



ABOUT **SUNNY** COMMUNITIES

Sunny Communities is a residential homebuilder, established by a team with an extensive history in real estate, construction and development. We work diligently to create comfortable, secure, and visually stunning residential communities throughout Ontario that help add light to what home means to our valued homeowners.



Markham Gold I



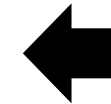
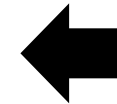
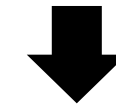
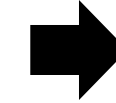
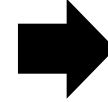
9900 Markham Rd



Markham Gold I



9900 Markham Rd



Schomberg

66 Main St



Welcome to
Brownsville

Schomberg is a luxury home collection featuring
high-quality craftsmanship and attention to detail.
The result is a beautiful, timeless home.
Before it was Schomberg, it was Brownsville.
This neighborhood is an homage to that history.



Right at Cooper & Main...



The Tommangers of Brownsville are
an excellent reflection of urban development
in the heart of the beautiful village.

Located at the corner of Cooper & Main, these
homes offer a unique blend of contemporary
living-style finishes and textures, spacious
layouts and a selection of elevations to cater
your eye from the curb - crafted to complement
the quiet character of the town.



Plan is not to scale. The 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 lot/block is way vary from
what is shown on the plan. All dimensions are approximate. Artist's concept. 8.00.8. December 2023.

Schomberg

66 Main St



Markham Gold II



9900 Markham Rd



Markham Gold II



9900 Markham Rd



Angus

6275 County Rd 90

15 minutes to Barrie Go Train Station



Introducing **GRAND RIDGE NORTH**

Sunny Communities is pleased to present an exclusive collection of 27 homes coming to Oshawa's beautiful north end. Featuring 11 single-detached, 13 townhomes and 3 Linked Detached, this modern community is built with exceptional attention to detail by an experienced team of builders.

Grand Ridge North is located on Grand Ridge Ave., just south of Taunton Road E. and west of Harmony Rd. N. in a growing new neighbourhood. On a clear day, you can even see the shores of Lake Ontario from your home.



The background features several stylized dandelion seed heads in a dark teal color. Two white dandelion seed heads are positioned above the text, with thin white lines representing the stems and the dispersing seeds. The overall aesthetic is clean and modern.

GRAND RIDGE

N O R T H

OSHAWA

172,000+

POPULATION



1156+

SHOPS AND SERVICES

160+

PARKS & TRAILS

25000

STUDENTS



Durham College

Trillium College

Trent University

Ontario Tech University

#1

Development approval timelines in the
G.T.A. – Altus Group

Oshawa is experiencing record breaking
construction activity with zero
development charges on industrial
development

Top 3

Mid-sized advanced manufacturing clusters in
North America

Defined as high location quotient communities
with total cluster employment under 50,000.

1.2 million

Labour force within a 45-minute commute

EMPLOYMENT

28,000+ Job opportunities

Lakeridge Health: 8,000-8,499 jobs

Ontario Power Generation: 7,000-7,499 jobs

Durham District School Board: 6,000-6,499 jobs

The Regional Municipality of Durham: 4,750-4,999 jobs

General Motors Canada: 3,750-3,999 jobs



GRAND RIDGE NORTH

THE NEIGHBOURHOOD



GRAND RIDGE
NORTH

Taunton Rd E & Harmony Rd N.

AMENITIES

Restaurants & Coffee Shops

- 1 Kelsey's Original Roadhouse
- 2 Starbucks
- 3 Arby's
- 4 McDonald's
- 5 Tim Hortons
- 6 One Eyed Jack Pub & Grill
- 7 Crepe Castle Restaurant
- 8 The Toad Stool Pub & Restaurant
- 9 Coffee Culture Café & Eatery
- 10 Makimono Sushi Bar & Restaurant
- 11 Cork & Bean

Recreation & Entertainment

- 12 Cedar Valley Conservation Area
- 13 Mountjoy Park
- 14 Columbus Golf & Country Club
- 15 Harmony Valley Conservation Area
- 16 The Oshawa Valley Botanical Gardens
- 17 Coldstream Park & Sports Field
- 18 Oshawa Zoo Fun Farm
- 19 Kedron Dells Golf Club
- 20 Neb's Fun World
- 21 Cineplex Odeon Oshawa
- 22 Delpark Homes Centre
- 23 Brimacombe Ski Resort

Grocery Stores

- 24 Farm Boy
- 25 Walmart
- 26 Metro
- 27 Sobey's
- 28 No Frills Oshawa
- 29 Food Basics

Housewares, Electronics & Apparel

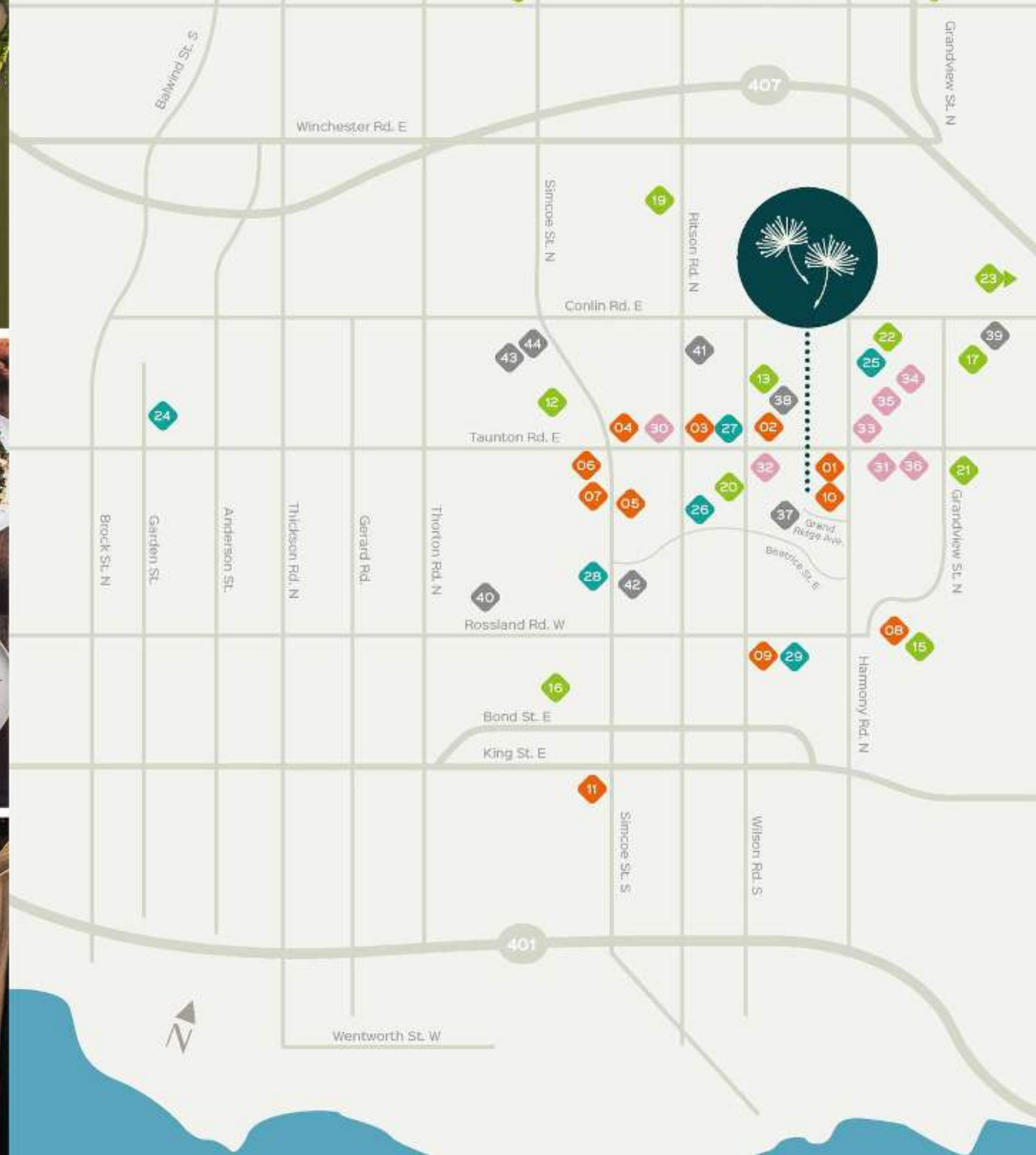
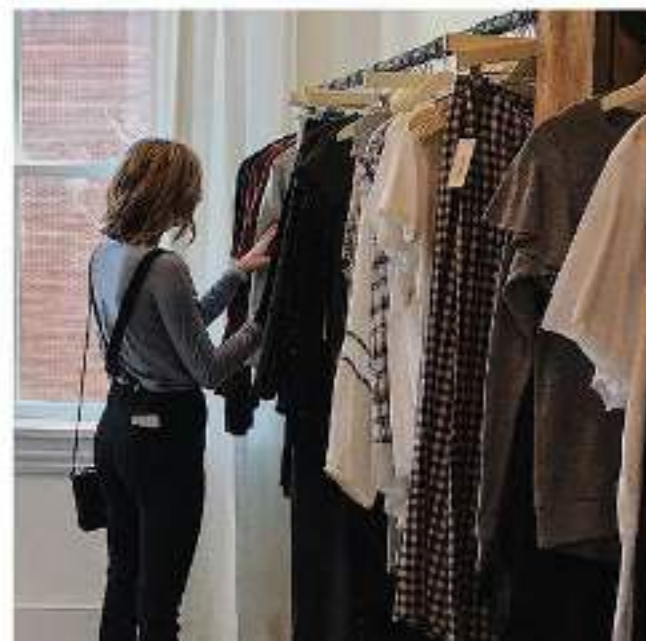
- 30 Giant Tiger
- 31 Winners
- 32 Canadian Tire
- 33 Best Buy
- 34 Home Depot
- 35 Smart Centre Oshawa
- 36 Smart Centre Oshawa North

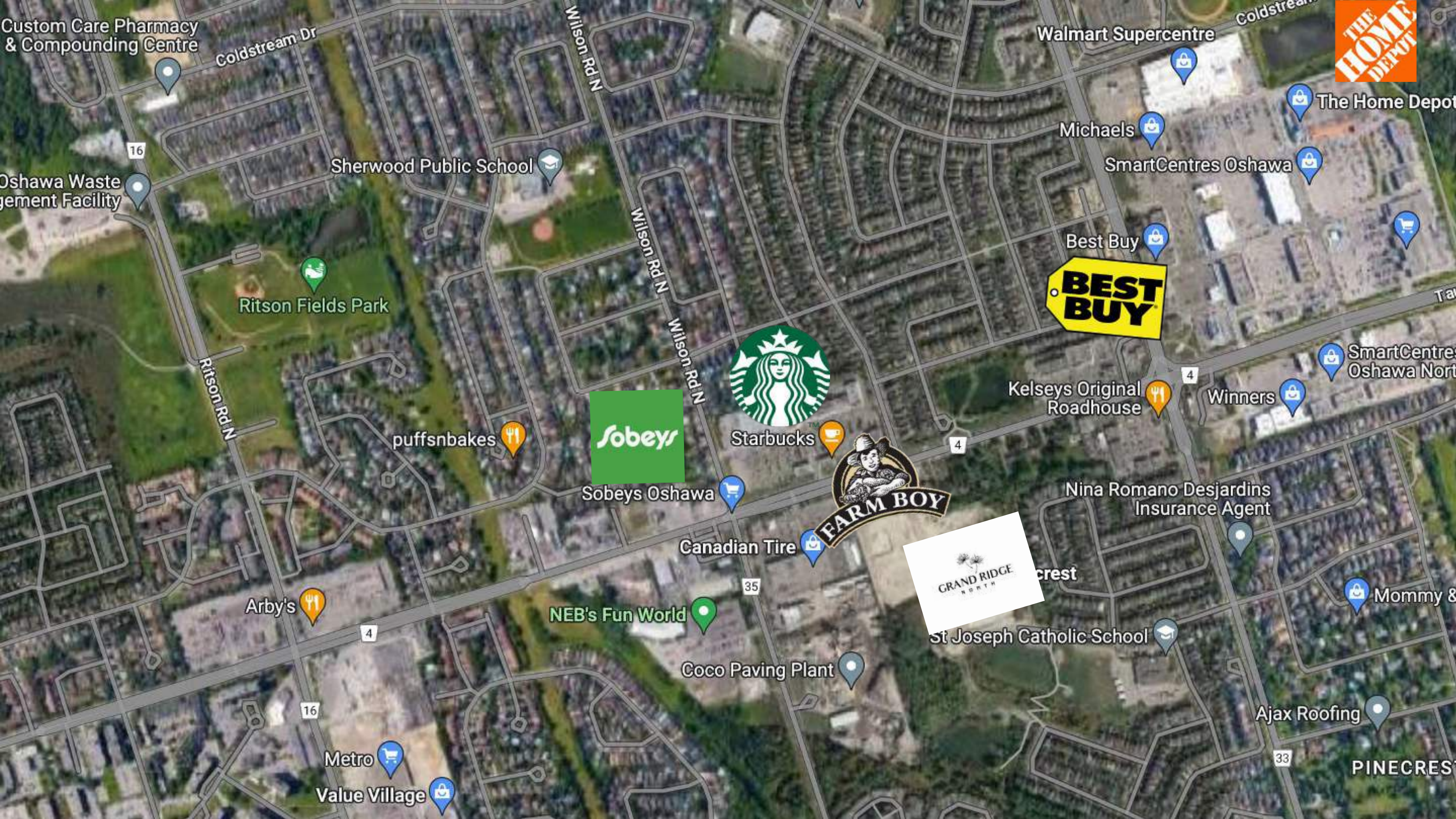
Education

- 37 St. Joseph Catholic School
- 38 St. John Bosco Catholic School
- 39 Norman G. Powers Public School
- 40 Monsignor Paul Dwyer CHS
- 41 Kedron Public School
- 42 Blaisdale Montessori
- Oshawa Campus
- 43 Durham College
- 44 Ontario Tech University



SITE





Custom Care Pharmacy & Compounding Centre

Goldstream Dr

Wilson Rd N

Walmart Supercentre

Coldstream



16

Oshawa Waste Management Facility

Sherwood Public School

The Home Depot

Michaels

SmartCentres Oshawa

Ritson Fields Park

Best Buy



Wilson Rd N

Wilson Rd N



Starbucks



Sobeys Oshawa

Kelseys Original Roadhouse

Winners

SmartCentres Oshawa North

puffsnbakes

Ritson Rd N



Canadian Tire

Nina Romano Desjardins Insurance Agent



Grand Ridge North

Arby's

NEB's Fun World

Coco Paving Plant

St Joseph Catholic School

Mommy & Me

16

Metro

Value Village

Ajax Roofing

PINECREST

33

15 minutes to
Oshawa GO
Train Station

9 minutes to
Highway 401

8 minutes to
Oshawa
Executive Airport

7 minutes to
Highway 407



GO Train Station



14 minutes to
Lakeview Park
on Lake Ontario

12 minutes to
The Robert McLaughlin Gallery &
Canadian Automotive Museum

10 minutes to
Tribute
Community Centre

5 minutes to
Durham
College

24 minutes to
Canadian Tire
Motorsport Park

22 minutes to
Brimacombe
Ski Resort

19 minutes to
Treetop Eco
Adventure Park

9 minutes to
Food Truck
Alley

7 minutes to
Kedron Dells
Golf Club

6 minutes to
Cedar Valley
Conservation Area



Kedron Dells Golf Club

GRAND RIDGE

N O R T H

Singles & Townhomes

2

27

100%

STOREY

LOTS

FREEHOLD

Towns & Link

1,400-2,629 SQ.FT.

Single-detached

2,569-3,409 SQ.FT.



RIBSTONE COURT

CLEARBROOK DRIVE



SITE PLAN

-  36' Singles
-  20' Townhomes
-  Linked Detached

GRAND RIDGE AVENUE

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 lot/block may vary from what is shown on the plan. All dimensions are approximate. The locations may vary. Artist's concept. E 60.E, Mar 2023.

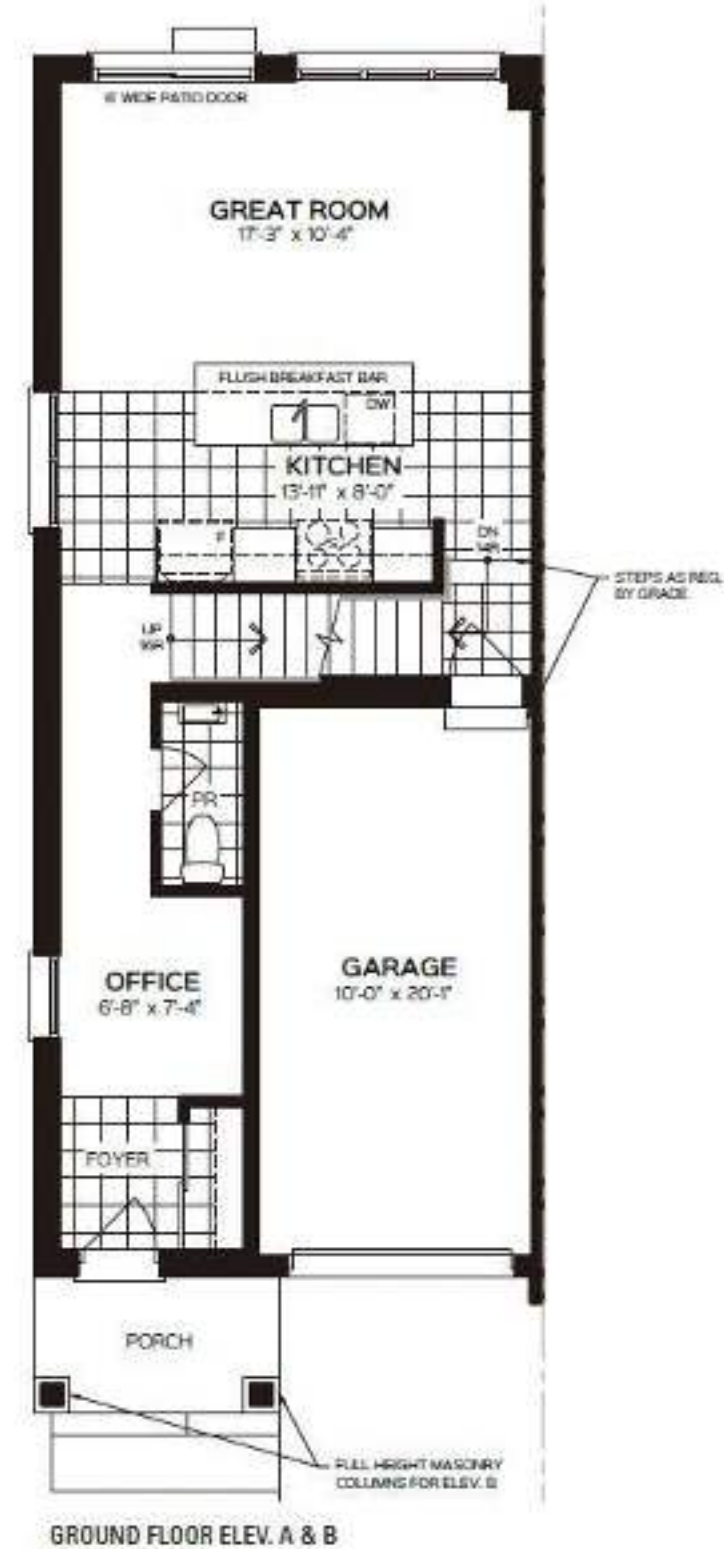
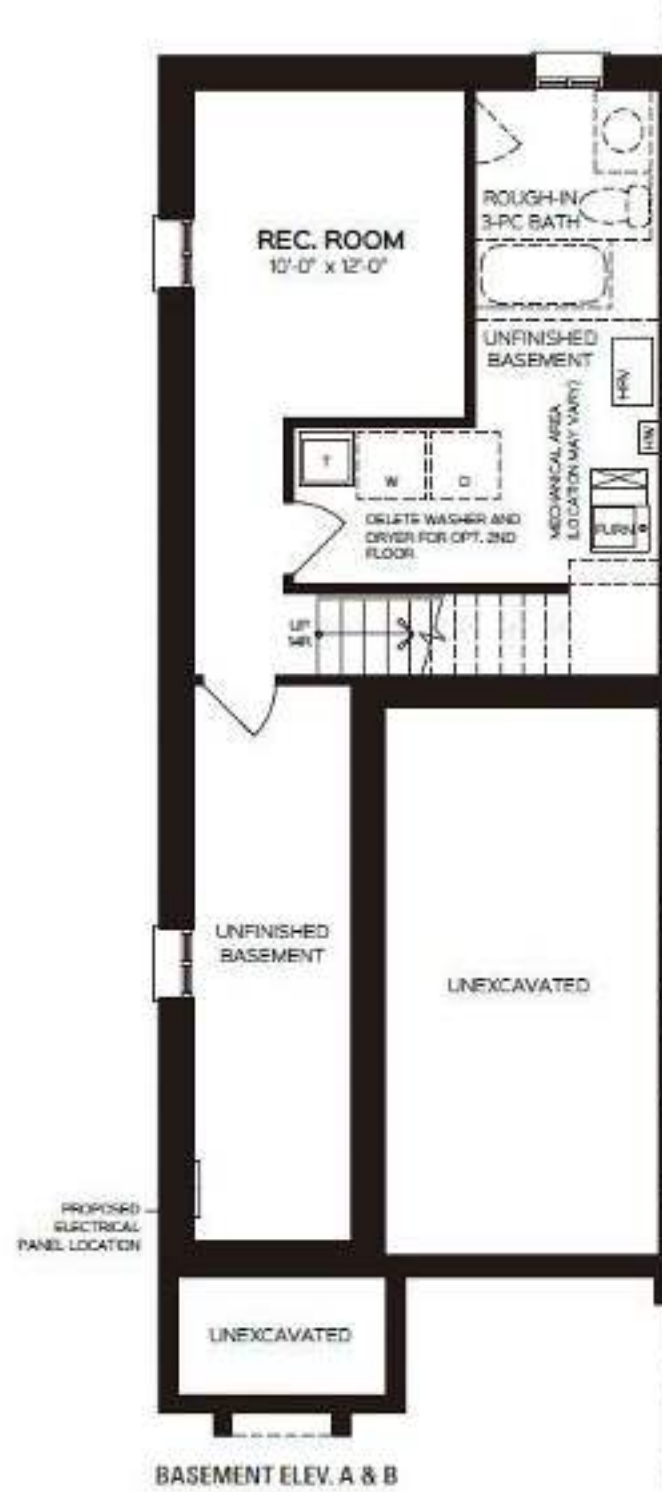
PEONY



Elevation A | 1,628 sq. ft.



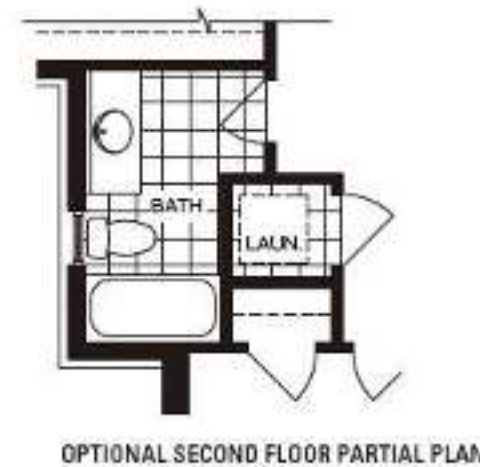
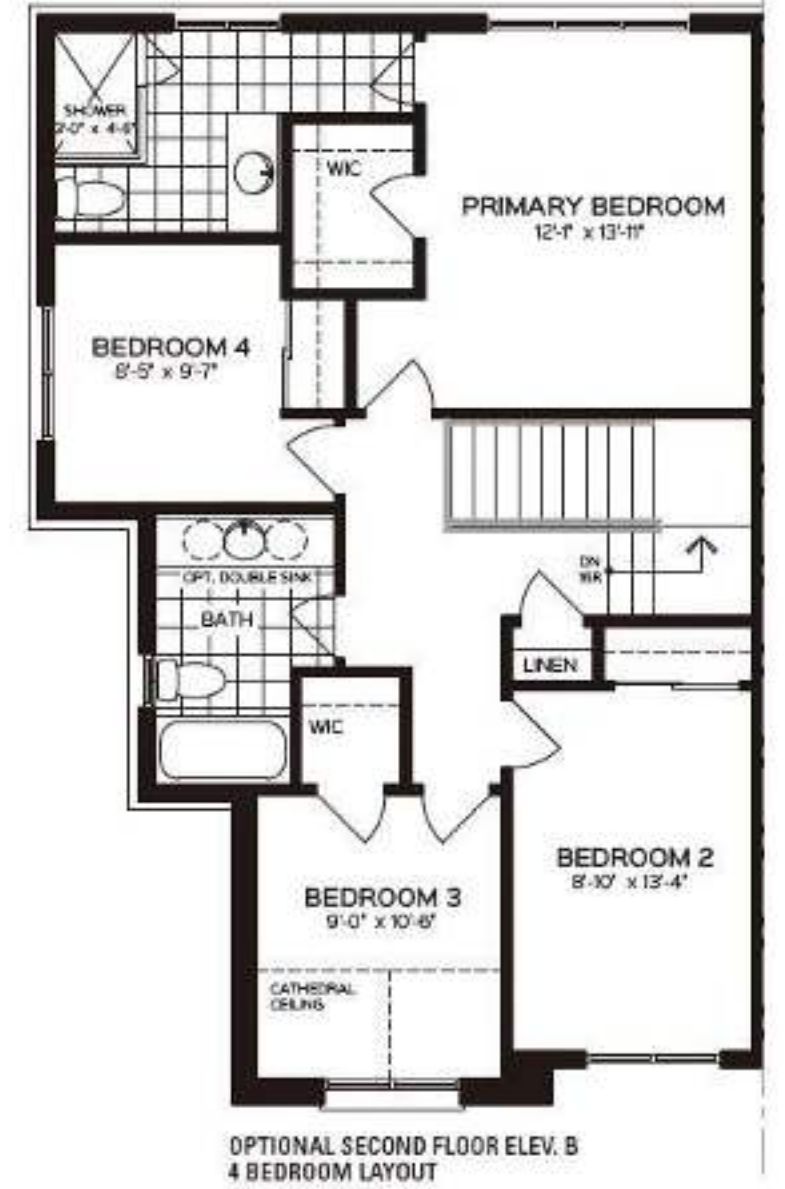
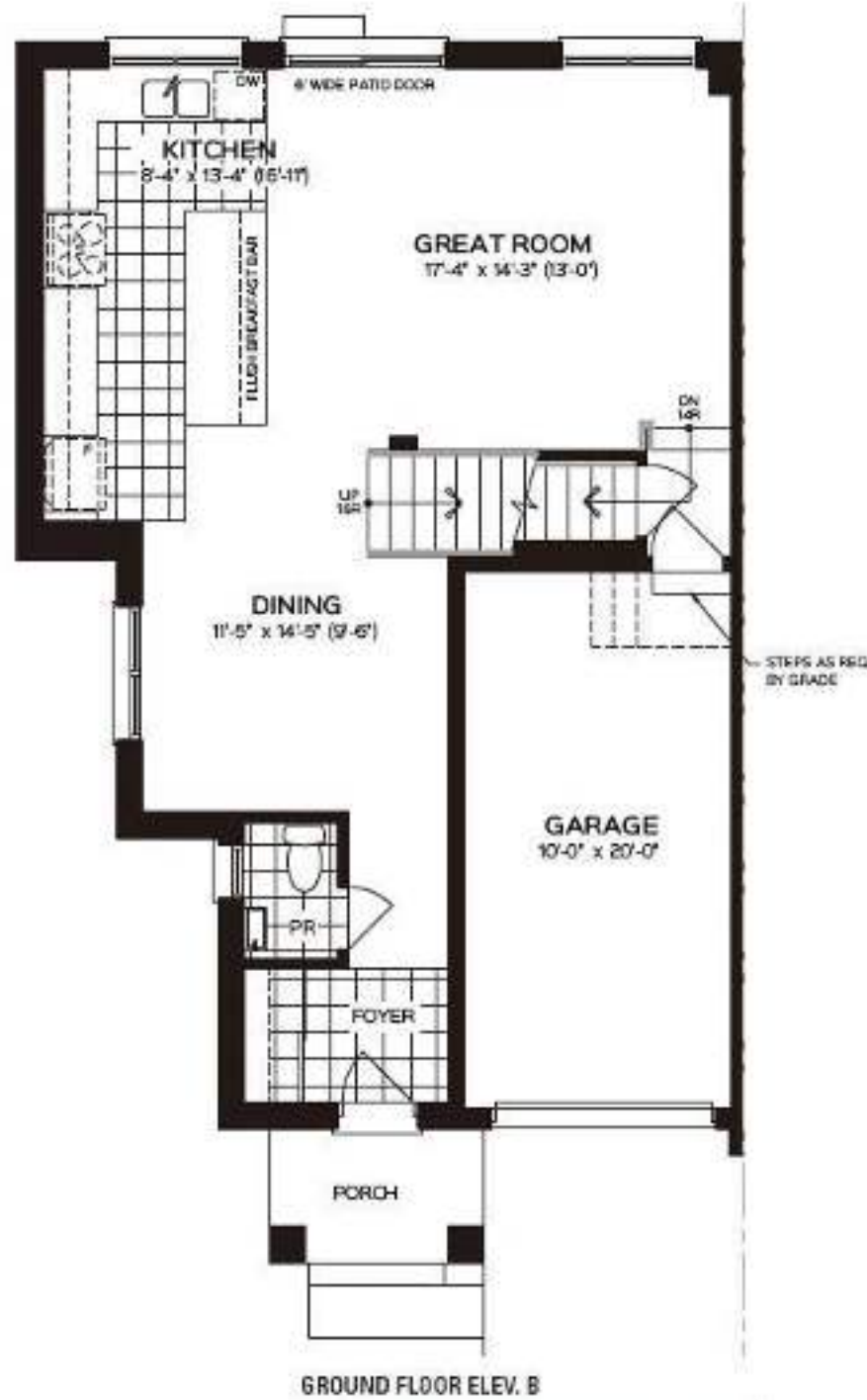
Elevation B | 1,628 sq. ft.



HIBISCUS



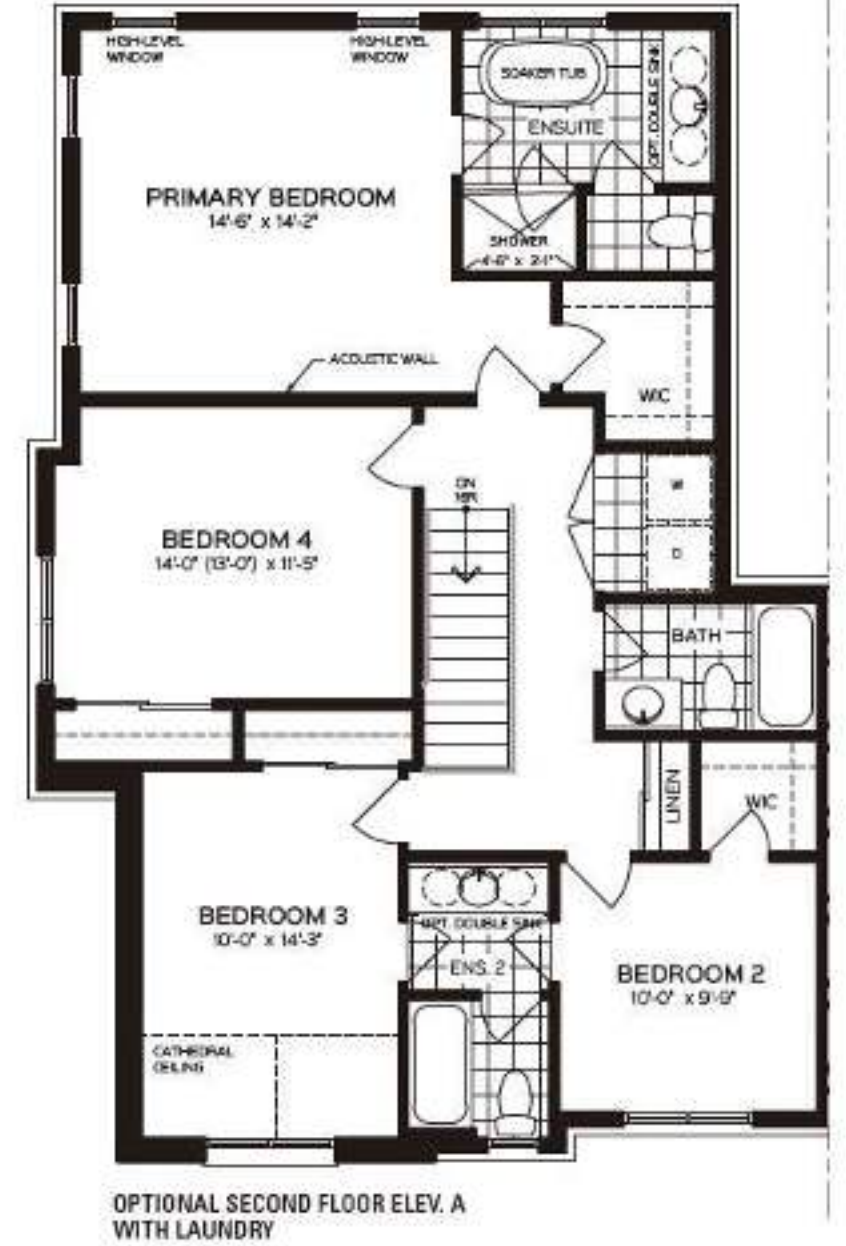
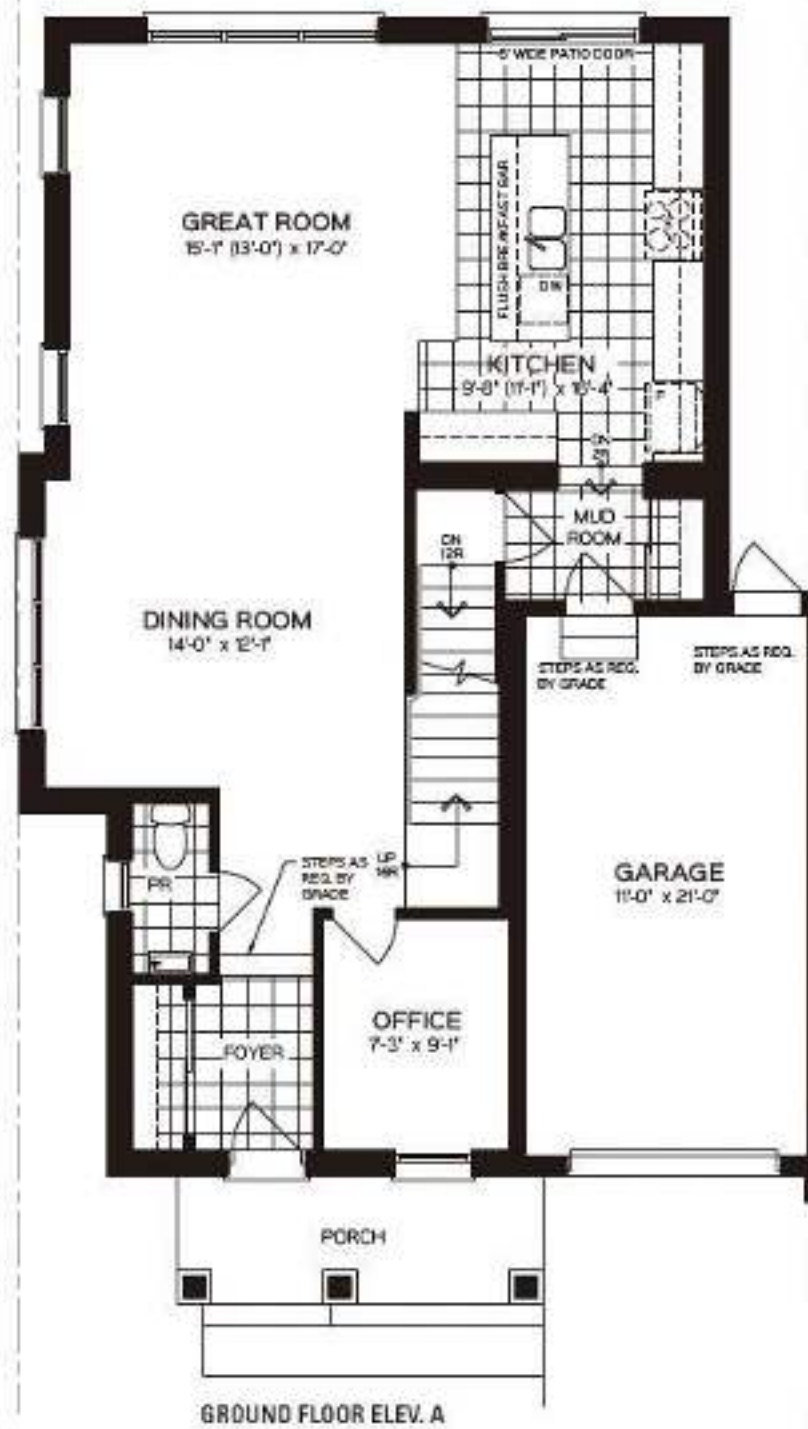
Elevation B | 1,938 sq. ft.



POPPY Link



Elevation A | 2,478 sq. ft.



NOTE: Orientation of home may be reversed and purchaser agrees to accept the same. Number of floors may vary at any exterior entranceways due to grading variance. Actual usable floor space may vary from stated floor area. All renderings are artist's impression. Dimensions, specifications, architectural and mechanical detailing are subject to minor modifications. Unit setback and profile may vary due to zoning. S. A. G. E.



Elevation A | 3,409 sq. ft.



Elevation B | 3,409 sq. ft.



NOTE: Orientation of home may be reversed and purchaser agrees to accept the same. Number of risers may vary at any exterior entrances due to grading variance. Actual usable floor space may vary from stated floor area. All renderings are artist's impression. Dimensions, specifications, architectural and mechanical detailing are subject to minor modifications. Unit setback and roofline may vary due to siting. E. & O. E.



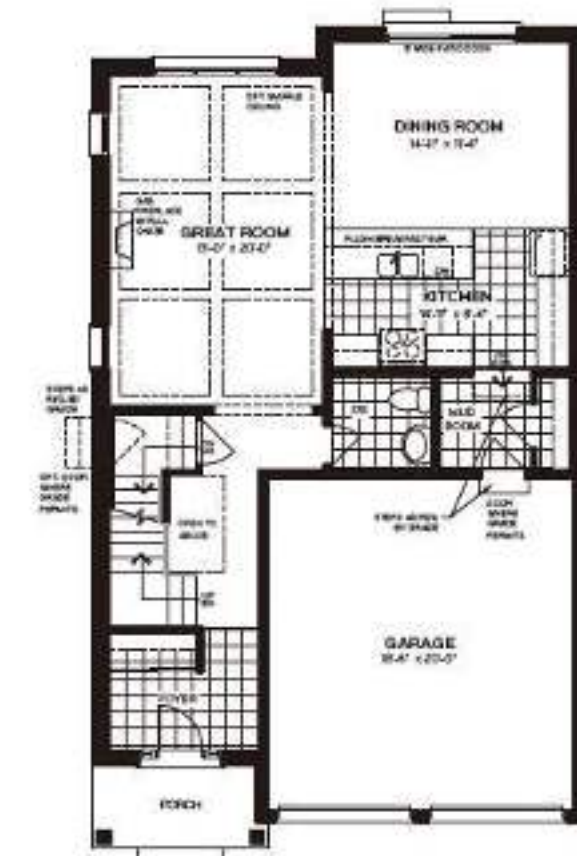
ORCHID



Elevation A | 2,646 sq. ft.



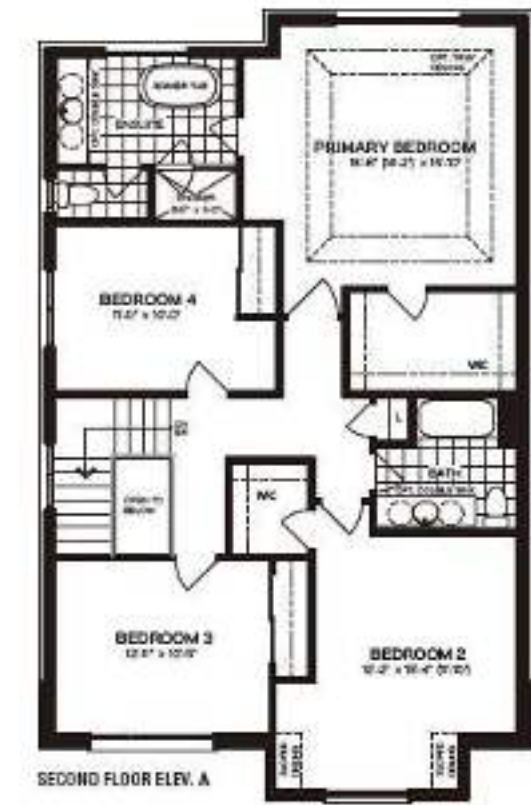
Elevation B | 2,666 sq. ft.



GROUND FLOOR ELEV. A



PARTIAL GROUND FLOOR ELEV. B



SECOND FLOOR ELEV. A



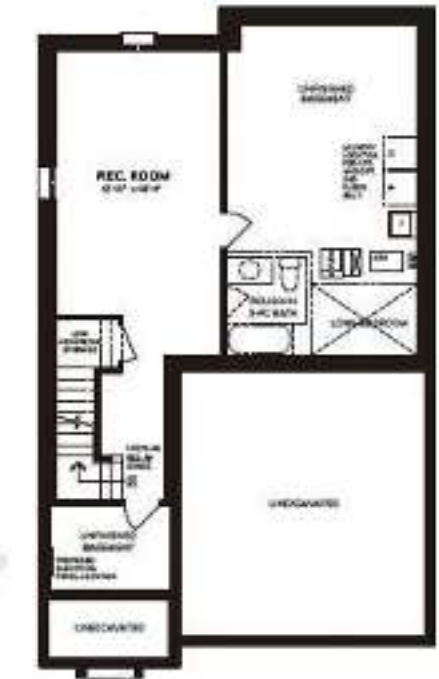
PARTIAL SECOND FLOOR ELEV. B



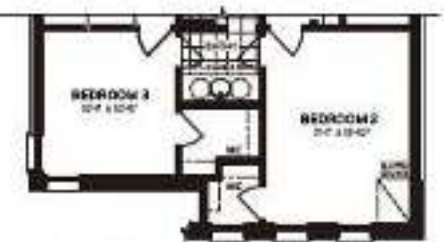
PARTIAL ALTERNATE SECOND FLOOR ELEV. A



PARTIAL ALTERNATE SECOND FLOOR ELEV. B



OPTIONAL SECOND FLOOR ELEV. A



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PRICE PREVIEW

Townhouses

Starting from \$799,990

S

Linked Detached

Starting from \$879,990

Single Detached

Starting from \$1,299,990

Price, plans, incentives, Specifications and conditions are subject to change without notices. All Prices include HST. Please see Sales Representatives for future details. E.
& O.E.

INCENTIVES

DEVELOPMENT CHARGE CAPPED \$15,000

A/C UNITS INCLUDED

Price, plans, incentives, Specifications and conditions are subject to change without notices. All Prices include HST. Please see Sales Representatives for future details. E.

& O.E.

DEPOSIT STRUCTURE

CLOSING DATE
June 2024 to October 2024

\$5,000 WITH OFFER

\$20,000 in 30 days

\$20,000 in 60 days

\$20,000 in 90 days

\$20,000 in 120 days

\$20,000 in 180 days

Balance to 12.5% in 360 days

CHEQUES PAYABLE
HARRIS, SHEAFFER LLP, IN TRUST

The background of the entire image is a dark teal color. It is decorated with several dandelion seed heads. Two are white and positioned at the top center, with thin white lines representing the stems and seeds. The other dandelions are dark teal, matching the background, and are scattered around the edges and bottom of the frame.

GRAND RIDGE

N O R T H



HARBOUR[™]
MARKETING
REAL ESTATE BROKERAGE