



# Urban Attitude on Bayview

ELGIN EAST AT BAYVIEW FROM  
SEQUOIA GROVE HOMES  
A NEW EXPRESSION  
OF CONTEMPORARY LIVING

The prestige of an iconic Bayview setting. The luxury of contemporary design and detail. The passion and commitment of a trustworthy developer. It all comes together at Elgin East. An exclusive collection of boutique Townhomes and Condominiums in a prime location. Each home finessed to a standard like nothing else around. Where every detail speaks to expert craft and fine materials. And every amenity –schools, parks, shopping and recreation – is right at your doorstep.





# Urban Attitude

## AT BAYVIEW

Welcome to a sophisticated, contemporary address. Elgin East's two midrise buildings are linked by an elegant, cosmopolitan one-storey lobby and amenity space with upper level outdoor terrace, accessed via a porte cochere drive and drop-off area.

A modern, stepped design highlights the buildings' facade, a symphonic composition of natural brick, precast panels and luminescent glass. Generous balconies and terraces lend definition to the frontage while offering a seamless transition between indoors and outdoors.





# Boutique Luxury

AT BAYVIEW

Welcome to upscale Townhome living with a difference. Each boutique Townhome comes with its own private front door accessed from the street. Choose from a variety of two-storey or single-level designs, with flexible floorplans that accommodate your changing needs.





The exteriors are also contemporary and bold, featuring brick, panelized cladding and large windows. Balconies with glass railings offer outdoor living space for the warmer months. Select homes come with gorgeous rooftop terraces.







Extraordinary landmark living starts with a storied arrival. A winding porte cochere driveway brings you to the sleek Lobby Lounge, styled in rich walnut, metallic accents and polished graphite, providing an upscale welcome.

# Urban Sophistication

AT BAYVIEW





# Stylish Amenities

AT BAYVIEW

The sophisticated ambience is carried over into the state-of-the-art Fitness Centre and adjoining Yoga Studio, where you can exercise on the latest equipment or centre mind and body in a serene environment. When it's time to celebrate, the Party Room with catering kitchen invites you and your guests to make memories that last a lifetime. In warmer weather, the Outdoor BBQ Lounge is the perfect venue for hosting parties. Recreational

choices abound with the Hobby Room, Games Room, Music Room and Piano Lounge. A professional Business Center is available for executive meetings. Make movie nights special in the sophisticated Theatre Room, with its big screen and surround sound. And finally, for your furry four-legged friends, there's a Pet Wash Station too. With a fabulous array of business, social and leisure amenities, life is good at Elgin East.





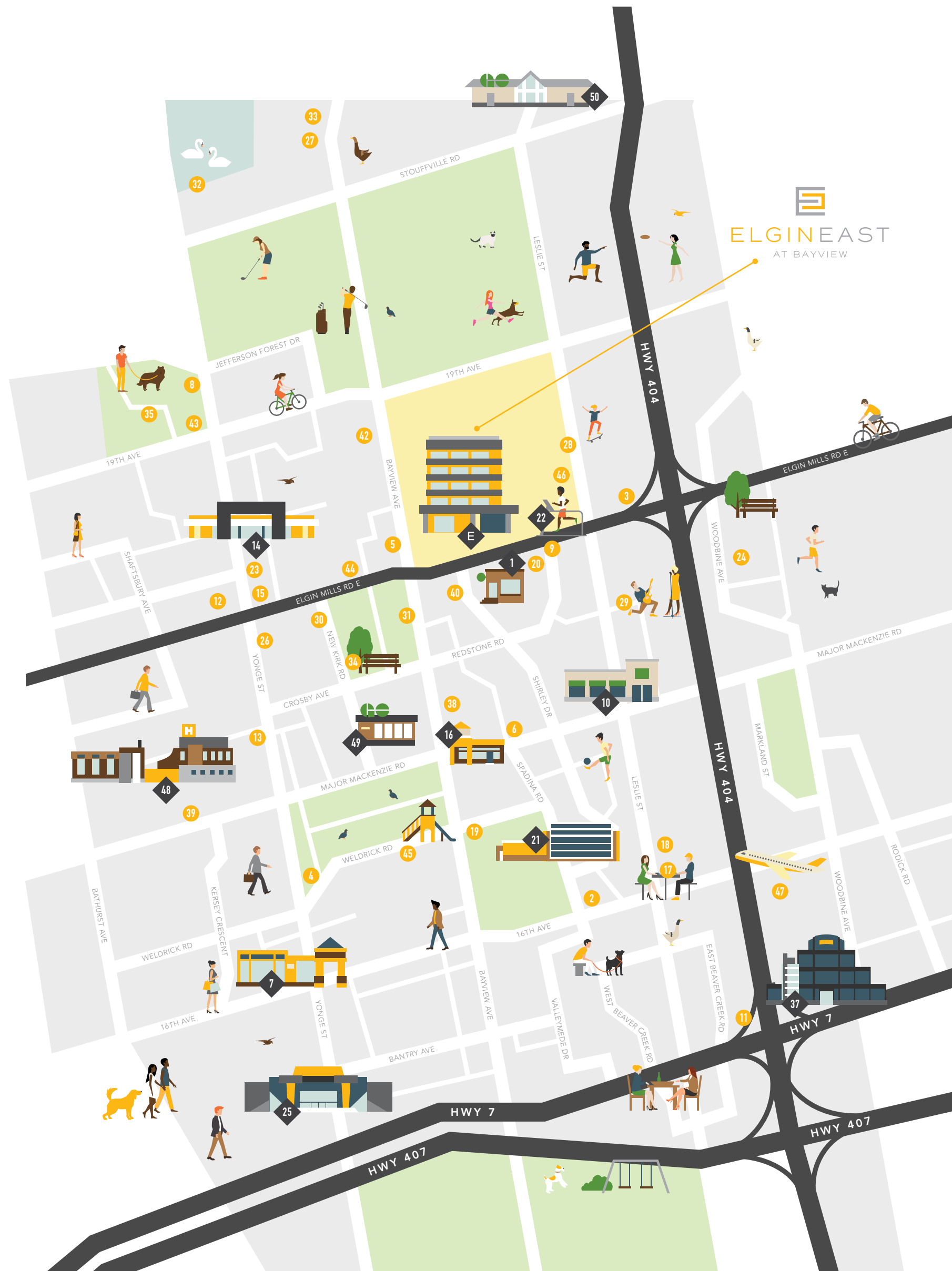






OUTDOOR *Urban Terrace*





With a picturesque setting in Richmond Hill and all the conveniences of an urban lifestyle, Elgin East is the perfect community for your family to live, play, shop, learn, connect and grow. A wealth of fine shopping and dining options are available along the Bayview and Yonge corridor. Richmond Hill GO station is just moments away and Highway 404 is also nearby. Get up close and personal with nature at nearby parks such as Headwaters Community Park, Leno Park, Newberry Park and Crosby Park.

## Connected Living AT BAYVIEW

1. Starbucks
2. Bayview Hill Centre
3. Costco Wholesale
4. T & T Supermarket
5. Shoppers Drug Mart
6. Walmart Richmond Hill Superstore
7. Hillcrest Mall
8. Sobeys
9. Nonna's Oven
10. LCBO
11. The Keg Steakhouse and Bar
12. Longo's Richmond Hill
13. Richmond Hill Centre
14. Loblaws
15. Mine Japanese Restaurant
16. Ten Ren's Tea Time
17. Dicken's Café
18. Green Lemon Grass
19. Yang's Fine Chinese Cuisine
20. Kaze Japanese Cuisine
21. Bayview Hill Community Centre
22. Richmond Green & Sports Centre
23. Rainbow Cinemas Elgin Mills
24. Chit-Chat-Play Board Game Café
25. Silvercity
26. Richmond Hill Pro Bowl
27. Oak Ridge Community Centre
28. Richmond Green Library
29. Cosmo Music
30. Fitness Connection
31. YMCA Richmond Hill
32. Bond Lake
33. Lake Wilcox Park
34. Crosby Park
35. Saigeon Trail
36. Angus Glen Golf Club
37. Seneca College: Markham Campus
38. Bayview Secondary School
39. Alexander Mackenzie High School
40. Michaelle Jean Public School
41. Beverley Acres Public School
42. Holy Trinity School
43. Richland Academy
44. TMS School Elgin Mills Campus
45. Richmond Hill Montessori & Elementary School
46. Richmond Green Secondary School
47. Toronto Buttonville Municipal Airport
48. Mackenzie Health
49. Richmond Hill GO Station
50. Gormley GO Station





# Open Green Space

AT BAYVIEW

Schools in the area include Holy Trinity School, Beverley Acres Public School, Crosby Heights Public School and Jean Vanier Catholic High School. From golf courses and nature trails to sports fields, libraries and community centres, your family has everything they need to live life to the fullest.



Richmond Green Sports Centre and Park is a 26,000 sq. ft. recreation facility for the area, with soccer, baseball, ice rinks, lawn bowling, picnic areas and more.





Modern, elegant, chic. Interiors at Elgin East are curated to provide contemporary luxury. The kitchen is a statement of European-inspired design with stone countertops, custom island, fine-crafted cabinetry and seamless integrated appliances. Living areas are bright and spacious, with expansive windows, engineered wood flooring, ample closet storage space and more. Every inch of space is meticulously detailed and crafted to provide a premium living experience.

The ensuite comes with sleek wall and floor tiles, stylish custom vanity and designer fixtures.



# Modern Luxury

AT BAYVIEW

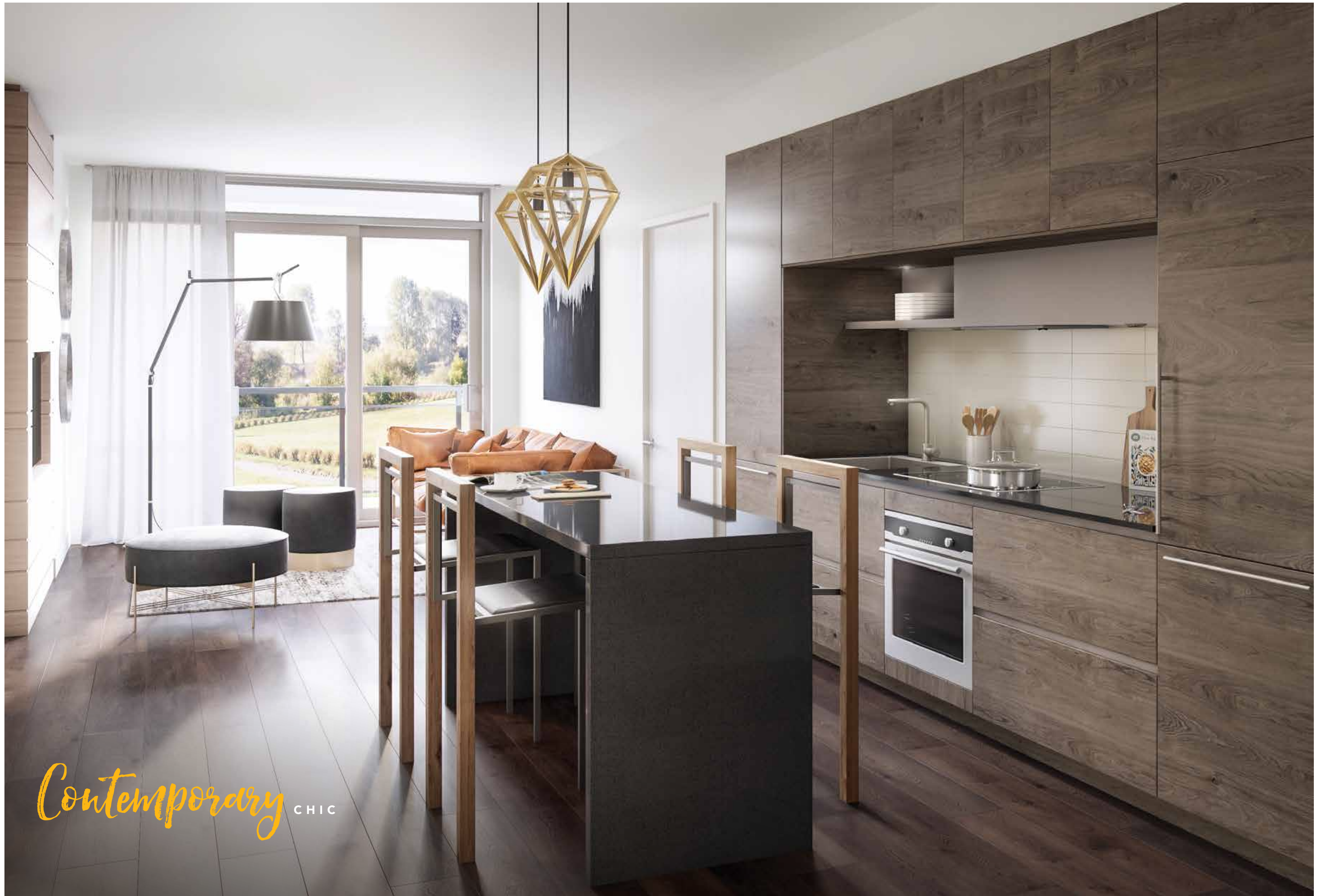






*Sophisticated* LIVING





Contemporary CHIC



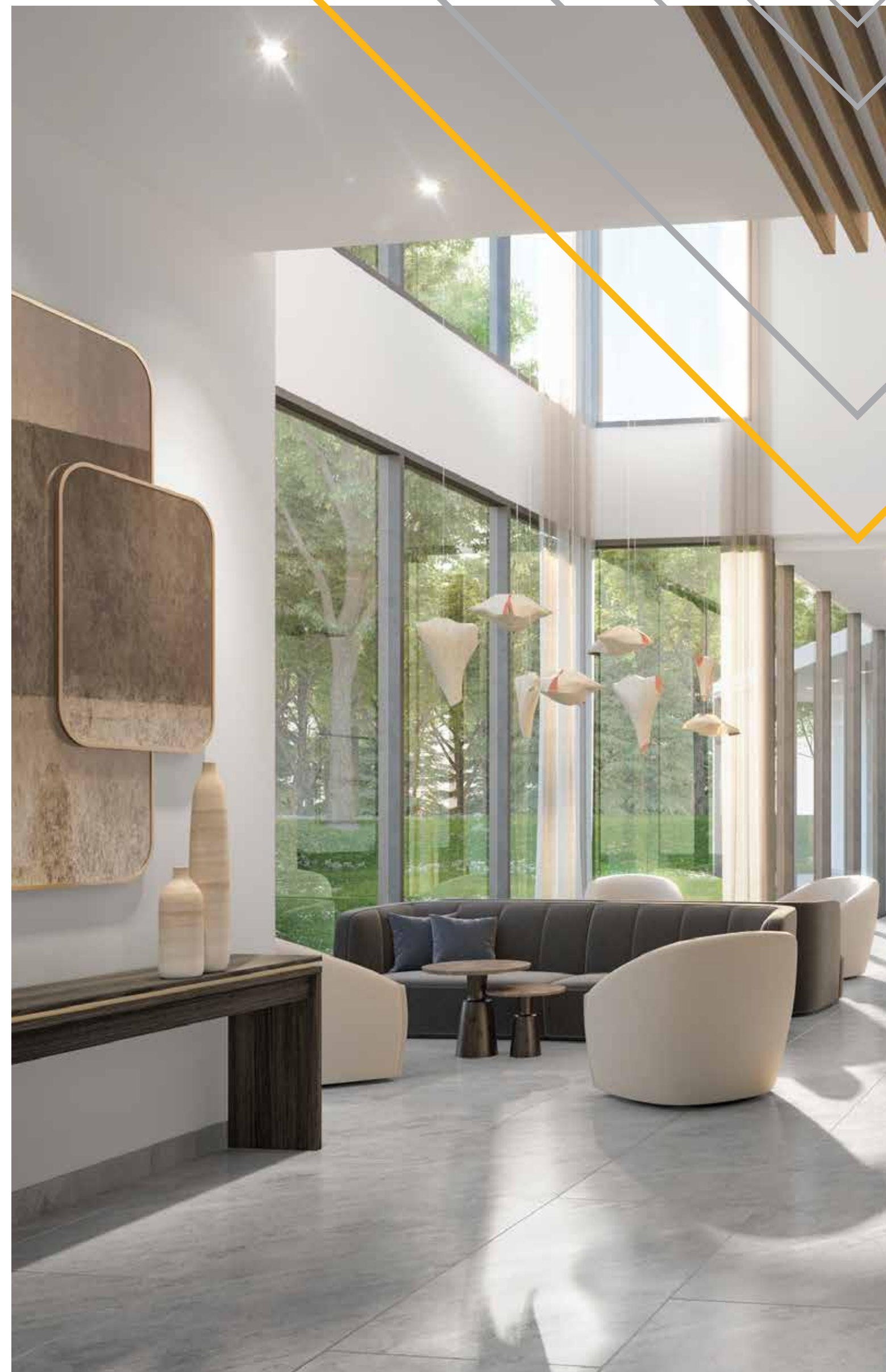
# Timeless Quality

AT BAYVIEW



There are few things in nature as awe-inspiring as the Sequoia tree. Beautiful, majestic, timeless, a symbol of everlasting endurance. It is also the inspiration behind Sequoia Grove Homes, a boutique land development and home building company whose principal has been building signature urban communities across the GTA for well over 25 years. With every successful project, Sequoia has grown in scale and breadth, but

has not lost touch with its cherished values of quality, responsibility and customer service. With Elgin East - an innovative community with a new style of homes - Sequoia once again embraces positive change and the future of homebuilding. But some things will always remain constant - namely, Sequoia's signature attention to quality and its unwavering commitment to customer satisfaction.





# Urban Condos

## FEATURES & FINISHES

### ARCHITECTURAL DETAILS

- Ground level entry lobby with Concierge
- Hotel inspired Amenities
  - lobby & concierge desk
  - piano lounge room
  - elegantly appointed party room
  - warming Kitchen
  - private dining room
  - furnished outdoor lounge with bbq and dining area
  - state of the art theater room
  - business center
  - music room
  - hobby room
  - game room
  - gym & yoga studio
  - pet washing station
  - exterior landscaped park
  - individual storage lockers

### MASTER ENSUITE

- Designer selected plumbing fixtures & cabinetry
- Undermount sink with quartz countertop, as per builder's samples
- Exterior vented exhaust fan
- Frameless glass shower doors, as per plan
- Custom designed vanity with mirror
- Contemporary water saving toilet
- Entry privacy lock

### IMPRESSIVE SECOND BATHROOM / POWDER ROOM

- Soaker tub with glass shower enclosure, as per plan
- Designer selected plumbing fixtures & cabinetry
- Contemporary water saving toilet
- Entry privacy lock
- Pressure valve for tub and shower
- Undermount sink with Quartz Countertop

### INTERIOR SUITE FINISHES

- Approx. 9 ft ceilings
- 7 ft interior doors with contemporary baseboards throughout
- Smooth ceilings throughout
- Solid core entry door w/ hardware and security viewer
- Individually controlled HVAC heating and cooling system
- Engineered wood flooring throughout (excluding bathroom & Laundry)
- In-suite smoke detector
- Interior walls painted off white
- Standard 12 X 24 tile

### CONVENIENT IN-SUITE LAUNDRY

- Stacked front loading washer & dryer
- Ceramic flooring

### ELECTRICAL FEATURES

- Rough-in ceiling light outlets in bedrooms
- Ceiling mounted light fixture in kitchen
- Lighting fixtures in bathrooms
- Lighting fixture in hallway
- 100 amp Service panel with circuit breaker
- Suites pre-wired for cable tv and telephone
- In-suite programmable heating controls

### GOURMET-INSPIRED KITCHEN

- Modern, seamless kitchens with finished interior cabinetry
- Built-in, integrated appliances, connected and ready for use
- Open concept kitchens with islands, as per plan
- Quartz countertops, as per builder's standard samples
- Designer selected backsplash
- Stainless steel under mount sink with single lever faucet and pull-down sprayer
- Ceiling mounted light fixture
- Under-cabinet LED lighting

### SECURITY FEATURES

- Secured access entry with camera monitoring at select building entry points and garage access for visitor parking

\*The builder shall have the right to substitute other products and materials for those listed in the specifications provided that the substituted products and materials are of the quality equal to or better than the products and materials so listed and provided. Floors and specific finishes will depend on the builder's package as selected. All specifications, dimensions and materials are subject to change without notice. E & O.E



SUITE FINISHES

- 10 ft ceilings on main floor (Kitchen, Living Room, Dining Room) Approx. 9 ft ceilings in all other areas
- 8 ft interior doors where ceilings are 10 ft, 7 ft interior doors where ceilings are 9 ft. with contemporary baseboards throughout
- Smooth ceilings throughout
- Architectural entry door w/ hardware and security viewer
- Individual HVAC system including A/C
- Engineered wood flooring throughout (excluding bathroom & Laundry)
- In-suite smoke detector
- Interior walls painted with off white
- Rooftop Terrace as per plan
- Standard 12 X 24 tile, as per builder's standard sample
- Outdoor gas line for BBQ hookup available as per plan

MASTER ENSUITE

- Designer selected plumbing fixtures & cabinetry
- Undermount sink with quartz countertop, as per builder's standard sample
- Exterior vented exhaust fan
- Frameless glass shower doors, as per plan
- Custom designed vanity with mirror
- Contemporary water saving toilet
- Entry privacy lock

IMPRESSIVE SECOND BATHROOM / POWDER ROOM

- Soaker tub with glass shower enclosure, as per plan
- Designer selected plumbing fixtures & cabinetry
- Contemporary water saving toilet
- Entry privacy lock
- Pressure valve for tub and shower
- Undermount sink with Quartz Countertop

CONVENIENT IN-SUITE LAUNDRY

- Stacked front loading washer & dryer
- Ceramic flooring, as per builder's standard sample

ELECTRICAL FEATURES

- Ceiling mounted light fixture in dining room & bedrooms
- Ceiling mounted light fixture in kitchen
- Lighting fixtures in bathrooms
- Lighting fixture in hallway
- 100 amp Service panel with circuit breaker
- Suites pre wired for cable tv and telephone
- In-suite programmable thermostat
- In-suite smoke detector

GOURMET-INSPIRED KITCHEN

- Modern, seamless kitchens with finished interior cabinetry
- Built-in, integrated appliances, connected and ready for use
- Open concept kitchens with islands, as per plan
- Quartz countertops, as per builder's standard sample
- Designer selected backsplash, as per builder's standard sample
- Stainless steel under mount sink with single lever faucet and pull-down sprayer
- Ceiling mounted light fixture
- Under-cabinet LED lighting

SECURITY FEATURES

- closed circuit camera monitoring at garage entry ramp for visitor parking

Boutique Towns

FEATURES & FINISHES

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Urban Attitude on Bay View





