

SILVERMANOR  
HOMES

  
Red  
Oaks  
ON BAYVIEW





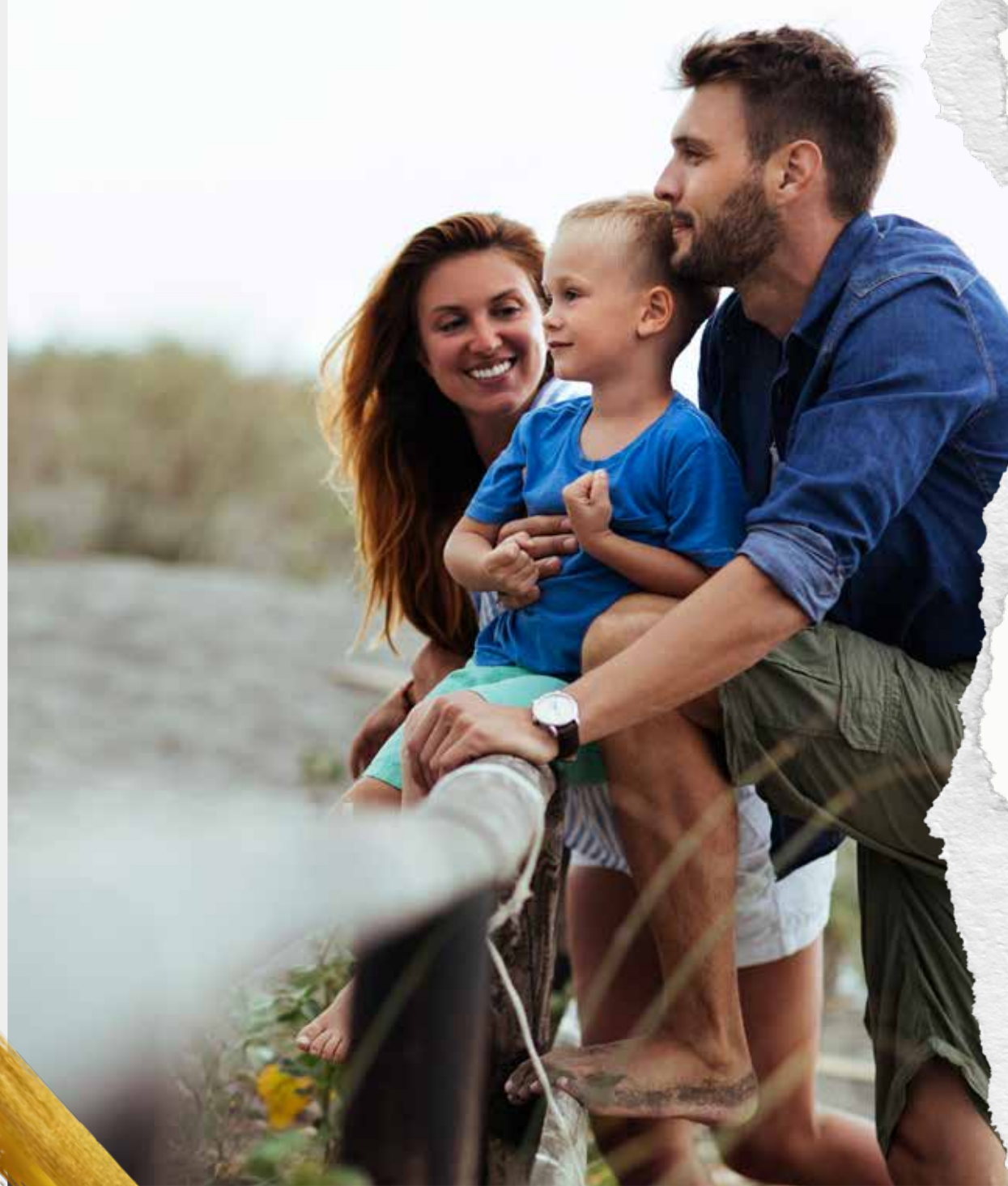
SILVERMANORHOMES.COM

# Red Oaks

ON BAYVIEW BY  
SILVER MANOR  
HOMES



RICHMOND HILL



A COMMUNITY  
IN THE

# Heart of Richmond Hill

Red Oaks is a new collection of single-family homes located at Bayview Avenue and Elgin Mills Road in Richmond Hill. These luxurious homes are built with tremendous attention to detail and high-end materials by a team of exceptional architects, designers and home construction professionals.

Like the name that inspired them, these homes are sturdy, dependable, and timeless. This is craftsmanship you can count on.





## SCHOOLS, PARKS, and Play

In addition to nearby schools and the local library, moments from the community you'll find Richmond Green with over 100 acres of athletic facilities including hockey rinks, baseball diamonds, soccer pitches, an extensive indoor sports complex, a splash pad and skatepark.

There are also parks, green spaces, golf clubs and many diverse dining options throughout the community.



A PRIME  
Location

Red Oaks is close to shopping plazas featuring big-box retailers like Costco, Home Depot, Walmart and more, while nearby Hillcrest Mall which offers over 130 shops. Explore hiking trails around Bruce’s Mill Conservation Area or dine out at many nearby restaurants.

If you need to get around or into the city, you’re just five minutes from the Richmond Hill GO station which offers regular service to and from Union in downtown Toronto. Highway 404 is also just four minutes from home, making commuting a breeze.



Amenities

Shops & Recreation

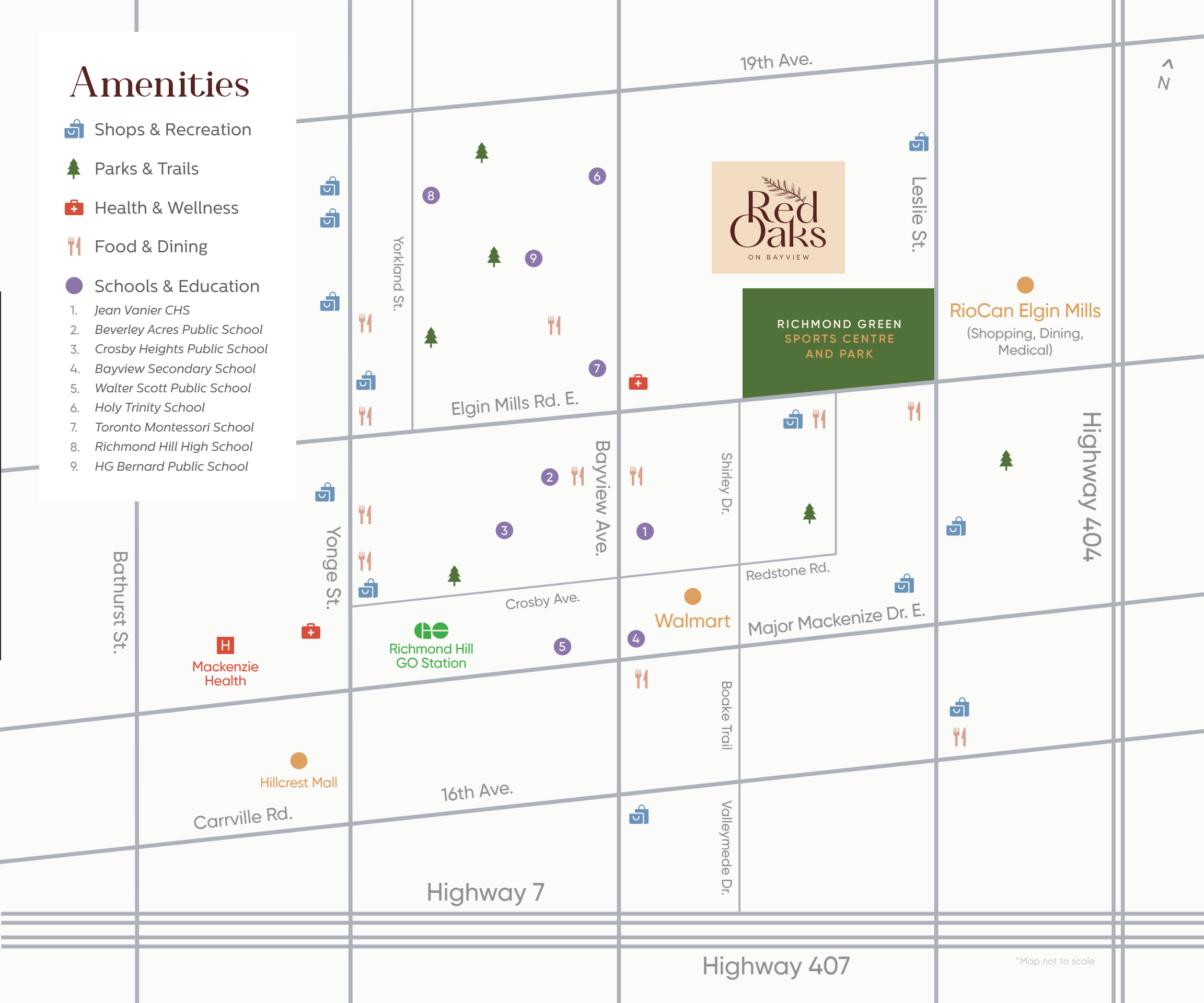
Parks & Trails

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



\*Map not to scale



SITE PLAN



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. July 2022



38' LOT  
The Crimson

ELEVATION A  
3,000 sq. ft.

ELEVATION B  
3,006 sq. ft.

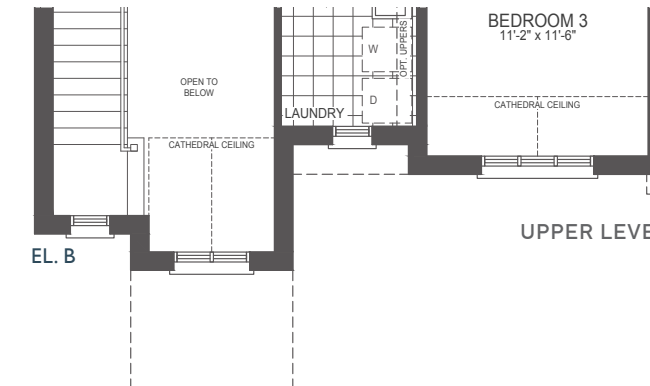
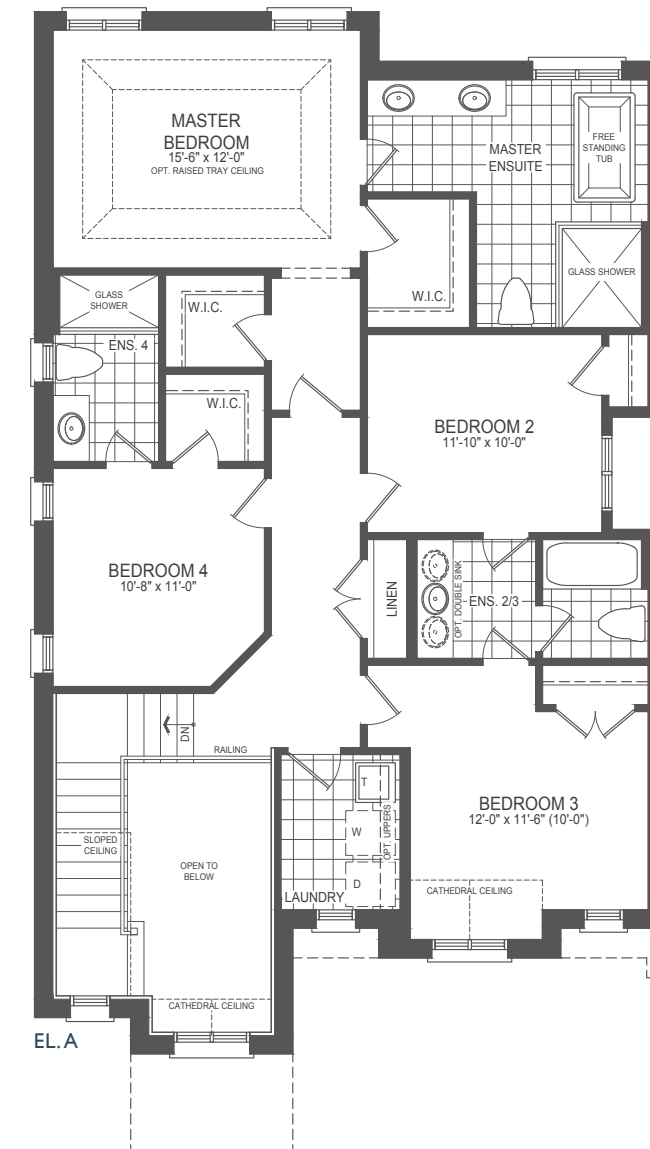
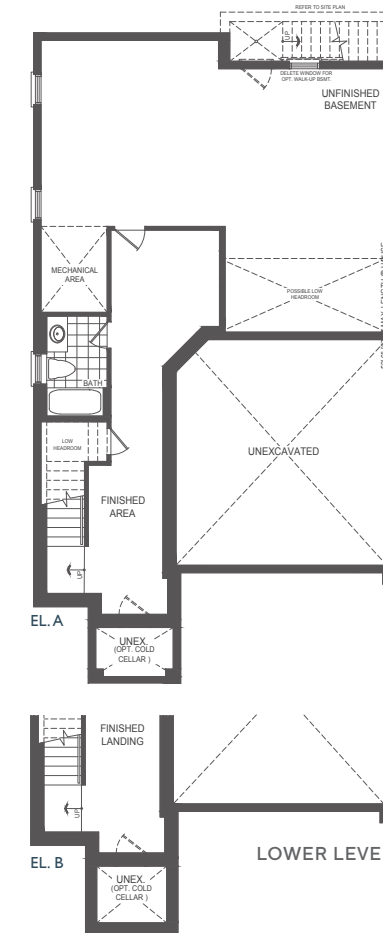
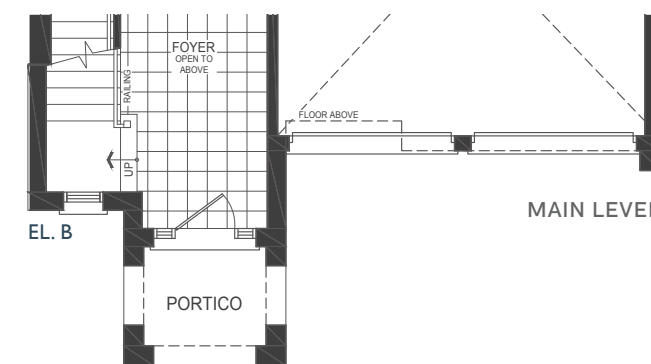
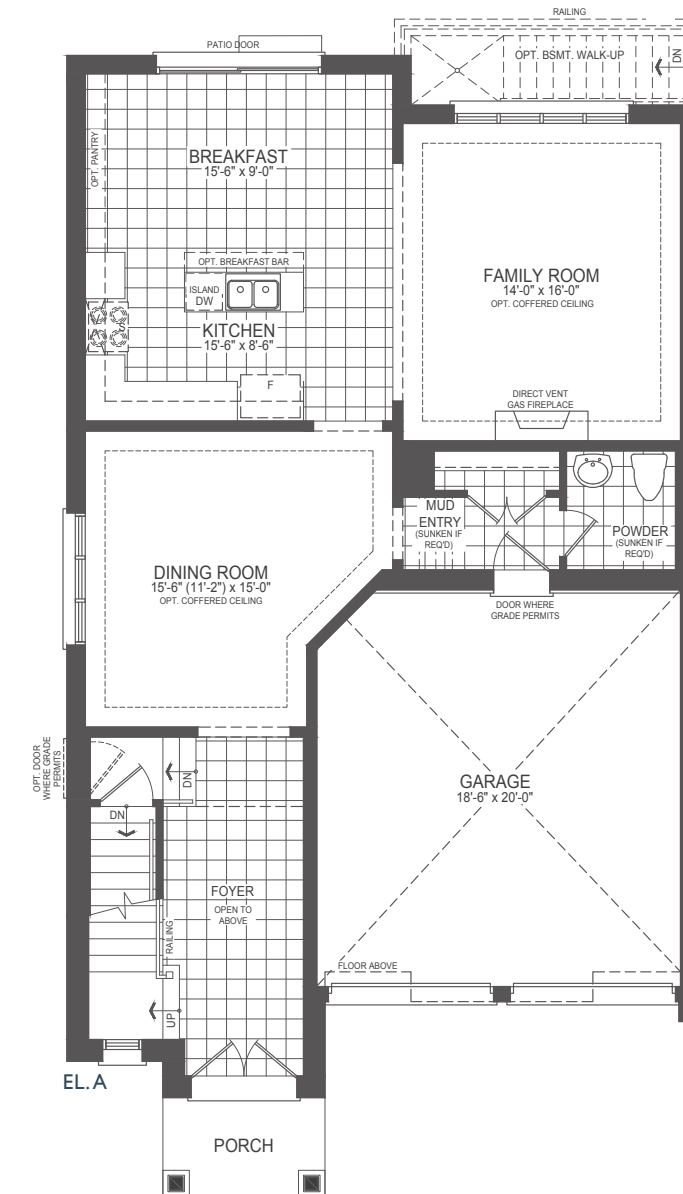
ELEVATION A • 38-1A



ELEVATION B • 38-1B



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. July 2022



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38' LOT  
The Scarlet

ELEVATION A  
3,008 sq. ft.

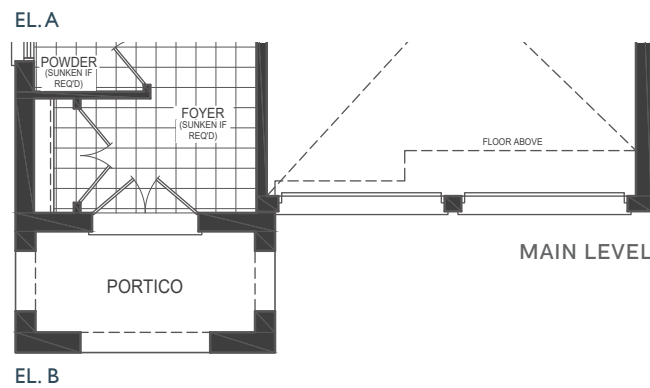
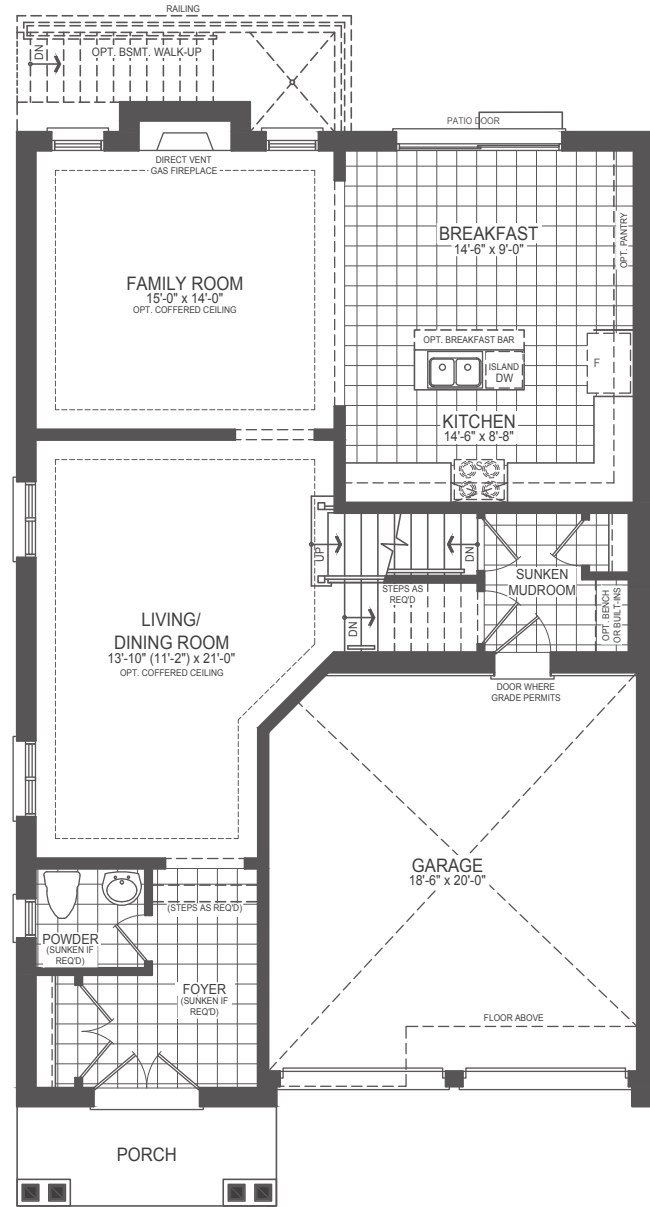
ELEVATION B  
3,002 sq. ft.



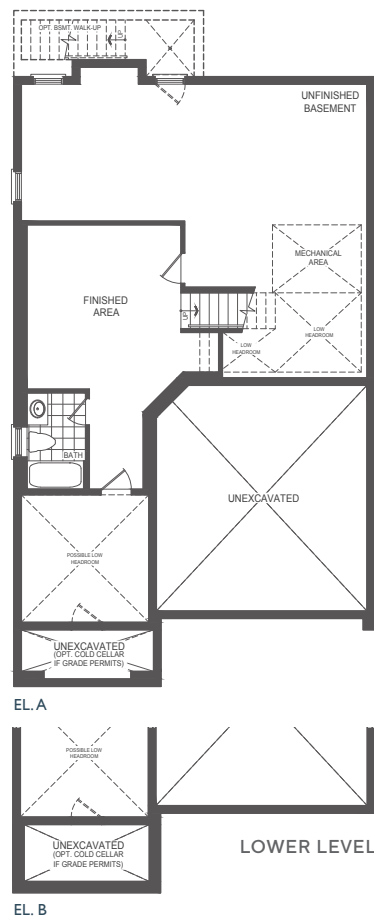
ELEVATION A • 38-2A

ELEVATION B • 38-2B

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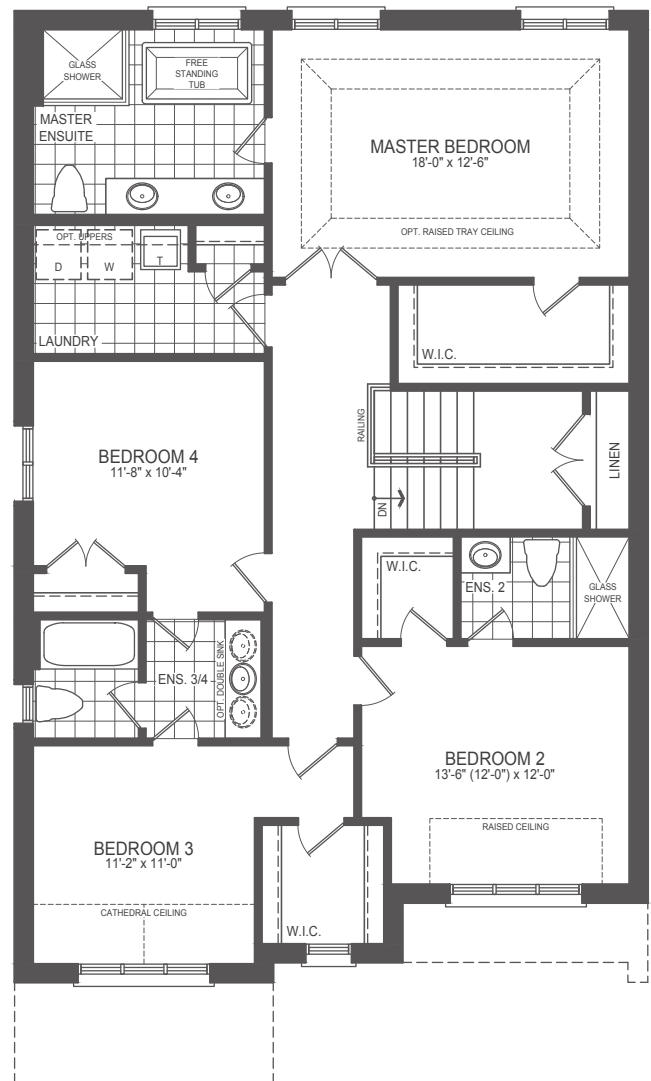
EL. B



EL. A

EL. B

LOWER LEVEL



EL. A

EL. B

UPPER LEVEL

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38' LOT  
The Ruby

ELEVATION A  
3,008 sq. ft.

ELEVATION B  
3,015 sq. ft.

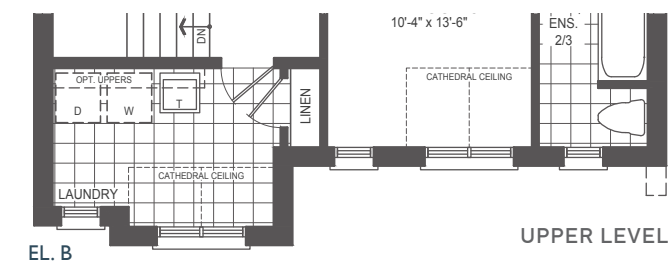
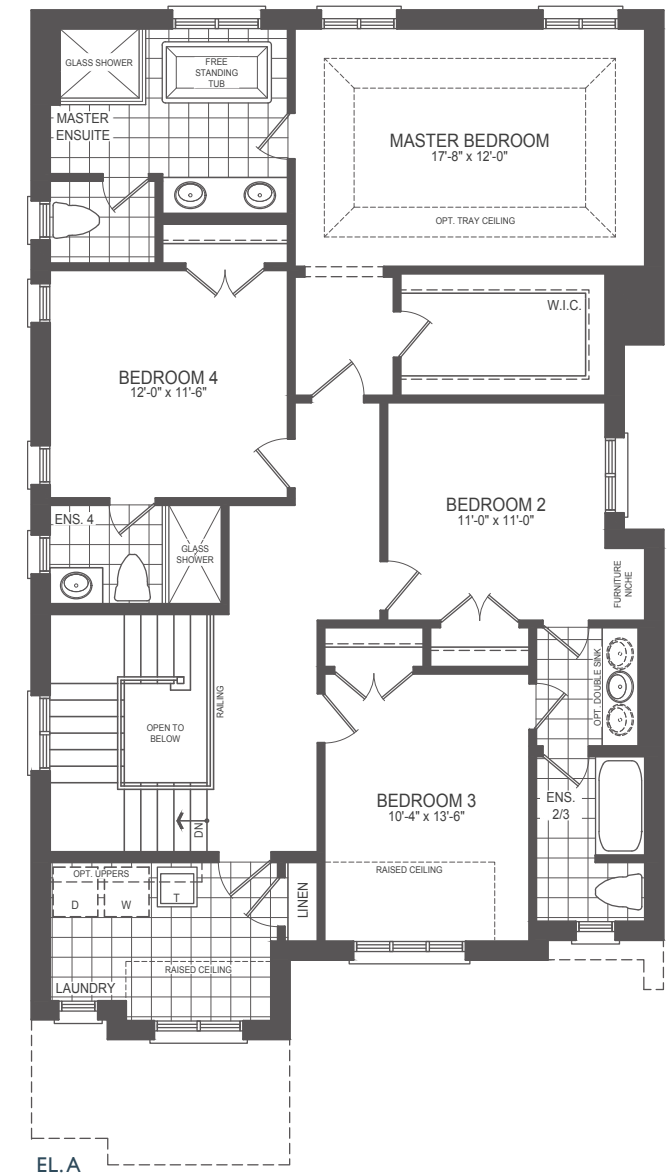
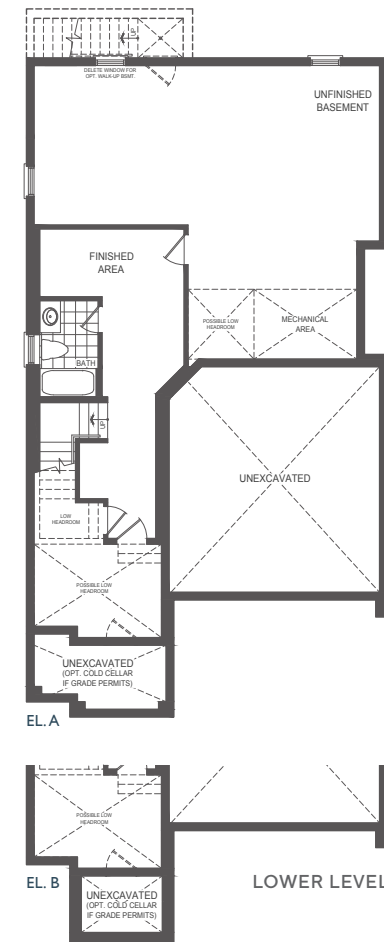
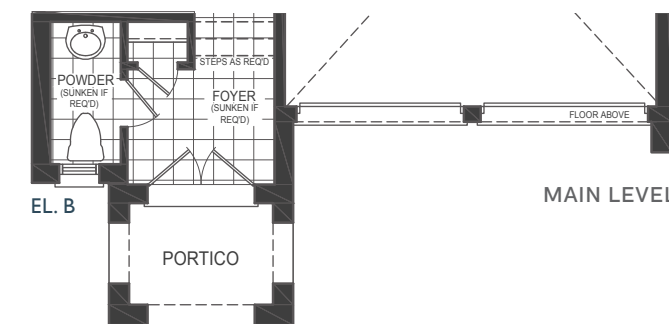
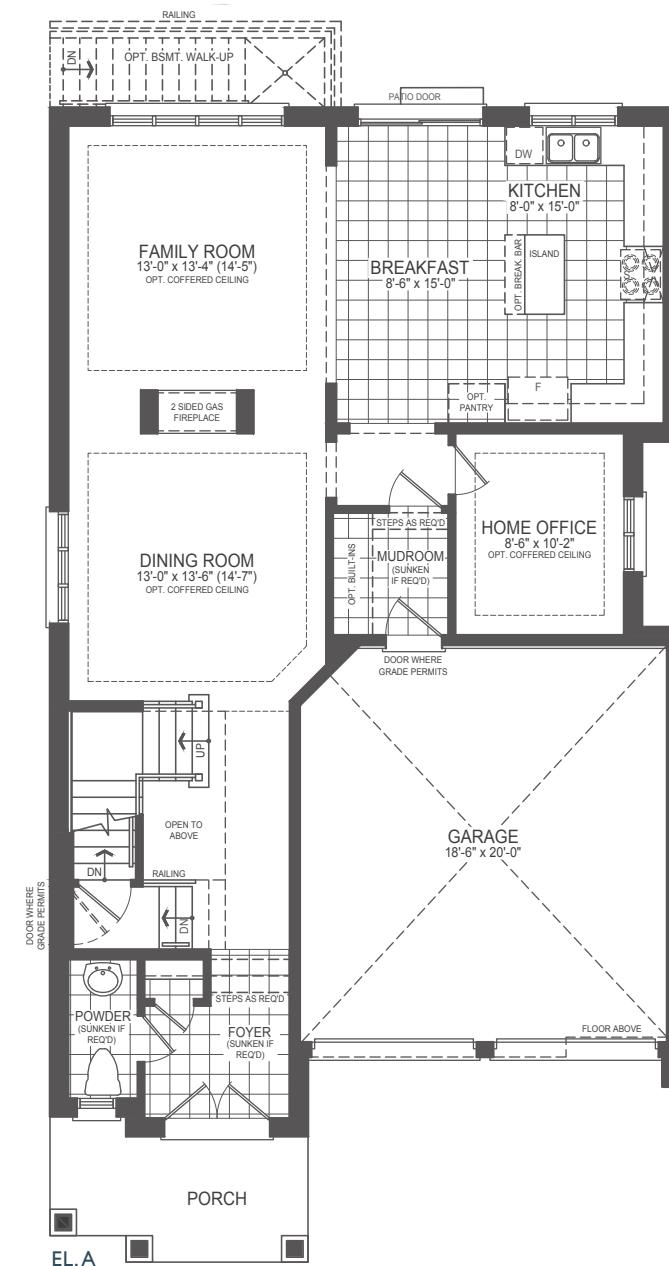
ELEVATION A • 38-3A



ELEVATION B • 38-3B



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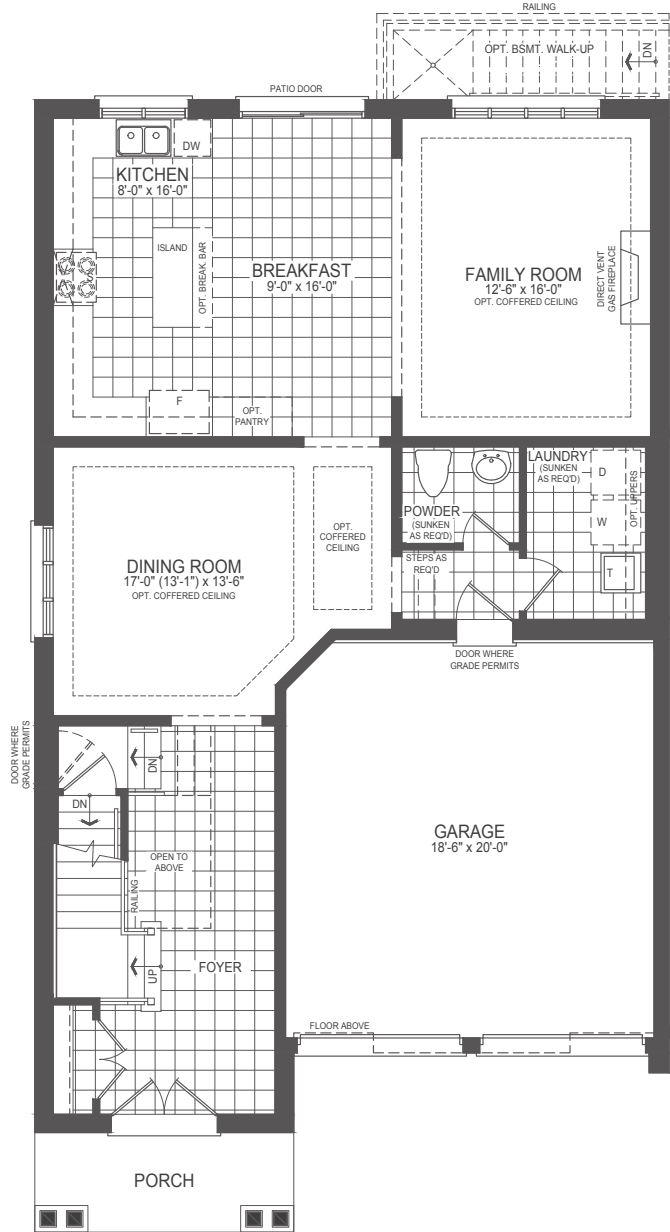
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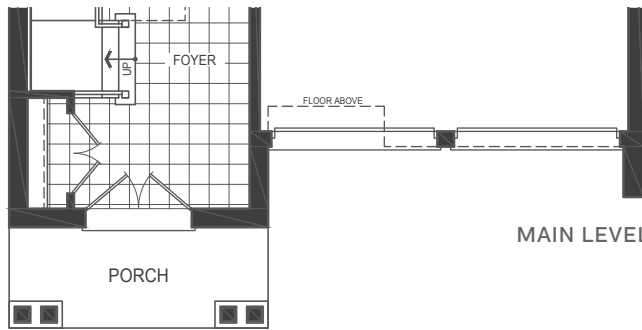
38' LOT  
The Merlot

ELEVATION A  
3,033 sq. ft.

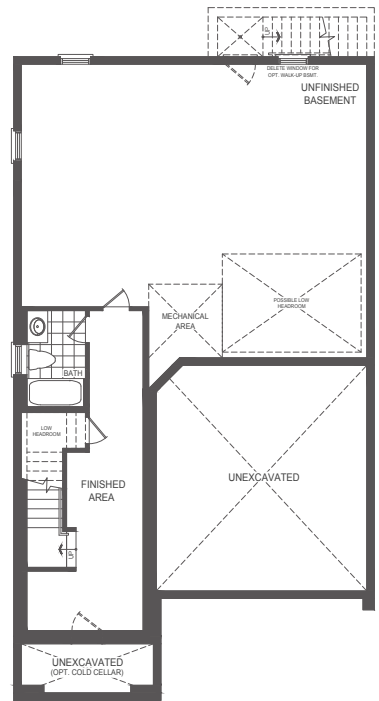
ELEVATION B  
3,030 sq. ft.



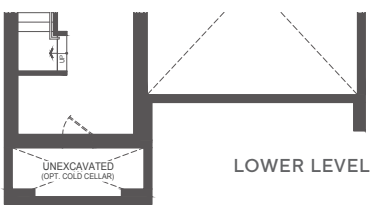
EL. A



EL. B

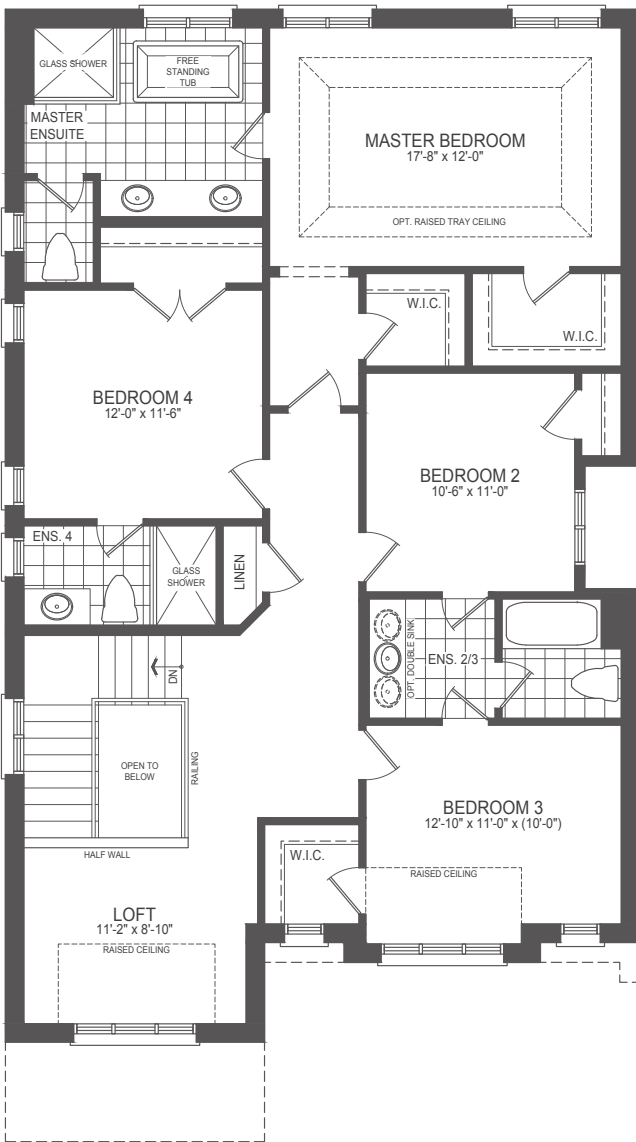


EL. A

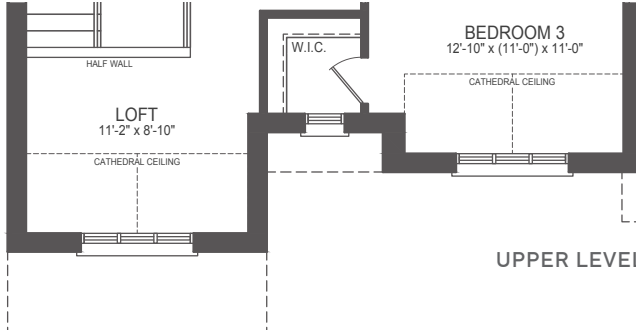


EL. B

LOWER LEVEL



EL. A



EL. B

UPPER LEVEL

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# Features and Finishes

## EXTERIOR

- 1 All exterior colours and materials are architecturally controlled and pre-selected by the Vendor.
- 2 Exterior features may include clay brick, stone, quoining, soldier coursing, arches, keystones and other complementary details and materials as per the construction plans (actual detailing may vary from Artist's concept and subject to change without notice).
- 3 Municipal address numbers installed on front elevation.
- 4 Aluminum soffit, fascia, eavestrough and downspouts where applicable.
- 5 Aluminum exterior railing as per model type and if required due to grade conditions at front porch only.
- 6 Insulated 8' front entry door (no transom window above), as per elevation.
- 7 Windows to be vinyl casement as per plan (excluding lower level windows). All operable windows to be screened.
- 8 Sectional roll-up garage door(s), as per plan.
- 9 Insulated door from house to garage with safety door closer, as per model type, if grade permits.
- 10 Front stairs to be precast, as per construction plans.
- 11 Two (2) exterior hose bibs (one in garage and one at rear).
- 12 Exterior lighting where applicable.
- 13 Poured concrete lower level. Lower level is unfinished except as may be shown on construction plans.
- 14 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 \$950.00 (plus HST) as an adjustment on closing which is non-refundable for the second coat of asphalt on the lot portion of the driveway. 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.
- 15 Fully sodded lot, except for any driveways, walkways, patios and decks, as per plan. Some side yards to receive gravel in lieu of sod at Vendor's discretion.
- 16 Poured concrete porch, as per plan and elevations.
- 17 Concrete precast slab walkways at front and at rear patio as determined by the Vendor having a regard to site conditions, as per plan.
- 18 Certain lots including corner lots may have special exterior treatments not depicted on any brochures and/or sales office, in accordance with architectural control provisions and Purchaser accepts same.
- 19 Certain lots may include a wood deck, wood pickets and/or wood stairs, at the Vendors discretion, due to grade conditions.

## CONSTRUCTION

- 1 Main level 10' ceiling height and 9' ceiling height in upper level, except where construction plans indicate otherwise.
- 2 Lower level foundation walls are poured concrete 7'-10".

- 3 Gas fireplace and mantel, as per plan.
- 4 Garage walls to be drywalled, taped and gas-proofed.
- 5 Garage floor and driveway sloped for drainage.
- 6 2" x 6" exterior wood wall construction.
- 7 Tongue and groove subflooring glued to floor joists.]

## HEATING AND INSULATION

- 1 Forced air high-efficiency gas furnace, vented to exterior.
- 2 Heat Recovery Ventilation (HRV) supplied and installed.
- 3 Thermostat centrally located.
- 4 Rental hot water tank, vented to exterior.
- 5 Insulation according to Ontario Building Code.
- 6 Spray foam insulation in garage ceilings and boxouts where applicable.
- 7 Lower level walls insulated as per Ontario Building Code.
- 8 Stove exhaust rough in to be 6" in diameter, as per plan.

## INTERIOR TRIM

- 1 Main level door heights and arches to be 8'-0", as per plan.
- 2 Upper level door heights and arches to be 6'-8" as per plan.
- 3 Lower level door heights and arches to be a minimum of 6'-6", provided there are no mechanical or structural obstructions, as per plan.
- 5 Interior casing to be 3" with combo backbend.
- 6 Interior baseboards to be 5-1/4".
- 7 Interior doors to be 2 panel smooth, except garage and cold cellar doors.
- 8 All interior doors in finished areas to have satin chrome finish hardware.
- 9 Exterior main entry door to have satin nickel grip set, as per plan.

## STAIRS AND RAILING

- 1 Natural stained oak stairs from main to upper level and main to lower level.
- 2 Natural stained oak interior pickets and hand rail throughout.
- 3 Stair landings to have 3-1/4" by 3/4" strip pre-finished hardwood floor, natural finish.

## FLOORING

- 1 12" x 12" ceramic tiles in foyer, kitchen, laundry, mudroom and all bathrooms, including lower level bathroom.
- 2 3-1/4" x 3/4" pre-finished natural oak hardwood floor on main level throughout except tiled areas.
- 3 Purchaser's choice of carpet or laminate floor in upper level and lower level finished area except tiled areas.

## KITCHEN

- 1 Purchaser's choice of cabinets.
- 2 Extended 41" cabinet uppers, as per plan.
- 3 Purchaser's choice of quartz countertop.
- 4 Dishwasher space provided with rough-in wiring and drains, as per plan (no cabinet supplied).
- 5 Undermount stainless steel sink with single lever faucet.

- 6 White kitchen exhaust fan vented to exterior.
- 7 Shut-off valve to kitchen sink.

## BATHS

- 1 Purchaser's choice of cabinets and laminate countertops for all bathrooms.
- 2 Single lever chrome faucets with pop-up drains in all bathrooms, as per plan.
- 3 8" x 10" ceramic wall tiles for all tub and shower enclosures (excluding ceilings).
- 4 2" x 2" tiles in all shower floors selected by the Vendor, as per plan.
- 5 Free standing tub in principal ensuite.
- 6 Frameless clear glass shower enclosure with chrome knob and hinges in principal ensuite only, as per model type.
- 7 Curtain rod in all bath tubs except free standing tubs.
- 8 Pedestal in powder room.
- 9 Pressure balance valve to all shower stalls and tub/shower enclosures, as per plan.
- 10 Shut-off valves for all bathroom and powder room sinks.
- 11 Exhaust fans vented to exterior in all bathroom(s) and powder room(s).
- 12 Privacy locks on all bathroom and powder room doors.

## PAINTING

- 1 Purchaser's choice of interior quality latex paint for walls.
- 2 Interior trim and doors to be painted one colour (Birch White).
- 3 Smooth ceilings throughout main level.
- 4 Stipple ceiling throughout upper level and lower level finished area except bathrooms which will have smooth ceilings.

## LAUNDRY

- 1 Electrical outlet for washer and dryer.
- 2 Exterior vent for dryer.
- 3 Laundry area with tub and connections for water and drain for washing machine, as per plan.
- 4 Single basin laundry tub with full basin cabinet, as per plan.
- 5 Upper level laundry room to have 12" x 12" ceramic floor tile and floor drain, as per plan.

## ELECTRICAL

- 1 100 Amp service with circuit breaker panel to utility authority standards.
- 2 Decora switches and plugs, white colour.
- 3 Weatherproof GFI exterior electrical outlet located at the front and at the rear.
- 4 One electrical outlet and one ceiling electrical outlet in garage for future garage door opener.
- 5 Light fixtures where applicable, as per plan.
- 6 Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
- 7 Water resistant light fixtures in all shower stalls.
- 8 Electrical outlet(s) for future small appliances at counter level, as per plan.
- 9 Electric door chime at front door.
- 10 Smoke Detector(s) installed in all bedrooms and one on every level in main hall as per Ontario Building Code.
- 11 Carbon Monoxide Detector as per Ontario Building Code.

- 12 All wiring in according with Ontario Hydro Standards.
- 13 Heavy duty receptacle for stove and dedicated electrical for fridge.
- 14 Pre-wire ethernet outlet in family room and principal bedroom, as per model type.
- 15 Purchaser to pay as an adjustment on closing a fee in the amount of \$1,000 (plus HST) for hydro installation and connection.

## ADDITIONAL FEATURES

- 1 Rough-in for future central vacuum system with pipes collected in garage.
- 2 Duct Cleaning to be completed by Vendor prior to closing (heat runs only).

**\*\* NOTE:** Any selection to be made by the Purchaser shall be made from Vendor's standard samples.

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 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. The ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling above before finishes and excluding bulkheads and drop ceilings as per plan.

All finishes herein are selected by the Vendor from its standard samples. In the event of multiple standard samples for any item herein, the Vendor's determination of same is final.

In an effort to continuously improve its product, the Vendor 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 Vendor.

**WARRANTY:**  
All homes covered by TARION WARRANTY CORPORATION for 7-year major structural and 2-year and one (1) year limited warranties.



# SILVERMANOR H O M E S

At Silver Manor Homes, we have one goal in mind: to design and build the most luxurious homes in the Greater Toronto Area. With over 40 years of experience in building custom homes and communities, we strive to be one of the most innovative and trend-setting builders across the GTA. Our commitment and passion for building is what sets us apart from the crowd. We take pride in our work, having built new homes in Toronto, North York, Richmond Hill, Brampton, and more. Our integrity and personalized care of each and every customer is truly what makes the experience of buying a Silver Manor Home memorable.



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