



IVYLEA

TOWNS IN RICHMOND HILL





**Ixora - Where living is an art and
nature your canvas**



**A fresh
opportunity in
North Richmond Hill**

When nature and beautifully built homes come together

At Ivylea, the delicate balance of nature and home building come together; tastefully positioned close to the compelling amenities of Richmond Hill, yet within a lush setting of mature trees and unspoiled nature.

Thoughtfully curated
homes surrounding a
community parkette



At Ivylea you can choose from a variety of homes including 3-storey lane towns and traditional 3-storey street towns.

Bordered by graceful trees and with a delightful parkette at its centre, Ivylea is the ideal community. Here a post-dinner stroll invites connection to neighbours and friends in a peaceful, harmonious surrounding.

IVYLEA

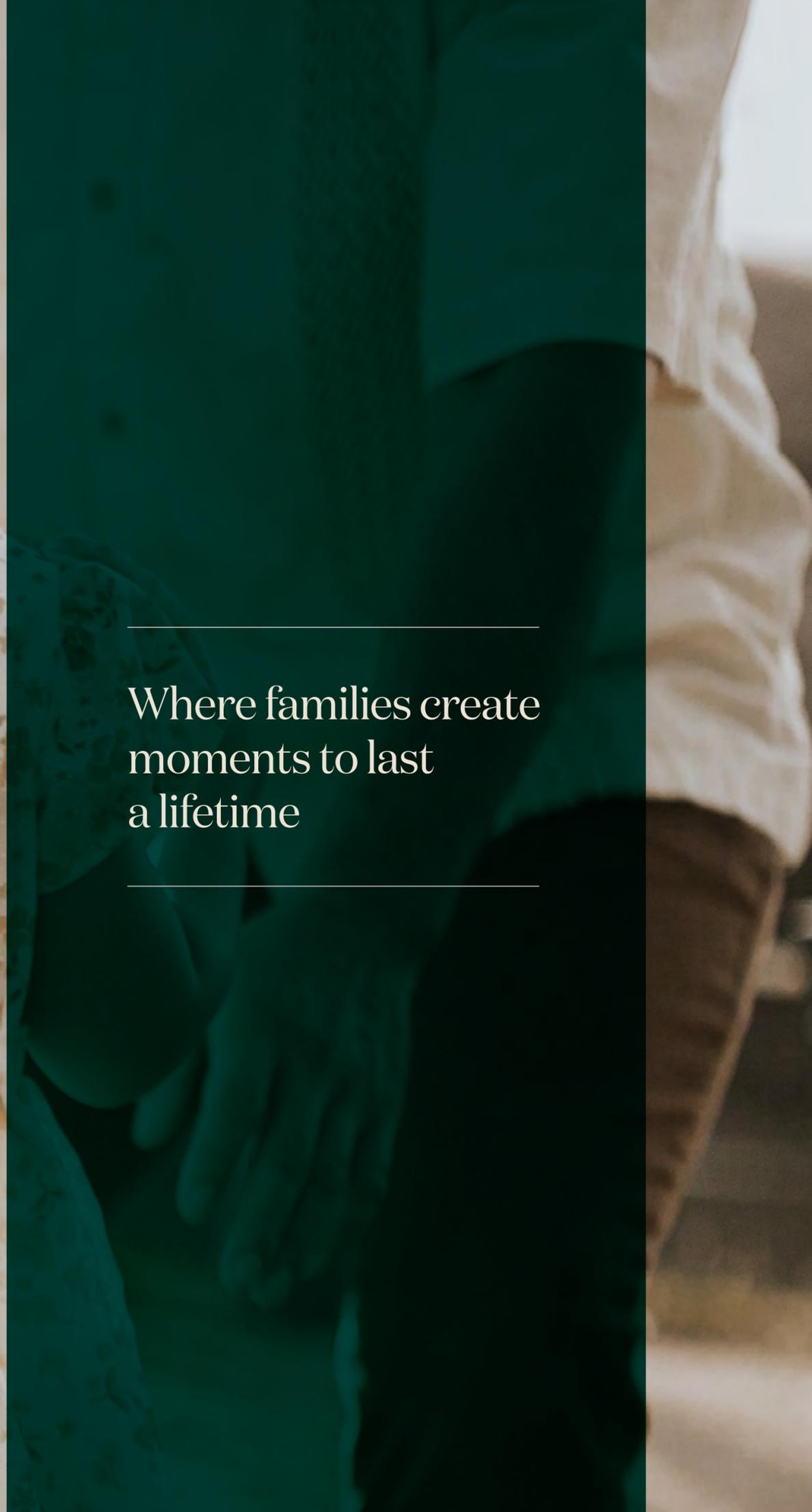
TOWNS IN RICHMOND HILL

The Ivylea site will eventually be home to hundreds of new residents living in homes that are built to fit into a landscape that respects the natural environment and preserves a sense of rural charm.

Leslie St

IVYLEA SALES OFFICE

An exceptional
opportunity
to live naturally
in Richmond Hill



Where families create
moments to last
a lifetime

PARKS



Rouge Crest Park



Splash Pad (Lake Wilcox)



Fletcher's Field

**Nature reserves
and beautiful
parks abound**



Richmond Green Skate Trail

When it comes to active outdoor living, Ivylea sits perfectly within an area bursting with wonderful parks. From playgrounds, to summer splash pads, to nature trails and skating - the neighbourhood has a robust assortment of delightful options. Or for people looking to stay close to home, Ivylea offers a park right on site.

UNTOUCHED NATURE

Steps from Ivylea, an
ever-changing vista
of magnificent forest
surrounds you



Bruce Mills Park



Lake Wilcox

Roam the many trails that surround Ivylea - with the neighbouring Phyllis Rawlinson Park and Lake Wilcox, you'll never tire of exploring by foot or bike - where you can escape the hustle and bustle of the city just steps from your door.

DINING



A FRESH OPPORTUNITY



Touro Churrascaria

Richmond Hill is spilling over with exciting restaurants and cafes including family dining, fast foods and delectable farm to table emporiums serving an endless fare of local as well as ethnic foods.



Sugar Tiers

Where dining is
an art and where
convenience rules



La Rocca



Nonnas oven

SHOPPING



A FRESH OPPORTUNITY



Big box,
little village



19th Avenue Farmers Market



Costco

With Hillcrest Mall a short drive away, you'll have access to all the major brands. Large retail stores like Costco and grocery chains complement an abundance of smaller stores and shops catering to every taste within minutes of Ivylea. For a truly charming country experience, the 19th Ave Farmers Market is right in the neighbourhood.

RECREATION

A FRESH OPPORTUNITY



Richmond Green Sports Centre

With endless opportunities for recreation, your life at Ivylea will be infused with activity and fun for all ages. Fabulous golfing is just minutes away at Summit Golf Course, indoor soccer and skateboarding at Richmond Green Sports Centre, hockey for kids and adults at the National Skating Rink and skiing is just minutes away at Uplands Golf and Ski Club.



National Skating Rink



Canoeing on Lake Wilcox

Active living
surrounds you



ENTERTAINMENT



A FRESH OPPORTUNITY



Richmond Hill Centre for the Performing Arts

Offering the largest seating capacity of any facility in York Region, The Richmond Hill Centre for the Performing Arts is a world-class venue for theatre, dance, music and events. Located just minutes away from Ivylea, this amazing facility provides non-stop entertainment and cultural enrichment. Take in the latest showing at The Richmond Hill Group of Artists for a taste of today's art scene, or for an evening out, you can catch the latest blockbuster at Imagine Cinemas!

Entertainment is just minutes away!



SCHOOLS

A FRESH OPPORTUNITY



Victoria Square Public School



**Fine schools with
excellent academic
standards abound**



Holy Trinity

Education is serious business in North Richmond Hill and with a great selection of highly ranked schools near Ivylea, both public and private, you'll have prime choices for education.



Richmond Green Secondary School

TRANSIT



VIVA Rapidway

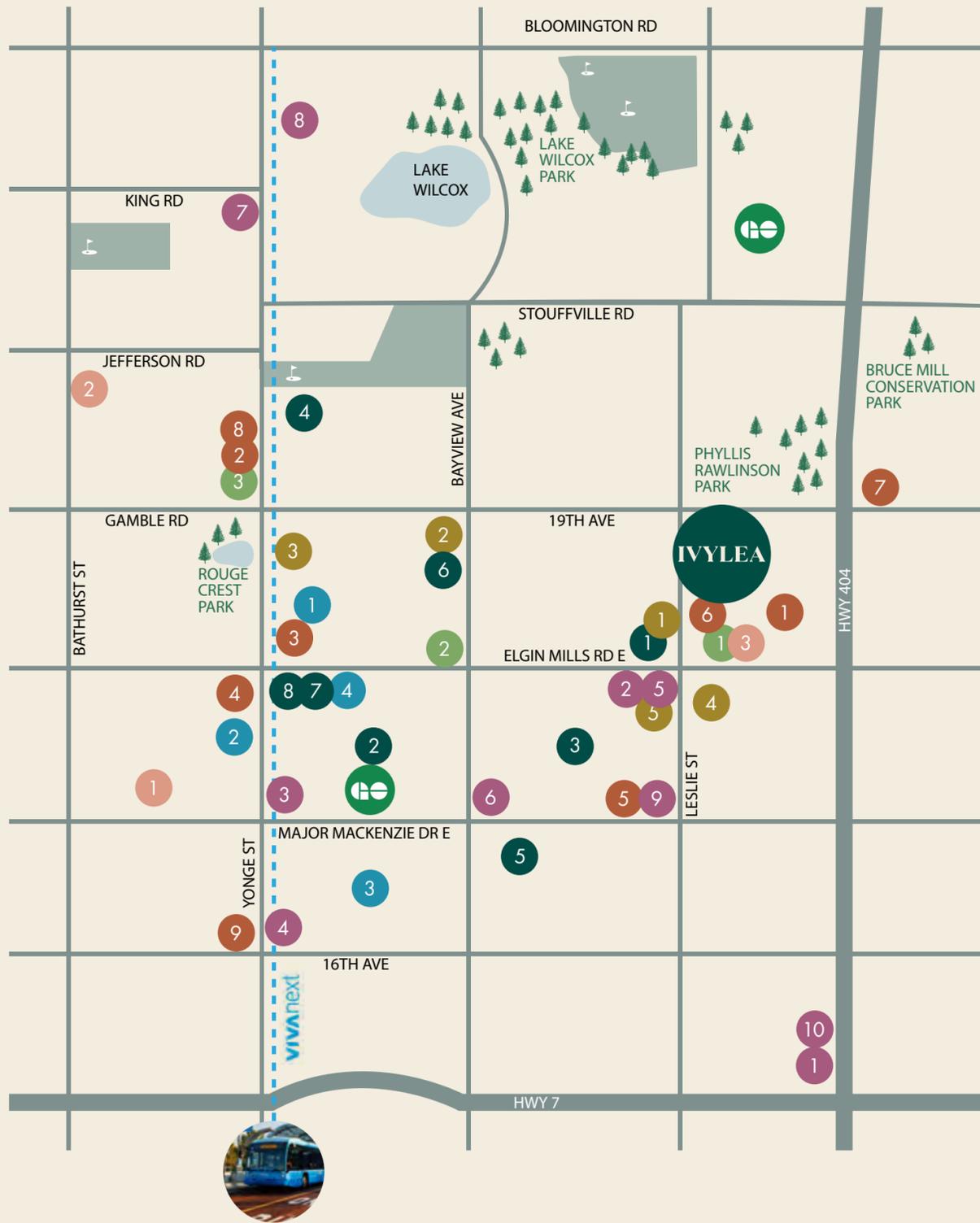


Richmond Hill GO station

Get Around Easily
and Effortlessly

Commuters will love the easy access to the Gormley GO Station and the Richmond Hill Go Station, which are only 5 and 10-minutes away, whisking you to downtown Toronto in less than 40 minutes! The new VIVA Rapidway, with service along Yonge to 19th Avenue, will be opening soon

Plus, with quick access to Hwy. 404 connecting to the DVP Toronto, and Hwys. 407, 400 and 401 just minutes away, driving to points east, west, north and south is easy when you live at Ivylea.north and south is easy when you live at Ivylea.



Recreation

1. Richmond Green Sports Centre & Park
2. Centennial Pool
3. Rouge Woods Community Centre
4. Summit Golf & Country Club
5. Bayview Hill Community Centre & Pool
6. National Training Rink
7. Richmond Hill Squash Club
8. Richmond Hill Curling Centre

Shopping

1. Costco
2. Sobeys
3. Loblaws
4. No Frills
5. Fresh Co.
6. The Home Depot
7. 19th Avenue Farmers Market
8. Shoppers Drug Mart
9. Hillcrest Mall

Schools

1. Richmond Green Secondary School
2. Holy Trinity School
3. Richmond Hill High School
4. York Montessori School
5. Our Lady Help of Christians Catholic Elementary School

Banks

1. TD Canada Trust
2. RBC Royal Bank
3. BMO Bank of Montreal

Restaurants

1. Touro Churrascaria
2. Nonnas Oven
3. Citro Restaurants
4. Shishlix Restaurant
5. La Rocca Creative Kitchen
6. Sugar Tiers
7. Simurgh Restaurant
8. Sarpa Restaurant
9. Toshi Ryoriten
10. Scaddabush Italian Kitchen & Bar

Entertainment

1. Imagine Cinemas
2. Richmond Hill Centre for the Performing Arts
3. Richmond Hill David Dunlap Observatory
4. The Curtain Club Theatre of Richmond Hill

Health

1. Mackenzie Health
2. Tower Hill Medical Centre
3. York Medical Centre

Located close to all of
the conveniences of
Richmond Hill





Your home at Ivylea
embraces family time
in rooms designed for
modern living



A FRESH OPPORTUNITY



MYIVYLEA.COM

A FRESH OPPORTUNITY



MARLIN SPRING



Building for Community

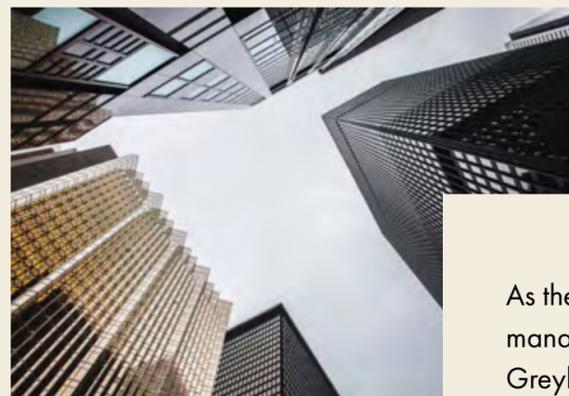


Building for you

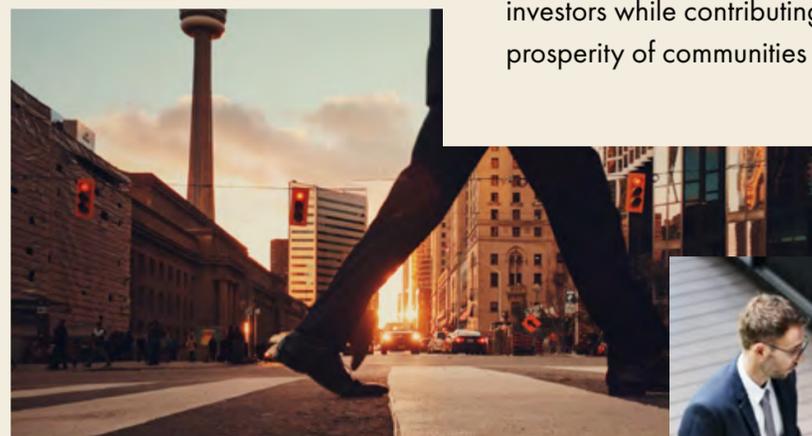
Marlin Spring is a fully integrated real estate company that strategically acquires, develops, constructs and re-positions assets throughout North America. Their commitment to creating smart, ethical communities is compatible with their long-term vision to create the very best neighbourhoods for generations to come.



A FRESH OPPORTUNITY



As the real estate investment and asset management division of Greybrook Capital, Greybrook invests in a range of real estate asset classes with one goal in mind: generate exceptional risk-adjusted returns for their investors while contributing to the economic prosperity of communities in their target markets.



Exceptional partners
Exceptional returns



