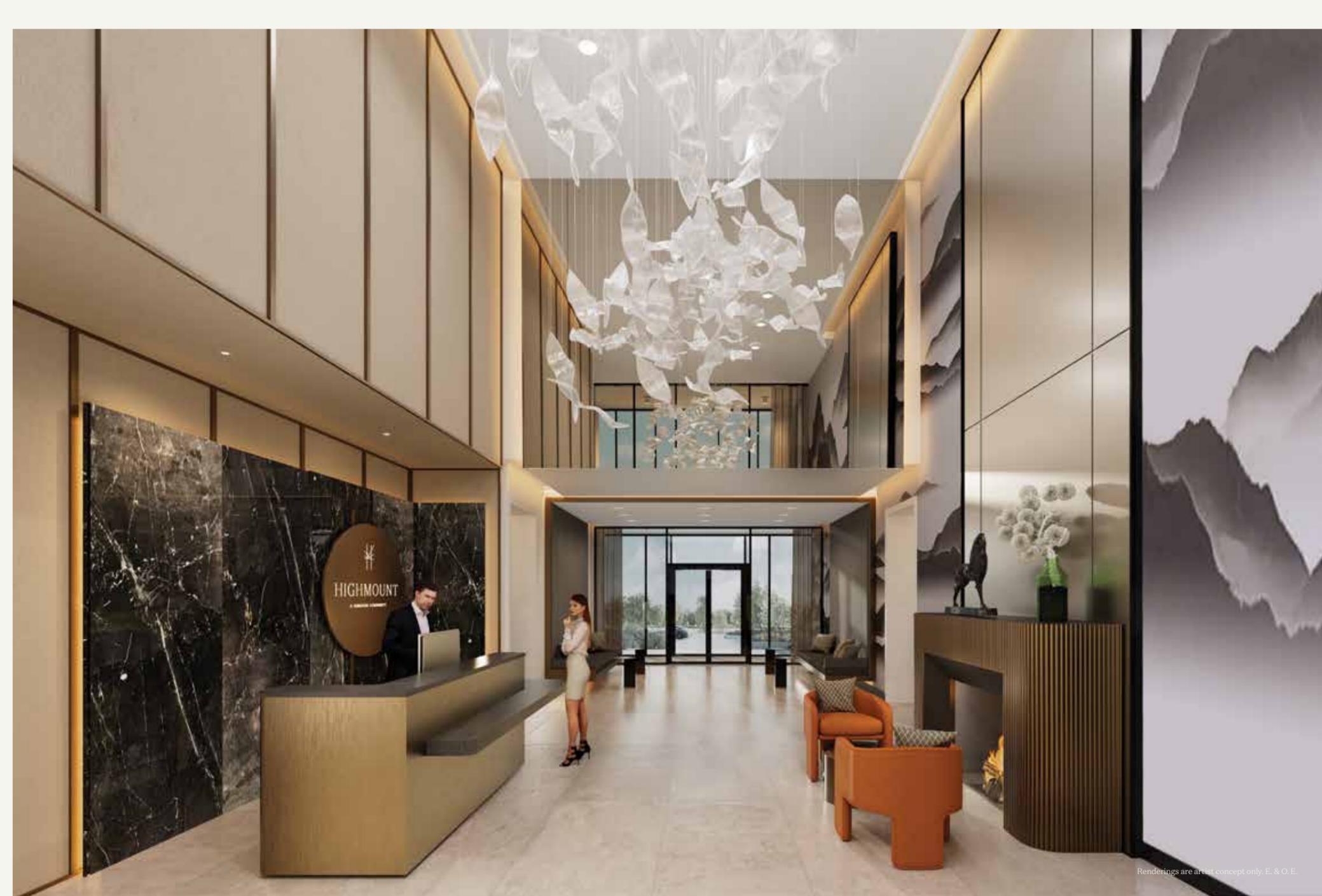


A SENSORY EXPERIENCE



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LOBBY



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A SPECTACULAR WELCOME

Sparing no detail, Highmount's luxuriously appointed amenities put a whole new spin on indulgence. Magnificent yet decidedly practical, the awe-inspiring lobby unveils what lies ahead. With its stunning sculptural chandelier, statement fireplace, cozy nooks for conversation, and most importantly, the ever-helpful concierge, it aces the art of making a great first impression.



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REFINED AMENITIES

With over 20,000 sq. ft. of indoor and outdoor amenity space, Highmount is devoted to pleasure and play. If entertaining is your favourite pastime, the elegant Party Room is perfect for showing-off your hosting skills. Imagine the celebrations that will unfold here – the joyous birthday parties, memorable holiday dinners, and evenings of pure bonhomie.





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FITNESS CENTRE



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Relax or recharge, either way, life here is about feeling good. The fully equipped Fitness Centre is designed to pamper your body and mind. Pump iron. Run 5K. Stretch. Your fitness regimen will be in tip-top shape.



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And with the option of Personal Trainers to guide you, get ready to be your very best. Highmount is designed to take care of your wellness and relaxation. With its spin studio, yoga room, boxing studio, and spa-inspired change rooms, recharging your batteries will be an easy feat.



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YOGA AND BOXING STUDIO



AMENITIES: GROUND FLOOR

- | | | | | | |
|-------------------|-----------------|------------------|--------------------|--------------|----------------------------|
| 1. Spin Studio | 3. Change Rooms | 5. Boxing Studio | 7. Outdoor Terrace | 9. Lobby | 11. Parcel Storage Lockers |
| 2. Fitness Centre | 4. Yoga Studio | 6. Party Room | 8. Mail Room | 10. Pet Wash | |

HIGHMOUNT HIGHLIGHTS

- A modern 8-storey mid-rise condominium designed by a renowned architectural firm
- Grand 2-storey lobby with seating lounges
- Open and bright floor plans designed for maximum natural light exposure and views
- LEED Silver certified
- Environment-friendly full green rooftop
- Super convenient 24/7 accessible digital parcel storage lockers
- Fully equipped fitness club with cardio and weight areas
- Wellness-centred additional spin room, yoga/meditation/dance and boxing studios
- Luxurious fully equipped change rooms with showers
- Stylishly appointed party room with catering kitchen, bar, and a formal dining area
- Expansive outdoor landscaped terrace and dining areas
- An engaging and stimulating children's playground
- Pet washing area perfect for furry friends

SAFETY & MONITORING SYSTEMS

- 24-hour concierge monitoring system, including strategically placed surveillance cameras and two-way voice communication stations with call buttons in common areas and garage
- Life safety system includes sprinklers, smoke detectors, carbon monoxide detectors and fire alarm speakers
- Security fob for common areas and doors

Even Highmount's littlest residents have their own dedicated outside playground. With play structures, shaded pergolas, seating areas, and lush landscaping, this is a fun place for everyone in the family.







MAKING A DIFFERENCE

Highmount prioritizes low-impact living. With a special focus on the environment, it has been designed to offer life-enhancing features that not only complement your choices but also address the well-being of the planet.



Underground parking with EV (electric vehicle) charging stations available



Automated onsite car-share service with in-app access located in designated accessible parking space

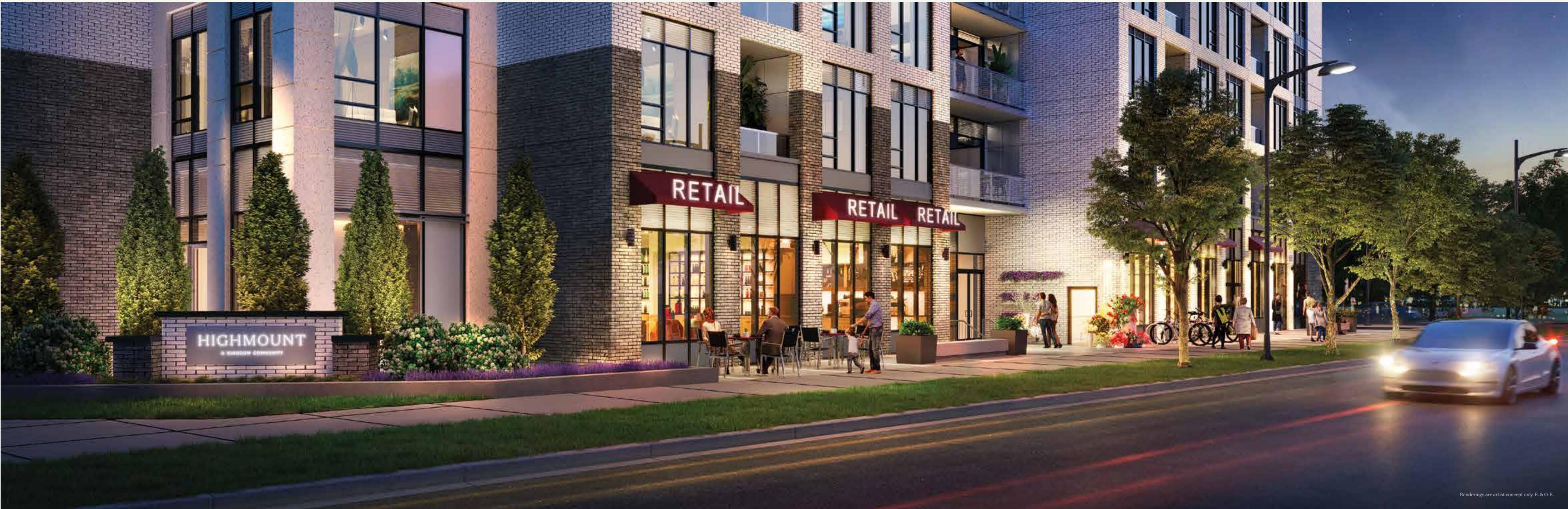


Secured common bicycle-designated spaces at parking and street levels



Bike repair area







THE ART OF LIVING

SUITES

Home is a feeling. In a haven of elegance like Highmount, where luxe details live in every corner, this feeling envelops and embraces you. It can be seen, experienced and enjoyed no matter where you are, more so in your plush, calming suite.



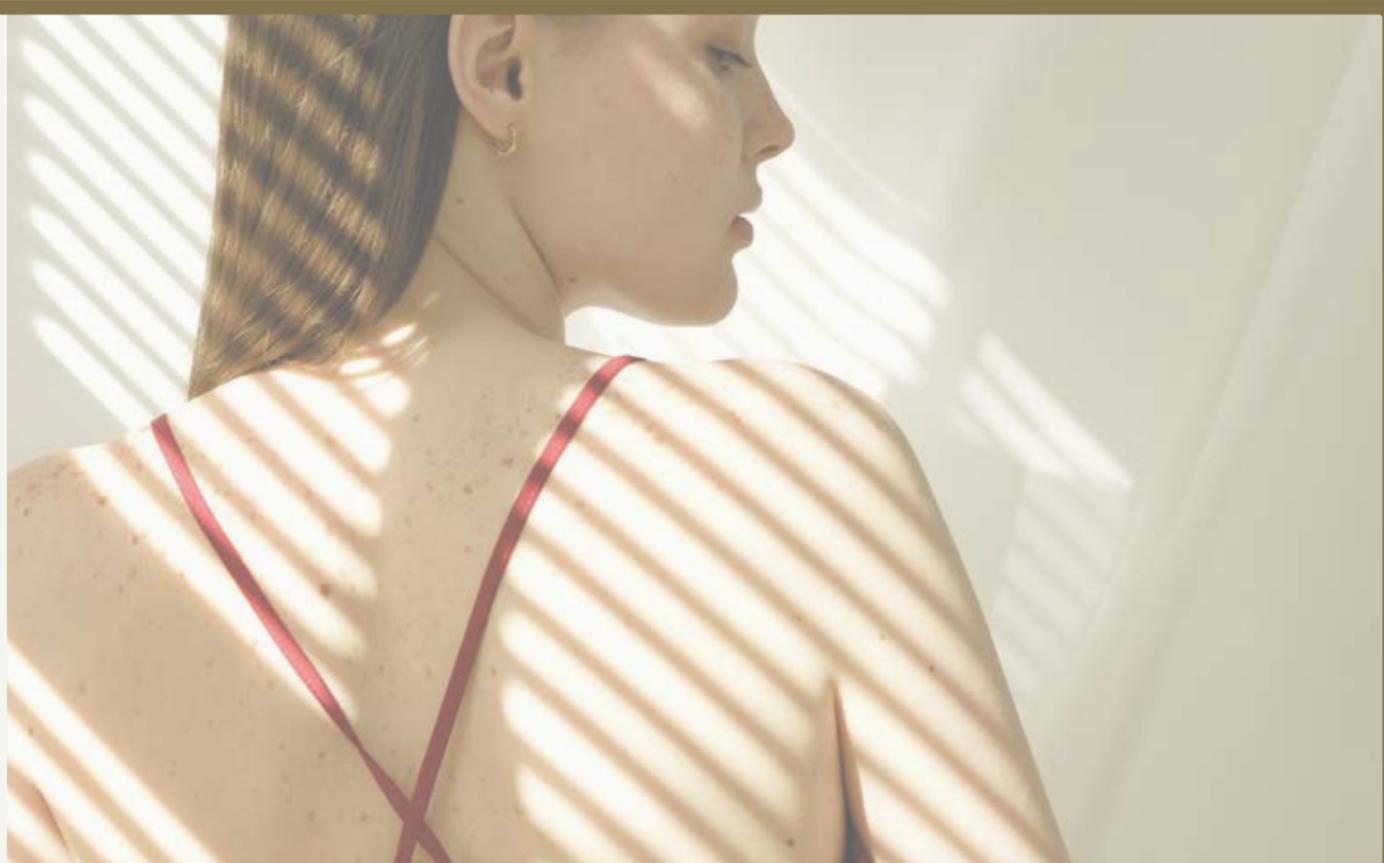


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Dressed in clean lines and superior finishes, every suite is a stellar example of thoughtful design. And nowhere is this more pronounced than in the kitchen. Stone countertops, high-end integrated appliances, custom cabinetry, and sleek fixtures cook up quite the stylish feast.

A RESTFUL SPACE





LIFE UNCOMPLICATED

At Highmount, your home is your kingdom. One that you can monitor, manage and control from anywhere with a proprietary smart home system. From setting the temperature to turning on lights, unlocking doors, screening visitors, and much more, this smart home technology will simplify your life.

Smart System Features:

-  Digital Door Lock*
-  Automated Temperature Control System
-  Motion Sensor (Ground floor units only)
-  Smart Switch*
-  Active Home Security Alarm
-  Digital Wall Pad
-  High-Speed Internet Connection**

*Where applicable

**Purchaser subject to either direct payment of monthly fee to provider of service or subject to determinations of Vendor, such fees to comprise portion of common expenses.



FEATURES & FINISHES

GRACIOUSLY APPOINTED MODERN SUITES

- 9' (10' on the ground floor) high smooth-finish ceilings in principal rooms, except for bulkheads and dropped ceilings when required for mechanical purposes such as kitchen and bath exhausts and heating and cooling ducts*
- Thermally insulated energy-efficient window walls
- Weatherproof electrical outlets on outdoor balconies and patios*
- High-efficiency individually controlled air conditioning and heating system
- Next-generation mechanical system with improved airflow and air filtration
- Recessed LED pot lights within bulkheads (as selected by Vendor, including number of lights to be installed)
- Laminate wood flooring** in foyer, living room, dining room*, kitchen, den* and bedroom(s)*
- Solid core entry door with hardware
- Baseboards, door frames and casings
- Glass sliding doors where applicable*
- Energy Star-rated stacked washer and dryer in the laundry area with tile flooring
- Individual service panel with circuit breaker
- Ceiling-mounted fixture outlets where applicable*
- Life safety system includes sprinklers, smoke detectors, carbon monoxide detectors and fire alarm speakers

DESIGNER KITCHEN

- Contemporary custom-designed cabinetry with soft-closing drawers and doors
- Stainless steel appliances including - 24" cooktop, wall oven, microwave range hood
- Energy star-rated integrated dishwasher and refrigerator
- Choice of quartz-surface slab countertops
- Choice of backsplash from Vendor's samples
- Undermount stainless steel sink with contemporary faucet
- Valance lighting under upper cabinets

SPA-LIKE BATHROOMS

- Bespoke fittings – custom-designed vanities with soft-closing drawers/doors** and contemporary faucets
- Selected quartz countertop with undermount porcelain sink, from Vendor's samples
- Environment-friendly water-saving toilets
- Selected floor tiles, from Vendor's samples
- Soaker tub* with selected wall tiles, from Vendor's samples
- Modern shower base*, with frameless glass enclosure and selected wall tiles from Vendor's samples
- Contemporary showerhead

* As per plan. ** Colours and/or materials to be selected from Vendor's standard sample packages. Principal Rooms consist of the Living Room, Dining Room, Den and Bedrooms. Specifications are subject to change without notice. All room measurements and sizes are approximate. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O. E.



A SHARED VISION



Since 1997, Kingdom has been committed to building better communities and providing better life experiences for families who decide to choose to live in a Kingdom community. For over 20 years, Kingdom has brought their unique vision and perspective to communities around the world. Its vision has been expressed in projects ranging from infill enclaves that enhance established neighbourhoods, to major developments that help to transform cities.

With interests in real estate development, investments, property management, landscaping, and modern agriculture, Kingdom is a broadly-based group of companies operating in Vancouver, Toronto, and China. Its portfolio includes residential and commercial projects, entertainment complexes, and conference centres.



Renderings are artist concept only. E. & O. E. K Square



Renderings are artist concept only. E. & O. E. Lawrence Hill



Vinmore



Nanika



Piermond



Trimaran



Renderings are artist concept only. E. & O. E. Garden City



Renderings are artist concept only. E. & O. E. Township Commons

KIRKOR

ARCHITECTS AND PLANNERS

One of Canada's pre-eminent development architecture firms, Kirkor Architects and Planners are known for their world-class expertise in designing various residential typologies. The studio's success lies in its ability to speak a design language that respects the diversity of culture and age; promotes responsible sustainability and health; creates the built-environment framework to enable rich, cohesive experiences and uses; and is economically viable for both clients and their ultimate users.

PARTNERS

TOMAS PEARCE

Led by Melandro Quilatan and Tania Richardson, Tomas Pearce is known for its luxe international style. Motivated by a love of good design, from the high formal tradition to classic contemporary, a clean polished aesthetic is central to its design directive. Offering a complete range of commercial and residential interior design services, the firm's clients include an expansive list of upscale condominium developments and luxury private residences in many of Toronto's desired neighbourhoods.

STUDIO **tla**

Recognizing that every design has the power to transform, Studio TLA creates designs that respond to its particular place and enhance a site, neighbourhood or community while remaining a natural partner with the environment. From master planning to urban design, residential to retail and entertainment venues, the firm is constantly searching for solutions which respond to the circumstances of every project.



L.A. is one of North America's foremost companies specializing in branding, marketing, and communications for major real estate developments. Inspired by its motto, 'creativity is the only advantage,' the Toronto-based firm has created memorable brands and award-winning marketing programs for developments across Canada and the United States.

