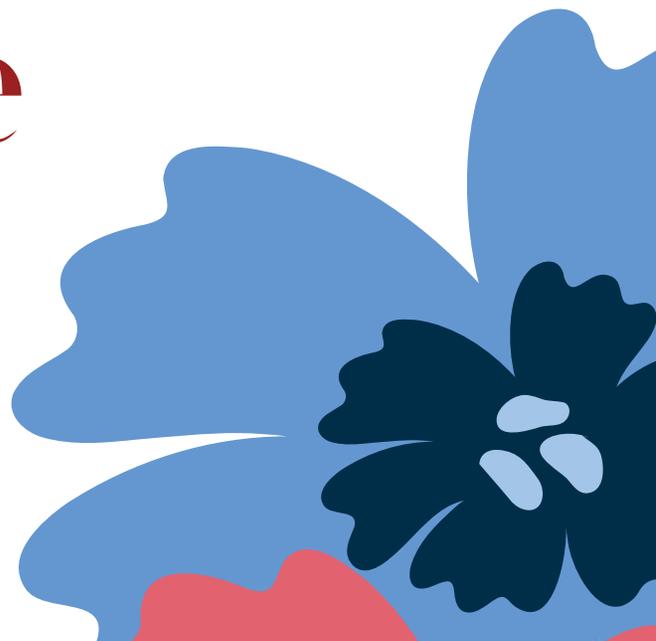
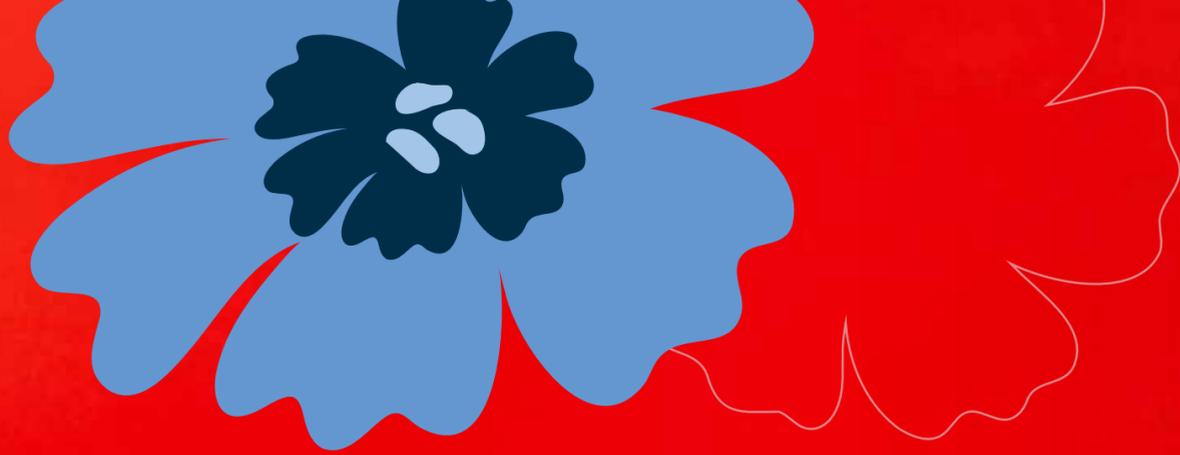


TOWNHOMES OF  
**Little Rouge**

A CAMCOS COMMUNITY





*Townhomes in Markham*





## TOWNHOMES OF **Little Rouge**



**A new community by Camcos Living coming soon to Donald Cousens Parkway and Ninth Line in Markham.**

Experience the perfect blend of contemporary design and natural beauty with our stunning collection of three-storey townhomes. Each home boasts modern architecture, spacious layouts, and premium features and finishes. Nestled in a picturesque ravine setting, these homes are just minutes away from all the conveniences Markham has to offer.



# Your New Neighbourhood

Nestled in an idyllic setting near the conservation lands of the Rouge River, Townhomes of Little Rouge offers a serene and picturesque community. Enjoy the convenience of nearby amenities, schools, transit, and healthcare options, making it the perfect place to raise a family.



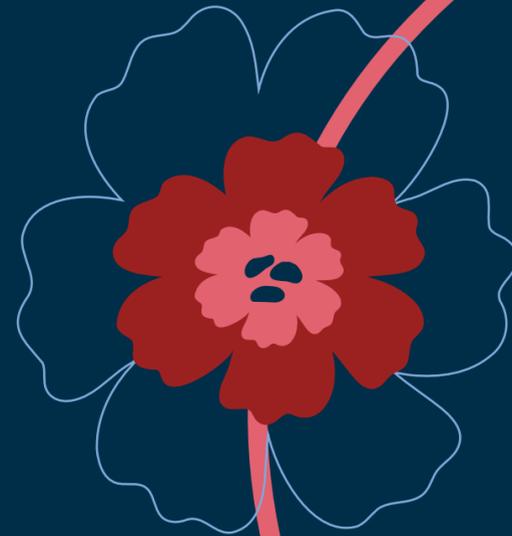
CORNELL COMMUNITY CENTRE & LIBRARY

CORNELL COMMUNITY CENTRE & LIBRARY

# Experience Markham

Markham is a vibrant and growing city. It's become a leading destination for companies in the life sciences, engineering, and information technology sectors, earning the city the moniker "The High Tech Capital of Canada."

Yet it's more than that. Its diversity has also made it a hot spot for shopping, dining, and a wide variety of cultural offerings. CF Markville, First Markham Place, and King Square Mall, among others, offer a wide array of shopping experiences. The city is home to a huge variety of dining options, from cozy cafes to fashionable new eateries.



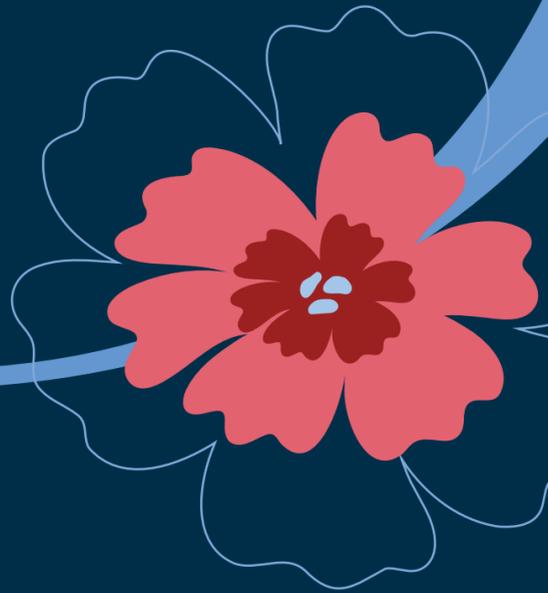
MAIN STREET UNIONVILLE



CF MARKVILLE

CF Markville

For a more quaint shopping experience, areas like Main Street Markham and Main Street Unionville are known for their charming boutiques and specialty shops.



# Explore the Rouge River Valley



Townhomes of Little Rouge is located on a ravine that is part of the Rouge National Urban Park, one of the largest urban parks on the continent. This local natural wonder is home to lush forests, serene marshlands, and a number of unique ecosystems.

# Get Where You're Going

Easy Access to Plenty of Transit Options

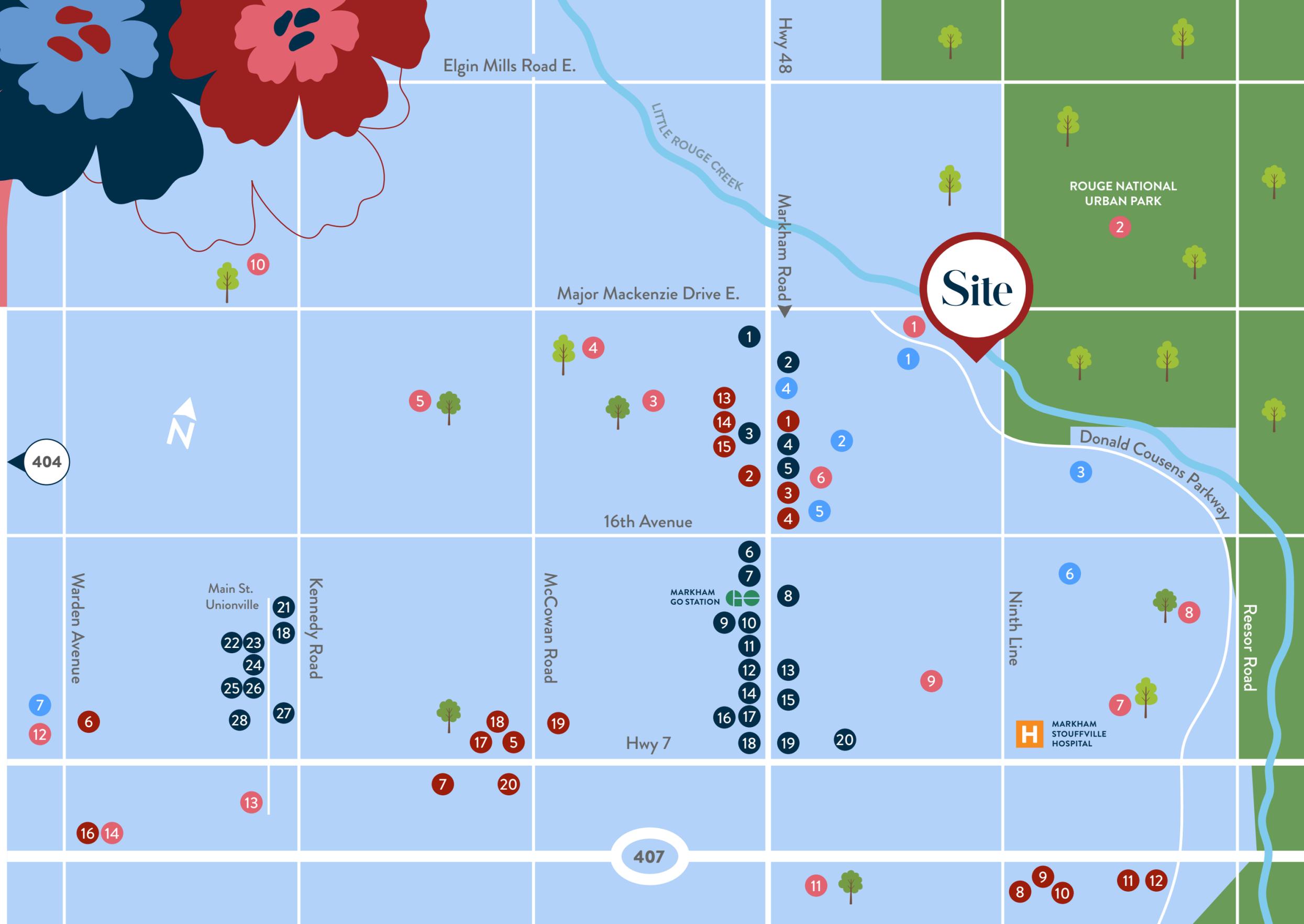


Townhomes of Little Rouge is located just six minutes from the Mount Joy GO Station and 10 minutes from Highway 404, meaning you have options to commute quickly and easily into downtown Toronto.



# AMENITIES CLOSE TO HOME

Enjoy the peace of mind that comes with living just minutes from Markham Stouffville Hospital. Plus, the new Cornell Community Centre is even closer, offering a modern fitness centre and track, a refreshing pool, a well-stocked library, a vibrant playground, and much more!



## Dining

- 1 Wendy's
- 2 Pizza Hut
- 3 Firehouse Subs
- 4 The Thandur
- 5 McDonald's
- 6 Tim Hortons
- 7 Papa Johns Pizza
- 8 Station Pizza Parlour
- 9 Fujisan Japanese Restaurant
- 10 Main's Mansion
- 11 Love Gelato
- 12 Super Smash Burgs
- 13 Roll Me Up Ice Cream
- 14 Main St. Greek
- 15 The Duchess Of Markham
- 16 Laz Authentic Cuisine Inc.
- 17 Folco's Ristorante
- 18 Starbucks
- 19 Dairy Queen Restaurant
- 20 Pizza Nova
- 21 La Grotta On Main
- 22 Jake's On Main
- 23 Old Country Inn
- 24 Il Postino
- 25 Old Firehall Confectionery
- 26 Watercolour Mediterranean Restaurant
- 27 Espresso 21 Cafe Restaurant
- 28 Sumoki Yakitori Bar

## Shopping

- 1 The Brick
- 2 Shoppers Drug Mart
- 3 VanSpall's No Frills Markham
- 4 The Garden Basket
- 5 CF Markville
- 6 Markham Town Square
- 7 T&T Supermarket Unionville
- 8 Boxgrove Centre
- 9 Longos
- 10 LCBO
- 11 Walmart
- 12 SmartCentres Markham
- 13 Food Basics
- 14 Petsmart
- 15 The Home Depot
- 16 Downtown Markham Shopping Centre
- 17 Winners
- 18 Best Buy
- 19 Homesense
- 20 Food Mart Supermarket

## Recreation

- 1 Blodwen Davies Park
- 2 Rouge National Urban Park
- 3 Wismer Park
- 4 Innis Macdonald Park
- 5 Berczy Park
- 6 Mount Joy Community Centre
- 7 Cornell Community Centre
- 8 Cornell Community Park
- 9 Markham Tennis Club
- 10 Angus Glen Golf Club
- 11 Markham Green Golf Club
- 12 Flato Markham Theatre
- 13 Markham PanAm Centre
- 14 Cineplex Cinemas Markham

## Education

- 1 Sam Chapman Public School
- 2 St. Julia Billart Catholic School
- 3 Little Rouge Public School
- 4 Ace Montessori School
- 5 St. Brother Andre CHS
- 6 Bill Hogarth Secondary School
- 7 Unionville High School





TOWNHOMES OF  
**Little Rouge**

# BLOCK A



GOLDFINCH  
LOT 11 • 1,679 SQ. FT.

SPARROW  
LOT 9 • 1,634 SQ. FT.

SPARROW  
LOT 7 • 1,637 SQ. FT.

SPARROW  
LOT 5 • 1,637 SQ. FT.

SPARROW  
LOT 3 • 1,634 SQ. FT.

GOLDFINCH  
LOT 1 • 1,680 SQ. FT.

ARTIST'S CONCEPT

# BLOCK G



MALLARD  
LOT 81 • 1,807 SQ. FT.

HUMMINGBIRD  
LOT 79 • 1,764 SQ. FT.

HUMMINGBIRD  
LOT 77 • 1,765 SQ. FT.

HUMMINGBIRD  
LOT 75 • 1,765 SQ. FT.

HUMMINGBIRD  
LOT 73 • 1,764 SQ. FT.

MALLARD  
LOT 71 • 1,807 SQ. FT.

ARTIST'S CONCEPT

# BLOCK K



BLUEBIRD  
LOT 102 • 2,150 SQ. FT.

BLUEBIRD  
LOT 101 • 2,092 SQ. FT.

BLUEBIRD  
LOT 100 • 2,092 SQ. FT.

BLUEBIRD  
LOT 99 • 2,092 SQ. FT.

BLUEBIRD  
LOT 98 • 2,092 SQ. FT.

BLUEBIRD  
LOT 97 • 2,150 SQ. FT.

ARTIST'S CONCEPT

# HARMONY™

The art of smarter living

At Camcos Living, smarter living transcends the latest tech gadgets. It's an integrated approach that prioritizes efficiency, sustainability, comfort, and resilience.

Every home we create is thoughtfully planned and rigorously evaluated to bring your home features into balance while maximizing value. Harmony embodies this vision, seamlessly blending products, practices, and design to optimize comfort, convenience, and functionality.

More than a solution, Harmony is a philosophy rooted in innovation, enduring quality, and a commitment to providing homes that enrich life today and for generations to come.



### Modern Efficiency

Experience a home where modern technology meets energy efficiency. Thoughtfully designed systems, including adaptable, smart home technology, advanced climate control systems, and a precision-engineered building envelope, ensure convenience, security, and energy savings, creating a future-ready lifestyle.



### Sustainable Living

Our homes are built with the environment in mind, incorporating sustainable materials and advanced systems to minimize impact. Every choice reflects a commitment to greener living and a more sustainable future.



### Refined Comfort

Blending comfort and style, our homes are thoughtfully designed with premium materials and spacious layouts to enhance everyday living. With practical details and refined finishes, each space is crafted to optimize value, providing an inviting and elegant environment tailored for modern living.



### Resilient Design

Built to withstand Ontario's diverse climate, our homes feature advanced sealing systems, air-leakage barriers, rain-shield technology, and maintenance-free components. These high-performance features ensure long-lasting protection, reducing upkeep while maximizing durability and security, so your investment stands strong for years to come.

# The Plus Factor

Customer Service & Our Immersive Design Studio Experience



At Camcos Living, exceptional service is not just a goal — it's our way of doing things. "Plus" signifies our relentless pursuit of innovation, continuous improvement, and commitment to delivering extraordinary experiences. Our Experience+ and Care+ teams are committed to surpassing expectations and evolving to meet your needs.

DesignStudio+ is Camcos' immersive design studio experience. With an array of personalized interior design choices, our team of in-house experts provides the guidance you need to help you create a home that is entirely your own.



# Features & Finishes

## EXTERIOR FEATURES

- Designs inspired by modern architecture with combinations of brick veneer, vinyl and metal siding, and exterior trim, in select locations.
- Extended height windows with transoms.
- Elegant, low-maintenance exteriors complemented by sleek glass railings on every balcony.
- Walk-out balcony, as per plan.

## INTERIOR FEATURES

- Choice of designer curated colour packages.
- Approximately 9' ceilings on ground floor, second floor, and third floor, except in sunken and raised areas.
  - Back-to-back townhomes feature smooth finish ceilings on second floor, kitchen, all bathrooms, powder room, laundry room.
  - Traditional townhomes feature smooth finish ceilings on ground and second floors, kitchen, all bathrooms, powder room, laundry room.
- Natural oak finish staircase with oak treads, oak veneer stringers and risers from ground to second floor, and second to third, and in finished areas.
- Natural oak finish pickets, railing and stringer on stairwells in finished areas.

## FLOORING

- 7" laminate on ground and second floor (excluding tiled areas).
- Purchaser's choices from standard selections of 13" x 13" ceramic tile flooring in entry, kitchen (as per model), powder room, ensuite, bathrooms and laundry room in finished areas.
- Purchaser's choice from standard selections of 35-ounce broadloom with foam underlayment in bedrooms and upper hall.

### Disclosure

Purchaser(s) acknowledge the following clauses:

1. All plans, elevations and specifications are subject to modification(s) from time to time by the vendor according to the Ontario Building Code, National Building Code and Architectural guidelines.
2. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per applicable plan or at the Vendor's sole discretion.

## KITCHEN FEATURES

- Back-to-back townhomes feature kitchen cabinetry with standard height uppers and solid surface countertops.
- Traditional townhomes feature kitchen cabinetry with extended height uppers and solid surface countertops.

## BATHROOMS

- PRIMARY ENSUITE
  - Back-to-back townhomes feature framed glass shower enclosure with acrylic shower base pan, 8" x 10" ceramic wall tiles, and chrome shower head. Cabinet vanities with solid surface countertop and overmount sink.
  - Traditional townhomes feature framed glass shower enclosure with 2" x 2" ceramic floor tiles, 8" x 10" ceramic wall tiles, and chrome handheld shower head and pot light. Cabinet vanities with solid surface countertop and undermount sink.
- SECONDARY BATHROOM(S)
  - Back-to-back townhomes feature alcove acrylic tub with 8" x 10" ceramic wall tiles and chrome shower head. Cabinet vanities with laminate countertop and overmount sink.
  - Traditional townhomes feature alcove acrylic tub with 8" x 10" ceramic wall and chrome shower head. Deluxe cabinetry with solid surface countertop and undermount sink.
- POWDER ROOM(S)
  - Include white pedestal sink.
- All bathrooms to be equipped with an exhaust fan and privacy lock on door(s).

3. See Agreement of Purchase and Sale for all features and finishes and disclosures.
4. The features noted here are project highlights. Please speak to a Sales Representative for more information.

E.&O.E.

<sup>1</sup> Tanager, Chickadee, and Osprey models to receive 200 AMP electrical Service.

## WINDOWS, DOORS AND MILLWORK

- 4" flat stock baseboard, primed and painted white throughout, with doorstop.
- 2 ¼" flat stock casing, primed and painted white throughout, on all doors, windows and archways.
- Smooth-finish interior doors.
- Thermopane Low-E Argon filled vinyl casement windows.

## LIGHTING AND ELECTRICAL

- 100 AMP<sup>1</sup> electrical service supplied with circuit breaker panel.
- Rough-in conduit for EV charger in Garage, location selected by Vendor.
- Coordinated coach lamps on exterior elevations.

## HOME ENERGY AND COMFORT

- Heat Recovery Ventilator (HRV).
- Rental gas hot water heater.





ARTIST'S CONCEPT

## Building With Passion & Integrity

Camcos Living is a fully integrated homebuilder with over 80 years of combined experience. Our founders have constructed hundreds of communities across Ontario, and our in-house expertise spans all aspects of real estate development and homebuilding. The Camcos portfolio includes diverse communities and products, from boutique mid-rise condominiums to luxury townhomes and single-detached master-planned communities in the GTA's most coveted real estate markets.

At Camcos, our team operates with a unified vision and a steadfast set of values. Central to our philosophy is the "Plus Factor," a unique approach to customer service and home design refined over decades of industry leadership.

This approach stems from a deep understanding of the challenges in the new home buying process resulting in a best-in-class experience and homes crafted with meticulous mindfulness. At Camcos, our customers are at the forefront of everything we do, guiding our dedication to excellence, innovation, and value.

Our commitment is to operate with integrity and enhance the broader community where we build. With every home, we strive to elevate the quality of life for those who trust us with one of life's most significant investments.

Learn more about us at [Camcos.ca](https://www.camcos.ca).

CAMCOS  
LIVING

*Life, Better Built.™*





CAMCOS  
L I V I N G

