





# EVERSLEY ESTATES

DISCOVER LIVING IN KING CITY





Homes worthy of the matchless  
King City lifestyle, carry with them  
a cachet that defines grand living in  
every glorious detail.





## A HAVEN AND A PLEASURE



In a pristine community that has always valued privacy and the pleasures of rural elegance, the homes at Eversley Estates are conveniently accessible to nearby golf courses, private schools and institutes of higher learning. But convenience is only part of the Eversley story.

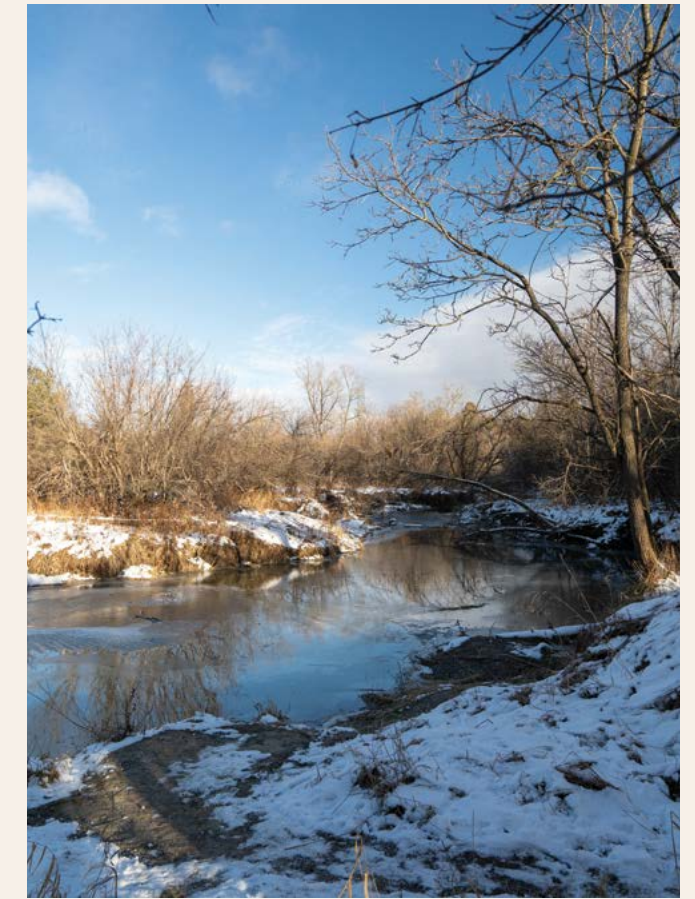
In this richly designed enclave of estate-style homes, Eversley Estates stands out as a community whose architecture is definitive of the finer things in life. No detail has been spared in the creation of these magnificently curated homes; homes that are classically inspired to stand the test of time and cherish the treasures that make your family unique.



Carefree King City, just moments from Eversley Estates, offers a return to hometown simplicity; where the magnificence of nature is a fitting backdrop to everyday chores as well as the pleasures of this storied community.







## WHERE NATURE BECKONS



The beauty and intricacies of nature are woven into the fabric of King City's precious landscapes. Here you'll live within a lush verdant setting, surrounded by parks and nature reserves; lakes and rivers; trails for hiking, biking and skiing. Here, where equestrian farms dot the landscape, and where world-class golfing resides, you'll discover a life that cherishes a deep connection to nature.





# VILLAGE LIFE IN KING CITY



All of the day-to-day family needs are met within King City; grocery shopping, a visit to the dentist, a coffee with friends. The area supports many small plazas and shopping destinations, making it possible to stay local. The charming downtown area is a storybook village with boutique shops, one-off restaurants and cafes with an ambiance that you will be proud to share.









### POINTS OF INTEREST

#### Greenspace & Recreation

- 1 Maple Leaf Cricket Ground
- 2 Lake Seneca Trail
- 3 Eaton Hall Inn & Conference Centre
- 4 King's Riding Golf Course
- 5 Bathurst Glen Golf Course
- 6 Tasca Community Park
- 7 King City Tennis Club
- 8 King City Arena & Community Centre
- 9 MyFitness Academy
- 10 Advxnce Athletic Performance
- 11 Movati Athletic
- 12 Anytime Fitness
- 13 Maple Downs Golf & Country Club
- 14 Pine Farms Orchard
- 15 Summit Golf & Country Club
- 16 Diamond Back Golf Club
- 17 King Valley Golf Club
- 18 Bloomington Downs Golf Club
- 19 King Trails At Centennial

#### Shopping & Grocery

- 20 Sandy's Farm
- 21 King's Ridge Marketplace: Global Pet Foods, Coppas's Fresh Market, LCBO
- 22 Molly's Market
- 23 Rob's No Frills Richmond Hill
- 24 Food Basics
- 25 Farm Boy
- 26 Aurora Centre

#### Food & Drink

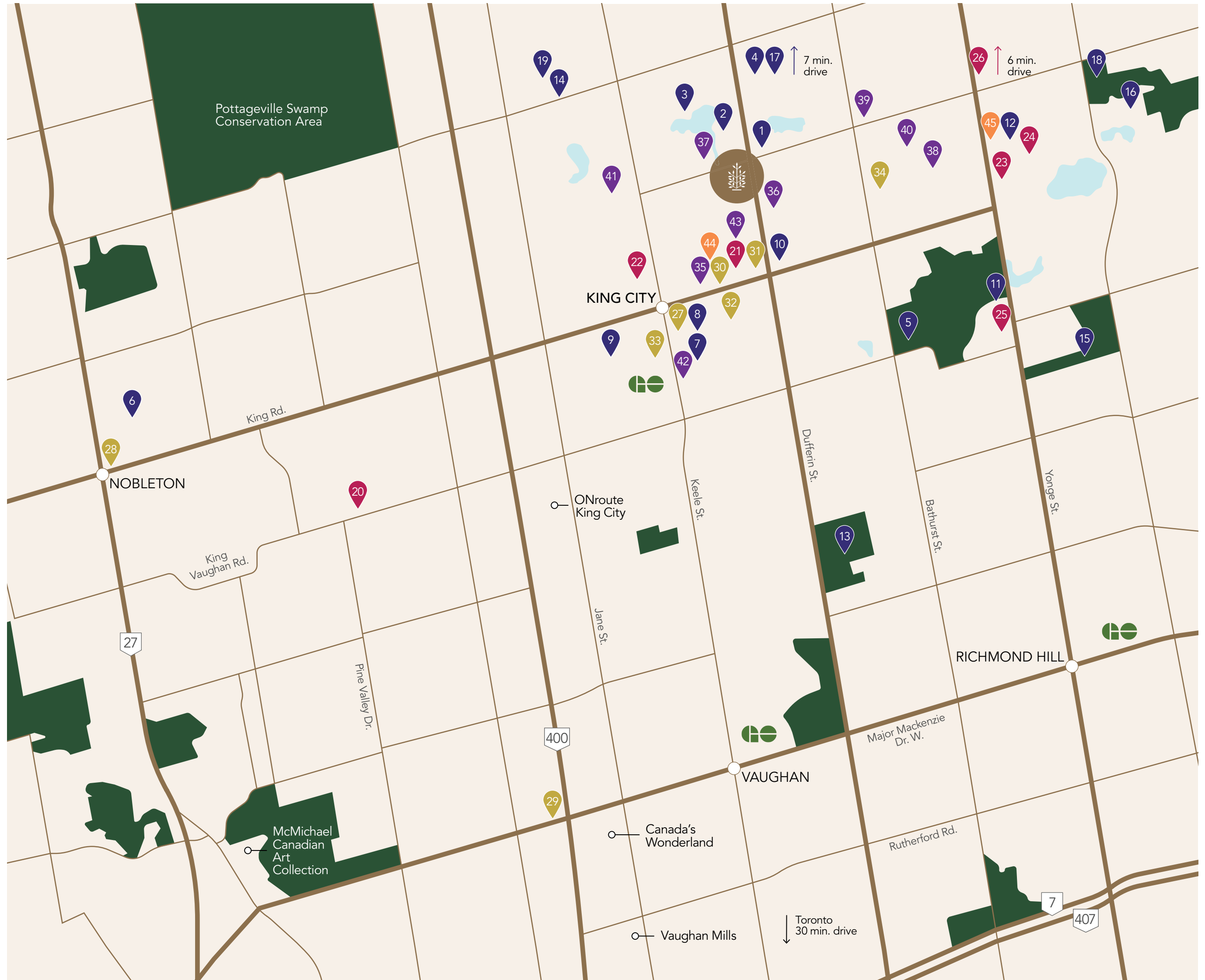
- 27 LOCALE King City Restaurant
- 28 Cappuccino Bakery
- 29 State & Main
- 30 Sunset Grill and MR ZAGROS
- 31 King's Ridge Marketplace: Nonna Francesca's Ristorante, Wild Wings, Pizza Nova, Motorino, Tim Hortons
- 32 Starbucks
- 33 The Roost Café
- 34 Maple Cake Studio

#### Schools & Education

- 35 King City Secondary School
- 36 The Country Day School
- 37 Seneca Polytechnic College - King Campus
- 38 Oak Ridges Public School
- 39 École Secondaire Catholique Renaissance
- 40 Windham Ridge Public School
- 41 Villanova College
- 42 King City Nursery School
- 43 King's Ridge Montessori

#### Healthcare & Pharmacy

- 44 Improved Care Clinic & Pharmacy
- 45 Pharmacare Group Walk-In Clinic



Map is not to scale and is an artist's concept only





Living well is a mindset as well as an experience. When every detail of your home has been meticulously designed and built; when every flourish has been added to create a sense of privilege and panache, when every functioning element has been inducted, you can rest easy knowing that your Treasure Hill home will withstand the test of time, both inside and out.





Rendering is artist's concept. E.&O.E.



These are homes  
inspired by sprawling  
estates, beautifully  
adapted to generous  
lots on private  
cul de sacs.  
The homes at  
Eversley Estates  
make the ultimate  
statement that you  
have arrived.





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# Genius.

## DISCOVER THE GENIUS™ OF A TREASURE HILL HOME



This industry-changing program was first introduced by Treasure Hill in 2018. Comprised of three pillars – Connection, Couture and Conservation – every new Treasure Hill home is a GENIUS™ home featuring standard inclusions that are considered upgrades by most builders. With inclusions that connect you to the online world, across the hall and up the stairs, as well as enhanced safety and security features, glamorous finishing touches and energy-saving sustainability, all standard in your Treasure Hill home, your life is going to be a stroke of GENIUS!

### CONNECTION

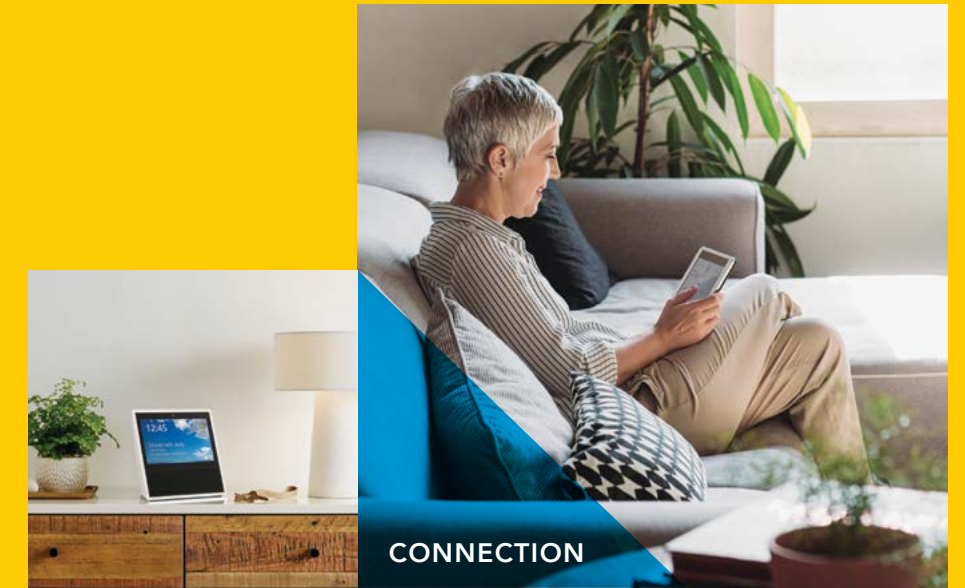
Being connected is no longer an option – it's a necessity for modern living. Treasure Hill's GENIUS homes have connectivity built in, providing you with whole home Wi-Fi and the convenience and security of contemporary technology – all meant to enrich the experience of living in a Treasure Hill home.

### COUTURE

Your GENIUS home is as beautiful as it is connected. Luxury appointments are included as standard; just another way Treasure Hill GENIUS homes infuse your life with beauty and convenience and offer you exceptional value. Included at no extra cost are premium quartz countertops, upscale Napoleon fireplace, and stylish upgraded Delta plumbing fixtures.

### CONSERVATION

Your GENIUS home will operate responsibly and can save you money in utilities along with heating and cooling costs. GENIUS homes are built to allow energy savings, healthier indoor air and a cleaner home with less dust.



CONNECTION



COUTURE



CONSERVATION





# TREASURE HILL

Treasure Hill builds the finest quality new homes with only the best materials and superior craftsmanship. Every Treasure Hill home combines many elements: an impressive floor plan, quality construction, great value, a convenient location, and most of all, a feeling that this is a place you'll want to call home. Come to Treasure Hill and discover your own treasure.

Our reputation with TARION (formerly the Ontario New Home Warranty Program) is second to none. We are also a member in fine standing with BILD (Building Industry and Land Development Association), formerly the Greater Toronto Home Builders' Association.



Greybrook Realty Partners is a leading Toronto-based real estate private equity firm focused on investments in residential development and value-add assets.

The firm offers investors the unique opportunity to partner with leading North American real estate developers and to share in value creation activities.

Greybrook Realty Partners, through its affiliates, has invested over \$2 billion of equity in more than 100 real estate projects across Canada and the United States. In aggregate, its real estate investment portfolio includes over 60 million square feet of residential and commercial density that includes assets in development, completed projects and operating assets, with an estimated completion value of more than \$30 billion.





**BILD AWARDS**

2022 – Best Home Interior Rendering Low Rise – McMichael Estates  
 2019 – Project of the Year – Low Rise – Charbonnel  
 2019 – Best Brochure – Low Rise – Charbonnel  
 2014 – Project of the Year – Low Rise – Urban Towns at Bayview  
 2014 – Best Sales Office – Low Rise – Urban Towns at Bayview  
 2012 – Project of the Year – Low Rise – block  
 2012 – Best Sales Office – Low Rise – block  
 2012 – Best Brochure – Low Rise – block  
 2012 – Best Direct Mail – Low Rise – block  
 2012 – Best Newspaper Ad – Low Rise – block  
 2012 – Best New Home Design – Semi-Detached or Townhome – block

**OHBA**

2022 – Best Short Video – McMichael Estates  
 2019 – Project of the Year – Low Rise – Charbonnel  
 2019 – Best Logo Design – Charbonnel  
 2019 – Best Attached Multi-Unit Home – Charbonnel

**NHBA**

2019 – Best Brochure – Charbonnel

# 20 YEARS OF AWARD- WINNING ACHIEVEMENTS

In celebration of Treasure Hill's 20th Anniversary, looking back at the company's achievements over the past two decades has been a very proud and positive experience. The journey epitomizes the commitment of our founder, Nicholas Fidei, who with a strong work ethic, attention to detail and a direct involvement in every aspect of the homebuilding process has created a winning formula for success. As a result, we have made thousands of Treasure Hill Homebuyers happy that they put their trust in us to build a home for their most treasured assets – their family.





