KYLEMORE®

LIVE. WELLNESS.

SALES PRESENTATION CENTRE

4500 Major Mackenzie Drive East
Markham, ON L6C 1N9
Email: sales@kylemorecommunities.com
T: 905.887.9950

KYLEMORELIVING.COM

ANGUS GLEN

SKYE TOWNS

UNIONVILLE

KYLEMORE®

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LIVE. WELLNESS.



KYLEMORE®

THREE DECADES OF EXCELLENCE

For more than 30 years, Kylemore has earned a peerless reputation for quality, craftsmanship and thoughtful community building. From distinctive homes to master-planned communities, our work reflects a deep understanding of what makes a place exceptional. We believe the finest communities are shaped not only by what is built, but by how people experience them: through architecture, landscape, amenities and a genuine sense of connection.

INSPIRED BY WELLNESS.
DESIGNED FOR LIVING.
BUILT BY KYLEMORE.

As a multi-award winning builder, we remain focused on creating communities that stand the test of time, both in their design and in the way they support everyday life. Wellness is now at the heart of this vision, guiding how we think about the homes we create, the environments we shape and the ways our communities can enrich the lives of the people who call them home.

LOCATION

WITHIN ANGUS GLEN



CRAFTSMANSHIP

THE ALLURE OF CONSIDERED QUALITY



COMMUNITY

AN ELEVATED COMMUNITY EXPERIENCE



WELLNESS

WELLNESS. LUXURY REIMAGINED.



ANGUS GLEN

SKYE TOWNS

UNIONVILLE

A REFINED COLLECTION OF 3-STOREY TOWNHOMES FOR THOSE WHO APPRECIATE ARCHITECTURE WITH PRESENCE, INTERIORS WITH PURPOSE AND THE PRIVILEGE OF LIVING WITHIN ONE OF UNIONVILLE'S MOST SOUGHT-AFTER COMMUNITIES IN MARKHAM.

A NEW WAY TO CALL ANGUS GLEN HOME

Built by Kylemore, Angus Glen is one of Unionville's most established and sought-after communities in Markham. Now, Skye Towns presents a new opportunity to call it home, with a limited collection of thoughtfully designed three-storey 18 ft. townhomes.

Kylemore brings the same exceptional craftsmanship found throughout its communities to a more intimate and attainable offering. Each residence is thoughtfully appointed with quality materials, refined finishes and timeless design.

YOUR NEXT CHAPTER BEGINS HERE. WELCOME TO ANGUS GLEN SKYE TOWNS.



Artist concept, not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. The vendor reserves the right to alter lot line locations. E. & O. E. October, 2026.

ANGUS GLEN
SKYE TOWNS
UNIONVILLE

YOUR ENTRY INTO MARKHAM'S PREMIER LIFESTYLE COMMUNITY

Beautiful architecture, elegant design and thoughtful community planning come together in Angus Glen to offer an elevated lifestyle. Here, distinctive homes are part of an established neighbourhood where convenience, connection and nature enrich everyday life. As the community's creator and only developer, Kylemore has shaped Angus Glen with a lasting vision—one that brings together distinctive homes, thoughtfully planned green spaces and trails, established schools, and a celebrated golf setting to create a connected, enriching lifestyle. Residents have access to established shops, services and dining, along with a variety of fitness and social activities. From dinner with friends in historic Unionville to a swim at Angus Glen Community Centre, a round at Angus Glen Golf Club or a stroll along connected walking trails, there are countless ways to enjoy this premier community.

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COMMUNITY SITE PLAN

THE UNIONVILLE TH-04

THE ANGUS GLEN TH-05

THE KYLEMORE TH-06



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EXTERIOR ELEGANCE, DOWN TO EVERY DETAIL.

For almost three decades, Kylemore has earned a reputation for award-winning architecture, thoughtful community planning and exceptional craftsmanship. Skye Towns continues this legacy with a refined architectural vision that brings elegance and character to every home. Carefully composed elevations, quality materials and elegant detailing create a sophisticated streetscape.

Signature porticos add depth and a welcoming sense of arrival, while expansive windows and well-proportioned forms lend each home a contemporary presence. Thoughtful landscaping complements the architecture, bringing the homes together in a cohesive neighbourhood with a lasting sense of place.



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INTERIORS INSPIRED BY THEIR IDYLLIC SURROUNDINGS.



The beauty of Angus Glen is mirrored in the design of each Skye Town. Generous layouts encourage movement and connection. Premium materials, sophisticated features and carefully selected finishes bring warmth indoors, while private outdoor spaces create room to step away, breathe and recharge.

Every element—from the materials underfoot to the spaces that frame the outdoors—has been selected to create homes that feel as good to live in as they are beautiful to behold.

Image from existing Kylemore homes and is shown for illustrative purposes only. Features, finishes, elevations, layouts and specifications of Angus Glen Skye Towns may vary from those depicted and are subject to change without notice.

A COMMUNITY THAT'S WELL CARED FOR.

At Skye Towns, perfectly appointed interiors extend into a meticulously attended landscape, with the ongoing maintenance of the community thoughtfully managed for you.

From the care of the grounds to seasonal landscaping and snow removal, the details are taken care of, so you can spend less time maintaining your surroundings and more time enjoying them. A neighbourhood that remains beautifully presented through every season. An effortless way to live every day.

EASY LIVING ALL YEAR ROUND

Landscaping & Grounds Maintenance | Snow Removal | Road & Streetscape Maintenance

IT'S A LIVING CENTERPIECE

At its heart, the community gardens create a shared natural retreat, a place to pause, gather or play. And throughout the community, additional green spaces weave between the townhomes, creating pockets to relax, connect and enjoy the outdoors. Together, these landscaped spaces bring a sense of calm and connection just beyond your front door.

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AN INVESTMENT IN QUALITY. A LIFETIME OF COMFORT.

EXTERIOR AND CONSTRUCTION FEATURES

- Architecturally designed brick, stone, EIFS, and/or siding exteriors with unique masonry and EIFS detailing, all as per plan.
- All elevations, exterior colours and materials are architecturally controlled.
- Superior engineered wood flooring system including ¾" subfloor. All subfloors to be tongue and groove and are glued, screwed and sanded.
- Architectural columns, low maintenance pickets and railings, as per applicable plan.
- Premium quality sectional roll-up garage door, as per plan.
- Self-sealing high-grade asphalt roof shingles, with a limited manufacturer warranty.
- Poured concrete front porches and stairs.
- Poured concrete foundation wrapped with a superior drainage membrane to protect from water penetration.
- Poured concrete basement floor with floor drain.
- Superior wood 2" x 6" exterior walls
- 3/8" plywood roof sheathing.
- Aluminum soffits, fascia, eaves troughs and downspouts.
- Superior, maintenance-free vinyl Energy Star Dual Pane Low E casement and fixed windows throughout, as per plan. All operating windows have screens.
- All windows are foam insulated for additional draft protection.
- Energy Star maintenance-free vinyl sliding patio door or insulated centre-hinge garden door with glass insert and screen, as per applicable plan.
- Upgraded painted fiberglass front entry door with sidelight, weather stripping and deadbolt lock (as per applicable plan and grade).
- Black finish grip set and deadbolt.
- Basement windows to be maintenance-free structural vinyl (as per applicable plan and grade).
- All building envelope perforations, including doors and windows, to be fully caulked.
- Fully sodded front yard with upgraded front yard landscape package, as per plan.
- Two (2) exterior hose bibs, one at front and rear of house, as per plan.
- Decorative house numbers on the front and rear of house.

SPECTACULAR INTERIOR FINISHES

- Grand 9-foot ceilings for ground, second and third level.
- Oak railing, pickets, and stairs on staircases in finished areas with complimenting stain, from builder's standard samples, as per plan
- 12" x 12" imported ceramic or porcelain tile flooring throughout foyer, main hallway, kitchen, powder room, ensuite, bathrooms and laundry room in finished areas, where applicable per plan, from builder's standard samples.
- Pre-finished engineered hardwood flooring throughout second level ¾" x 3 ¼", from builder's standard colours.
- Premium quality 40 oz. carpeting with 3/8" underpad in non-tiled areas throughout. Purchaser to have choice of two colour selections, from builder's standard samples.
- Purchaser's choice of 2 colours from Kylemore's samples of quality Low VOC paint on interior walls. Trim to be white satin paint.
- Smooth finish ceilings throughout ground, second level & third floor.
- Interior doors, woodwork trim to be finished with white satin paint.
- Transitional style 4" baseboard and 7-foot doors on Second level; 4" baseboard with 7-foot height doors on other levels. 2 3/4" Backband casing for doors and windows throughout, all from builder's standard samples.
- Black or brushed nickel interior hardware and lever door handles.

GOURMET KITCHEN APPOINTMENTS

- Purchaser's choice of deluxe cabinetry in kitchen including crown moulding and valance moulding with quartz countertop, from builder's standard samples and layouts.
- Breakfast bar in kitchen with flush counter, as per applicable plan.
- Exhaust hood fan over stove area, vented to exterior.
- Premium stainless steel-finish appliances including fridge, range, wall hood vent and dishwasher from builder's standard samples.
- Dedicated electrical outlet for refrigerator.
- Split electrical outlets at counter level for small appliances.
- Butler's pantry and/or servery, if applicable as per plan.

LAUNDRY AREA

- Ceramic tiles in laundry room/mudroom, as per plan. Acrylic laundry tub as per plan with pullout faucet. Hot and cold laundry taps for washer; and heavy duty wiring for dryer.
- Exterior exhaust for dryer.
- Washer and Dryer are not included
- Second level laundry room to have ceramic tile flooring, from builder's standard samples, and drain, as per plan.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

- 7-years major structural defects.
- 2-years plumbing, heating and electrical systems and building envelope.
- 1-year all other items.
- Backed by Tarion Warranty Program.

LUXURIOUS BATHROOMS

- Purchaser's choice of deluxe cabinetry in bathroom(s) with laminate countertop with top mount sinks, from builder's standard samples, as per plan.
- Master ensuite to include standalone shower, with marble or quartz jamb(s), porcelain or ceramic tiles and framed glass shower enclosure on half walls, as per plan. All showers to have waterproof pot light.
- Single lever faucet(s) in all bathrooms with mechanical pop-up drain.
- Privacy locks on all bathroom doors.
- Quality white bathroom fixtures including elongated bowl toilets.
- Energy efficient water saving toilet tanks.
- Main bathroom to have tub enclosure with ceramic or porcelain tile up to the ceiling, from builder's standard samples.
- Mirror in all bathrooms and powder room over vanities.
- Upgraded pedestal sink with 8" on centre faucet in powder room, as per plan.
- Water-saving single lever faucets, shower heads and pressure balanced temperature-controlled shower valves included.

COLOUR SELECTIONS AND FINISHINGS

- All colour and finishing selections are to be made at Builder designated Décor Studio and from Builder's standard samples or builder pre-set packages at the vendor's sole discretion. A representative will be assigned to assist purchaser in the completion of their interior colour selections and the selections of upgrades.

ELECTRICAL AND PLUMBING

- 200 AMP electrical service with circuit breakers.
- Heavy duty cable included for stove and dryer.
- Two weatherproof exterior electrical outlets, one each at front and rear of home, plus two electrical outlets in garage. Front plug to be switched for Holiday lights. All as per plan.
- Garage Door ceiling outlet(s), as per plan, for future garage door opener(s)
- Electric car charger rough-in conduit in garage.
- White "Decora" switches and receptacles throughout.
- Energy-saving LED lightbulbs installed throughout.
- Ceiling outlets with builder-supplied light fixtures installed in foyer, hallways, kitchen, breakfast, and all bedrooms, as per plan. Dining room ceiling outlet to be capped.
- 6 interior LED pot lights location to be determined at décor appointment.
- 2 exterior pot lights locations determined by builder based on elevations
- Smoke detectors per code on each level, including basement.
- Copper wiring throughout.
- Forced air, high-efficiency gas furnace, HRV, humidifier and media filter for comfortable quality indoor air.
- Gas BBQ rough-in included, as per plan.
- Gas fired hot water heater, on rental basis.
- Air conditioning unit, on rental basis.

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Items in this list can be removed or substituted at any time by the vendor without notice. Please refer to Agreement of Purchase and Sale for additional disclaimers E. & O.E. October 17, 2026.






Toogood Pond


Angus Glen Golf Club

ROOTED IN NATURE. CONNECTED BY COMMUNITY. DESIGNED FOR WELL-BEING.

Skye Towns is surrounded by the natural beauty and established amenities that make Angus Glen such a desirable place to call home. Protected paths, mature greenery and nearby trails create a peaceful setting, while the community park and pond are just steps away.

With walkways and trails woven throughout the neighbourhood, there's always another path to explore, a green space to enjoy or a reason to get outside.

A QUIETER SETTING, CONNECTED TO EVERYTHING THAT MAKES ANGUS GLEN HOME.

COMPLIMENTARY MEMBERSHIP TO ANGUS GLEN GOLF CLUB.

Receive membership to one of the GTA's most prestigious golf destinations, set across two championship courses in the heart of Angus Glen. Meticulously designed through rolling terrain and mature landscapes, the courses offer an exceptional experience for golfers of every level.











A PLACE TO GATHER. A VIEW TO SAVOUR.

Overlooking the fairways of Angus Glen Golf Club, Silo brings seasonal dining and warm hospitality to a beautiful setting close to home. From leisurely weekend brunches to lunches with friends and relaxed evening dinners, it's a welcoming place to gather, unwind and enjoy the lifestyle that surrounds Skye Towns.

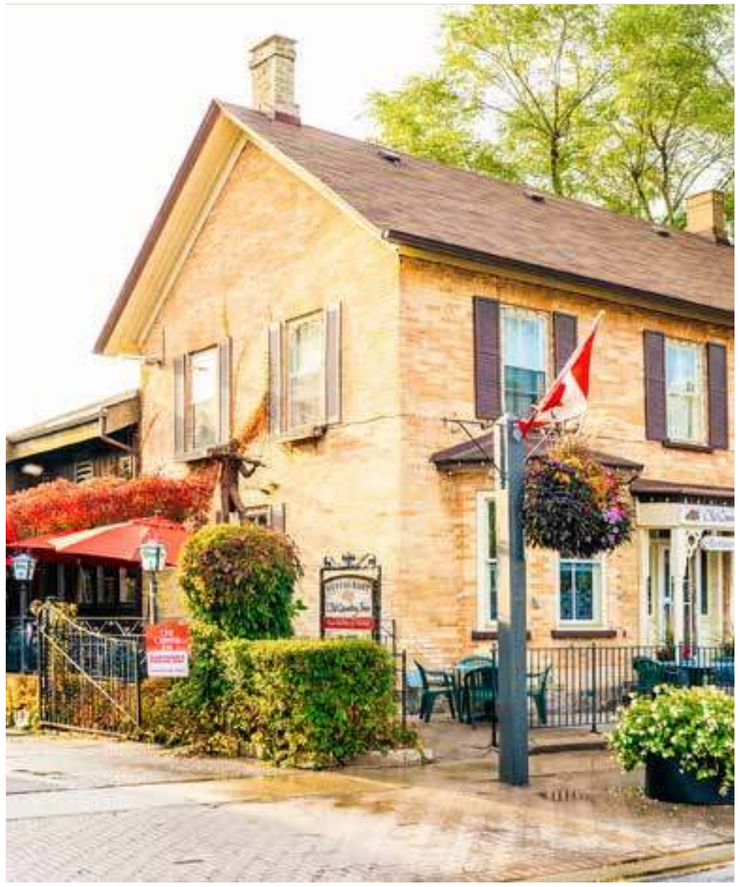
As a Skye Towns resident, a complimentary membership brings this celebrated golfing experience closer to home, with the freedom to play, practice and enjoy the club throughout the season.

Skye Towns are conveniently located just 10 minutes from Unionville's historic Main Street, where charming heritage buildings are home to unique boutiques, essential services, and a range of dining options.

THE UNIQUE CHARMS OF UNIONVILLE.















The vibrant Main Street also houses the Varley Art Gallery, featuring both rotating and permanent art collections. From May through October, the local farmers' market brings fresh produce and artisanal goods to the community. Unionville's outdoor Millennium Bandstand is the home of many varieties of live entertainment, music, and festivities.

WHETHER YOU'RE A LOCAL OR A VISITOR, UNIONVILLE IS A YEAR-ROUND DESTINATION FULL OF CHARACTER AND CHARM.

NEW RETAIL PLAZA COMING TO ANGUS GLEN SOUTH VILLAGE.

THOUGHTFULLY PLANNED. EVERYDAY CONVENIENCE.

For three decades, Kylemore has created thoughtfully planned communities designed around the way people live. The Shoppes of South Village will bring that vision closer to home, with local retail that adds convenience, character and lasting value to the neighbourhood. With everyday essentials within walking distance, a connected community is taking shape around your future home. These welcoming spaces will create opportunities to meet neighbours and make local businesses part of your daily routine. It is all part of Kylemore's commitment to creating complete communities, with the plaza bringing its wellness philosophy to life through everyday necessities within walking distance and more opportunities for an active, connected lifestyle.

For leasing opporunities, call 416 907 7552.

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SCHOOLS

1. Unionville Public School
2. Unionville High School
3. Parkview Public School
4. Unionville Montessori Private School
5. Bill Crothers Secondary School
6. Pierre Elliott Trudeau High School
7. All Saints Catholic Elementary School
8. St. John XXIII Catholic Elementary School
9. St. Matthew Catholic Elementary School
10. Stonebridge Public School
11. Beckett Farm Public School
12. Angus Glen Montessori



DINING

13. Next Door Restaurant
14, Trio Pastry Cafe
15. Il Postino Ristorante
16. Jake's On Main
17. Joey Markville
18. Milestones
19. Smash Kitchen and Bar
20. Flavours of Unionville
21. Peter's Fine Dining
22. Phoenix Restaurant
23. Ambiyan Restaurant
24. Zen Japanese
25. La Grotta on Main
26. Watercolour



SHOPPING & GROCERY

36. Crock A Doodle Unionville
37. Whole Foods
38. Langham Square
39. The Village Grocer
40. Markville Mall
41. T&T Grocery Store
42. Loblaws
43. SmartCentre Markham Woodside
44. Costco Wholesale
45. Shoppes of Angus Glen
46. Foody Mart
47. Prestige Games
48. Pretty Thingz



PARKS & RECREATION

49. Toogood Pond Park
50. Crosby Park
51. Angus Glen Golf Club
52. Colty's Park
53. Gordon Stollery Park
54. Upper Unionville Golf Club
55. Bur Oak Park
56. Markham YMCA
57. Milne Dam Conservation Park
58. Markham Pan Am Centre

27. Dragon Legend
28. Sweetie Pie
29. Papa Pixel's Crepe Shop
30. Nisa's Cakes and Cafe
31. Acoffee
32. Espresso 21 Cafe
33. Behind The Alley
34. Calabria Bakery
35. Section Restrauant



CULTURE & ENTERTAINMENT

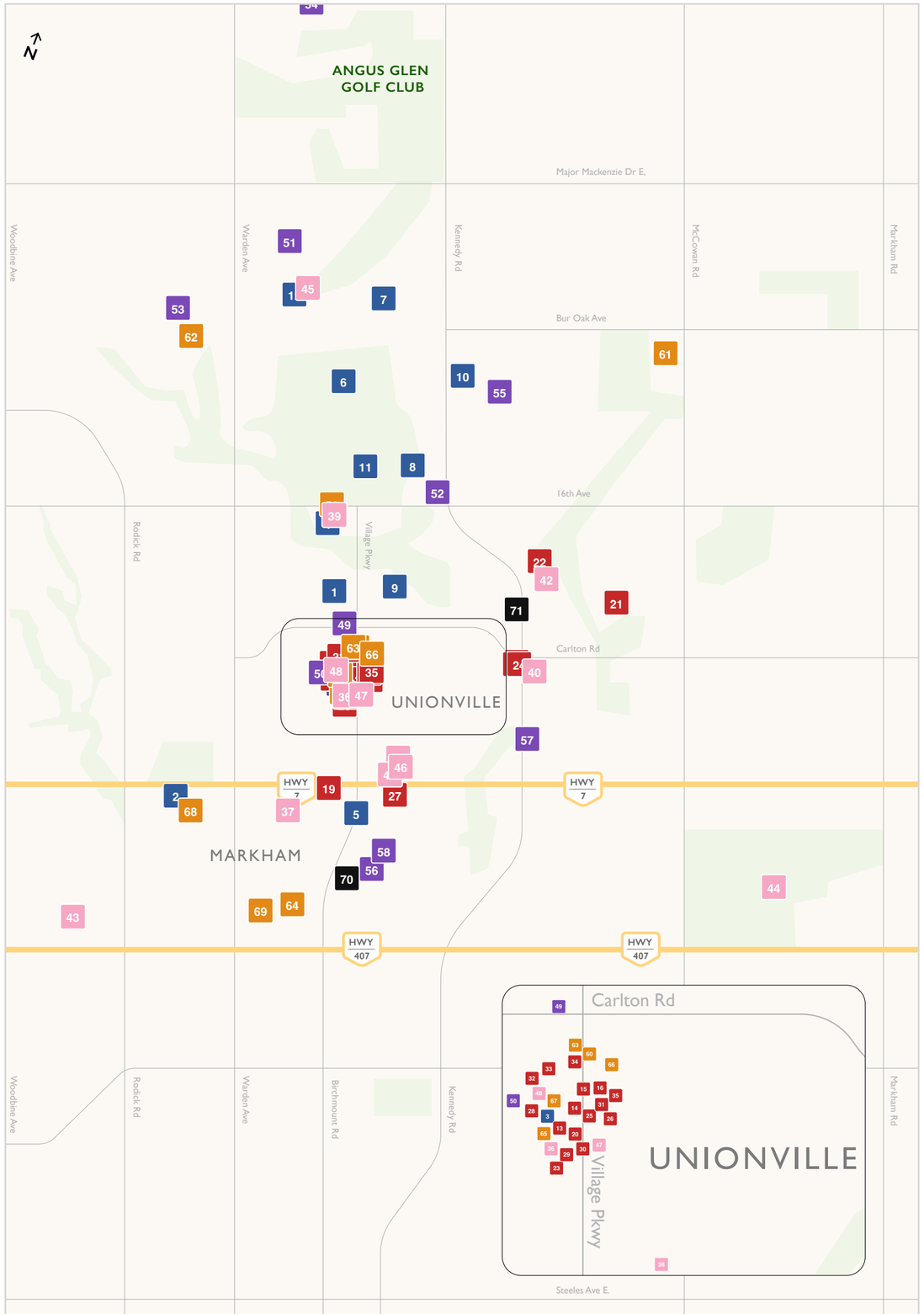
59. Berczy Square
60. Varley Art Gallery
61. Markham Museum
62. Angus Glen Community Centre
63. Unionville Library
64. Markham Downtown
65. Main Street Unionville
66. Old Unionville Community Centre
67. McKay Art Centre
68. Flato Markham Theatre
69. Cineplex Markham & VIP



TRANSIT

70. Unionville GO
71. Centennial GO

IN THE NEIGHBOURHOOD



THE UNIONVILLE

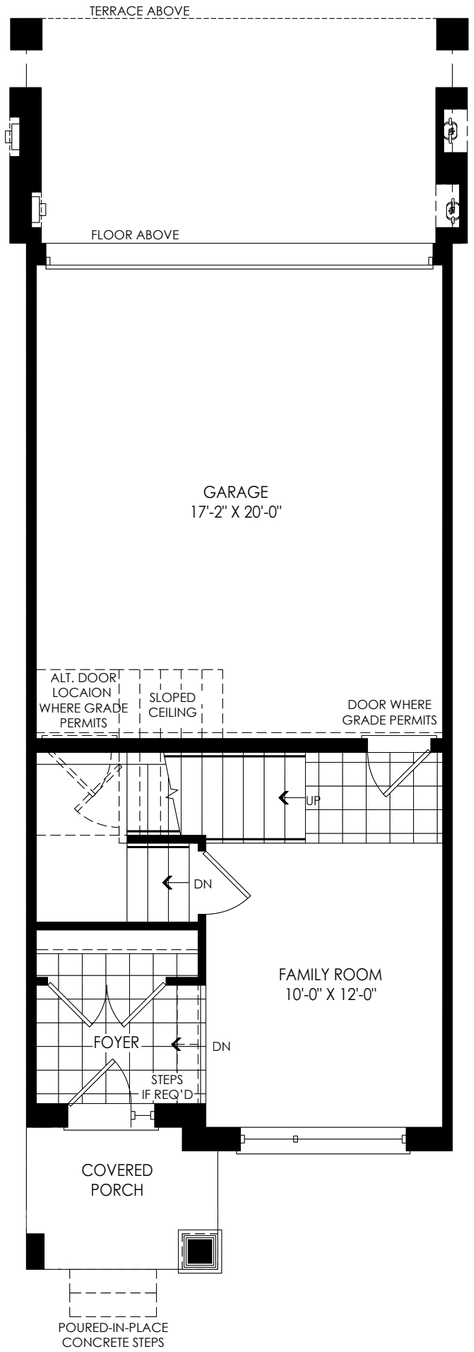
TH-04
ELEVATION A

1,670 SQ. FT.
3 BEDROOMS
2 BATHS / 1 POWDER

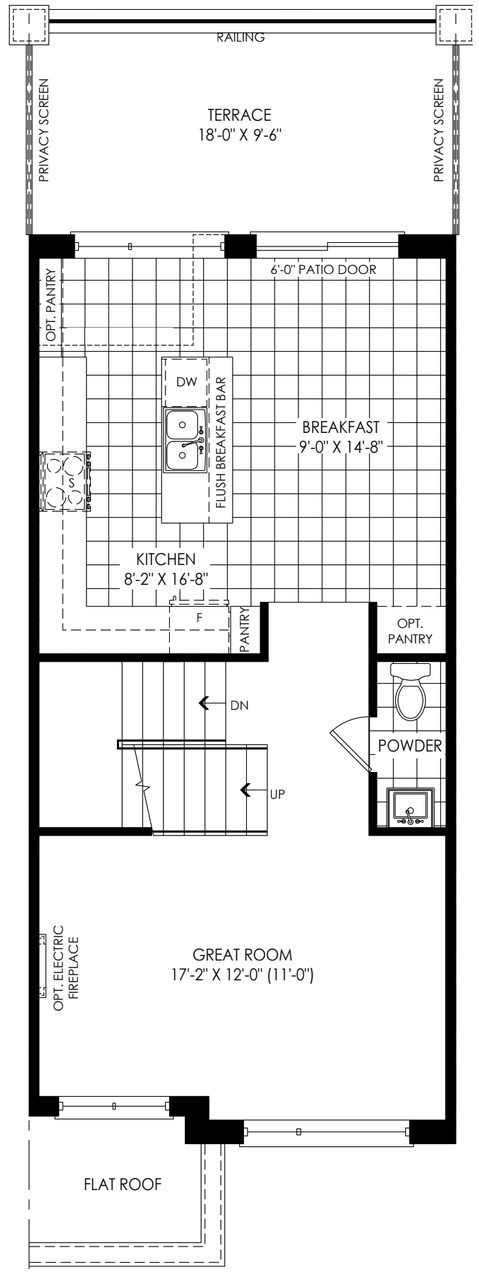


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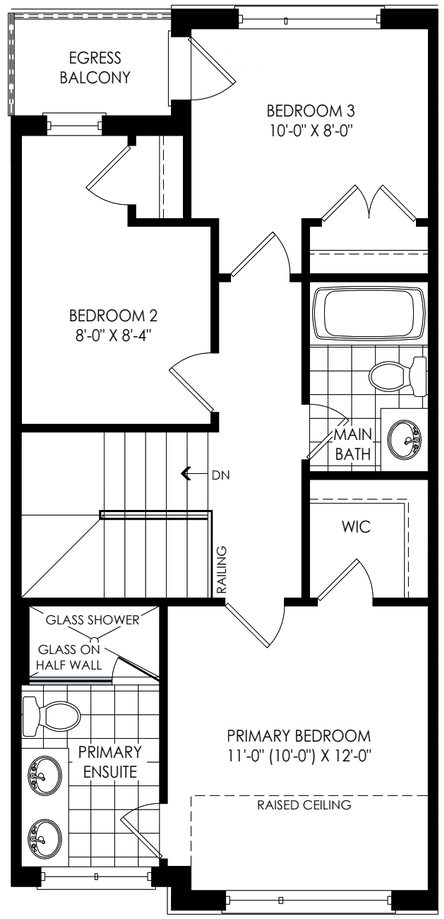
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



THE ANGUS GLEN

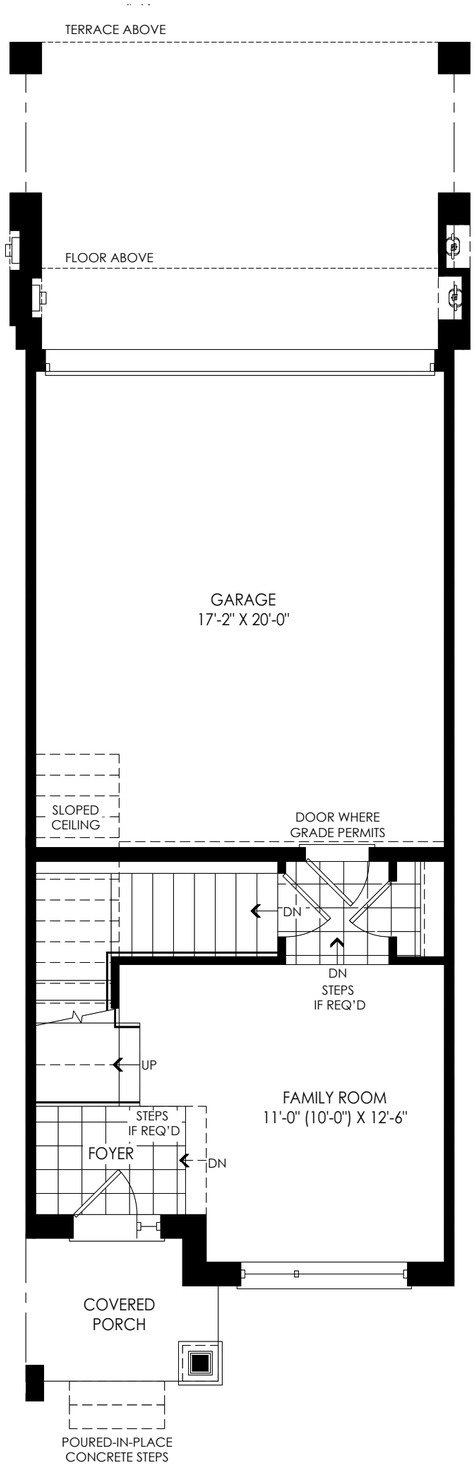
TH-05
ELEVATION A

1,835 SQ. FT.
3 BEDROOMS
2 BATHS / 1 POWDER

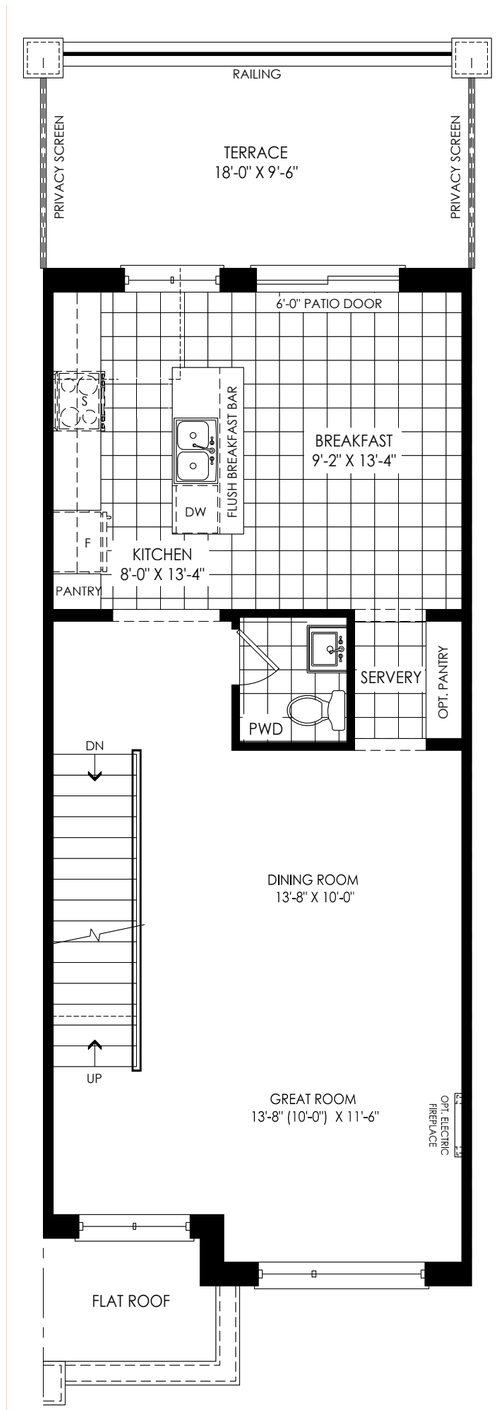


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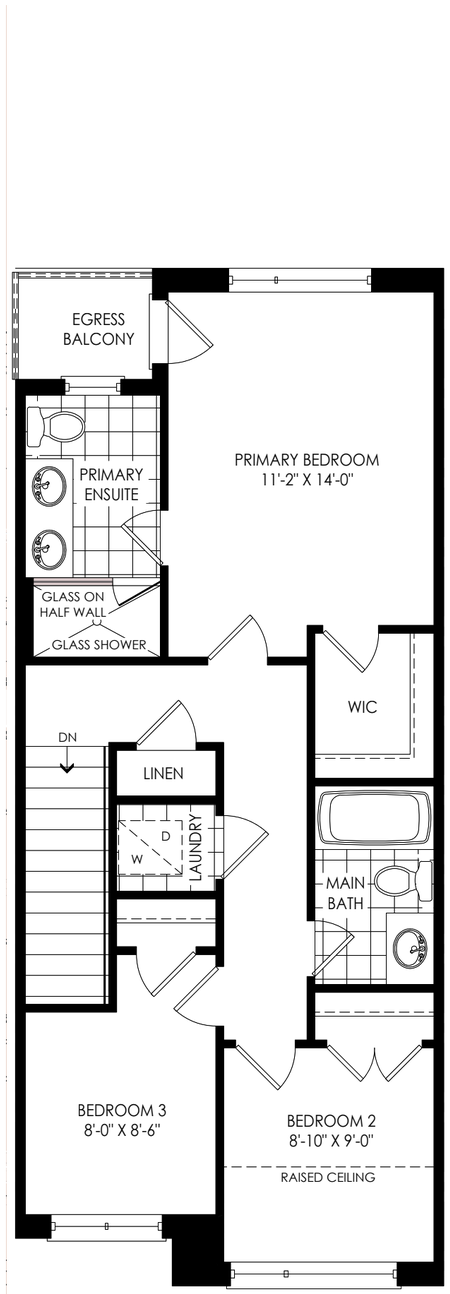
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



THE KYLEMORE

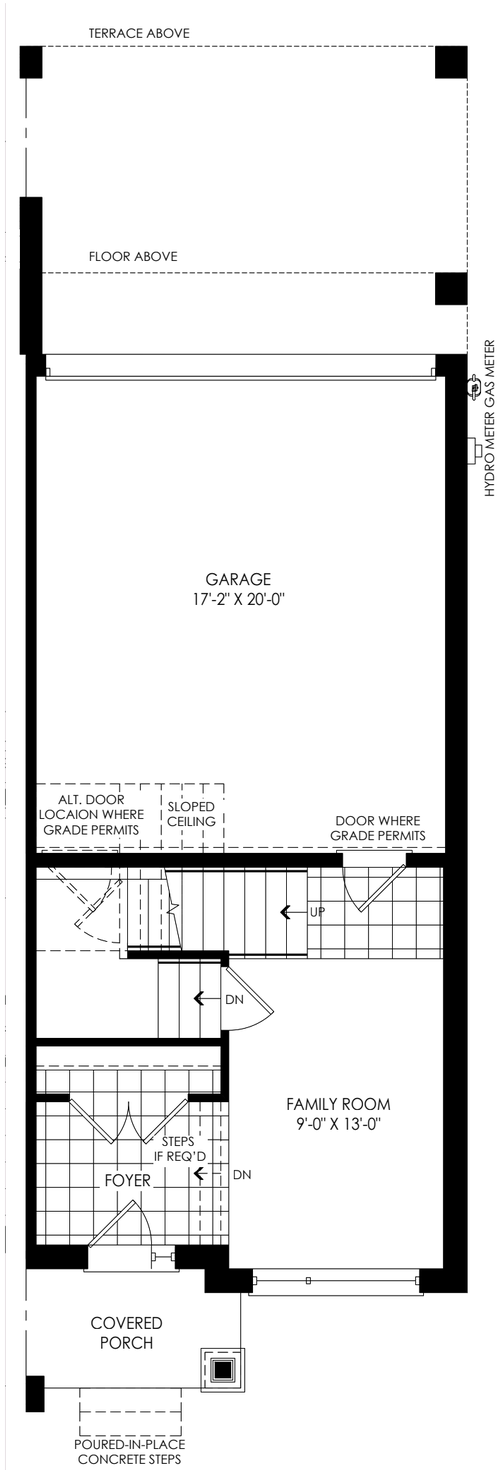
TH-06
ELEVATION A INT. END

1,900 SQ. FT.
3 BEDROOMS
2 BATHS / 1 POWDER

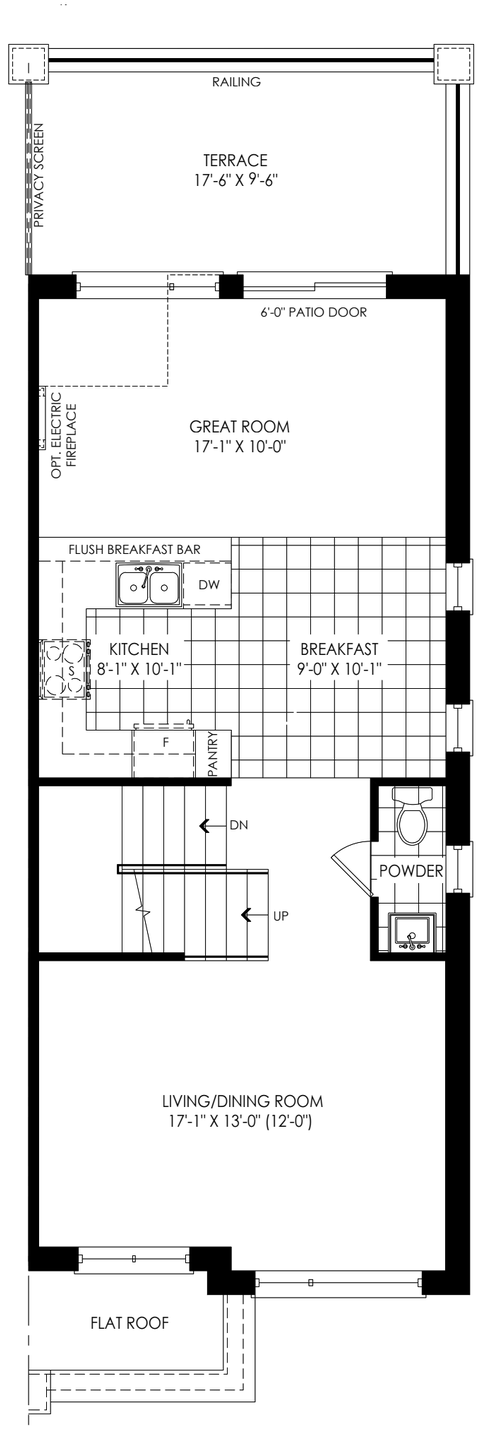


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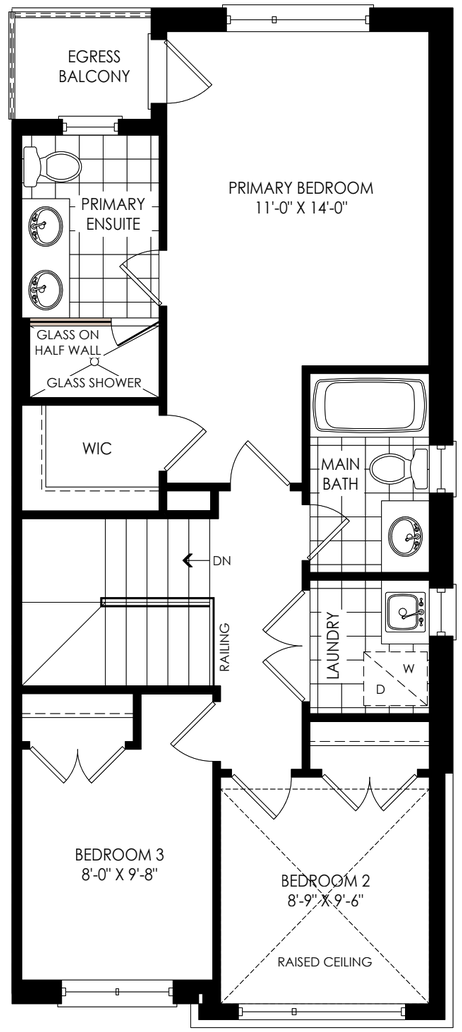
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



THE KYLEMORE

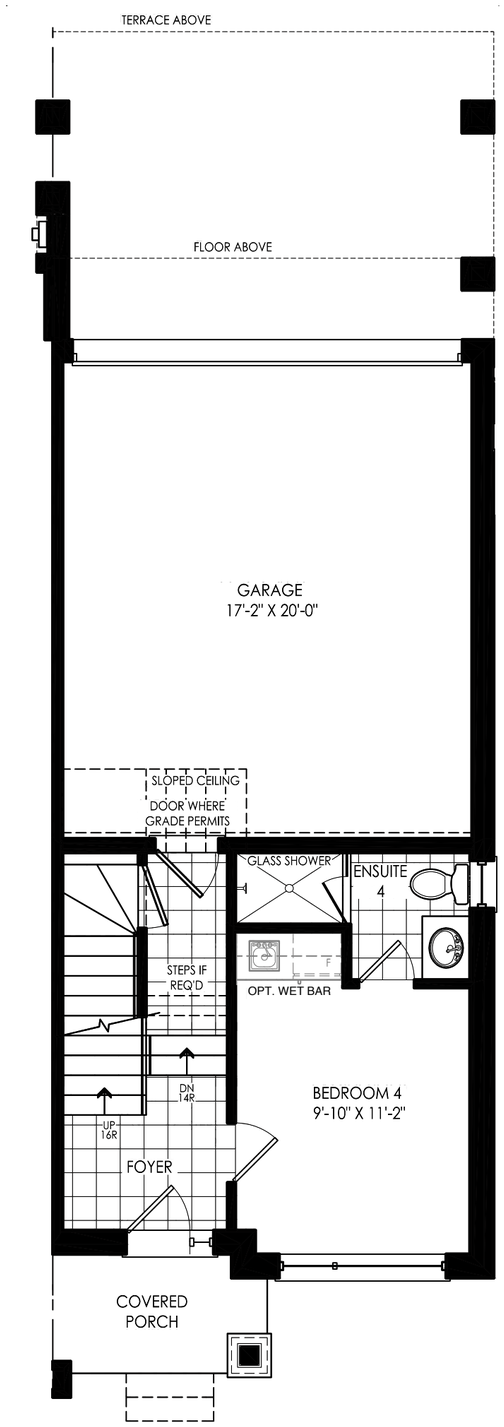
TH-06
ELEVATION A INT. END OPT 2

1,900 SQ. FT.
4 BEDROOMS
3 BATHS / 1 POWDER

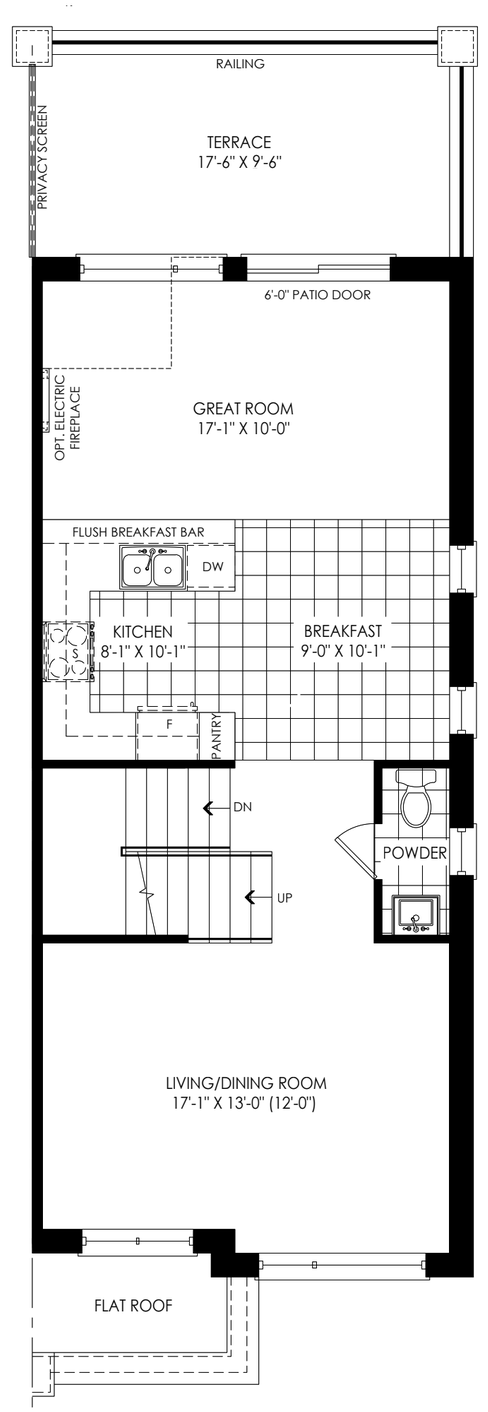


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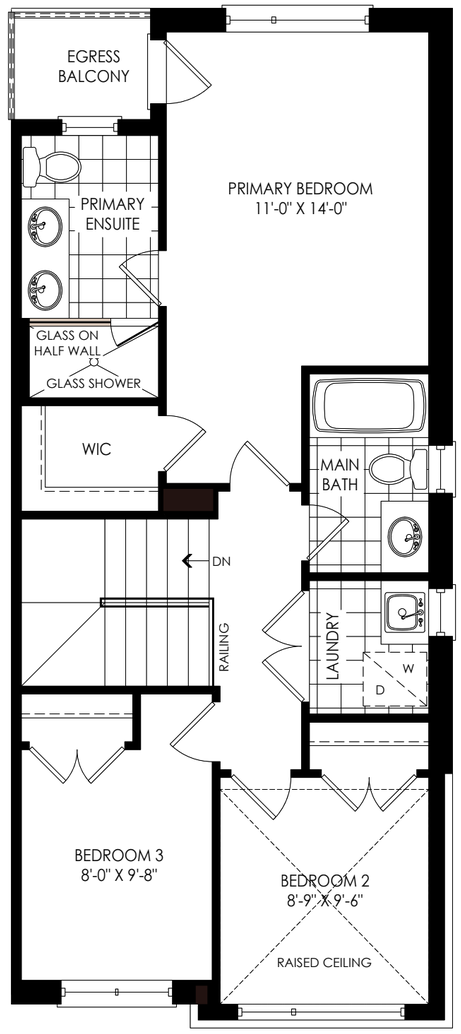
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



THE KYLEMORE

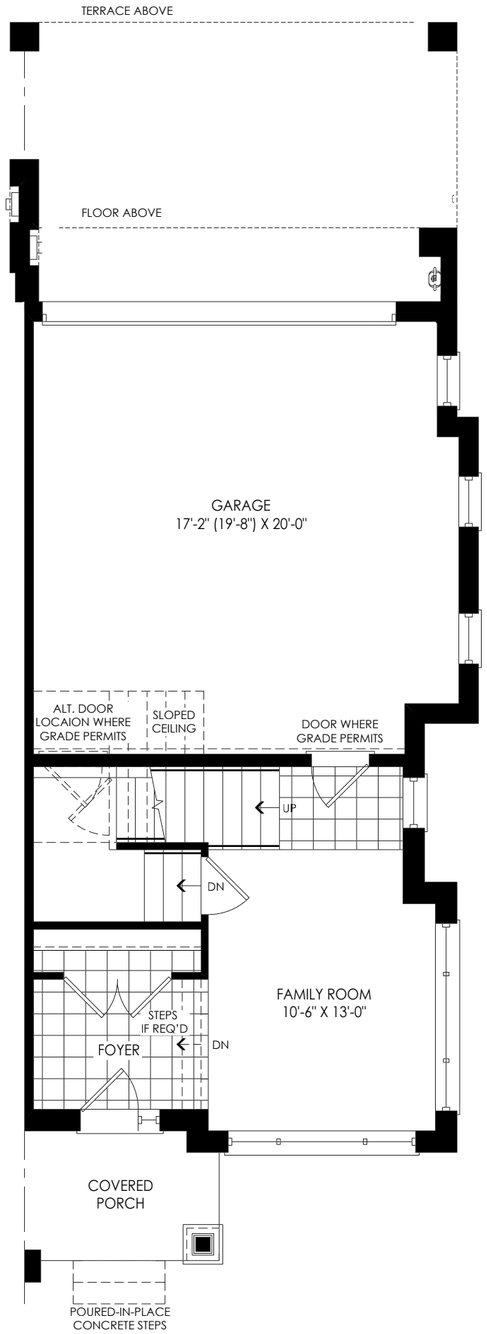
TH-06
ELEVATION A EXP END

2,060 SQ. FT.
3 BEDROOMS
2 BATHS / 1 POWDER

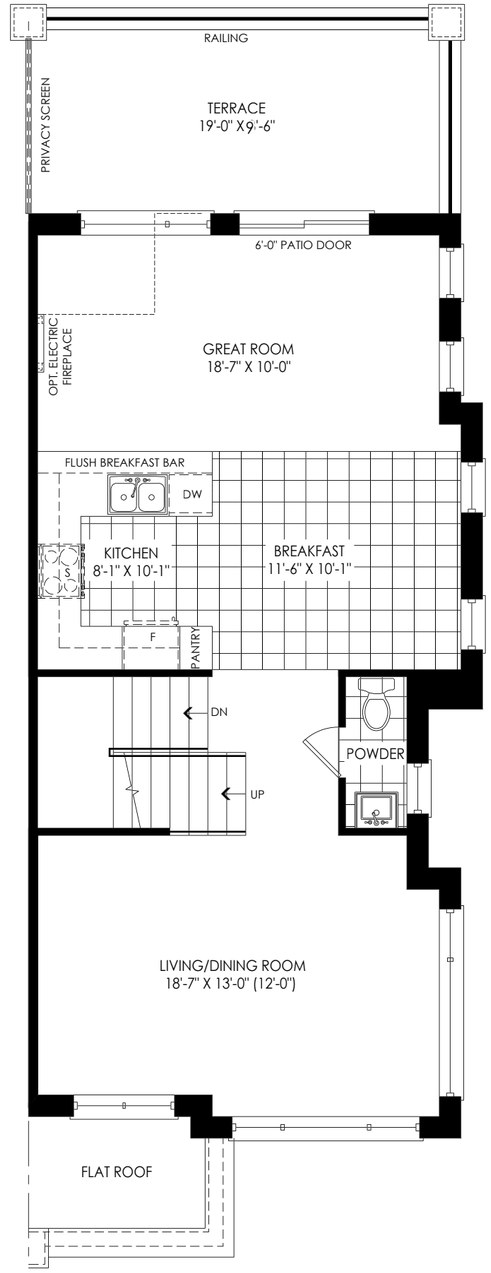


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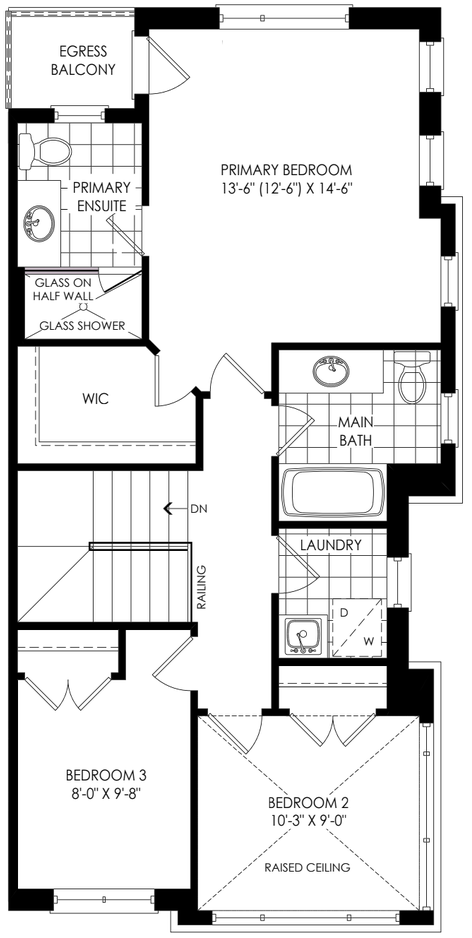
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



THE KYLEMORE

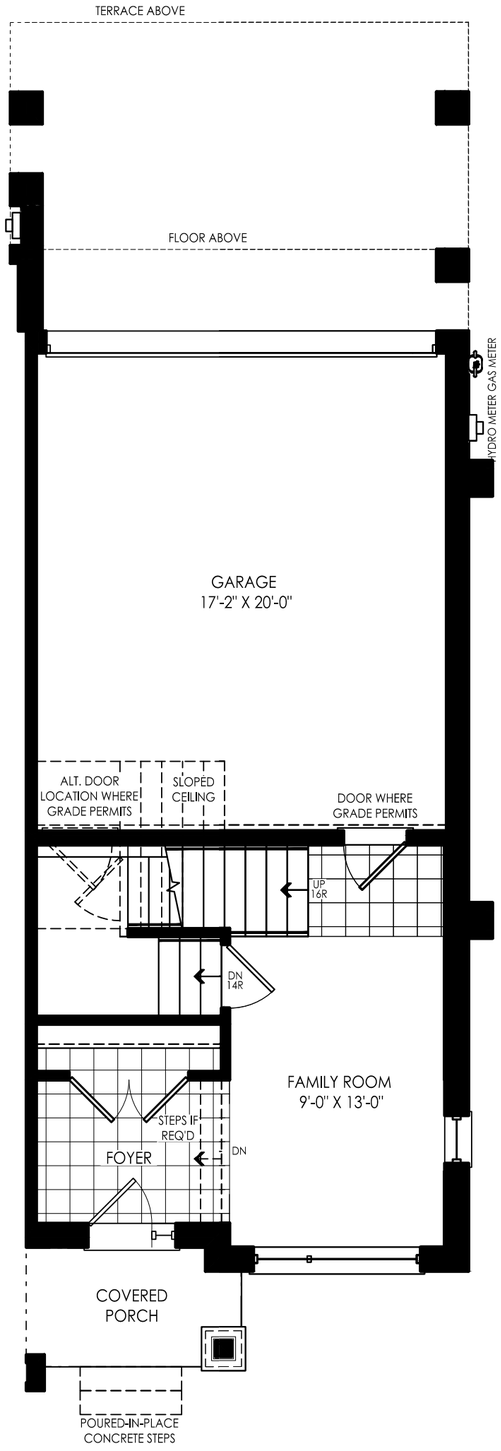
TH-06
ELEVATION A END SIDE UPGRADE

1,905 SQ. FT.
3 BEDROOMS
2 BATHS / 1 POWDER

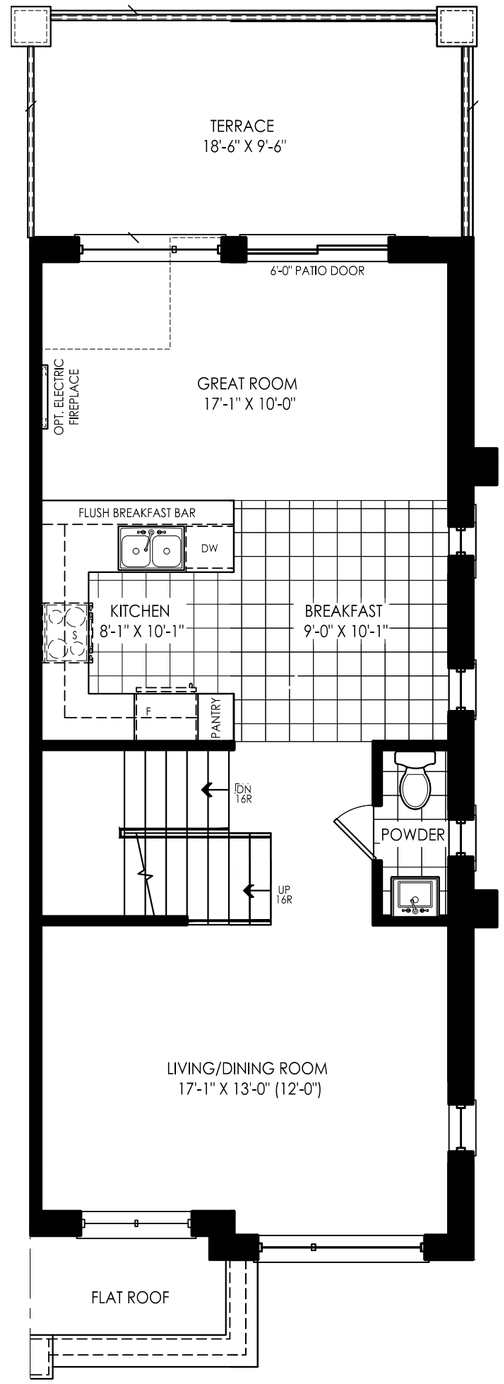


All dimensions, materials, specifications and drawings are approximate. Plans & Elevations may be mirror image. Window sizes may vary. Actual usable floor space may vary from the stated floor area square footage includes open to above area. Exterior elevations are an artist concept, not to scale and may vary from finished community. Furniture placement is intended as a guide and not included as part of the purchase. Features, finishes and designs illustrated on certain floor plans may not be applicable on other model types. Figures, materials and terms are subject to change at any time with the sole discretion of the Vendor. E. & O. E. October 2026.

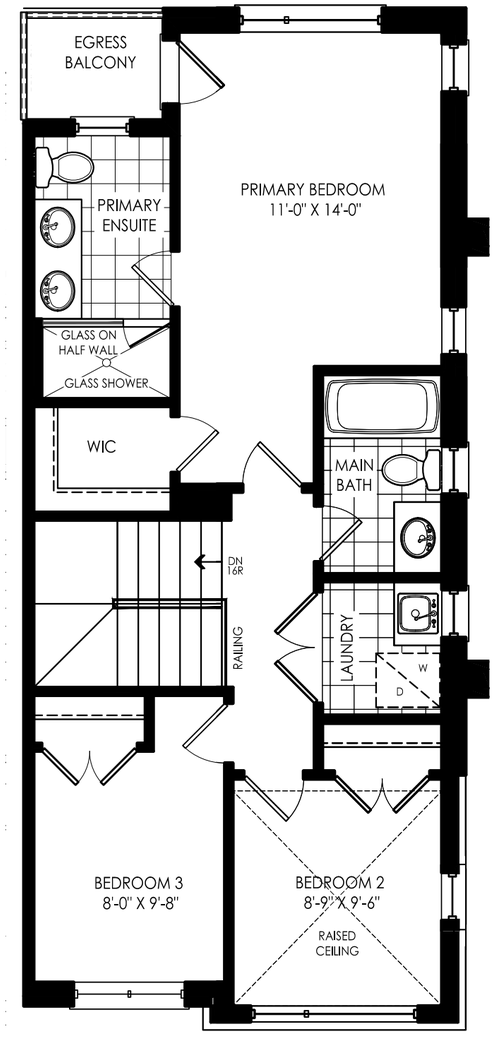
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



THE UNIONVILLE

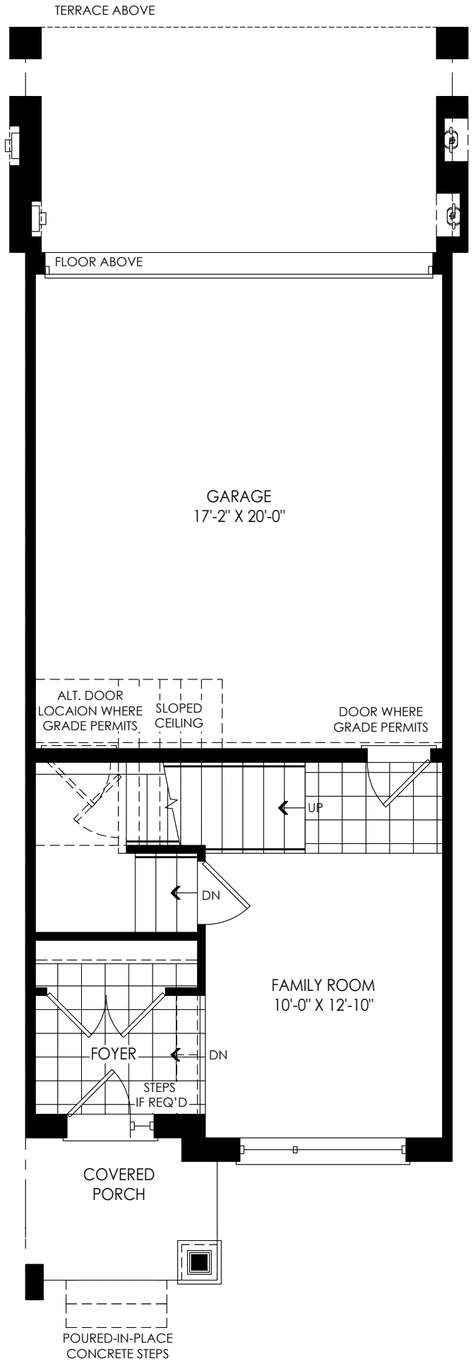
TH-04
ELEVATION B

1,665 SQ. FT.
3 BEDROOMS
2 BATHS / 1 POWDER

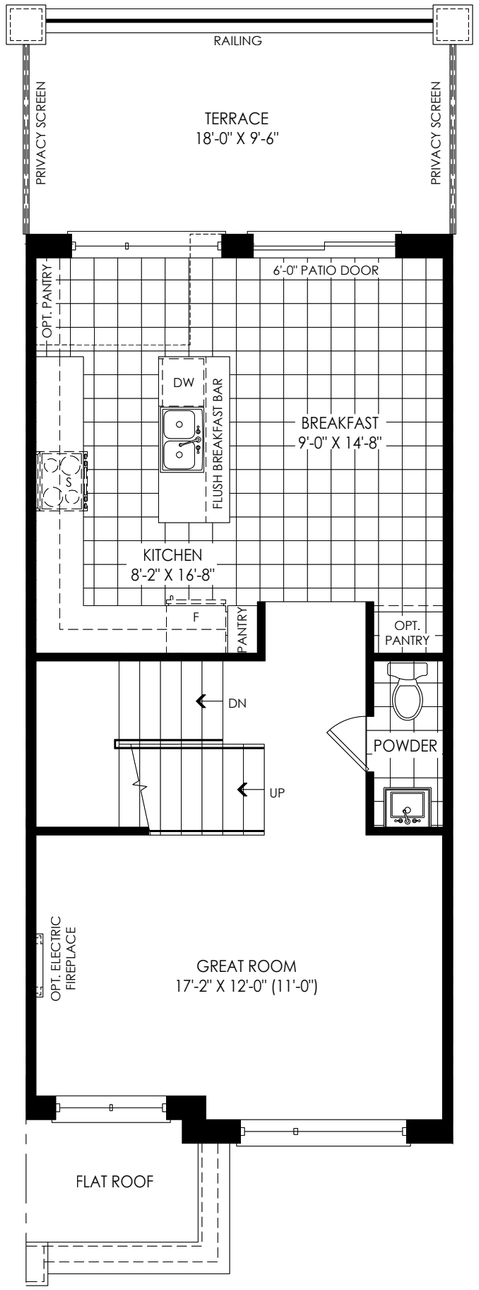


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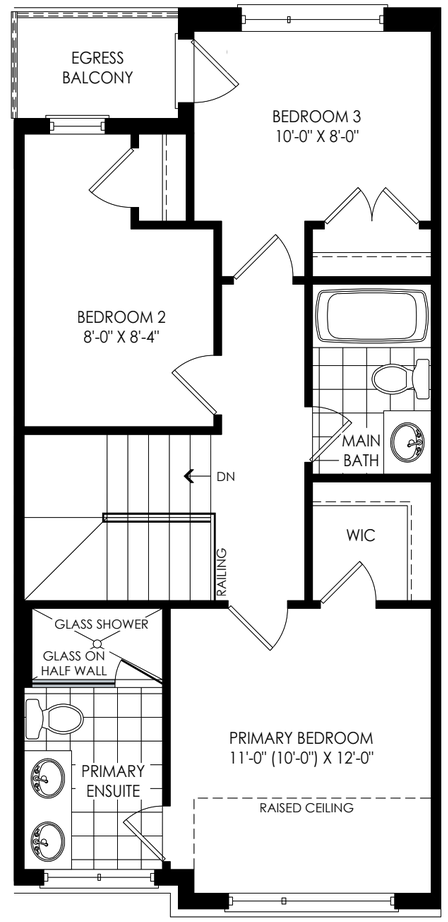
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



THE ANGUS GLEN

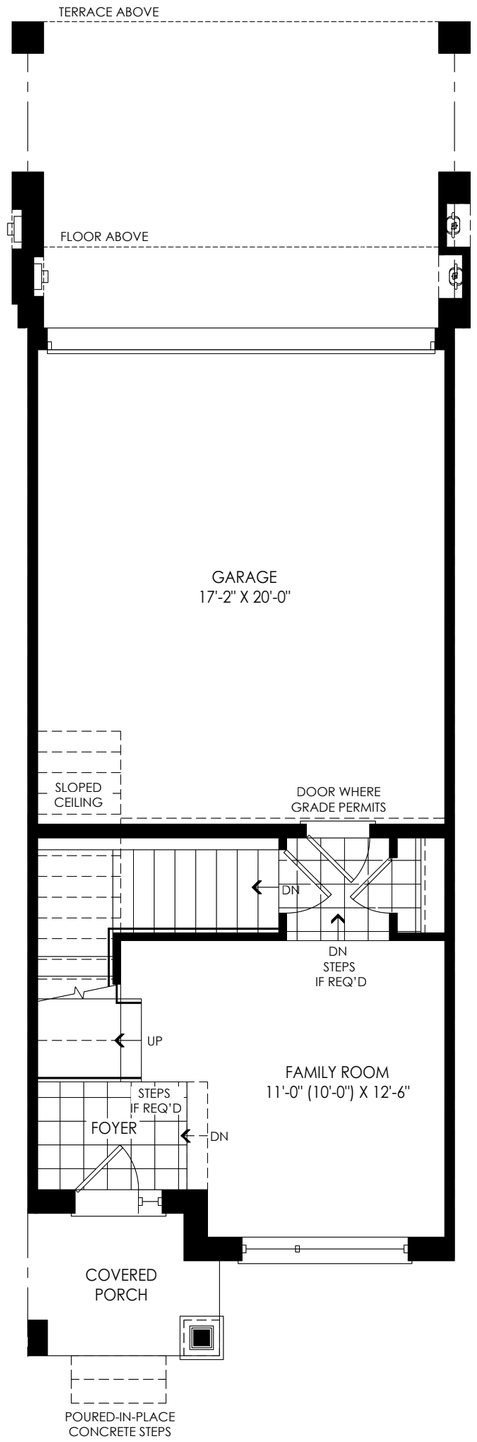
TH-05
ELEVATION B

1,830 SQ. FT.
3 BEDROOMS
2 BATHS / 1 POWDER

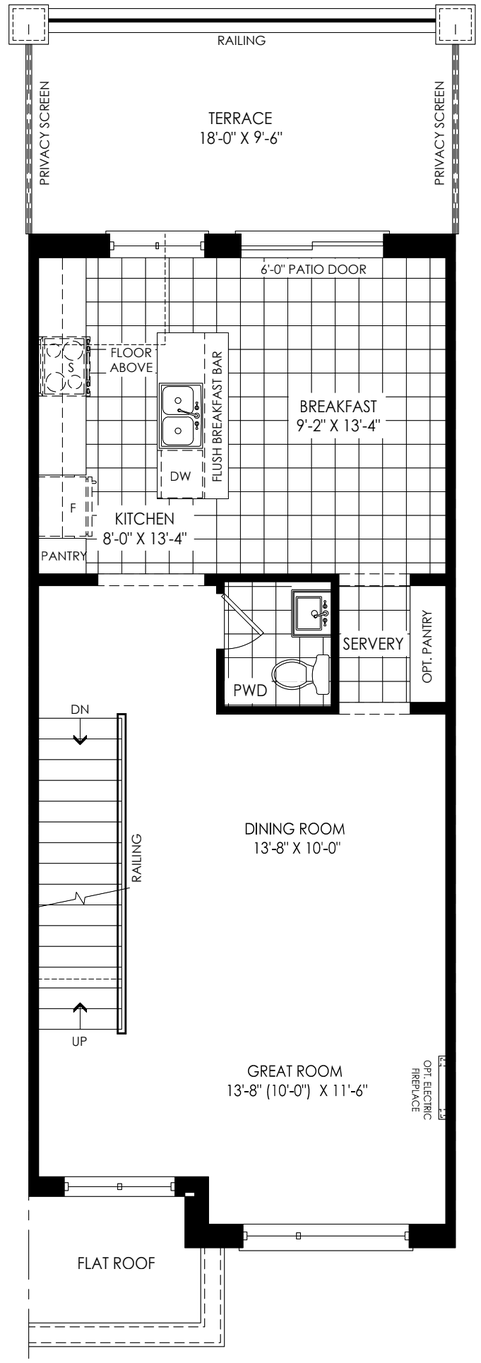


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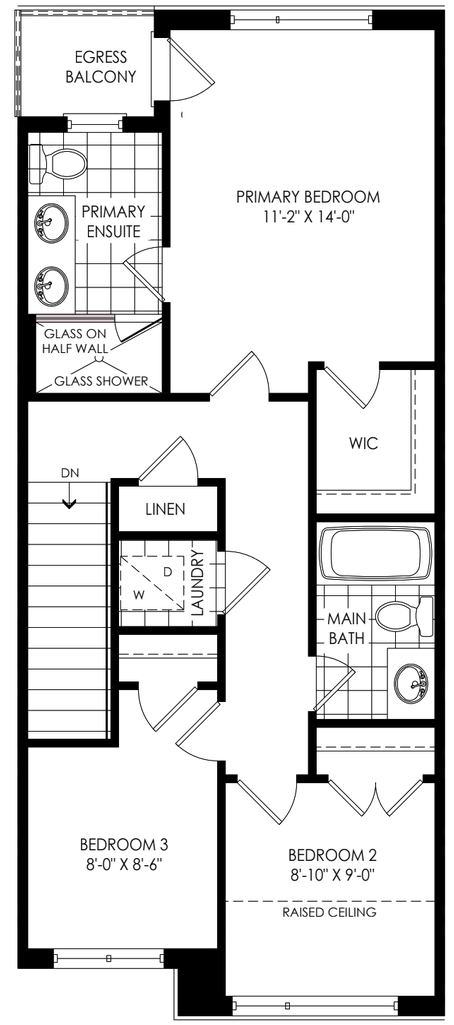
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



THE KYLEMORE

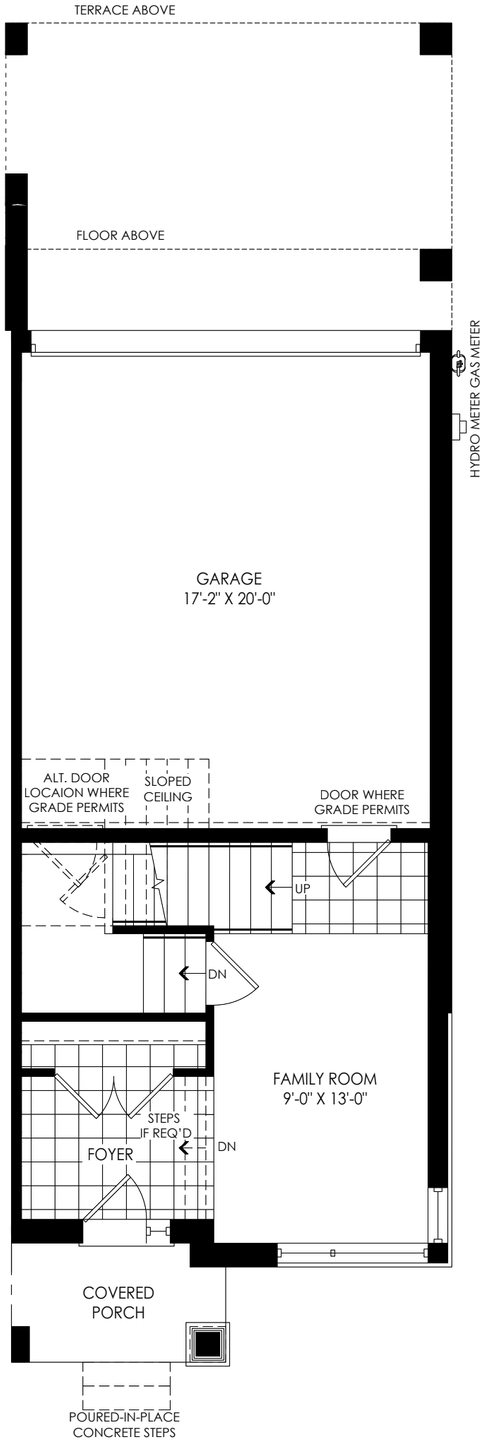
TH-06
ELEVATION B INT. END

1,895 SQ. FT.
3 BEDROOMS
2 BATHS / 1 POWDER

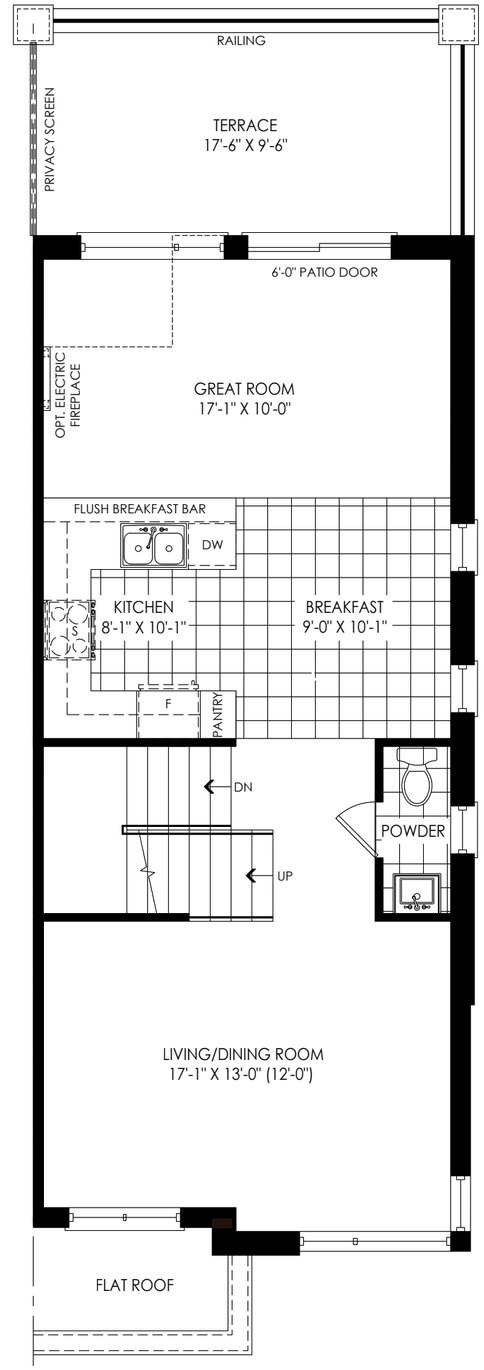


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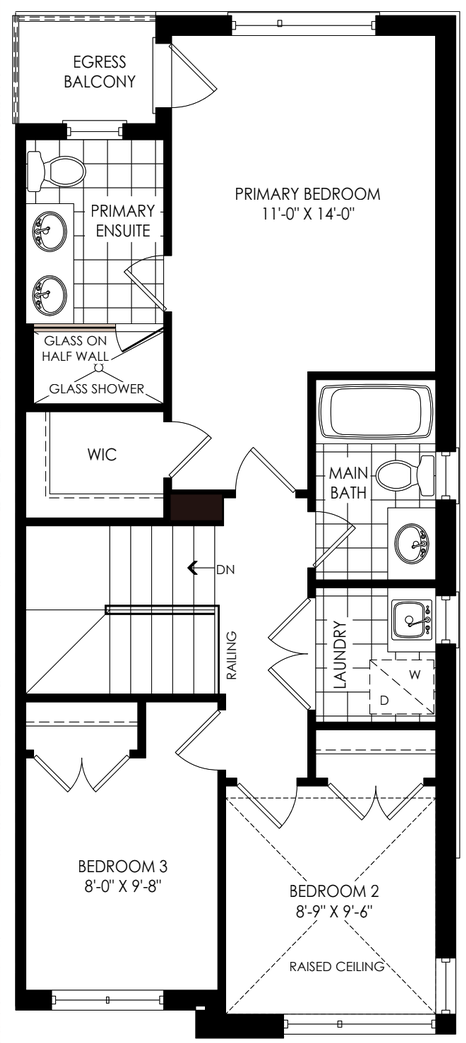
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



THE KYLEMORE

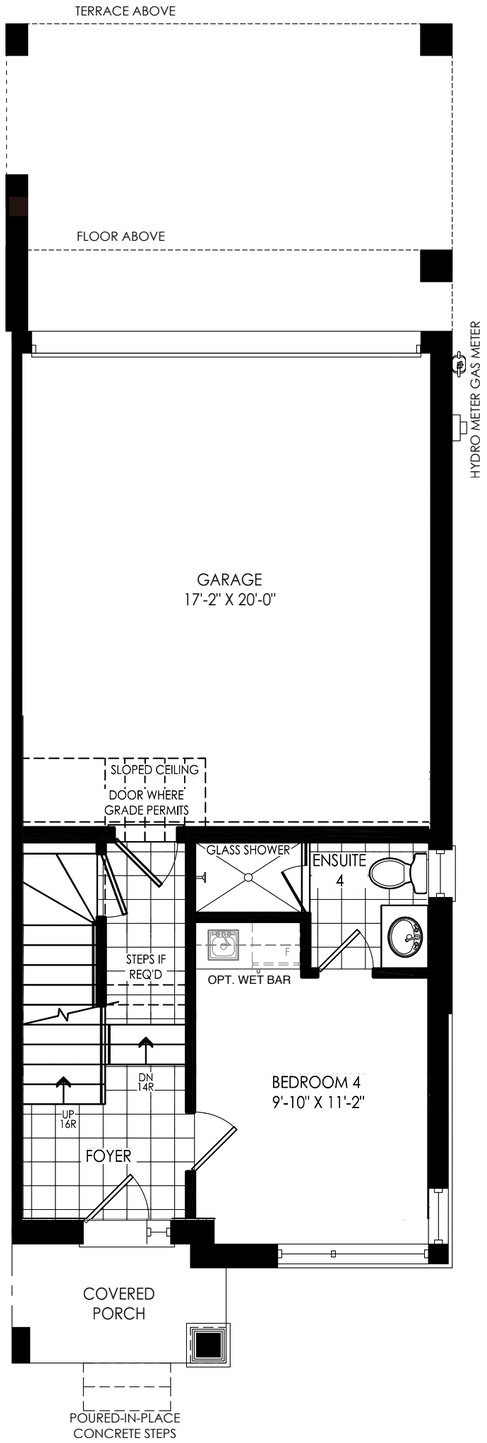
TH-06
ELEVATION B END OPT. 2

1,895 SQ. FT.
4 BEDROOMS
3 BATHS / 1 POWDER

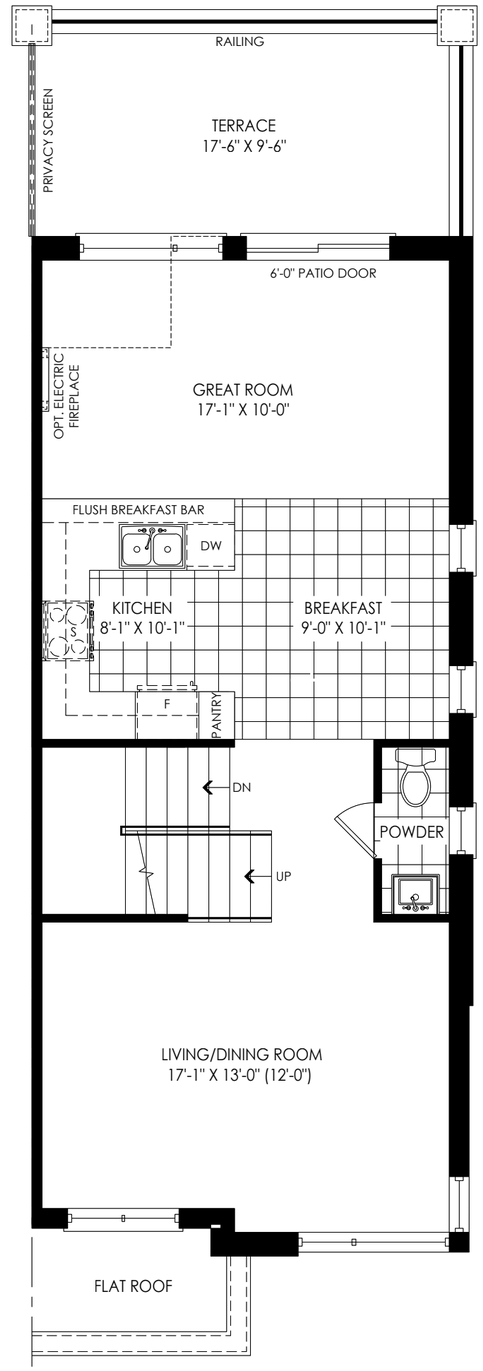


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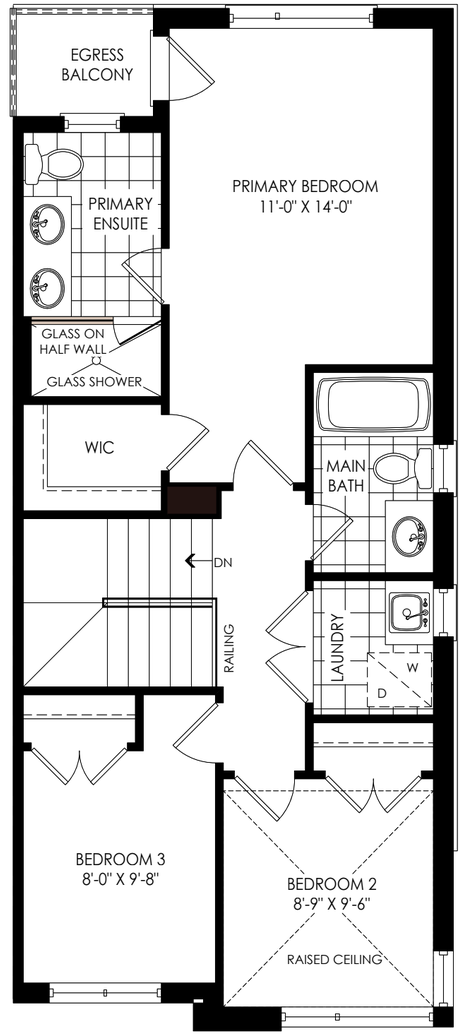
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



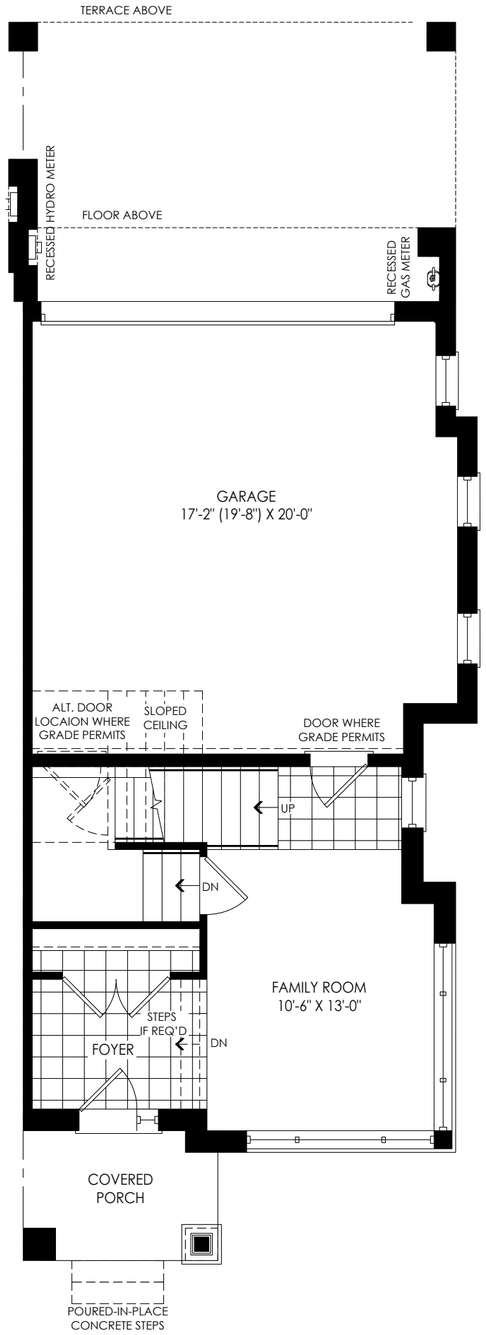
THE KYLEMORE

TH-06
ELEVATION B EXP END
2,050 SQ. FT.
3 BEDROOMS
2 BATHS / 1 POWDER

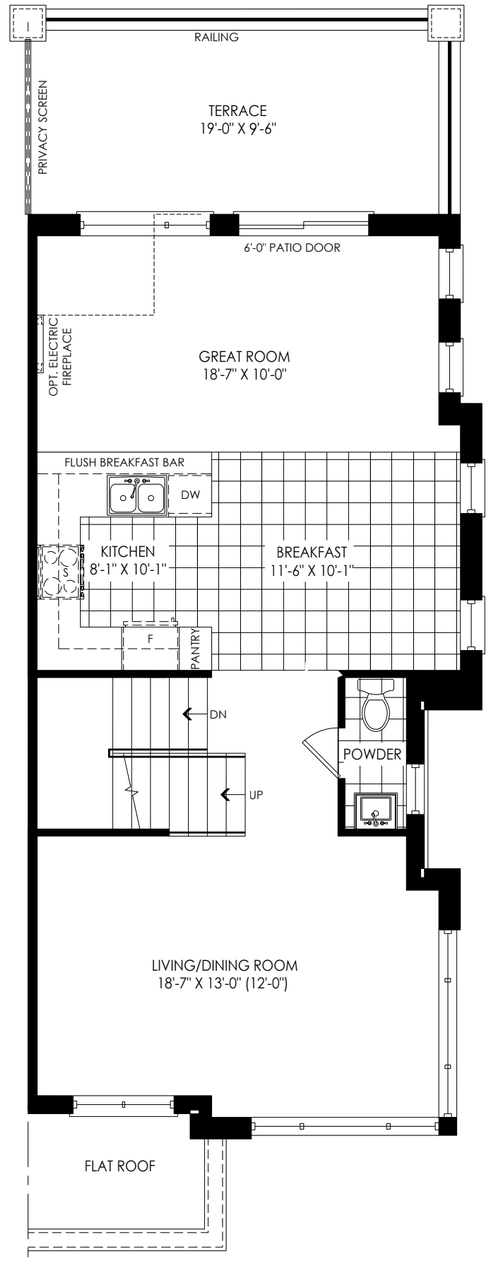


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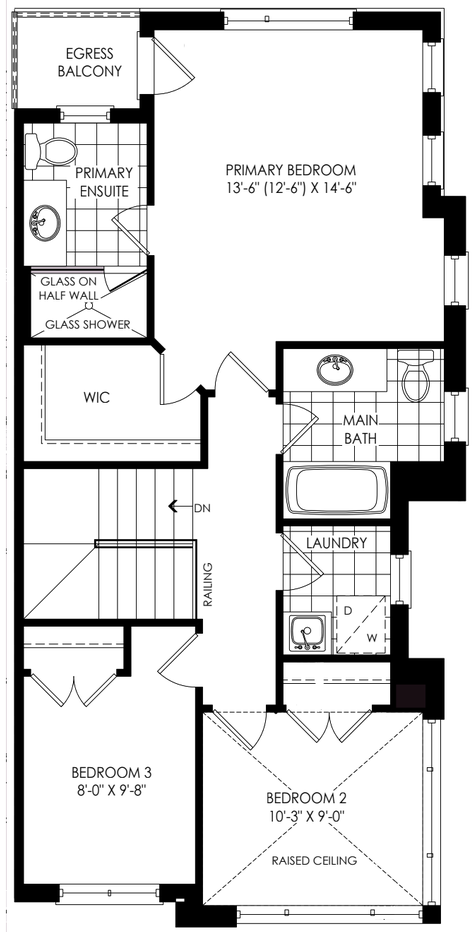
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



THE KYLEMORE

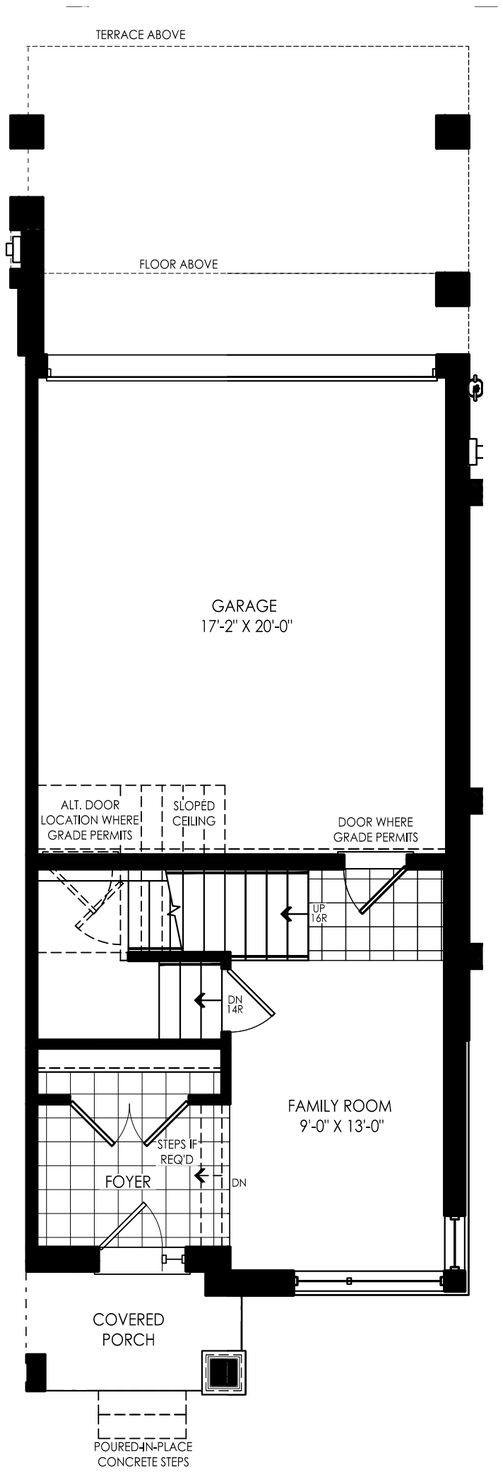
TH-06
ELEVATION B END SIDE UPGRADE

1,900 SQ. FT.
3 BEDROOMS
2 BATHS / 1 POWDER

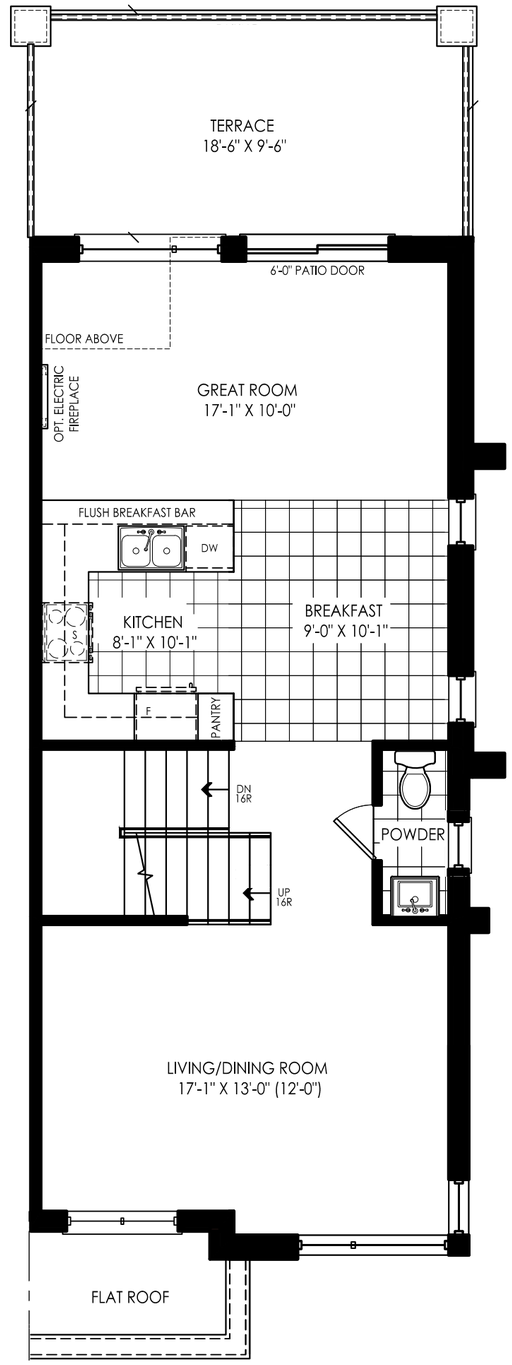


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GROUND LEVEL



SECOND LEVEL



THIRD LEVEL

