



# WOODBINE PARKSIDE

ELEGANT LOW RISE LIVING



Where Life Comes Together Beautifully



Elegant Low-Rise Living in Cathedraltown, Markham





## QUICK FACTS

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**Address**

Woodbine Ave. & Major Mackenzie Dr. E.  
Markham, Ontario

**Collections**

The Rosewood - Singles  
The Sage - Semis  
The Ivy - Rear Lane Towns  
The Cedar - Traditional Towns (5.6m)  
The Clover - Traditional Towns (5.85m)

**Total Homes**

107 Lots

**Storeys**

3-Storey Homes

**Setting**

Park-Connected Community beside  
Ernest Wideman Park

**Size Range**

2,003 sq.ft - 3,102 sq.ft.

**Tentative Closing**

Spring 2027







## Your Family, Your Park, Your Home.

Nestled in the prestigious Cathedraltown community, these contemporary townhomes offer the perfect blend of modern design and timeless elegance. Enjoy direct park-side living, where open green spaces become part of your everyday life. With easy access to Hwy 404, commuting and connectivity are effortless, while established community amenities put schools, shops, and recreational facilities just steps away.

Designed with families in mind, each home features spacious layouts, an EV-ready garage, and 24-hour surveillance for peace of mind. Modern architecture meets thoughtful detailing, creating spaces that are both functional and sophisticated. Set within a thriving community with strong population and economic growth, these homes are an investment in both lifestyle and future.

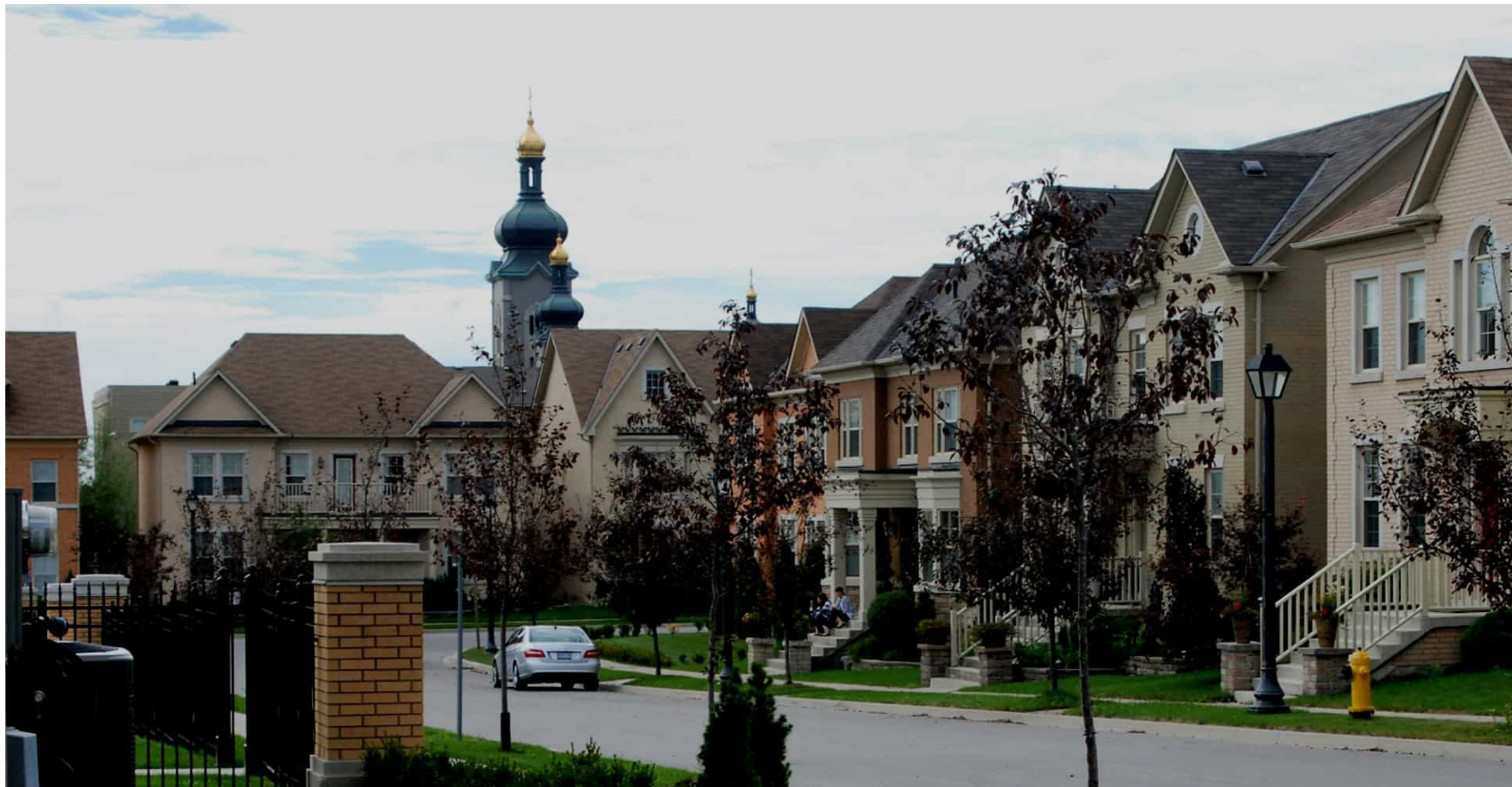






## A Neighbourhood You Can Trust

Live in the heart of Cathedraltown, where a strong sense of community meets a peaceful, refined lifestyle. Surrounded by a high-quality neighbourhood atmosphere, residents enjoy beautifully maintained streets, welcoming neighbours, and everyday peace of mind. Here, comfort and security come naturally, allowing your family to truly feel at home.





# Live at the Centre of It All.

**PARKS AND CONSERVATION AREAS**

- 1. Russell Dawson Park
- 2. Frisby Park
- 3. Vine Cliff Park
- John Payne Park
- 4. Panorama Park
- 5. The Arboretum and Heritage Orchard
- 6. Victoria Square Park
- 7. William Cantley Park
- 8. Richmond Green Park
- 9. Milton Fierheller Park
- 10. Macrill Crescent Pond
- 11. Royal Troon Pond & Blackstock Bridge
- 12. Toogood Pond Park
- 13. Bruce's Creek Conservation District
- 14. Austin Drive Park
- 15. Milne Dam Conservation Park

**GOLF CLUBS**

- 16. Angus Glen Golf Club
- 17. Upper Unionville Golf Club
- 18. Meadowbrook Golf Club
- 19. Rolling Hills Golf Club
- 20. Station Creek Golf Club

**COMMUNITY AND RECREATIONAL AREAS**

- 21. Victoria Square Playground/Splash-Pad
- 22. Fletcher's Fields
- 23. Tom Graham Arena
- Richmond Green Sports Centre
- 24. Rouge Woods Community Centre
- 25. Bayview Hill Community Centre & Pool
- 26. Splitsville Richmond Hill
- 27. Hub Climbing Markham
- 28. Crosby Memorial Community Centre
- 29. Markham Pan Am Centre
- 30. Angus Glen Community Centre
- 31. Treetop Trekking Stouffville

**SCHOOLS**

- 32. Mastermind Montessori Schools
- 33. Nokiidaa Public School
- 34. Sir Wilfrid Laurier Public School
- 35. Victoria Square Public School
- 36. Bayview Secondary School
- 37. Pierre Elliott Trudeau High School
- 38. Seneca College Markham Campus

**SHOPPING AREAS**

- 39. Times Square Richmond Hill
- 40. Shoppes of the Parkway
- 41. First Markham Place & SmartCentres Markham
- 42. New Kennedy Square
- 43. CF Markville Mall
- 44. Main Street Unionville
- 45. King Square Shopping Centre
- 46. Hillcrest Mall

**GROCERY STORES**

- 47. Walmart Supercentre
- 48. T&T Supermarket
- 49. FreshCo
- 50. The Village Grocer
- 51. Whole Foods Market
- 52. Costco Wholesale

**ENTERTAINMENT AREAS**

- 53. Richmond Hill Centre for the Performing Arts
- 54. York Cinemas
- 55. Flato Markham Theatre
- 56. Cineplex Cinemas Markham and VIP
- 57. Varley Art Gallery of Markham
- 58. Sugarbush Maple Syrup at Bruce's Mill Conservative Area
- 59. 19th Avenue Farmer's Market



Artist's Concept. Map not to scale. Locations are approximate and items are subject to change without notice.





## Everyday Convenience, Elevated

Just five minutes away, a vibrant neighbourhood plaza brings daily essentials within effortless reach—Shoppers Drug Mart, Starbucks, Canada Post, Costco, Canadian Tire, banks, and more. Everything your family needs is close to home, making daily routines seamless and stress-free.

## Connectivity

Ernest Wideman Park — 1 min walk  
Canadian Tire, Shoppers Drug Mart — 5 mins walk  
Starbucks — 5 mins walk  
CIBC, RBC, TD, BMO Banks — 5 mins walk  
Tesla Markham Showroom — 5 mins walk  
Victoria Square Montessori School — 8 mins walk

Highway 404 — 2 mins drive  
Costco & T&T Supermarket — 5 mins drive  
Angus Glen Golf Club — 8 mins drive  
Downtown Markham — 12 mins drive  
Unionville GO Station — 12 mins drive  
Markville Mall — 13 mins drive



## Live, Learn, Play

Beyond convenience, a wealth of lifestyle destinations awaits. From CF Markville Mall and T&T Supermarket to Angus Glen Golf Club and nearby parks, recreation and entertainment options cater to every age and stage of life. Families will also appreciate the close proximity to Victoria Square Montessori, offering quality early education just minutes from home. Here, community living means having it all—shopping, dining, leisure, green space, and trusted schooling—beautifully connected and thoughtfully designed to meet every need.



Angus Glen Golf Club





Angus Glen Community Centre  
Photo Credit: Chengfei Yu Blog



## Excellence in Education, Within Reach

Surrounded by some of Markham's most sought-after schools, this community offers outstanding opportunities for every stage of learning.

From excellent local primary schools and top Montessori and private institutions to renowned secondary options such as St. Augustine Catholic High School, Bayview Secondary School (IB Programme), Unionville High School, Pierre Elliott Trudeau High School (French Immersion), and Richmond Green Secondary School, families enjoy access to outstanding educational pathways at every stage.







## A Vibrant Community, Rich in Lifestyle

Step into a neighbourhood where green space and connection shape everyday life. With direct access to Ernest Wideman Park, morning walks, children's play, and weekend picnics unfold just beyond your door. Tee off at the renowned Angus Glen Golf Club, gather with neighbours at Angus Glen Community Centre, or explore the open landscapes of Apple Creek Park.

Here, recreation is not just nearby—it is woven into the rhythm of community life, creating a setting where families connect, friendships flourish, and every day feels inspired.





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ELEGANT LOW-RISE LIVING

-  **THE ROSEWOOD COLLECTION**  
Single-Detached
-  **THE SAGE COLLECTION**  
Semi-Detached
-  **THE IVY COLLECTION**  
Rear Lane Towns
-  **THE CEDAR COLLECTION**  
Traditional Towns (5.6m)
-  **THE CLOVER COLLECTION**  
Traditional Towns (5.85m)



Siteplan is Artist's concept only. Map is not to scale. Landscape details and specifications are subject to change without notice. E. & O.E. February, 2026.



# THE ROSEWOOD

## Refined Living, Flexible Comfort

This 4-bedroom fully detached residence reflects contemporary elegance and refined modern living. Expansive windows and an open-concept layout create bright, airy spaces ideal for both entertaining and everyday life.

A thoughtfully designed kitchen anchors the home, while a spacious two-car garage offers added flexibility. Each bedroom features a private ensuite, with optional den or in-law suite layouts to suit evolving family needs.

Modern, sophisticated, and designed to grow with you.







## THE SAGE

### Timeless Elegance, Limitless Potential

The grand semi-detached design makes a striking impression from every angle. Expansive windows and generous terraces and/or balconies seamlessly connect indoor living with the outdoors.

A ground-level amenity space with sliding doors opens directly to the yard, enhancing everyday comfort and entertaining. The open-concept layout offers three spacious bedrooms and abundant room to gather, with the flexibility to accommodate an optional in-law suite.

Elegant, adaptable, and crafted for modern family living.



# THE IVY

## Modern Living, Nurturing Home

Designed for the rhythms of modern family life, these 3-bedroom townhomes balance the practical necessity of a spacious 2-car garage with an expansive, open-concept living area designed to cultivate high-quality daily interactions. The generous kitchen anchors the main floor, seamlessly transitioning into a flexible layout that readily accommodates a supportive in-law suite or a dedicated academic library.

Retreat to the expansive rooftop terrace—an exclusive, private extension of your home offering peaceful evening views over the surrounding parklands, far removed from the noise of the city.







# THE CEDAR

## Spaces to Grow, Moments to Cherish

Elevated living designed for the modern family. These 3-bedroom townhomes feature broad architectural glazing and sun-lit outdoor spaces that seamlessly connect your private residence to the adjacent green environment. The open-concept kitchen forms a natural core for daily family engagement and shared routines. Engineered for adaptability, the multi-generational layout easily accommodates supportive extended-family living or a dedicated study sanctuary to cultivate academic excellence. A sophisticated environment engineered for focused growth and shared community values.





## THE CLOVER

### Bright Design, Seamless Function

Embrace elevated family living in these impressive 3-bedroom parkside townhomes. The open-concept design seamlessly connects a gourmet kitchen to large outdoor terraces, creating a natural flow for daily life and indoor-outdoor play. Thoughtfully adaptable, the layout easily accommodates an in-law suite for extended family or a dedicated study room. Flooded with natural light through oversized windows, this modern sanctuary offers sophisticated comfort.



## Features & Finishes

Thoughtfully appointed with 10' ceilings on the main floor, 9' ceilings on the ground and upper levels, smooth ceilings throughout, and durable vinyl flooring that flows seamlessly across every space.





# SILVER

## STANDARD



standard Backsplash tile

Standard Cabinet Door



standard Bathroom Tile  
12"x24"



Standard Countertop



Standard Fixtures  
Brushed Nickel



Standard Vinyl Floor

## Detail:

- **Kitchen and Vanity Cabinetry:** Slabstyle doors in matte white finish
- **Kitchen and Vanity Countertops:** Quartz countertops – Budget Series selection
- **Kitchen Backsplash:** Matte white tile finish
- **Flooring:** Standard LVT (Luxury Vinyl Tile) in Natural White Oak tone
- **Bathroom Tile:** 12"x24" Light Gray matt tile
- **Plumbing Fixtures & Hardware:** Brushed nickel finish



# PLATINUM

## UPGRADE 1



Upgrade Cabinet Door

Upgrade Backsplash tile



Upgrade countertop



Upgrade Bathroom Tile  
24"x24"



Upgrade Fixture  
Mat Black



Upgrade Vinyl Floor

## Detail:

- **Kitchen and Vanity Cabinetry:** Shaker doors in light Grey finish
- **Kitchen and Vanity Countertops:** Quartz countertops – Carrera
- **Kitchen Backsplash:** White polished Metro tile
- **Flooring:** Upgraded LVT (Luxury Vinyl Tile) in Natural White Oak tone
- **Bathroom Tile:** 24"x24" Light Gray matt tile
- **Plumbing Fixtures & Hardware:** Matt Black finish



# GOLD

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## UPGRADE 2

Upgrade Cabinet Door



Upgrade Cabinet Door



Upgrade Fixture  
Brushed Gold



Upgrade Countertop & Backsplash



Upgrade Bathroom Tile  
24"x48"



Upgrade Hardwood Floor

## Detail:

- **Kitchen and Vanity Cabinetry:** Shakerstyle cabinetry in offwhite finish for all kitchen cabinets, with white oak finish applied to the kitchen island and all vanity cabinets.
- **Kitchen and Vanity Countertops:** Quartz countertops – Calacatta gold
- **Kitchen Backsplash:** Same quartz countertop
- **Flooring:** Engineered hardwood in Natural White Oak tone
- **Bathroom Tile:** 24"x48" Beige matt tile
- **Plumbing Fixtures & Hardware:** Brushed Gold finish



# About 95 Development



## Diversity & Inclusion

As a multicultural organization, we understand and value diverse cultures. We strive to build communities where people of all backgrounds live harmoniously and grow together. This commitment strengthens our presence in the construction industry as we deliver specialized services—including commercial land development, condominium development, property management, and asset management—to meet the housing needs of our growing community.

## Client Focus

Our clients are at the heart of everything we do. We foster genuine relationships built on comfort, confidence, and quality. Through collaboration and a strong commitment to service excellence, we deliver a first-class customer experience grounded in accountability and the highest ethical standards.

## Building Excellence

We design and build exceptional structures that combine timeless design with quality craftsmanship. With a focus on efficiency, innovation, durability, and sustainability, we collaborate with leading architects, planners, and designers to create work of the highest standard for our clients and communities.



95 Corporate Centre



2992 Sheppard



The Bridleton



The Garden Series Townhomes



Woodside Square



Victoria Garden



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