

RIVERSIDE LUXURY

STERLING ESTATES
ON THE HUMBER





All features and specifications are subject to change without notice. All images are artist's concept. E.&O.E. January 2021.



**Remarkable homes.
Spectacular setting.**

Riverside living in Toronto. Imagine it. Just steps from your front door, stroll along a winding nature trail that hugs the Humber River. Go for a jog or a bike ride. Listen to birds sing, glimpse the sun filtering through trees, sparkling on water, all year long.

Sterling Estates on the Humber.

Five gabled stone-and-brick homes with charming stone details and covered front entryways. This collection of classic new detached homes by Sterling Homes offers you the perfect setting for living well. Open airy main levels with soaring ceilings and cosy fireplaces. Stunning kitchens with grand islands with breakfast bars and quartz counters. Master retreats with highlights like coffered ceilings, generous walk-in closets and ensuites with freestanding tubs.*

Choose from two-and-one-half storey models offering **three and four-bedroom designs or a two-storey model offering three, four and five-bedroom designs.**

Schools are close by. Tennis, soccer, baseball, skating, playgrounds and parks too. Shop at Yorkdale or south Woodbridge minutes away. Easy access to the 401, 400 & 407, GO, Eglinton Crosstown LRT and TTC.

Your life just became spectacular.

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Everything you could want in a neighbourhood is here. Well regarded elementary and secondary schools are close by. And you don't have to look far for lots to do. Right at your doorstep, the 19-kilometer Humber River Recreational Trail is ideal for walking, jogging and cycling. Nearby parks offer soccer fields, tennis courts, baseball diamonds, playgrounds with age-appropriate equipment, splash pads and rinks for skating and hockey. Tee off at The Humber Valley Golf Course.

Just a short drive away are the shops and restaurants of Yorkdale and a host of shopping areas and cuisine in South Woodbridge. Big box shopping is only minutes away. Head to York University in just 10 minutes. Commuters will appreciate easy access to Highways 401, 400 and 407 as well as TTC connections to the Weston GO station, Bloor Danforth line and the coming Eglinton Crosstown LRT.

You'll love it here!

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A neighbourhood beyond expectations



Luxury features & fine craftsmanship

- Elegant stone and brick exteriors feature stone detailing and gabled accents, covered front entryways with columns and grand doorways.
- Two-and-one-half storey models and one two-storey design.
- Three, four and five-bedroom plans.*
- Airy main level with soaring ceiling and cosy gas fireplace.
- Engineered hardwood on main & upper levels.
- 8 foot-high main-level doors & archways.*
- 12" x 24" foyer & master ensuite floor tiles.
- Quartz-topped kitchen island with flush breakfast bar and quartz counters.
- Stunning kitchen cabinetry with extended-height upper cabinets.
- Master retreats with coffered ceilings and ensuites with frameless glass showers and freestanding tubs.*
- Energy-Star-rated LED lighting throughout.
- Smart home features for energy efficiency and peace of mind.**

* as per plan.

** ask sales representative for details.

Note: Sizes provided are nominal and may vary slightly per builder's standard sample(s). We reserve the right to substitute materials of equal or better quality without notice subject to availability at time of construction. All measurements are calculated in accordance with industry standards. Room dimensions, window configurations, number of steps and overall floor specifications may vary with final construction documents and site conditions. All specifications and materials are subject to change without notice. All illustrations are artist's concept. E.&O.E. January, 2021.

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A RIVERSIDE COLLECTION OF FREEHOLD DETACHED HOMES

- Sterling Estates on the Humber is a collection of five elegant stone-and-brick homes by the Humber River Recreational Trail at Weston Road south of Sheppard Avenue West.

CHARMING EXTERIORS

- Distinctive architecture showcases eye-catching gable accents and the warmth of brick and stone.
- Welcoming front entryway features a covered front porch with decorative peaked roof and columns.*
- Precast concrete slabs lead to front porch.*
- Precast concrete patio slabs at rear walkout.*

- Grand 8' front entry doors with glass sidelight(s) and satin nickel grip set.*
- Striking black exterior vinyl casement windows with grills and operable window screens at front of home open to let in fresh air.
- Models on corner lots will have vinyl casement windows with grills at front, street side and rear elevation.*

- Premium-quality caulking on all exterior window and door frames for protection and energy savings.

- Pre-finished, maintenance-free aluminum soffits, fascia, eavestroughs and downspouts are colour-coordinated to complement each home.

- Metal-insulated garage door(s).*

- Durable asphalt-paved driveways (one-coat) beautifully accented with permeable stone paver border.

- Poured concrete foundation wall and basement floor.

- Cold cellars optional in basements of some models.*

- Basement perimeter walls with full height insulation.

- Two-and-one-half storey models feature a pressure-treated rear main-level deck with a barbeque line rough-in.*

- Barbeque line rough-in included, lot 5.

- All basement windows are PVC vinyl sliders.*

- Poured concrete garage floors.

- One exterior water tap (plus one located in garage).

- Fully-sodded lots where applicable to grade.

- Limited Lifetime Warranty (25 year) self-sealing quality asphalt roof shingles.

- Exteriors reflect architecturally pre-selected finishes and materials in conjunction with architectural control guidelines.

INSPIRED INTERIORS

- Airy 9-foot high ceilings on main and upper levels and 8-foot high ceilings on ground level, lots 1 to 4.

- Dramatic 10-foot ceilings on main level and 9-foot ceilings on second level lot 5 exclusively.

- Smooth-finish main-level ceilings. Ground and upper-level ceilings feature textured stipple ceiling with 4-inch smooth border.

- Coffered ceiling in master bedrooms, lots 2-5.

- Cosy direct-vent gas fireplace with a pre-cast limestone mantel in the main level family room.

- 3 1/4" wide stained-finish engineered hardwood flooring on main & upper level, excluding tiled areas.

- Quality Berber carpeting, except areas covered with ceramic tile or hardwood flooring, as per brochure and builder standard sample.

- Your choice of imported 12"x24" ceramic or porcelain floor tiles in foyer from builder's standard samples.

- Trimmed archways throughout.*

- Interior doors and trim to be painted white and fitted with straight satin nickel lever door hardware with coordinating hinges.

- Grand 8-foot high interior doors and archways on main level. 6'8" high doors on ground, upper and basement.

- Your choice of two standard interior wall paint colours from builder's standard samples.

- 5 1/4" designer baseboards with coordinating 3" door & window casings in all finished areas.

- Stained-oak veneer staircase from ground floor to upper level.*

- Carpeted staircase included for finished basements as per builder standard sample.

- Contemporary black iron pickets with alternating plain and single collar.

- Stained-oak handrail and post as per builder standard sample.

KITCHENS FOR HOME CHEFS

- Custom-designed kitchens with designer-selected cabinetry including tall upper cabinets and drywall bulkheads.*

- Deep fridge upper cabinet with extended gable(s) above.*

- Smooth-finish ceiling.*

- Grand, quartz-topped island with flush breakfast bar, some with sinks.*

- Designer-selected quartz countertops with polished square edge and cut-out for under-mount sink as per builder standard sample.

- Stainless-steel under-mount double sink with a single lever, pull-down faucet.

- Shut-off valve for sink.

- Chimney-style stainless hood fan vented to the outside (standard 6" pipe) in the kitchen.

- 3 1/4" wide stained-finish engineered hardwood flooring for designer touch.

LUXE ENSUITE AND BATHROOMS

- Indulgent freestanding tub in master ensuites.*

- Frameless glass shower enclosures in master ensuites.*

- Framed-glass shower enclosures in remaining bathrooms.*

- Tiled bathtub surrounds (excluding ceiling) in your choice of 8"x10" tiles from builder's standard samples.

- Smooth-finish ceilings.*

- White-skirted acrylic tubs.*

- Statement-making 2"x2" imported mosaic tiles in all shower stalls as per builder standard sample.

- Designer vanity cabinets with laminate countertops and drop-in white vanity sinks.

- Chrome bathroom accessories as per builder standard sample.

- Two-piece standard white toilets.

- Your choice of imported 12"x24" ceramic or porcelain floor tiles in master ensuite from builder's standard samples.

- Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tile, from builder's standard samples in all remaining bathrooms.

- Pressure-balanced chrome shower faucets in upstairs bathrooms, where applicable.*

- Single-lever chrome faucets for all bathroom vanities.

- Shut-off valves for all sinks.

- Energy-Star rated bathroom fans.

LAUNDRY ROOMS

- Your choice of imported 12"x12" or 13"x13" ceramic or porcelain floor tile, from builder's standard samples.

- Drop-in plastic laundry tubs.*

TECHNICAL & MECHANICAL

- 200 AMP circuit breaker panel to utility authority standards.

- Energy-efficient gas-fired water heater (on rental basis).

- All-copper electrical wiring throughout.

- One exterior electrical outlet at rear of house and one at front porch, plus one located in the garage. As per code.

- Electrical outlet(s) in garage for future garage door opener(s).*

- Vendor's standard interior and exterior light fixtures and door chimes.

- White decora plugs and switches.

- Two convenient USB outlets-one in master bedroom and one in kitchen.

- High-efficiency forced-air gas furnace with HRV for optimum comfort.

- Electronic smoke/strobe and carbon monoxide detectors as per code.

- Rough-in for dishwasher includes provision for electrical and plumbing.

- Energy-Star rated LED lamps.

- Pre-engineered floor systems to be glued and screwed for added strength.

- 3-piece rough-in for bathroom in basement included.

FUTURE-READY SMART HOME

- 1) Future-Ready Smart Home wiring package consists of one (1) fully integrated home wiring system providing high-tech infrastructure capabilities to accommodate today's technology and future add-ons.

- 2) Exclusive 3-Year Complimentary Enercare Smarter Home Essentials Package accessible via the mobile app includes: HVAC High Performance Monitoring, Smart Thermostat (1), Smarter Home Hub (1), and Water Leak Sensor (1). Must be claimed within first 90 days of closing. See sales agent for details.

- 3) Structured high-speed wiring supports high-speed communication.

- 4) Pre-wired telephone outlets in three locations to be selected by purchaser(s) at time of décor selections.

- 5) Pre-wired cable TV outlets in three locations to be selected by purchaser(s) at time of décor selections.

- 6) Free Rogers Promotion Package

YOUR NEW HOME IS PROTECTED BY GUARANTEES:

- 1) One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by Tarion (Ontario New Home Warranty Program). **

- 2) Full 2 years' coverage backed by Tarion on electrical, plumbing, heat delivery & distribution system. **

- 3) The Full Tarion Ontario New Home Warranty Program 7-Year Structural Guarantee on major structural components of your new home. **

- 4) The individual guarantees provided by the quality brand-name suppliers of the many components that go into your new home.

*As per plan.

**See Tarion (Ontario New Home Warranty Program) for full warranty details.

Note: Hydro and gas meter location may vary and is subject to Enbridge and/or local utility company standards.

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E.&O.E. January 2021.



The Elderberry Lot 1

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Lot 1



The Elderberry

2090 sf + 408 sf*

Total 2498 sf

*finished basement

- Airy open main level with soaring ceilings and gas fireplace in family area is ideal for entertaining
- Stunning kitchen features island with breakfast bar, extra-tall cabinets, quartz counters
- Three-bedroom design with optional den
- Four-bedroom design with main-level bedroom
- Master retreat with generous closet
- Master ensuite with frameless glass shower
- Ground-level rec room, powder room & laundry
- Finished basement with powder room

Elderberry: in late summer along nature trails, shining clusters of dark reddish-purple elderberries hang jewel-like in the sun. Ripe elderberries make wonderful pies, wine and fall tonics.

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The Elderberry

2090 sf + 408 sf*

Total 2498 sf

*finished basement

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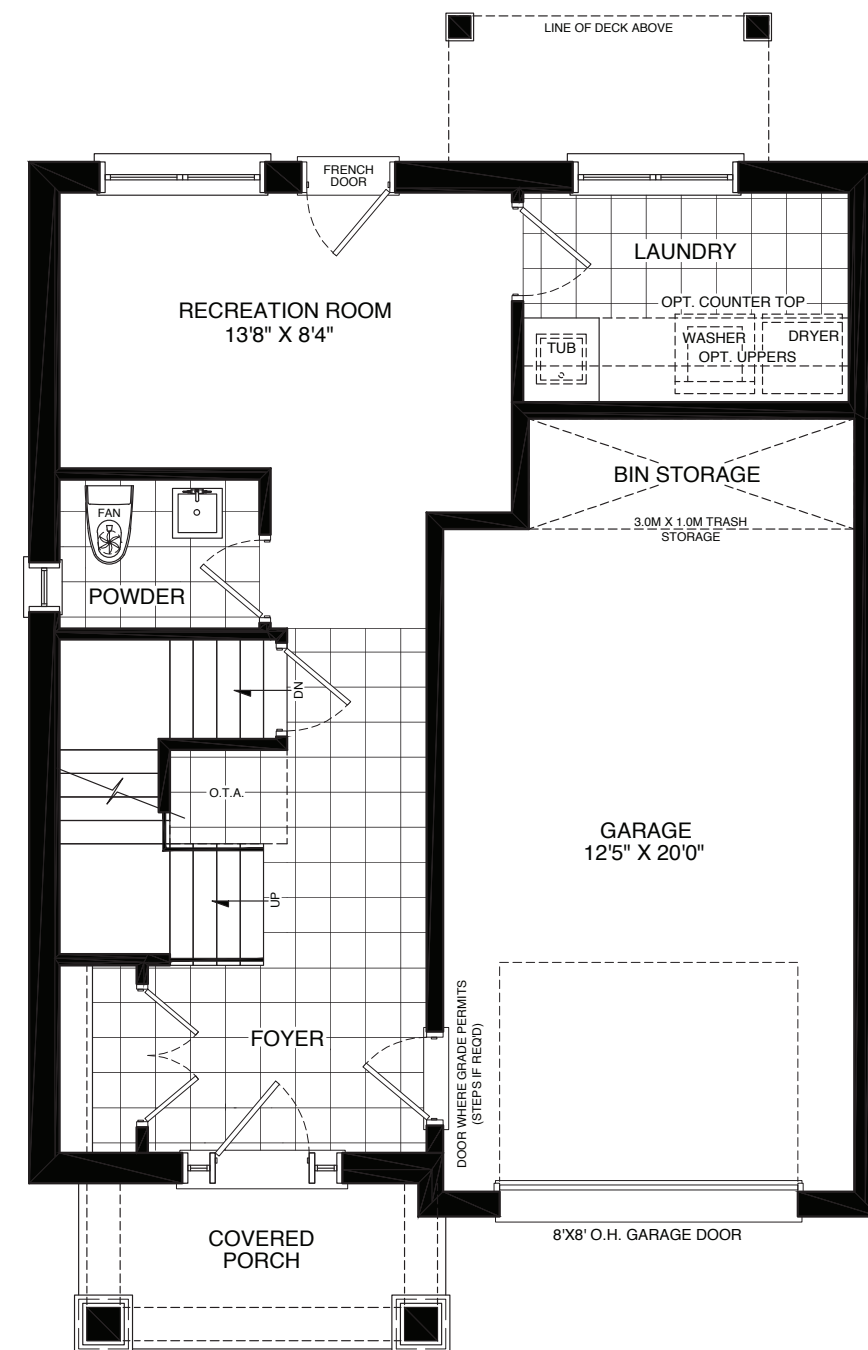
ON THE HUMBER



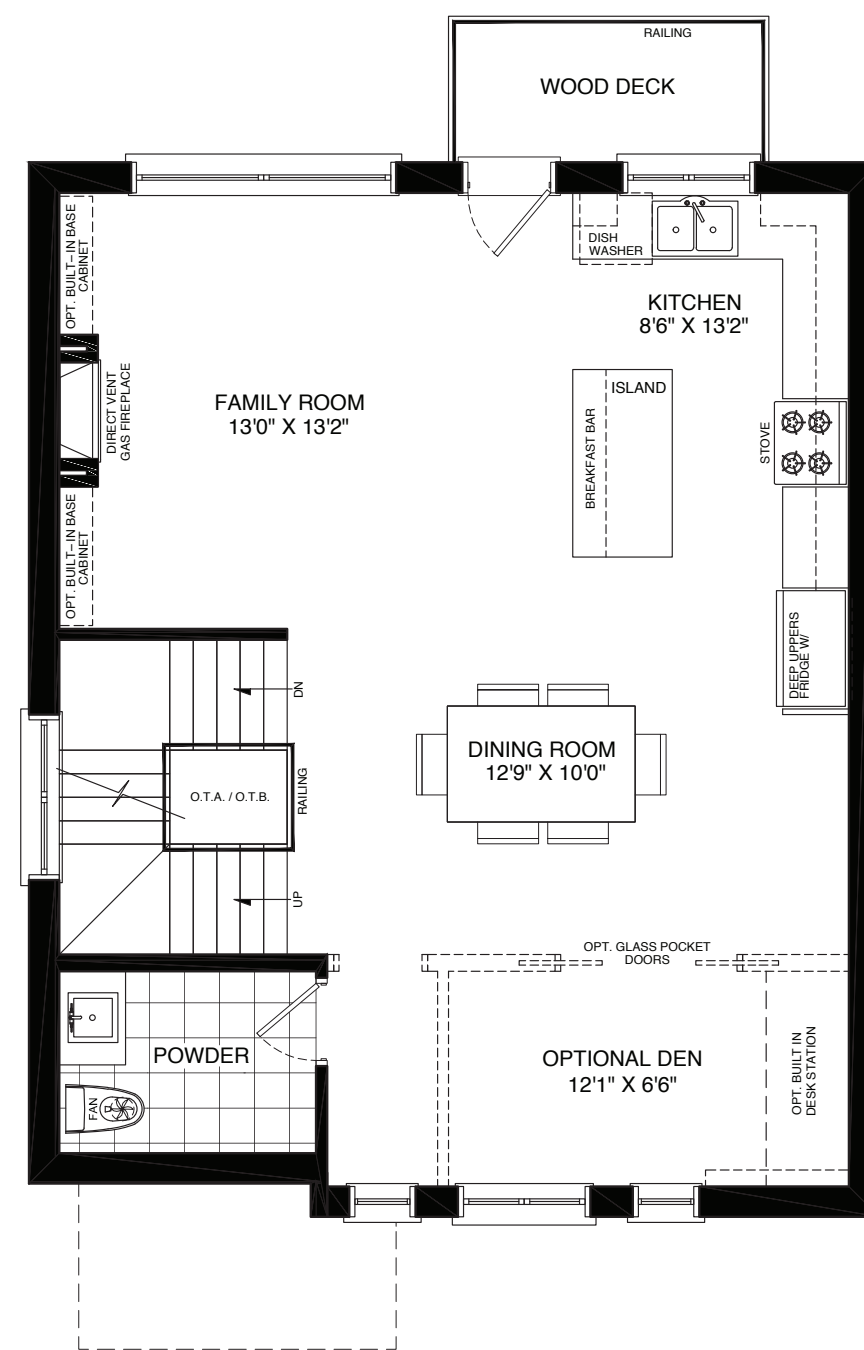
The Elderberry

RIVERSIDE LUXURY
STERLING ESTATES

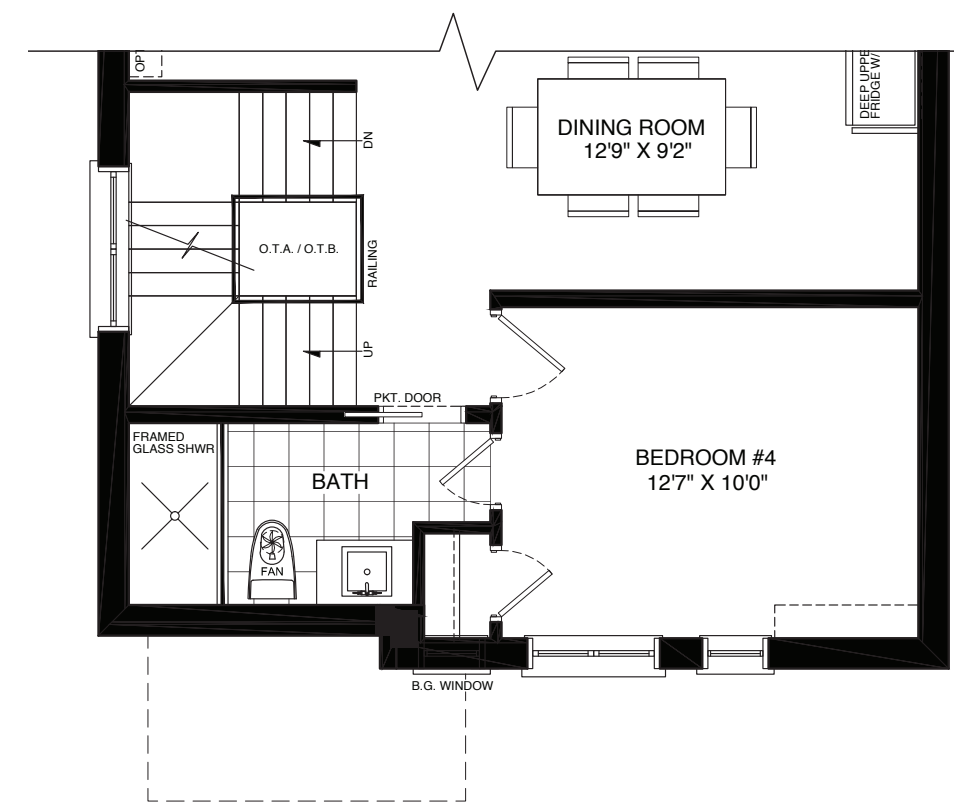
ON THE HUMBER



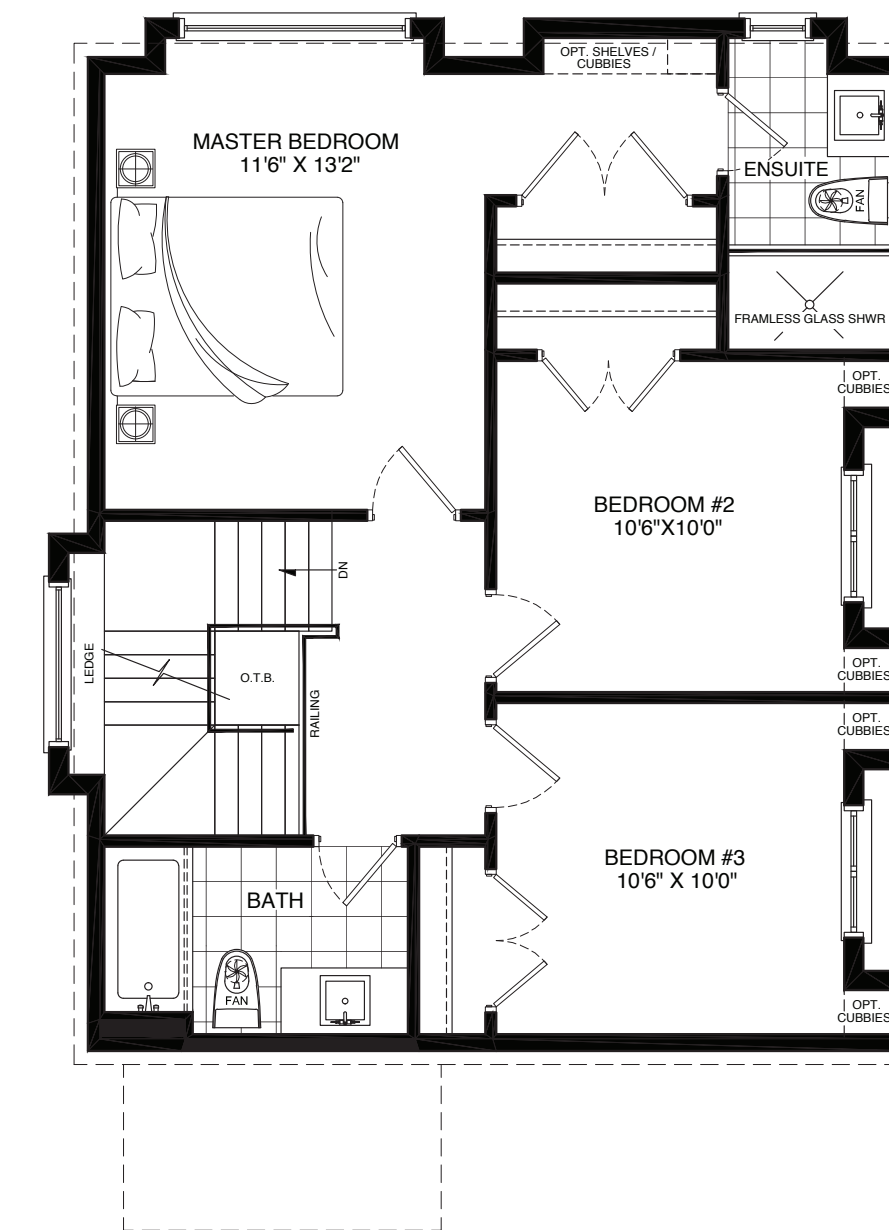
GROUND LEVEL



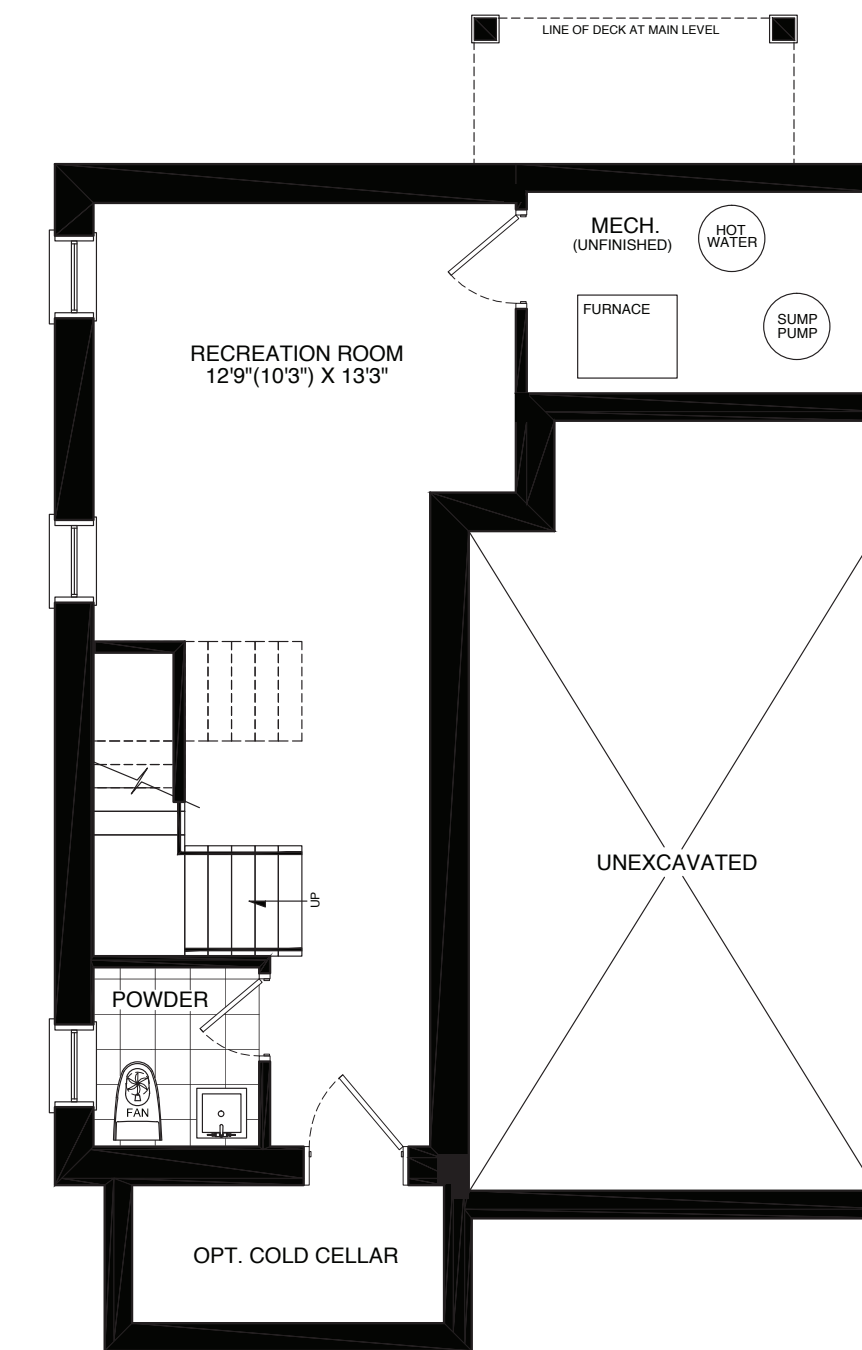
MAIN LEVEL



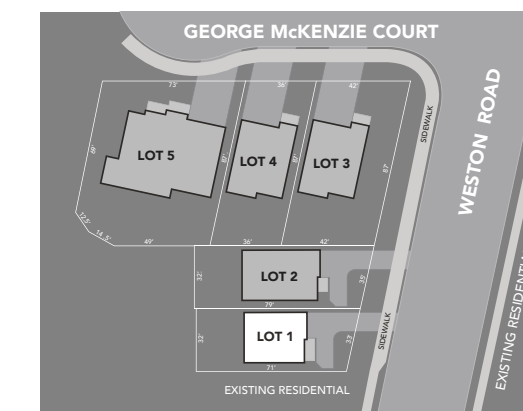
MAIN LEVEL
(OPT. 4 BEDROOM PLAN)



UPPER LEVEL



BASEMENT LEVEL



Finished basement does not include mechanical and storage rooms. Room sizes shown are approximate and measured in accordance with accepted industry methods, standards and practices. Square footage includes all finished interior space and enclosed open space belonging to each unit. Plans and specifications are subject to change without notice and subject to individual site conditions. All renderings are artist's concepts. E & O. E January 2021.

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The Wintergreen Lot 2

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Lot 2



The Wintergreen

2652 sf + 603 sf*
Total 3255 sf

*finished basement

- Magnificent open main level with soaring ceilings and gas fireplace in family area
- Kitchen features grand island with breakfast bar, extra-tall cabinets, quartz counters
- All bedrooms with ensuites & walk-in closets
- Three-bedroom design with home office/den
- Four-bedroom design with main-level bedroom
- Master retreat with coffered ceiling & walk-in closet
- Master ensuite with frameless glass shower & freestanding tub
- Ground-level rec room, powder room & laundry
- Finished basement with 3-pc bathroom

Wintergreen: in spring and summer, fragrant wintergreen shrubs sport delicate little white bell-like flowers. In winter, festive red berries appear.

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The Wintergreen

2652 sf + 603 sf*

Total 3255 sf

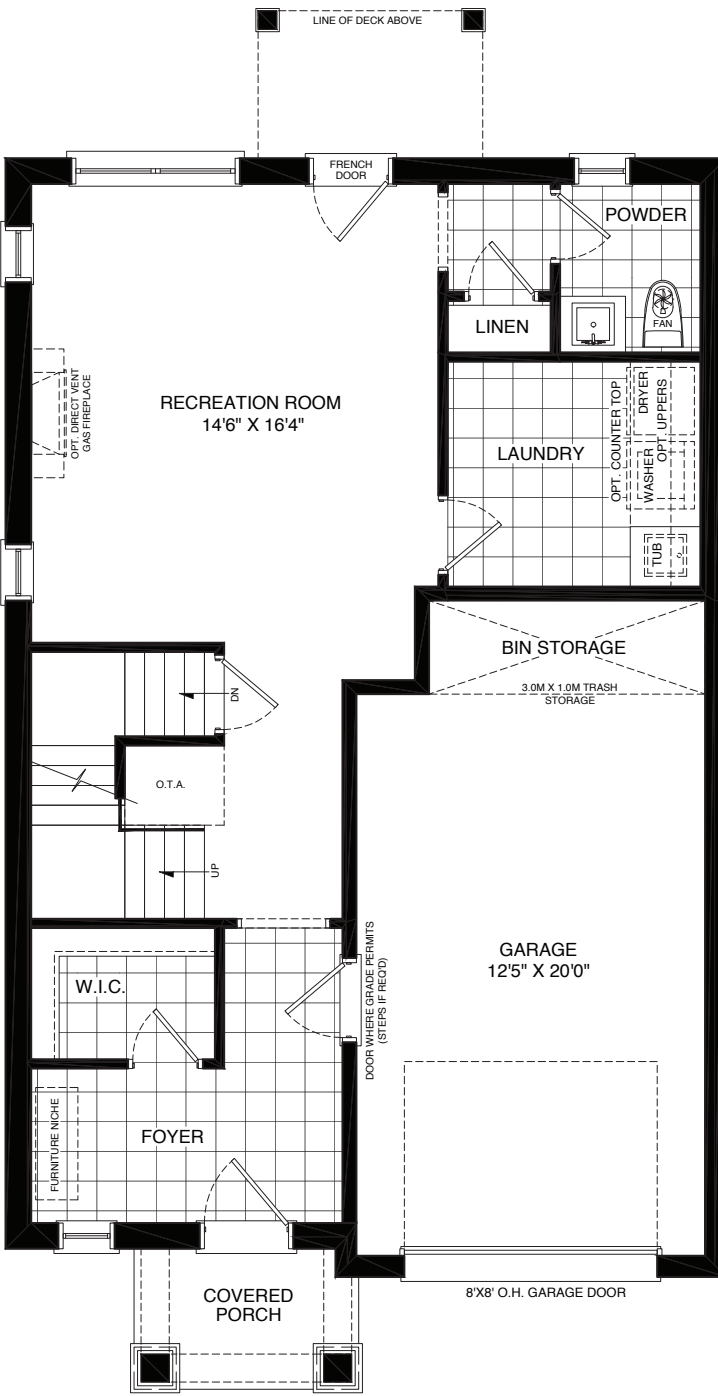
*finished basement

RIVERSIDE LUXURY STERLING ESTATES ON THE HUMBER

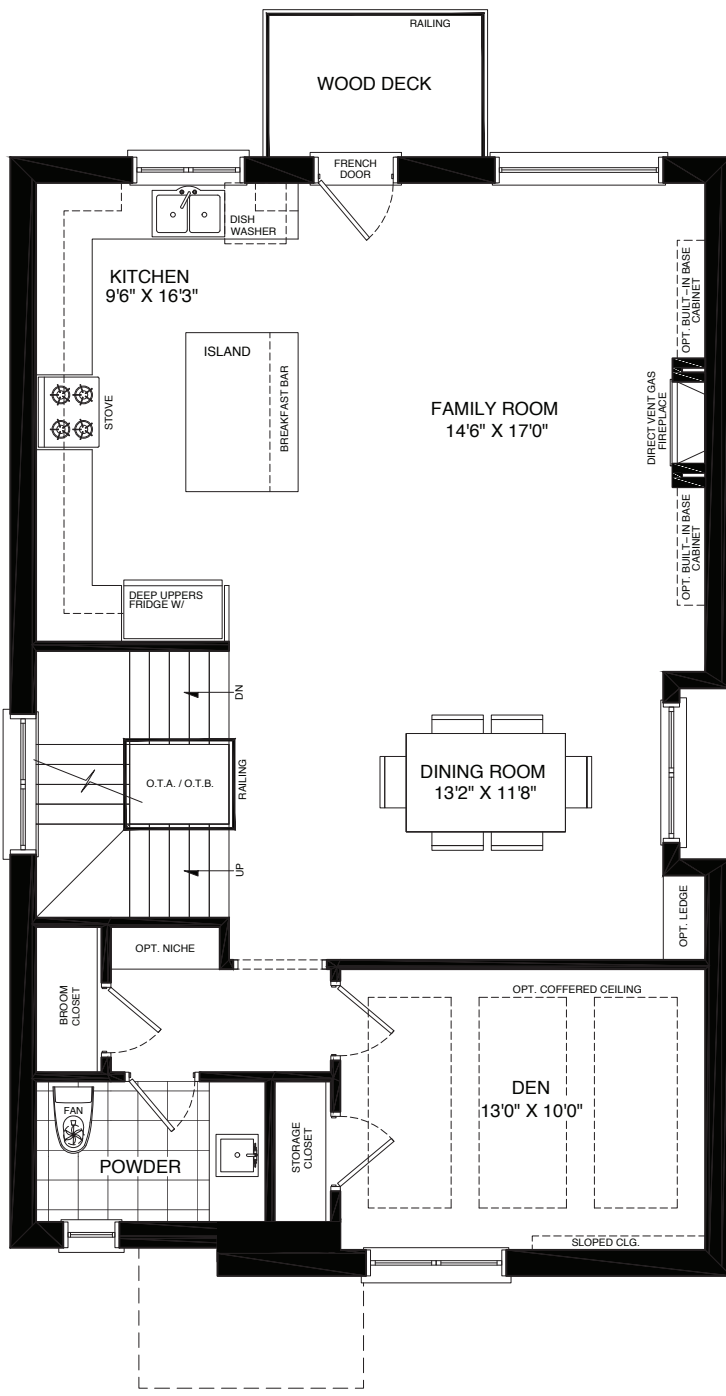


The Wintergreen

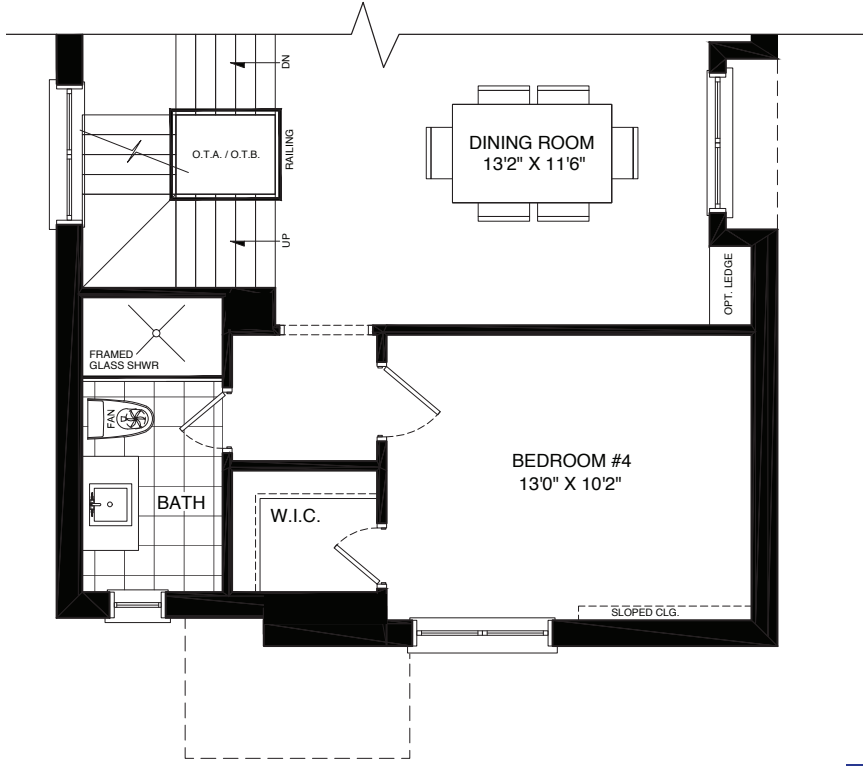
RIVERSIDE LUXURY STERLING ESTATES ON THE HUMBER



GROUND LEVEL



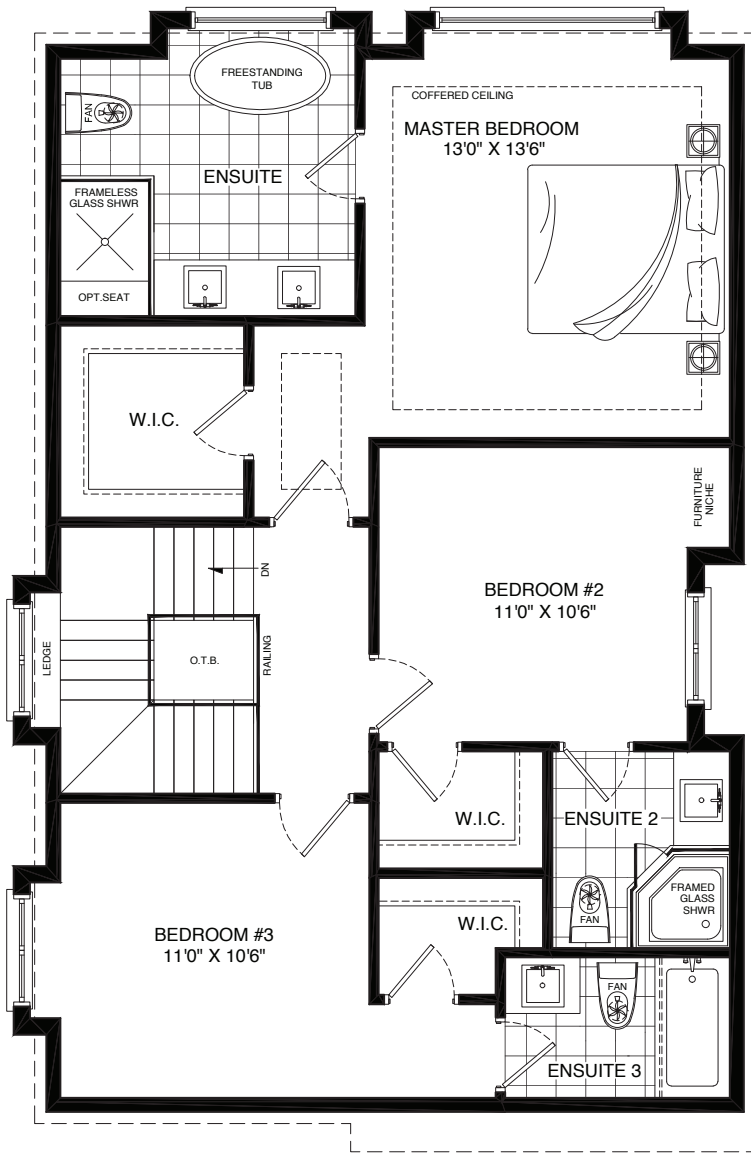
MAIN LEVEL



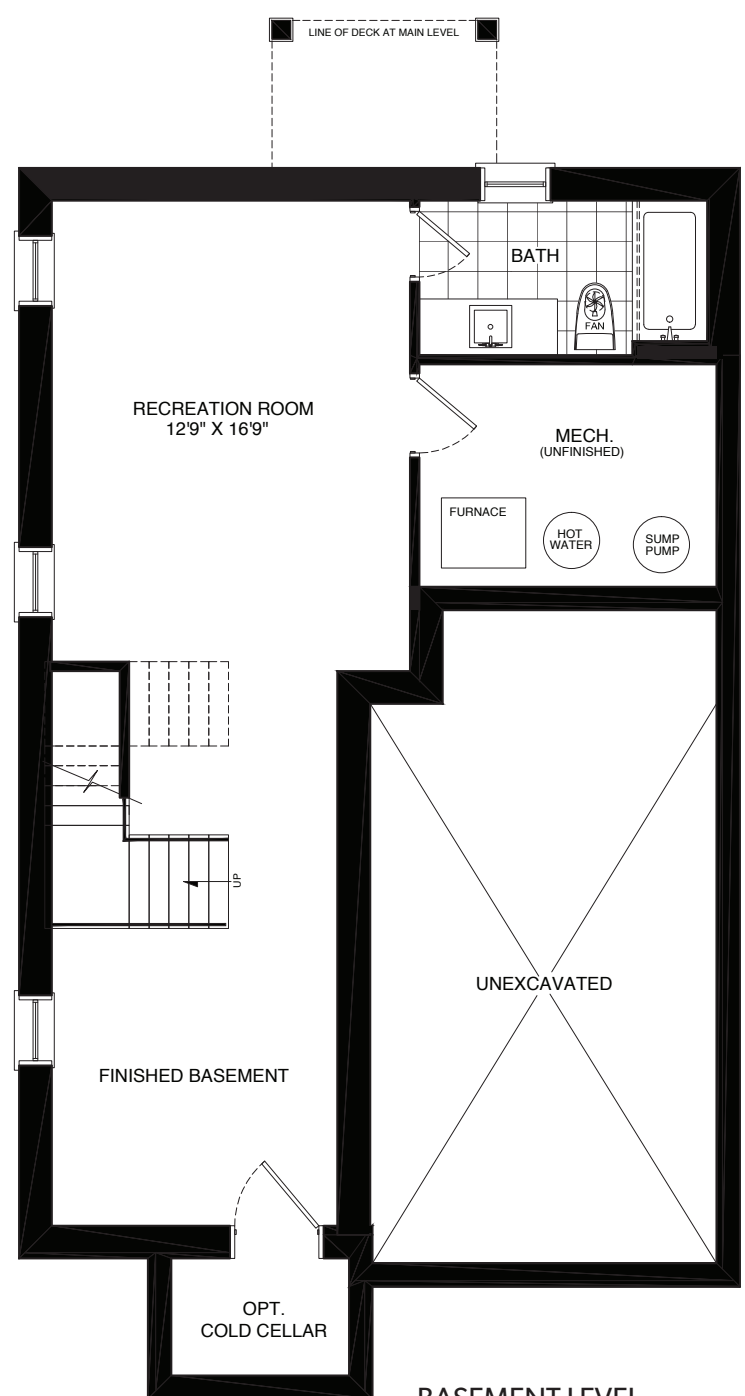
MAIN LEVEL
(OPT. 4 BEDROOM PLAN)



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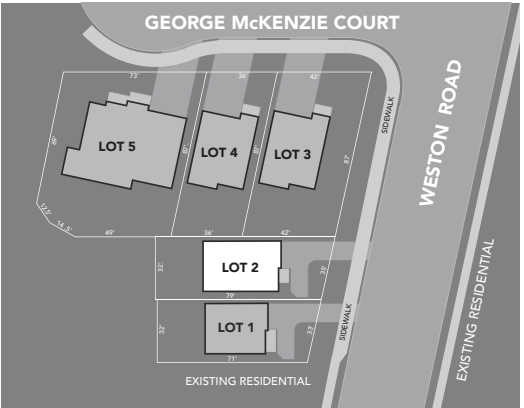


UPPER LEVEL



BASEMENT LEVEL

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The Coneflower Lot 3

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Lot 3



The Coneflower

2641 sf + 532 sf*
Total 3173 sf

*finished basement

- Magnificent open main level with soaring ceilings and gas fireplace in family area
- Kitchen features grand island with sink & breakfast bar, extra-tall cabinets, quartz counters
- All bedrooms with ensuites & walk-in closets
- Three-bedroom design with home office/den
- Four-bedroom design with main-level bedroom
- Master retreat with coffered ceiling & walk-in closet
- Master ensuite with frameless glass shower & freestanding tub
- Ground-level rec room, 3 pc bathroom & laundry
- Finished basement with 3 pc bathroom & gym/den
- Two-car garage

Coneflower: butterflies flock to coneflowers all summer long in Ontario meadows. Known as echinacea, the vibrant purple flowers make an immune-boosting tea.

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The Coneflower

2641 sf + 532 sf*

Total 3173 sf

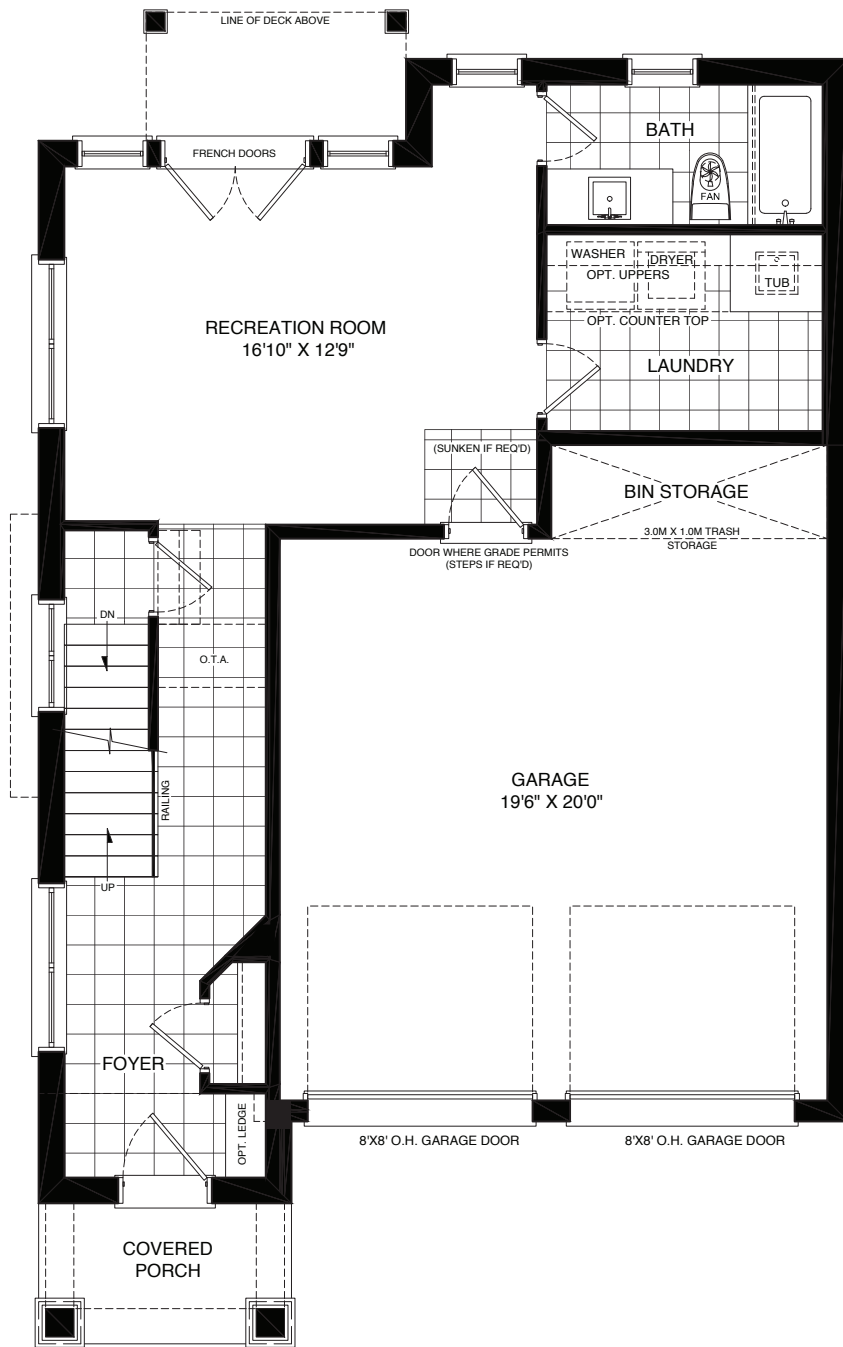
*finished basement

RIVERSIDE LUXURY STERLING ESTATES ON THE HUMBER

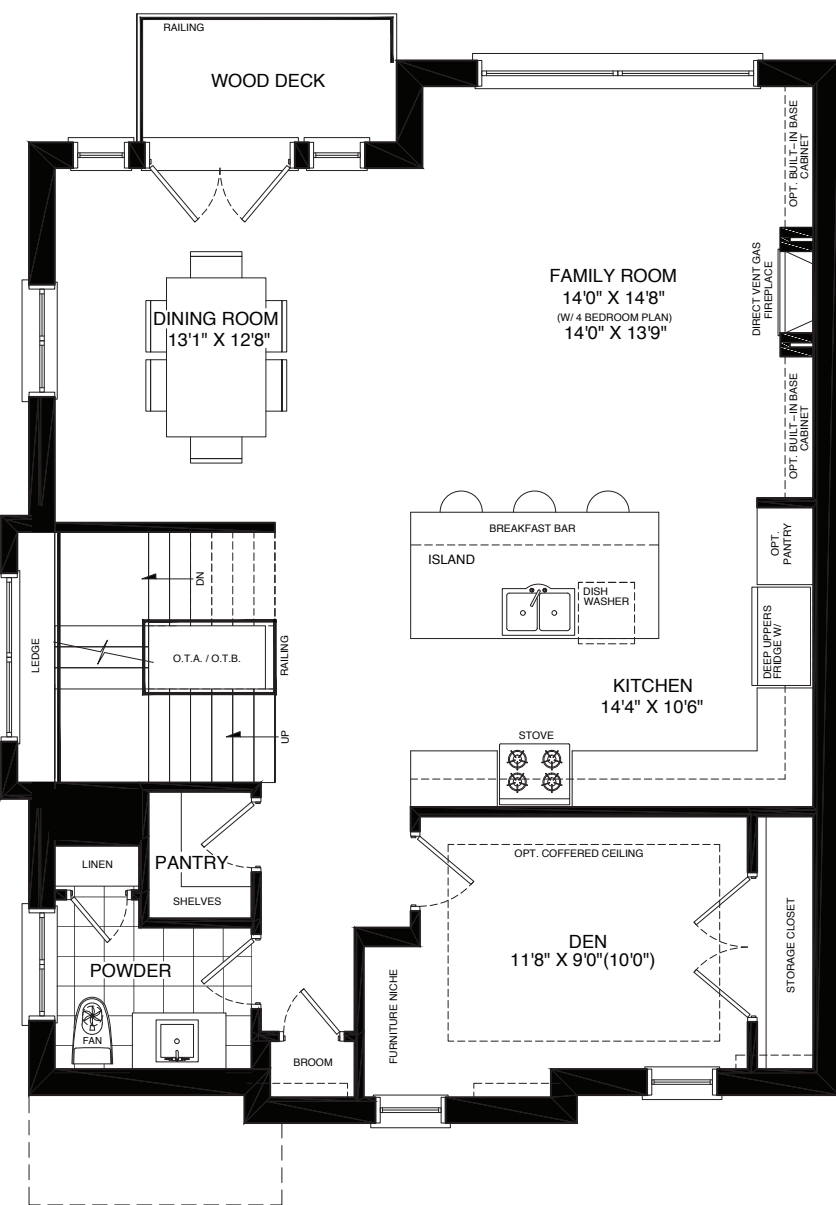


The Coneflower

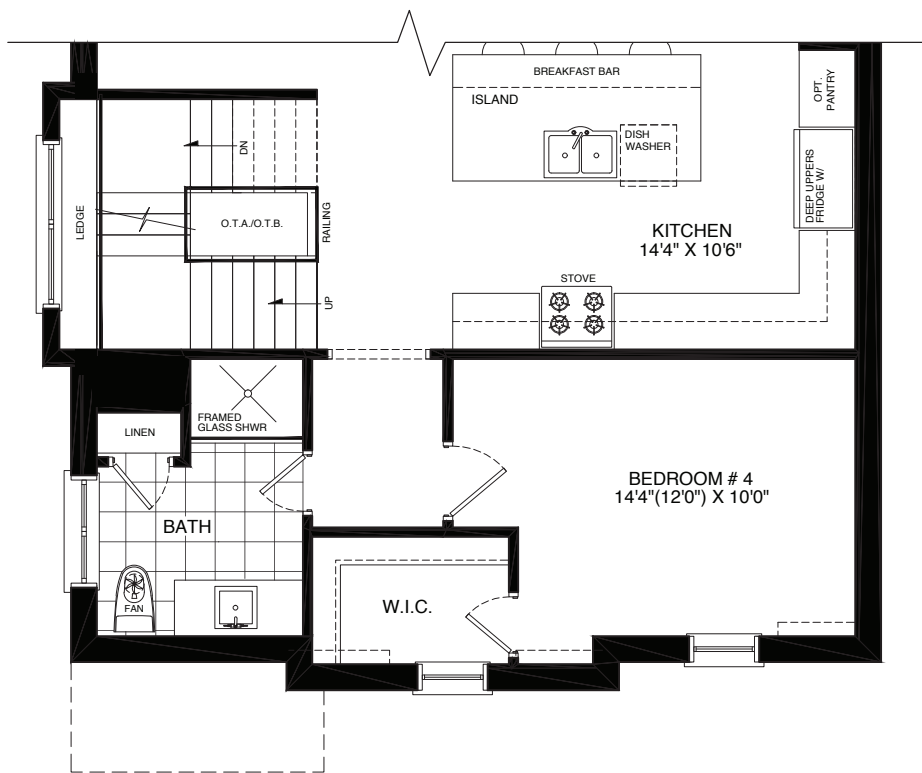
RIVERSIDE LUXURY STERLING ESTATES ON THE HUMBER



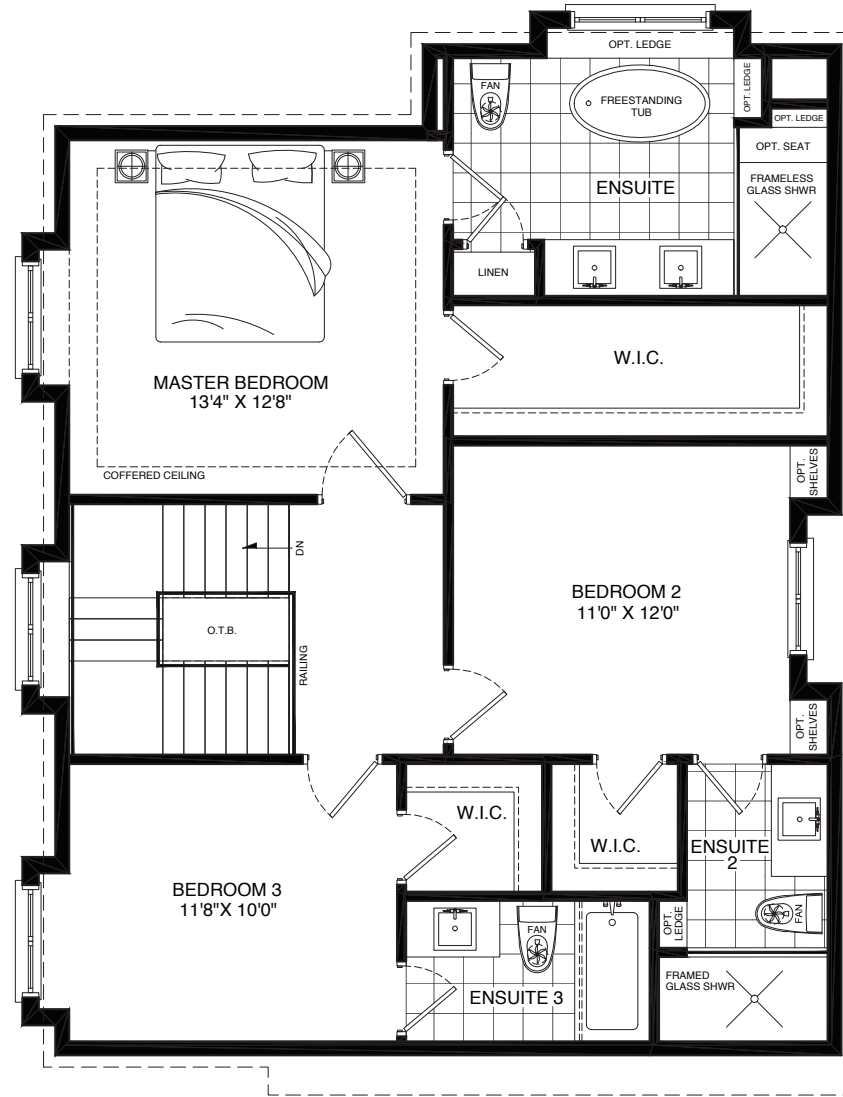
GROUND LEVEL



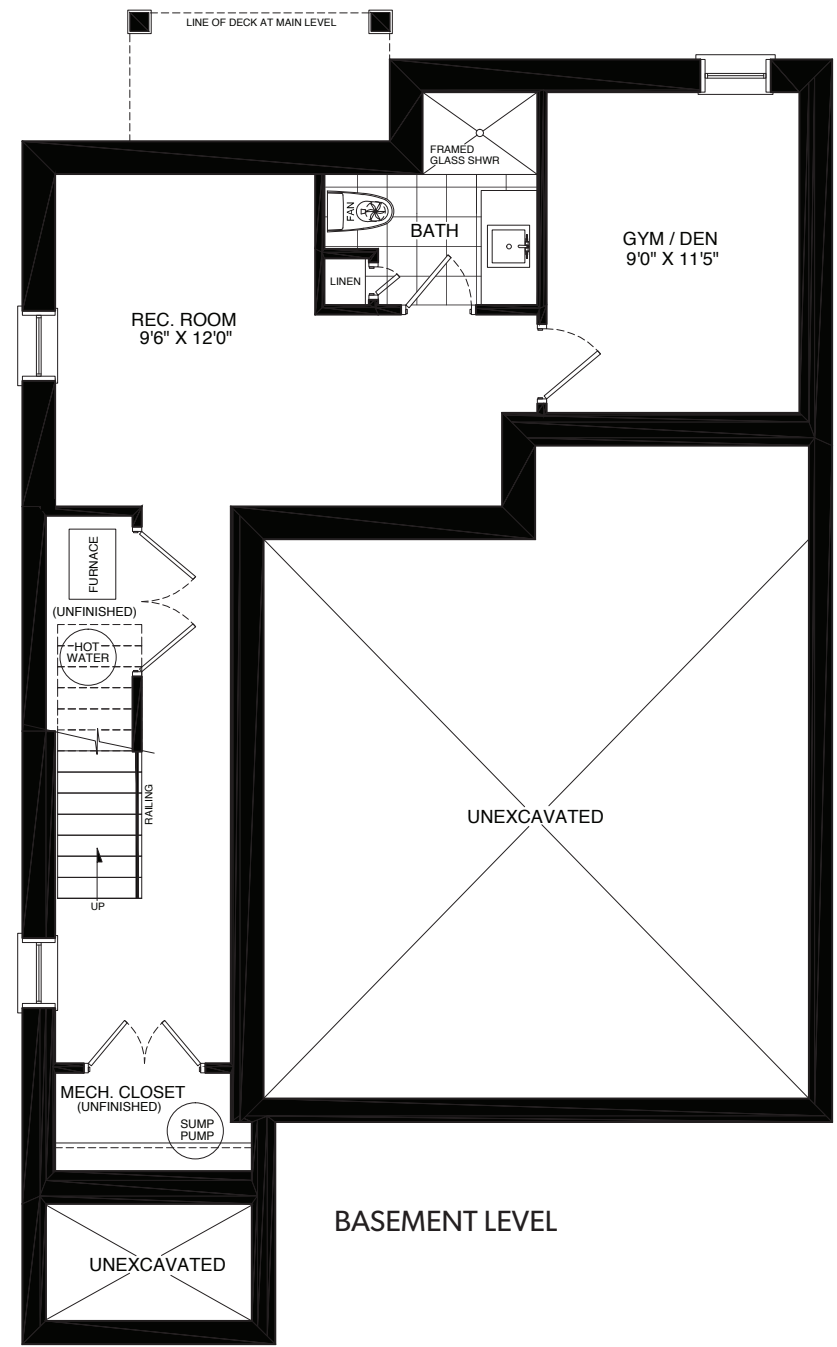
MAIN LEVEL



PARTIAL MAIN LEVEL
(OPT. 4 BEDROOM PLAN)



UPPER LEVEL



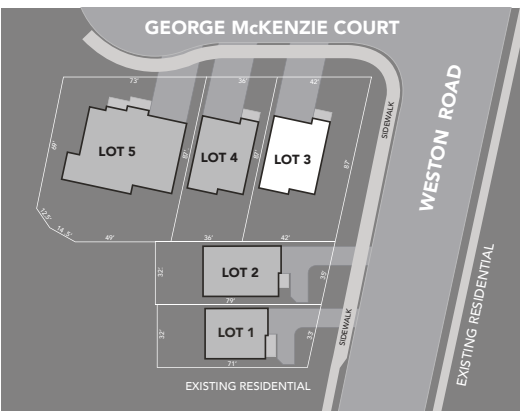
BASEMENT LEVEL



Front elevation



Side elevation



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The Marigold Lot 4

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Lot 4



The Marigold

2641 sf + 532 sf*
Total 3173 sf

*finished basement

- Magnificent open main level with soaring ceilings and gas fireplace in family area
- Kitchen features grand island with sink & breakfast bar, extra-tall cabinets, quartz counters
- Three-bedroom design with home office/den
- Four-bedroom design with main-level bedroom
- Master retreat with coffered ceiling & walk-in closet
- Master ensuite with frameless glass shower & freestanding tub
- Ground-level rec room, 3 pc bathroom & laundry
- Finished basement with 3 pc bathroom & gym/den
- Two-car garage

Marigold: Ontario's marsh marigold likes to appear after the snow disappears. Also known as cowslips, the brilliant yellow flowers cluster in sunny areas near water.

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The Marigold

2641 sf + 532 sf*

Total 3173 sf

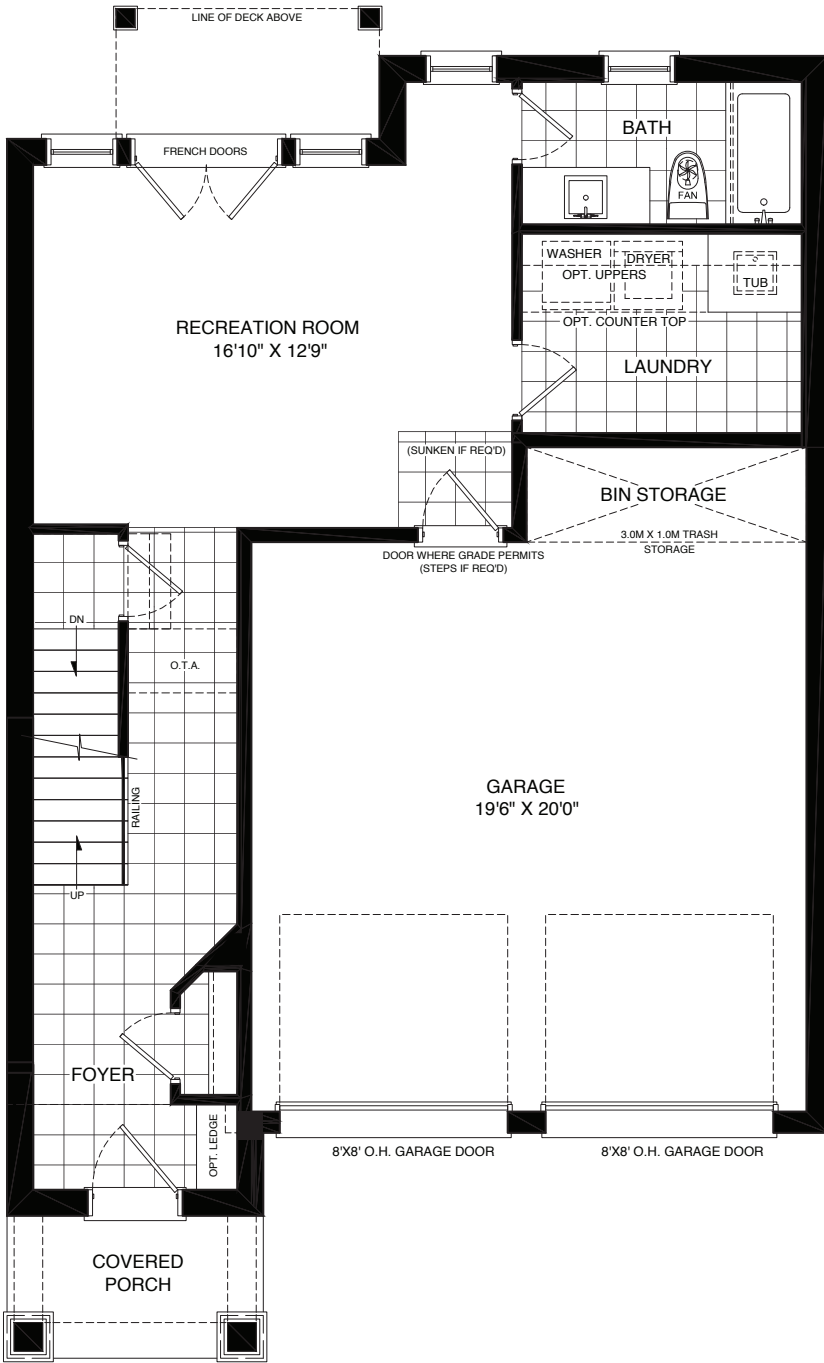
*finished basement

RIVERSIDE LUXURY STERLING ESTATES ON THE HUMBER

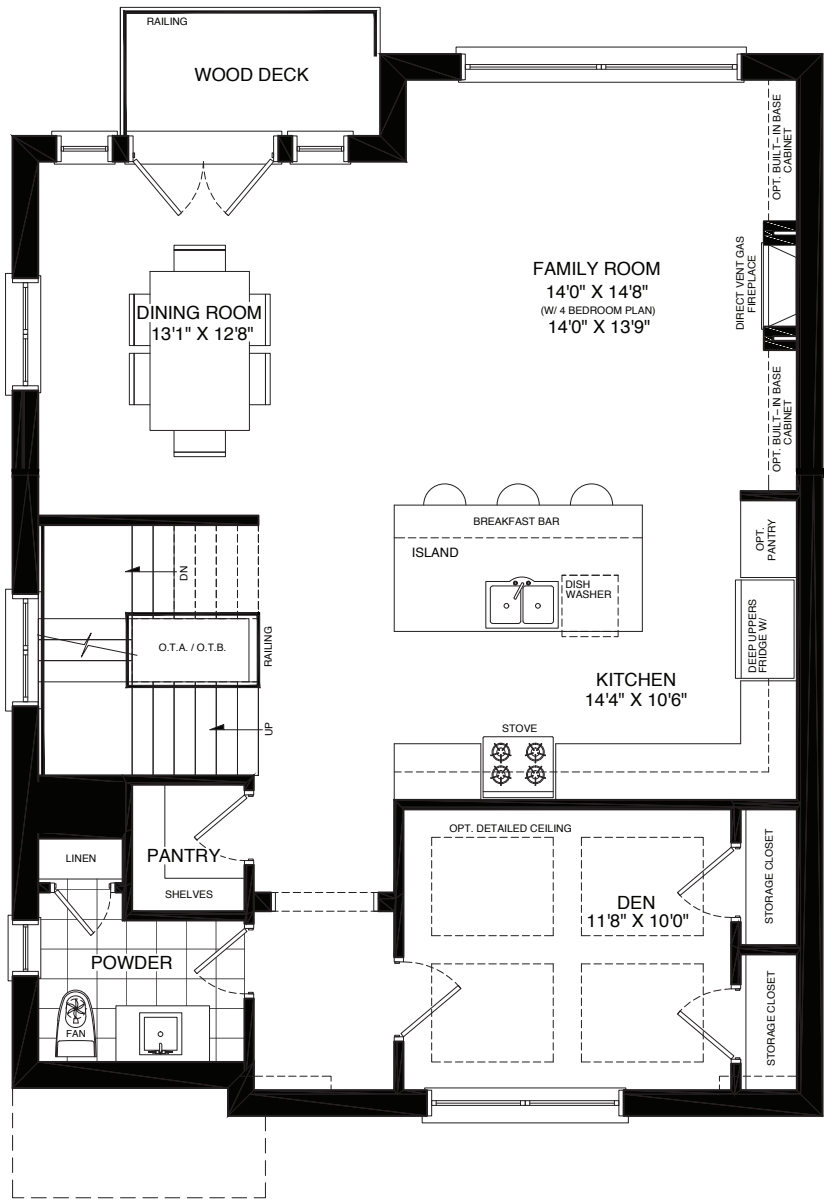


The Marigold

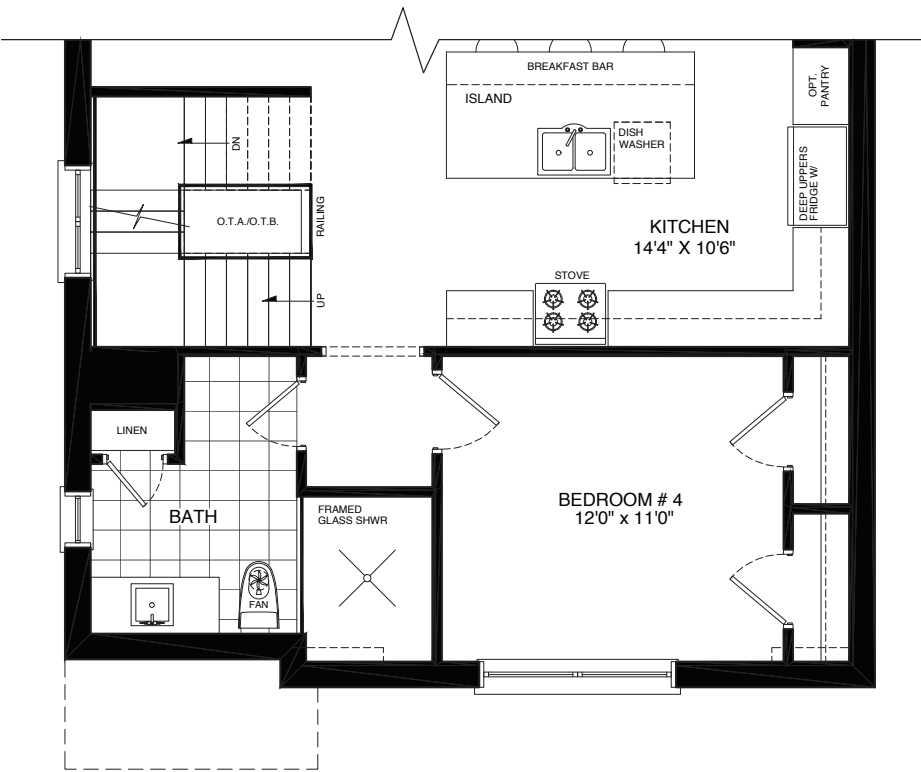
RIVERSIDE LUXURY STERLING ESTATES ON THE HUMBER



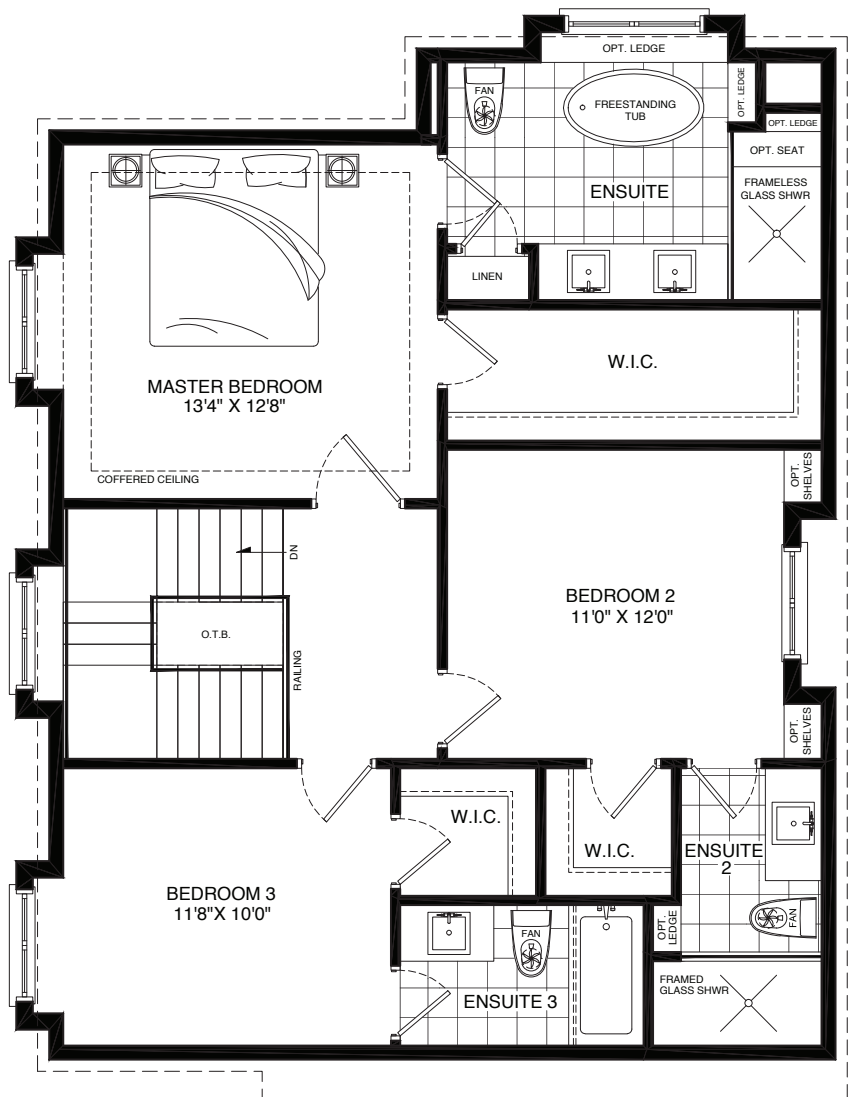
GROUND LEVEL



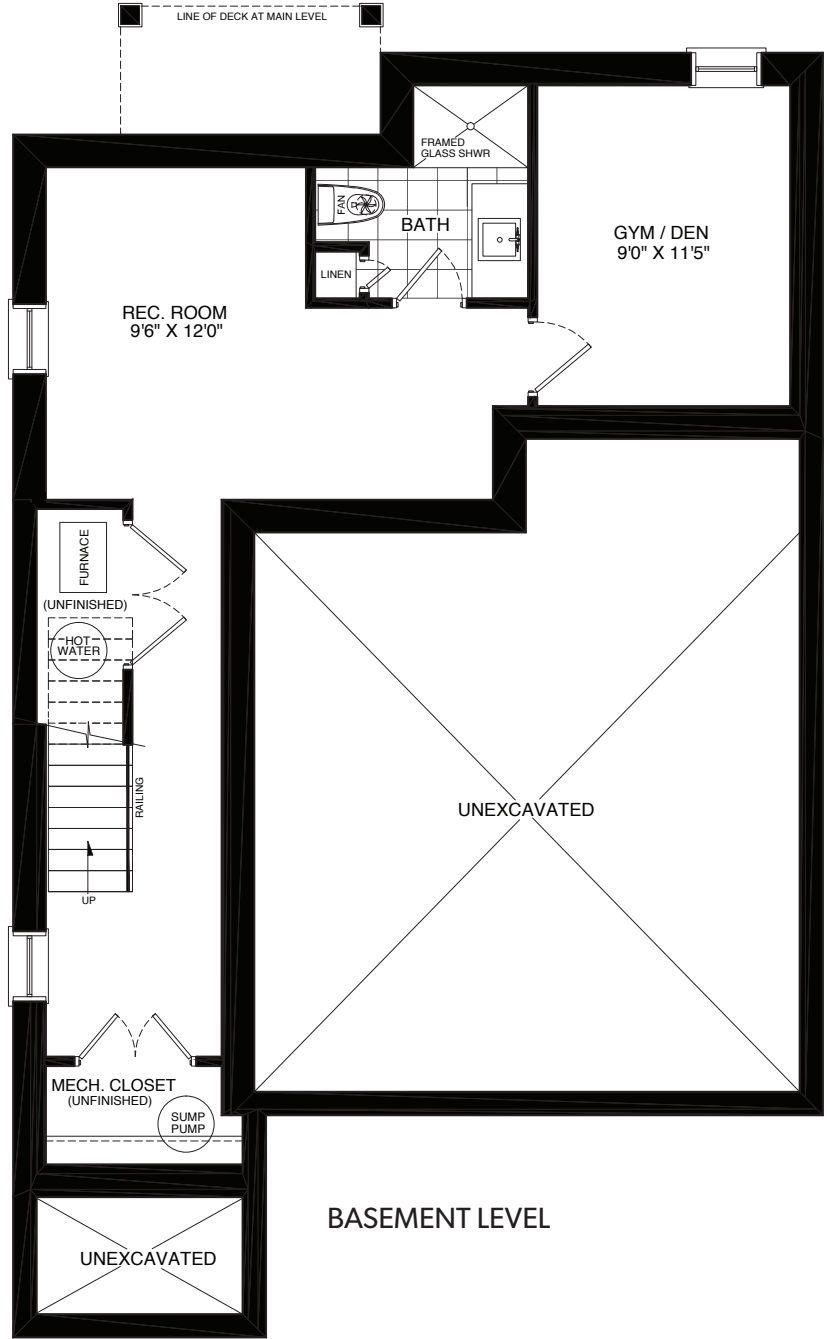
MAIN LEVEL



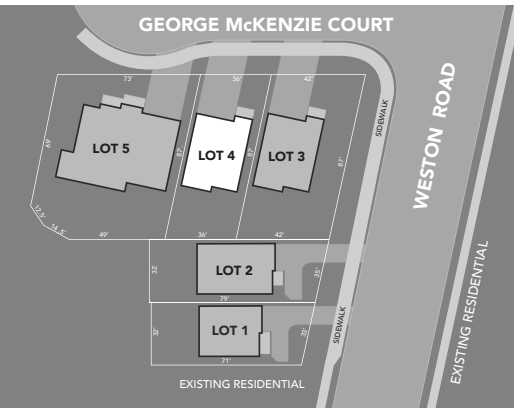
PARTIAL MAIN LEVEL
(OPT. 4 BEDROOM PLAN)



UPPER LEVEL



BASEMENT LEVEL



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The Trillium 3416 sf

- Magnificent open main level with soaring ceilings, gas fireplace with built-in base cabinets, powder room, mud room & library/home office
- Kitchen features grand island with breakfast bar, extra-tall cabinets, quartz counters
- Four-bedroom & five-bedroom designs
- Walk-in closets, private & shared ensuites
- Master retreat with coffered ceiling & outstanding walk-in closet
- Master ensuite with frameless glass shower & freestanding tub
- Main-floor or second-floor laundry
- Garage with parking for three vehicles

Trillium: this much-loved spring flower can be found on forest floors, soaking up sunshine for a few short weeks before leaves appear. The White Trillium, one of five trilliums native to Ontario, is a provincial icon.

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The Trillium

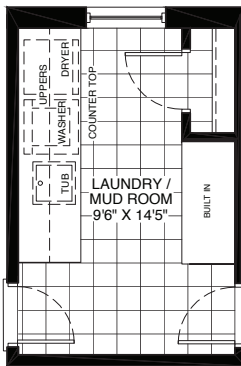
3416sf

RIVERSIDE LUXURY STERLING ESTATES ON THE HUMBER

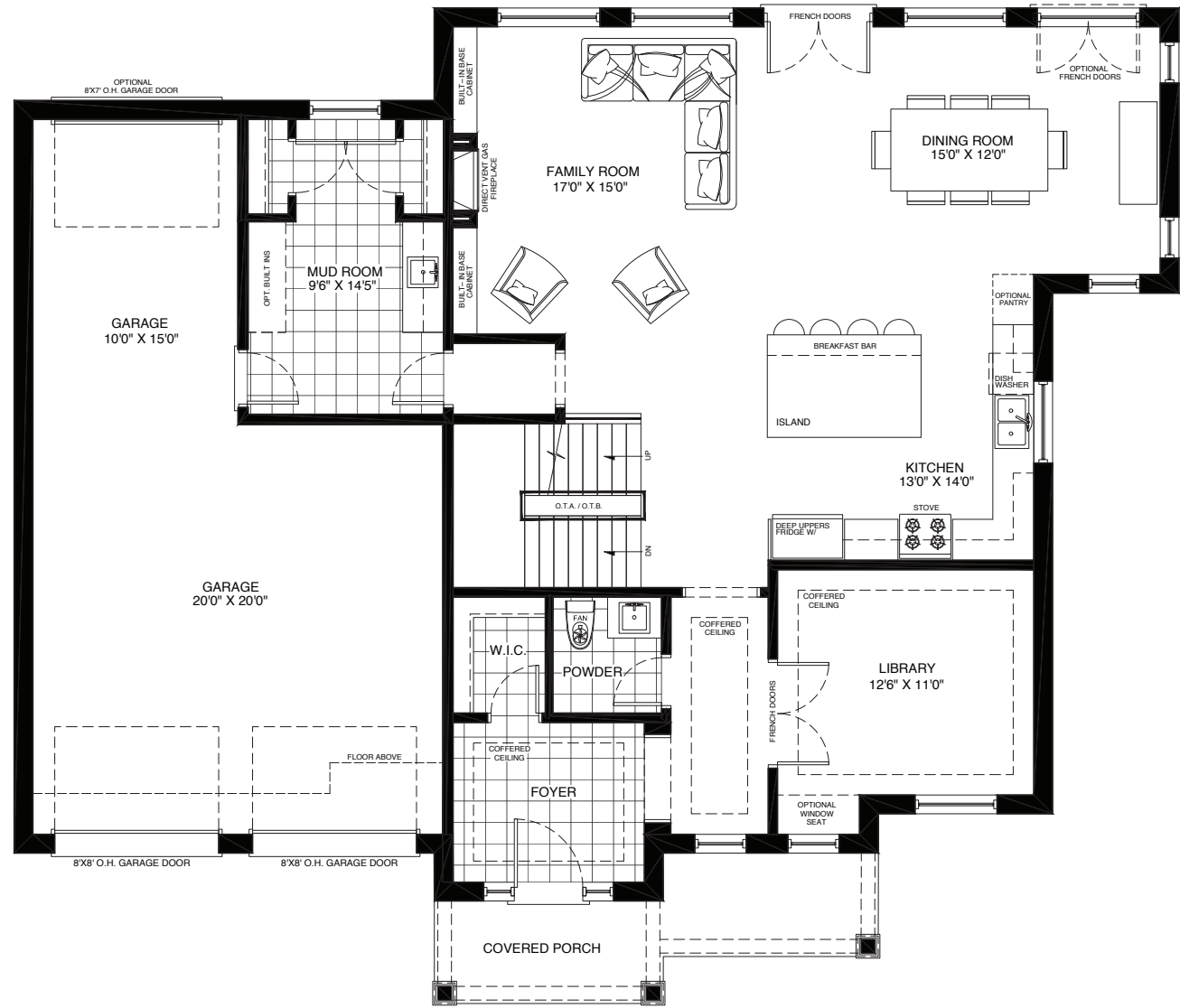


The Trillium

RIVERSIDE LUXURY STERLING ESTATES ON THE HUMBER



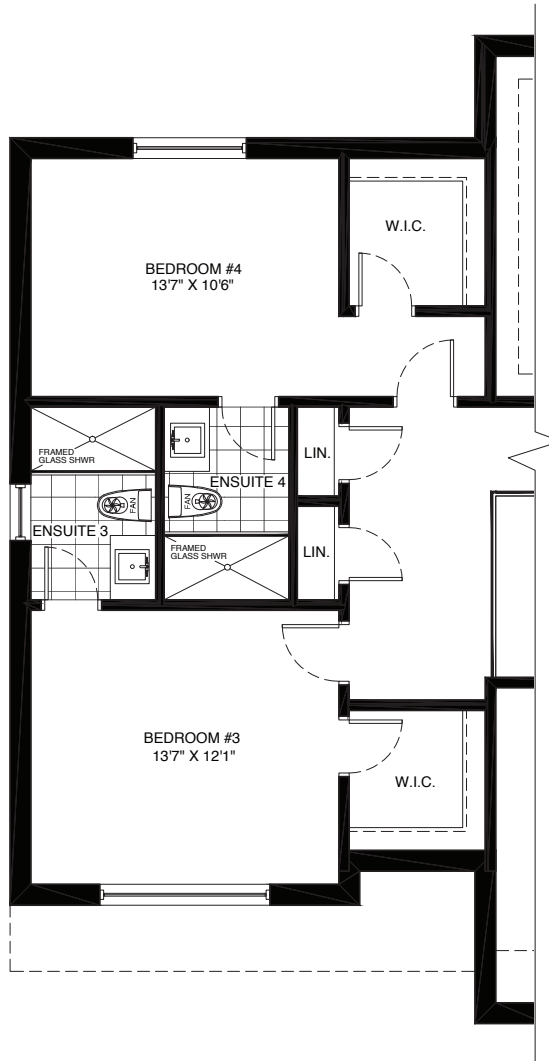
LAUNDRY / MUD ROOM
W/ OPT. 5 BEDROOM PLAN



MAIN LEVEL



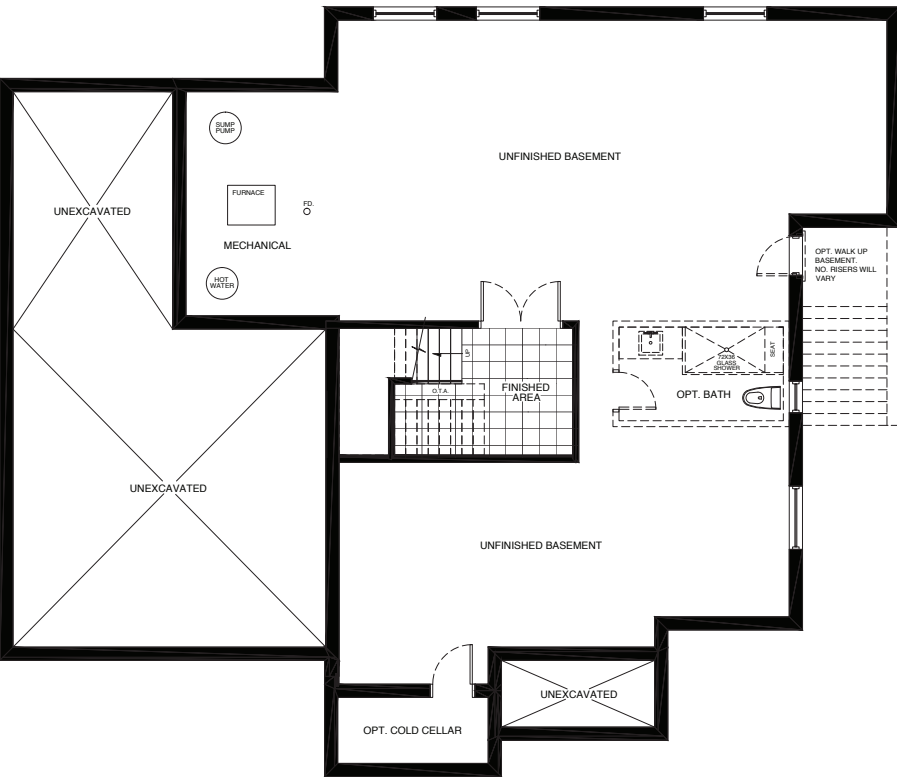
UPPER LEVEL
(4 BEDROOM/3 BATHROOM PLAN)



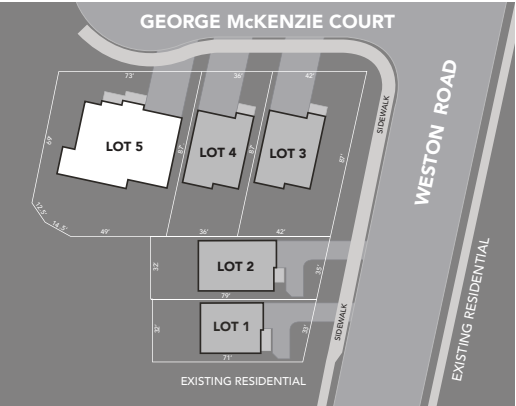
OPT. UPPER LEVEL
(4 BEDROOM/4 BATHROOM PLAN)



OPT. UPPER LEVEL
(5 BEDROOM/4 BATHROOM PLAN)



BASEMENT LEVEL
(INCLUDES ROUGH-IN FOR FUTURE 3-PIECE BATHROOM)



Room sizes shown are approximate and measured in accordance with accepted industry methods, standards and practices. Square footage includes all finished interior space and enclosed open space belonging to each unit. Plans and specifications are subject to change without notice and subject to individual site conditions. All renderings are artist's concepts. E & O. E January 2021.



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Below: Blue Horizon by Sterling Homes is an enclave of nine alpine-inspired homes with views of Blue Mountain.

We're building homes that will delight you

What goes into creating a home you will love, in a community you will cherish? At Sterling Homes, we carefully select locations for our new communities. We team up with planners, landscape professionals, designers, architects, engineers and construction experts to arrive at homes that will delight you.

A seasoned creator of new home communities with deep roots in custom home building, Sterling Homes has built new homes in Wasaga Beach and throughout the GTA. Sterling Homes' most recently built community of fine homes is Blue Horizon in Blue Mountain Village. Today, Sterling Homes is proud to introduce Sterling Estates on the Humber.

STERLING ESTATES
ON THE HUMBER

All features and specifications are subject to change without notice.
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STERLING ESTATES

ON THE HUMBER

