



Red  
Oaks

ON BAYVIEW

PRESENTED BY





Red Oaks  
On Bayview

PRESENTED BY TRINITY POINT DEVELOPMENTS

# LIVE AT RED OAKS



A lifestyle that's  
*just right* for you

Red Oaks is a community at Bayview Ave. & Elgin Mills Rd. in Richmond Hill. It's less than five minutes away from the 404 and surrounded by extensive green spaces, world-class golf courses, shops, restaurants and top-tier healthcare facilities.

These Single Detached homes are built with the utmost attention to craftsmanship. Like the wood after which they're named, these homes are both dependable and timeless.



# Grow in Richmond Hill

Families will benefit from the amenities in the vicinity. Schools, sports leagues, and after-school programs are moments away. Nearby Richmond Green is home to a secondary school, a library, and over 100 acres of athletic facilities like hockey rinks, baseball diamonds, soccer fields, a massive indoor sports complex, a splash pad and skatepark.

Explore hiking trails, shopping, or head over to Yonge Street for a vast selection of local retailers, entertainment and other services. All your conveniences are right outside your doorstep.



## AMENITIES



## Amenities

Shops & Recreation

Parks & Trails

Health & Wellness

Food & Dining

Schools & Education

1. Jean Vanier CHS
2. Beverley Acres Public School
3. Crosby Heights Public School
4. Bayview Secondary School
5. Walter Scott Public School
6. Holy Trinity School
7. Toronto Montessori School
8. Richmond Hill High School
9. HG Bernard Public School



Highway 407

\*Map not to scale

SITE PLAN



- 38' Singles
- 41' Singles
- 45' Singles
- 60' Singles
- Special Singles

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. Where no dimension is provided, there is no representation as to actual dimension. Artist's concept. E. & O. E. June 2022

# The Birch 1

41' LOT



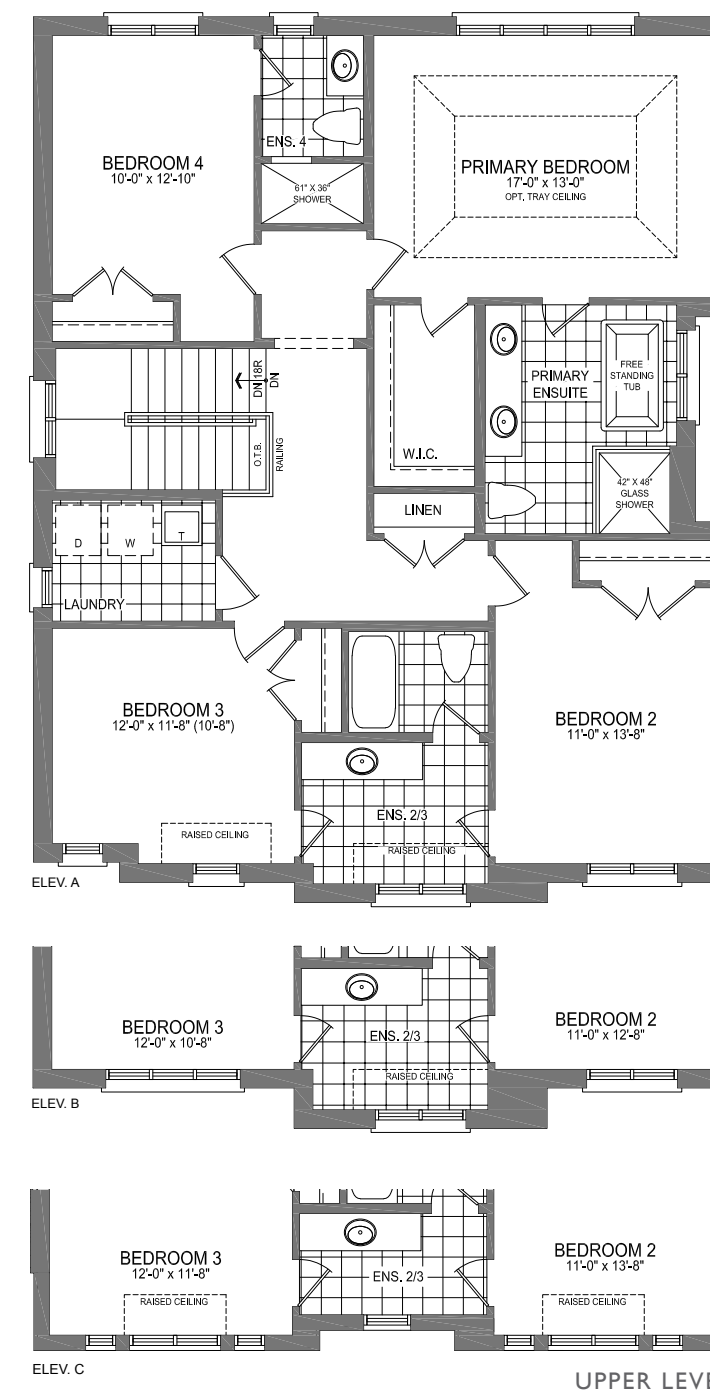
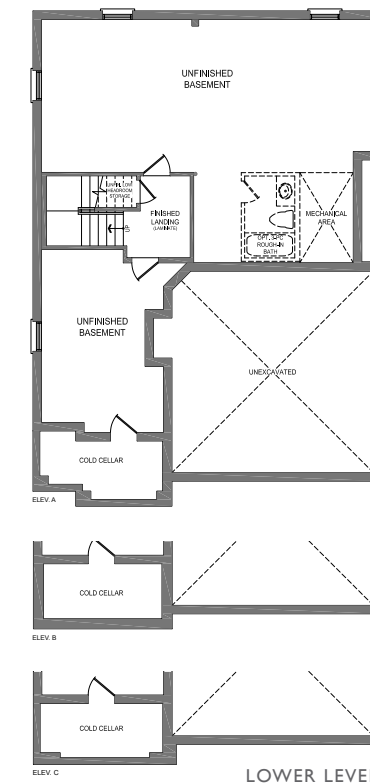
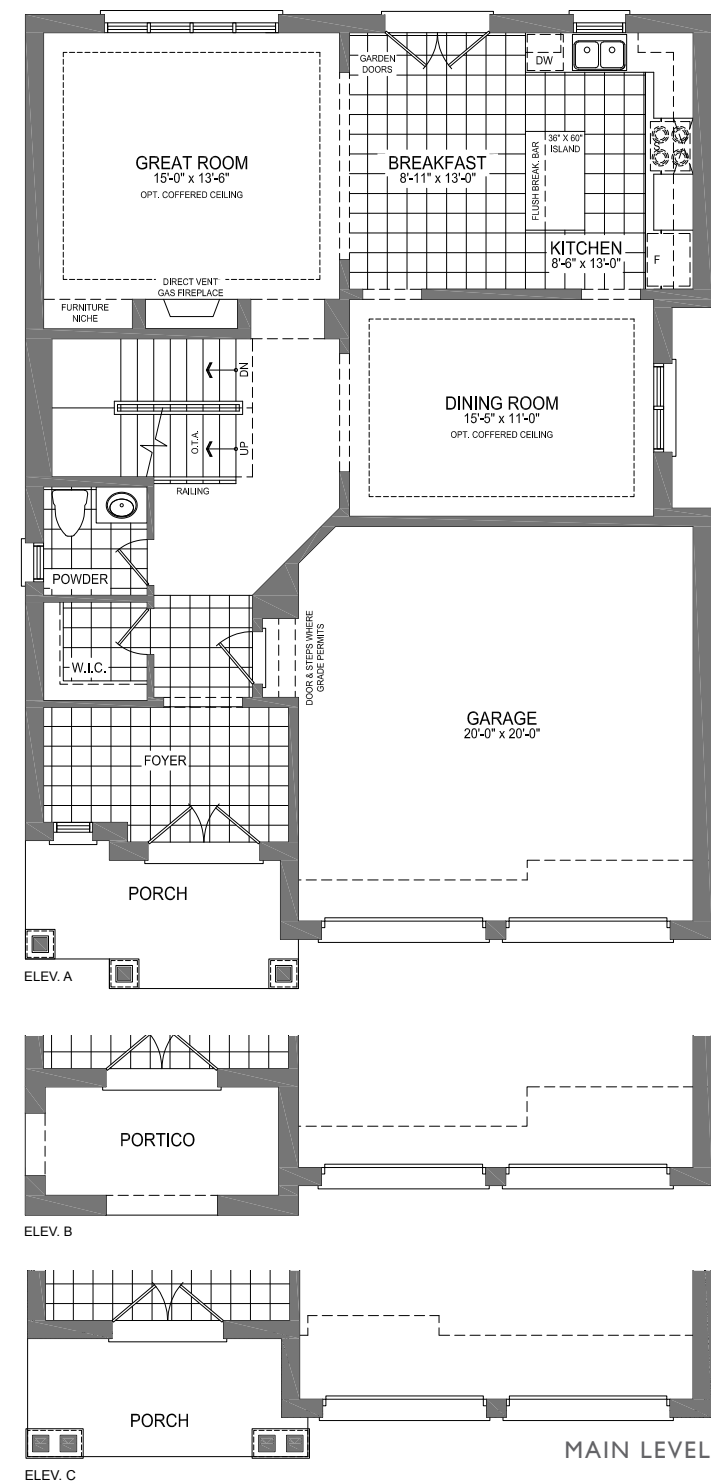
ELEVATION A  
2,638 sq. ft.



ELEVATION B  
2,608 sq. ft.



ELEVATION C  
2,619 sq. ft.



The Birch 1 ELEV. A • 2,638 SQ.FT. | ELEV. B • 2,608 SQ.FT. | ELEV. C • 2,619 SQ.FT.  
Includes 57 sq.ft. of finished lower level area.

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. June 2022.

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# The Birch 2

41' LOT



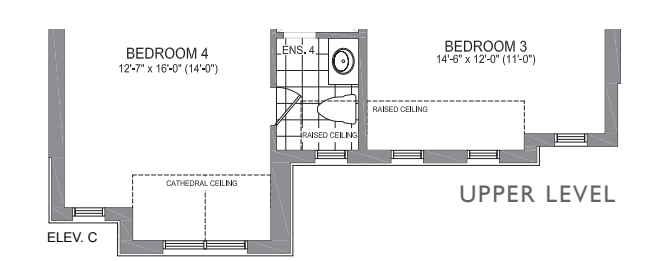
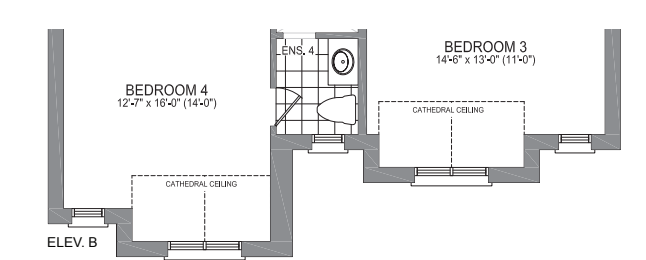
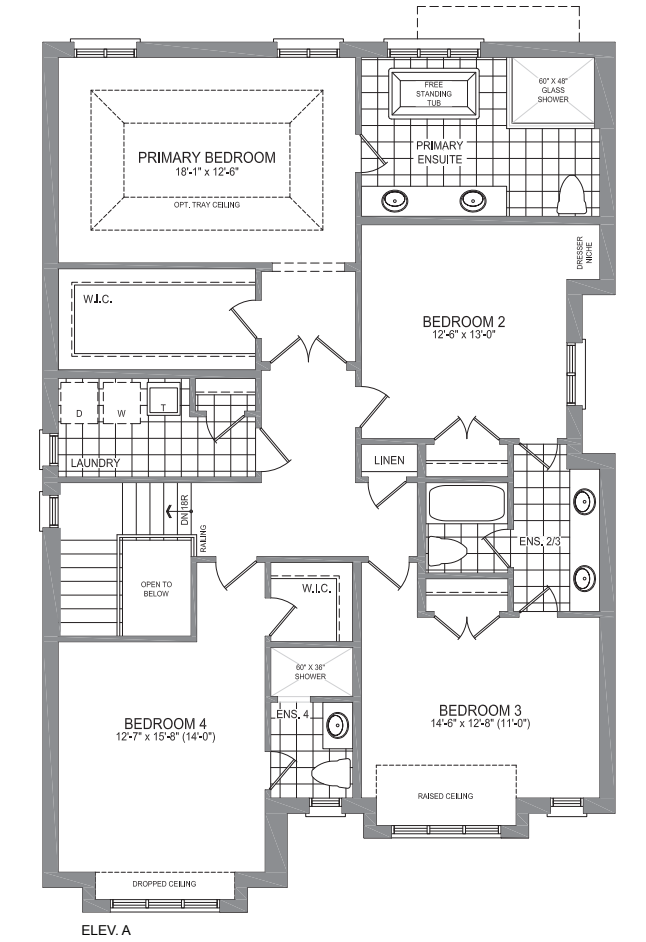
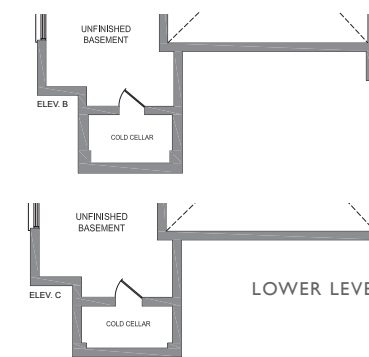
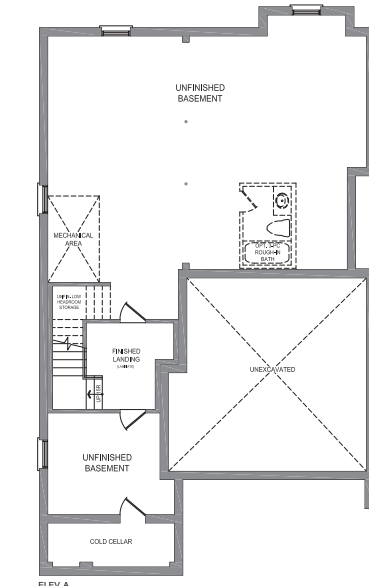
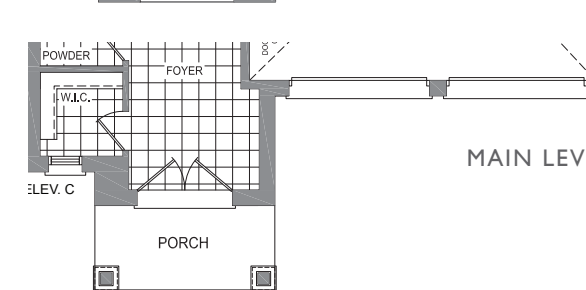
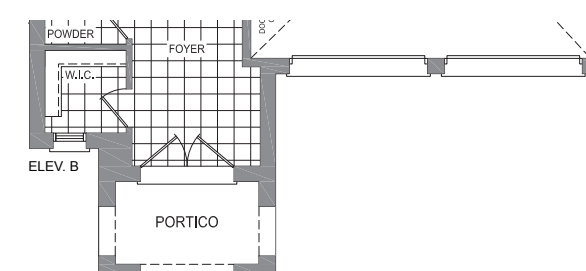
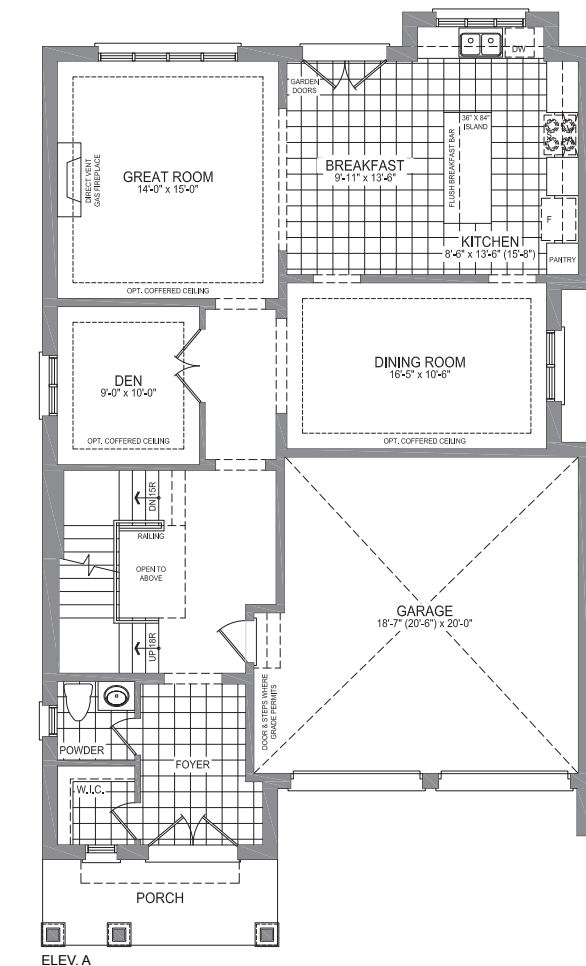
ELEVATION A  
3,057 sq. ft.



ELEVATION B  
3,088 sq. ft.



ELEVATION C  
3,088 sq. ft.



The Birch 2 ELEV. A • 3,057 SQ.FT. | ELEV. B & C • 3,088 SQ.FT.  
Includes 24 sq.ft. of open area and 86 sq.ft. of finished lower level area.

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# The Birch 3

41' LOT



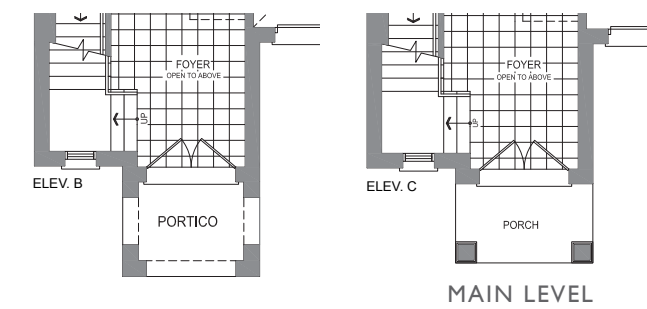
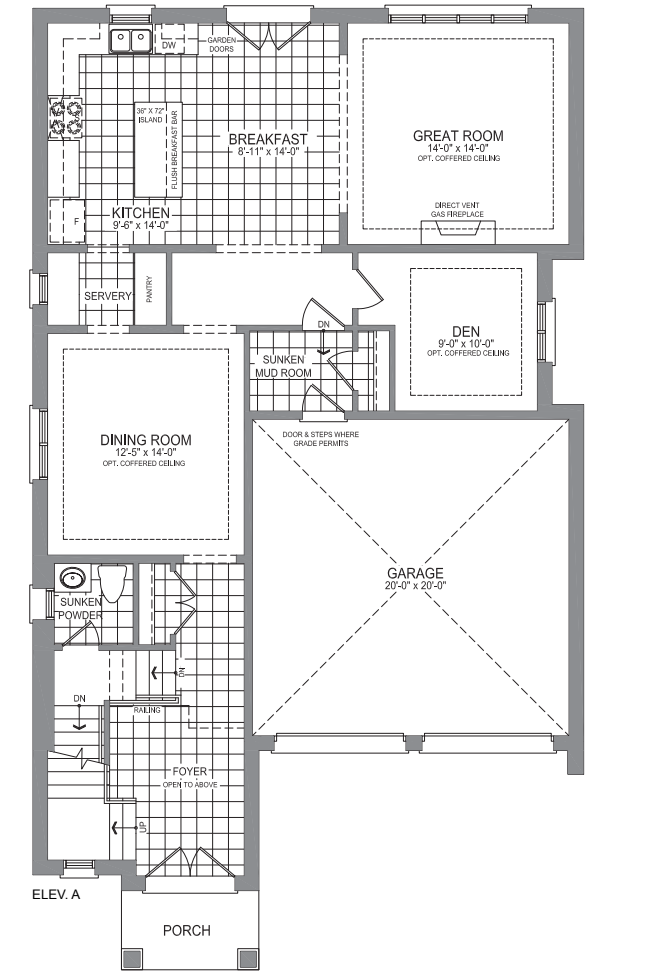
ELEVATION A  
3,138 sq. ft.



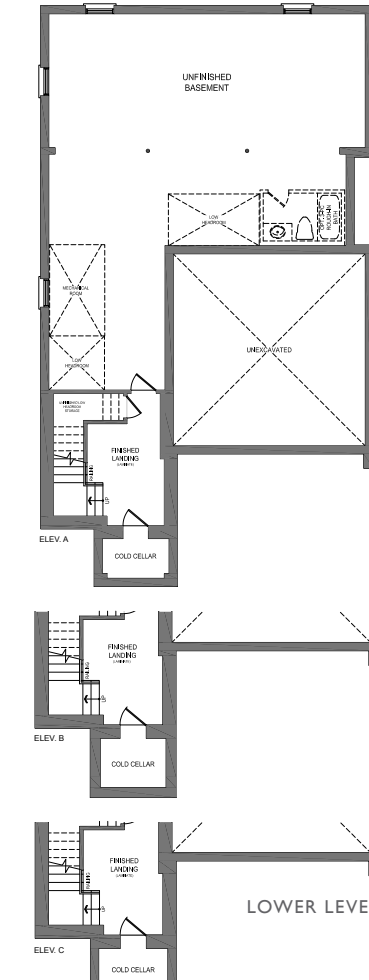
ELEVATION B  
3,138 sq. ft.



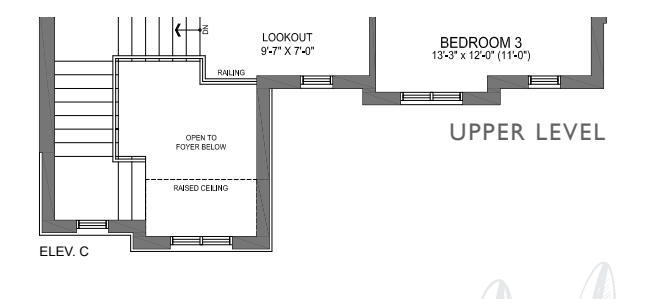
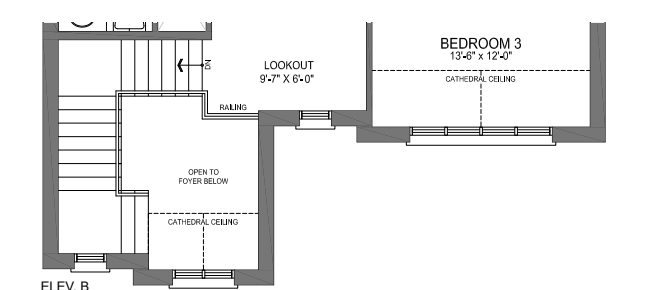
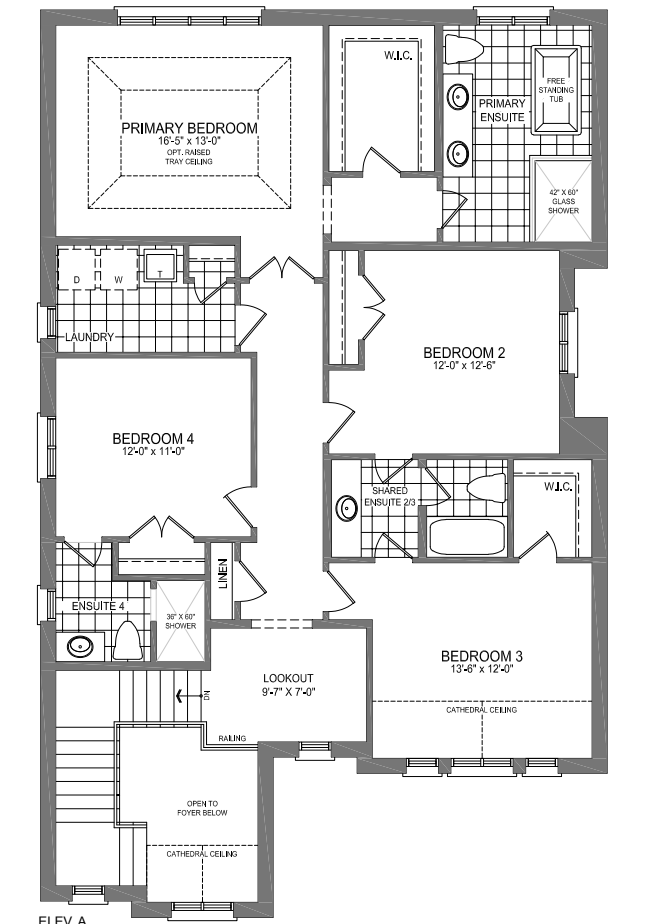
ELEVATION C  
3,138 sq. ft.



MAIN LEVEL



LOWER LEVEL



UPPER LEVEL

The Birch 3 ELEV. A, B & C • 3,138 SQ.FT.  
Includes 78 sq.ft. of open area and 120 sq.ft. of finished lower level area.

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# The Maple 1

45' LOT



ELEVATION A  
3,340 sq. ft.



ELEVATION B  
3,298 sq. ft.



ELEVATION C  
3,288 sq. ft.



The Maple 1 ELEV. A • 3,340 SQ.FT. | ELEV. B • 3,298 SQ.FT. | ELEV. C • 3,288 SQ.FT.  
Includes 61 sq.ft. of finished lower level area.

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# The Maple 2

45' LOT



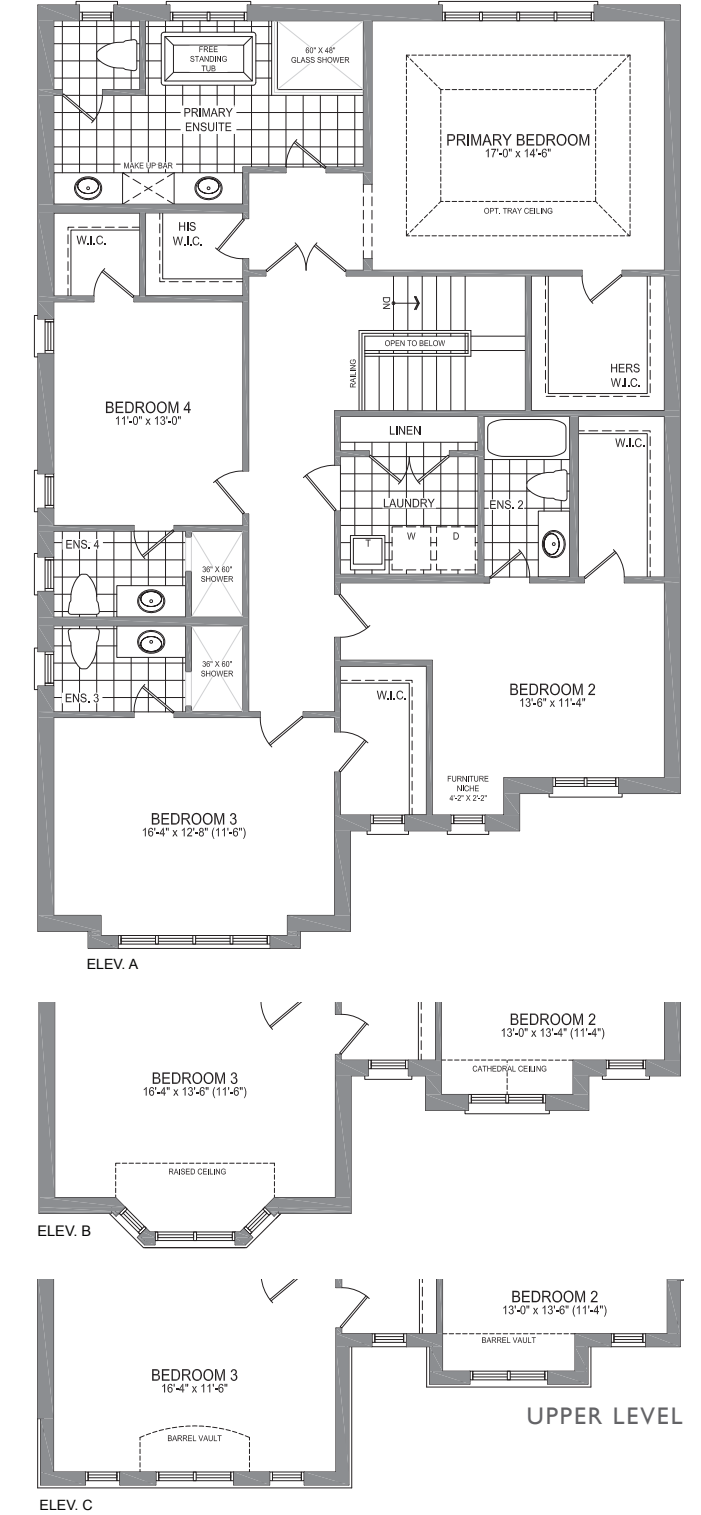
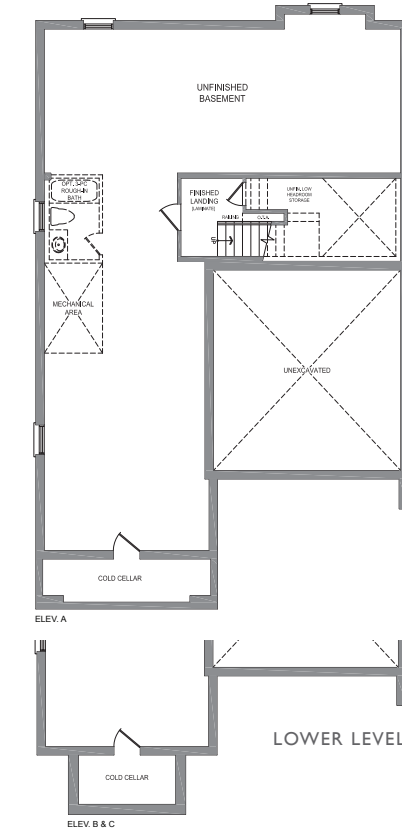
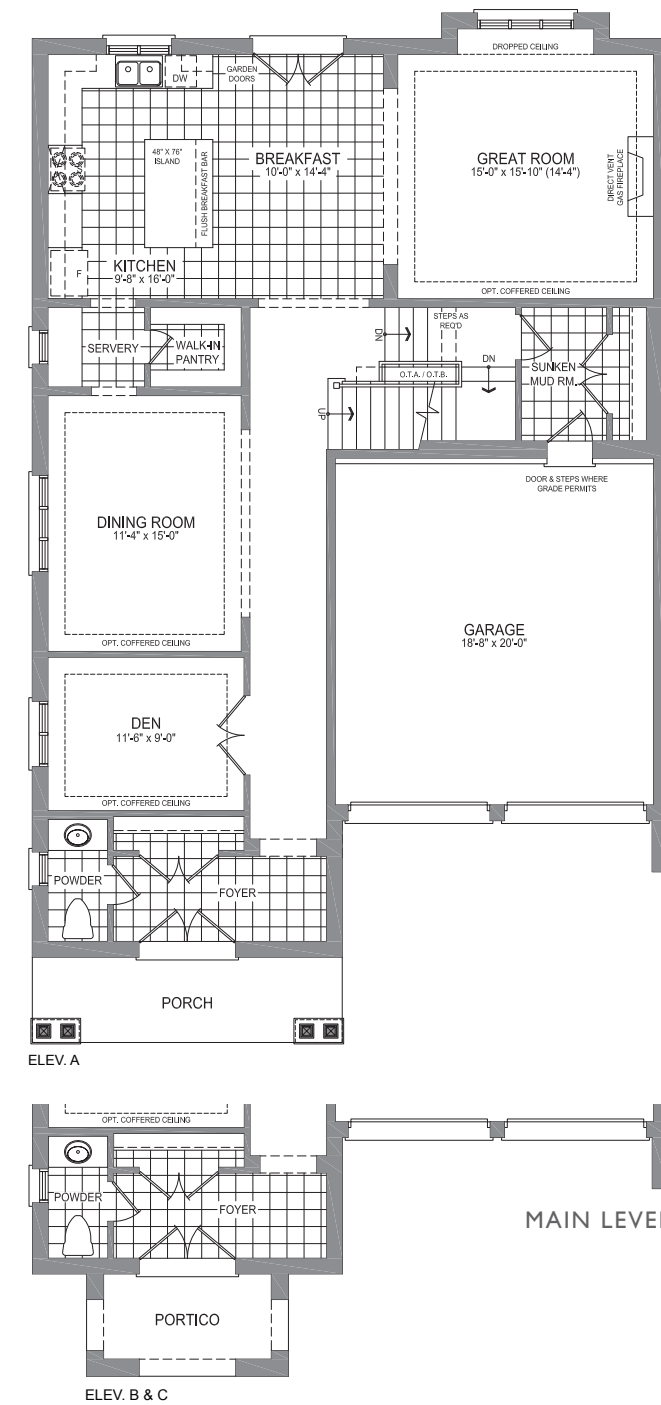
ELEVATION A  
3,405 sq. ft.



ELEVATION B  
3,408 sq. ft.



ELEVATION C  
3,388 sq. ft.



The Maple 2 ELEV. A • 3,405 SQ.FT. | ELEV. B • 3,408 SQ.FT. | ELEV. C • 3,388 SQ.FT.  
Includes 50 sq.ft. of finished lower level area.

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# The Maple 3

45' LOT



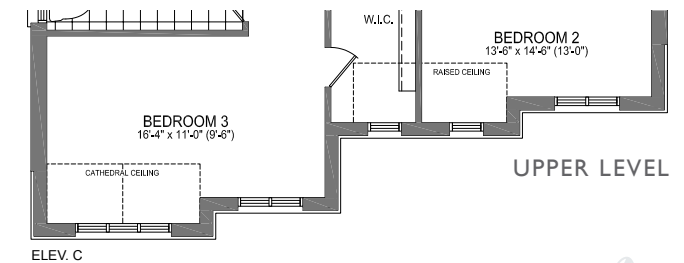
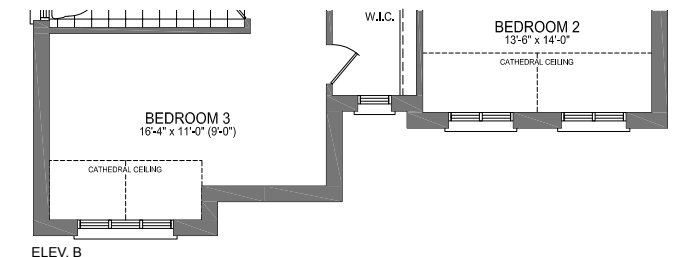
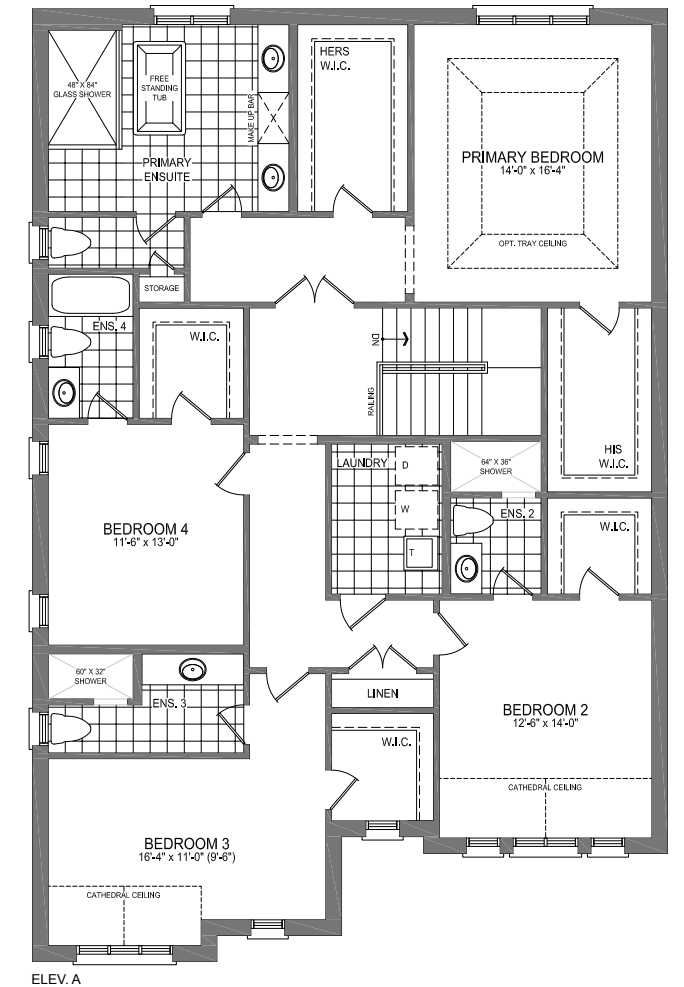
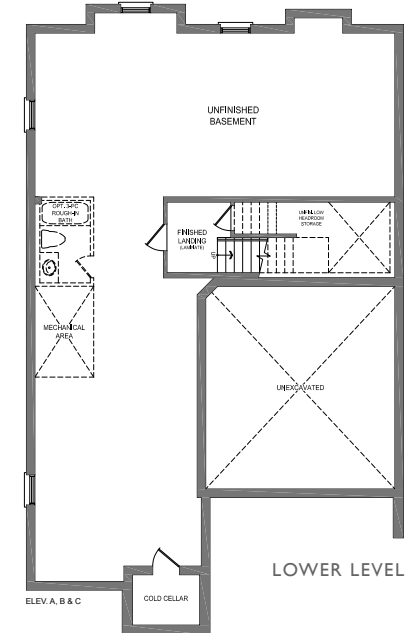
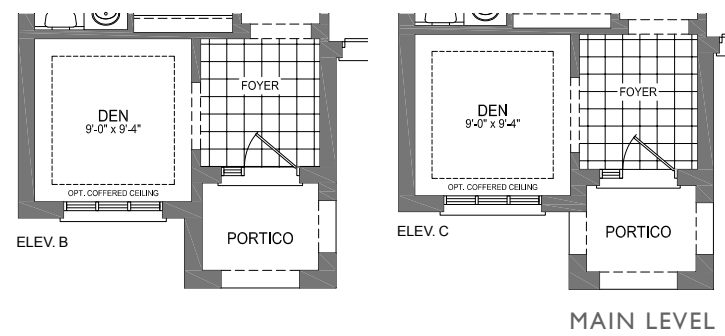
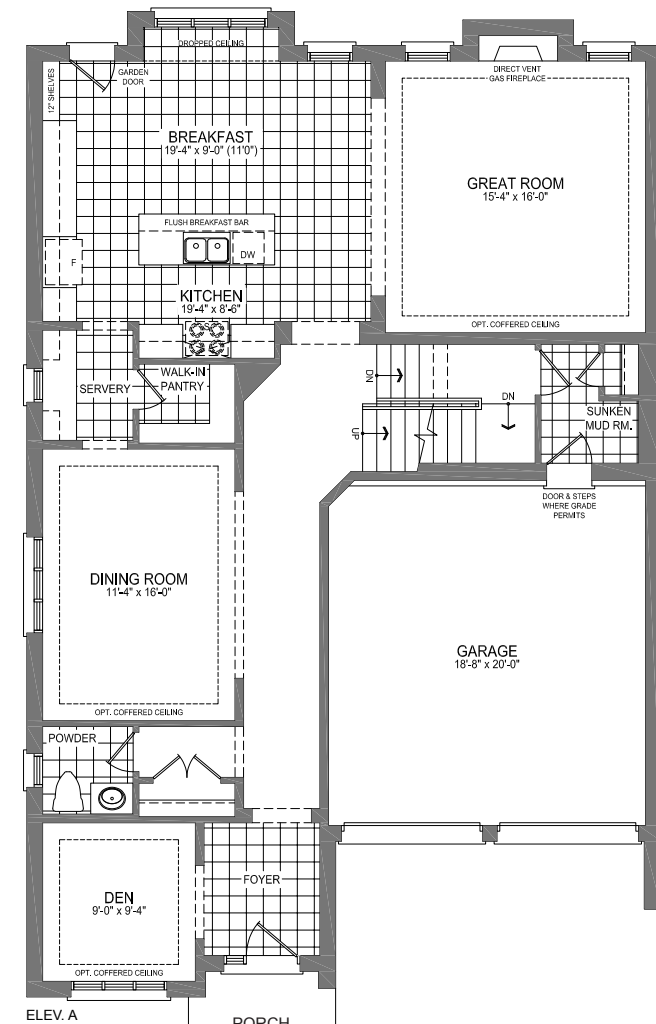
ELEVATION A  
3,521 sq. ft.



ELEVATION B  
3,521 sq. ft.



ELEVATION C  
3,538 sq. ft.



The Maple 3 ELEV. A & B • 3,521 SQ.FT. | ELEV. C • 3,538 SQ.FT.  
Includes 49 sq.ft. of finished lower level area.

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Artist's Impression

# Features and Finishes 38' + 41' + 45' + 56' Singles

## EXTERIOR

- All exterior colours are architecturally controlled and coordinated.
- Architecturally designed elevations with stucco, stone, clay brick, stone accents and other accent details in other materials as per model type (actual detailing may vary from Artist's concept and subject to grade conditions).
- Self-sealing quality shingles (limited lifetime warranty) from Vendor's pre-determined colour schemes.
- Maintenance free aluminum soffit, fascia, eavestrough and downspouts.
- Aluminum exterior railing as per model type and if required due to grade condition.
- Windows to be vinyl casement double-glazed low E, colours based on exterior colour schemes (excluding Lower Level windows).
- 8' insulated front entry door, as per elevation.
- Insulated flat slab man door from house to garage, if grade permits, with safety door closer, as per model type.
- Garden door(s) with no screen, as per plan where applicable.
- Sectional roll-up garage door(s) with decorative windows (glazing) as per model.
- Lower level white vinyl windows as per plans.
- Two (2) exterior hose bibs (one in garage and one at rear).
- Exterior coach lamp(s) including light at rear door(s), as per model type.
- Where grading requires a deck, the Vendor will provide pressure treated decking and aluminum railing.
- Paved driveway. Vendor will provide base coat, as well as a second coat on driveway apron, the cost of which is included in the Purchase Price. The Purchaser shall pay an amount not to exceed \$750 (plus HST) as an adjustment on closing which is non-refundable for the second coat of asphalt. The Vendor will not be responsible for repairing any tire marks after the second coat. Purchaser acknowledges and agrees that the second coat may not be completed for up to, but no later than, thirty (30) months after Closing Date.
- Fully sodded lot, except paved areas. (Common side yard 6' or less may be finished with granular material).
- Concrete precast slab walkways at front and at rear patio as determined by the Vendor having a regard to site conditions, as per plan.
- Priority and corner lots have special treatments in accordance with architectural control provisions and Purchaser accepts the same.

## CONSTRUCTION

- Poured concrete Lower Level walls to be approximately 8' 6" in height.
- Main Level ceiling height to be 10'.
- Upper Level ceiling height to be 9'.
- Basement level ceiling height to be 8'6.
- Concrete Lower Level floor with drain.
- Garage walls to be drywalled and gas proofed.
- Garage floor and driveway sloped for drainage.
- Cold cellar in Lower Level with insulated metal door.
- Tongue and groove sub-flooring on Main and Upper Level.
- Engineered floor joists for Main and Upper Level floor assemblies.

## HEATING AND INSULATION

- Forced air high-efficiency gas heating system vented to exterior.
- Hot water tank is a gas rental unit vented to exterior.
- Heating system accommodates future central air-conditioning system.
- Thermostat centrally located, supplied and installed.
- Insulation and attic ceiling insulation as per OBC.
- Spray foam insulation in garage ceilings and box outs where applicable.
- Lower level walls insulated as per OBC.
- Heat Recovery Ventilator (HRV) supplied and installed.
- Gas fireplace and mantle as per plan.
- Stove exhaust rough in to be 6" in diameter, as per plan.

## INTERIOR TRIM

- Main Level door heights and arches to be 8', as per plan.
- Upper Level door heights and arches to be 7', as per plan.
- Lower Level door heights and arches to be 6'8", where applicable.
- All drywall applied with screws using a minimum number of nails.
- Interior baseboards to be 5 1/4".
- Interior casing to be 3" with backbend.
- All interior doors in finished areas to have Satin Nickel finish levers.
- Exterior Satin Nickel grip set with deadbolt on main entry door, as per plan.
- Smooth panel "Carrara" interior doors throughout finished areas, excluding sliding closet doors and cold cellar doors if applicable, as per model type.

## STAIRS AND RAILING

- Natural red oak stairs from Main Level to Upper Level and Main Level to Lower Level, as per model type.
- Natural red oak interior handrail with natural oak pickets throughout.

## FLOORING

- 12" x 12" ceramic tiles in foyer, kitchen, laundry, mudroom and all washrooms, as per Vendor's standard samples.
- Prefinished 3 1/4" natural oak hardwood floor on Main Level throughout, except tiled areas, as per Vendors standard sample.
- 8mm laminate from Vendor's standard samples in Upper Level and Lower Level finished area, except tiled areas, as per Vendor's standard samples.

## KITCHEN

- Purchaser's choice of cabinets from Vendor's standard selections.
- Extended upper cabinets 41" in height, as per plans.
- Dishwasher space provided with rough-in wiring and drains, as per plan (no cabinet or appliance supplied).
- Purchaser's choice of granite countertop from Vendor's standard samples.
- Undermount double bowl stainless steel sink with single lever faucet.
- White kitchen exhaust fan supplied and installed.

## BATHS

- Purchaser's choice of cabinets and laminate counter for all washroom(s), from Vendor's standard samples, as per plan.
- Single lever chrome faucets with pop-up drains in all washroom(s), as per plan.
- Chrome three-piece Roman tub faucet in all Primary ensuite soaker tubs.
- 8" x 16" ceramic wall tile for tub/shower enclosure(s) and separate shower stalls, from Vendor's standard selection.
- Primary ensuite shower stall floors to have 2" x 2" tile, selected by Vendor, acrylic shower bases in all other showers, as per plan.
- Freestanding tub in Primary ensuite, as per Vendors standard sample.
- Bevelled edge mirror(s) in all washroom(s) and powder room as per plan.
- 10mm frameless clear glass shower enclosure with chrome knob and hinges in primary ensuite only, as per model type.

## PAINTING

- Interior - quality latex paint, finished areas from Vendor's standard selections.
- Interior trim and doors to be painted one colour, birch white.
- Stipple ceiling throughout save and except the kitchen and bathrooms which will have smooth ceilings.

## LAUNDRY

- Electrical for future washer and dryer, location as per plan.
- Dryer vent to exterior for future dryer, location as per plan.
- Laundry area with tub and connections for water and drain for washing machine, as per plan.
- Upper Level laundry locations only, complete with curb and floor drain, as per plans.

## ELECTRICAL

- All wiring in accordance with Ontario Hydro standards.
- 200 Amp service with circuit breaker panel to utility authority standards.
- One electrical outlet under electrical panel if located in unfinished area.
- One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door opener.
- Weatherproof GFI exterior electrical outlet located at the front porch and at the rear with interior switch.
- Decora switches and plugs throughout, white colour.
- Switch controlled receptacle in living room.
- Ceiling mounted light fixtures where applicable.
- Split receptacle(s) at counter level for future small appliance(s).
- Electrical outlet(s) in all bathrooms and powder room include ground fault interrupter.
- Water resistant light fixtures in all shower stalls.
- Smoke detectors equipped with strobe lights installed as per Ontario Building Code.
- Carbon monoxide detector as per Ontario Building Code.
- Pre-wire for cable T.V. outlet in family room and Primary bedroom as per model.
- Pre-wire telephone outlet in kitchen and Primary bedroom as per model.
- Pre-wire smart cable wire in family room, as per model type.
- Rough-in alarm system on Main Level.
- Purchaser to pay as an adjustment on closing a fee in the amount of \$1000 (plus HST) for hydro installation and connection.

## ADDITIONAL FEATURES

- Duct Cleaning to be done by Vendor prior to closing (heat runs only).
- Rough-in 3-piece washroom in Lower Level, locations as per plan.
- Rough-in central vacuum with pipes collected in garage.

\*NOTE: Purchaser acknowledges being advised that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency.

\*\*Purchaser acknowledges the Builder reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are Artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Builder.

\*\*\*Purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a lease or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier.

\*\*\*\*Purchaser acknowledges that the ceilings and walls may be modified to accommodate mechanical systems.

\*\*\*\*\*Purchaser acknowledges that variations in colour from Vendor standard selections may occur in finished materials due to standard production process and manufacturing.

\*\*\*\*\* Purchaser acknowledges that the ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling before finishes and excluding bulkheads and ceiling drops as per plan.

\*\*\*\*\* Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.

**WARRANTY**  
All homes covered by TARION WARRANTY CORPORATION for 7-year major structural and 2-year limited warranties and one (1) year Builder's comprehensive warranty.

\*Specification may change without notice.  
E. & O. E. June 2022

# OUR STORY



As a division of Greenpark Group, Trinity Point's **experienced professionals** have honed their craft with the country's leading developers and homebuilders.



Every community by Trinity Point is a proud testament to their ability to deliver the highest quality and craftsmanship to buyers from all walks of life.

## Our Values

At Trinity Point, we use our core values in our approach to building, beginning with a vision for the finished home, mid-rise, high-rise, commercial or office space. Our history of excellence allows our team to seamlessly integrate tried-and-true practices with contemporary ideas which are set to move the industry forward.



We build complete  
communities.

[TRINITYPOINT.COM](https://trinitypoint.com)

